# **(1)** S W Β, PAGE

SUBDIVISION THE **≪**.1 OF 07 QF Ш 0F Z ≪ . 1 THE **JOHN** 0 THE BASTROM **NE.1** 4, SHORT SECTION PLAT 20, Z 0.

TAX PARCEL #03--08-20 0408 - 00

TWP. S RANGE  $\infty$ **≤ ≤** 

## Z

こ BASIS OF BEARING: NORTH LINE OF THE NE.1/4 OF SECTION 20 AS PER REFERENCE No. 1.

CARSON,

SKAMANIA

CO

WASHINGTON

RERECORDING

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VESTING

BOOK

В,

PAGE

118

RECORDED

AUGUST

2003

- DOMESTIC WATER TO BE PROVIDED BY SYSTEM, OWNED AND OPERATED BY SK 3Y THE CARSON WATER SKAMANIA COUNTY P.U.D.
- 3) SANITARY DISPOSAL BY PRIVATE ON-SITE DISPOSAL SYSTEM
- 4 PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE SKAMANIA COUNTY DEVELOPMENT ASSISTANCE HANDBOOK WITH REGARD TO PRIVATE ROADS BECAUSE THE LOT, OR LOTS, IN THIS PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS PLAT, INCLUDING GRADING, DRAINAGE, SNOW PLOWING, ETC. THE CONDITION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS. MAINTENANCE OF PRIVATE ROADS NOT PAID FOR BY SKAMANIA COUNTY. ORIGINALLY
- 5) THIS SUBDIVISION IS LOCATED WITHIN A RESOURCE PRODUCTION AREA. AS SUCH, T LOTS IN THE SUBDIVISION ARE SUBJECT TO NOISE, DUST, SMOKE, AND ODOR RESULTING FROM HARVESTING, PLANTING, FERTILIZATION, AND PEST CONTROL ASSOCIATED WITH USUAL AND ACCUSTOMED FOREST AND FARM PRACTICES. NORMAL FOREST AND FARM PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE. LAW. SUCH, THE
- 6) COMMON AREA FOR SURFACE WATER DRAINAGE. THE DRAINAGE FACILITIES WITHIN THIS COMMON AREA SHALL BE PERPETUALLY MAINTAINED BY THE LANDOWNERS TO PROVIDE THE FULL DESIGN CAPACITY OF THE DRAINAGE FACILITY. THE DRAINAGE POND PERIMETER SHALL BE LANDSCAPED AND THE CAPACITY OF THE ENTIRE DRAINAGE FACILITY SHALL NOT BE DIMINISHED WITH LANDSCAPING, ROCKS, SOIL, OR DEBRIS OF
- LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED UNTIL SUCH TIME AS THE ENTIRE PARENT TRACT HAS BEEN REZONED TO ALLOW A GREATER DENSITY THAN ONE ACRE LOTS AND ONLY IF THE NEW LOTS ARE BASED UPON TOTAL LOTS CALCULATED FROM THE PARENT 8.23 ACRE PARCEL.

7

# DEDICATION

KNOW ALL MEN BY THESE F DECLARE THIS PLAT AND DE SHOWN, AND WAIVE ALL CLA CONSTRUCTION AND MAINTEN HEREON FOR THEM STATED SEAL THIS 22 DAY OF E PRESENTS THE UNDERSIGNED OWNER(S) OF THE LAND HEREBY PLATTED DEDICATE TO THE PUBLIC FOREVER ALL ROADS, EXCEPT PRIVATE ROADS AS CLAIM FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE TENANCE OF SAID ROAD. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN ED PURPOSE. IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS AND DEPART OF THE PURPOSE. IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS AND DEPART OF THE PURPOSE.

Leroy Goodhan, Vanager Cascade Equipment and Development

Cascade melend Soodrich, Membe Equipment and Local Development

ACKNOWLEDGEMENT:

STATE OF WASHINGTON

THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

HEADER OF ARIENE OF CONTROL THAT

PERSONS WHO APPEARED BEFORE ME AND ACKNOWLEDGED THAT

THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Notary Public ( June 30, 2007

TRAVERSE STATEMENT: A CLOSED FIELD TRAVERSE FOR THE PARCEL SHOWN WAS MADE WITH A WILD T-1600 ONE SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, ALL OF WHICH MET STATE STANDARDS OF WAC 332-130 AT THE TIME OF THIS SURVEY. ACCEPTABLE RAW ANGULAR AND DISTANCE CLOSURES IN EXCESS OF 1:10,000 WERE BALANCED BY COMPASS ADJUSTMENT WHERE NECESSARY TO EFFECT MATHEMATICAL **CLOSURE** 

STORM WATER MAINTENANCE AGREEMENT RECORDED IN BOOK 253, PAGE 350 OF SKAMANIA COUNTY AUDITOR RECORDS

PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 253, PAGE 353 OF SKAMANIA COUNTY AUDITOR'S RECORDS.

STORM WATER AND PRIVATE ROAD MAINTENANCE AGREEMENTS RECORDED IN AUDITOR'S FILE No. SKAMANIA COUNTY AUDITOR RECORDS. 2004/53728 2004/53726

### OWNER APPLICANT:

CARSON, WASHINGTON. 98610 PH. (509) 427-4994 CASCADE EQUIPMENT & DEVELOPMENT 121 GOODRICH ROAD,

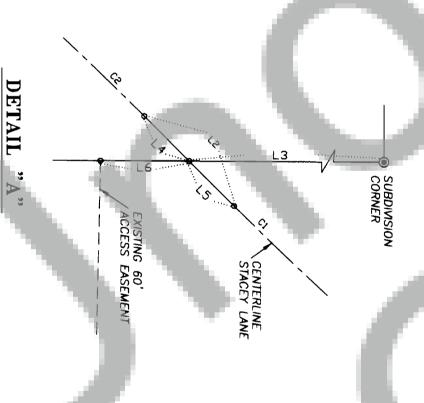
I, BENJAMIN B. BESED/ STATE OF WASHINGTON THE LAND DESCRIBED JUNE, 2002 THROUGH BESEDA, R REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE ERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF EREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING VE, 2003; THAT THE DISTANCES, COURSES, AND ANGLES ARE TLY; AND THAT MONUMENTS OTHER THAN THOSE APPROVED DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE

Date:

SURVEYOR'S CERTIFICATE:

SHOWN FOR SE





1.48'	N 89'34'17" W	F6
1.06'	N 45'00'00" W	۲5
1.06	S 45'00'00" E	L <b>4</b>
58.54	S 89*34'17" E	L3
2.12'	S 45'00'00" E	L2
27.11	N 01"15'26" E	[1
DISTANCE	ANGLE	LINE

TREASURER'S CERTIFICATE:

Date: 17-15-04 Vickie Welland, Reput, Trassiner Skamania County Treasurer County Treasurer

SKAMANIA COUNTY, WASHINGTON, THIS A DAY OF APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

2004.

ENGINEER'S APPROVAL:

COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS AND/OR BRIDGES DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN MEET CURRENT SKAMANIA COUNTY DEVELOPMENT STANDARDS FOR ROADS; CERTIFY THAT THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND, APPROVE THE ROAD NAME(S) AND NUMBER(S) OF SUCH ROAD(S).

14-04

Sun C

talma

HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED BY TENNESON ENGINEERING CORPORATION AT 10:57 AM, 2 why 15

COUNTY OF SKAMANIA

) ss.

STATE OF WASHINGTON

2004. County Auditor rarder of) Skamania Coun real Danison County, Washington

TENNESON ENGINEERING CORPORATION MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC., OR TO ENVIRONMENTAL CONCERNS SUCH AS WETLANDS, POLLUTION, ETC.

409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657 TENNESON ENGINEERING CORP ENGINEER SURVEYOR:



JUNE 16, 200 SHEET 1 OF 2 2004

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### AREA 2) Z DOMESTIC WATER TO BE PROVIDED BY CARSON WATER SYSTEM, OWNED AND OBY SKAMANIA COUNTY P.U.D. STACEY TO REMAIN SANITARY DISPOSAL DISPOSAL SYSTEMS. BASIS OF BEARING: NORTH LINE OF THE NE.1/4 OF SECTION 20 AS PER REFERENCE No. 1. 0 SCALE 1/18 TINE -(BK.2, REMAIN BUILDABLE Ą Z S LANE FEET SWALE UNDEVELOPED= TOTAL $\triangleright$ "T1'42.68 N ROADBED ,00<sup>.</sup>80Z M "Ll,†£.68 N PRIVATE ON-SITE AREA 324:18, SUBDIVISION AREA TAX PARCEL #03-08-20-2-1-0408-00 362,394 S.F.= 8.32 ACRES 30' STORM DRAINAGE EASEMENT TO SKAMANIA CO. CENTERED ON EXISTING SWALE Z Ш (BK.1, PG.76 SP) LS 16337 Y THE OPERATED LOT 4 8.324.28 0.443.60THE COMMON AREA FOR SILVENTION POND MAINTENANCE, SEE NOTE 6. SHT. 2. AC. Acres(100%) AC. AC. LOT 3.24 AC. **.** (51.4%)(43.3%)(5.3%)CURVE C1 C2 C3 C4 TYP. BUILDING ENVELOPE CARSON, 4 9 F BASTROM ROAD (30', DEED GAP, 1.50' AT NORTH LINE OF SECTION, 8.87' AT S.E. PROPERTY CORNER. RERECORDING TO ORIGINALLY RECORDED (BK. 1, PARCE TWP. ₹01: 0, LOT 0F DELTA 44.34.17" 44.34.17" N 01"15"26" E **,**98.3€≯ ₹.68 V 01-15'26" S 0 128.30 0 (36' PRI 15' COMMON AREA FOR RUNOFF CONTRO SKAMANIA ۲5 THE 16 LOT 3 LOT 0.75 AC. 유 AUGUST PRIVATE) #03-RADIUS 60.00' 60.00' 52.00' N 45'00'00" W N 89'34'17" W N 89'34'17" W OF ANGLE N 01'15'26" E S 45'00'00" E S 89'34'17" E S 45'00'00" E AC. S YR. FLOOD BOUNDARY T-EAST SWAL PRIVATE Z ≪ . 1 RANG (BK.1, PG.11 SP) TO 87.712 87.712 SWALE THE LOT 2 08 1147.03' 832.00' M ... LI. +5.68 N ROAD & PUB. M ... LI. VE.68 N STACEY LAN LENGTH 46.68' 46.68' 82.43' 63.46' AT -15' EAST LINE OF THE WEST 643.5 OF NW1/4 OF NE1/4 12, CORRECT П LOT 0.75 AC. CO. LOT 0.75 AC. DISTANCE 27.11' 150.02 JOHN 20 832.00' **B00K** 2.12' 58.54' 1.06' 04. 42. 1.06' 1.48' 18.00' 12.22' 77.15' 04.08' $\infty$ OF N 6 TANGENT 24.59' 24.59' 52.76' 35.79' LILL 2003 15 15 WASHINGTON 217.78 VESTING B, PAGE 181712 M ... 1. +5.58 N EASEMENT) THE M ... LI. TE. 58 N . ≤ . . BASTROM CHORD ANGLE N 6717'08" W S 6717'09" E N 44'09'26" W S 00'25'29" W (PRIVATE) 538:03 CASCADE EQUIPMENT (121 GOODRICH ROAD, CARSON, WASHINGTON, SPH. (509) 427-4994 TYP. BUILDING' OWNER/APPLICANT: TYP. BUILDING (BK.1, PG.11 0 LOT 1.04 AC. ZE. 1 408 LOT 208.00 TND. 5/8" REBAR RANTOW, LS 16337 118 1.04 AC. ~ CHORD 00 4 SHORT 36' ADDITIONAL EASEME AUD. FILE #1494 TO ACCOUNT FOR LENGTH 45.51' 45.51' 74.07' BASTROM ROAD EXISTED AS A PRIVATE ROAD AND UTILITY EASEMENT PRIOR TO THIS SUBDIVISION. IT WAS CREATED BY THE BASTROM SHORT PLATS. AS PART OF THIS SUBDIVISION AND ADDITIONAL EASEMENT WAS RECORDED AS AUD. FILE #149418 (BK. 246, PG. 78) TO ACCOUNT FOR THE INCREASED USAGE DUE TO THIS SUBDIVISION. 87. ZJ S 98610 ጵ "L1.75.68 N <del>,00 8/ t</del> 75.254 SECTION DEVELOPMENT 30.00 FND. 1/2" REBAR GLEASER, LS 15024 M "T1" F.68 N (BK.2, PG.141A SP) SEE FND. 1/2" REBAR, GLE LS 15024 AT ORIGINAL CORNER ON PROP. LINE 145.05 N 01.15'26" E M "[1.45.68 N ] LO1 36' INGRESS, EGRESS & UTILITY EASEMENT AUD. FILE #148240 (BK. 240, PG. 70) 7.20.82Z ~24.00' PLAT S **DET**AIL (SHEET 2) 01.15,26 TING 60' WIDE 315.03 LOT 1 (BK.2, PG.141A SP) 20, Z 0 "A" 12 0Z 91 7 21 30' .09 9961 ROAD WELZCEK county Auditor Recorder of Skamania County, Washington CORPORATION AT 10:57 AM, July 2003. I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED BY TENNESON ENGINEERING COUNTY OF SKAMANIA STATE OF WASHINGTON 7610.17 N 86.34,17" W - - - (88212 OF BEARING PER REF. #2) SECTION CORNER, FND. BRASS PLUG 1/4 COR. SEC. 17/20 FND. SKAMANIA CO. BRASS CAP MON. IN MON. BOX. JOHN BASTROM SHORT PLAT No. 2 AS RECORDED AT BOOK 2, PAGE 140A OF SHORT PLATS. CALCULATED CORNERS, FOUND MONUMENTS, AS NOTED. SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "BESEDA, 35092" SKAMANIA COUNTY CONTROL PROJECT CRP #7426 BK. 1, PG. 56 409 Lincoln Street, The Dalles, Oregon. 9 Ph. 541—296—9177 FAX 541—296—6657 ENGINEER TENNESON ENGINEERING CORP Q ٦ Ŧ 円 Z Z / SURVEYOR: D Ŧ 유 Z SS 97058 SURVEYS S C JUNE 16, SHEET 2 H S 우 2004

#10480p