2004153795

JOHN NIEMER SHORT PLAT

in the NE 1/4 of SECTION 23, T7N, R6E, W.M.
SKAMANIA COUNTY, WA.

OWNERS:
JOHN & LAUREN NIEMER
8379 SW CHARLOTTE DRIVE
BEAVERTON, OR 97007

DEED REFERENCE
SAUER TO NIEMER
DEED BOOK 252, PAGE 502
(RECORDED OCT 16, 2003)

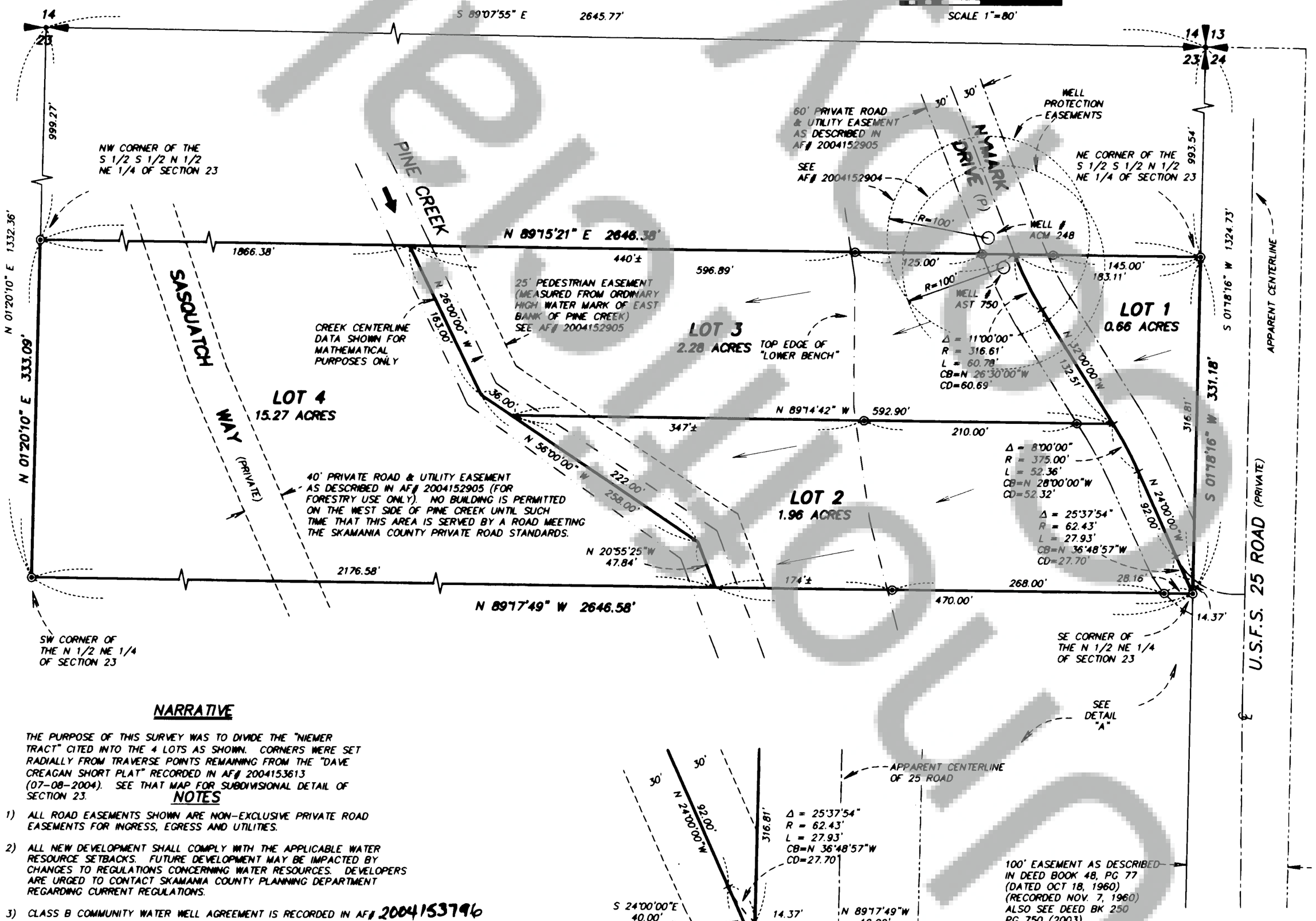
NOTE:
CC & Rs RECORDED IN AF# 2004152956

LEGEND
- ● MONUMENT AS NOTED
- ◉ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE

AF# = AUDITOR'S FILE NUMBER
← SLOPE ARROWS
U.S.F.S. = UNITED STATES FOREST SERVICE
CC & Rs = COVENANTS, CONDITIONS AND RESTRICTIONS
SP = SHORT PLAT

BEARINGS ARE NAD 83 (SEE NARRATIVE)

0 40 80 160
SCALE 1"=80'



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE "NIEMER TRACT" CITED INTO THE 4 LOTS AS SHOWN. CORNERS WERE SET RADIALLY FROM TRAVERSE POINTS REMAINING FROM THE "DAVE CREAGAN SHORT PLAT" RECORDED IN AF# 2004153613 (07-08-2004). SEE THAT MAP FOR SUBDIVISIONAL DETAIL OF SECTION 23.

NOTES

1) ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.

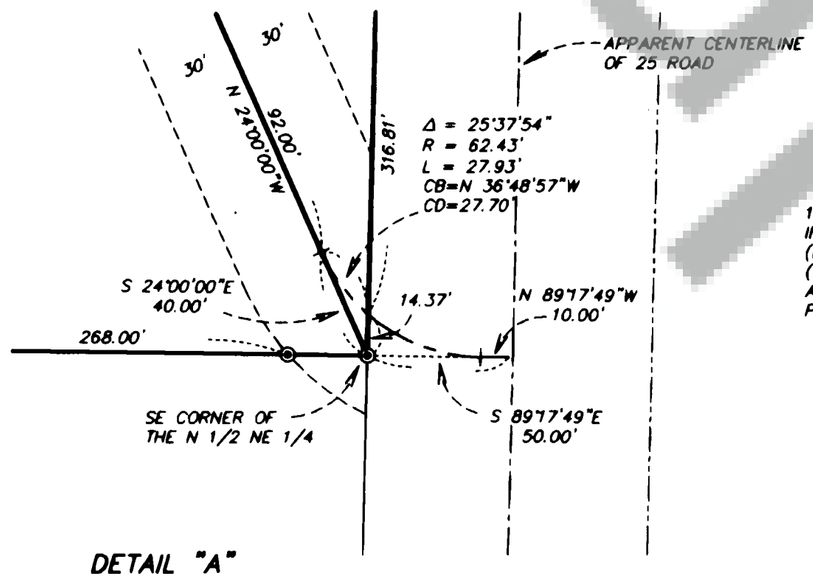
2) ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE SETBACKS. FUTURE DEVELOPMENT MAY BE IMPACTED BY CHANGES TO REGULATIONS CONCERNING WATER RESOURCES. DEVELOPERS ARE URGED TO CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT REGARDING CURRENT REGULATIONS.

3) CLASS B COMMUNITY WATER WELL AGREEMENT IS RECORDED IN AF# 2004153796

LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISIONS, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

PRIVATE ROADS WARNING

PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE SKAMANIA COUNTY DEPARTMENT OF PUBLIC WORKS 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. ORD. 2000-07 SEC. 12.03. SEE ROAD MAINTENANCE AGREEMENT RECORDED IN AF# 2004152956



DETAIL "A"
NOT TO SCALE

100' EASEMENT AS DESCRIBED IN DEED BOOK 48, PG 77 (DATED OCT 18, 1960) (RECORDED NOV. 7, 1960) ALSO SEE DEED BK 250 PG 750 (2003)

CHARLES E. WHITTEN
STATE OF WASHINGTON
12412
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 11-20-2004

07-09-04

WE, OWNERS OF THE ABOVE TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF OUR ABILITIES, AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE DEDICATE ALL ROAD AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

John M Niemer
OWNER: JOHN NIEMER

Lauren Niemer
OWNER: LAUREN NIEMER

TERI L. WYCKOFF NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES SEPTEMBER 1, 2006

NOTARY PUBLIC — DATE 7/9/04
NOTARY PUBLIC IN AND FOR THE COUNTY OF Skamania
RESIDING AT Stevenson

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

Bruce Scherlinckes — 7/14/04
SKAMANIA COUNTY HEALTH DEPARTMENT — DATE

I, Brent Holman, COUNTY ENGINEER OF SKAMANIA COUNTY, WASH., 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).

Brent Holman — 7-14-04
COUNTY ENGINEER — DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. Pd thru 2005 land only/survey

Lindsey Tobin Deputy — 7-15-04
COUNTY TREASURER 07-06-23-0-0-0505-00 — DATE

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLIES WITH ORDINANCE 1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

Karen Witherspoon — 7/15/04
COUNTY PLANNING DEPARTMENT — DATE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN NIEMER

IN 07/21/2004

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Karen Witherspoon OF Planning AT 9:13 A M. ON July 23, 2004 WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2004153795

Peggy Lowry
RECORDER OF SKAMANIA COUNTY, WASHINGTON

HAGEDORN, INC.
1924 Broadway Vancouver, Wa. 98663
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=80'	CALC. BY: CEW	DWG# 03-192SP
DATE: 7/08/04	DRAWN BY: CC	SHEET 1 OF 1
JOB NO.: 03-192	CHECKED BY:	

REVISED