## LEGAL DESCRIPTION

Book 147, Page 415 Tax Parcel 02053110020100 LOT ONE OF R. MALFAIT SHORT PLAT SECTION 31, T.2 N., R. 5E., W.M.

VICINITY MAP

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REFERENCES

## ANS SHO Ž U <u>්රා</u> 5E., U **N P**

**BASIS OF BEARING** 

North line of Section 31 Alpha Engineering, INC survey Book 3, Page 50

ACCURACY STATEMENT (WAC 332-130)

This survey was performed using a topcon GTS 3B total station, by field traverse with relative accuracy greater than 1:5000, calculated closure where required is by lease squares adjustment.

CONCRETE NIO' N CAP. pha Engineering,INC. 1991 Survey in Book 3, Page 50. Iarlan Bedell Short Plat in Book 3, Page 204.

Malfalt Short Plat, Book 3, Page 51.

Malfalt Short Plat, Book 3, Page 51.

Malfalt Short Plat Book 3, Page 30.

asement Deed Book 82 Page 38.

ell Design Company Dave Drott Short Plat BK.3, P.322 1351.09 (1350.87') ALPHA CAP ON 5/6" REBAR SET LOOSELY IN MOUND OF ROCKS. HELD AS E 1/16 COR

30 29 31 32 29"E BRASS CAP AS PER REF. |

650.99 R=40 A=62.47 EAST R.O. 350.63 (1287.00°) (79 RODS)

N01°40'39"E 1066.91' (1066.94') SURVEY STATEMENT

A closed traverse around the ref. 3 short plat area with ties to found corners was performed during March of 1997.
Corners were set by open traverse and radial shots during April 2004.

(1275.59') N01 \*39'56"E

624.31

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(1329.33')

LOT 2

649.43

N01 \*39 '56, E

19 \*13 ' 12 "E

Ð

₩ELL

327.79

9.16.38 338.48

N01 \*39 '56 "E

DAVE DROTT S.P.

N01 '39 '56 "E 626.59

DAVE

DHOT 2

NO1 '39'56 626.59

DHOTT 3

716.28

60' REF. 5

1329.04

10.1 ACRES LOT 1 OF H. MALFAIT SHORT PLAT BK.3, P.51

977.22

ED O E

40' ACCES

59.95

NO1 39 56 E

N01 \*39 '56 E

(52.97) -(89°46'19"E

60,

DRIVE (PVT.)

S1 \*39 ' 56"

321.64

DAVE DROTT S.P. 5.00 ACRES

S89 \*13 '38"E 147.29

TEM LANE (PVI)

N68 10 07 E

N68 \*10 '07 "E 164.70

200

20' UTILITY EASEMENT

624.31

Ö

3. 62 . 35. 68N

347.83

N01 \*39 '56 E

20' UTILITY

CHARD W. OC. ALL OF WASHING 3-23-06

29"E

NORUSH RD (PVT)

GRAPHIC SCALE 200 400 |"=200

WARNING

 $\square \cap \square \triangleright$ 

N50 \*56 28"W N21 \*47 21"W N26 \*17 '58"W N01 \*39 '56"E

DISTANCE 87.00 114.43' 99.67' 239.63'

S85 \*58 '49 "E (S89 \*13 '38 "E (174.55') 146.80

Private roads are not maintained by Skamania County. owners within this plat must pay for the maintenance of roads serving this plat, including grading, drainage, snowetc. The condition of the private road may affect subsattempts to divide your lot or lots. Private roads must Skamania County road requirements. drainage, snow plowing, ay affect subsequent te roads must comply with

AND MITHIN THIS AITHIN THIS SHORT SI IR SUBDIVIDED FOR IL PLAT IS FILED PUR 7, SUBDIVISION, CHAP SUBDIVISION SHALL NOT BE R A PERIOD OF FIVE YEARS URSUANT TO SKAMANIA COUN PTER 17.04 THROUGH 17.60 II

SET 5/8" REBAR MITH YELLOM PLASTIC CAP (YCP) UNLESS OTHERWISE NOTED

CORNER OF RECORD

DRAINAGE FLOW

DESIGNATED EASEMENT OR SET BACK

ENGINEERING DISTANCE

FOUND ALPHA ENGINEERING ALUMINUM CAP UNLESS OTHERWISE NOTED.

FOUND REF. 6 CORNER UNLESS OTHERWISE NOTED

LEGEND

NOTES

Evans Drive (Private Road) provides 30' wide right of way with hammer head for access and utilities to lot 2 from Fairview Lane.

Existing driveway 24' wide per deed found in Book 84, Page 707 and shown on survey plat found in Book 3 Page 50, Also easement for this driveway granted to Kenneth and Clara Derrey per deed found in Book 70, Page 364.

There is a wetland easement located east of the northeast corner of the parcel. All new development shall comply with the applicable water resources. Developers are urged to contact Skamania County Planning Department regarding current regulations.

30' W ide easement for a driveway to Lot 2.

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 roads as shown, not noted as private, and waive all claims for damage against any government agency arising from the construction and maintenance of said roads. Furthure, we grant all easements shown for the deisgned purposes.

10h Olh Owner rond I WANT NOTARY — • — PUBLIC
My Commission Expires April 28, 2008 JERI L. CONNOLLY STATE OF WASHINGTON

Notory Public the to Connolly 19-05

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision confrom with current standards. (Short Plat Ord. 17.64.100(C) (1))

Skamania County Health District 4/21/05 Date

I, Tab Leveure , County Engineer of Skamania County, Mashington, 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).

County Engineer 129/05 Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied.

Lider Falc: Deut to 4-1905

County Treasurer Tut 020531/6020100 Date

The layout of this Short Subdivision compiles with ordinances 1980-07 requirements, and the Short Plat is approved subject to recording in the Skamania Cou Auditor's Office.

County Planning Department duffepoor, Director Date 4/29/05

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 KENT EVANS

600

Rich Bell PLS. 11873 4-19-05

by Kaven Witherspear of Planning I hereby certify that within the instrument of writing filed 740 03 P

on May 3 Auditors File Number 2005157172 20 65 was recorded in

Skamania County Auditor orther of skampning county, Mashington by Horally 2005/57172

SKAMANIA COUNTY, WASHINGTON STATE EVANS SHORT PLAT FOR KENT EVANS 21 FAIRVVIEW LANE WASHOUGAL, WA 98671

> DATE: SHEET: MARCH 2004 04B016 유

Private Roadway Agreement for of Short Plats Page 51 . Evans is recorded in AFN 2005157 Drive 173 Malfait S.P. Fairview ve (PVT) maintenance Lane is recorded agreement in Book

POWER OVERHEAD

POWER POLE

BELL DESIGN COMPANY DESCRIPTION

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