

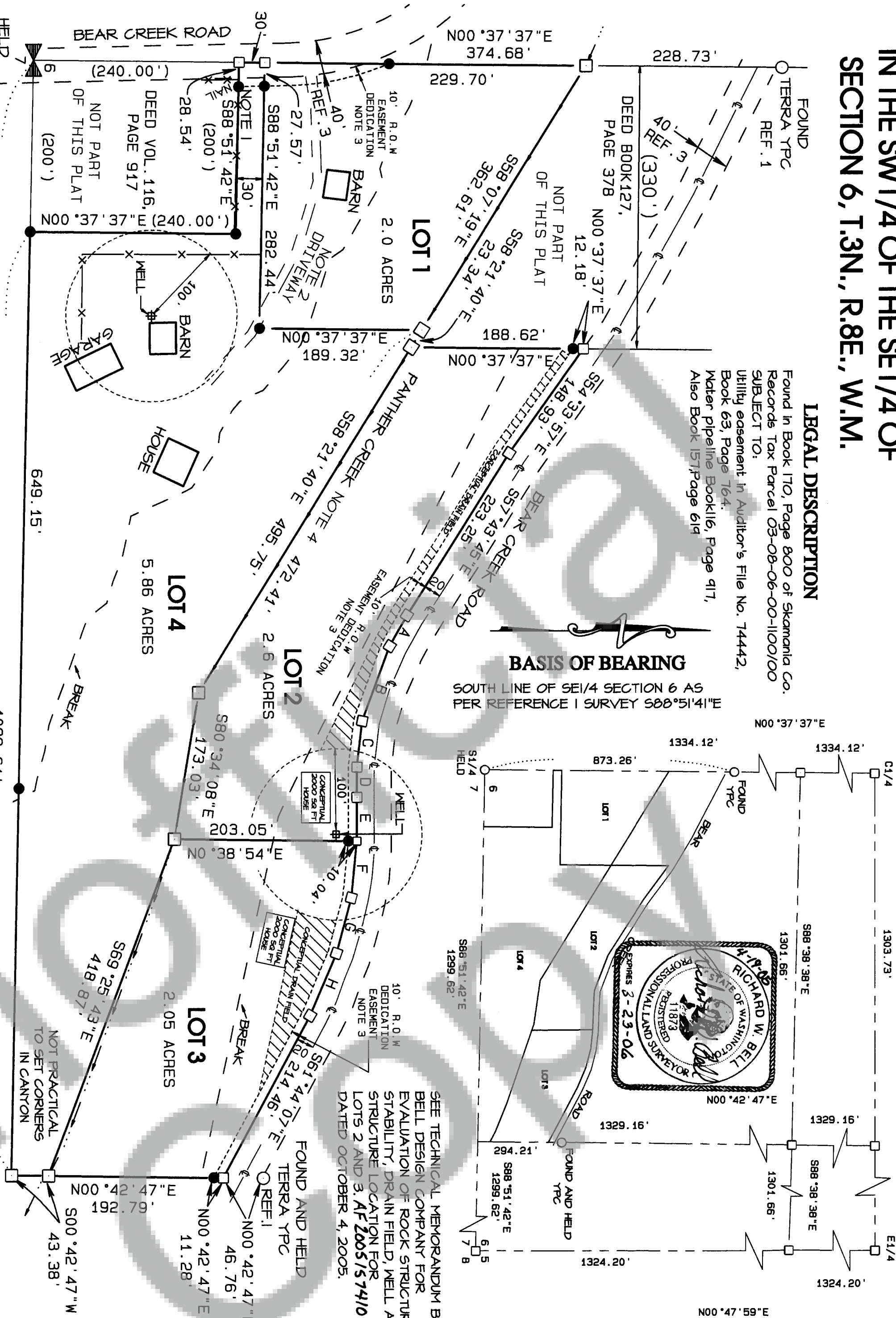
BRYAN SHORT PLAT SP-04-11
IN THE SW1/4 OF THE SE1/4 OF
SECTION 6, T.3N., R.8E., W.M.

LEGAL DESCRIPTION

Found in Book 170, Page 800 of Skamania Co. Records Tax Parcel 03-08-06-00-1100/00
SUBJECT TO:
Utility easement in Auditor's File No. 74442,
Book 63, Page 164,
Water pipeline Bookle, Page 917,
Also Book 157, Page 619

BASIS OF BEARING

SOUTH LINE OF SE1/4 SECTION 6 AS
PER REFERENCE 1 SURVEY S88°51'41"E



TRAVERSE & ACCURACY STATEMENT

A point to point traverse was made throughout the Bryan property with radial ties to control corners and features. The traverse was made with a five-second total station and related measuring equipment, of which meet state standards (nac 332-130-040,-100) at the time of this survey.

REFERENCES

1. Terra Surveying B.2, P. 176 of surveys, AFN 94311
2. Terra Surveying B.2, P. 64 of surveys, AFN 94188
3. Bear Creek Road right of way width is 40' for the area effecting the Bryan property as per 1942 record found on Page 47 in Range Book 8 of Skamania Co. Engineer Files.

LEGEND

- MARKER FOUND AS NOTED IN REF. 1 SURVEY
- CALCULATED CORNER; NOT SET OR FOUND.
- () PLAT OR DEED CALL
- * FENCE
- SET YELLOW PLASTIC CAP ON 5/8" REBAR

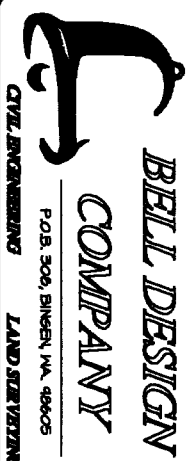
LINE CHART

A	S60°46'47"E	41.05'
B	S69°44'14"E	92.74'
C	S83°25'11"E	54.24'
D	S89°55'20"E	35.41'
E	N89°59'56"E	50.82'
F	S84°17'50"E	66.47'
G	S75°01'04"E	66.97'
H	S67°03'05"E	78.80'

NOTES

1. Found 5/8" dia. rebar S89°11'12"W 8.99' from set PK nail in rock, presumably set for NW cor. of tract described in deed found in Volume 116, Page 917.
2. At the time Lot 1 is sold, the driveway to lot 4 will be moved to the 30' flag on Lot 4.
3. 10' Right of Way (R.O.W.) Easement is dedicated to Skamania County for Bear Creek Road.
4. Panther Creek is a Class 1 creek and is protected by Skamania County Code Chapter 21A. 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.

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, Chapter 17.04 through 17.60 inclusive.



DATE	DESCRIPTION	BY
3/05	CHECK	RWB
3/05	DRAFT	ARB

BRYAN SHORT PLAT
FOR CHARLES R. BRYAN AND PEGGY BRYAN
202 BEAR CREEK ROAD, CARSON, WASHINGTON

SHEET: 1 OF 1
PROJECT: 04B040
DATE: APR 2005



ORIGINAL SCALE 1"=100'

2005157409

SUBDIVISION OF SE1/4 SECTION 6
AS PER REFERENCE 1 SURVEY

N88°25'36"W

E1/4

We, owners of the Short Plat shown herein, declare that this division of land 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. Furthermore, we grant all easements shown, whether designated purposes.

4-26-05 Peggy Bryan
Date

4-26-05 Charles R. Bryan
Date

Richard W. Bell, Notary Public in and for the State of Washington, residing in Skamania County, my appointment expires 11-7-07

Water supply methods and sanitary sewer disposal/ on-site sewage disposal system contemplated for use in this short subdivision conform with current standards.

Bruce Swearingen, AS
Skamania County Health District

1. I, JON LEFEVRE, 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 each road(s).

160 J. LeFevre
County Engineer

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

Paula Griebel, deputy
County Treasurer #03-08-06-00-0-1100-00

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

Charles R. Bryan
County Planning Department

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

Richard W. Bell
Rich Bell PLS 11873

I hereby certify that within the instrument of writing filed by Karen Witherspoon of Planning at 3:44 P on May 24 2005 was recorded in Book 2 of Short Plats on page 11 *

Peggy Bryan
Recorder of Skamania County, Washington

4-26-05 Charles R. Bryan
Auditors No.

2005157409

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