

RUSHING WATER ESTATES SHORT PLAT in S½SW¼ Sec. 32, T2N, R5E, W.M.

Tax Parcel No. 02-05-32-3-0-1101-00

TRAVERSE STATEMENT: A closed field traverse for the parcel shown was made with a Sokkia Set-3100 total station and related measuring equipment, all of which met State standards of WAC 332-130 at the time of this survey. Acceptable row angular and distance closures in excess of 1:5000 were balanced by compass adjustment to effect mathematical closure. Physical appurtenances which may be in conflict with existing conditions or items of record are noted or depicted. The intent of this project is to create four new lots.

SURVEY NARRATIVE: Field work was conducted between October 27, 2004 and January 27, 2005.

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.

URAN ROAD/BROWN ROAD CENTERLINE

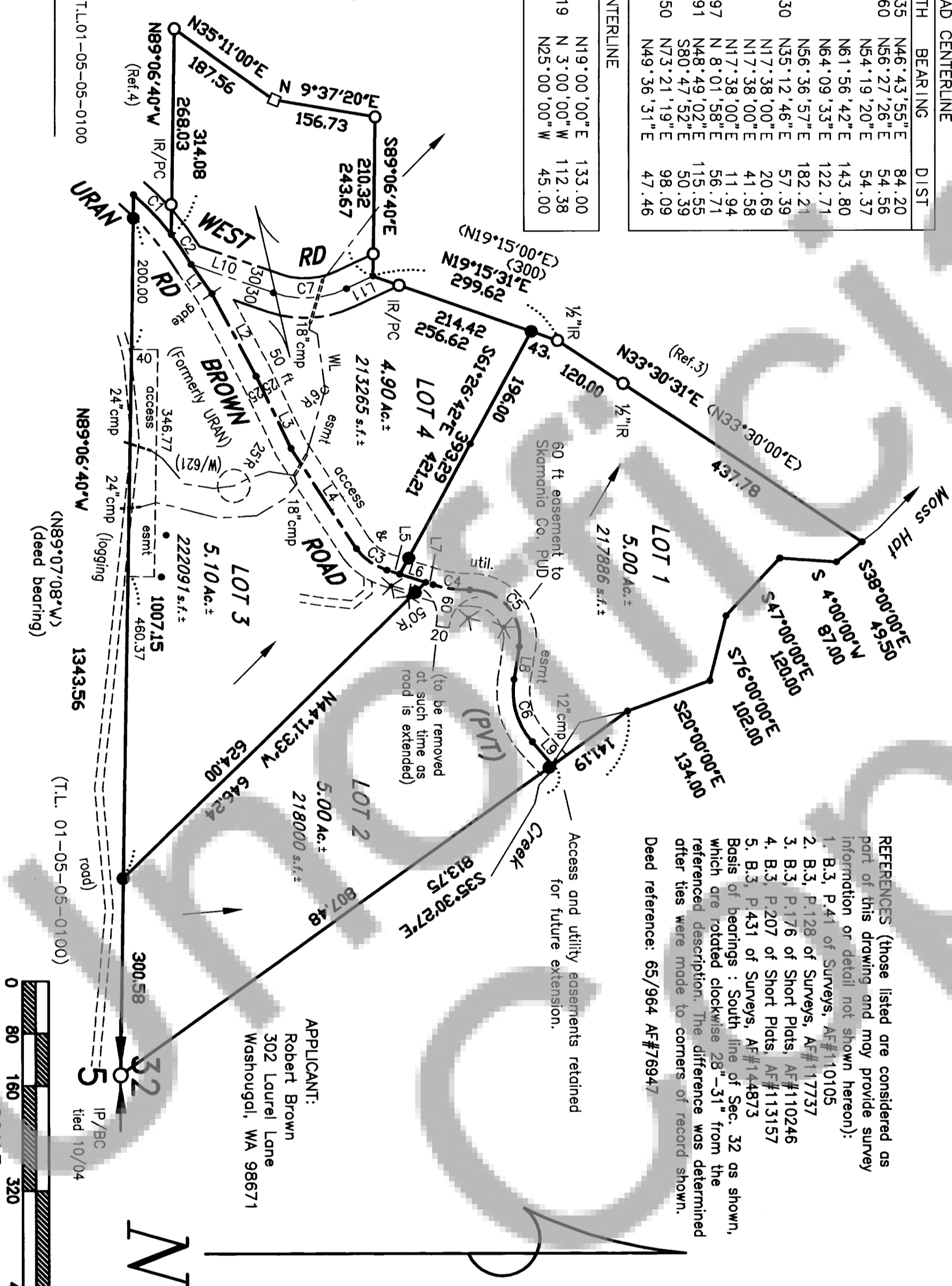
SEG	Δ	RADIUS	LENGTH	BEARING	DIST
C1	11°48'27"	409.30	84.35	N46°43'55"E	84.20
C2	7°38'35"	409.30	54.60	N56°27'26"E	54.56
L1				N54°19'20"E	54.37
L2				N61°56'42"E	143.80
L3				N64°09'33"E	122.71
L4				N56°36'57"E	182.21
L5	35°09'32"	95.00	58.30	N35°12'46"E	57.39
L6				N17°38'00"E	20.89
L7				N17°38'00"E	41.58
C4	19°12'05"	170.00	56.97	N8°01'58"E	56.71
C5	100°46'14"	75.00	131.91	N48°49'02"E	115.55
C6				S80°47'52"E	50.39
L8				N73°21'19"E	98.09
L9				N49°36'31"E	47.46

WEST ROAD CENTERLINE

L10	44°00'00"	150.00	115.19	N19°00'00"E	133.00
C7				N3°00'00"W	112.38
L11				N25°00'00"W	45.00

LEGEND

- Set 5/8"x30" iron rod
- w/1" red plastic cap
- Calculated for dimensions
- Monument of record
- () Call of record
- (W/62') Deed reference (B./Pg.)
- ✕ Conifer
- ↗ Direction of drainage



REFERENCES (those listed are considered as part of this drawing and may provide survey information or detail not shown hereon):

1. B.3, P.41 of Surveys, AF#10105
 2. B.3, P.128 of Surveys, AF#117737
 3. B.3, P.176 of Short Plats, AF#110246
 4. B.3, P.207 of Short Plats, AF#113157
 5. B.3, P.431 of Surveys, AF#144873
- Basis of bearings: South line of Sec. 32 as shown, which are rotated clockwise 28°-31" from the referenced description. The difference was determined after ties were made to corners of record shown.
- Deed reference: 65/964 AF#76947

APPLICANT:
Robert Brown
302 Laurel Lane
Washougal, WA 98671



Covenants, Conditions and Restrictions, Road Maintenance Agreements, access and utility easements and other conditions for this plat are recorded in AF#2005157513, 2005157514 & 2005157515

WARNING: This plat is serviced by a private road(s). 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 is NOT paid for by Skamania County.



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 claim for damages against any governmental agency arising from the construction and maintenance of said Roads. Furthermore, we grant all easements as shown for their designated purposes.

Robert M. Brown

WITNESS MY HAND AND OFFICIAL SEAL
Given this 11th day of May, 2005.
Notary Public in and for the State of Washington
residing in Stevenson
My commission expires 11-9-07

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

Robert Stevenson, RS 6/1/05
Skamania County Health Department

ENGINEERS APPROVAL:

I, Tad 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 such road(s).

Tad LeFevre 5-13-05
Skamania County Engineer

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied through 2005 for tax parcel number 02-05-32-3-0-1101-00.

Shirley June Dupont 6-2-05
County Treasurer

The layout of this Short Subdivision complies with Skamania County Code Title 17, Chapter 64 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

Shirley June Dupont 6/2/05
Skamania County Planning Department

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 Robert Brown in September, 2004.

Terry N. Trank 5/03/05
Terry N. Trank, LS 15673

STATE OF WASHINGTON } ss
COUNTY OF SKAMANIA }

I hereby certify that the within instrument of writing filed by Karen Witherspoon of Planning Dept on 6/3/05, 2005, at 8:45 (AM/PM) recorded in Auditor's File No. 2005157512.

Terry N. Trank
Recorded at Skamania County, WA
Skamania County Auditor

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.

Trantow Surveying makes no warranty as to matters of title; environmental concerns; the accuracy or position of features shown without dimension.

TRANTOW SURVEYING, INC.
412 W. Jefferson-PGB 287
Bingen, WA 98605-0287
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Member of Land Surveyor's Assoc. of Washington
#2318
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