

2005169226

**OWNERS:**  
DAVID AND BRENDA CREAGAN  
19707 NE 105th AVE  
BATTLE GROUND, WA. 98604

**DEED REFERENCE**  
SAUER TO CREAGAN  
AF# 2004154973 (10/27/04)  
AND  
SAUER TO CREAGAN  
AF# 2004155173 (11/12/04 : PARCEL 17)

**NOTE:**  
CC & RS RECORDED IN AF# 2006169105

**EASEMENT NOTES:**

- BOOK 57, PG 342 IS AN EASEMENT LOCATED IN SECTION 26 (NOT PERTINENT)
- BOOK 215, PG 399 RESERVES "OIL & GAS RIGHTS" & ASSOCIATED ACCESS TO THE STATE OF WASHINGTON
- BOOK 250, PG 150 CREATES RECIPROCAL EASEMENT RIGHTS IN THE "25 ROAD" FOR ADJACENT USERS IN SECTIONS 23, 24 AND 26, T7N, R6E, W.M.
- BOOK 256, PG 564 INVOLVES EASEMENT RIGHTS OVER "SASQUATCH WAY" AS SHOWN HEREON, FOR FORMER PROPERTY OWNERS AND THEIR SUCCESSORS IN INTEREST.

**LEGEND**

- MONUMENT AS ESTABLISHED OR NOTED IN SURVEY RECORDED IN AF# 2005155913
- SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412"
- WITH STEEL FENCEPOST SET ALONGSIDE
- STEEL FENCE POST (PAINTED BLUE) SET ON GEOTECHNICAL SETBACK LINE

AF# = AUDITOR'S FILE NUMBER

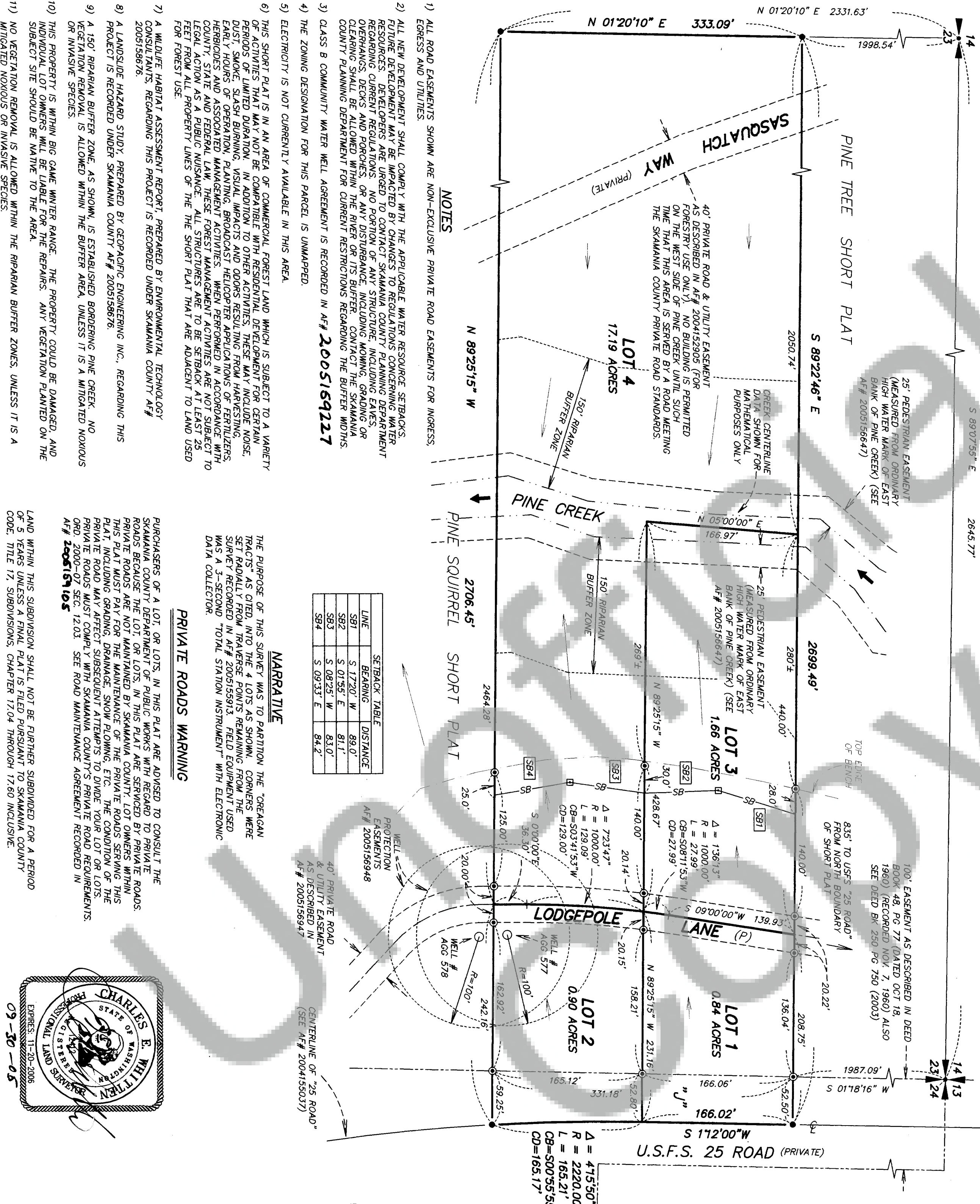
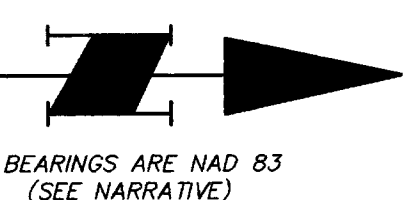
SB = SLOPE ARROWS

SB = GEOTECHNICAL SETBACK LINE

U.S.F.S. = UNITED STATES FOREST SERVICE

CC & RS = COVENANTS, CONDITIONS AND RESTRICTIONS

(P) = PRIVATE



**NOTES**

- ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.
- 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. NO PORTION OF ANY STRUCTURE INCLUDING EASES, OVERHANGS, DECKS AND PORCHES, OR ANY DISTURBANCE INCLUDING MOWING, GRADING OR CLEARING SHALL BE ALLOWED WITHIN THE RIVER OR ITS BUFFER. CONTACT THE SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.
- CLASS B COMMUNITY WATER WELL AGREEMENT IS RECORDED IN AF# 2005169227
- THE ZONING DESIGNATION FOR THIS PARCEL IS UNMAPPED.
- ELECTRICITY IS NOT CURRENTLY AVAILABLE IN THIS AREA.

- THIS SHORT PLAT IS IN AN AREA OF COMMERCIAL FOREST LAND WHICH IS SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. IN ADDITION TO OTHER ACTIVITIES, THESE MAY INCLUDE NOISE, DUST, SMOKE, SLASH BURNING, VISUAL IMPACTS AND ODORS RESULTING FROM HARVESTING, EARLY HOURS OF OPERATION, PLANTING, BROADCAST HELICOPTER APPLICATIONS OF FERTILIZERS, HERBICIDES AND ASSOCIATED MANAGEMENT ACTIVITIES. WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, THESE FOREST MANAGEMENT ACTIVITIES ARE NOT SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE. ALL STRUCTURES ARE TO BE SETBACK AT LEAST 25 FEET FROM ALL PROPERTY LINES OF THE SHORT PLAT THAT ARE ADJACENT TO LAND USED FOR FOREST USE.

- A WILDLIFE HABITAT ASSESSMENT REPORT, PREPARED BY ENVIRONMENTAL TECHNOLOGY CONSULTANTS, REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.
- A LANDSLIDE HAZARD STUDY, PREPARED BY GEOPACIFIC ENGINEERING INC., REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.
- A 150' RIPARIAN BUFFER ZONE, AS SHOWN, IS ESTABLISHED BORDERING PINE CREEK. NO VEGETATION REMOVAL IS ALLOWED WITHIN THE BUFFER AREA, UNLESS IT IS A MITIGATED NOXIOUS OR INVASIVE SPECIES.
- THIS PROPERTY IS WITHIN BIG GAME WINTER RANGE. THE PROPERTY COULD BE DAMAGED, AND INDIVIDUAL LOT OWNERS WILL BE LIABLE FOR THE REPAIRS. ANY VEGETATION PLANTED ON THE SUBJECT SITE SHOULD BE NATIVE TO THE AREA.
- NO VEGETATION REMOVAL IS ALLOWED WITHIN THE RIPARIAN BUFFER ZONES, UNLESS IT IS A MITIGATED NOXIOUS OR INVASIVE SPECIES.

LINE	BEARING	DISTANCE
SB1	S 172°00' W	89.0'
SB2	S 01°55' E	81.7'
SB3	S 08°25' W	83.0'
SB4	S 09°33' E	84.2'

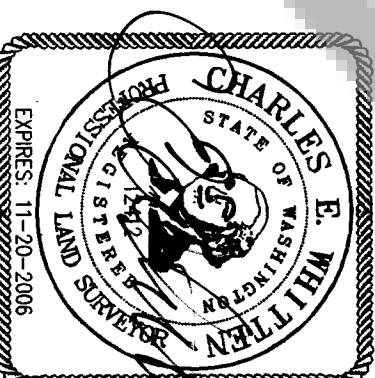
**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE "CREAGAN TRACTS" AS CITED, INTO THE 4 LOTS AS SHOWN. CORNERS WERE SET RADICALLY FROM TRAVERSE POINTS REMAINING FROM THE SURVEY RECORDED IN AF# 2005155913. FIELD EQUIPMENT USED WAS A 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR.

**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 SERVED 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# 2005169105.

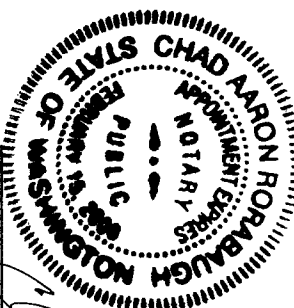
LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISIONS, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.



**PINE NEEDLE SHORT PLAT**  
in the NE 1/4 of SECTION 23 and the NW 1/4 of SECTION 24, T7N, R6E, W.M. SKAMANIA COUNTY, WA.

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.

OWNER: DAVID A. CREAGAN  
OWNER: BRENDA L. CREAGAN



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

**Bruce S. Swartz**  
SKAMANIA COUNTY HEALTH DEPARTMENT  
DATE: 10/15/05

**Scott Bernal**  
COUNTY ENGINEER OF SKAMANIA COUNTY, WASH. CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIREMENTS. CERTIFY THAT ANY ROADS AND/OR BRIGES 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 ROAD NAME(S) AND NUMBER(S) OF SUCH ROAD(S).  
DATE: 10-20-05

**Kevin Chelland**  
COUNTY TREASURER  
DATE: 10-24-05

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED.  
DATE: 10-24-05

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLES WITH ORDINANCE 1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE: SP-04-22  
DATE: 10/25/05

**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 DAVE CREAGAN IN JULY, 2004.

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY  
**Karen Whittier**  
ON **10/25**, 2005, AT **10:53 A.M.**  
WAS RECORDED UNDER AUDITOR'S FILE NUMBER **2005169226**

**Gray Steery**  
RECORDER OF SKAMANIA COUNTY, WASHINGTON

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

SCALE: 1"=80'  
DATE: 9/29/05  
JOB NO.: 03-109  
CALC. BY: CEW  
DRAWN BY: CC  
CHECKED BY:  
DWG# 03-109SP  
SHEET 1 OF 1