

2005159230

OWNERS:
DAVID AND BRENDA OREGAN
19707 NE 105TH AVE
BATTLE GROUND, WA. 98604

DEED REFERENCE

SAUER TO OREGAN
AF# 2004154975 (10/27/04)
AND
SAUER TO OREGAN
AF# 2004155174 (11/12/04; PARCEL "J")
EXCEPT:
OREGAN TO SAUER
AF# 2004155176 (11/12/04)
07-06-23-00-1109-00

NOTE:
CC & Rs RECORDED IN AF# 2005159105

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 FOR
FORMER PRO-PRTY 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 "WHITEN 12412"
WITH STEEL FENCEPOST SET ALONGSIDE
ON GEOTECHNICAL SETBACK LINE
- AF# = AUDITOR'S FILE NUMBER
- SLOPE ARROWS
- SB — GEOTECHNICAL SETBACK LINE
- U.S.F.S. = UNITED STATES FOREST SERVICE
- CC & Rs = COVENANTS, CONDITIONS AND RESTRICTIONS
- (P) = PRIVATE



BEARINGS ARE NAD 83
(SEE NARRATIVE)

PINE SQUIRREL
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. OREGAN

OWNER: BRENDA L. OREGAN



NOTARY PUBLIC
RESIDING AT _____
DATE 10/3/2005

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

Bruce Schrecks
SKAMANIA COUNTY HEALTH DEPARTMENT
DATE 10/3/05

I, G. Scott Reman, a duly
qualified and duly
certified engineer of SKAMANIA COUNTY,
WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY
SURVEY REQUIREMENTS. I CERTIFY THAT ANY ROADS AND/OR BRIDGES
DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAT, MEET CURRENT
SKAMANIA COUNTY DEVELOPMENT STANDARDS FOR ROADS. I CERTIFY THAT
THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO
FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS.
I APPROVE THE LAYOUT OF ROADS AND EASEMENTS, AND, APPROVE THE
ROAD NAME(S) AND NUMBER(S) OF SUCH ROAD(S).

DATE 10-23-05

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 COMPLIES WITH ORDINANCE
1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT
TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE. DATE 10-24-05

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 DAVID OREGAN
IN JULY, 2004.

STATE OF WASHINGTON

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Karen Witherspoon OF Planning AT 10:57 A.M.
ON 10/25, 2005

WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2005159230

RECORDED BY SKAMANIA COUNTY, WASHINGTON



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

SCALE: 1"=80'
DATE: 9/19/05
DRAWN BY: CC
CHECKED BY:
DWG# 03-109SP
SHEET 1 OF 1

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.
ORD. 2000-07 SEC. 12.03. SEE ROAD MAINTENANCE AGREEMENT RECORDED IN
AF# 2005159105

PRIVATE ROADS WARNING

- 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.
- CLASS B COMMUNITY WATER WELL AGREEMENT IS RECORDED IN AF# 2005159230
- THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION
AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THOSE RESOURCES MAY
INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS SITE PREPARATION,
TREE PLANTING, USE OF HERBICIDES/PESTICIDES, THINNING AND CLEAR CUTTING
OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED
NOISE AND ODOR. LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES
MAY ALSO OCCUR. THE PURCHASER OF PROPERTY WITHIN THIS SHORT PLAT
IS HEREBY ON NOTICE THAT THESE USES AND ASSOCIATED ACTIVITIES WILL
OCCUR ON ADJACENT AND NEARBY PROPERTIES. SUCH USES SHALL NOT BE
CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD
AND ACCUSTOMED FARM AND FOREST PRACTICES.
- THE ZONING DESIGNATION FOR THIS PARCEL IS UNZONED/UNMAPPED.
- ELECTRICITY IS NOT CURRENTLY AVAILABLE IN THIS AREA.
- THIS PROPERTY IS WITHIN BIG GAME WINTER RANGE. THE PROPERTY COULD BE
DAMAGED, AND THE 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 ZONE,
UNLESS IT IS A MITIGATED NOXIOUS OR INVASIVE SPECIES.

NOTES

PINE NUT SHORT PLAT

2005159230

THE WILDLIFE AND HABITAT ASSESSMENT REPORT
IS RECORDED IN AF# 2005158676
THE LANDSLIDE HAZARD STUDY IS RECORDED
IN AF# 2005158676

SETBACK TABLE		
LINE	BEARING	DISTANCE
SB1	S 20°00' E	99.0'
SB2	S 39°16' E	80.8'
SB3	S 39°20' E	77.0'
SB4	S 44°45' E	80.4'

