

KODY PRICE SHORT PLAT ALTERATION OF LOT 1 OF COTTONWOOD GROVE SHORT PLAT IN THE SW1/4 OF SECTION 25, T.3N., R.7E., W.M.

KODY AND AMY PRICE
PO BOX 1155
STEVENSON, WA 98648

LEGAL DESCRIPTION

LOT OF COTTONWOOD SHORT PLAT
TAX PARCEL NUMBER 030725300106100

NOTES

This plat is serviced by private roads. Private roads are not maintained by Skamania County. Lot owners within this plat must pay for maintenance of private roads serving this plat, including grading, drainage, snow plowing, etc. This condition of the private road may affect subsequent attempts to divide your lot or lots. Private roads must comply with Skamania County's road requirements. Maintenance of private roads is not paid for by Skamania County.

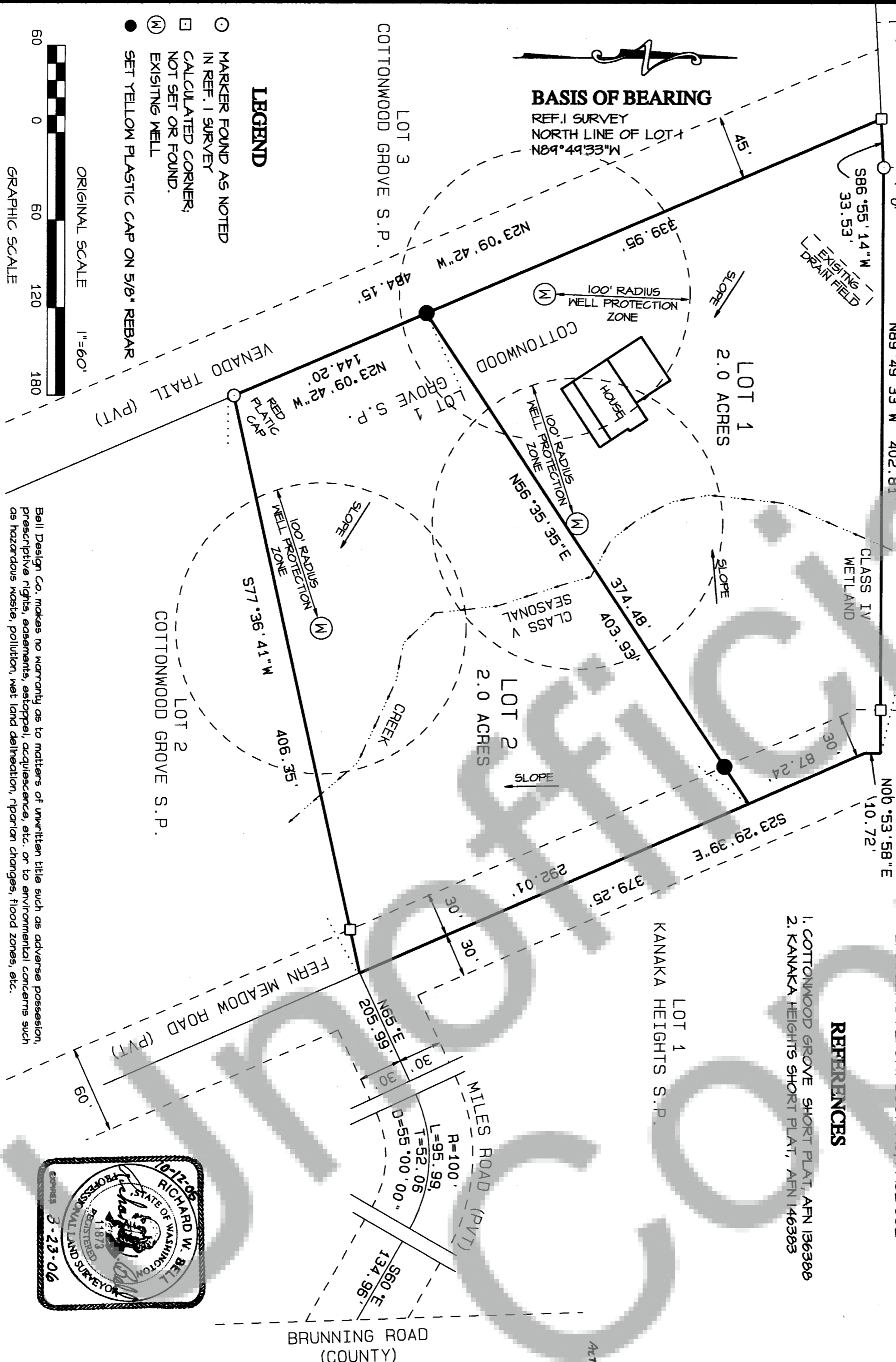
No portion of any structure, including eaves, overhangs, decks and porches, or any disturbance including mowing, grading or clearing shall be allowed within the stream creek or its buffer. Contact the Skamania County Planning Department for current restrictions regarding the buffer widths.

Land within this subdivision shall not be further divided 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.

ROAD MAINTENANCE AGREEMENT
BK: 171, PG. 357; BK: 182, PG. 44; BK: 193, PG. 548
DEED OF TRUST BOOK 194, PAGE 18
CC&RS BOOK 193, PAGE 545
ENGINEER'S REPORT BOOK 193, PAGE 602

REFERENCES

- 1. COTTONWOOD GROVE SHORT PLAT AFN 136388
- 2. KANAKA HEIGHTS SHORT PLAT, AFN 146383



Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



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.

Owner: **Kody & Amy Price**
Owner: **Amy L. Price**
Christina Price
Owner: **Christina Price**
Owner: **Russell D. Wagner**
Notary Public: **Christina Price**
Notary Public: **Christina Price**
My Commission Expires: **DECEMBER 15, 2005**
Date: **10-25-05**

The lots in this Short Plat contain adequate area and proper soil, topographic and drainage conditions to be served by an onsite sewage disposal system unless otherwise noted on Short Plat map. Adequacy of water supply is not guaranteed unless so noted on the Short Plat.

Bruce Scherlock, P.E.
Skamania County **Brett Hagenberg, P.E.**
Date: **10/26/05**

Richard W. Bell
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).
Date: **10-27-05**

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied.
Paula Givard Dandy
County Treasurer TL 05-01-25-5-0-6164 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.
W. Hensper
County Planning Department Date: **10/26/05**

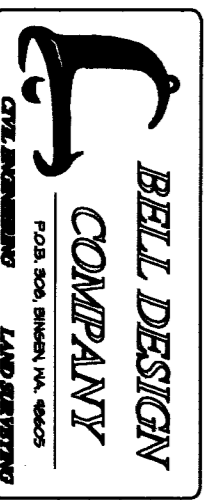
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording act at the request of
KODY AND AMY PRICE
Richard W. Bell
Rich Bell P.L.S. 11873 Date: **10-12-05**

I hereby certify that within the instrument of writing filed by **Kody Price** of **Stevenson** at **1:45 PM** on **October 26, 2005** was recorded in Book _____ of _____ on Page _____

Angela Moser
Recorder of Skamania County, Washington
Michael Hanison
Skamania County Auditor
Auditor's No. **2005159250**

TRAVERSE & ACCURACY STATEMENT

FIELD TIES TO SHOWN MONUMENTS AND PLAT FEATURES WERE MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (MAC 352-130-040-100) AT THE TIME OF THIS SURVEY.



DATE	DESCRIPTION	BY
10/05	DRAFT	AMS
10/05	CHECK	AMS

KODY PRICE SHORT PLAT
FOR **KODY AND AMY PRICE**
SKAMANIA COUNTY, WASHINGTON

SHEET: **1** OF **1**
PROJECT: **04b199**
DATE: **Oct 2005**
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