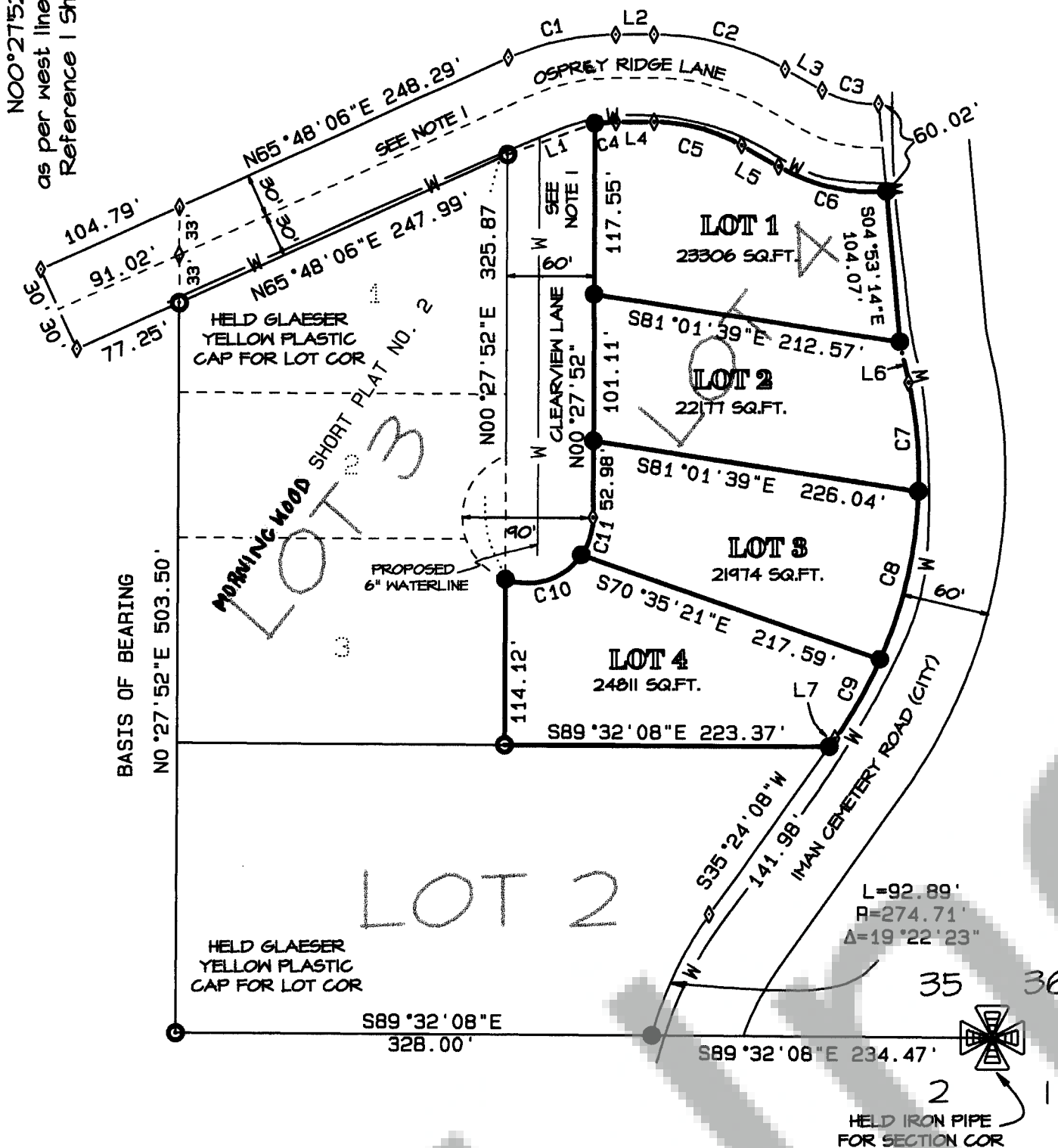


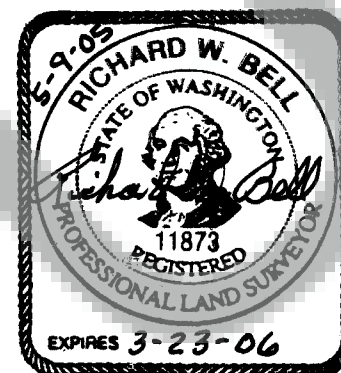
**OSPREY RIDGE SHORT PLAT NO. 1  
LOT 4 OF THE J. HAFFORD SHORT PLAT  
IN THE SE 1/4 OF THE SE 1/4  
OF SECTION 35, T3N, R7E, WM  
CITY OF STEVENSON, WA**

**BASIS OF BEARING**  
N00°27'52"E  
as per west line of Lot 3  
Reference 1 Short Plat



**LEGEND**

- Ref. 1 survey monument
- ◇ Calculated corner, not set or found
- ( ) Plat or deed call
- Set yellow plastic cap (YPC) Imprinted "Bell Design 11873" on 5/8" rebar
- W — 8" City water line



**SURVEY NARRATIVE**

The Reference 1 short plat was held for control for this short plat based on the following found and held monuments:  
An iron pipe for the SE corner of Section 35  
A yellow plastic cap on an iron rod for the SW corner of Lot 2  
A yellow plastic cap on an iron rod for the NW corner of Lot 3

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.

PARCEL NUMBER  
03073500080400

**LEGAL DESCRIPTION**

Lot 4 of Reference 1 Short Plat

**TRAVERSE STATEMENT**

Two closed loop traverses were created around Lots 2-4 of the J. Hafford Short Plat tying found monuments. A Topcon GTS-312 (3 second total station) and related equipment was used to achieve closures exceeding 1:50,000. These traverses were then balanced using the Bowditch method, and rotated to the basis of bearing line.

**REFERENCES**

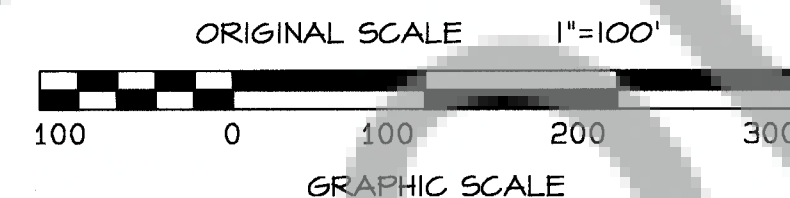
1. J. Hafford Short Plat Book 3, Page 190 of Short Plats

**NOTES**

1. OSPREY RIDGE WAY AND CLEARVIEW LANE TO BE DEDICATED TO CITY OF STEVENSON. DEDICATION RECORDED IN AFN **2005159180**
2. Prior to issuance of building permits for construction on the short plat lots, the water system improvements to serve the lots shall be completed and accepted by the public works director, and Osprey Ridge Lane and Clearview Lane shall be constructed to an interim standard acceptable to the public works director, pending completion to a public road standard as provided by a bond from the owner in favor of the city.

**LINE TABLE**

LINE	ARC	CHORD BEARING	RADIUS	DELTA	LONG CHORD
L1		N70°41'11"E			63.76'
L2		S90°00'00"E			26.55'
L3		S60°00'01"E			29.35'
L4		N90°00'00"E			26.55'
L5		S60°00'01"E			29.35'
L6		S11°55'32"E			28.67'
L7		S35°24'08"E			7.00'
C1	76.02'	N77°54'03"E	180.00'	24°11'54"	75.46'
C2	94.25'	S75°00'00"E	180.00'	29°59'59"	93.17'
C3	40.32'	S76°46'59"E	70.00'	32°59'57"	39.76'
C4	14.45'	N86°33'05"E	120.00'	6°53'51"	14.44'
C5	62.83'	S75°00'00"E	120.00'	29°59'59"	62.12'
C6	76.85'	S76°56'08"E	130.00'	33°52'14"	75.74'
C7	75.63'	S04°59'12"E	312.25'	13°52'41"	75.45'
C8	119.46'	S12°54'46"W	312.25'	21°55'15"	118.74'
C9	62.83'	S29°38'16"W	312.25'	11°31'44"	62.72'
C10	59.00'	S72°22'38"W	45.00'	75°07'15"	54.86'
C11	27.34'	N17°24'30"E	45.00'	34°49'00"	26.93'



We, owners of the above tract of land, hereby declare and certify this Short Subdivision 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 dedicated all roads 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.

Owner Colby Bennett 10-21-05  
Date

Owner CHARLES LAUFMAN-PARTNER SKAMANIA HEIGHTS L.L.C. 10-31-05  
Date

Notary Public David J. Coetz 10/21/05  
Date

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 Bennett.

Professional Land Surveyor Richard W. Bell 5-9-05  
Date

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

Bruce Schermer, PS 10/26/05  
S.W. Washington Health District Date

I hereby certify that the city road abutting the proposed Short Subdivision is of sufficient width to meet current city standards without requiring additional right of way and that road right of ways upon or abutting the proposed Short Subdivision are of sufficient width to assure maintenance and to permit future utility installations. I further certify that the proposed private roads meet current city standards and that city water and sewer services are available to the proposed Short Subdivision, except as noted.

Public Works Director John L. Stott 10-21-05  
Date

I hereby certify that this Short Subdivision complies with the Stevenson Short Plat Ordinance and is approved subject to properly being recorded and filed with the Skamania County Auditor within 30 days of the summary approval.

Short Plat Administrator Filip Brander SEPT. 27, 2005  
Date

I hereby certify that the taxes and assessments have been duly paid, discharged, or satisfied in regard to the lands involved with this Short Subdivision. Taxes pd thru 2005

Skamania County Treasurer Shirley Johnson 10-27-05  
Date

City of Stevenson Treasurer Mark Cole 10/27/05  
Date

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing filed by: City of Stevenson at 10:25 AM on October 28th, 2005, was recorded in Book AF 2005159290 of at Page

County Auditor Michael Johnson by Deputy 2005159290  
Auditor's File No.

Land within this Short Subdivision shall not be further divided for a period of five (5) years except as provided by City Short Plat Ordinance or unless a final plat is filed pursuant to Stevenson City Code, Title 16, Subdivisions.



DATE	DESCRIPTION	BY
7/00	DRAFTING	MSH
1/01	PRELIMINARY REVIEW	RWB
12/04	REVISED DRAFT	ARB
5/05	REVISED DRAFT	ARB
5/05	FINAL REVIEW	RWB

**SHORT PLAT**  
**FOR C.A.M. DEVELOPEMENT GROUP**  
STEVENSON, WASHINGTON

SHEET: 1 OF 1  
PROJECT: 05b003  
DATE: May 2005