

MORNING WOOD SHORT PLAT NO. 2
LOT 3 OF THE J. HAFORD SHORT PLAT
IN THE SE 1/4 OF THE SE 1/4
OF SECTION 35, T3N, R7E, WM
CITY OF STEVENSON, WA

LEGAL DESCRIPTION
Lot 3 of Reference 1 Short Plat

TRAVERSE STATEMENT

Two closed loop traverses were created around Lots 2-4 of the J. Haford Short Plat lying 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 related to the basis of bearing line.

REFERENCES

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

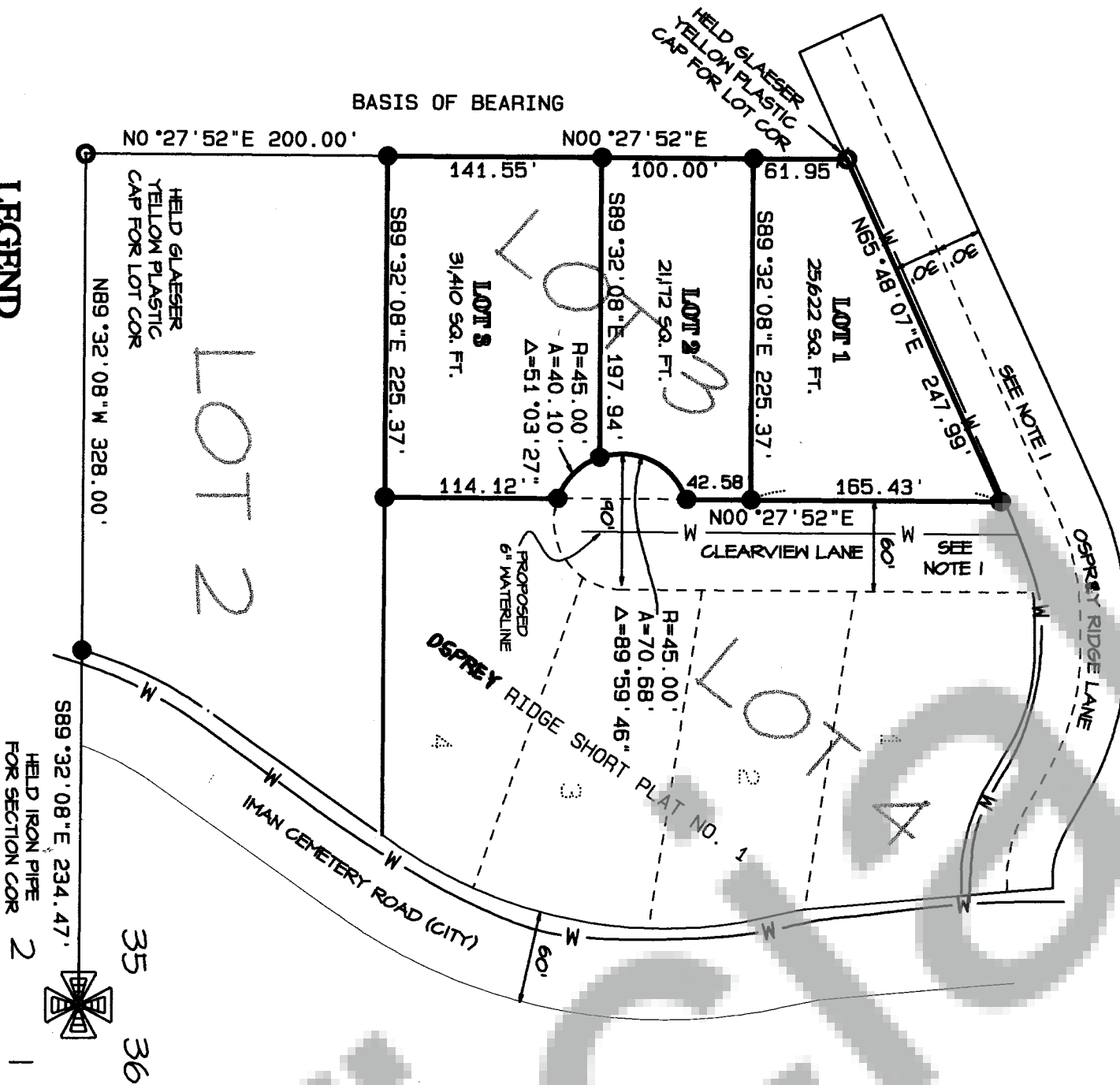
SURVEY NARRATIVE

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

NOTES

- OSPREY RIDGE LANE AND CLEARVIEW LANE TO BE DEDICATED TO CITY OF STEVENSON.
DEDICATION RECORDED IN APN 2005159291
- FOR MORE DIMENSIONS OF OSPREY RIDGE LANE AND CLEARVIEW LANE SEE HIDDEN RIDGE S.P. NO. 1
- 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.

PARCEL NUMBER:
03073500080300



LEGEND

- Ref. 1 survey monument
- ◇ Calculated corner, not set or found
- () Plat or deed call
- Set yellow plastic cap (YPC) imprinted "Bell Design 11073" on 5/8" rebar
- W — 8" City water line



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



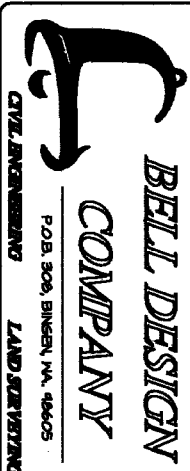
GRAPHIC SCALE

SHORT PLAT

FOR C.A.M. DEVELOPMENT GROUP

STEVENSON, WASHINGTON

SHEET: 1 OF 1
PROJECT: 05B003
DATE: May 2005



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.

10-31-05

Owner Charles Laufman - PARTNER SKAMANIA HEIGHTS LLC

Owner Mary E Laufman

Mary E Laufman

Notary Public 10/31/05

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 David Bennett.

Professional Land Surveyor 5-9-05

The lots in this short subdivision contain adequate area and proper soil, topographic, and drainage conditions to be served by an on-site 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 Scheelmeier, P.S. 10/26/05
S.W. Washington Health District

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 10-21-05

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 10/27/2005

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 10-27-05

City of Stevenson Treasurer 10/27/05

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing filed by: at 10:26 A.M. on October 26, 2005, was recorded in Book at Page AE 2005159291

Filed by Stevenson by J. Stacey, Deputy 2005159291
County Auditor Auditor's file #.

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.