

0 250 SCALE 1"=500 * BEARINGS BASED ON THE
WEST LINE OF THE NW 1/4 OF SECTION 24
AS SHOWN ON THE "DAVE CREAGAN
SHORT PLAT" AS RECORDED IN
AF# 2004153613

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.

LEGEND

MONUMENT AS NOTED

PUBLIC 2006

ATE OF MACHINATION

OF MACHINATIO

NOTARY S

OMNER: MARY P. SAUER

RECORD DATA FROM AF# 2004152896

RECORD DATA FROM AF# 2004153496 = COVENANTS, CONDITIONS AND RESTRICTIONS

OWNERS:

GERALD & MARY SAUER 26300 NE 16th ST CAMAS, WA. 98607

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

LE COUNTY OF HAME

BRUCE SHERCES ICAJOS
SKAMANIA COUNTY HEALTH DEPARTMENT DATE PAS

PARCEL BEING PLATTED:

"ANE FORESTS..." TO "SAUER" AF# 2004153496 (RECORDED 06/28/2004)

TopletevRE

EASEMENT NOTES

SURVEY REQUIREMENTS; CERTIFY THAT ANY ENGINEER OF SKAMANIA COUNTY, SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS AND/OR BRIDGES, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEET COUNTY 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 NAMBER(S) OF SUCH ROAD(S).

VICINITY MAP

SCALE 1"=500"

BOOK 82, PAGE 630 IS A QUIT CLAIM DEED FROM THE STATE OF WASHINGTON TO PUBLISHERS PAPER CO. (1983) THAT CONVEYED 18 PARCELS IN 8 DIFFERENT TOWNSHIPS. THERE ARE SEVERAL EASEMENTS OVER EXISTING ROADS IN SECTION 24 THAT WERE GRANTED TO PREVIOUS OWNERS IN THIS DOCUMENT. THOSE PREVIOUS OWNERS NO LONGER HAVE ANY INTEREST IN SECTION 24.

BOOK 34, PAGE 165 IS A 1951 EASEMENT FOR TELEPHONE LINES (ALONG TRAILS IN THE S 1/2 S 1/2 OF SECTION 24). IT HAS A CLAUSE THAT TERMINATES THE EASEMENT IF NOT USED FOR A 5 YEAR PERIOD.

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.

COUNTY PLANNING DEPARTMENT

DATE

NARRATIVE

POSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT SER TRACT" CITED AND TO SEGREGATE IT INTO THE 4 SHOWN. A RANDOM TRAVERSE WAS EXTENDED TO THE WAR REMAINING TRAVERSE POINTS USED IN THE "DAVE SHORT PLAT" AS RECORDED IN AF# 2004153613. THIS MEETS THE REQUIREMENTS OF WAC 332—130—090 AND CUTED WITH A 3—SECOND "TOTAL STATION INSTRUMENT" CTRONIC DATA COLLECTOR.

PRIVATE ROADS WARNING

OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE UNITY DEPARTMENT OF PUBLIC WORKS WITH REGARD TO PRIVATE ISE THE LOT, OR LOTS, IN THIS PLAT ARE SERVICED BY PRIVATE ROADS. IS ARE NOT MAINTAINED BY SKAMANIA COUNTY, LOT OWNERS WITHIN IST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS ING GRADING, DRAINAGE, SNOW PLOWING, ETC. THE CONDITION OF THE MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. IS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS. IS SEE ROAD MAINTENANCE AGREEMENT RECORDED IN DEED ENUMBER 2005159970

5)

9

A LANDSLIDE HAZARD STUDY, PREPARED BY GEOPACIFIC ENGINEERING INC., REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.

A 250' RIPARIAN BUFFER ZONE, AS SHOWN, IS ESTABLISHED BORDERING NORTH FORK LEWS RIVER. . VEGETATION REMOVAL IS ALLOWED WITHIN THE BUFFER AREA, UNLESS IT IS A MITIGATED NOXIOUS OR INVASIVE SPECIES.

A WILDLIFE HABITAT ASSESSMENT REPORT, PREPARED BY ENVIRONMENTAL TECHNOLOGY CONSULTANTS, REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.

SHORT PLAT IS IN AN AREA OF COMMERCIAL FOREST LAND WHICH IS SUBJECT TO A VAINITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERFORD DURATION. IN ADDITION TO OTHER ACTIVITIES, THESE MAY INCLUDE NOISE, DUST, SMINING, WISUAL IMPACTS AND ODORS RESULTING FROM HARVESTING, EARLY HOURS OF OPEN VITING, BROADCAST HELICOPTER APPLICATIONS OF FERTILIZERS, HERBICIDES AND ASSOCIATIONS ACTIVITIES. WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDURE FOREST MANAGEMENT ACTIVITIES ARE NOT SUBJECT TO LEGAL ACTION AS A PUBLIC NUTRIES ARE TO BE SETBACK AT LEAST 25 FEET FROM ALL PROPERTY LINES OF THE THE THE PROPERTY LINES OF THE

AIN PERIL.
ST, SMOKE, SERATION,

SANCE. ALL SHORT PLAT

VARIETY OF PERIODS OF SMOKE, SLASH

7

4)

ELECTRICITY IS NOT CURRENTLY AVAILABLE IN THIS AREA.

ZONING DESIGNATION FOR THIS PARCEL IS UNMAPPED.

2

J

NOTE:

Rs RECORDED

NEW DEVELOPMENT SHALL COMPLY MITH THE APPLICABLE WATER RESONDER DEVELOPMENT MAY BE IMPACTED BY CHANGES TO REGULATIONS CONCERNING ELOPERS ARE URGED TO CONTACT SKAMANIA COUNTY PLANNING DEPAR ULATIONS. NO PORTION OF ANY STRUCTURE, INCLUDING EAVES, OVERH, DISTURBANCE, INCLUDING MOWING, GRADING OR CLEARING SHALL BE ALFER. CONTACT THE SKAMANIA COUNTY PLANNING DEPARTMENT FOR CL

NOTES

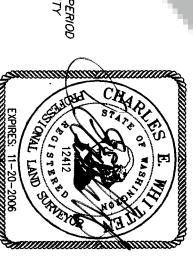
NOTE:

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

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.

Rs

ARE RECORDED UNDER



HAGEDORN, INC.

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

SCALE: DATE: JOB NO.: 1"=500' 12-28-05 04-074

3

CALC. BY: CEW
DRAWN BY: CC
CHECKED BY: BPT

SAUER in the E 1/2 SW 1/ and the W 1/2 SE 1/ SECTION 24, T7N, R6E, SKAMANIA COUNTY,

/2 SW 1/4 1/2 SE 1/4 77N, R6E,

4

₹

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY

WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2005/60078

RECORDER DO SKAMANA COUNTY WASHINGTON SHOWY

12/30

20 8

STATE OF WASHINGTON COUNTY OF SKAMANIA

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 JEBRY SAUER IN JULY, 2004.

SURVEYOR'S CERTIFICATE

ALL ROAD EASEMENTS SHOWN ARE NON—EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES. AUTHORIZED USED OF ALL PRIVATE ROADS IS TO ACCESS POSSIBLE FUTURE DEVELOPMENT OF ADJOINING PROPERTIES FOR INGRESS, EGRESS AND UTILITIES.

67

DWG# 04-074SP PAGE 1 OF 2

