

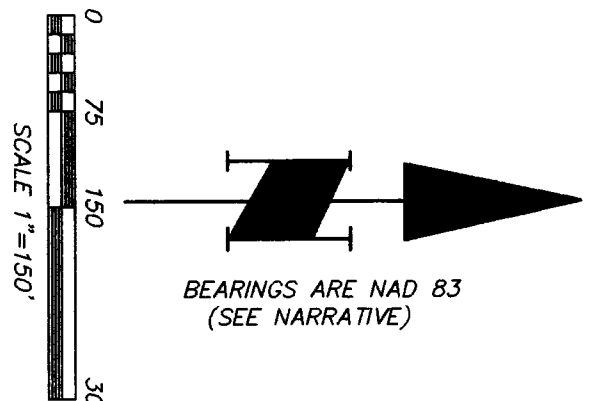
2005160080

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 "A FORESTRY ROAD" FOR FORMER PROPERTY OWNERS AND THEIR SUCCESSORS IN INTEREST.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE "SAUER TRACTS" AS CITED INTO THE 4 LOTS AS SHOWN. CORNERS WERE SET RADIALY FROM TRAVERSE POINTS REMAINING FROM THE SURVEY RECORDED IN AF# 2005155913. FIELD EQUIPMENT USED WAS A 3-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR.



LEGEND

- MONUMENT AS ESTABLISHED OR NOTED IN SURVEY RECORDED IN AF# 2005155913
- AF# = AUDITOR'S FILE NUMBER
- SLOPE ARROWS
- U.S.F.S. = UNITED STATES FOREST SERVICE
- CC & RS = COVENANTS, CONDITIONS AND RESTRICTIONS
- (P) = PRIVATE

OWNERS:

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

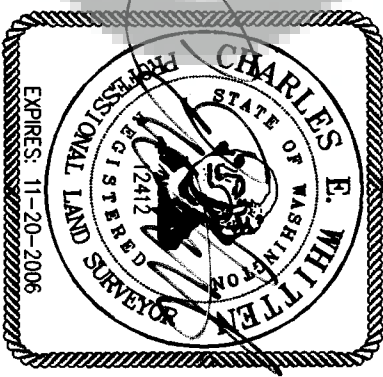
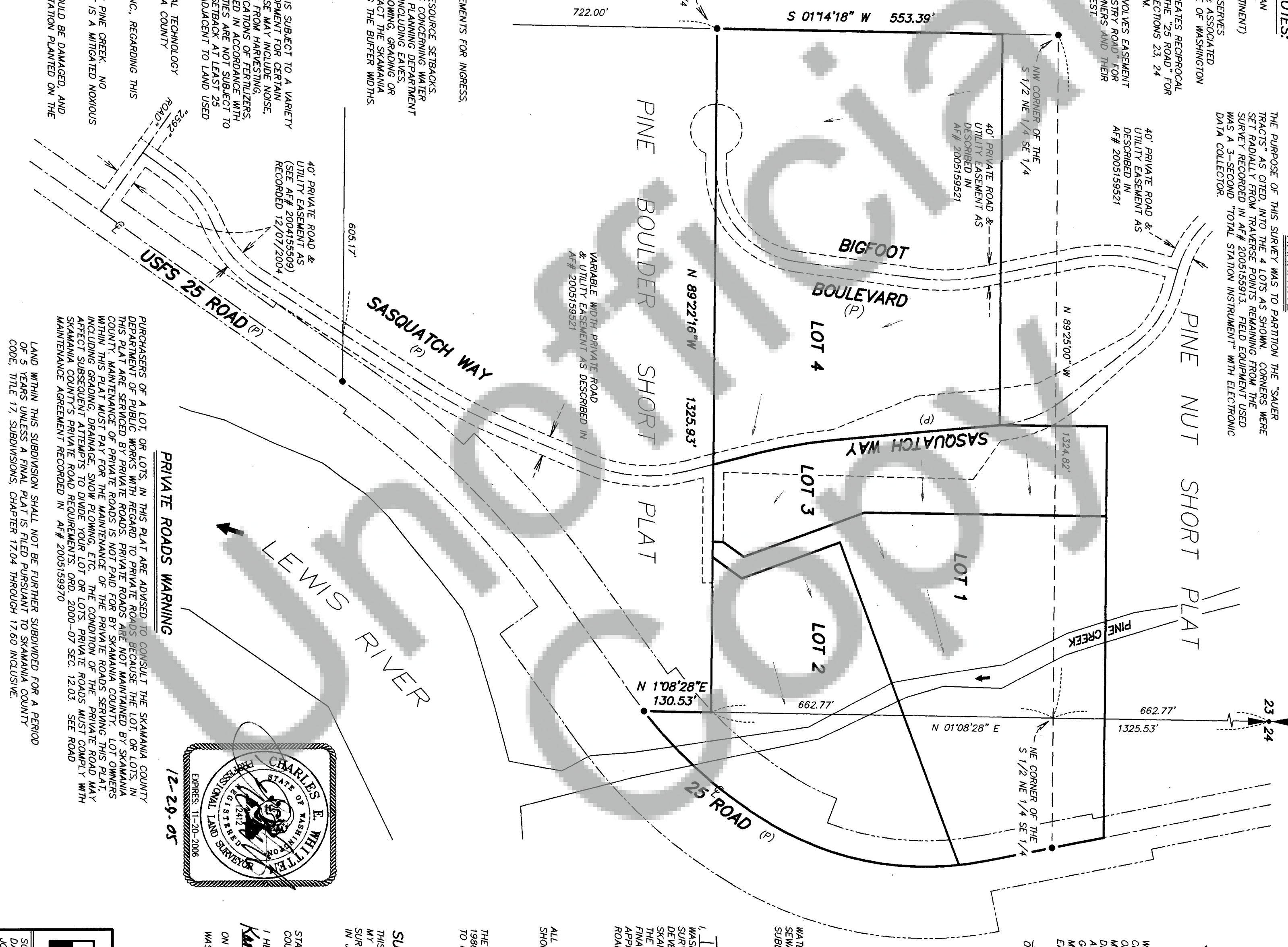
DEED REFERENCE

OREGON TO SAUER
AF# 2004154928 (10/27/04)
AND
SAUER TO SAUER
AF# 2004155175 (11/12/2004)
COMBINED AND THEN MODIFIED;
SEE BOUNDARY LINE
ADJUSTMENT RECORDED IN
AF# 2005157346

NOTE:
CC & RS RECORDED IN AF# 2005159105

NOTES

- 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. NO PORTION OF SKAMANIA COUNTY INCLUDING EASES, OVERHANGS, DECKS AND PORCHES, OR ANY DISBURSE INCLUDE, INCLUDING SPREADING OR CLEARING SHALL BE ALLOWED WITHIN THE RIVER OR ITS BUFFER. CONTACT THE SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.
- THE ZONING DESIGNATION FOR THIS PARCEL IS UNMAAPPED.
- ELECTRICITY IS NOT CURRENTLY AVAILABLE IN THIS AREA.
- THIS SHORT PLAT IS IN AN AREA OF COMMERCIAL FOREST LAND WHICH IS SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. IN ADDITION TO OTHER ACTIVITIES, THESE MAY INCLUDE NOISE, DUST, SMOKE, SLASH BURNING, VISUAL IMPACTS AND ODORS RESULTING FROM HARVESTING, EARLY HOURS OF OPERATION, PLANTING, BROADCAST HELICOPTER APPLICATIONS OF FERTILIZERS, HERBICIDES AND ASSOCIATED MANAGEMENT ACTIVITIES. WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, THESE FOREST MANAGEMENT ACTIVITIES ARE NOT SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE. ALL STRUCTURES ARE TO BE SETBACK AT LEAST 25 FEET FROM ALL PROPERTY LINES OF THE THE SHORT PLAT THAT ARE ADJACENT TO LAND USED FOR FOREST USE.
- A WILDLIFE HABITAT ASSESSMENT REPORT, PREPARED BY ENVIRONMENTAL TECHNOLOGY CONSULTANTS, REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.
- A LANDSLIDE HAZARD STUDY, PREPARED BY GEOPAGIFIC ENGINEERING INC., REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.
- A 150' RIPARIAN BUFFER ZONE, AS SHOWN, IS ESTABLISHED BORDERING PINE CREEK. NO VEGETATION REMOVAL IS ALLOWED WITHIN THE BUFFER AREA, UNLESS IT IS A MITIGATED NOXIOUS OR INVASIVE SPECIES.
- 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.



PINE MARTEN SHORT PLAT
in the E 1/2 SE 1/4 of SECTION 23 and the W 1/2 SW 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 TO SAID ROADS FOR THEIR DESIGNATED PURPOSES.

OWNER: GERALD T. SAUER
OWNER: MARY P. SAUER



Karen Willeson
NOTARY PUBLIC
RESIDING AT
DATE: 12/29/05

Bruce Schenckels
SKAMANIA COUNTY HEALTH DEPARTMENT
DATE: 12/29/05

Teri L. Winkler
COUNTY ENGINEER OF SKAMANIA COUNTY,
WASH., 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).
COUNTY ENGINEER
DATE: 12/29/05

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED.
Karen Willeson
COUNTY TREASURER
DATE: 12-29-05

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.
Teri L. Winkler
COUNTY PLANNING DEPARTMENT
DATE: 12/30/05

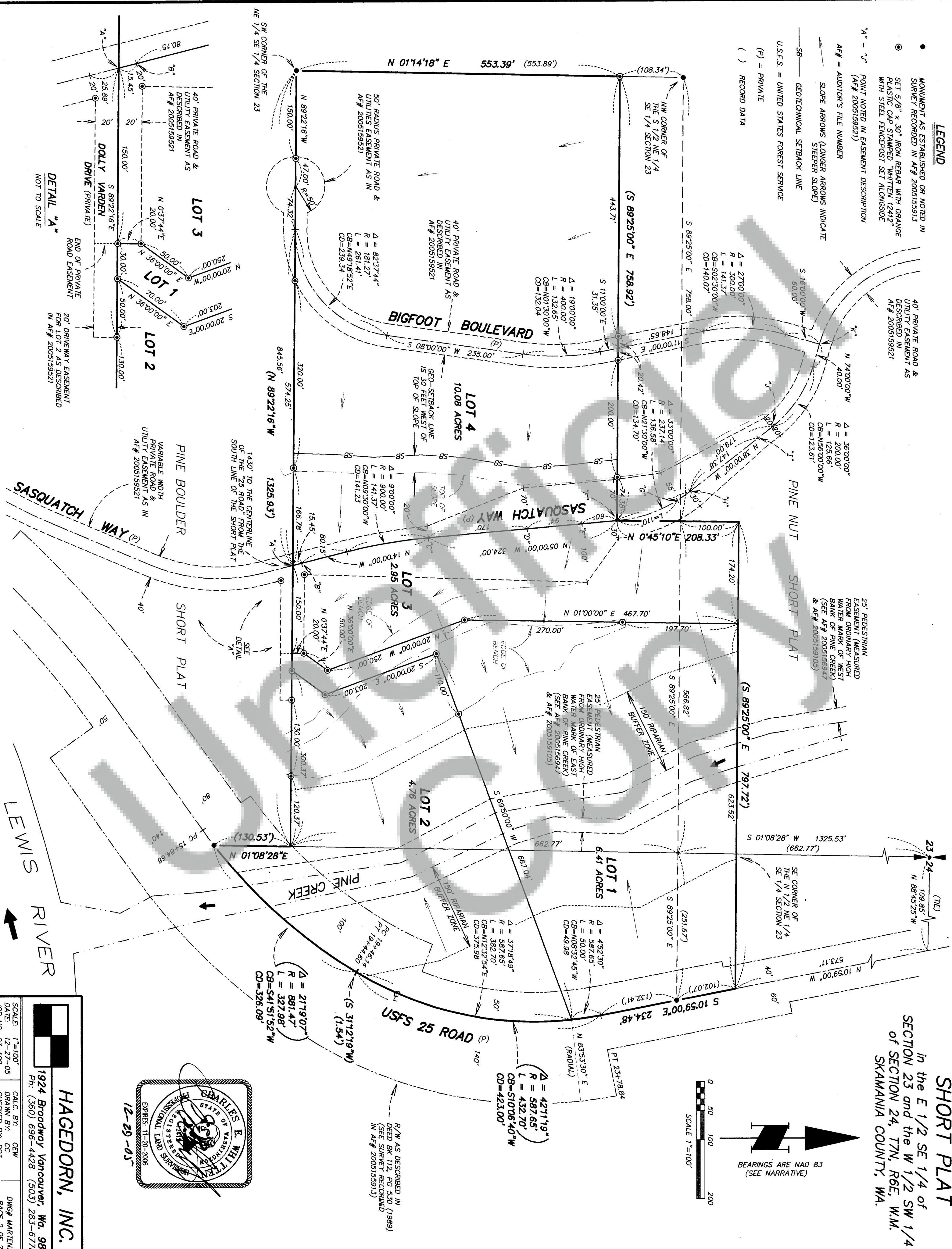
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GERALD SAUER IN JULY, 2004.
Charles E. Whitte

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Karen Willeson
OF Planning AT 4:19 P.M.
ON 12/30, 2005
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2005160080
Charles E. Whitte
RECORDED BY SKAMANIA COUNTY, WASHINGTON

HAGEDORN, INC.			
1924 Broadway Vancouver, Wa. 98663			
Ph: (360) 696-4428 (503) 283-6778			
SCALE: 1"=150'	CALC. BY: GEW	MARTENI	
DATE: 12-27-05	DRAWN BY: CO		
COR NO.: 03-109	CHECKED BY: BPT		

LEGEND

- MONUMENT AS ESTABLISHED OR NOTED IN SURVEY RECORDED IN AF# 2005155913
- ⊙ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE
- "A" - "J" POINT NOTED IN EASEMENT DESCRIPTION (AF# 2005159521)
- AF# = AUDITOR'S FILE NUMBER
- SLOPE ARROWS (LONGER ARROWS INDICATE STEEPER SLOPE)
- SB — GEOTECHNICAL SETBACK LINE
- U.S.F.S. = UNITED STATES FOREST SERVICE
- (P) = PRIVATE
- () RECORD DATA

**HAGEDORN, INC.**

1924 Broadway Vancouver, Wa. 98663

Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=100'

DATE: 12-27-05

DRAWN BY: CC

CHECKED BY: BPT

DWG# MARTEN2

PAGE 2 OF 2