2005160081

PINE NUT SHORT PLAT

in the E 1/2 of SECTION 23 and the W 1/2 of SECTION 24, T7N, R6E, W.M. SKAMANIA COUNTY, WA.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE "SAUER TRACTS" AS CITED, INTO THE 4 LOTS AS SHOWN. CORNERS WERE SET RADIALLY 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.

OWNERS:

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

07-06-23-00-1101-00

COMBINED AND THEN MODIFIED; SEE BOUNDARY LINE ADJUSTMENT IN AF# 2005157347

DEED REFERENCE

CREAGAN TO SAUER
AF# 2004154977 (10/27/04)

ANE TO SAUER
AF# 2004155037 (11/01/04)
(EXCEPT PARCELS "A" THROUGH "K" AS SHOWN IN THE JAN, 2005 SURVEY RECORDED IN AF# 2005155913

CREAGAN TO SAUER
AF# 2004155176 (11/12/04/)

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
- ⊡ STEEL FENCE POST (PAINTED BLUE) SET ON GEOTECHNICAL SETBACK LINE
- AF# = AUDITOR'S FILE NUMBER
- ← SLOPE ARROWS
- —SB— GEOTECHNICAL SETBACK LINE
- U.S.F.S. = UNITED STATES FOREST SERVICE
- CC & Rs = COVENANTS, CONDITIONS AND RESTRICTIONS
- (P) = PRIVATE
- ( ) RECORD DEED DATA
- "F"-"K" = POINTS FROM EASEMENT IN AF# 2005159521

BEARINGS ARE NAD 83 (SEE NARRATIVE)

0 40 80 160
SCALE 1"=80'

NOTE:
CC & Rs RECORDED IN AF# 2005159105

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.

PINE SQUIRREL SHORT PLAT

S 89°27'43" E 1008.70'

20.00' 262.00' 240.00'

NW CORNER OF THE NE 1/4 SE 1/4

SASQUATCH WAY (PRIVATE) N 08°00'00" W 267.22'

S 01°14'18" W 770.07' (661.73')

VARIABLE WIDTH PRIVATE ROAD & UTILITY EASEMENT; SEE AF# 2005159521

TOP EDGE OF SLOPE

25' PEDESTRIAN EASEMENT (MEASURED FROM ORDINARY HIGH WATER MARK OF WEST BANK OF PINE CREEK) (SEE AF# 2005156947 (& AF# 2005159105)

S 52°00'00"E 55.00'
S 43°00'00"E 45.00'
S 17°46'00"E 87.89'

SETBACK TABLE		
LINE	BEARING	DISTANCE
SB1	S 33°30' E	81.0'
SB2	S 20°38' E	80.7'
SB3	S 27°00' E	104.0'
SB4	S 45°00' E	90.0'
SB5	N 07°00' E	65.0'

GEO-SETBACK LINE IS 30 FEET WEST OF "TOP OF SLOPE"

Δ = 66°00'00"
R = 199.50'
L = 229.80'
CB=S41°00'00"E
CD=217.31

"K"

N 74°00'00"W 40.00'

Δ = 36°00'00"
R = 200.00'
L = 125.66'
CB=N56°00'00"W
CD=123.61

S 16°00'00"W 60.00'

"J"

Δ = 27°00'00"
R = 300.00'
L = 141.37'
CB=S02°30'00"W
CD=140.07

GEO-SETBACK LINE IS 15 FEET WEST OF "TOP OF SLOPE" (EXCEPT AS NOTED)

N 70°18'53" W 172.38'
S 38°00'00" E 179.00'
134.97'

40' PRIVATE ROAD & UTILITY EASEMENT; SEE AF# 2005159521

BIGFOOT BOULEVARD (PRIVATE) S 11°00'00" E 148.65'

"I" "H" "G" "F"

LOT 3
2.01 ACRES

LOT 4
15.80 ACRES

CREEK CENTERLINE DATA SHOWN FOR MATHEMATICAL CLOSURE PURPOSES ONLY

PINE CREEK

S 16°00'00"E 125.00'
S 13°00'00"E 150.00'

150' RIPARIAN BUFFER ZONE

S 18°00'00"W 135.00'

Δ = 33°00'00"
R = 237.14'
L = 136.58'
CB=N21°30'00"W
CD=134.70

1990' TO USFS "25 ROAD" FROM SOUTH BOUNDARY OF SHORT PLAT

1479' TO USFS "25 ROAD" FROM NORTH BOUNDARY OF SHORT PLAT

LODGEPOLE LANE (P)

40' PRIVATE ROAD & UTILITY EASEMENT AS DESCRIBED IN AF# 2005156947)

TURNAROUND EASEMENT

S 01°18'16" W 2557.45'

150' EASEMENT AS DESCRIBED IN DEED BOOK 48, PG 77 (DATED OCT 18, 1960) (RECORDED NOV. 7, 1960)

(RADIAL) N 81°22'36" E

Δ = 2°21'36"
R = 2220.00'
L = 91.44'
CB=N09°48'12"W
CD=91.44'

S 74°19'05" W 419.30' (329.34')

Δ = 38°00'00"
R = 113.90'
L = 75.54'
CB=S26°00'00"E
CD=74.16'

SB1

214'±

315.00'

LOT 1
1.10 ACRES

SB2

S 07°00'00" E 79.36'

106.00'

275.00'

R=100'

WELL # AAG 579

WELL PROTECTION EASEMENT (SEE AF# 2005156948)

S 70°00'00"W 25.0'

SB3

SB4

TOP EDGE OF SLOPE

EASEMENT AS DESCRIBED IN DEED BOOK 112, PG 530 (DATED JAN 9, 1989) (RECORDED JAN 20, 1989) ALSO SEE DEED BK 250 PG 750 (2003)

U.S.F.S. 25' ROAD

40' (N 10°59'00" W 602.22')

S 10°59'00" E 704.29'

60'

LOT 2
4.56 ACRES

(NO DIRECT ACCESS TO THE "25 ROAD" FROM LOT 2 IS PERMITTED)

25' PEDESTRIAN EASEMENT (MEASURED FROM ORDINARY HIGH WATER MARK OF EAST BANK OF PINE CREEK) (SEE AF# 2005156947 (& AF# 2005159105)

S 18°00'00"E 19.66'

CENTERLINE OF "25 ROAD" (SEE AF# 2004155037 & SURVEY IN AF# 2005155913)

397.11' 400.61' 100.00'

(S 89°25'00" E 797.72')

SECTION 23 SECTION 24 662.77'

PINE MARTEN SHORT PLAT

N 89°25'00" W 758.00'

N 89°25'00" W 566.82'

N 89°25'00" W 251.67'

51.04' 102.07' 50'

NW CORNER OF THE S 1/2 NE 1/4 SE 1/4

(108.34')

464.12' 443.70' 294.80' 200.00' 74.38' 70' 30'

(S 89°25'00" E 758.92')

20.42' 30.0'

208.33' (N 00°45'10" E)

100.00'

SB5

NOTES

1) ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.

2) 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.

3) THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THOSE RESOURCES MAY INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS SITE PREPARATION, TREE PLANTING, USE OF HERBICIDES/PESTICIDES, THINNING AND CLEAR CUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR. LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASER OF PROPERTY WITHIN THIS SHORT PLAT IS HEREBY ON NOTICE THAT THESE USES AND ASSOCIATED ACTIVITIES WILL OCCUR ON ADJACENT AND NEARBY PROPERTIES. SUCH USES SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACCUSTOMED FARM AND FOREST PRACTICES.

4) THE ZONING DESIGNATION FOR THIS PARCEL IS UNZONED/UNMAPPED.

5) ELECTRICITY IS NOT CURRENTLY AVAILABLE IN THIS AREA.

6) NO VEGETATION REMOVAL IS ALLOWED WITHIN THE BUFFER AREAS, UNLESS IT IS A MITIGATED NOXIOUS OR INVASIVE SPECIES.

7) THIS PROPERTY IS WITHIN BIG GAME WINTER RANGE. THE PROPERTY COULD BE DAMAGED, AND THE LOT OWNERS WILL BE LIABLE FOR THE REPAIRS. ANY VEGETATION PLANTED ON THE SUBJECT SITE SHOULD BE NATIVE TO THE AREA.

THE WILDLIFE AND HABITAT ASSESSMENT REPORT IS RECORDED IN AF# 2005158676

THE LANDSLIDE HAZARD STUDY IS RECORDED IN AF# 2005158676

LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISIONS, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

PRIVATE ROADS WARNING

PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE SKAMANIA COUNTY DEPARTMENT OF PUBLIC WORKS WITH REGARD TO PRIVATE ROADS BECAUSE THE LOT, OR LOTS, IN THIS PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS PLAT, INCLUDING GRADING, DRAINAGE, SNOW PLOWING, ETC. THE CONDITION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS. ORD. 2000-07 SEC. 12.03. SEE ROAD MAINTENANCE AGREEMENT RECORDED IN AF# 2005159970

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.

OWNER: GERALD SAUER — OWNER: MARY P. SAUER

TERI L. WYCKOFF NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES SEPTEMBER 1, 2006

NOTARY PUBLIC — DATE 12/29/05

NOTARY PUBLIC IN AND FOR THE COUNTY OF Skamania
RESIDING AT Stevenson, WA

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

Bruce Schaelchlin RS — 12/29/05
SKAMANIA COUNTY HEALTH DEPARTMENT — DATE

I, Tod LeFevre, 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 — 12/29/05 DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. thru 2005

Vickie Clelland, Deputy — 12-30-05
COUNTY TREASURER 07-06-23-0-0-1101-00 — DATE

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.

L. Witherspoon — 12/30/05
COUNTY PLANNING DEPARTMENT — DATE

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. WHITTEN STATE OF WASHINGTON 12412 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 11-20-2006

12-29-05

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Karen Witherspoon OF Planning AT 4:20 P.M. ON 12/30, 2005 WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2005160081

Peggy Lowry
RECORDER OF SKAMANIA COUNTY, WASHINGTON

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

SCALE: 1"=80'	CALC. BY: CEW	DWG# 03-109SP
DATE: 12-27-05	DRAWN BY: CC	SHEET 1 OF 1
JOB NO.: 03-109	CHECKED BY: BPT	