

MALONEY SHORT PLAT

A PORTION OF GOVERNMENT LOT 2 (FRACTIONAL SW 1/4 OF THE NW 1/4)

SECTION 31, T. 2 N., R. 5 E., WM

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 SHOWN FOR THEIR DESIGNATED PURPOSES.

OWNER Rhonda Little

OWNER Diane L. Espeland

NOTARY PUBLIC Clark

DATE 1/27/06

DATE 1-26-06

DATE 01-27-2006

DATE 1-27-2006

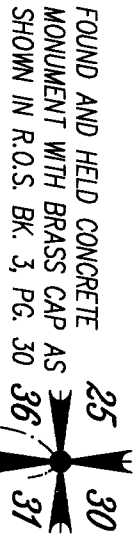


DATE 1-17-06

AUDITOR'S CERTIFICATE

DATE 27th DAY OF January, 2006

DATE 1-23-06



FOUND AND HELD CONCRETE MONUMENT WITH BRASS CAP AS SHOWN IN R.O.S. BK. 3, PG. 30 361

DEED REFERENCE
STATUTORY WARRANTY DEED
FREDERICK D. MORGAN
TO
SCOTT & RHONDA LITTLE
DOCUMENT #2005157960
(RECORDED: 07/12/2005)

OWNERS

SCOTT LITTLE & RHONDA LITTLE
1809 50TH STREET
WASHOUGAL, WA 98671

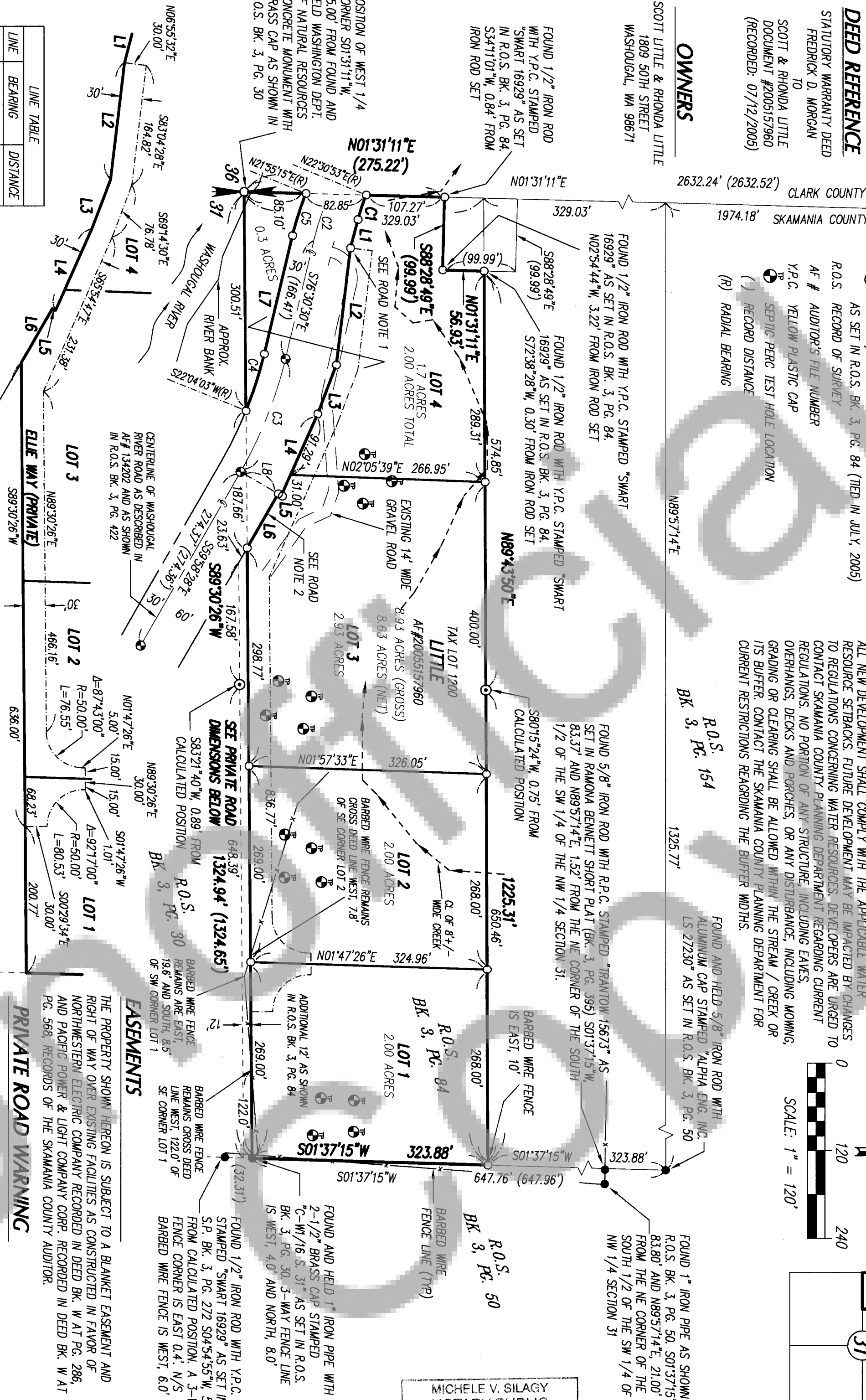
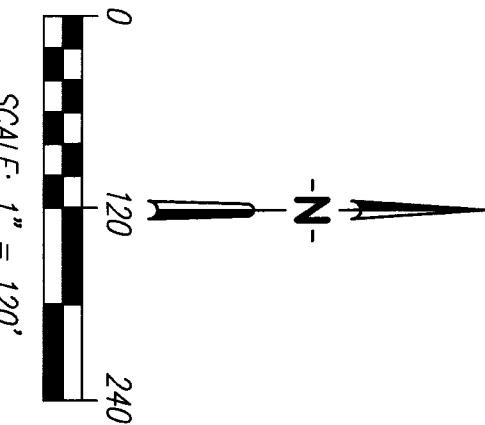
ROAD NOTES

ROAD NOTE 1:
RIGHT OF WAY AS DESCRIBED IN AF# 127320 AND AS SHOWN IN SKAMANIA COUNTY RIGHT OF WAY PLAN "WASHOUGAL RIVER ROAD, COUNTY ROAD NO. 11060", SHEET 2 OF 2, DATED 06/10/96, FILE NO. 2-31-468-84

ROAD NOTE 2:
RIGHT OF WAY AS DESCRIBED IN AF#134202 AND AS SHOWN IN SKAMANIA COUNTY RIGHT OF WAY PLAN "WASHOUGAL RIVER ROAD IMPROVEMENT PROJECT"

WASHOUGAL RIVER NOTE

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 ANY STRUCTURE, INCLUDING EAVES, OVERHANGS, DECKS AND PORCHES, OR ANY DISTURBANCE, INCLUDING MOWING, GRADING OR CLEARING SHALL BE ALLOWED WITHIN THE STREAM / CREEK OR ITS BUFFER. CONTACT THE SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.



LINE	BEARING	DISTANCE
L1	N75°19'38"W	40.55'
L2	N83°04'28"W	161.18'
L3	N69°14'30"W	72.28'
L4	N65°54'47"W	122.29'
L5	N30°01'32"E	5.00'
L6	N59°58'28"W	85.52'
L7	S76°30'30"E	166.41'
L8	S30°01'32"W (R)	60.00'

CURVE DATA	
C1	Δ=0°70'31" R=260.00' L=35.59'
C2	Δ=10°05'56" (10°04'37") R=385.00' L=67.86' (67.62')
C3	Δ=16°32'01" (16°32'11") R=580.00' L=167.37' (167.40')

NOTES

THE LITTLES WERE CONVEYED THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 31... ACCORDING TO THE ORIGINAL GOVERNMENT SURVEY, THERE IS NO SW 1/4 OF THE NW 1/4. GOVERNMENT LOT 2 IS THE CORRECT TERM. THE FRACTIONAL SUBDIVISION OF A GOVERNMENT LOT IS SUBJECT TO VARIOUS INTERPRETATIONS. I CHOSE TO SUBDUDE THE GOVERNMENT LOT IN THE SAME MANNER AS A TYPICAL "1/4 OF A 1/4". THIS IS THE METHOD ACCEPTED BY THE LOWER COLUMBIA RIVER CHAPTER OF THE LAND SURVEYORS OF WASHINGTON AND THIS WOULD BE THE METHOD, IF ANY, IMPLIED BY THE DEED DESCRIPTIONS. THIS IS ALSO THE METHOD USED IN PRIOR SURVEYS BY TRANWON, SMART AND GATES.

ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES (SEE PRIVATE ROADS WARNING).

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.

MACKAY & SPOSITO INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUISITION, ESTOPPEL, ADVERSE POSSESSION, ETC.

EASEMENTS

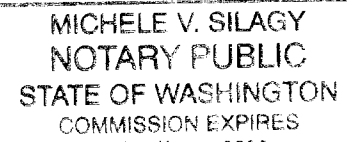
THE PROPERTY SHOWN HEREON IS SUBJECT TO A BLANKET EASEMENT AND RIGHT OF WAY OVER EXISTING FACILITIES AS CONSTRUCTED IN FAVOR OF NORTHWESTERN ELECTRIC COMPANY RECORDED IN DEED BK. W AT PG. 286, AND PACIFIC POWER & LIGHT COMPANY CORP. RECORDED IN DEED BK. W AT PG. 568, RECORDS OF THE SKAMANIA COUNTY AUDITOR.

PRIVATE ROAD WARNING

WARNING: THIS PLAT IS SERVED BY PRIVATE ROAD(S). 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. MAINTENANCE OF PRIVATE ROADS IS NOT PAID FOR BY SKAMANIA COUNTY. SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 2006160363 FOR RECORDS OF SKAMANIA COUNTY.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CALCULATE AND MONUMENT THE REFERENCED PARCEL, TO DIVIDE IT INTO 4 LOTS AND TO MONUMENT THE LOTS AS SHOWN HEREON. AN ELECTRONIC MATHEMATICAL MODEL WAS DEVELOPED FROM R.O.S. BK. 3, PG. 30, R.O.S. BK. 3, PG. 50 AND R.O.S. BK. 3, PG. 84, A CLOSED RANDOM TRAVERSE WAS MADE AROUND THE SITE AND ORIENTED BETWEEN EXISTING MONUMENTS AT THE CENTER WEST 1/16 CORNER AND 25.00' NORTH OF THE WEST 1/4 CORNER. THE TRAVERSE WAS PERFORMED USING A GEODIMETER 3-SECOND TOTAL STATION INSTRUMENT WITH AN ELECTRONIC DATA COLLECTOR. THE RESULTING LINEAR ERROR OF CLOSURE WAS EQUAL TO OR EXCEEDED THE REQUIREMENTS OF WAC 332-130-090. RADIAL TIES FROM THE TRAVERSE POINTS WERE MADE TO FOUND MONUMENTS AND TO SEPTIC PERC. TEST HOLE LOCATIONS. IRON RODS WERE SET BY RADIAL STAKEOUT FROM TRAVERSE POINTS.



DATE 1-26-06

DATE 01-27-2006

DATE 1-27-2006

DATE 1-17-06

DATE 1-17-06

DATE 27th DAY OF January, 2006

DATE 1-23-06