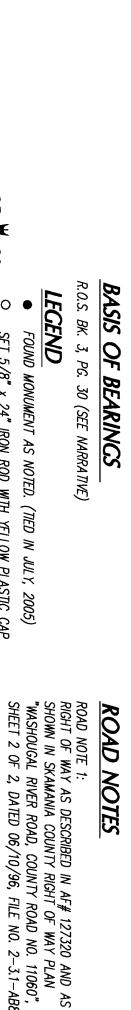
PORTION OF GOVERNMENT LOT 2 (FRACTIONAL SW 1/4 OF THE NW 1/4)

SHORT

SECTION 31, T.

2 N, R. 5

SKAMANIA COUNTY, WA



FOUND MONUMENT AS NOTED. (TIED IN JULY, 2005)

SET 5/8" x 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BESEDA 32448" (5 FT. GREEN STEEL "T" FENCE POST SET NEXT TO IRON ROD AS WITNESS

POST) UNLESS NOTED OTHERWISE

FOUND AND HELD CONCRETE MONUMENT WITH BRASS CAP SHOWN IN R.O.S. BK. 3, PG. 30 30 8 Y 8 39 30

STATUTORY WARRANTY DEED FREDRICK D. MORGAN TO DEED REFERENCE

R.O.S.

 $\odot$ 

AF#

AUDITOR'S FILE NUMBER

YELLOW PLASTIC CAP

SCOTT & RHONDA LITTLE DOCUMENT #2005157960 (RECORDED: 07/12/2005)

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

2632.24' (2632.52') CLARK COUNTY 1974.18' SKAMANIA

RADIAL BEARING

RECORD DISTANCE SEPTIC PERC TEST HOLE

FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "SWART 16929" AS SET IN R.O.S. BK. 3, PG. 84 (TIED IN JULY, 2005) RECORD OF SURVEY FOUND CONCRETE MONUMENT WITH "X" IN BRASS CAP IN CASE WITH COVER AS SET IN R.O.S. BK. 3, PG. 422

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

VO. 11060", 2-3.1-AB8.84

## WASHOUGAL RIVER NOTE

REGULATIONS. NO PORTION OF ANY STRUCTU OVERHANGS, DECKS AND PORCHES, OR ANY I GRADING OR CLEARING SHALL BE ALLOWED W ITS BUFFER. CONTACT THE SKAMANIA COUNT ALL NEW DEVELOPMENT SHALL COMPLY WITH RESOURCE SETBACKS. FUTURE DEVELOPMENT TO REGULATIONS CONCERNING WATER RESOUR CONTACT SKAMANIA COUNTY PLANNING DEPA TURE, INCLUDING EAVES,
Y DISTURBANCE, INCLUDING MOWING,
WITHIN THE STREAM / CREEK OR
NTY PLANNING DEPARTMENT FOR
IFFER WIDTHS. H THE APPLICABLE WATER
IT MAY BE IMPACTED BY CHANGES
URCES. DEVELOPERS ARE URGED TO
PARTMENT REGARDING CURRENT

CURRENT RESTRICTIONS REAGRDING THE BUF

70 SCALE: 1" ij 120'

T2N, R5E, W.M.

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.

OF OUR

SCOTT LITTLE OHNER

Should Sittle

michely slags

ESPELAN

ENG. INC. 3, PG. 50 50 323.88 FOUND 1" IRON PIPE AS SHOWN IN R.O.S. BK. 3, PG. 50. S01'37'15"W, 83.80' AND N89'57'14"E, 21.00' FROM THE NE CORNER OF THE SOUTH, 1/2 OF THE SW 1/4 OF THE

1325.77

R.O.S. 154  $\varphi$ 

BK.

FOUND AND HELD 5/8" IRON ROD ALUMINUM CAP STAMPED "ALPHA I LS 27230" AS SET IN R.O.S. BK.

FOUND 5/8" IRON ROD WITH R SET IN RAMONA BENNETT SHO 83.37' AND N89'57'14"E, 1.52' 1/2 OF THE SW 1/4 OF THE N TH R.P.C. STAMPED "TRANTOW 15673" AS SHORT PLAT (BK. 3, PG. 395) S01'37'15"W, 1.52' FROM THE NE CORNER OF THE SOUTH HE NW 1/4 SECTION 31.

S8075"24"W, 0.75' FROM CALCULATED POSITION 1**225.31** 650.46 268.00

BARBED WIRE IS EAST, 10'

FENCE

647.76

R.O.S. 3, PG.

NOTARY PUBLIC

BK.

FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "SWART 16929" AS SET IN R.O.S. BK. 3, PG. 84. S34"11'01"W, O.84" FROM

N01°31′11″E

FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "SWART 16929" AS SET IN R.O.S. BK. 3, PG. 84. S72'38"28"W, O.30' FROM IRON ROD SET

329.03

FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED 16929" AS SET IN R.O.S. BK. 3, PG. 84. NO2"54"44"W, 3.22" FROM IRON ROD SET

"SWART

N89°57°14"E

N89.43.50 E WIDE 8.93 ACRES (GROSS) 400.00 AF#20055157960 TAX LOT 1200 326.05

CL OF 8'+/-

RO.S.

PG: 84

323.88

BARBED WIRE FENCE LINE (TYP)

EXISTING 14' GRAVEL ROAD ROAD **LOT 3** 2.93 A 8.63 ACRES (NET)

**LOT** 2.00 A

T 2 ACRES

**LOT 1** 2.00 ACRES

324.96

BK.

⊕₹

SEE ROAD NOTE 2 N01°57'33"E

1.00°,

**⊕**₹

ADDITIONAL 12' AS SHOWN IN R.O.S. BK. 3, PG. 84

FOUND AND HELD 1" IRON PIPE WITH 2-1/2" BRASS CAP STAMPED
"C-W1/16 S. 31" AS SET IN R.O.S.
BK. 3, PG. 30. 3-WAY FENCE LINE IS WEST, 4.0' AND NORTH, 8.0'

**⊕**₹

O∃ O∃ S01°37′15″W

S01°37'15"W

FENCE REMAINS
LINE WEST, 7.8'
R LOT 2

N01°47'26"E

25.00' FROM FOUND AND HELD WASHINGTON DEPT. OF NATURAL RESOURCES CONCRETE MONUMENT MITH

NI NMOHS

0.3 ACRES

17

/೭

300.51

187.66

23.63'

7.6. 276.30.30.E

POSITION OF WEST CORNER SO1"31"11"

N2230'53" (275.22")

5

SEE

ROAD NOTE

S88'28'49"E () (99.99')

2.00 2.00

ACRES TOTAL

N02'05'39"E 266.95'

(99.99')

N01'31'11"E

N01°31'11"E

167.58' **S89'30'26"W** SEE PRIVATE ROAD DIMENSIONS BELOW -836.77

S83'21"40"W, 0.89' FROM CALCULATED POSITION BK.

648.39' 1**324.94'** (1**324.65')** R.O.S. PG. 30

BARBED WIRE FENCE REMAINS ARE EAST, 19.6' AND SOUTH, 8.5' OF SW CORNER LOT 1

(32.31')

FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "SWART 16929" AS SET IN S.P. BK. 3, PG. 272 SO4"54"55"W, 5.26" FROM CALCULATED POSITION. A 3-WAY FENCE CORNER IS EAST 0.4'. N/S BARBED WIRE FENCE IS WEST, 6.0"

ASEMENTS BARBED WIRE FENCE REMAINS CROSS DEED LINE WEST, 122.0' OF SE CORNER LOT 1

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.

WARNING: THIS PLAT IS SERVICED 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 PAIDS FOR BY SKAMANIA COUNTY. SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 2006/160364 RECORDS OF SKAMANIA COUNTY. PRIVATE ROAD WARNING

## NARRATIVE

MACKAY & SPOSITO INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUIESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC. OR A PERIOD COUNTY 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 1/14 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 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.

CALC.

MacKay

89

Sposito,

Inc.

S30°01'32"W (R)

60.00' 166.41

C3 <u>A=16'32'01" (16'32'11")</u> (R=580.00')

L=167.37' (167.40')

S76:30'30"E

N59°58'28"W N30°01'32"E

122.29' 5.00' 85.52'

 $\mathcal{C}$ 

L=35.59° R=260.00'

2 <u>A=10.05'56" (10.04'37")</u> (R=385.00') L=67.86' (67.62')

 $\mathcal{C}$ 

∆=08\*25'45" R=415.00' L=61.05'

THE LITTLE'S WERE CONVEYED THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 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 SUBDIVIDE 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 TRANTOW, SWART AND GATES.

N69°14'30"W N65°54'47"W

N83'04'28"W

40.55' 161.18' 72.28'

 $\Omega$ 

∆=07.50'31"

**C4** 

∆=08°34'32"

NOTES

PRIVATE ROAD DIMENSIONS

R=550.00' L=82.32'

CURVE DATA

6

ELLIE WAY (PRIVATE)
S89'30'26"W

N89'30'26"E

--.02

**LOT 2** 466.16

L=76.55'

Δ=87°43′00″ R=50.00′¬

∆=9277'00" S01\*47'26"W \_\_\_\_\_1.01'

1 107

L = 80.53R=50.00

500°29'34"E 30.00'

N01"47"26"E 5.00"

15.00'

15,00'

N89\*30\*26\*E 30.00'

15

15/1/20

*LOT 3* 

N7519'38"W

BEARING

12

S69'14'30"E 76.78'

MASIOCAL MES

RIVER BANK STATE

S. T.

30

107 4

CENTERLINE OF WASHOUGAL RIVER ROAD AS DESCRIBED IN AF# 134202 AND AS SHOWN IN R.O.S. BK. 3, PG. 422

13

**ENGINEERS** 

SURVEYORS

**PLANNERS** 

VANCOUVER,

98683

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

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

FAX (360) 695-0833

10B NO.:

SHEET

1

9

1325 SE TECH CENTER DRIVE, SUITE 140 (360) 695-3411 (503) 289-6726 PTLD

CHECKED

BY:

N.J.B.

DWG.

NAME:

DRAWN BY:

NOTARY PUBLIC

Clark

RESIDING AT BATHE COUNTY OF WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT

STATE OF WASHINGTON
COMMISSION EXPIRES
COMISSION EXPIRES
COMMISSION EXPIRES
COMMISSION EX BRUCE SHERCING (SCC 17.64.100(C)(1))

BRUCE SHERCING (SCC 17.64.100(C)(1))

RAMANIA COUNTY HEALTH DISTRICT

G. SCOTT BRYAN

DATE 1/27/06

G. SCOTT BETAND

MACTING

GOVERNMENT COUNTY BETAND

MACTING

GOVERNMENT STANDARD

MACTING

MA

COUNTY ENGINEER 1.26.06 DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED THRU 2006 FOR TAX PARCEL NUMBER 22:25;31.2.0.17.00.00

Vickie Chelland, Seputy

01-27-2006 DATE

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLIES WITH SKAMANIA COUNTY CODE TITLE 17, CHAPTER 64 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

1-27-2006 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 THIS REQUIEST OF SCOTT LITTLE IN JULY OF 2005.

NIN J. BESEDA, PROFESSIONAL TSSIONAL LAND SURVEYOR, P.L.S.

AUDITOR'S CERTIFICATE

Januar

\_\_\_ 2006.

AT 3:13 FILED FOR RECORD THIS 27th DAY OF \_ REQUEST OF MACKAY & SPOSITO, INC. PM. UNDER AUDITOR'S FILE NUMBER 2006/160363 AT

Daving

TARGE COUNTY AUDITOR

14203PT1