

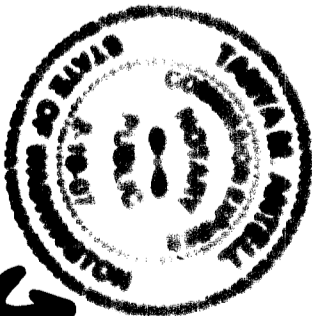
2006160726

EAGLE CLIFF
SHORT PLAT

in the E 1/2 SW 1/4
and the SE 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 GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

OWNER: DAVE L. CREAGAN
OWNER: BRENDA L. CREAGAN



James D. Allen
NOTARY PUBLIC
AND FOR THE COUNTY OF
RESIDING AT *Game Creek, WA*

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

Bruce Screemings
DATE *3/2/06*
SKAMANIA COUNTY HEALTH DEPARTMENT

Tim Lefaire
COUNTY ENGINEER OF SKAMANIA COUNTY,
WASH., CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY,
SURVEY REQUIREMENTS, CERTIFY THAT ALL 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).

Joe J. J...
COUNTY ENGINEER
DATE *2/14/06*

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. *Theresa*
Carole Lyndal deputy
COUNTY TREASURER
DATE *3/3/06*

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLIES WITH ORDINANCE
1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT
TO RECORDING THE SKAMANIA COUNTY AUDITOR'S OFFICE
IN JUNE, 2005.
St. L. H...
COUNTY PLANNING DEPARTMENT
DATE *3/3/2006*

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 DAVE CREAGAN
IN JUNE, 2005.

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Karen Witherspoon
OF *Planning* AT *9:44 A.M.*
ON *March 13* 20 *06*
WAS RECORDED UNDER AUDITOR'S FILE NUMBER *2006160726*

Chaggy Sherry
RECORDING SKAMANIA COUNTY, WASHINGTON
Michael Turner by Chaggy
COUNTY AUDITOR

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

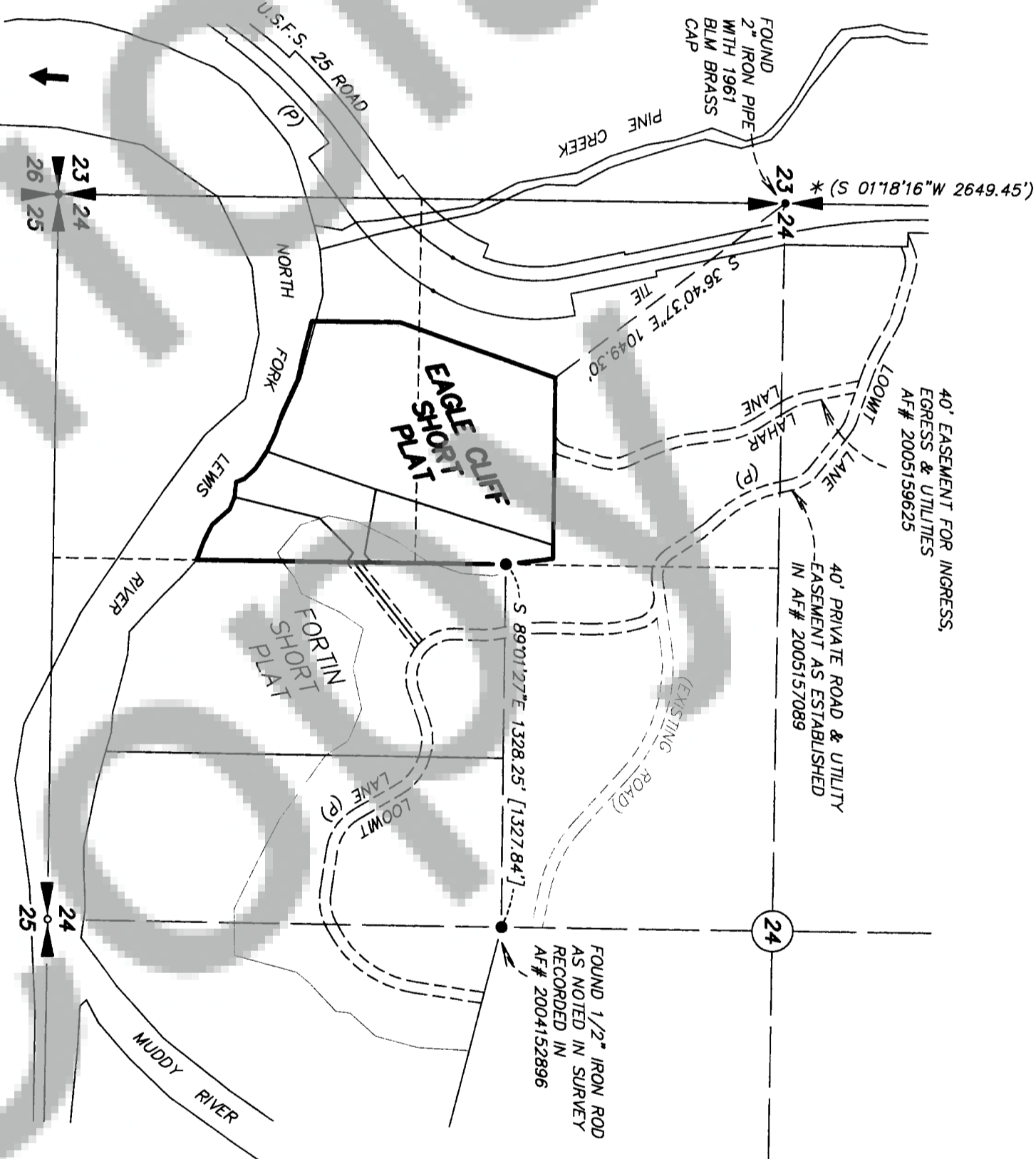
SCALE: 1"=100'
DATE: 01-17-06
DRAWN BY: CCW
CHECKED BY: BPT
DWG# 05-057SP
SHEET 1 OF 2

EASEMENT NOTES

- BOOK 71, PAGE 442 (1906) IS A CONVEYANCE OF MANY FRACTIONAL PARCELS IN T6N, R5E, W.M. (DOESN'T AFFECT THIS PLAT)
- BOOK 72, PAGE 442 (1934) IS AN EASEMENT IN GOV'T LOTS 1 & 2 IN FAVOR OF THE U.S. DEPT OF AGRICULTURE FOR A 40-FT EASEMENT (IN A GENERAL EAST & WEST DIRECTION; LOCATION UNSPECIFIED) THAT HAS REVERTED TO THE FEE OWNER DUE TO DISCONTINUANCE OF USE.
- BOOK 34, PAGE 165 IS A 1951 EASEMENT FOR TELEPHONE LINES IN THE S 1/2 OF SECTION 24 (ALONG HARBOR PLYWOODS HULL ROAD WHICH IS ACTUALLY IN IN THE SW 1/4 SW 1/4 OF SECTION 24). IT HAS A CLAUSE THAT TERMINATES THE EASEMENT IF NOT USED FOR A 5 YEAR PERIOD. (DOESN'T AFFECT THIS PLAT)
- BOOK 82, PAGE 630 IS A QUIT CLAIM DEED FROM THE STATE OF WASHINGTON TO PUBLISHERS PAPER CO. (1983) THAT COVERED 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 44, PAGE 337 IS A CONVEYANCE AND RESERVATION OF OF MINERAL RIGHTS IN PORTIONS OF SECTION 14 AND 24.
- BOOK 48, PAGE 62 IS FOR R/W OVER THE "25 ROAD" IN FAVOR OF ST. REGIS PAPER CO. (DOESN'T AFFECT THIS PLAT)
- BOOK 48, PAGE 77 IS FOR R/W OVER THE "25 ROAD" IN FAVOR OF NORTHERN PACIFIC RR (DOESN'T AFFECT THIS PLAT)
- BOOK 51, PAGE 263 IS FOR R/W OVER THE "25 ROAD" IN FAVOR OF THE "U.S.A." (DOESN'T AFFECT THIS PLAT)
- BOOK 64, PAGE 521 IS FOR R/W OVER THE "25 ROAD" IN FAVOR OF AN ILLIBLE GRANTEE (DOESN'T AFFECT THIS PLAT)
- BOOK 84, PAGE 763 IS FOR R/W OVER THE "25 ROAD" IN FAVOR OF THE "U.S.A." (DOESN'T AFFECT THIS PLAT)
- BOOK 250, PAGE 750 IS AN EASEMENT AGREEMENT OVER THE "25 ROAD" BETWEEN POPE RESOURCES, PACIFICORP, PLUM CREEK TIMBER CO, ANE FORESTS OF LEWIS RIVER. (DOESN'T AFFECT THIS PLAT)
- AF# 2005156130 IS A DEED OF TRUST FROM "SAUER AND CREAGAN" (GRANTORS) TO WEST COAST BANK (BENEFICIARY)
- AF# 2005157089 IS A RECIPROCAL EASEMENT OVER "LOOMT LANE" AND AND "PHYLLIS ANN BLOCK COURT" (FORMERLY "FORTIN SPUR")
- AF# 2005158675 IS A RECIPROCAL WELL AGREEMENT (SEE PAGE 2 OF 2)
- AF# 2005158676 IS A WILDLIFE AND HABITAT ASSESSMENT REPORT
- AF# 2005158676 IS ALSO A LANDSLIDE HAZARD STUDY
- AF# 2005159105 ARE CC & RS (SEE AF# 2005159172 FOR AMENDMENTS)

NOTES

- 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 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 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 LEWIS RIVER. 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.
- CONDITIONS, COVENANTS, & RESTRICTIONS ARE RECORDED IN AF# 2005159105 (SEE AMENDMENT AS RECORDED IN AF# 2005159172)



OWNER:
DAVID AND BRENDA CREAGAN
19707 NE 105th AVE
BATTLE GROUND, WA. 98604

PARCEL BEING PLATTED:
GERALD SAUER AND MARY SAUER TO
DAVID CREAGAN AND BRENDA CREAGAN
QUIT CLAIM DEED
AF# 2005156968 (4/15/2005)

NARRATIVE

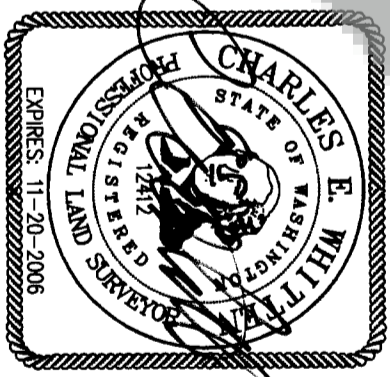
THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THE "CREAGAN TRACT" CITED AND TO SEGREGATE IT INTO THE 4 LOTS AS SHOWN. A RANDOM TRAVERSE POINTS USED IN THE "DAVE CREAGAN SHORT PLAT" AS RECORDED IN AF# 2004153613. THIS TRAVERSE MEETS THE REQUIREMENTS OF WAC 332-130-090 AND WAS EXECUTED WITH A 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR.

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 SERVED 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 DEED AUDITOR'S FILE NUMBER 2005159970

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

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.



01-25-06

2006160726

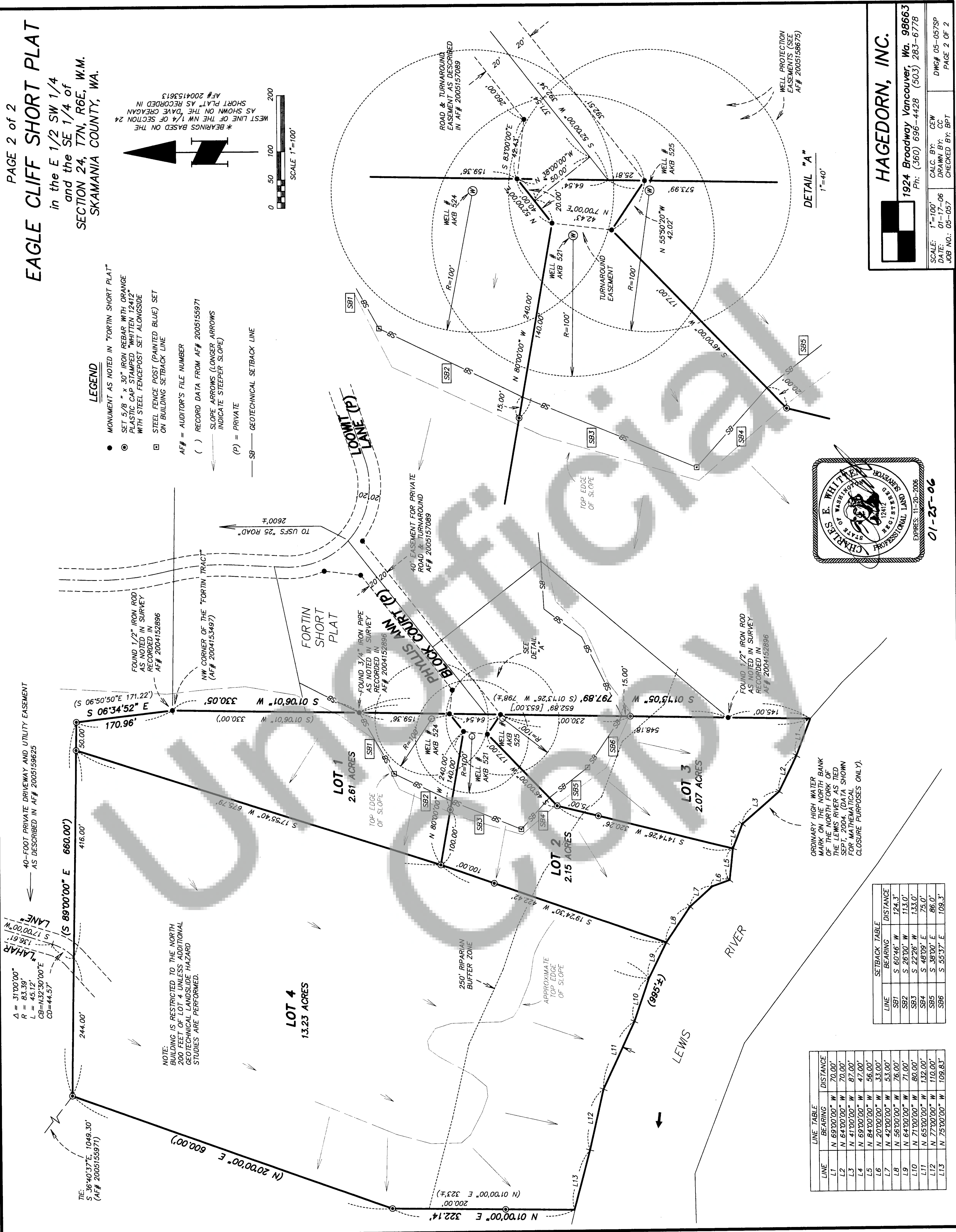
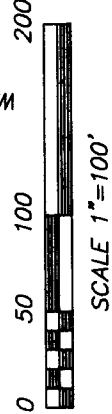
EAGLE CLIFF SHORT PLAT

in the E 1/2 SW 1/4
and the SE 1/4 of
SECTION 24, T7N, R6E, W.M.
SKAMANIA COUNTY, WA.

LEGEND

- MONUMENT AS NOTED IN "FORTIN SHORT PLAT"
- 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 BUILDING SETBACK LINE
- AF# = AUDITOR'S FILE NUMBER
- () RECORD DATA FROM AF# 2005155971
- SLOPE ARROWS (LONGER ARROWS INDICATE STEEPER SLOPE)
- (P) = PRIVATE
- SB — GEOTECHNICAL SETBACK LINE

* BEARINGS BASED ON THE WEST LINE OF THE NW 1/4 OF SECTION 24 AS SHOWN ON THE "DAVE OREGAN" SHORT PLAT AS RECORDED IN AF# 2004153613



01-25-06

SETBACK TABLE		
LINE	BEARING	DISTANCE
SB1	S 60°46' W	124.3'
SB2	S 26°00' W	113.0'
SB3	S 22°26' W	133.0'
SB4	S 48°09' E	75.0'
SB5	S 38°00' E	86.0'
SB6	S 55°37' E	109.3'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°00'00\" W	70.00'
L2	N 84°00'00\" W	70.00'
L3	N 41°00'00\" W	87.00'
L4	N 69°00'00\" W	47.00'
L5	N 84°00'00\" W	56.00'
L6	N 20°00'00\" W	33.00'
L7	N 42°00'00\" W	53.00'
L8	N 56°00'00\" W	76.00'
L9	N 64°00'00\" W	71.00'
L10	N 71°00'00\" W	80.00'
L11	N 65°00'00\" W	132.00'
L12	N 77°00'00\" W	110.00'
L13	N 75°00'00\" W	109.83'

HAGEDORN, INC.

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

SCALE: 1\"=100'
DATE: 01-17-06
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DRAWN BY: CC
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DWG# 05-057SP
PAGE 2 OF 2