

2006160727

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 CHANCES 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.
- 3) THE ZONING DESIGNATION FOR THIS PARCEL IS UNMAAPPED.
- 4) ELECTRICITY IS NOT CURRENTLY AVAILABLE IN THIS AREA.
- 5) 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, PLANNING, 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.
- 6) A WILDLIFE HABITAT ASSESSMENT REPORT, PREPARED BY ENVIRONMENTAL TECHNOLOGY CONSULTANTS, REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.
- 7) A LANDSLIDE HAZARD STUDY, PREPARED BY GEOPACIFIC ENGINEERING INC., REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.
- 8) 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.
- 9) THIS PROPERTY IS WITHIN BIG GAME WINTER PANCE. 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.

OWNER:

PINE CREEK BOULDER, LLC
%GERALD AND MARY SAUER
28300 NE 16TH ST
CAMAS, WA 98607

DEED REFERENCE

POPE RESOURCES TO
PINE CREEK BOULDER, LLC
AF# 2004155506

LEGEND

- MONUMENT AS ESTABLISHED OR NOTED IN SURVEY RECORDED IN AF# 2005159105

AF# = AUDITOR'S FILE NUMBER

← SLOPE ARROWS

U.S.F.S. = UNITED STATES FOREST SERVICE

CC & RS = COVENANTS, CONDITIONS AND RESTRICTIONS

(P) = PRIVATE

NOTE:
CC & RS RECORDED IN AF# 2005159105

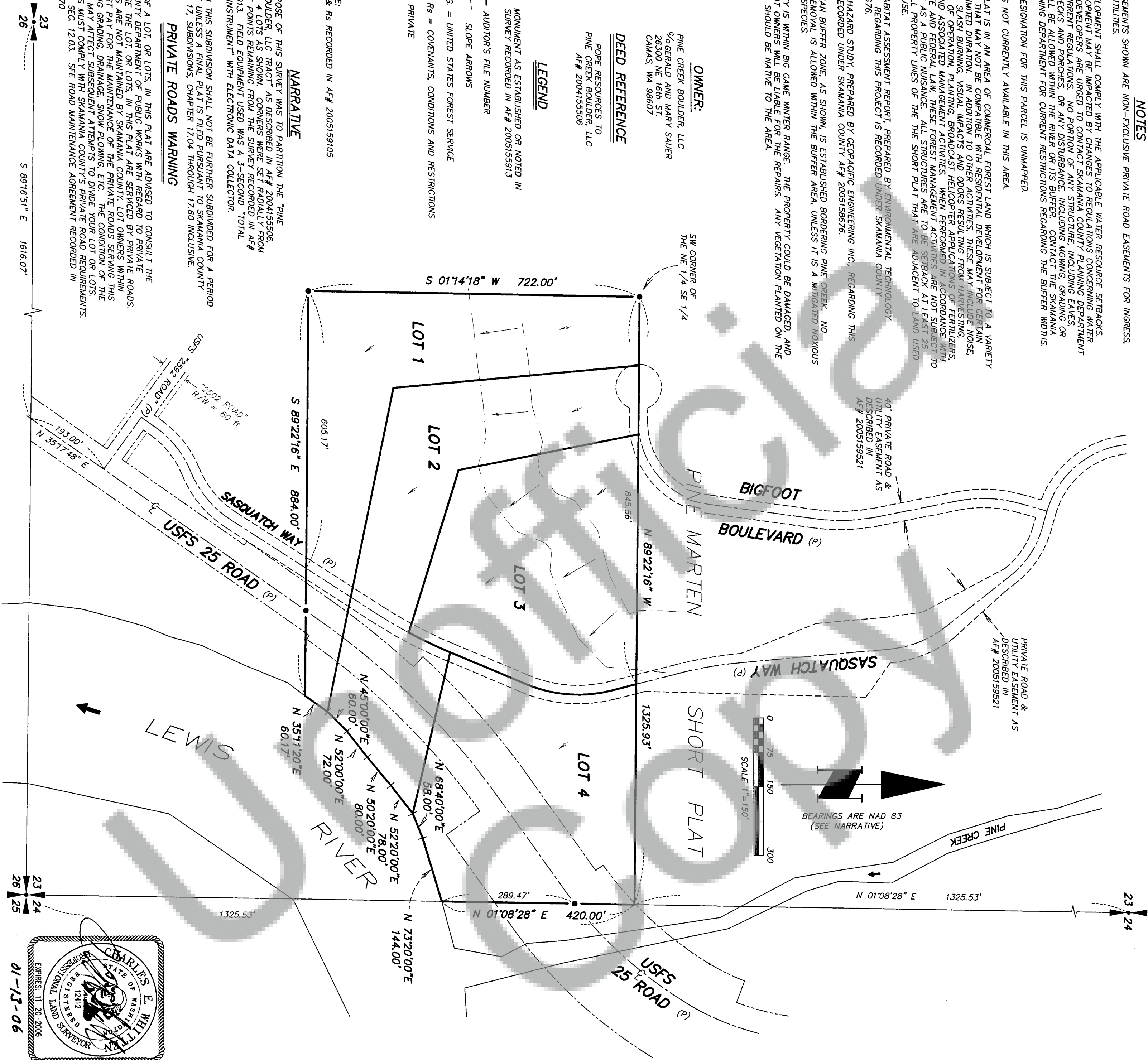
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE "PINE CREEK BOULDER, LLC TRACT" AS DESCRIBED IN AF# 2004155506 INTO THE 4 LOTS AS SHOWN. CORNERS WERE SET RADUALLY FROM TRAVERSE POINTS REMAINING FROM THE SURVEY RECORDED IN AF# 2005159105. FIELD EQUIPMENT USED WAS A 3-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR.

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

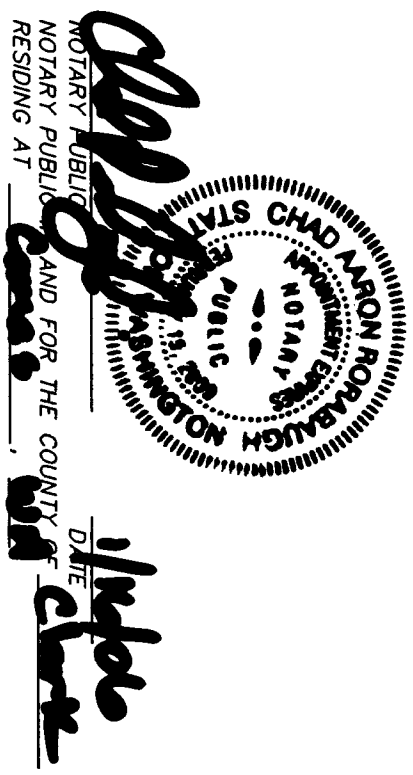
PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE SKAMANIA COUNTY DEPARTMENT OF PUBLIC WORKS WITH REGARD TO PRIVATE ROADS BECAUSE THE LOT, OR LOTS, IN THIS PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS PLAT, INCLUDING GRADING, DRAINAGE, SNOW FLOWING, 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



PINE BOULDER
SHORT PLAT
GOV'T LOT 1 (FRACTIONAL SE 1/4 SE 1/4)
SECTION 23, 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 MAIN FINANCE OF SAID ROADS FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN OR THEIR DESIGNATED PURPOSES.

OWNER: GERALD T. SAUER
OWNER: MARY P. SAUER
OWNER: BRENDA L. GAGAN
OWNER: JANE P. SAUER



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

Bruce Schenck
SKAMANIA COUNTY HEALTH DEPARTMENT
DATE 3/2/06

I, Bruce Schenck, COUNTY ENGINEER OF SKAMANIA COUNTY, HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIREMENTS. CERTIFY THAT ANY ROADS AND/OR BRIDGES DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAT, 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).

DATE 2/14/06

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED BY THE COUNTY TREASURER
DATE 01-06-23-08
COUNTY TREASURER
THE LAYOUT OF THIS SHORT SUBDIVISION COMPLES WITH ORDINANCE 1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDED IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.
DATE 3/3/06
COUNTY PLANNING DEPARTMENT

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 THE CLIENT
IN JULY, 2004.

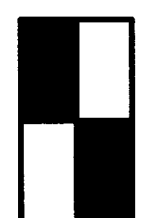
DATE 01-15-06

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Karen Whittemore OF Planning AT 10:16 A.M.
ON March 3, 2006, 2006160727
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2006160727

RECORDED BY SKAMANIA COUNTY WASHINGTON

HAGEDORN, INC.

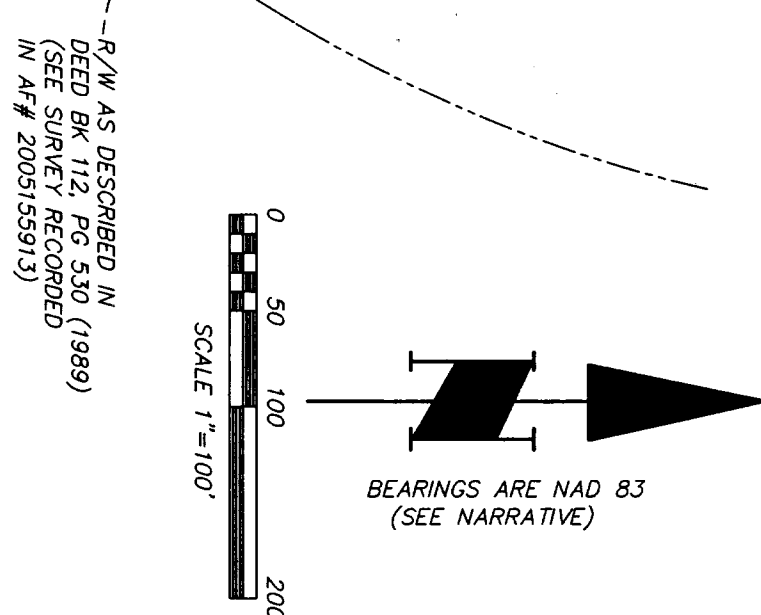
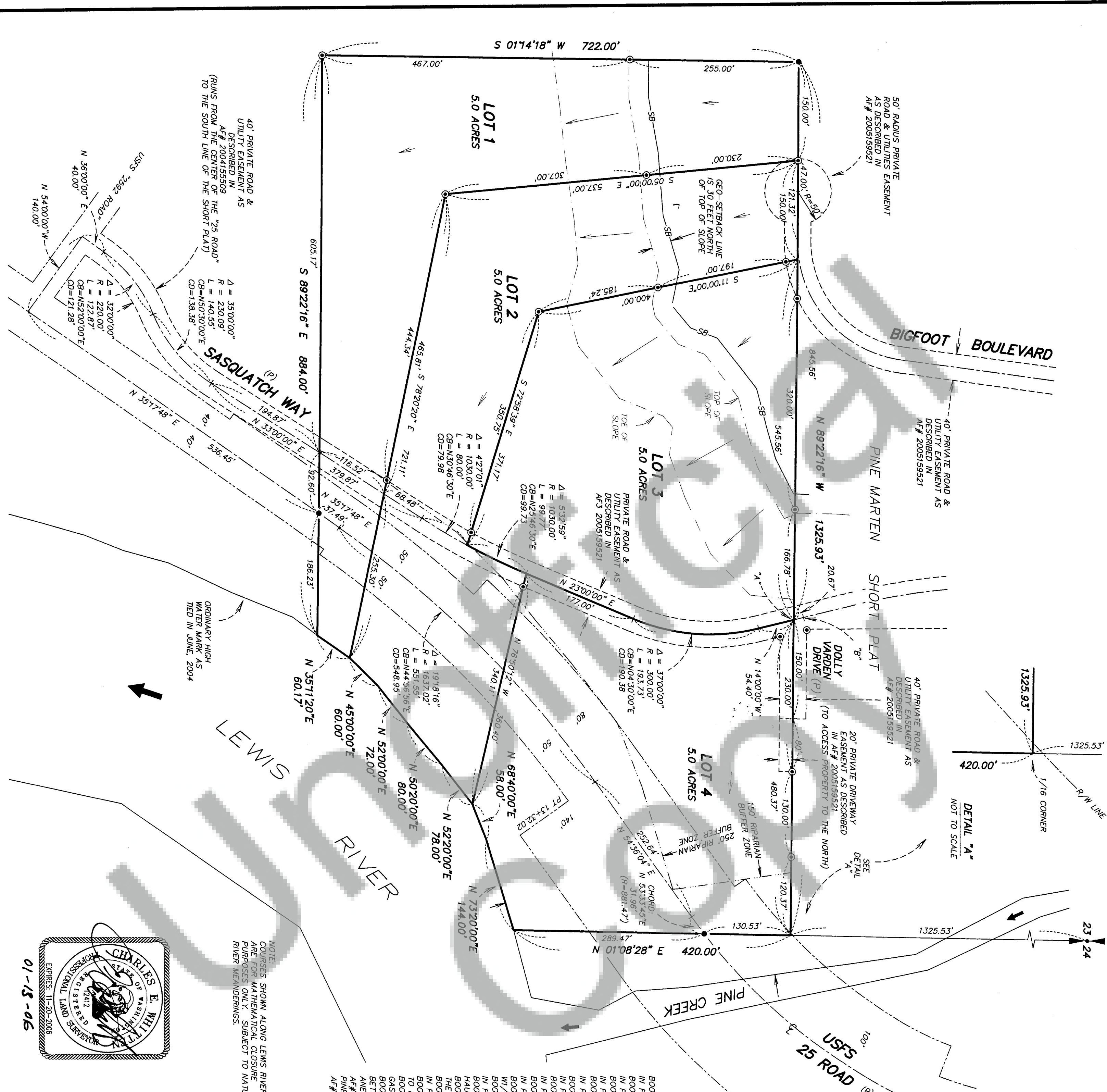


1924 Broadway Vancouver, Wa. 98663
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=150'
DATE: 12-27-05
JOB NO.: 04-152
CALC. BY: CEW
DRAWN BY: CC
CHECKED BY: BBT
DWG# BOULDER1
PAGE 1 OF 2

PINE BOULDER
SHORT PLAT

GOV'T LOT 1 (FRACTIONAL SE 1/4 SE 1/4)
SECTION 23, T7N, R6E, W.M.
SKAMANIA COUNTY, WA.



NOTES ON EASEMENTS
LISTED IN TITLE REPORT

BOOK 34, PAGE 165 IS FOR TELEPHONE LINES ALONG THE "25 ROAD" IN FAVOR OF THE USFS (DOESN'T AFFECT THIS PLAT)
BOOK 48, PAGE 62 IS FOR THE R/W OVER THE "25 ROAD" IN FAVOR OF ST. REGIS PAPER CO. (DOESN'T AFFECT THIS PLAT)
BOOK 48, PAGE 172 IS FOR THE R/W OVER THE "25 ROAD" IN FAVOR OF NORTHERN PACIFIC RAILWAY CO. (DOESN'T AFFECT THIS PLAT)
BOOK 51, PAGE 370 IS FOR R/W OVER THE "25 ROAD" IN FAVOR OF THE USFS (DOESN'T AFFECT THIS PLAT)
BOOK 52, PAGE 211 IS FOR R/W OVER THE "2592 ROAD" IN FAVOR OF THE USFS (DOESN'T AFFECT THIS PLAT)
BOOK 61, PAGE 593 IS FOR R/W OVER THE "90 ROAD" IN FAVOR OF THE WASHINGTON DNR (DOESN'T AFFECT THIS PLAT)
BOOK 71, PAGE 712 IS FOR R/W OVER THE "2592 ROAD" IN FAVOR OF THE USFS (DOESN'T AFFECT THIS PLAT)
BOOK 6, PAGE 992 IS FOR R/W OVER A SPUR ROAD IN THE W1/2 SET1/4 (DOESN'T AFFECT THIS PLAT)
BOOK 84, PAGE 739 IS FOR R/W OVER THE "25 ROAD" IN FAVOR OF THE USFS (DOESN'T AFFECT THIS PLAT)
BOOK 110, PAGE 632 IS FOR RELINQUISHMENT OF OFF-HIGHWAY HAUL RIGHTS IN FAVOR OF THE USFS (DOESN'T AFFECT THIS PLAT)
BOOK 112, PAGE 530 IS FOR MODIFICATION OF THE R/W OVER THE "25 ROAD" IN FAVOR OF THE USFS (DOESN'T AFFECT THIS PLAT)
BOOK 114, PAGE 702 IS FOR RESERVATION OF MINERAL RIGHTS IN FAVOR OF PLUM CREEK TIMBER CO. (PCTC)
BOOK 114, PAGE 714 IS FOR THE ASSIGNMENT OF MINERAL RIGHTS TO MERIDIAN OIL, INC.
BOOK 123, PAGE 915 IS FOR CLARIFICATION OF MINERAL RIGHTS VERSUS GAS AND OIL RIGHTS BETWEEN MERIDIAN MINERALS CO. AND MERIDIAN OIL CO.
BOOK 250, PAGE 750 IS FOR RECIPROCAL EASEMENT GRANTS OVER THE "25 ROAD" BETWEEN PLUM CREEK, TIMBERLANDS, POPE RESOURCES, PACIFICORP, AND ANE FORESTS OF LEWIS RIVER (DOESN'T AFFECT THIS PLAT)
AF# 2004155508 IS A DEED OF TRUST AFFECTING THE PLAT AREA EXECUTED BY PINE CREEK BOULDER, LLC IN FAVOR OF POPE RESOURCES
AF# 2004155509 IS A 40-FT EASEMENT FROM THE PLAT AREA TO THE "25 ROAD"

LEGEND

- MONUMENT AS ESTABLISHED OR NOTED IN SURVEY RECORDED IN AF# 2005155913
- SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE
- "A", "B" = 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



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

SCALE: 1"=100'
DATE: 01-12-06
JOB NO.: 04-152

CALC. BY: CEW
DRAWN BY: CC
CHECKED BY: BPT

DWG# BOULDER2
PAGE 2 OF 2