

2006160728

LOOWIT
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, 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 SAUER

Charles E. Whitteborn
NOTARY PUBLIC
STATE OF WASHINGTON
RESIDING AT
DATE
NOTARY PUBLIC AND FOR THE COUNTY OF 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 Schneeweis
DATE 3/2/06
SKAMANIA COUNTY HEALTH DEPARTMENT

Tab LeFebvre
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 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 OF SUCH ROAD(S).
DATE 2/14/06
COUNTY ENGINEER

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED.
Carla Givens
COUNTY TREASURER
DATE 3/13/2006

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.
K. Whitteborn
DATE 3/13/2006
COUNTY PLANNING DEPARTMENT

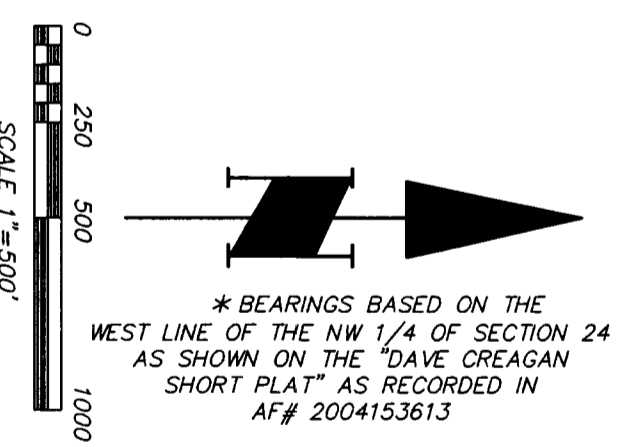
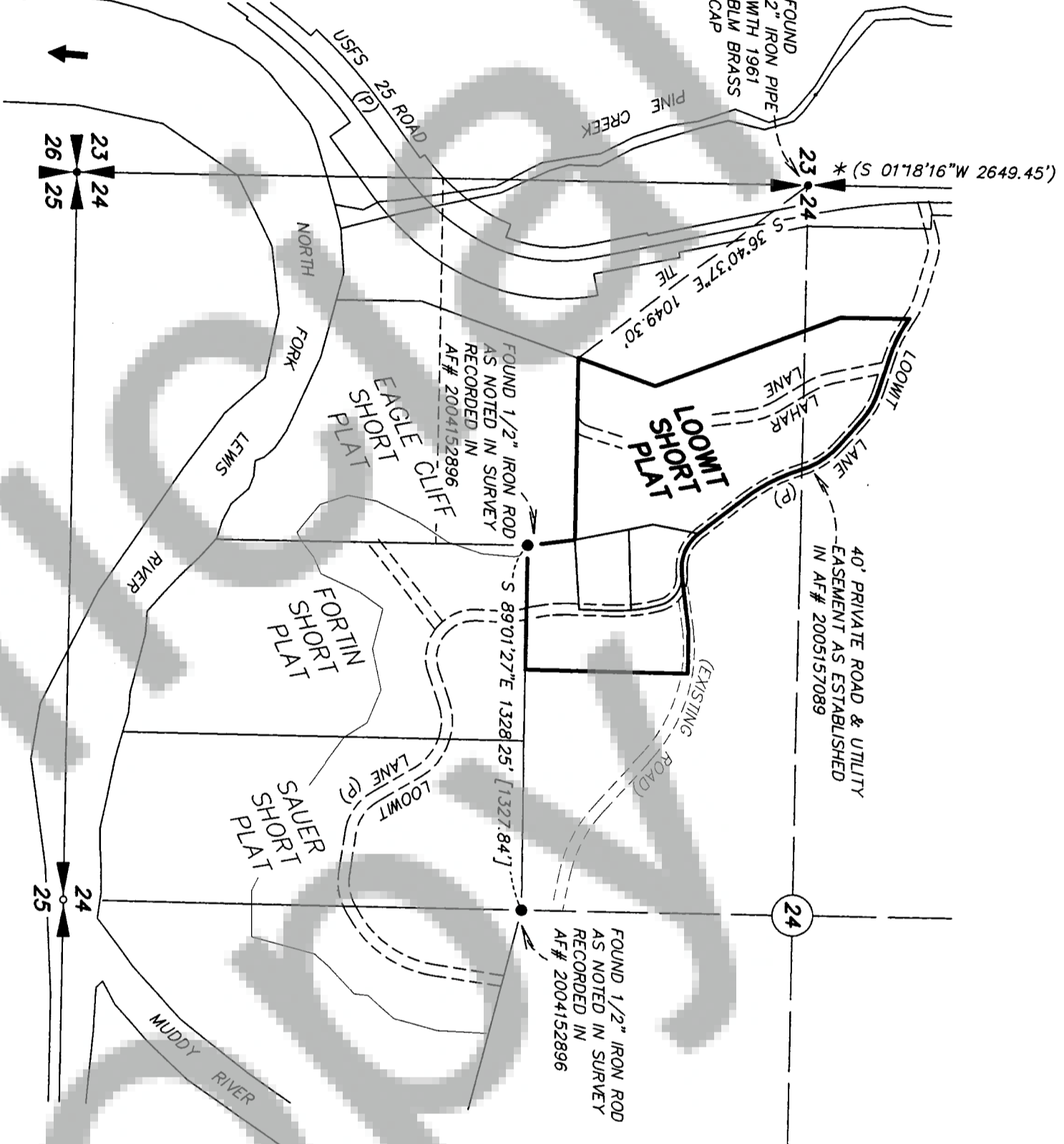
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GERALD SAUER
IN JULY, 2005.
Michael Johnson
DATE 01-15-06
COUNTY AUDITOR

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Karen Whitteborn
OF Planning AT 11:04 A.M.
ON March 3 2006
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2006160728

Gregory Starnes
RECORDED IN SKAMANIA COUNTY, WASHINGTON
Michael Johnson
COUNTY AUDITOR

HAGEDORN, INC.
1924 Broadway Vancouver, Wa. 98663
Ph: (360) 696-4428 (503) 283-6778
SCALE: 1"=100'
DATE: 01-12-06
JOB NO.: 05-058
CALC. BY: CEW
DRAWN BY: CC
CHECKED BY: BPT
DWG# 05-058SP
SHEET 1 OF 2



LEGEND
● MONUMENT AS NOTED
(P) = PRIVATE
USFS = UNITED STATES FOREST SERVICE
[] RECORD DATA FROM AF# 2004152896
() RECORD DATA FROM AF# 2004153490

NOTES

- 1) 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.
- 2) 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 CLEARCUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR. LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASE 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.
- 3) THE ZONING DESIGNATION FOR THIS PARCEL IS UNMAPED.
- 4) ELECTRICITY IS NOT CURRENTLY AVAILABLE IN THIS AREA.
- 5) A WILDLIFE HABITAT ASSESSMENT REPORT, PREPARED BY ENVIRONMENTAL TECHNOLOGY CONSULTANTS, REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005156676.
- 6) A LANDSLIDE HAZARD STUDY, PREPARED BY GEOPACIFIC ENGINEERING INC., REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005156676.
- 7) CONDITIONS, COVENANTS & RESTRICTIONS ARE FILED UNDER AF# 2005159105

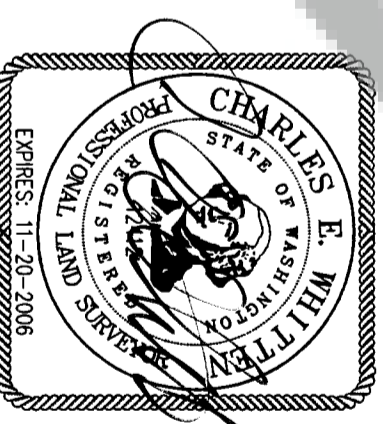
VICINITY MAP
SCALE 1"=500'

OWNERS:
GERALD & MARY SAUER
26300 NE 16th ST
CAMAS, WA. 98607

PARCEL BEING PLATTED:
OREGAN TO SAUER
AF# 20051566950
(RECORDED 4/15/2005)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE 23.66 "SAUER TRACT" CITED INTO THE 4 LOTS AS SHOWN. A RANDOM TRAVERSE WAS EXISTING THROUGH THE AREA ORIGINATING AND CLOSING ON EXTENDED CONTROL POINTS REMAINING FROM THE "SAUER SHORT PLAT". THIS TRAVERSE MEETS THE REQUIREMENTS OF WAC 332-130-090. RADIAL TIES WERE MADE TO CONTROLLING MONUMENTS FOUND AND NEW LOT CORNERS SET. FIELD EQUIPMENT USED WAS 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.

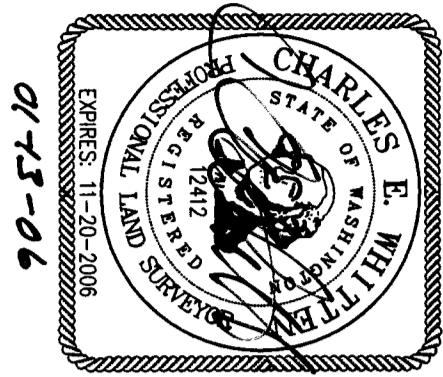
LOOWIT SHORT PLAT
in the E 1/2 SW 1/4
and the SE 1/4 of
SECTION 24, T7N, R6E, W.M.
SKAMANIA COUNTY, WA.

LEGEND

- MONUMENT AS NOTED
- ⊙ SET 5/8 " x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE
- R.O.S. = RECORD OF SURVEY
- AF# = AUDITOR'S FILE NUMBER
- () RECORD DATA FROM AF# 2005156930
- SLOPE ARROWS (LONGER ARROWS INDICATE STEEPER SLOPE)
- SB— GEOTECHNICAL SETBACK LINE
- (P) = PRIVATE
- USFS = UNITED STATES FOREST SERVICE

* 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

SCALE 1"=100'



01-15-06

HAGEDORN, INC.

1924 Broadway Vancouver, Wa. 98663
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