

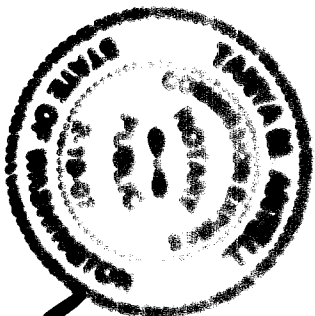
2006161036

FORTIN SHORT PLAT

in the SW 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 GOVERNMENTAL AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

OWNER: DAVID CREAGAN
OWNER: BREIDA CREAGAN
OWNER: MICHAEL A. FORTIN
OWNER: KIM BLOSSER-FORTIN



David P. McGinnis
NOTARY PUBLIC AND FOR THE COUNTY OF
RESIDING AT Vancouver, 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 Scheenings
SKAMANIA COUNTY HEALTH DEPARTMENT
DATE 3/30/06

Tim Leffers
COUNTY ENGINEER OF SKAMANIA COUNTY,
WASH., CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY
SUBDIVISION REQUIREMENTS. CERTIFY THAT ANY 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 ROADS, 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 3/9/06
COUNTY ENGINEER

Tax lot 07, 06, 24, 0, 6, 000.00
ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED
Yvonne Chuland Lopez
COUNTY TREASURER
DATE 03-31-06

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLES WITH ORDINANCE
1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT
TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.
K. L. Whittemore
COUNTY PLANNING DEPARTMENT
DATE 3/31/06

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 MRS. FORTIN
IN JULY, 2004.

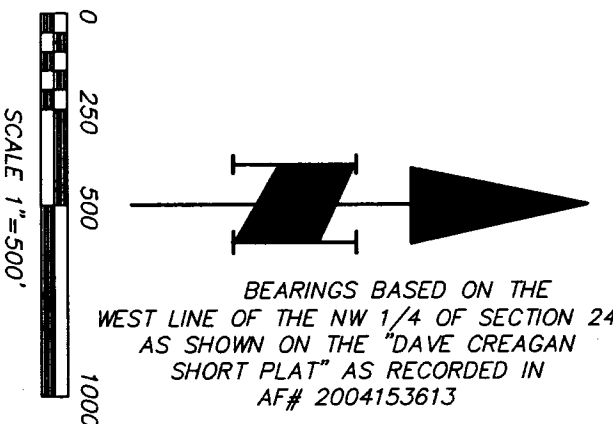
STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Karen Whittemore of Planning AT 9:57 A.M.
ON March 31 2006
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2006161036

RECORDED IN SKAMANIA COUNTY WASHINGTON
COUNTY AUDITOR
Michael Whittemore by C. Stoney

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

SCALE: 1"=500'
DATE: 02-03-06
JOB NO.: 04-076
CALC. BY: CEW
DRAWN BY: CC
CHECKED BY: BBT
DWG# 04-076SP
PAGE 1 OF 2



LEGEND

- MONUMENT AS NOTED
- [] RECORD DATA FROM AF# 2004152896
- () RECORD DATA FROM AF# 2004153496

OWNERS:

DAVE & BREIDA CREAGAN
19702 NE 105th AVE
BATTLE GROUND, WA. 98604

PARCEL BEING PLATTED:

MICHAEL & KIM FORTIN TO
DAVID & BREIDA CREAGAN
AF# 2005159600 (RECORDED 11/19/05)

EASEMENT NOTES

BOOK 34, PAGE 165 IS A 1951 EASEMENT FOR TELEPHONE LINES (ALONG TRAILS IN THE S 1/2 S 1/2 OF SECTION 24) IT HAS A CLAUSE THAT TERMINATES THE EASEMENT IF NOT USED FOR A 5 YEAR PERIOD.

BOOK 82, PAGE 630 IS A QUIT CLAIM DEED FROM THE STATE OF WASHINGTON TO PUBLISHERS PAPER CO. (1983) THAT CONVERTED 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.

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 WAS EXTENDED TO THE SITE FROM REMAINING 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.

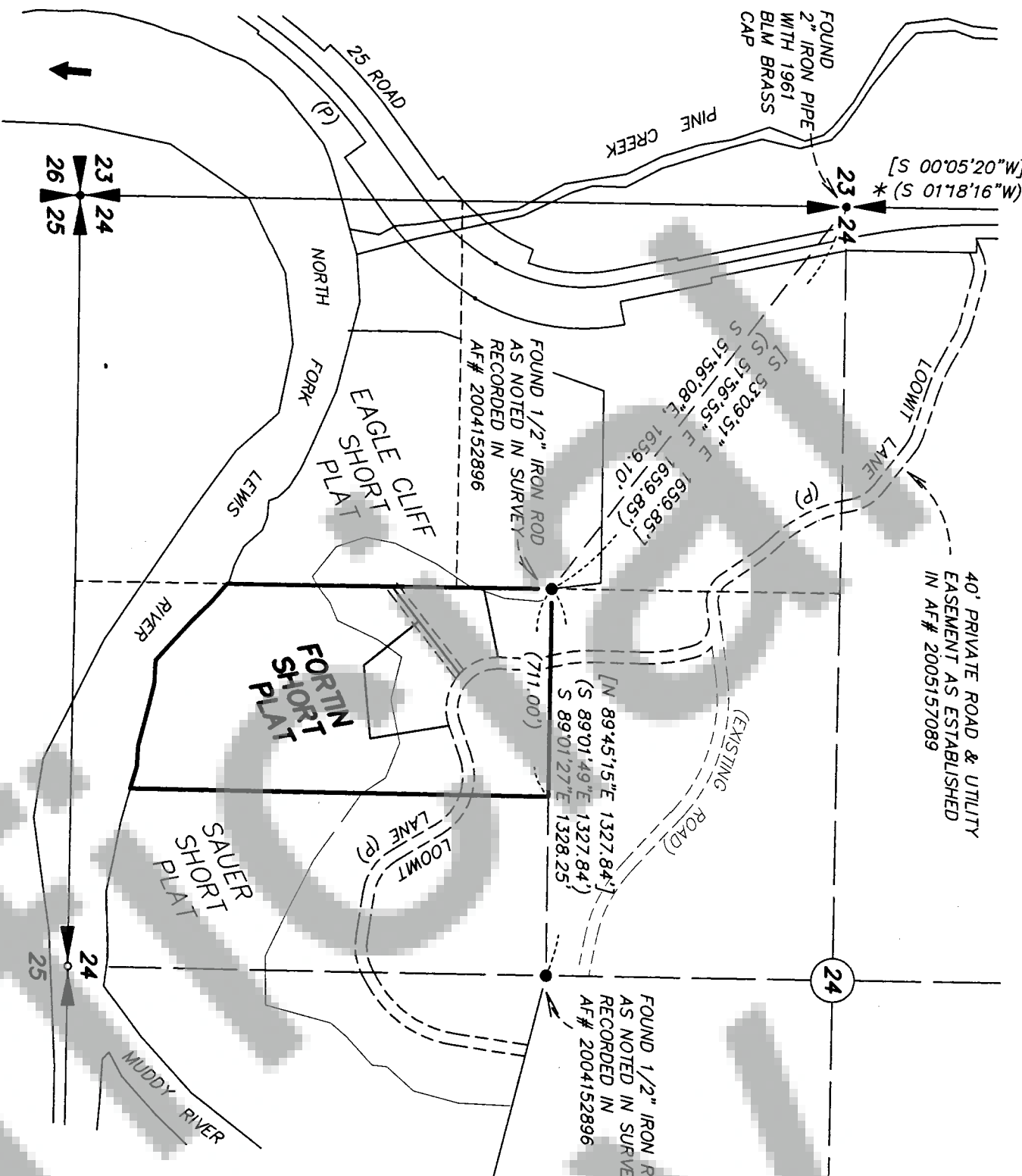
PRIVATE ROADS WARNING

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 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 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.

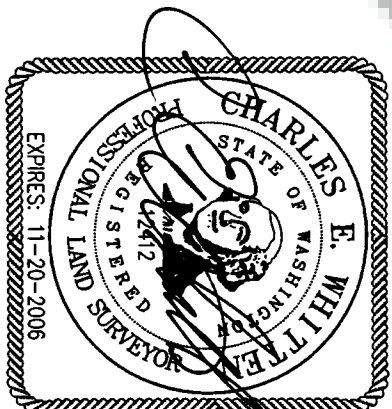
LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISIONS, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

VICINITY MAP
SCALE 1"=500'

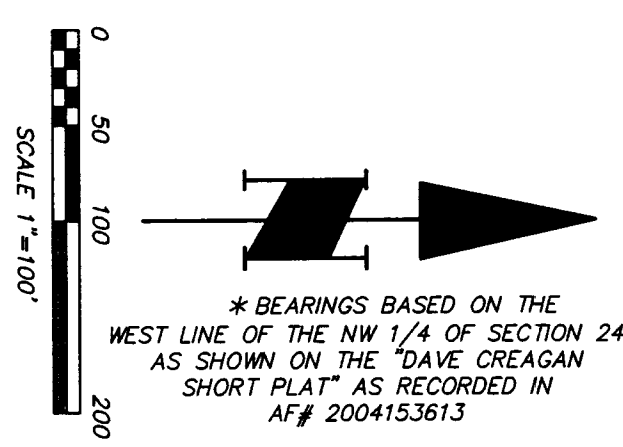
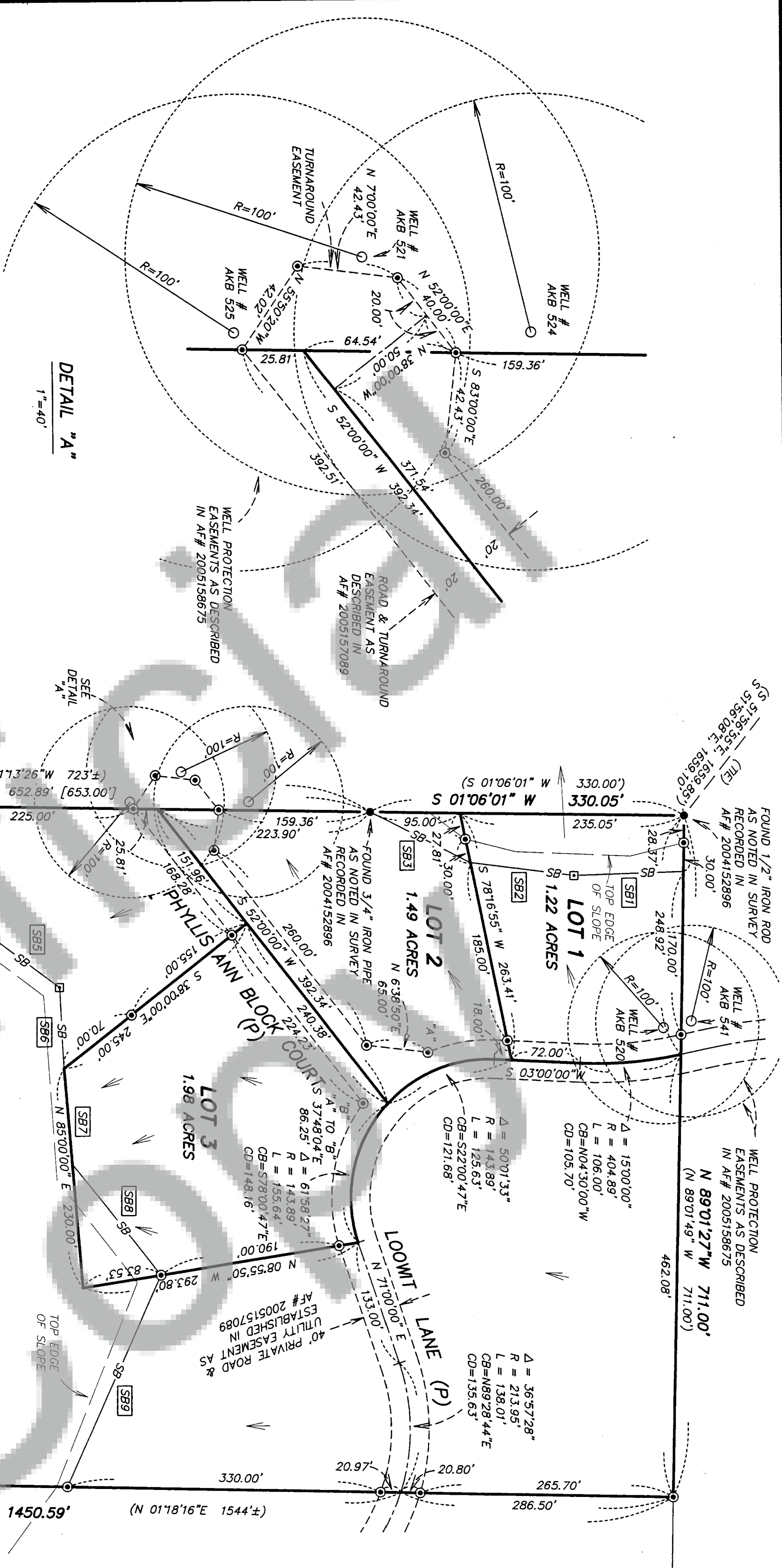


NOTES

- 1) 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 FOUNDATIONS, 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.
- 2) THE ZONING DESIGNATION FOR THIS PARCEL IS UNMAPPED.
- 3) ELECTRICITY IS NOT CURRENTLY AVAILABLE IN THIS AREA.
- 4) 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.
- 5) A WILDLIFE HABITAT ASSESSMENT REPORT, PREPARED BY ENVIRONMENTAL TECHNOLOGY CONSULTANTS, REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.
- 6) A LANDSLIDE HAZARD STUDY, PREPARED BY GEOPACIFIC ENGINEERING INC., REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.
- 7) 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.
- 8) 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.
- 9) CC & Rs ARE RECORDED UNDER SKAMANIA COUNTY AF# 2005159105
- 10) A STATEMENT OF POTENTIAL REVOCATION OF THE ABOVE CC & Rs IS FILED UNDER AF# 2005159497.



FORTIN SHORT PLAT
in the SW 1/4 of
SECTION 24, T7N, R6E, W.M.
SKAMANIA COUNTY, WA.

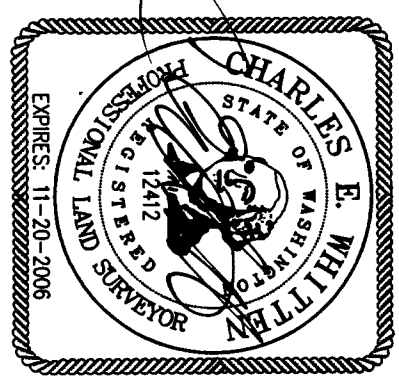


LEGEND

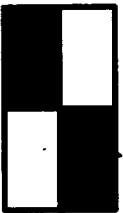
- MONUMENT AS NOTED
- SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE
- ▣ STEEL FENCE POST (PAINTED BLUE) SET ON BUILDING SETBACK LINE
- AF# = AUDITOR'S FILE NUMBER
- [] RECORD DATA FROM AF# 2004152896
- () RECORD DATA FROM AF# 2004153496
- SLOPE ARROWS (LONGER ARROWS INDICATE STEEPER SLOPE)
- (P) = PRIVATE
- SB — GEOTECHNICAL SETBACK LINE

SETBACK TABLE		
LINE	BEARING	DISTANCE
SB1	S 01°37' E	114.6'
SB2	S 07°32' W	109.7'
SB3	S 26°52' W	118.5'
SB4	N 6°33' E	157.0'
SB5	N 37°00' E	78.6'
SB6	N 85°00' E	87.6'
SB7	N 85°00' E	100.0'
SB8	N 51°09' E	149.6'
SB9	S 65°56' E	241.8'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°30'00" E	84.20'
L2	S 43°50'00" E	93.00'
L3	S 47°00'00" E	94.00'
L4	S 47°40'00" E	89.00'
L5	S 86°00'00" E	82.00'
L6	S 75°50'00" E	95.00'
L7	S 75°10'00" E	123.00'
L8	S 85°40'00" E	75.00'
L9	S 73°10'00" E	74.77'



02-13-06



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

SCALE: 1"=100'
DATE: 01-17-06
DRAWN BY: CC
CHECKED BY: BPT

DWG# 04-076SP
PAGE 2 OF 2