

2006161314

# SKYE SUBDIVISION

SE 1/4 OF SECTION 31, T2N, R5E, W.M.  
SKAMANIA COUNTY, STATE OF WASHINGTON

## APPROVALS

### ENGINEER'S APPROVAL:

JOHN LEVINE, COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS AND/OR BRIDGES, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEETS 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).

SKAMANIA COUNTY ENGINEER John Levine DATE 3/9/06

### HEALTH OFFICER

I HEREBY CERTIFY THAT THIS PLAT OF SKYE SUBDIVISION HAS BEEN REVIEWED AND EXAMINED BY ME AND THAT ALL SEWAGE AND WATER SYSTEMS HEREIN SHOWN MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT. EACH LOT WILL REQUIRE SEPARATE REVIEW TO DETERMINE ACCEPTABILITY FOR ON-SITE SEWAGE DISPOSAL.

Bruce Scherling  
SKAMANIA COUNTY HEALTH OFFICER

DATED THIS 7 DAY OF MARCH, 2006

### TREASURER

I HEREBY CERTIFY THAT ALL TAXES, AND COMPENSATING TAXES AND/OR PENALTIES ON THE PROPERTY CONTAINED WITHIN THE PLAT SHOWN HEREIN HAVE BEEN PAID, DISCHARGED, OR SATISFIED. March 2006

Carla Grant deputy 4/25/06  
SKAMANIA COUNTY TREASURER

DATED THIS 14/05/06 DAY OF May, 2006

Lot # 02-05-31-4-0-0300

### DEDICATION

I, ROBERT JASON THOMPSON AND CHERA THOMPSON, THE OWNER OF THE PLAT OF SKYE SUBDIVISION SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. AND FURTHERMORE, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSES.

Jason Thompson Chera Thompson  
JASON THOMPSON CHERA THOMPSON

DATED THIS 7 DAY OF March, 2006

Dan Cox, AVP  
RIVERVIEW BANK

DATED THIS 7 DAY OF March, 2006

### ACKNOWLEDGMENT

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

NOTARY [Signature]

DATED THIS 7 DAY OF March, 2006  
RESIDING IN Vancouver, MY COMMISSION EXPIRES 3/1/07

IRINA STEPANYUK  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Commission Expires  
MARCH 1, 2007

### SURVEYORS CERTIFICATE

I, ANTHONY C. KLEIN, REGISTERED AS A LAND SURVEY BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, DURING THE PERIOD OF NOV. 2004 TO OCT. 2005, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

Anthony C. Klein 3-06-2006  
ANTHONY C. KLEIN  
REGISTERED PROFESSIONAL LAND SURVEYOR No 22098

### AUDITOR'S CERTIFICATE

SKYE SUBDIVISION FILED FOR RECORD AT THE REQUEST OF JASON & CHERA THOMPSON THIS 25<sup>th</sup> DAY OF April 2006, AT 12:28 PM, AND RECORDED IN VOLUME AF 2006161314 OF PLATS, PAGE 1, RECORDS OF SKAMANIA COUNTY, WASHINGTON. AF 2006161314

### BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF April, 2006.  
[Signature]  
CHAIR

ATTEST  
[Signature]  
CLERK OF THE BOARD

### LEGAL DESCRIPTION

That portion of the Southeast quarter of Section 31 of Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, State of Washington, described as follows:

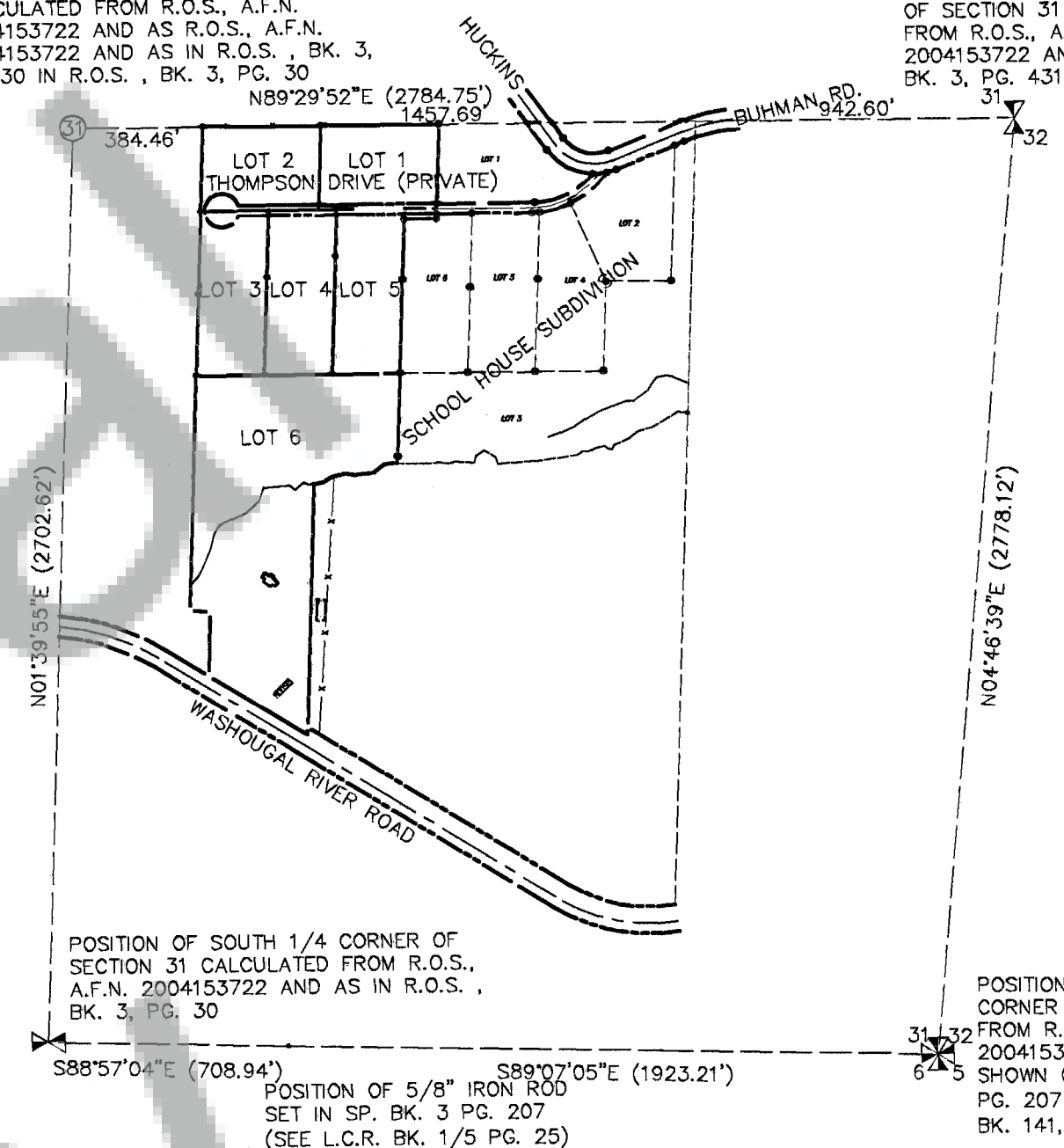
Commencing at a brass cap marking the Center of Section 31, as shown in Book 3 of Surveys, page 30, Skamania County Auditor's Records; thence North 89° 29' 52" East, along the North Line of the Southeast quarter of Section 31, a distance of 384.46 feet to a 5/8" iron rod as shown in a 2004 "Hagedorn, Inc. Survey" and the True Point of Beginning; thence continuing North 89° 29' 52" East, along said North line a distance of 697.20 feet to a point being South 89° 29' 52" West a distance of 1703.10 feet from the East quarter corner of Section 31; thence South 01° 39' 55" West, parallel to the West line of "Cape Horn-Skye School District 15" parcel, as described in Book 45 of Deeds at Page 171, also being parallel to the West line of the Southeast quarter of said Section 31 a distance of 280.20 feet; thence South 89° 29' 52" West parallel to the North line of said Southeast Quarter a distance of 95.26 feet; thence South 01° 39' 55" West being parallel to the West line of the "Cape Horn-Skye School District 15" parcel, as described in Book 45 of Deeds at Page 171 and also being parallel to the West line of the Southeast quarter of said Section 31 a distance of 723.45 feet to the center of creek; thence downstream along the centerline of said creek the following courses; thence North 89° 00' 00" West, a distance of 6.19 feet; thence South 84° 00' 00" West, a distance of 31.00 feet; thence South 54° 00' 00" West a distance of 38.00 feet; thence South 83° 00' 00" West, a distance of 63.00 feet; thence North 85° 00' 00" West, a distance of 27.00 feet; thence South 77° 00' 00" West, a distance of 35.00 feet; thence South 61° 00' 00" West, a distance of 37.57 feet; thence South 86° 00' 00" West, a distance of 22.93 feet to the West line of the "Cape Horn-Skye School District 15" parcel, as described in Book 45 of Deeds at Page 171; thence South 01° 39' 55" West, along the West line of said "Cape Horn-Skye School District 15" parcel, a distance of 744.00 feet, to the Northerly line of the highway; thence following said highway line North 58° 45' 34" West, a distance of 339.98 feet to the Southeast corner of that certain Quit Claim deed as recorded in Auditor's File No. 2004153526; thence following the East line of said Quit Claim deed North 01° 39' 55" East, also being parallel to the West line of said Southeast quarter a distance of 190.67 feet; thence North 88° 20' 05" West along the North line of said Quit Claim deed a distance of 60.60 feet to the Southwest corner of that certain Quit Claim deed as recorded in Auditor's File No. 2004153526; thence North 01° 39' 55" East along said Quit Claim deed, also being parallel to the West line of said Southeast quarter a distance of 1432.11 feet back to the True Point of Beginning.

### SHEET INDEX

SHEET 1 = APPROVALS AND DEDICATION  
SHEET 2 = BOUNDARY LOT LAYOUT  
SHEET 3 = SETBACKS & EASEMENTS  
SHEET 4 = DETAILS

APPROVALS & DEDICATION  
SKYE SUBDIVISION

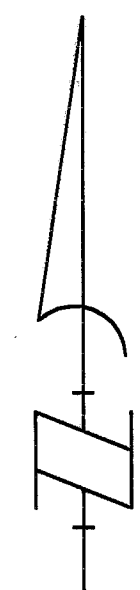
POSITION OF CENTER OF SECTION 31  
CALCULATED FROM SECTION 31  
CALCULATED FROM R.O.S., A.F.N.  
2004153722 AND AS R.O.S., A.F.N.  
2004153722 AND AS IN R.O.S., BK. 3,  
PG. 30 IN R.O.S., BK. 3, PG. 30



POSITION OF EAST 1/4 CORNER  
OF SECTION 31 CALCULATED  
FROM R.O.S., A.F.N.  
2004153722 AND AS IN R.O.S.,  
BK. 3, PG. 431

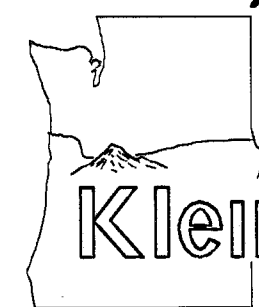
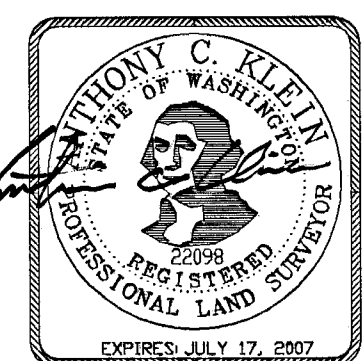
### VICINITY MAP

NOT TO SCALE



### BASIS OF BEARINGS

SURVEY BY HAGEDORN, INC AS RECORDED IN  
R.O.S., A.F.N. 2004153722



Klein & Assoc.

LAND SURVEYING  
1412 13th Street Suite 200  
Hood River, Oregon 97031  
Tel: (541)386-3322

OWNER  
JASON THOMPSON  
642 BELLE CENTER RD.  
WASHOUGAL, WA 98671

SURVEY PERFORMED FOR:  
JASON THOMPSON  
DATE: SEPT. 2005  
PROJECT: 04086  
FILE: 04086SH.DWG DRAFT: JMK

SHEET 1 OF 4  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	31.	3N.	5E.
<input type="checkbox"/>			



2006161314

# SKYE SUBDIVISION

## SE 1/4 OF SECTION 31, T2N, R5E, W.M.

### SKAMANIA COUNTY, STATE OF WASHINGTON

POSITION OF CENTER OF SECTION 31 CALCULATED FROM R.O.S., A.F.N. 2004153722 AND AS R.O.S., A.F.N. 2004153722 AND AS IN R.O.S., BOOK 3, PAGE 30

HUCKINS-BUHMANN RD. ESTABLISHED BY MacKay & Spósito AS PER R.O.S., A.F.N. 2004154470

THAT PORTION LYING NORTH OF HUCKINS-BUHMANN ROAD, QUITE CLAIM AS PER SKAMANIA COUNTY SUITE 04-2-00163-5

POSITION OF EAST 1/4 CORNER OF SECTION 31 CALCULATED FROM R.O.S., A.F.N. 2004153722 AND AS IN R.O.S., BOOK 3, PAGE 431

#### WARNING

PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT WITH 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 ROAD ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROAD SERVING THIS PLAT, INCLUDING GRADING, DRAINAGE, SHOWN PLOWING, ECT. 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. SEE ROAD MAINTENANCE AGREEMENT RECORDED IN THE AUDITOR'S DEED RECORDS IN AUDITOR'S FILE NUMBER 2006161314

#### NOTE

ALL LOTS WITHIN THIS SUBDIVISION GO TO THE CENTERLINE OF THE PRIVATE ROAD.

ALL WELLS SHALL BE LOCATED AT LEAST 100' FROM ALL PROPERTY LINES, UNLESS A RECORDED WELL HEAD EASEMENT FROM THE ADJACENT LOT THAT THE WELL IS LOCATED NEXT TO IS PROVIDED TO THE PLANNING DEPARTMENT.

STORM WATER DISPERSION BMP'S SHALL BE APPROVED BY SKAMANIA COUNTY BUILDING DEPARTMENT PRIOR TO DEVELOPMENT ON LOTS 3, 4 & 5.

#### REFERENCED DEEDS

A.F.N. 2004153526

117805 10/29/1993  
BOOK 139 PAGE 182

149864 8/15/2003  
BOOK 248 PAGE 484

#### REFERENCED SURVEYS

SURVEY BY HAGEDORN, INC AS RECORDED IN R.O.S., A.F.N. 2004153722

SURVEY BY MacKay & Spósito, INC AS RECORDED IN R.O.S., A.F.N. 2004154470

#### PROCEDURES

A FIELD TRAVERSE WAS PERFORMED USING A TOPCON 800 TOTAL STATION AND A RECON DATA COLLECTOR. A CLOSED LOOP TRAVERSE WAS RUN THEN A COMPASS RULE ADJUSTMENT WAS THEN PERFORMED. MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

#### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A SUBDIVISION ON TAX LOT 200. THREE SURVEYS PERFORM IN THE AREA WERE USED IN THIS SURVEY SEE SURVEY REFERENCES FOR LIST USED. A TRAVERSE WAS RUN FROM A FOUND 2" IRON PIPE IN THE CENTERLINE OF WASHOUGAL RIVER ROAD (STA: 395+90.28) TO A 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "BESEDA 34127" WHICH IS LOCATED AT THE NORTHEAST CORNER OF PATTON PROPERTY AS RECORDED IN R.O.S., A.F.N. 2004153722; THENCE ALONG THE NORTH BOUNDARY TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED BESEDA 32248 WHICH IS SET AT THE NORTHEAST CORNER OF CAPE HORN-SKYE SCHOOL DISTRICT 15 BEING RECORDED IN R.O.S., A.F.N. 2004153722. SAID TRAVERSE MEETS THE REQUIREMENTS OF WAC 332-130-090. FIELD EQUIPMENT USED CONSISTED OF A 5-SECOND (TOTAL STATION WITH ELECTRONIC DATA COLLECTOR).

#### LEGEND

- = SET 5/8" IR WITH PLASTIC CAP MARKED OR #932, WA 20093
- ⊙ = FOUND 5/8" IR WITH PLASTIC CAP MARKED OR #932, WA #22098
- = FOUND AND HELD 2" IRON PIPE IN MONUMENT CASE WITH COVER
- ⊙ = FOUND 5/8" IRON ROD WITH O.P.C. STAMPED "BESEDA 34127 AS SET IN R.O.S., A.F.N. 2004153722
- ⊙ = FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "BESEDA 32248 AS SET IN R.O.S., A.F.N. 2004154470
- ◆ = FOUND 5/8" IRON ROD WITH ALUM. CAP STAMPED "ALPHA ENGINEERING, INC 27230 SET IN R.O.S., BOOK 3, PAGE 50. TIED NOVEMBER, 2004
- = ANGLE POINT, NOT MONUMENTED

R.O.S. = RECORD OF SURVEY  
L.C.R. = LAND CORNER RECORD  
A.F.N. = AUDITOR'S FILE NUMBER

POSITION OF SOUTH 1/4 CORNER OF SECTION 31 CALCULATED FROM R.O.S., A.F.N. 2004153722 AND AS IN R.O.S., BOOK 3, PAGE 30

#### BASIS OF BEARINGS

SURVEY BY HAGEDORN, INC AS RECORDED IN R.O.S., A.F.N. 2004153722

#### AREA TABLE

TOTAL	873554 SQ. FT.	20.04 ACRES
LOT 1	87150 SQ. FT.	2.00 ACRES
LOT 2	87150 SQ. FT.	2.00 ACRES
LOT 3	97731 SQ. FT.	2.24 ACRES
LOT 4	97731 SQ. FT.	2.24 ACRES
LOT 5	100223 SQ. FT.	2.30 ACRES
LOT 6	1403569 SQ. FT.	32.26 ACRES

50' RIGHT OF WAY AS SHOWN ON WASHOUGAL RIVER ROAD (COUNTY ROAD NO 11060) M.P. 9.42 TO M.P. 9.80 RIGHT OF WAY PLAN, SHEET 10 OF 10

L=333.83'  
R=470.00'  
Δ=40°41'45"  
C LEN=326.86'  
BRG=S 79°06'21" E

(STA. 395+90.28) FD. 2" I.P. WITH PIN IN BOXED MONUMENT (STA. 395+90.35 P.C.)

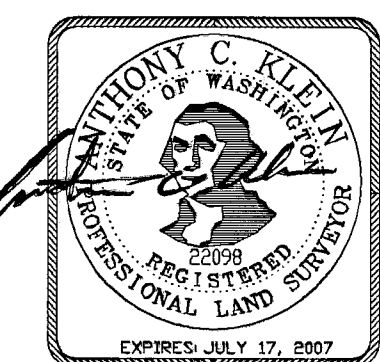
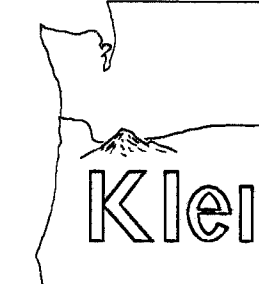
SCHOOL HOUSE SUBDIVISION  
DETAIL NOT TO SCALE

POSITION OF SW CORNER CALCULATED FROM R.O.S. A.F.N. 2004153722 AS SHOWN ON S.P. BOOK 3 PAGE 207 (SEE L.C.R. BOOK 141, PAGE 236)

#### OWNER

JASON THOMPSON  
642 BELLE CENTER RD.  
WASHOUGAL, WA 98671

SURVEY PERFORMED FOR:  
JASON THOMPSON  
DATE: SEPTEMBER 2005  
PROJECT: 04086  
FILE: 04086SKYE.DWG DRAFT: JMK



**Klein & Assoc.**

LAND SURVEYING  
1412 13th Street Suite 200  
Hood River, Oregon 97031  
Tel: (541)386-3322

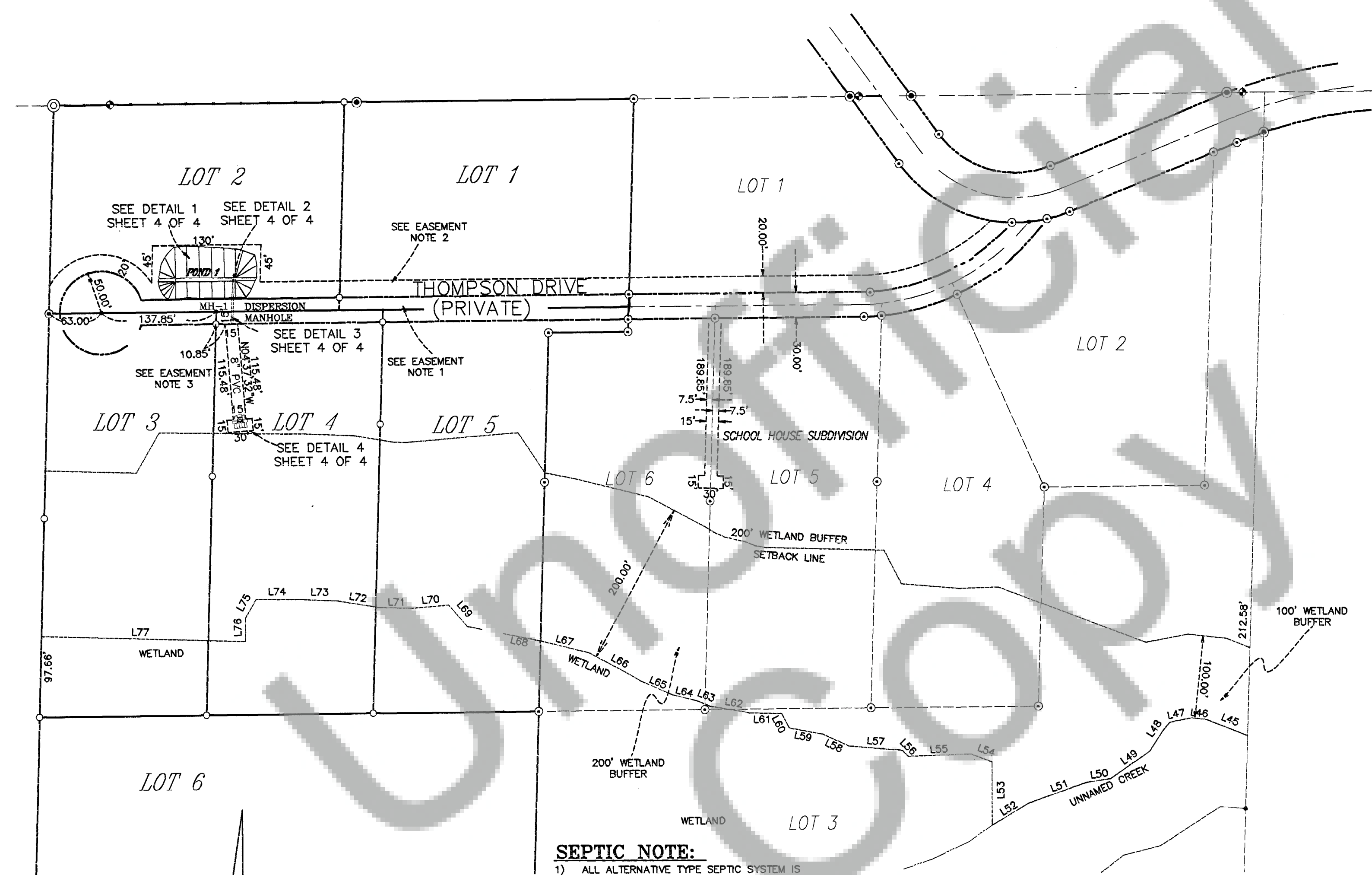
SHEET 2 OF 4  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4 SEC	T.	R.
31.	2N.	5E.



2006161314

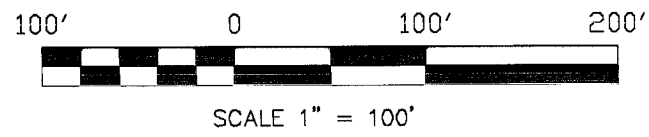
**SKYE SUBDIVISION**  
SE 1/4 OF SECTION 31, T2N, R5E, W.M.  
SKAMANIA COUNTY, STATE OF WASHINGTON



LINE	BEARING	DISTANCE
L45	N 88°31'24" W	53.47'
L46	N 83°39'35" W	18.11'
L47	S 79°06'52" W	26.48'
L48	S 34°46'25" W	42.13'
L49	S 55°01'37" W	57.92'
L50	S 81°26'50" W	29.25'
L51	S 70°21'08" W	73.89'
L52	S 59°01'04" W	51.76'
L53	N 00°00'00" E	76.30'
L54	N 69°18'01" W	27.03'
L55	S 87°57'06" W	76.14'
L56	N 46°02'48" W	10.45'
L57	N 85°28'51" W	64.43'
L58	N 65°09'41" W	33.70'
L59	N 79°26'54" W	42.28'
L60	N 27°05'12" W	19.31'
L61	N 88°34'15" W	37.98'
L62	N 80°23'07" W	48.07'
L63	N 68°13'37" W	19.25'
L64	N 76°22'11" W	29.28'
L65	N 66°18'02" W	41.83'
L66	N 61°08'41" W	70.84'
L67	N 76°02'07" W	59.66'
L68	N 78°45'45" W	90.01'
L69	N 41°02'35" W	34.43'
L70	S 85°08'00" W	44.02'
L71	N 88°36'55" W	40.47'
L72	N 80°44'43" W	51.13'
L73	N 87°52'06" W	42.55'
L74	N 89°23'02" W	55.37'
L75	S 29°46'18" W	26.21'
L76	S 00°31'09" E	28.14'
L77	N 88°23'32" W	245.32'

**BASIS OF BEARINGS**

SURVEY BY HAGEDORN, INC AS RECORDED IN  
R.O.S., A.F.N. 2004153722



**SEPTIC NOTE:**

- 1) ALL ALTERNATIVE TYPE SEPTIC SYSTEM IS REQUIRED FOR LOTS NO. 1 & 5.

**DIVEWAY NOTE:**

- 1) NO DRIVEWAYS NOR ACCESS POINTS SHALL BE CONSTRUCTED ONTO HUCKINS-BUHMANN ROAD FROM LOTS WITHIN THIS SUBDIVISION.

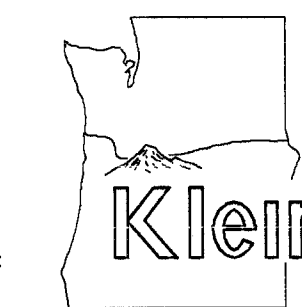
**EASEMENT NOTES**

- 1) A 30' INGRESS, EGRESS AND UTILITIES EASEMENT BEING 15' ON EITHER SIDE OF THE EXISTING CENTERLINE OF THOMPSON ROAD FOR THE BENEFIT OF LOTS 1 THRU 6 AND LOTS 1 THRU 6 OF SCHOOL HOUSE SUBDIVISION
- 2) A VARIED WIDTH DRAINAGE AND SLOPE EASEMENT FOR THE BENEFIT OF LOTS 1 THRU 6 AND LOTS 1 THRU 6 OF SCHOOL HOUSE SUBDIVISION
- 3) A DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 THRU 6

**OWNER**

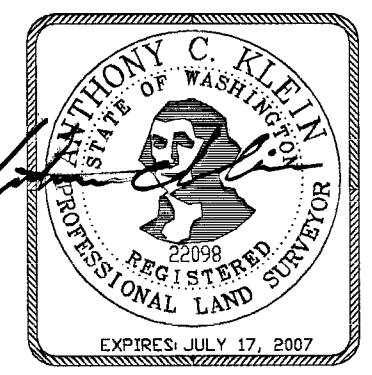
JASON THOMPSON  
642 BELLE CENTER RD.  
WASHOUGAL, WA 98671

SURVEY PERFORMED FOR:  
JASON THOMPSON  
DATE: SEPTEMBER 2005  
PROJECT: 04086  
FILE: 04086SKYE.DWG



**Klein & Assoc.**

LAND SURVEYING  
1412 13th Street Suite 200  
Hood River, Oregon 97031  
Tel: (541)386-3322

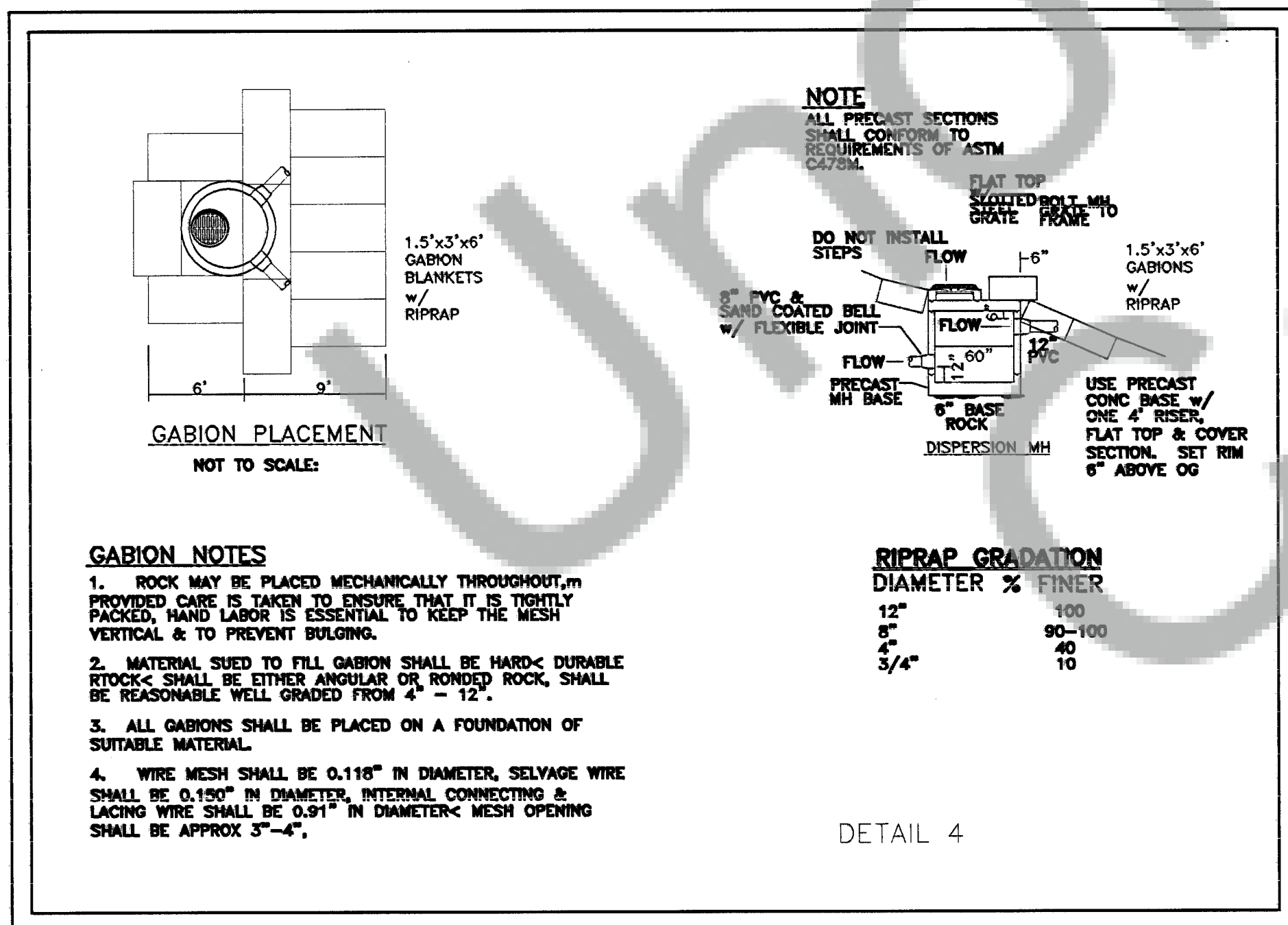
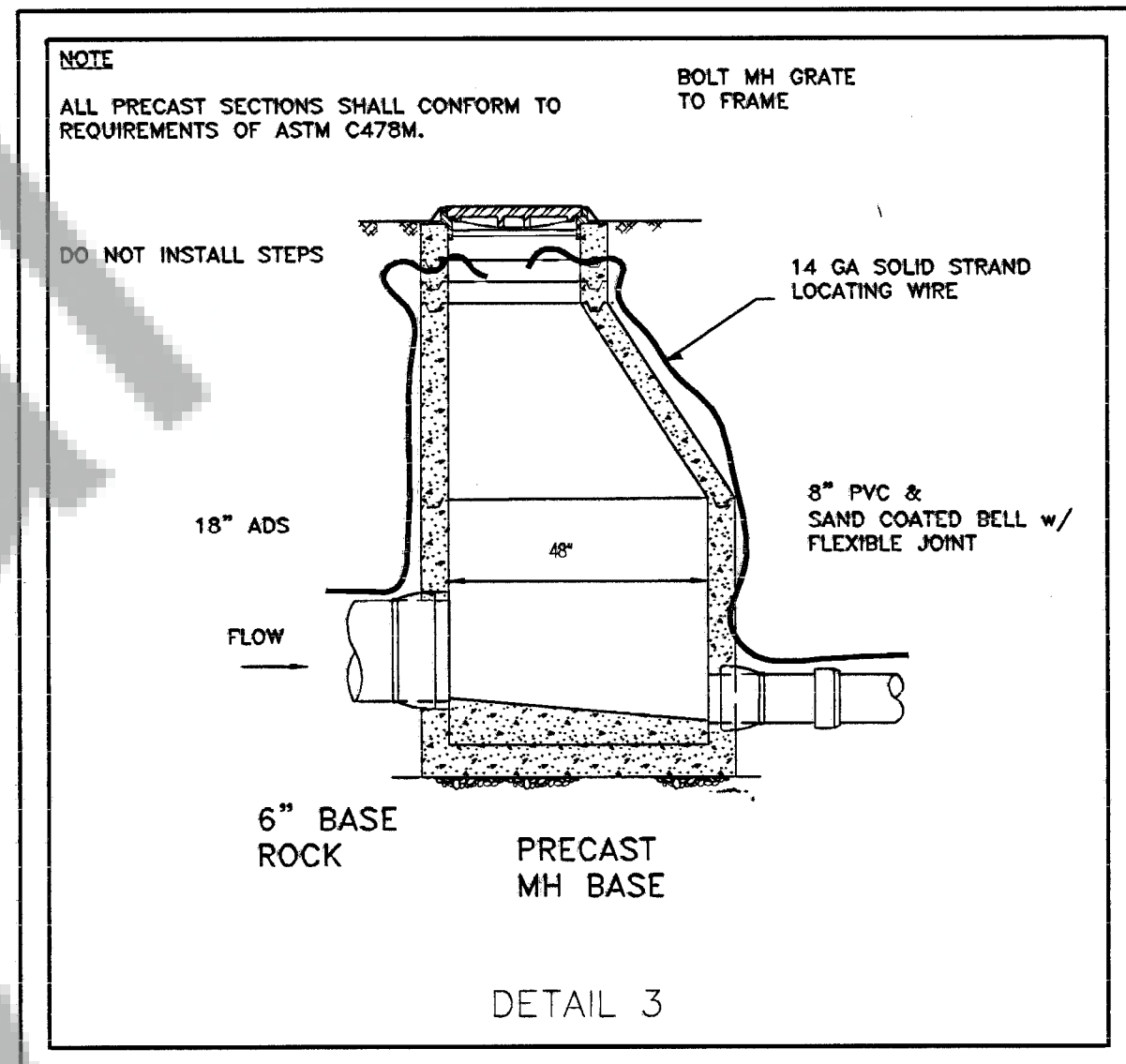
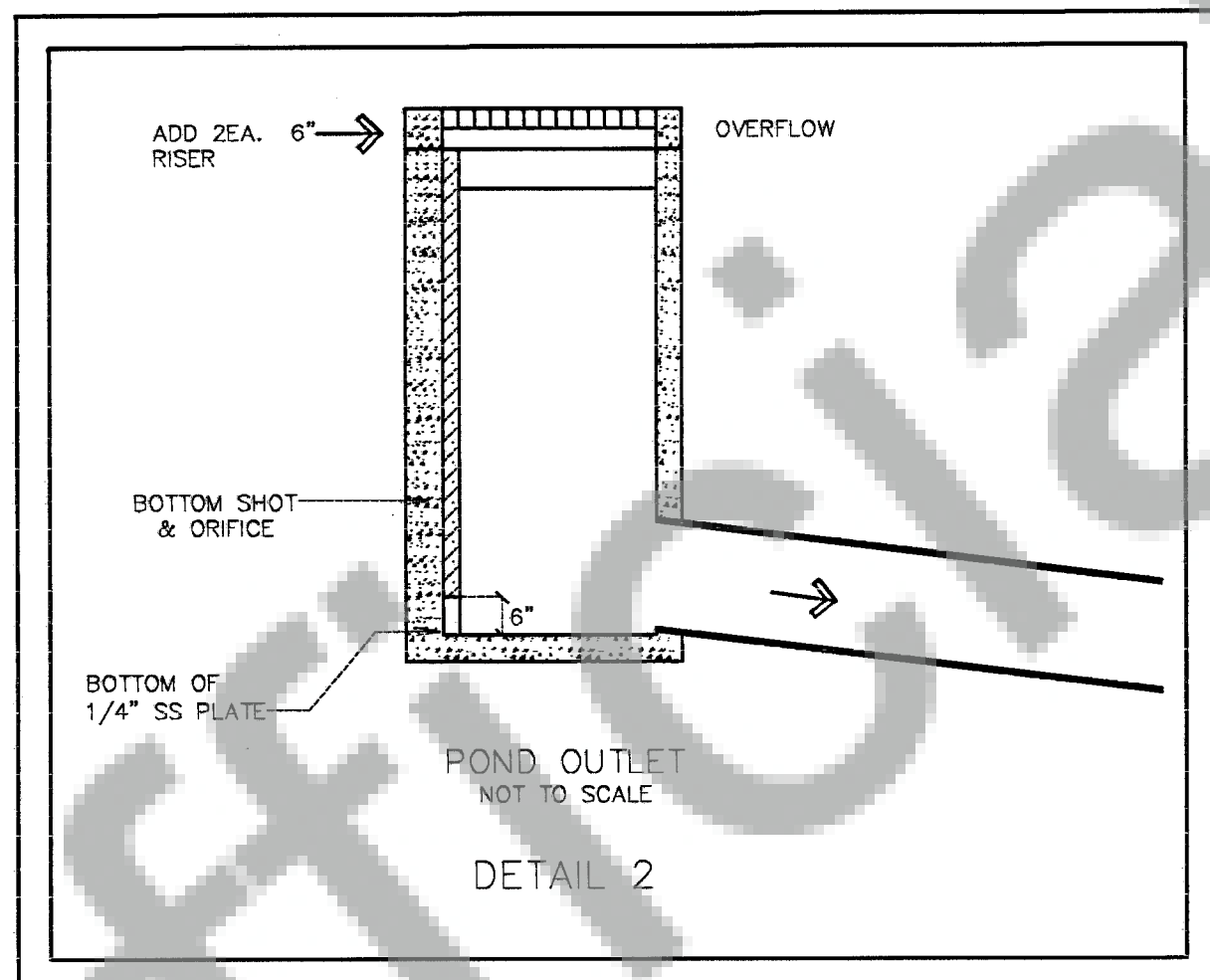
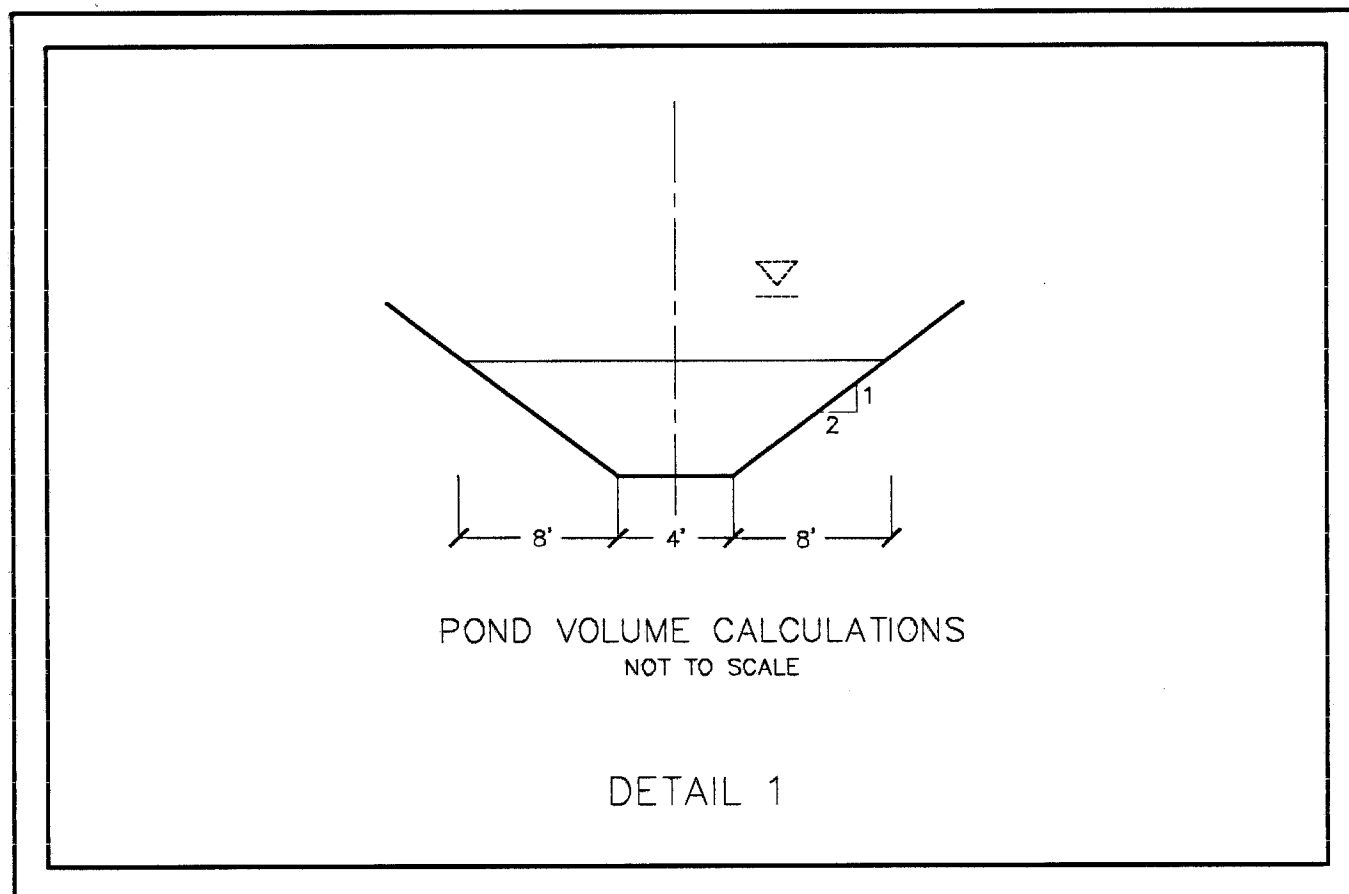


SHEET 3 OF 4  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	31.	2N.	5E.
<input type="checkbox"/>			

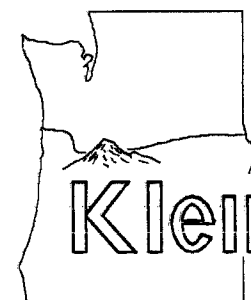
2006161314

**SKYE SUBDIVISION**  
SE 1/4 OF SECTION 31, T2N, R5E, W.M.  
SKAMANIA COUNTY, STATE OF WASHINGTON

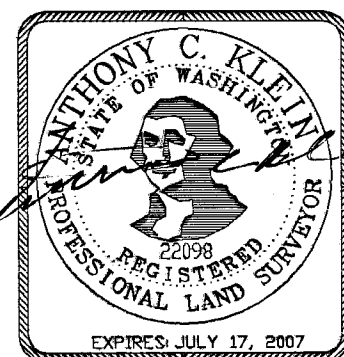


**OWNER**  
JASON THOMPSON  
642 BELLE CENTER RD.  
WASHOUGAL, WA 98671

SURVEY PERFORMED FOR:  
JASON THOMPSON  
DATE: SEPTEMBER 2005  
PROJECT: 04086  
FILE: 04086SCHOOL.DWG  
DRAFT: JMK



**Klein & Assoc.**  
LAND SURVEYING  
1412 13th Street Suite 200  
Hood River, Oregon 97031  
Tel: (541)386-3322



SHEET 4 OF 4  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	31.	2N.	5E.
<input type="checkbox"/>			