

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

APPROVALS

ENGINEER'S APPROVAL:

I, JOE 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). Joe Levine DATE 3/20/06
SKAMANIA COUNTY ENGINEER

HEALTH OFFICER

I HEREBY CERTIFY THAT THIS PLAT OF SCHOOL HOUSE 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. ADEQUACY OF WATER SUPPLY IS NOT GUARANTEED.

Bruce Scherling, R.S.
SKAMANIA COUNTY HEALTH OFFICER

DATED THIS 16 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. They 2006

Carla Groot deputy
SKAMANIA COUNTY TREASURER

DATED THIS 26 DAY OF April, 2006

Lot# 02-05-31-4-0-0201

DEDICATION

I, ROBERT JASON THOMPSON AND CHERA THOMPSON, THE OWNER OF THE PLAT OF SCHOOL HOUSE 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 15th DAY OF March, 2006

Karen M. O'Leary
RIVERVIEW BANK - Service President

DATED THIS 15th DAY OF March, 2006

ACKNOWLEDGMENT

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

Lisa D. Paulson
NOTARY

DATED THIS 15th DAY OF March, 2006

RESIDING IN Washougal, MY COMMISSION EXPIRES 7-1-2006

LISA D. PAULSON
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires
JULY 1, 2006

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 3-10-2006
ANTHONY C. KLEIN
REGISTERED PROFESSIONAL LAND SURVEYOR No 22098

AUDITOR'S CERTIFICATE

SCHOOL HOUSE SUBDIVISION FILED FOR RECORD AT THE REQUEST OF JASON & CHERA THOMPSON THIS 25th DAY OF April 2006, AT 12:29 PM, AND RECORDED IN VOLUME AF 2006161315 OF PLATS, PAGE 1, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 24th DAY OF April, 2006.

Chair
CHAIR

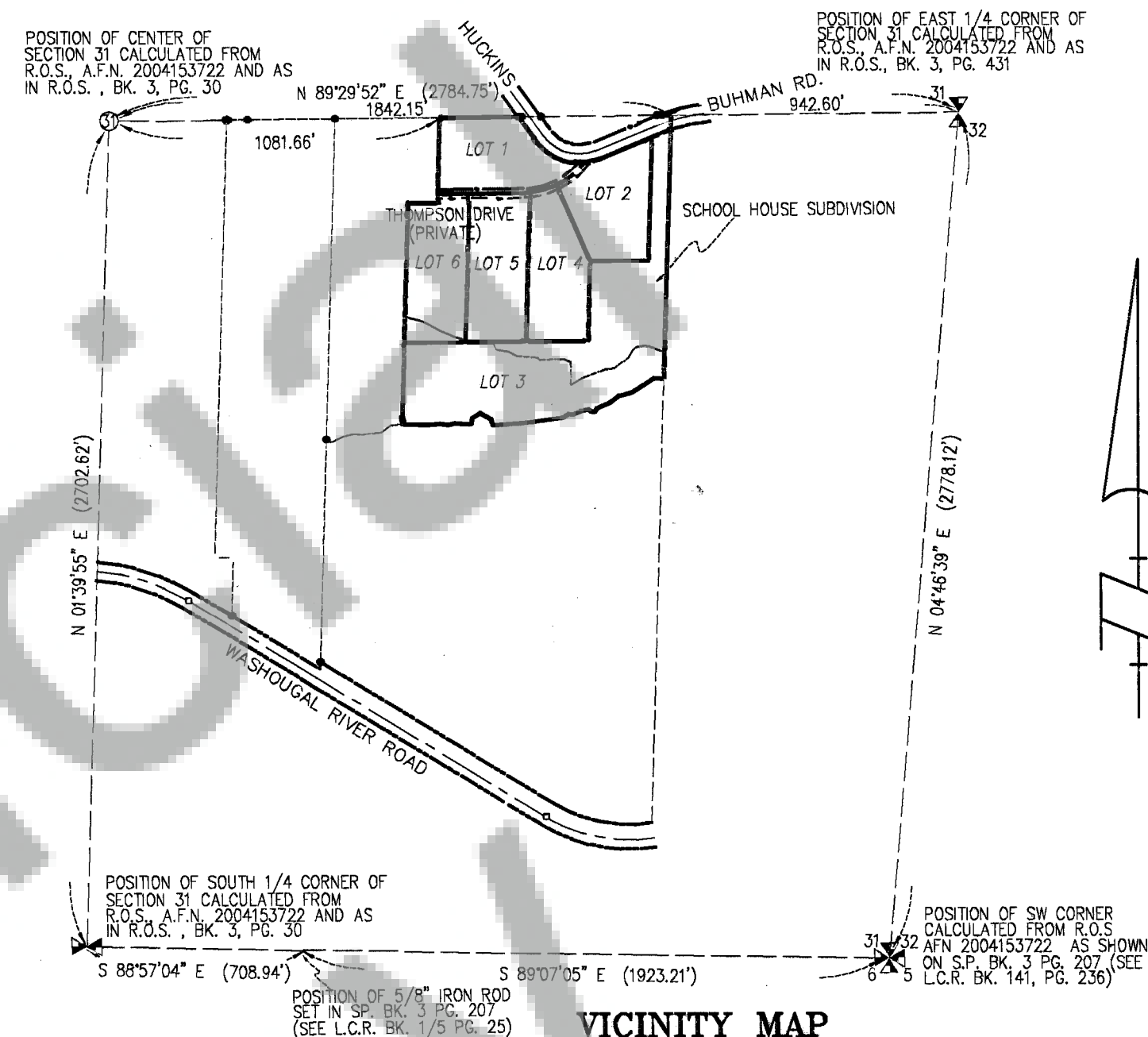
Pamela Johnson
CLERK OF THE BOARD

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 concrete monument with a brass cap marking the Northeast corner of the Southeast quarter of Section 31, as shown in the survey recorded under Auditor's File No. 2004155719, records of the Skamania County Auditor's office; thence South 89°29'52" West, along the North line of said Southeast Quarter, 942.60 feet to the Northwest corner of the "Cape Horn-Skye School District No. 15" parcel as described in Book 45 of Deeds at Page 170 and the Point of Beginning; thence South 01°39'55" West, along the East line of said "Cape Horn-Skye School District 15" parcel, 863.00 feet to the center of creek; thence downstream along the centerline of said creek the following courses: thence North 86°00'00" West, a distance of 31.00 feet; thence South 57°00'00" West, a distance of 86.00 feet; thence South 76°00'00" West, a distance of 46.00 feet; thence South 52°00'00" West, a distance of 35.00 feet; thence South 67°00'00" West, a distance of 48.00 feet; thence South 22°00'00" West, a distance of 13.00 feet; thence North 87°00'00" West, a distance of 11.00 feet; thence North 53°00'00" West, a distance of 15.00 feet; thence South 75°00'00" West, a distance of 28.00 feet; thence South 65°00'00" West, a distance of 25.00 feet; thence North 81°00'00" West, a distance of 16.00 feet; thence South 55°00'00" West, a distance of 20.00 feet; thence South 82°00'00" West, a distance of 122.00 feet; thence South 86°00'00" West, a distance of 112.00 feet; thence North 17°00'00" West, a distance of 21.00 feet; thence North 62°00'00" West, a distance of 40.00 feet; thence South 59°00'00" West, a distance of 30.00 feet; thence South 09°00'00" West, a distance of 21.00 feet; thence North 86°00'00" West, a distance of 56.00 feet; thence South 75°00'00" West, a distance of 21.00 feet; thence North 84°00'00" West, a distance of 28.00 feet; thence South 85°00'00" West, a distance of 40.00 feet; thence North 89°00'00" West, a distance of 83.81 feet; thence leaving said creek North 01°39'55" East being parallel to the West line of the "Cape Horn-Skye School District 15" parcel, as described on 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; thence North 89°29'52" East parallel to the North line of said Southeast Quarter a distance of 95.26 feet; thence North 01°39'55" East 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 280.20 feet; to the North line of the Southeast Quarter; thence North 89°29'52" East along the North line of said Southeast Quarter a distance of 760.50 feet back to the Point of Beginning.

EXCEPTING THEREFROM: that portion lying Northerly of the North right of way of Huckins-Buhman road.



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

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

SHEET INDEX

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

APPROVALS & DEDICATION

SCHOOL HOUSE SUBDIVISION

OWNER

JASON THOMPSON
642 BELLE CENTER RD.
WASHOUGAL, WA 98671

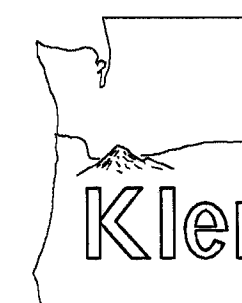
SURVEY PERFORMED FOR:

JASON THOMPSON

DATE: SEPT. 2005

PROJECT: 04086

FILE: 04086SH.DWG DRAFT: JMK



Klein & Assoc.

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



SHEET 1 OF 4
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

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

SCHOOL HOUSE SUBDIVISION

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

HUCKINS

BUHMAN RD.

TAX LOT 300

SEE DETAIL 1
SHEET 4 OF 4

(PRIVATE)
THOMPSON DRIVE

DRAINAGE AND SLOPE
EASEMENT SEE
EASEMENT NOTE 2

SEE DETAIL 2
SHEET 4 OF 4

INGRESS, EGRESS AND
UTILITIES EASEMENT
SEE EASEMENT NOTE 1

DRAINAGE EASEMENT
SEE EASEMENT NOTE 3

SEE DETAIL 3
SHEET 4 OF 4

30' DISPERSION
MANHOLE

200' WETLAND BUFFER

SEE DETAIL 4
SHEET 4 OF 4

WETLAND

WETLAND

CENTERLINE OF CREEK
CALCULATED AS PER
R.O.S., A.F.N. 2004154470

SEPTIC NOTE:

1) ALTERNATIVE TYPE SEPTIC SYSTEM IS
REQUIRED FOR LOT 2

DRIVEWAY NOTE:

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

EASEMENT NOTES

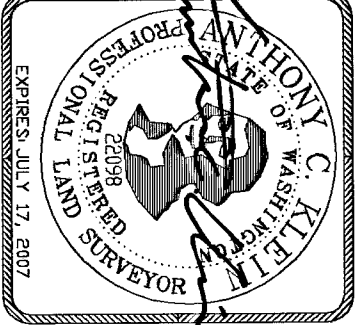
- 1) A 30' INGRESS, EGRESS AND UTILITIES
EASEMENT BEING 15' ON EITHER SIDE OF
THE EXISTING CENTERLINE OF THOMPSON
ROAD FOR THE BENEFIT OF LOTS 1 THRU 6
AND TAX LOT 300
- 2) A VARIED WIDTH DRAINAGE AND SLOPE EASEMENT
FOR THE BENEFIT OF LOTS 1 THRU 6 AND
TAX LOT 300.
- 3) A DRAINAGE EASEMENT
FOR THE BENEFIT OF LOTS 1 THRU 6



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FILE: 04086SCHOO.LDWG
DRAFT: JMK

LINE	BEARING	DISTANCE
L45	N 68°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	41.85'
L66	N 61°08'41" W	70.84'
L67	N 76°02'07" W	59.66'



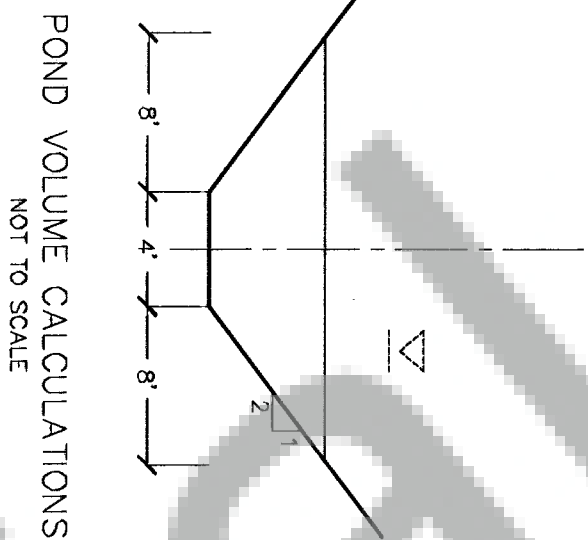
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SHEET 3 OF 4
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

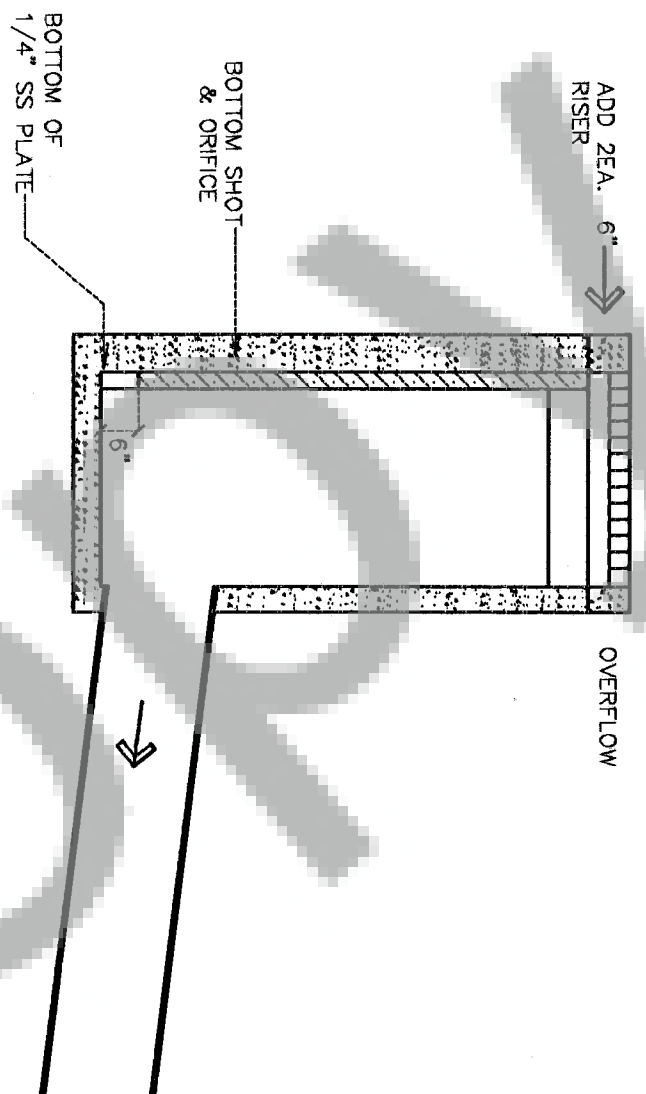
1/4	SEC	T.	R.
	31.	2N.	5E.

2006/6/3/5

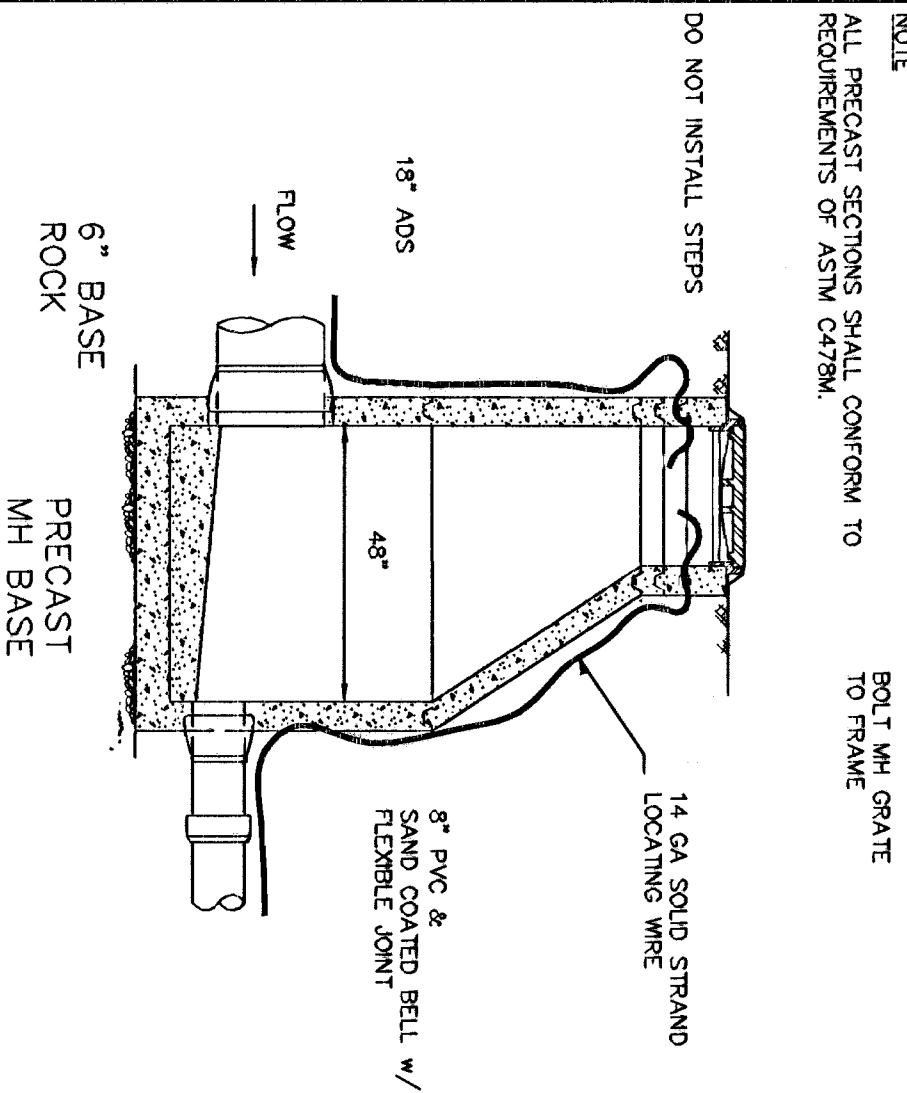
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SE 1/4 OF SECTION 31, T2N, R5E, W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON



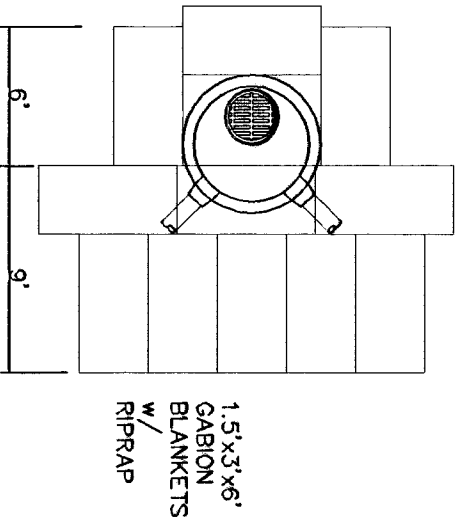
DETAIL 1



DETAIL 2



DETAIL 3

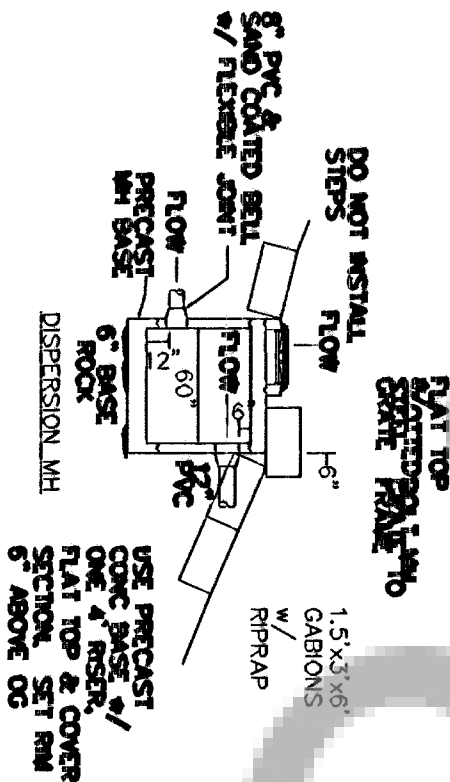


GABION PLACEMENT
NOT TO SCALE

GABION NOTES

1. ROCK MAY BE PLACED MECHANICALLY THROUGHOUT, PROVIDING CARE IS TAKEN TO ENSURE THAT IT IS PROPERLY PLACED AND LAYER IS ESTABLISHED TO KEEP THE MESH VERTICAL & TO PREVENT BRIDGES.
2. MATERIAL USED TO FILL GABIONS SHALL BE HARD DURABLE ROCK. SHALL BE EITHER ANGULAR OR ROUNDED ROCK. SHALL BE REASONABLE WELL GRADED FROM # 4 - 12.
3. ALL GABIONS SHALL BE PLACED ON A FOUNDATION OF SUITABLE MATERIAL.
4. WIRE MESH SHALL BE 0.187" IN DIAMETER. SLINGS WIRE SHALL BE 0.187" IN DIAMETER. INTERNAL CONNECTING & LACING WIRE SHALL BE 0.091" IN DIAMETER. WIRE OPENING SHALL BE APPROX 3"-4".

NOTE
ALL PRECAST SECTIONS
SHALL CONFORM TO
REQUIREMENTS OF ASTM
C478M.

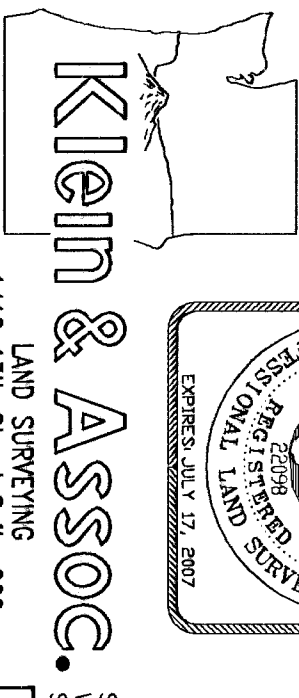


RIPRAP GRADATION	
DIAMETER	% FINER
12"	100
6"	90-100
3/4"	40
	10

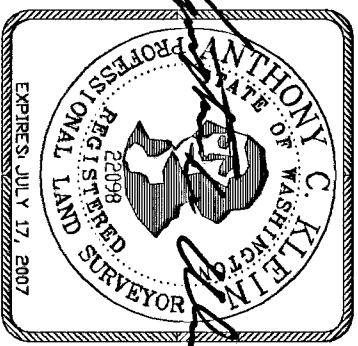
DETAIL 4

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WASHOUGAL, WA 98671

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SHEET 4 OF 4			
WILLAMETTE MERIDIAN SKAMANIA COUNTY, WASHINGTON			
1/4	SEC	T.	R.
31	2N	5E	