

2006161514

TWO RIVERS
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, WE DEDICATE ALL ROADS 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: GERALD SAUER

OWNER: GERALD SAUER

Notary Public
NOTARY PUBLIC IN AND FOR THE COUNTY OF
RESIDING AT Vancouver, WA

DATE 4-17-06

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

Paula Steenings
SKAMANIA COUNTY HEALTH DEPARTMENT

DATE 5/10/06

Tod LeFevre
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 PLAN MEET CURRENT
SKAMANIA COUNTY DEVELOPMENT STANDARDS FOR ROADS. CERTIFY THAT
THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AND/OR
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).

COUNTY ENGINEER

DATE 4/24/06

07.06.24 / 0.0 / 0700.00
ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED
COUNTY TREASURER
DATE 5/11/06

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLIES WITH ORDINANCE
1960-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT
TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.
COUNTY PLANNING DEPARTMENT
DATE 5/11/06

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 GERALD SAUER
IN APRIL, 2006

STATE OF WASHINGTON
COUNTY OF SKAMANIA

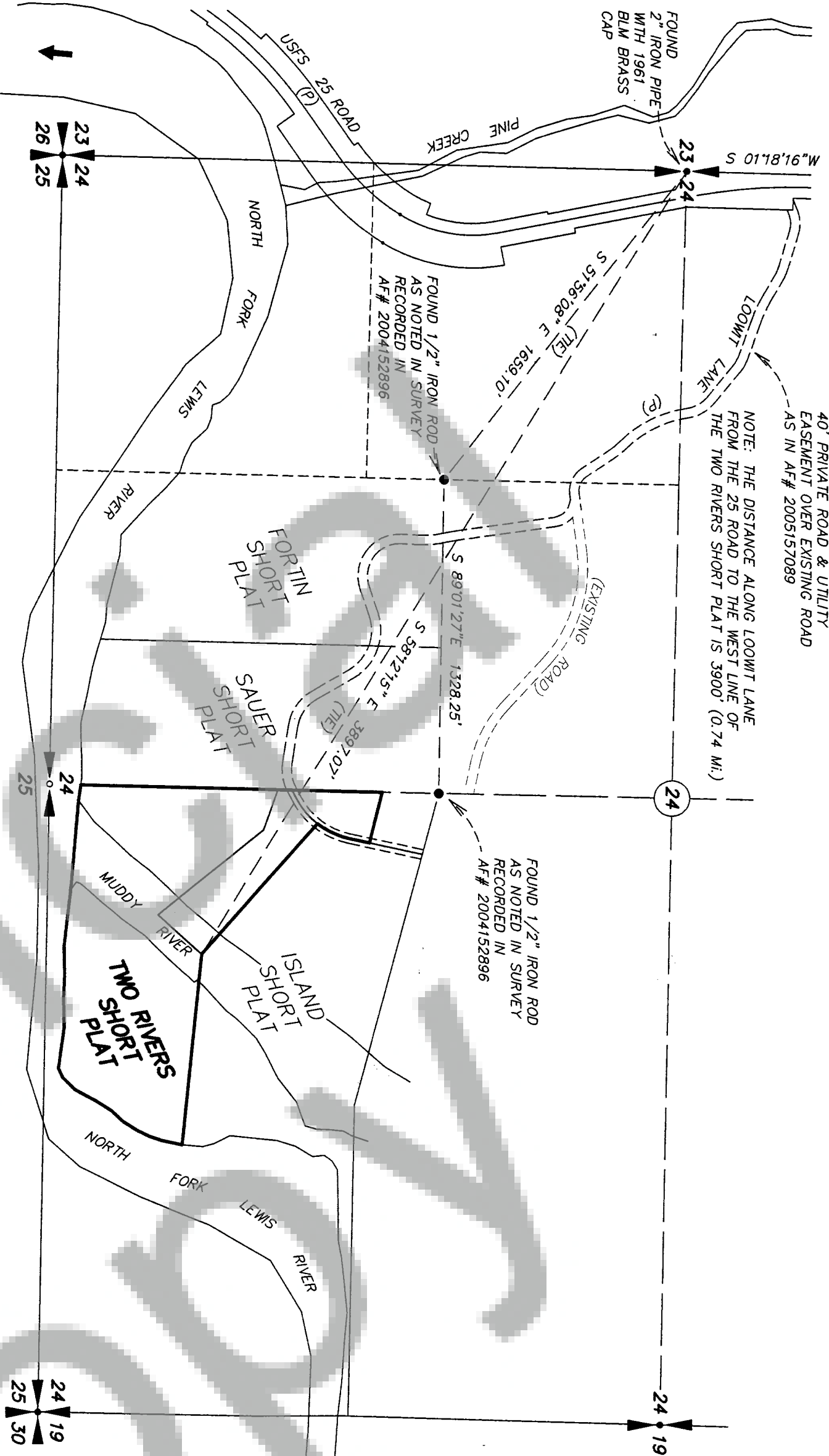
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Kara Whittemore of Planning at 10:17 A.M.
ON May 11 2006
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2006161514

RECORDED BY SKAMANIA COUNTY, WASHINGTON
COUNTY AUDITOR

HAGEDORN, INC.

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

SCALE: 1"=100'
DATE: 4/14/06
JOB NO.: 05-043
DRAWN BY: CCW
CHECKED BY: BPT
DWG# 05-043SP
SHEET 1 OF 2



NOTES

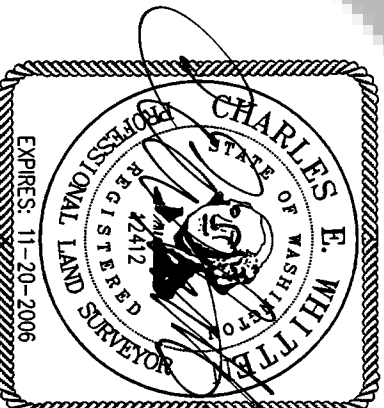
- 1) ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE SETBACKS. FUTURE DEVELOPMENT MAY BE IMPACTED BY CHANGES TO REGULATIONS CONCERNING WATER RESOURCES. DEVELOPERS ARE URGED TO CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT REGARDING CURRENT REGULATIONS. NO PORTION OF ANY STRUCTURE, INCLUDING 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.
- 2) THE ZONING DESIGNATION FOR THIS PARCEL IS UNMAPPED.
- 3) ELECTRICITY IS NOT CURRENTLY AVAILABLE IN THIS AREA.
- 4) 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 CLEARING/OUT OF THINER SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR, FERTILIZATION, GRADING AND OTHER AGRICULTURAL ACTIVITIES THAT ALSO OCCUR. THE PROBABLY OCCUR PROPERTY WITHIN THIS SHORT PLAT IS HEREBY NOTED. THESE ACTIVITIES 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.
- 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 ALONG THE NORTH FORK LEWIS RIVER AND A 150' RIPARIAN BUFFER ZONE ALONG THE MUDDY RIVER, AS SHOWN, IS HEREBY ESTABLISHED. 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) THE NORTH FORK OF THE LEWIS RIVER IS A SHORELINE OF STATEWIDE SIGNIFICANCE.

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

NOTE: ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES. AUTHORIZED USED OF ALL PRIVATE ROADS IS TO ACCESS POSSIBLE FUTURE DEVELOPMENT OF ADJOINING PROPERTIES FOR INGRESS, EGRESS AND UTILITIES.

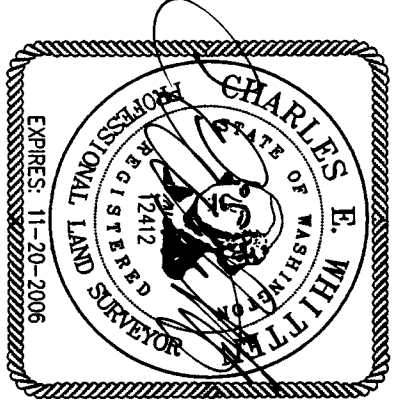
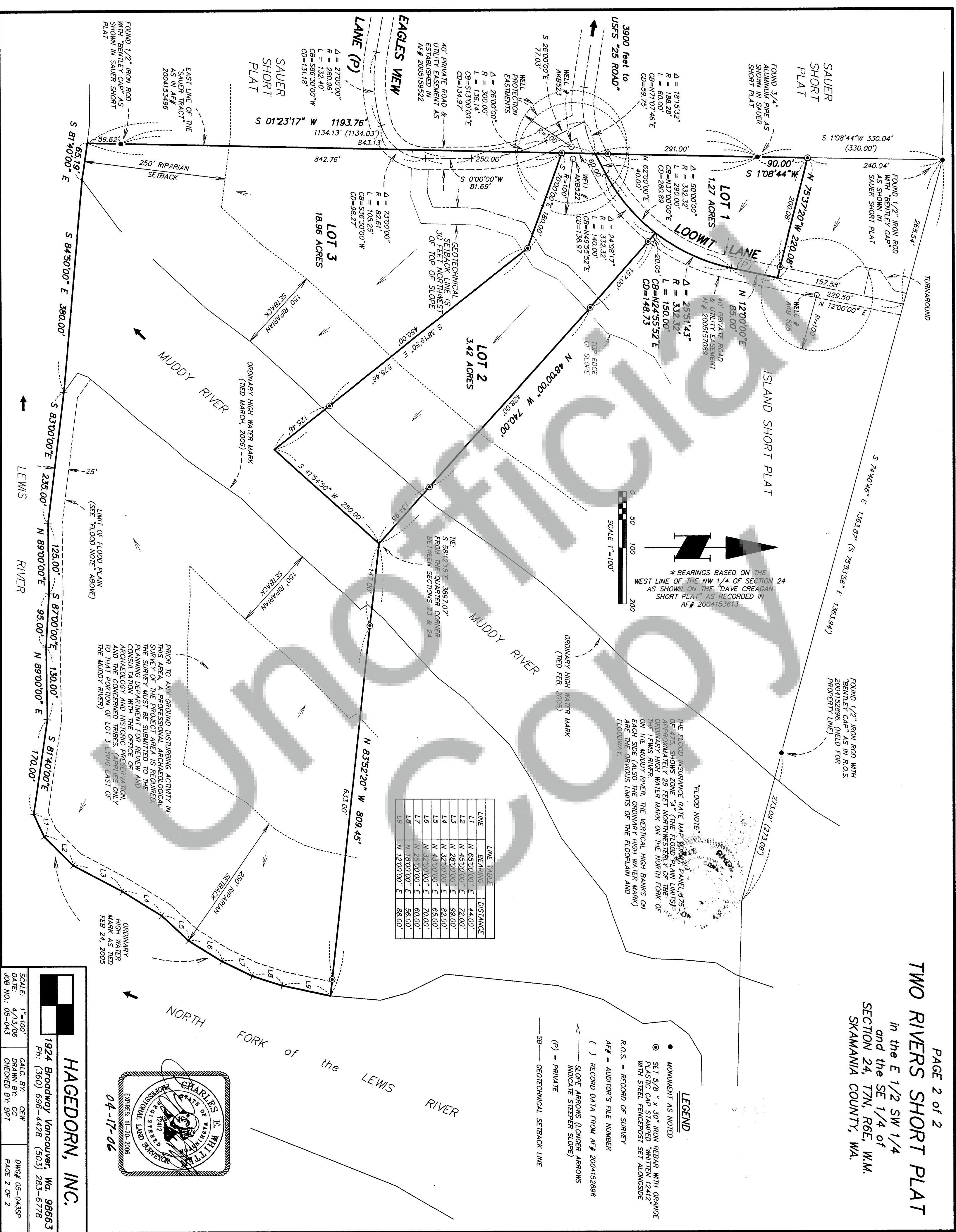
LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISIONS, CHAPTER 17.04 THROUGH 17.80 INCLUSIVE.



04-17-06

TWO RIVERS SHORT PLAT

in the E 1/2 SW 1/4
and the SE 1/4 of
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SKAMANIA COUNTY, WA.



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