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

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- 2 THE ZONING DESIGNATION FOR THIS PARCEL IS UNMAPPED.
- ELECTRICITY IS NOT CURRENTLY AVAILABLE IN THIS AREA.

3)

- 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 CLEARCUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR. LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASER OF PROPERTY MITHIN 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.
- A WILDLIFE HABITAT ASSESSMENT REPORT, PREPARED BY ENVIRONMENTAL TECHNOLOGY CONSULTANTS, REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.
- 7 A 250' RIPARIAN BUFFER ZONE ALONG THE NORTH FORK LEWS RIVER AND A 150' RIPARIAN BUFFER ZONE ALONG THE MUDDY RIVER, AS SHOWN, IS HEREBY ESTABLISHED. NO VEGETATION REMOVAL IS ALLOWED MITHIN THE BUFFER AREA, UNLESS IT IS A MITIGATED NOXIOUS OR INVASIVE SPECIES. A LANDSLIDE HAZARD STUDY, PREPARED BY GEOPACIFIC ENGINEERING INC., REGARDING THIS PROJECT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.
- 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.
- THE NORTH FORK OF THE LEWIS RIVER IS A SHORELINE OF STATEWIDE SIGNIFICANCE.

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6)

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

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.

MITHIN THIS SUBDINISION SHALL NOT BE FURTHER SUBDINIDED FOR A PERIOD YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY TITLE 17, SUBDINISIONS, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

NARRATIVE

VICINITY MAP

SCALE 1"=500

HE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE 23.66 "SAUER RACT" CITED INTO THE 3 LOTS AS SHOWN. A RANDOM RAVERSE WAS EXISTING THROUGH THE AREA ORIGINATING AND LOSING 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. TIELD EQUIPMENT USED WAS A 3-SECOND "TOTAL STATION NSTRUMENT" WITH ELECTRONIC DATA COLLECTOR.

EASEMENT NOTES

BOOK "I", PAGE 4. N, R5E, W.M. IS A CONVEYANCE OF MANY FRACTIONAL (DOESN'T AFFECT THIS PLAT).

PATENT NUMBER 14516 (JANUARY 30, 1914 FOR THE EAST HALF OF THE NORTHEAST QUARTER AND GOVERNMENT LOT 1 OF SECTION 24) MAKES THE GRANT SUBJECT TO ANY ACCRUED WATER RIGHTS, DITCHES, ETC. AND ALLOWS NEIGHBORING VEINS OR LODES TO BE EXTRACTED IF THEY PENETRATE THE PREMISES, AND ALSO ALLOWS DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

BOOK "X", PAGE 442 (1934) IS AN EASEMENT IN GOV'T LOTS 1 & 2 IN FAVOR OF THE U.S. DEPT. OF AGRICULTURE FOR A 40-FT EASEMENT (IN A GENERAL EAST & WEST DIRECTION; LOCATION UNSPECIFIED) THAT HAS REVERTED TO THE FEE OWNER DUE TO DISCONTINUANCE OF USE.

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.

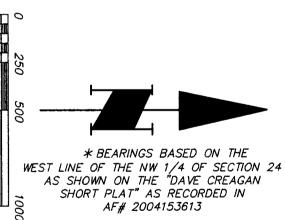
BOOK 82, PAGE 630 IS A QUIT CLAIM DEED FROM THE STATE OF WASHINGTON TO PUBLISHERS PAPER CO. (1983) THAT CONVEYED 18 PARCELS IN 8 DIFFERENT TOWNSHIPS. THERE ARE SEVERAL EASEMENTS OVER EXISTING ROADS IN SECTION 24 THAT WERE GRANTED TO PREVIOUS OWNERS IN THIS DOCUMENT. THOSE PREVIOUS OWNERS NO LONGER HAVE ANY INTEREST IN SECTION 24.

BOOK 44, PAGE 337 IS A 1958 CONVEYANCE AND RESERVATION OF OF MINERAL RIGHTS IN PORTIONS OF SECTION 14 AND 24.

BOOK 250, PAGE 750 IS AN EASEMENT AGREEMENT OVER THE "25 ROAD" BETWEEN POPE RESOURCES, PACIFICORP, PLUM CREEK TIMBER CO, ANE FORESTS OF LEWS RIVER. (DOESN'T AFFECT THIS PLAT).

AF# 2005157089 IS AN EASEMENT AGREEMENT FOR LOOWIT LANE (SEE PAGE 2 OF 2).

AF# 2005157090 IS A BOUNDARY LINE ADJUSTMENT BETWEEN THE "TWO RIVERS SHORT PLAT" AND THE "ISLAND SHORT PLAT".



WE, OWNERS OF THE ABOVE TRACT OF LAND, CERTIFY THIS SHORT PLAT TO BE TRUE AND COF OUR ABILITIES, AND THAT THIS SHORT SUBMADE WITH OUR FREE CONSENT AND IN ACCORDESIRES. FURTHER, WE DEDICATE ALL ROAD AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAS PRIVATE.

OF LAND, HEREBY DECLARE AND RUE AND CORRECT TO THE BEST SHORT SUBDIVISION HAS BEEN IN ACCORDANCE WITH OUR SULL ROAD AS SHOWN, NOT NOTED SEED DAMAGES AGAINST ANY

NOTED ST ANY AND

and the SECTION 24, SKAMANIA

77N,

R6E,

W.M.

SW 1/4 1/4 of

COUNTY,

161514

LEGEND

MONUMENT AS NOTED

USFS = UNITED STATES FOREST SERVICE

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

IC IN AND FOR THE

COUNTY OF CLARK

ON MANUAL STATES

SKAMANIA COUNTY HEALTH DEPARMENT

Sholo6

OWNERS:

Tod LeFevre

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

CREAGAN TO SAUER AF# 2005156951 (RECORDED 04-15-2005)

AS MODIFIED BY BOUNDARY LINE AGREEMENT BETWEEN CREAGAN and SAUER

PARCEL BEING PLATTED:

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 PRIOR TO FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND, APPROVE THE ROAD NAME(S) AND NAMBER(S) OF SUCH ROAD(S).

4/24/06 DATE

COUNTY COO. 0700. CO. 11 THIS ON PROPERTY INVOLVED WITH THIS ORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. THE SOLD DATE

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.

S/II/OG

COUNTY PLANNING DEPARTMENT

DATE

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

ON May 11 20 06
WAS REGORDED UNDER AUDITOR'S FILE NUMBER 2006161514

RECORDER OF SKAMANIA COUNTY, WASHINGTON
COUNTY AUDITOR



HAGEDORN, INC.

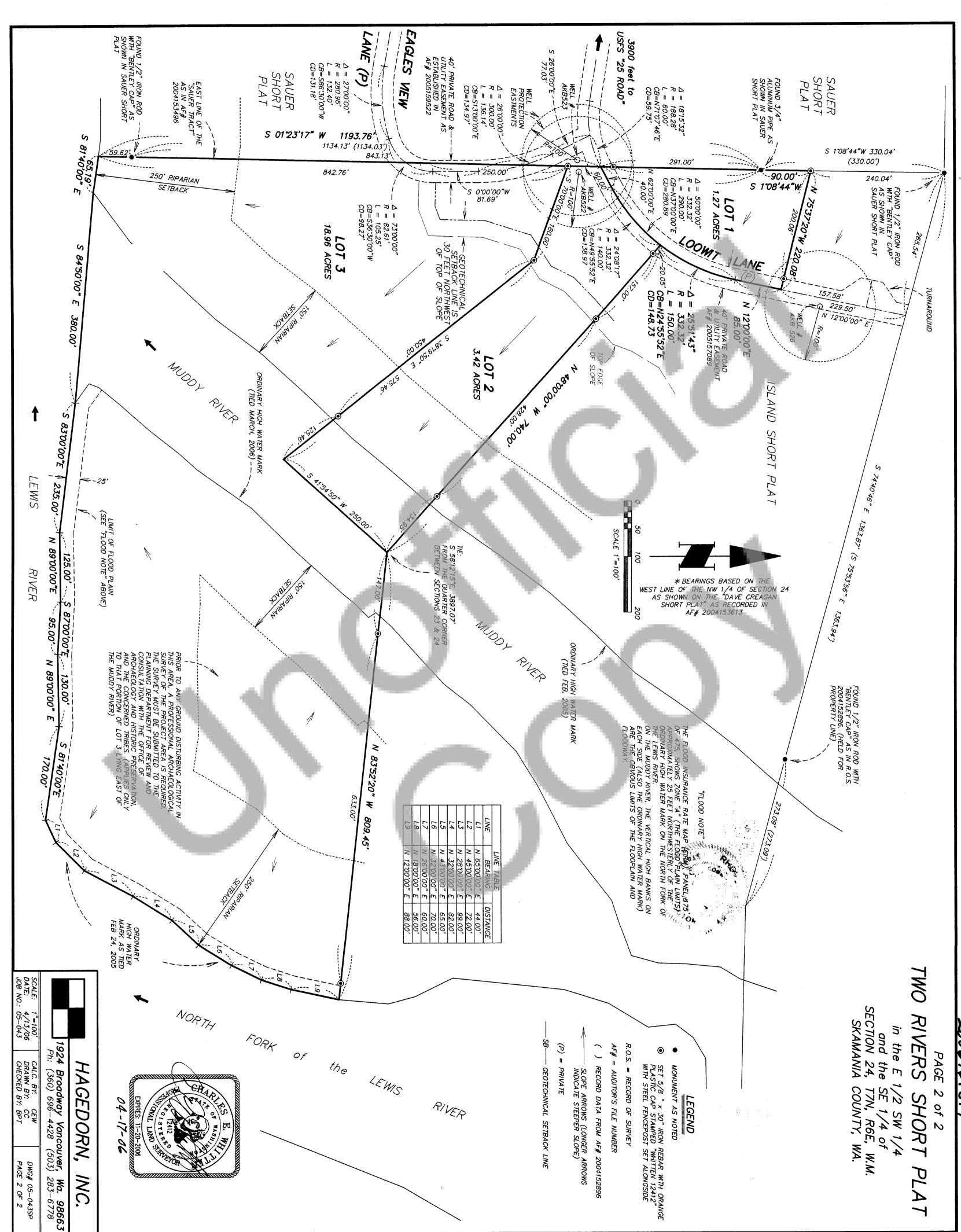
1924 Broadway Vancouver, Wa. 98663 Ph: (360) 696-4428 (503) 283-6778

17-06

SCALE: 1"=100" DATE: 4/14/06 JOB NO.: 05-043

CALC. BY: CEW DRAWN BY: CC CHECKED BY: BPT

DWG# 05-043SP SHEET 1 OF 2



2006/6/5/4