

2.0061617168  
AMANDA'S HIDEOUT  
SHORT PLAT

A DIVISION OF LOT 3 OF THE  
"SAUER and SORENSSEN SHORT PLAT"  
in the NE1/4 NW 1/4 of SECTION 34,  
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 ROADS. FURTHERMORE, WE GRANT ALL  
NECESSARY EASEMENTS FOR THEIR DESIGNATED PURPOSES.

OWNER: GERALD T. SAUER      OWNER: MARY P. SAUER

CHAD ANTON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
My Comm. Expires 12/31/2006  
DATE 5/15/06  
NOTARY PUBLIC IN AND FOR THE COUNTY OF WA  
RESIDING AT Camas, WA

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

BOUCE SCHWELLMERS  
SKAMANIA COUNTY HEALTH DEPARTMENT  
DATE 5/30/06

Joe 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 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 5/12/06  
COUNTY ENGINEER

01.06.34.0.0.0202.00  
ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS  
SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED  
Vicki Cleland, Auditor  
DATE 05-21-2006  
COUNTY TREASURER

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.  
DATE 5/31/06  
COUNTY PLANNING DEPARTMENT

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 JERRY SAUER  
IN JULY 2004.  
DATE 05-21-2006

STATE OF WASHINGTON  
COUNTY OF SKAMANIA  
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY  
Karen Whittepoon OF Planning AT 4:48 P.M.  
ON May 31st 2006  
WAS RECORDED UNDER AUDITOR'S FILE NUMBER  
Jenny Davis  
RECORDING CLERK, WASHINGTON  
Michael Harrison by J. Davis  
COUNTY AUDITOR

HAGEDORN, INC.  
1924 Broadway Vancouver, Wa 98663  
Ph: (360) 696-4428 (503) 283-6778  
SCALE: N/A  
DATE: 05-27-06  
DRAWN BY: CC  
CHECKED BY: JRP  
DWG# 05-079SP  
JOB NO.: 05-079  
PAGE 1 OF 2

NOTES

- 1) SO LONG AS THE COUNTY'S SHORT AND LONG PLAT ORDINANCES REQUIRE A 2-ACRE MINIMUM LOT SIZE, THE MINIMUM SETBACKS FOR ALL STRUCTURES SHALL BE 20' FOR THE SIDE AND REAR YARDS, AND FOR THE FRONT YARD 50' FROM THE CENTERLINE OF THE ROAD OR 20' FROM THE PROPERTY LINE, WHICHEVER IS GREATER.
- 2) LOT 4 SHALL NOT BE FURTHER DIVIDED BASED ON NOTE A OF THE SAUER AND SORE SHORT PLAT RECORDED IN BOOK 3, PAGE 379.
- 3) THE CURRENT ZONING DESIGNATION FOR THIS PARCEL IS UNMAAPPED.
- 4) ELECTRICITY IS NOT AVAILABLE IN THIS AREA.
- 5) ALL LOTS WITHIN THIS SHORT PLAT REQUIRE DESIGNED SEPTIC SYSTEMS.
- 6) 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 CLEAR-CUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR. LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASE OF PROPERTY WITHIN 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.
- 7) 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 TO PROTECTING ANY STRUCTURE, INCLUDING EAVES, OVERHANGS, DECKS AND PORCHES, OR ANY DISTURBANCES INCLUDING FLOWING, SPILLING OR CLEANING SHALL BE ALLOWED WITHIN THE STREAM RESERVOR'S BUFFER. CONTACT THE SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.
- 8) SWIFT RESERVOIR IS A SHORELINE OF STATEWIDE SIGNIFICANCE AND ALL ACTIVITIES WITHIN 200' OF THE ORDINARY HIGH-WATER MARK AND ASSOCIATED WETLANDS, AS DENIED BY THE SHORELINE MANAGEMENT ACT, SHALL BE IN COMPLIANCE WITH THE SHORELINE MANAGEMENT ACT.
- 9) THIS SITE LIES WITHIN AN EROSION HAZARD AREA AND A LANDSLIDE HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.

PARCEL BEING PLATTED:

LOT 3 OF SHORT PLAT 3-378  
AS CONVEYED IN A QUIT CLAIM DEED FROM:  
SCOTT AND MARY SORENSSEN TO GERALD AND MARY SAUER  
AS RECORDED IN BOOK 210 OF DEEDS, PAGE 84  
FILED MAY 22, 2001

EASEMENT NOTES

BOOK 6 PAGE 982 IS A ROAD USE AGREEMENT AND ROAD EASEMENT FOR MONARCH ROAD  
BOOK 34, PAGE 165 IS AN EASEMENT FOR TRANSMISSION LINES  
ALONG A ROAD NOW SUBMERGED BY SWIFT RESERVOIR  
BOOK 204, PAGE 903, CC&Rs COVERING LOT 3 "SAUER and SORENSSEN SHORT PLAT"  
BOOK 205, PAGE 624, IS A WELHEAD PROTECTION EASEMENTS AFFECTING LOTS 1,2 AND 3  
OF THE "SAUER AND SORENSSEN" SHORT PLAT (BOOK 3, PAGE 378) THE  
EXACT LOCATION OF WHICH IS NOT SPECIFIED IN THE DOCUMENT OR ON THE PLAT  
BOOK 208, PAGE 139, ASSIGNMENT OF EASEMENT RIGHTS TO "POPE RESOURCES"  
FOR MONARCH ROAD AND OTHER EXISTING EASEMENTS IN SKAMANIA COUNTY

NARRATIVE

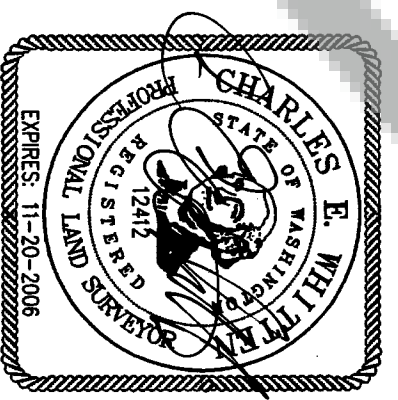
THE PURPOSE OF THIS SURVEY WAS TO RECOVER EXISTING  
MONUMENTS DENING THE "SAUER TRACT" CITED AND TO THEN  
DIVIDE IT INTO THE 4 LOTS AS SHOWN. A RANDOM TRAVERSE  
WAS ORIENTED BETWEEN FOUND IRONS REMAINING FROM THE  
"SAUER AND SORENSSEN SHORT PLAT" AS RECORDED IN BOOK 3,  
PAGE 378. NEW LOT CORNERS WERE SET RADIALY FROM THE  
ABOVE TRAVERSE WHICH 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 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 FLOWING, 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  
AUDITOR'S FILE NUMBER

NOTE: ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD  
EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.

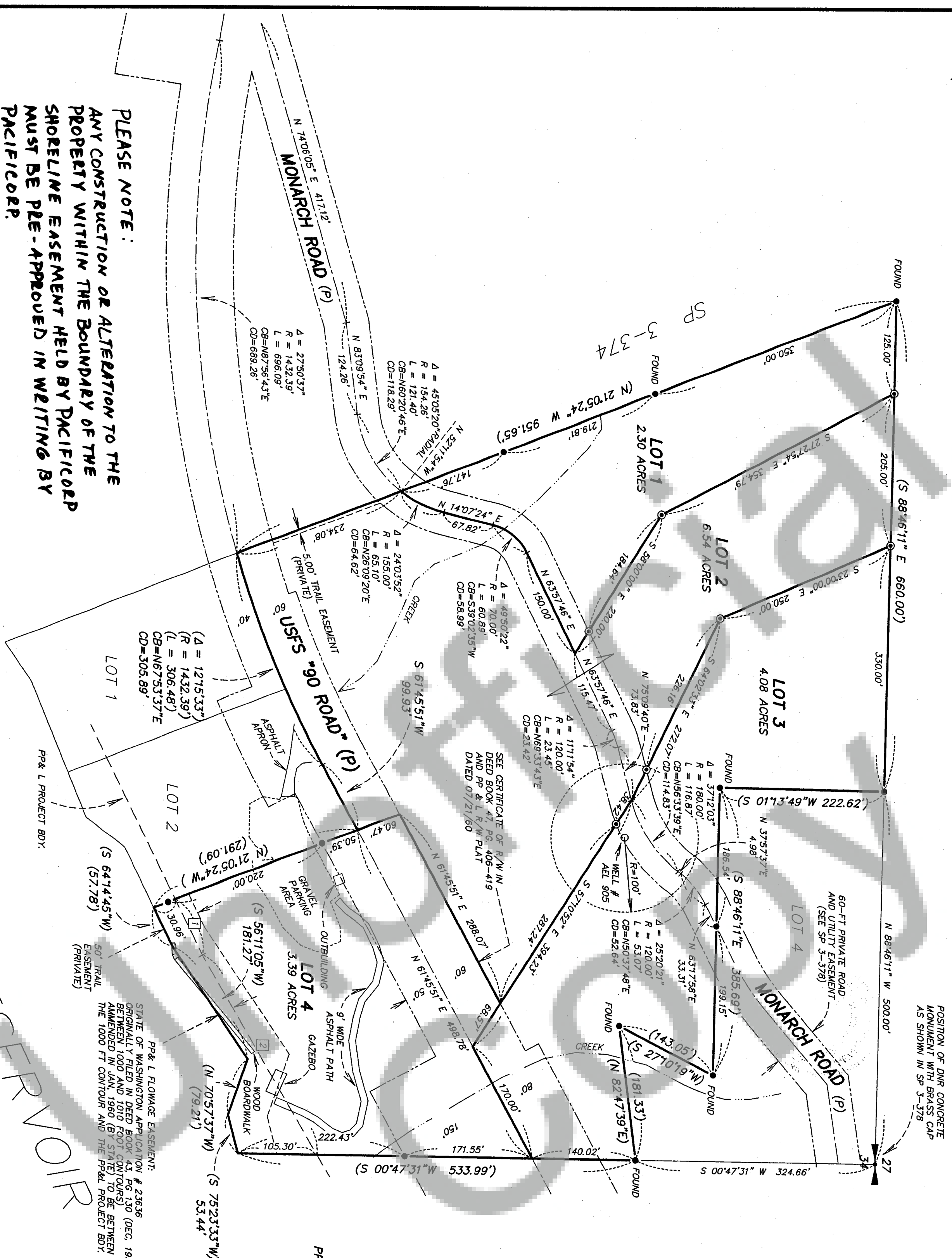
LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD  
OF 5 YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY  
CODE, TITLE 17, SUBDIVISIONS, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.





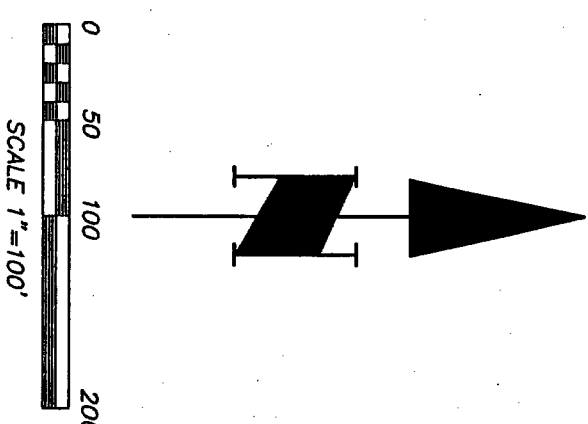
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**AMANDA'S HIDEOUT  
SHORT PLAT**

A DIVISION OF LOT 3 OF THE  
"SAUER and SORENSEN SHORT PLAT"  
in the NE1/4 NW 1/4 of SECTION 34,  
T7N, R6E, W.M., SKAMANIA COUNTY, WA



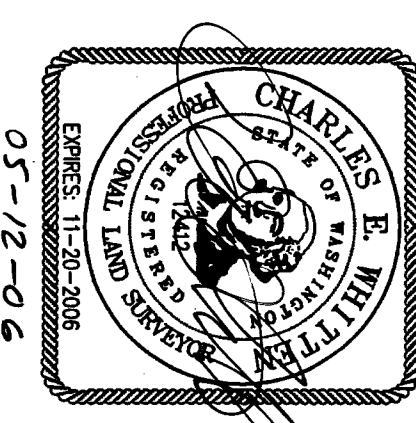
**PLEASE NOTE:**  
ANY CONSTRUCTION OR ALTERATION TO THE  
PROPERTY WITHIN THE BOUNDARY OF THE  
SHORELINE EASEMENT HELD BY PACIFICORP  
MUST BE PRE-APPROVED IN WRITING BY  
PACIFICORP.


SWIFT RESERVOIR



- LEGEND**
- POSITION OF 1/2" IRON ROD AS ESTABLISHED IN SP 3-378 (TIED SEPT, 2005 IF NOTED AS FOUND)
  - ⊙ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE
  - SP = SHORT PLAT
  - AF# = AUDITOR'S FILE NUMBER
  - ( ) RECORD DATA FROM SP 3-378
  - R/W = RIGHT-OF-WAY

- PP & L PROJECT BOUNDARY**
- 1 N 64°40'43" E 83.40'
  - 2 N 60°05'43" E 307.85'





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

SCALE: 1"=100'	CALC. BY: CEW	DWG# 05-073SP
DATE: 05-11-06	DRAWN BY: CC	PAGE 2 OF 2
JOB NO.: 05-079	CHECKED BY: RIT	