

2006161876

ISLAND 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 ROAD AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROAD. FURTHERMORE, WE GRANT ALL EASEMENTS OF SAID ROAD FOR DESIGNATED PURPOSES.

OWNER: JOHN R. FORBACH  
OWNER: KATHLEEN FORBACH  
OWNER: WELLS FARGO BANK N.A.  
OWNER: R. ELIZABETH FORBACH  
OWNER: E. E. Klen, 4555 31st S Street



Notary Public  
Notary Public in and for the County of Washington  
Residing at Burien, WA

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

Bruce Satercumbers  
SKAMANIA COUNTY HEALTH DEPARTMENT  
DATE 5/3/06

Top LeSage  
COUNTY ENGINEER OF SKAMANIA COUNTY,  
WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIREMENTS, CERTIFY THAT ALL 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).

County Engineer  
DATE 5/24/06

07.06.24.00.000000  
ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED  
Victoria O'Neil  
COUNTY TREASURER  
DATE 05-24-2006

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLETES WITH ORDINANCE 1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.  
PL Thompson  
COUNTY PLANNING DEPARTMENT  
DATE 5/31/06

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 CHARLES E. WHITCOMB, IN DECEMBER, 2005.

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

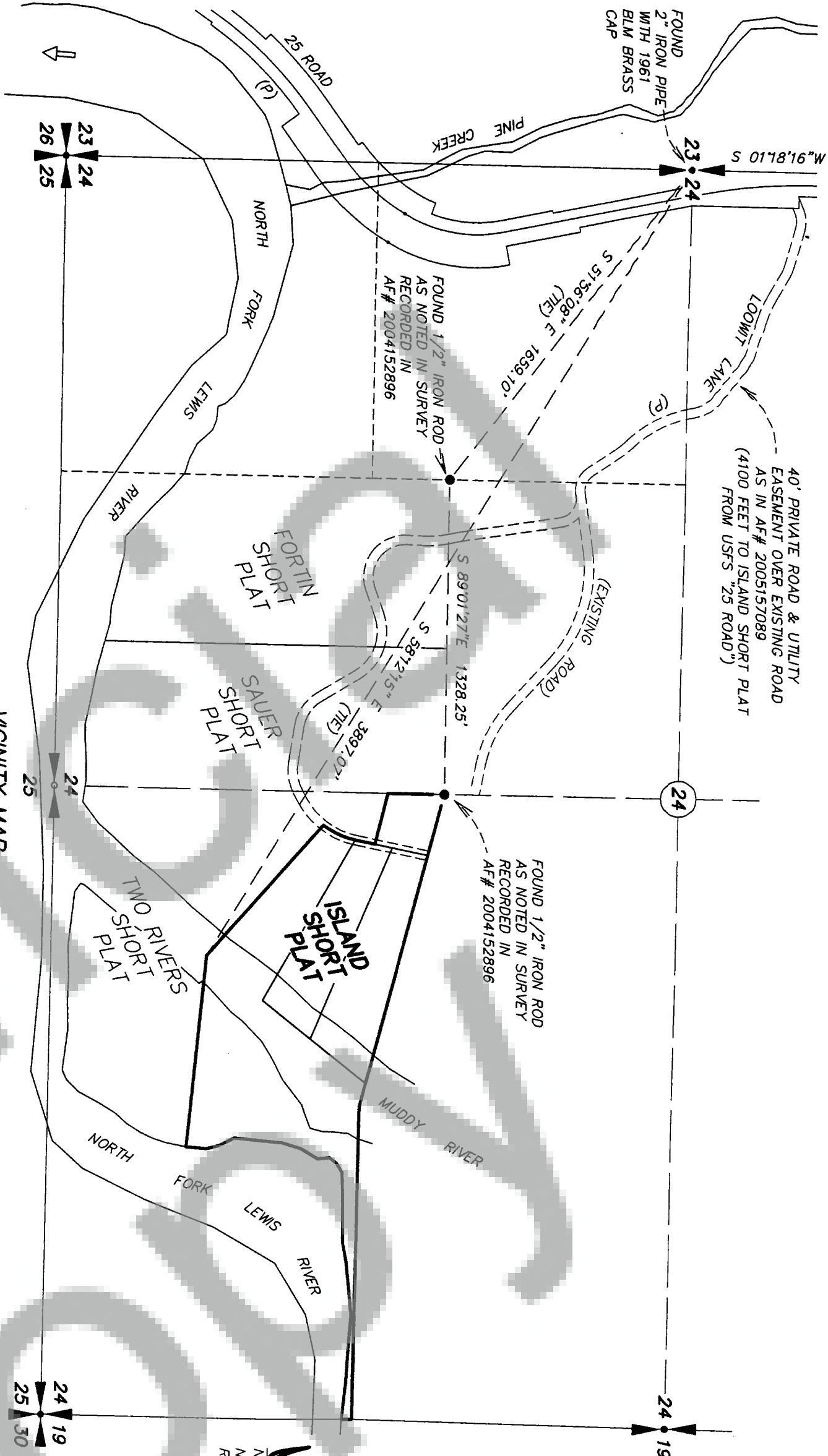
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY  
Karin Vittaspaar  
OF Planning  
ON June 7, 2006  
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2006161876

County Auditor  
RECORDED IN THE COUNTY OF WASHINGTON  
I Michael Thornton by Peggy  
COUNTY AUDITOR

HAGEDORN, INC.

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

SCALE: 1"=500'  
DATE: 05-16-06  
JOB NO.: 05-044  
CALC. BY: CEM  
DRAWN BY: CC  
CHECKED BY: BPT  
DWG# 05-044SP  
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 IN AN AREA OF COMMERCIAL FOREST LAND WHICH IS SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. IN ADDITION TO OTHER ACTIVITIES, THESE MAY INCLUDE NOISE, DUST, SMOKE, SLASH BURNING, VISUAL IMPACTS AND ODOORS RESULTING FROM HARVESTING, EARLY HOURS OF OPERATION, PLANTING, BROADCAST HELICOPTER APPLICATIONS OF FERTILIZERS, HERBICIDES AND ASSOCIATED MANAGEMENT ACTIVITIES. WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, THESE FOREST MANAGEMENT ACTIVITIES ARE NOT SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE. ALL STRUCTURES ARE TO BE SETBACK AT LEAST 25 FEET FROM ALL PROPERTY LINES OF THE THE SHORT PLAT THAT ARE ADJACENT TO LAND USED FOR FOREST USE.
- 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 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.

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 USE 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 17.60 INCLUSIVE.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE 23.79 "FORBACH TRACT" CITED INTO THE 4 LOTS AS SHOWN. A RANDOM TRAVERSE WAS EXTENDED THROUGH THE AREA ORIGINATING AND CLOSING ON EXISTING 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. FIELD EQUIPMENT USED WAS A 3-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR.

EASEMENT NOTES

BOOK 1", PAGE 442 (1906) IS A CONVEYANCE OF MANY FRACTIONAL PARCELS IN T6N, R5E, W.M. (DOESN'T AFFECT THIS PLAT).  
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.  
PATENT NUMBER 14916 (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 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 44, PAGE 337 IS A CONVEYANCE AND RESERVATION OF MINERAL RIGHTS IN PORTIONS OF SECTION 14 AND 24.

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



LEGEND

- MONUMENT AS NOTED
- AF# = AUDITOR'S FILE NUMBER

OWNER:

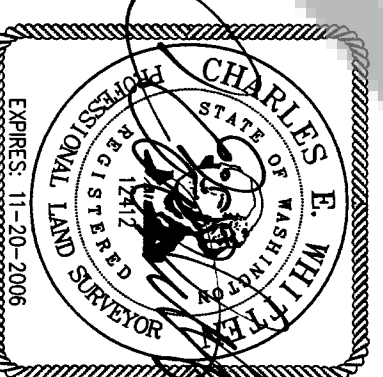
OHAD FORBACH  
19316 SE 9th CIRCLE  
CANAS, WA. 98607

PARCEL BEING PLATTED:

CREAGAN TO FORBACH, et al  
AF# 2005159116  
(RECORDED 10-17-2005)

COVENANTS, CONDITION & RESTRICTIONS

SEE CC & RS FOR THREE RIVERS RECREATIONAL AREA RECORDED UNDER AF# 2005159105, AF# 2005159172 AND AF# 2005159170.



05-22-06



LEGEND

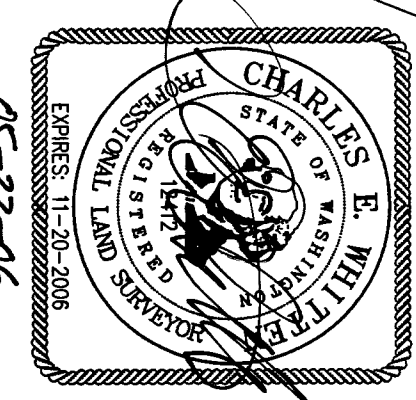
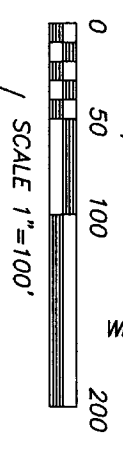
- MONUMENT AS NOTED
- SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE
- R.O.S. = RECORD OF SURVEY
- AF# = AUDITOR'S FILE NUMBER
- ( ) RECORD DATA FROM AF# 2004152896
- SLOPE ARROWS (LONGER ARROWS INDICATE STEEPER SLOPE)
- (P) = PRIVATE
- SB — GEOTECHNICAL SETBACK LINE

ISLAND 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.

\* DEED RECORD IN AF# 2005159116  
CONTAINS A TYPOGRAPHICAL ERROR  
THAT CALLS THIS LINE AS S 88°41'04"E.

LINE	BEARING	DISTANCE
L1	S 59°00'00" W	44.00'
L2	S 37°00'00" W	40.00'
L3	S 06°00'00" E	50.00'
L4	S 31°00'00" W	84.00'
L5	S 17°00'00" W	65.00'
L6	S 06°00'00" W	108.00'
L7	S 06°00'00" W	92.00'
L8	S 26°00'00" E	75.00'
L9	S 15°00'00" E	51.00'
L10	S 05°00'00" W	89.11'

\* BEARINGS BASED ON THE  
WEST LINE OF THE NW 1/4 OF SECTION 24  
AS SHOWN ON THE "DAVE CREAGAN  
SHORT PLAT" AS RECORDED IN  
AF# 2004153613



05-22-06

HAGEDORN, INC.

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

SCALE: 1"=100'  
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PAGE 2 OF 2

