2006161938 SP-06-02

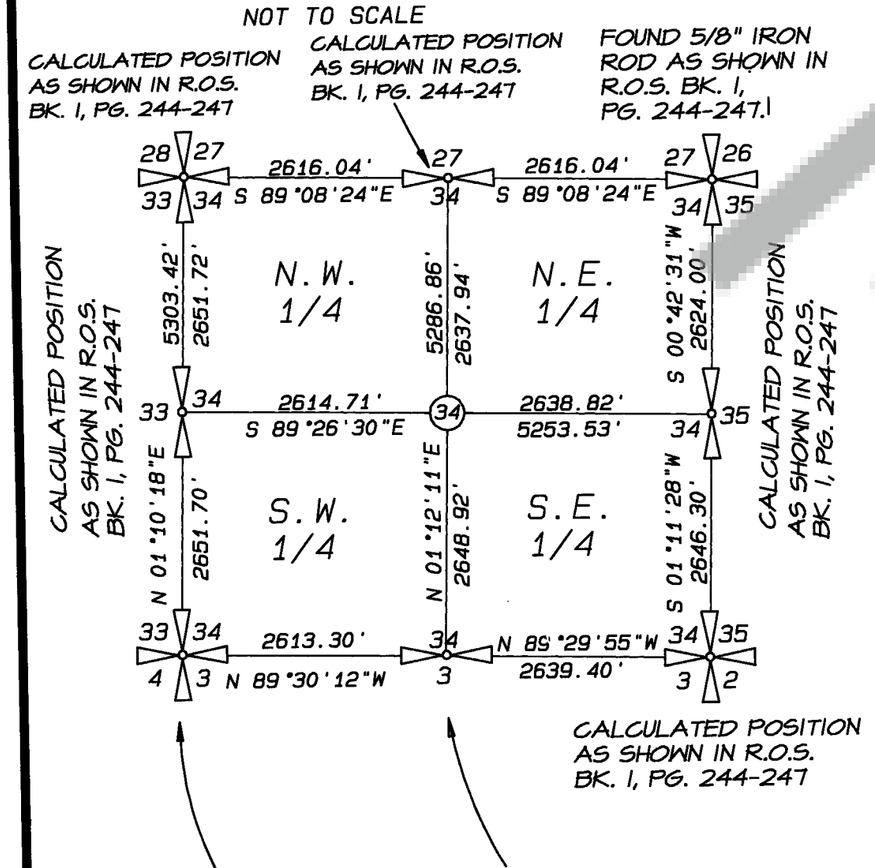
AMENDED JERRY'S SHORT PLAT
REDIVISION OF LOT 2

RECORDED IN BOOK 3, PAGE 418

S.W.1/4, S.E.1/4,
SEC. 34, T.2 N, R.5 E. W.M.

BREAK DOWN OF SEC. 34

NOT TO SCALE



BASIS OF BEARINGS

RECORDED SURVEY BK. 1, PG. 244-247. RECORDS OF SKAMANIA COUNTY.

FOUND AND HELD 5/8" IRON ROD WITH A HAGEDORN CAP, AS SHOWN IN R.O.S. BK. I, PG. 244. N.E. COR. OF THE S.W. 1/4, N.E. 1/4, SEC. 34.

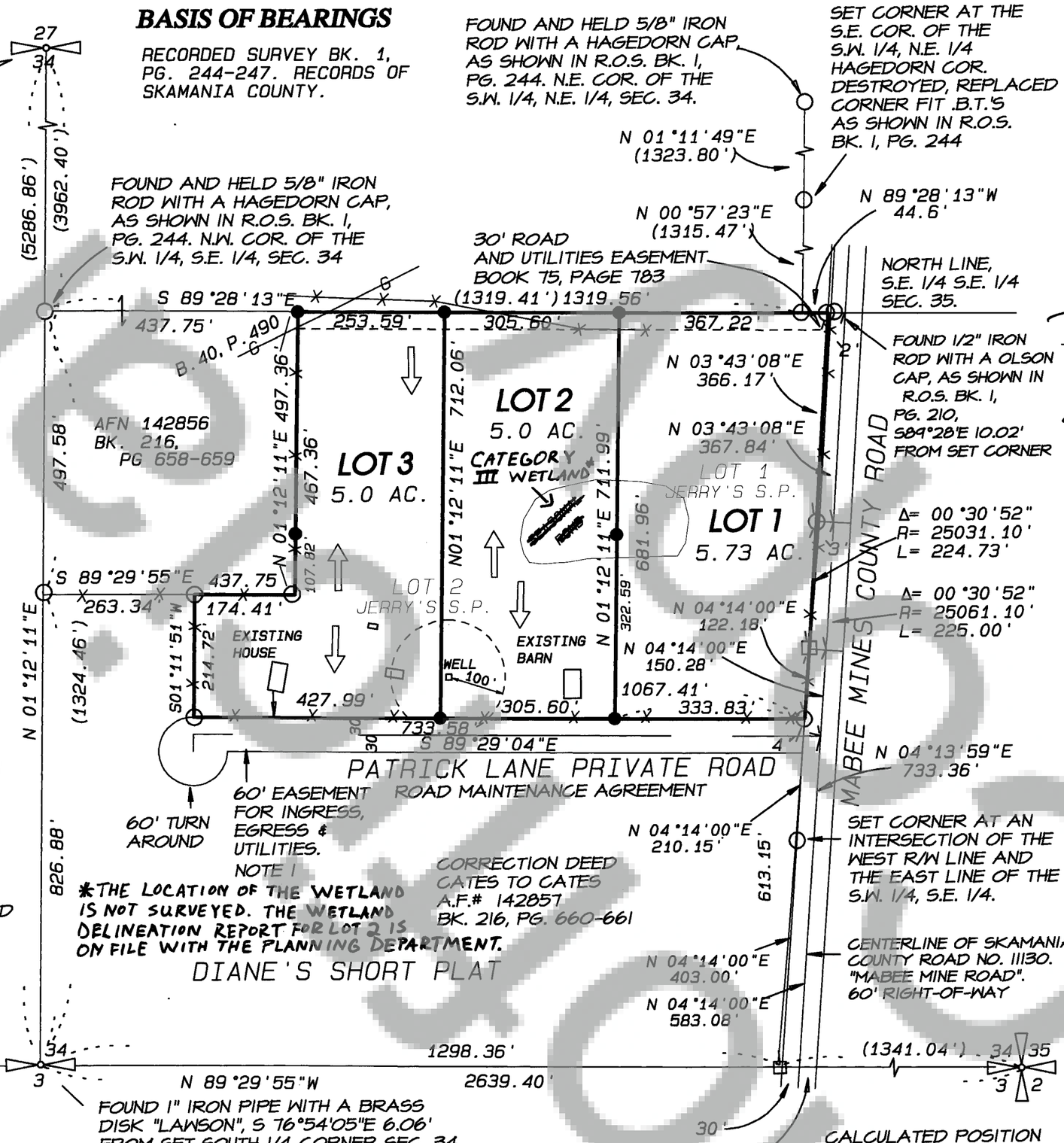
SET CORNER AT THE S.E. COR. OF THE S.W. 1/4, N.E. 1/4 HAGEDORN COR. DESTROYED, REPLACED CORNER FIT .B.T.'S AS SHOWN IN R.O.S. BK. I, PG. 244

FOUND AND HELD 5/8" IRON ROD WITH A HAGEDORN CAP, AS SHOWN IN R.O.S. BK. I, PG. 244. N.W. COR. OF THE S.W. 1/4, S.E. 1/4, SEC. 34

30' ROAD AND UTILITIES EASEMENT BOOK 75, PAGE 783

NORTH LINE, S.E. 1/4 S.E. 1/4 SEC. 35.

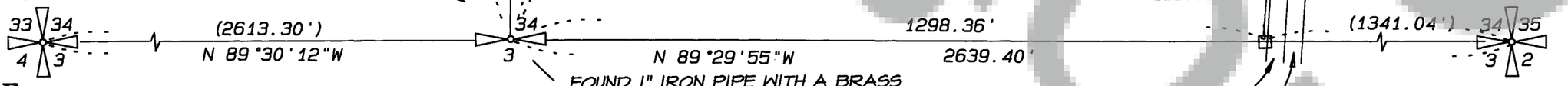
FOUND 1/2" IRON ROD WITH A OLSON CAP, AS SHOWN IN R.O.S. BK. I, PG. 210, S89°28'E 10.02' FROM SET CORNER



*THE LOCATION OF THE WETLAND IS NOT SURVEYED. THE WETLAND DELINEATION REPORT FOR LOT 2 IS ON FILE WITH THE PLANNING DEPARTMENT.

CORRECTION DEED CATES TO CATES A.F.# 142857 BK. 216, PG. 660-661

DIANE'S SHORT PLAT



FOUND 1" IRON PIPE WITH A BRASS DISK "LAWSON", S 76°54'05"E 6.06' FROM SET SOUTH 1/4 CORNER SEC. 34.

PROCEDURE

A FIELD TRAVERSE WAS PERFORMED USING A TOPCON GTS-303, 5" TOTAL STATION. THE TRAVERSE WAS ADJUSTED BY COMPASS RULE, AND THE RESULTING LINEAR ERROR OF CLOSURE WAS EQUAL TO OR EXCEEDED THE REQUIREMENTS OF W.A.C. 332-130-090.

NOTE 1
This easement also provides ingress, egress, and utilities to "Diane's Short Plat". Road Maintenance Agreement B.231, P.782. 12' drive easement B.230, P.115 void by above.

NOTE 2
All new development shall comply with the applicable water resource setbacks. Future development may be impacted by changes to regulations concerning water resources.

WARNING: Purchasers of a lot, or lots, in this plat are advised to consult the Skamania County Development Assistance Handbook 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 attempt to divide your lot or lots. Private roads must comply with Skamania County's private road requirements. Maintenance of private roads is not paid for by Skamania County.

LEGEND

- ● SET 5/8" x 24" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SWART 16929".
- □ CALCULATED CORNER, NOT SET
- ○ FOUND MONUMENT AS NOTED,
- ROS RECORD OF SURVEY
- ( ) RECORDS DISTANCE, PER R.O.S. BK. 1, PG. 244
- AF# AUDITOR'S FILE NUMBER
- ⇦ DRAINAGE
- -X-X- FENCE
- —G— NATURAL GAS LINE BOOK 40, PAGE 490

AUSTIN R. BELL STATE OF WASHINGTON 41954 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 5-4-06
5-3-06

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 DEVELOPEMENT OF ADJOINING PROPERTIES FOR INGRESS, EGRESS AND UTILITIES.

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

ORIGINAL SCALE 1"=200'

200 0 200 400 600

GRAPHIC SCALE

DEED REFERENCE

QUIT CLAIM DEED
CATES TO CATES
A.F.# 142854
BK. 216, PG. 653-654

BELL DESIGN COMPANY
P.O.B. 306, BINGEN, WA. 98605
CIVIL ENGINEERING LAND SURVEYING

DATE	DESCRIPTION	BY
5/06	DRAFT	ARB
7/06	CHECK	RWB

FOR GEORGE SMIRNOFF
162 Patrick Lane
Washougal, WA 98671
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 1
PROJECT: 04B024
DATE: May 2006

O:\2004\b024\04b024#2.pro

BEING PART OF THE S.W. 1/4, S.E. 1/4, SEC. 34, T.2 N, R.5 E. W.M.
SHORT PLAT FILE: LOTS 1 AND 2 OF JERRY'S SHORT PLAT

WE, OWNERS OF THE ABOVE TRACTS OF LAND, HEREBY DECLARE AND CERTIFY THIS AMENDED SHORT PLAT TO BE 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 DEDICATED 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.

George Smirnoff- OWNER Lot 2 and 3 — 5-16-06 DATE

GRETA COOPER NOTARY PUBLIC STATE OF WASHINGTON My Commission Expires February 3, 2007

NOTARY PUBLIC GRETA COOPER DATE 5-16-06
NOTARY PUBLIC IN AND FOR THE COUNTY OF CLARK RESIDING AT CAMAS, WA. MY APPOINTMENT EXPIRES 2-3-07

Devon N. Fisher - OWNER Lot 1 — 5-20-06 DATE

Joseph G. Crane - OWNER Lot 1 — 5-20-06 DATE

JERI L. CONNOLLY STATE OF WASHINGTON NOTARY PUBLIC My Commission Expires April 28, 2008

NOTARY PUBLIC Jeri L Connolly DATE 5-20-06
NOTARY PUBLIC IN AND FOR THE COUNTY OF Skamania RESIDING AT Washougal, WA. MY APPOINTMENT EXPIRES 4-28-08

RIVERVIEW SERVICES, INC. - V.P. — 5-16-06 DATE

GRETA COOPER NOTARY PUBLIC STATE OF WASHINGTON My Commission Expires FEBRUARY 3, 2007

NOTARY PUBLIC GRETA COOPER DATE 5-16-06
NOTARY PUBLIC IN AND FOR THE COUNTY OF CLARK RESIDING AT CAMAS, WA. MY APPOINTMENT EXPIRES 2-3-07

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

APPROVED: BRUCE SCHERCK, RS — 5/31/06 DATE
SKAMANIA COUNTY HEALTH DEPARTMENT

I, Tod Heisure, COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON. CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIRMENTS; 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).

APPROVED: Tod Heisure — 5/24/06 DATE
SKAMANIA COUNTY ENGINEER

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. TL# 02-05-34-0-0-0908-00thru 2006

APPROVED: Vickie Clelland, Deputy — June 13, 2006 DATE
SKAMANIA COUNTY TREASURER

THE LAYOUT OF THIS SHORT SUBDIVISION WITH ORDINANCE 1980-07 REQUIRMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

APPROVED: Karen Witherspoon — 6/13/2006 DATE
SKAMANIA COUNTY PLANNING DEPARTMENT

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHEN INSTURMENT OF WRITING FILED BY Karen Witherspoon OF PLANNING DEPT. AT 4:00 pM ON June 13, 2006 RECORDED IN BOOK * OF SHORT PLATS AT PAGE —.
* AF 2006161938

J. Michael Garrison by — 6/13/06 DATE
SKAMANIA COUNTY AUDITOR

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

Austin R Bell — 5-3-06 DATE
AUSTIN R. BELL WA. NO. 41954