AF 2006162640

# BRUNING SHORT PLAT

## IN THE SE 1/4 OF SECTION 25
## T. 3 N., R.7 E., W.M.
## SKAMANIA COUNTY, WASHINGTON

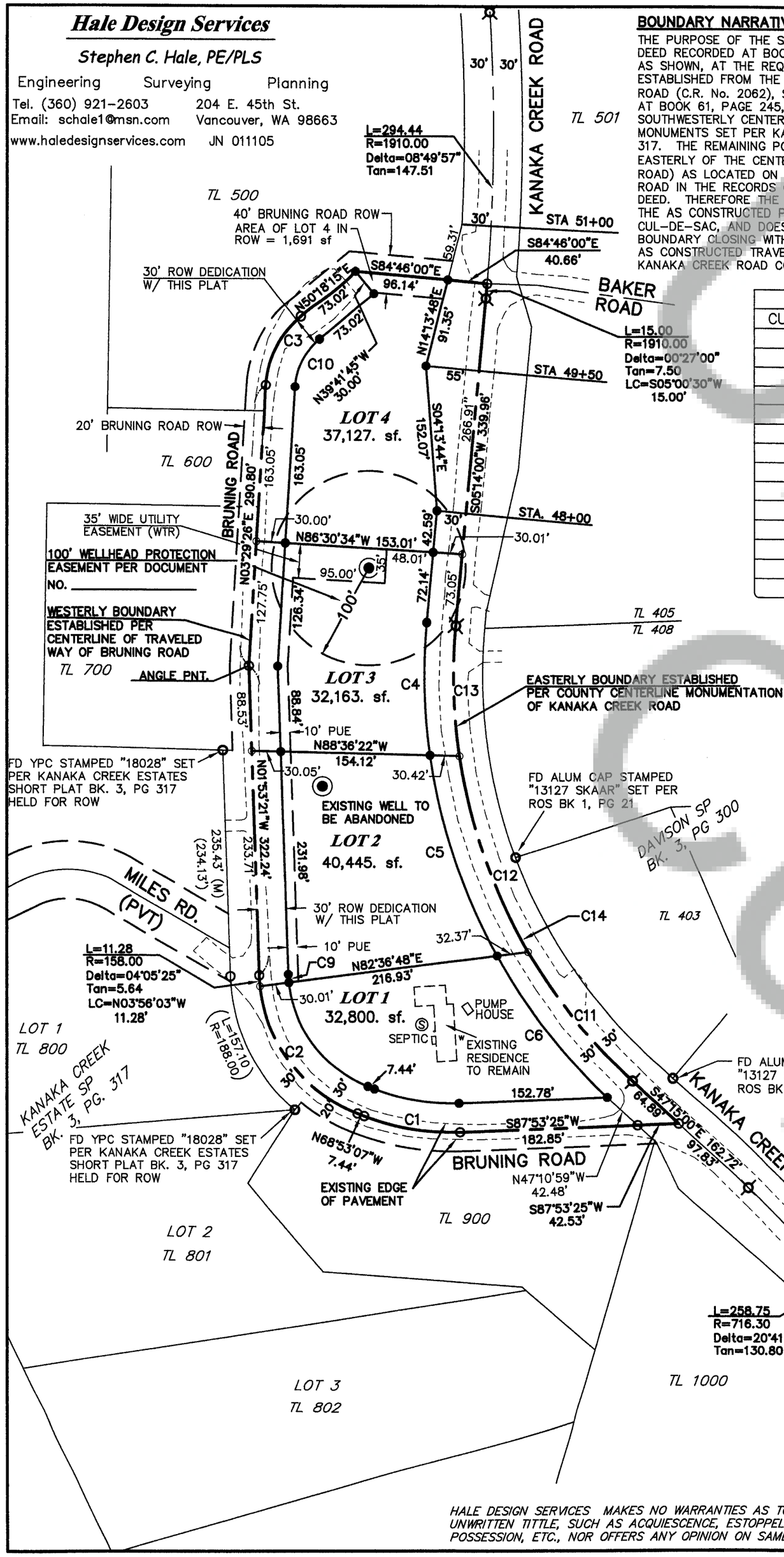
BOOK ___ PAGE ___
AF 2006162640


**Hale Design Services**

Stephen C. Hale, PE/PLS

Engineering Surveying Planning

Tel. (360) 921-2603 204 E. 45th St.
Email: schale1@msn.com Vancouver, WA 98663
www.haledesignservices.com JN 011105


### BOUNDARY NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE EXISTING PARCEL AS DESCRIBED IN DEED RECORDED AT BOOK 220, PAGE 427, RECORDS OF SKAMANIA COUNTY, INTO 4 LOTS AS SHOWN, AT THE REQUEST OF PAC RIM HOMES, LLC. THE EASTERLY BOUNDARY WAS ESTABLISHED FROM THE FOUND AND HELD CENTERLINE MONUMENTS OF KANAKA CREEK ROAD (C.R. No. 2062), SET PER C.R.P. No. 70-19, AND AS DESCRIBED IN DEED RECORDED AT BOOK 61, PAGE 245, RECORDS OF SKAMANIA COUNTY. THE SOUTHERLY AND SOUTHWESTERLY CENTERLINE OF BRUNING ROAD WAS ESTABLISHED PER FOUND AND HELD MONUMENTS SET PER KANAKA CREEK ESTATES SHORT PLAT RECORDED IN BOOK 3, PAGE 317. THE REMAINING PORTION OF THE BOUNDARY IS DESCRIBED IN DEED AS BEING EASTERLY OF THE CENTERLINE OF OLD KANAKA CREEK ROAD (DESIGNATED AS BRUNING ROAD) AS LOCATED ON MARCH 18, 1963. NO SURVEY COULD BE FOUND OF OLD KANAKA ROAD IN THE RECORDS OF SKAMANIA COUNTY DURING THE PERIOD AS STATED IN SAID DEED. THEREFORE THE CENTERLINE WAS ESTABISHED AS THE CALCULATED CENTERLINE OF THE AS CONSTRUCTED PAVED TRAVELED WAY. THE EXISTING TRAVELED WAY ENDS IN A CUL-DE-SAC, AND DOES NOT CONNECT WITH KANAKA CREEK ROAD. THE NORTHERLY BOUNDARY CLOSING WITH KANAKA CREEK ROAD WAS ESTABLISHED FROM THE END OF THE AS CONSTRUCTED TRAVELED WAY, AND AS SHOWN ON AS BUILT PLAN SHEET 7 OF 9, KANAKA CREEK ROAD COUNTY ROAD PROJECT NUMBER 70-19.

### LEGAL DESCRIPTION

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, LYING WESTERLY OF THE CENTER LINE OF THE COUNTY CREEK ROAD No. 2062 DESIGNATED AS KANAKA CREEK, SAID CENTER LINE BEING MORE PARTICULARLY DESCRIBED IN A DEED DATED SEPTEMBER 29, 1969, AND RECORDED AT PAGE 245 OF BOOK 61 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, AND EASTERLY OF THE CENTER LINE OF AN EXISTING ROAD DESIGNATED AS OLD KANAKA CREEK ROAD AND LOCATED ON MARCH 18, 1963.
CONTAINING 4.82 ACRES MORE OR LESS

### CURVE TABLE

| CURVE No. | LENGTH | RADIUS | DELTA | TAN | CORD DIR | CORD LEN |
|---|---|---|---|---|---|---|
| C1 | 101.34 | 250.00 | 23°13'28" | 51.37 | N80°29'51"W | 100.64 |
| C2 | 173.47 | 158.00 | 62°54'21" | 96.64 | N37°25'56"W | 164.89 |
| C3 | 81.71 | 100.00 | 46°48'49" | 43.29 | N26°53'50"E | 79.45 |
| C4 | 137.83 | 603.00 | 13°05'47" | 69.22 | S01°19'08"E | 137.53 |
| C5 | 221.03 | 603.00 | 21°00'08" | 111.77 | S18°22'05"E | 219.80 |
| C6 | 185.71 | 603.00 | 17°38'44" | 93.60 | S37°41'31"E | 184.98 |
| C7 | 89.17 | 220.00 | 23°13'28" | 45.21 | N80°29'51"W | 88.57 |
| C8 | 141.27 | 128.00 | 63°14'09" | 78.80 | N37°16'03"W | 134.21 |
| C9 | 8.40 | 128.00 | 03°45'37" | 4.20 | N03°46'10"W | 8.40 |
| C10 | 57.19 | 70.00 | 46°48'49" | 30.30 | N26°53'50"E | 55.62 |
| C11 | 171.97 | 573.00 | 17°11'43" | 86.63 | N38°39'08"W | 171.32 |
| C12 | 217.00 | 573.00 | 21°41'53" | 109.81 | N19°12'20"W | 215.70 |
| C13 | 135.87 | 573.00 | 13°35'08" | 68.25 | N01°33'49"W | 135.55 |
| C14 | 524.83 | 573.00 | 52°28'45" | 282.44 | N21°00'38"W | 506.68 |

### LEGEND

- ● SET 5/8" X 24" IRON ROD WITH PLASTIC CAP STAMPED "HALE 35930"
- ○ FOUND MONUMENT AS NOTED
- ⌘ FOUND AND HELD CENTERLINE MONUMENT BOX SET PER C.R.P. NO. 70-19
- ○ CALCULATED POSITION, NOTHING SET.
- ○ CALCULATED POSITION, NOTHING SET, EXTENSION OF LOT LINE
- ( ) RECORD MEASUREMENTS PER KANAKA CREEK ESTATES SP
- (M) MEASURED BEARINGS AND DISTANCES
- PUE PRIVATE UTILITY EASEMENT (WTR)

| | | | |
|---|---|---|---|
| ROW | RIGHT OF WAY | FD | FOUND |
| ROS | RECORD OF SURVEY | ALUM | ALUMINUM CAP |
| C.R. NO. | COUNTY ROAD NUMBER | sf | SQUARE FEET |
| YPC | YELLOW PLASTIC CAP | | |

WARNING: THIS PLAT IS SERVICED BY PRIVATE ROAD(S). 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. MAINTENANCE OF PRIVATE ROADS IS NOT PAID FOR BY SKAMANIA COUNTY.

### PROCEDURE

FIELD TRAVERSE WITH A TOPCON GTS-2 (5") AND ADJUSTED BY COMPASS RULE

### BASIS OF BEARING

CENTERLINE OF KANAKA CREEK ROAD PER FOUND AND HELD CENTERLINE MONUMENTS OF COUNTY ROAD NO. 2062, KNOWN AS KANAKA CREEK ROAD, AND AS ESTABLISHED PER C.R.P NO. 70-19

### DEED REFERENCE

GRANTOR: Pamela J. Robinson a single person
GRANTEE: Pac Rim Properties, LLC, a Washington Limited Liability Company
DATE: April 28th, 2006
Doc. No. 2006161358

### PROPERTY OWNER

PAC RIM PROPERTIES, LLC
BILL BADER - MEMBER
5700 NW EL REY DRIVE
CAMAS, WA 98607

N
W HDS E
S

100 0 50 100
( IN FEET )
1 inch = 100 ft.

FIELD SURVEY COMPLETED JANUARY. 4, 2006

5/19/06

STEPHEN C. HALE STATE OF WASHINGTON 35930 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12-27-07

### 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 Pac Rim Homes in January, 2006.

Stephen C. Hale - LS #35930 5/19/06

Land within this short 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.

*HALE DESIGN SERVICES MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ACQUIESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC., NOR OFFERS ANY OPINION ON SAME.*

### DEDICATION

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 fro damages against any government agency arising from the construction and maintenance of said roads. Furthermore, we reserve all easements shown for their designated purposes

Chuck Ewing - member, mgr
Bill Bader - member
Ken Hines - member

Pac Rim Properties LLC; Bill Bader - Member

Dated this 14 day of August, 2006

NOTARY PUBLIC in and for the State of Washington, residing in Vanc.
My commission expires 7.29.07

M E MASTRELD NOTARY PUBLIC COMMISSION EXPIRES 7-29-07 STATE OF WASHINGTON

### APPROVALS

Water supply method and sanitary sewer disposal/on-site sewage disposal system contemplated for use in this short subdivision conforms with cuurent standards. (SCC 17.64.100C(1))

BRUCE SCHERLING, RS 8/1/06
Skamania County Health Department Date

ENGINEER'S APPROVAL:

I, TOD LEFEVRE, County Engineer of Skamania County, Washington, certify that this plat meets current Skamania County survey requirements; certify that any roads and/or bridges, developed in conjuction with the approved plan, meet current Skamaia County development standards for roads; certify that the construction of any structures, required for and prior to final approval, meets standards engineering specification; approved the layout of roads and easements; and, approved the road name(s) and number(s) of such road(s).

8/4/06
Skamania County Engineer Date

All taxes and assessments on the property involved with this Short Plat have been paid, discarged, or satisfied through 2006

for tax parcel number 03-07-25-4-0-0402-00

Vickie Clelland, Deputy August 15, 2006
County Treasurer Date

The layout of this Short Subdivision complies with Skamania County Code Title 17, Chapter 64 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditors Office.

8/15/06
Skamania County Planning Department Date

**STATE OF WASHINGTON )**
**COUNTY OF SKAMANIA ) SS**

I hereby certify that the within instrument of writing was filed by Kathleen Hubka of Planning on August 16th, 2006, at 8:36 AM/PM is recorded Auditor's File No. 2006162640

Records of Skamania County, Washington.

J. Michael Garrison by
Skamania County Aditor