

KASPAR SHORT PLAT
OF LOT 2 OF THE J. HAFFORD SHORT PLAT
IN THE SE 1/4 OF THE SE 1/4
OF SECTION 35, T3N, R7E, WM
SKAMANIA COUNTY, WA

03-07-35-4-4-0802-00
LEGAL DESCRIPTION
Lot 2 of Reference 1 Short Plat

TRAVERSE STATEMENT

Two closed loop traverses were created around Lots 2-4 of the J. Hafford Short Plat lying found monuments. A Topcon GTS-312 (3 second total station) and related equipment was used to achieve closures exceeding 1:50,000. These traverses were then balanced using the Bowditch method, and rotated to the basis of bearing line.

REFERENCES

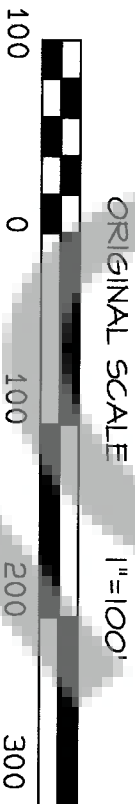
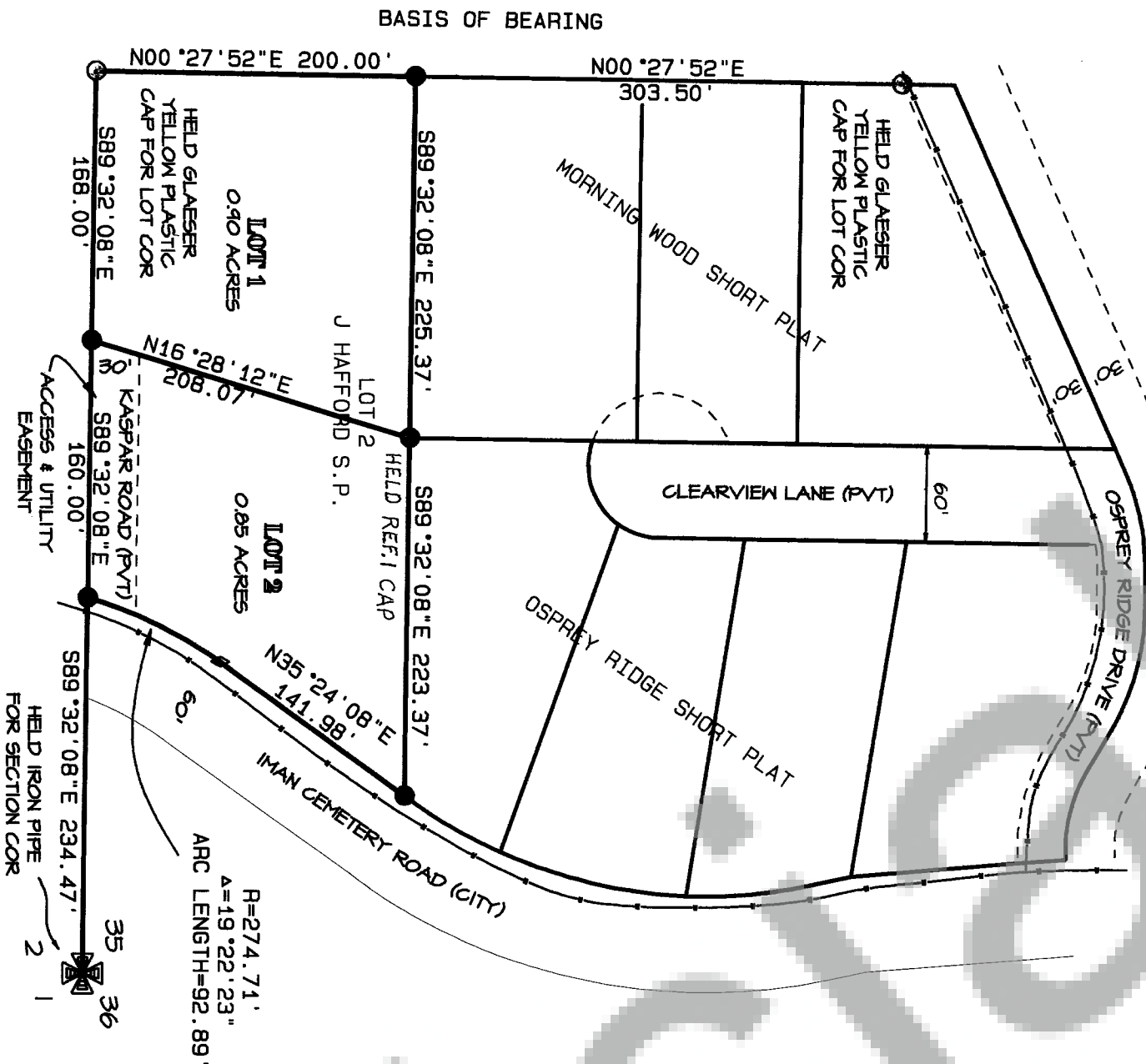
1. J. Hafford Short Plat Book 3, Page 190 of Short Plats
2. Osprey Ridge Short Plat No. 1, AFN 2005154290
3. Morning Wood Short Plat No. 2, AFN 2005154291

SURVEY NARRATIVE

The Reference 1 short plat was held for control for this short plat based on the following held monuments:
An iron pipe for the SE corner of Section 35
A yellow plastic cap on an iron rod for the SW corner of Lot 2
A yellow plastic cap on an iron rod for the NW corner of Lot 3 set at the edge of the right-of-way.



BASIS OF BEARING
N00°27'52"E
as per west line of Lot 3
Reference 1 Short Plat



Road maintenance agreement filed at
Auditor's File # 2006162614

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, acquiescence, etc. or to environmental concerns, such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

Warning: Purchasers of a lot or lots in this plat are advised that the lot or lots in this plat are serviced by private roads. Private roads are not maintained by the City. Lot owners must pay for the maintenance of the private roads serving this plat, including grading, drainage, snowplowing, etc. The condition of the private road may affect subsequent attempts to divide your lot or lots. Private roads must comply with City of Stevenson private road requirements.

NOTE: PRIOR TO ISSUANCE OF THE OCCUPANCY PERMIT FOR NEW CONSTRUCTION ON LOT 1 OR LOT 2, THE REQUIRED PAVED ROAD APPROACH APRON AND CULVERT SHALL BE COMPLETED, SUBJECT TO PUBLIC WORKS APPROVAL.

LEGEND

- Survey monument found as noted
- ◇ Calculated corner, not set or found
- () Plat or deed call
- Set yellow plastic cap (YPC) imprinted "Bell Design 11873" on 5/8" rebar
- - - Access and utility easement
- - - City water line



DATE	DESCRIPTION	BY
7/00	DRAFTING	NHB
4/06	PRELIMINARY REVIEW	NHB

SHORT PLAT
FOR CAM DEVELOPMENT
STEVENSON, WASHINGTON

SHEET: 1 OF 1
PROJECT: 00B037
DATE: JUL 2006

O:\2005\B003\lot 2 sp.pro

We, owners of the above tract of land, hereby declare and certify this Short Subdivision 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 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.

Owner: Joseph J. Kaspar as attorney in fact for Joseph J. Kaspar

Owner: DALE QUARIE as attorney in fact for Dale Quarie

Notary Public: DALE QUARIE Notary Public State of Idaho Date: 08/10/06

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 CAM DEVELOPMENT.

Professional Land Surveyor: Richard W. Bell Date: 7-14-06

The lots in this Short Subdivision contain adequate area and proper soil, topographic, and drainage conditions to be served by an onsite sewage disposal system unless otherwise noted on the Short Subdivision map. Adequacy of water supply is not guaranteed unless so noted on Short Subdivision map.

Public Works Director: Bruce Schenckels Date: 8/3/06

I hereby certify that the city road abutting the proposed Short Subdivision is of sufficient width to meet current city standards without requiring additional right of way and that road right of way upon or abutting the proposed Short Subdivision are of sufficient width to assure maintenance and to permit future utility installations. I further certify that the proposed private roads meet current city standards and that city water and sewer services are available to the proposed Short Subdivision, except as noted.

Public Works Director: W. Green Date: 7-31-06

I hereby certify that this Short Subdivision complies with the Stevenson Short Plat Ordinance and is approved subject to properly being recorded and filed with the Skamania County Auditor within 30 days of the summary approval.

Short Plat Administrator: John Hambrick Date: JULY 31, 2006

I hereby certify that the taxes and assessments have been duly paid, discharged, or satisfied in regard to the lands involved with this Short Subdivision. Taxes paid thru 2006

Skamania County Treasurer: Sharon Tekoni, Deputy Date: 8-16-06

City of Stevenson Treasurer: Nowell D. Cobb Date: August 1, 2006

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing filed by: August 16, 2006, was recorded in Book 2006162614 of PM on August 16 at Page 2006162614 * AF 2006162614

County Auditor: Michael Garrison by [Signature]

Land within this Short Subdivision shall not be further divided for a period of five (5) years except as provided by City Short Plat Ordinance or unless a final plat is filed pursuant to Stevenson City Code, Title 16, Subdivisions.

Private road maintenance agreement recorded in Book 2006162614 Page 2006162614, Skamania County Auditor's records. * AF 2006162614

AF 2006162614