

2006162893

MOUNTAIN VIEW SHORT PLAT

in the S 1/2 of
SECTION 5, T1N, R5E, 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 ROADS. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

DWNER: JUSTIN R. LAWRENCE
400 EAST 13th STREET
VANCOUVER, WA. 98660



NOTARY PUBLIC James M. Spooner DATE 9/5/06
NOTARY PUBLIC IN AND FOR THE COUNTY OF CLALLAM
RESIDING AT 801 Oakville, Vancouver, WA

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

Bruce Schenck SKAMANIA COUNTY HEALTH DEPARTMENT DATE 9/5/06

I, Tom 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).

Tom LeFevre COUNTY ENGINEER DATE 9/6/06

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED.
01-05-06 0.00 11.00.00

COUNTY TREASURER Audrey Adams, Deputy DATE 9/6/06
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.
W. H. Thompson COUNTY PLANNING DEPARTMENT DATE 9/6/06

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 JUSTIN R. LAWRENCE IN APRIL, 2006

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Debbie Cozart, of Planning, 2:53 PM,
ON 9-6-2006
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2006162893
Michael Garrison
RECORDER OF SKAMANIA COUNTY, WASHINGTON
COUNTY AUDITOR

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

SCALE: 1"=750' CALC. BY: GAB DWG# 04-201SP
DATE: 9/05/06 DRAWN BY: CC
JOB NO.: 04-201 CHECKED BY: AGB PAGE 1 OF 2

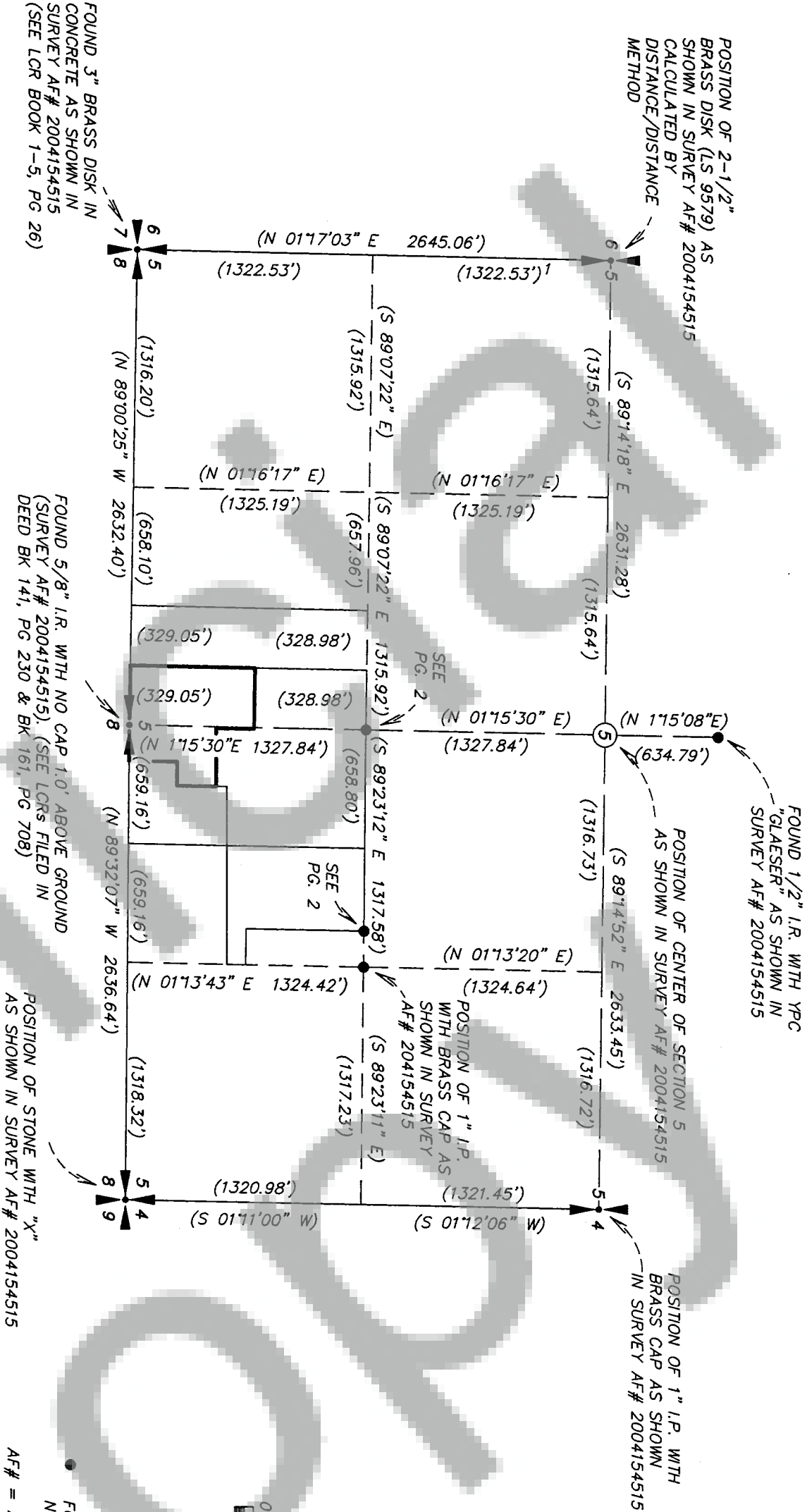
DEED REFERENCE

QUIT CLAIM DEED
BRETT LAWRENCE AND
STEVEN & MARGIE FOLTO
JUSTIN LAWRENCE
AF# 2006161640 (6/06/2006)



LEGEND

- FOUND MONUMENT AS NOTED (UNLESS NOTED OTHERWISE) (TIED 6/30/2004)
- AF# = AUDITOR'S FILE NUMBER
- () RECORD DATA PER SURVEY AF# 2004154515
- LOR = LAND CORNER RECORD
- I.P. = IRON PIPE
- I.R. = IRON ROD
- YPC = YELLOW PLASTIC CAP



NOTES

- WELLHEAD PROTECTION EASEMENT RECORDED UNDER AF# 2006162893 SKAMANIA COUNTY RECORDS.
- ANY NEW DEVELOPMENT MUST ADHERE TO THE RECOMMENDATIONS CONTAINED IN THE REPORT OF GEOTECHNICAL ENGINEERING AND GEOLOGICAL ASSESSMENT SERVICES FOR MOUNTAIN VIEW DEVELOPMENT CONTACT SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FOR FURTHER INFORMATION.
- 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 STREAM/CREEK OR ITS BUFFER. CONTACT THE SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.
- THIS SITE LIES WITHIN A LANDSLIDE HAZARD AREA. RESTRICTIONS ON USED OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- EASEMENTS OF RECORD: RESERVATION: BK. "O", PG. 156 (VAGUE DESCRIPTION)
- LOTS WITHIN THIS DEVELOPMENT WERE NOT INCLUDED IN PREVIOUS GEOTECHNICAL REPORT AND MAY REQUIRE SITE SPECIFIC AND DESIGN SPECIFIC GEOTECHNICAL REVIEW PRIOR TO A BUILDING PERMIT BEING ISSUED, AS DETERMINED BY THE COUNTY BUILDING INSPECTOR.

NOTE

PREVIOUS 60' EASEMENT FOR AGATE LANE WHICH FAILS WITHIN THIS PROJECT WAS RELINQUISHED PER AF# 2006161642 (6/06/2006) AND REPLACED WITH 30' EASEMENT SHOWN.

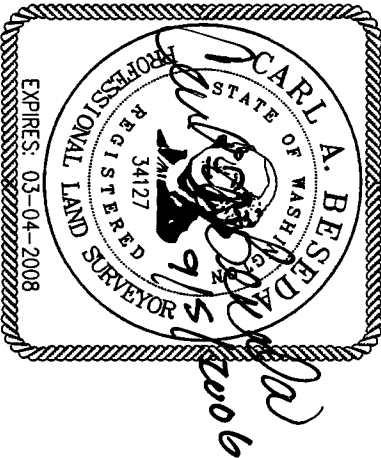
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 3 LOT SHORT PLAT. CONTROL POINTS FROM SURVEY AF# 2004154515 WERE RECOVERED TO ESTABLISH NEW MONUMENTS. RECOVERED CONTROL MET THE REQUIREMENTS OF WAC 330-130-090. FIELD EQUIPMENT USED CONSISTED OF A 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR.

PRIVATE ROADS WARNING

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.



MOUNTAIN VIEW
SHORT PLAT
in the S 1/2 of
SECTION 5, T1N, R5E, W.M.
SKAMANIA COUNTY, WA.



LEGEND

- FOUND MONUMENT AS NOTED (UNLESS NOTED OTHERWISE) (TIED 6/30/2004)
 - SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "BESUDA 34127" WITH STEEL FENCEPOST SET ALONGSIDE
 - STEEL FENCE POST SET ON PROPERTY LINE. DISTANCES TO NEAREST FOOT
- AF# = AUDITOR'S FILE NUMBER

AF# = AUDITOR'S FILE NUMBER

() RECORD DATA PER SURVEY AF# 2004154513

CBTP = CREATED BY THIS PLAT

LCR = LAND CORNER RECORD

I.P. = IRON PIPE

I.R. = IRON ROD

OPC = ORANGE PLASTIC CAP

DIRECTION OF SLOPE ARROW

BEL = BUILDING ENVELOPE LINE

SPA = SOURCE PROTECTION AREA



HAGEDORN, INC.

Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=100'	CALC. BY: GAB	DWG# 04-201SP
DATE: 9/05/06	DRAWN BY: CC	PAGE 2 OF 2
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