

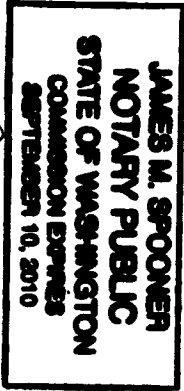
2006162927

EAGLE PEAK
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.

OWNER: STEVEN K. POLITO
131 AGATE LANE
WASHOUGAL, WA 98671



NOTARY PUBLIC *James M. Spooner* DATE *9/5/06*
NOTARY PUBLIC IN AND FOR THE COUNTY OF CLATSOP
RESIDING AT *801 Central St. 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 Sevelius *RS* *9/5/06*
SKAMANIA COUNTY HEALTH DEPARTMENT DATE

Joe M. Severe 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).
Joe M. Severe *9/8/06*
COUNTY ENGINEER DATE

TAXES 01.05.05-0.0.0700.00
ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED.
Shirley Ann Deputy *9/5/06*
COUNTY TREASURER DATE

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.

K. Williams *9/8/06*
COUNTY PLANNING DEPARTMENT DATE

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 STEVE POLITO
IN APRIL, 2006

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Dale C. Caracé OF *Planning* AT *2:34* P.M.
ON *September 9 2006*
WAS RECORDED UNDER AUDITOR'S FILE NUMBER *2006162927*

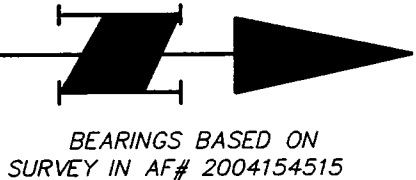
J. Michael Garrison
RECORDER SKAMANIA COUNTY, WASHINGTON
COUNTY AUDITOR

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 PAGE 1 OF 2
JOB NO.: 04-201 CHECKED BY: ACB

DEED REFERENCE

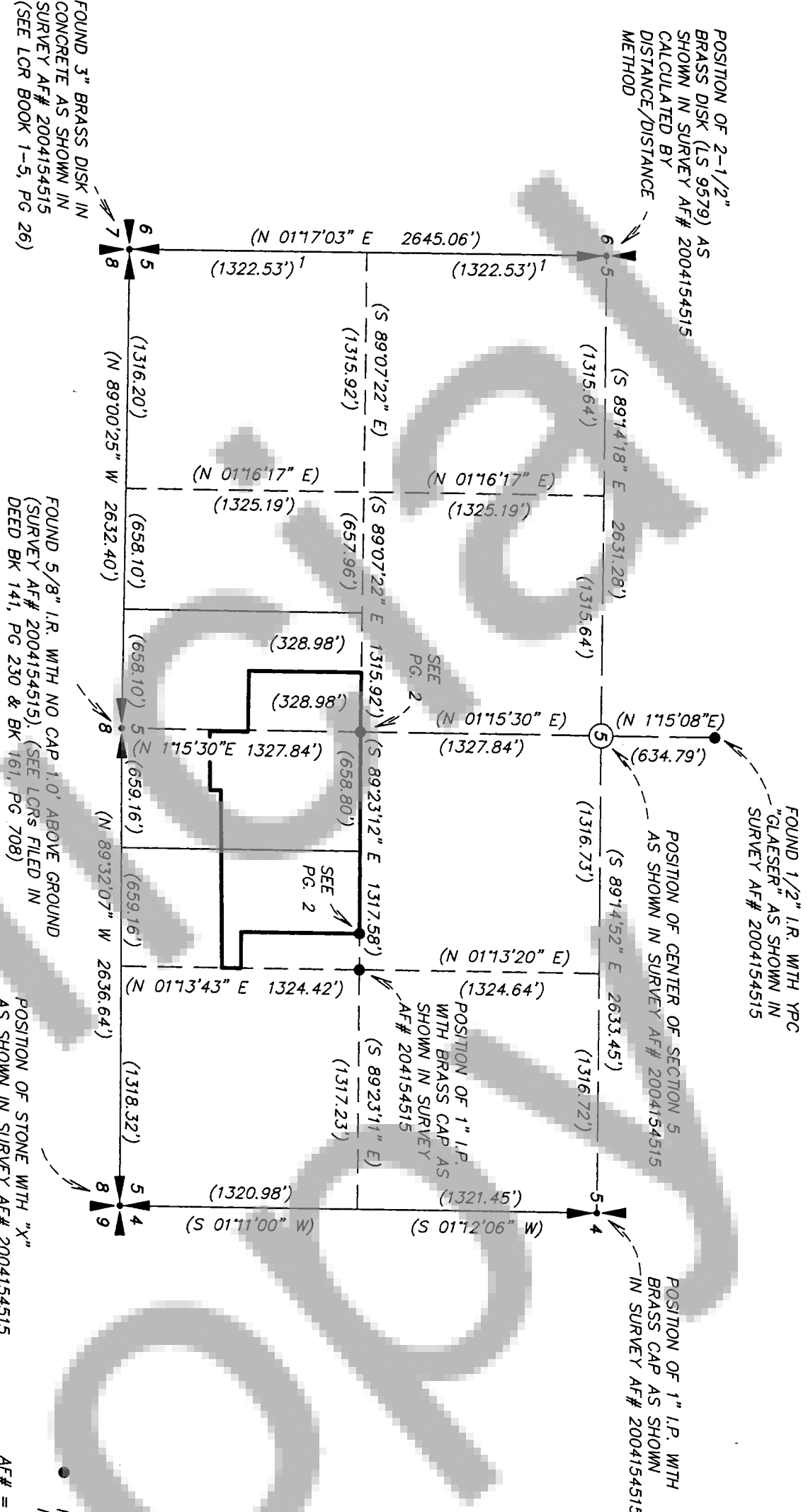
QUIT CLAIM DEED
BRETT LAWRENCE & JUSTIN LAWRENCE
AND MARGIE D. POLITO
STEVEN K. POLITO
AF# 2006161841 (6/06/2006)



SCALE 1"=750'

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



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 4 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.

NOTES

- WELHEAD PROTECTION EASEMENT RECORDED UNDER AF# 2004154515 SKAMANIA COUNTY RECORDS.
- ANY NEW DEVELOPMENT MUST ADHERE TO THE RECOMMENDATIONS CONTAINED IN THE REPORT OF GEOTECHNICAL ENGINEERING AND GEOLOGICAL ASSESSMENT SERVICES FOR EAGLE PEAK 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.

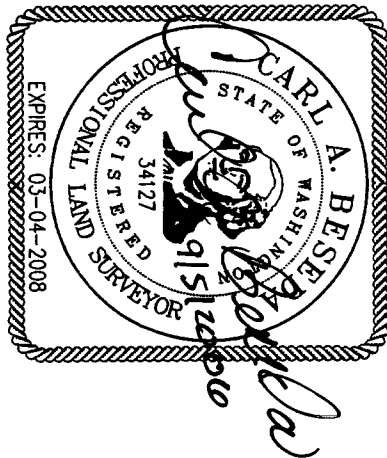
PRIVATE ROADS WARNING

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
AUDITOR'S FILE NUMBER *2006162929*

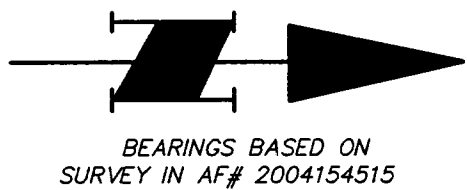
NOTE:

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.



**EAGLE PEAK
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 "BESIDA 34127" WITH STEEL FENCEPOST SET ALONGSIDE
- ▣ STEEL FENCE POST SET ON PROPERTY LINE. DISTANCES TO NEAREST FOOT

AF# = AUDITOR'S FILE NUMBER

() RECORD DATA PER SURVEY AF# 2004154515

CBTP = CREATED BY THIS PLAT

LOR = LAND CORNER RECORD

I.P. = IRON PIPE

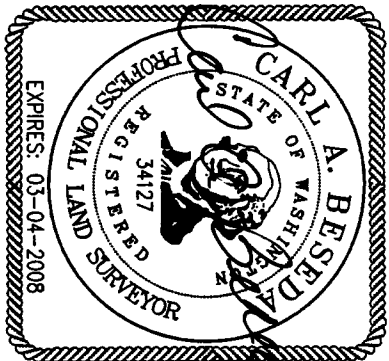
I.R. = IRON ROD

OPC = ORANGE PLASTIC CAP

→ DIRECTION OF SLOPE ARROW

▨ BEL = BUILDING ENVELOPE LINE

▨ SPA = SOURCE PROTECTION AREA

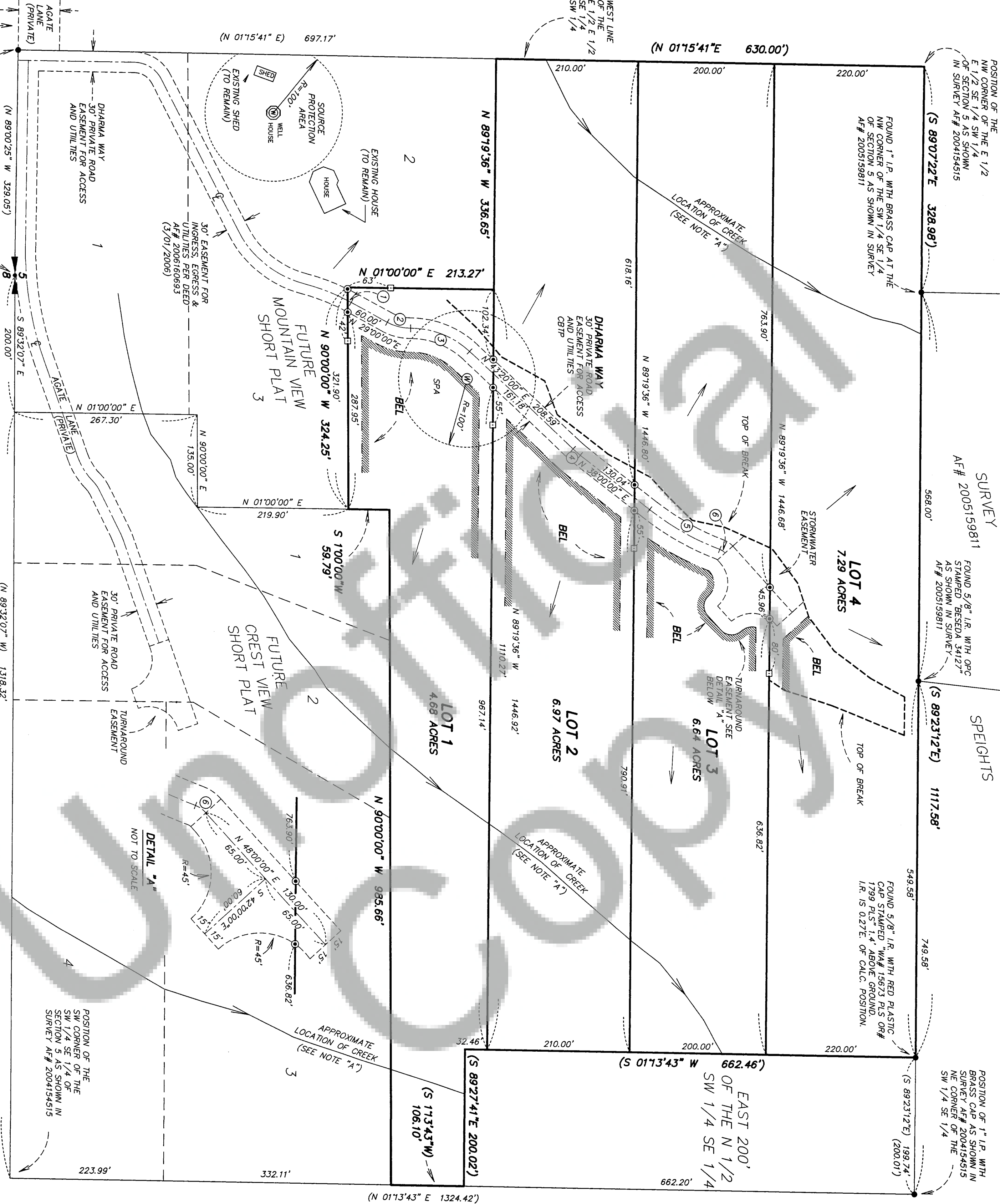


9/6/2006

HAGEDORN, INC.

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

SCALE: 1"=100'
DATE: 9/06/06
JOB NO.: 04-201
CALC. BY: GAB
DRAWN BY: CC
CHECKED BY: ACB
DWG# 04-201SP
PAGE 2 OF 2



CURVE	DELTA	RADIUS	LENGTH	Ch. Br.	Ch. D.
1	106.42°	300.00	5.84	S28.26.39°W	5.84
2	29.00.00°	70.00	35.43	N14.30.00°E	35.05
3	43.20.00°	125.00	94.54	S21.40.00°W	92.30
4	5.20.00°	150.00	13.96	N40.40.00°E	13.96
5	17.00.00°	400.00	118.68	N29.30.00°E	118.25
6	27.00.00°	20.00	9.42	S34.30.00°W	9.34

NOTE "A":
CREEK LOCATIONS WERE DIGITIZED FROM USGS QUADRANGLE MAP. SHOWN FOR ORIENTATION ONLY.