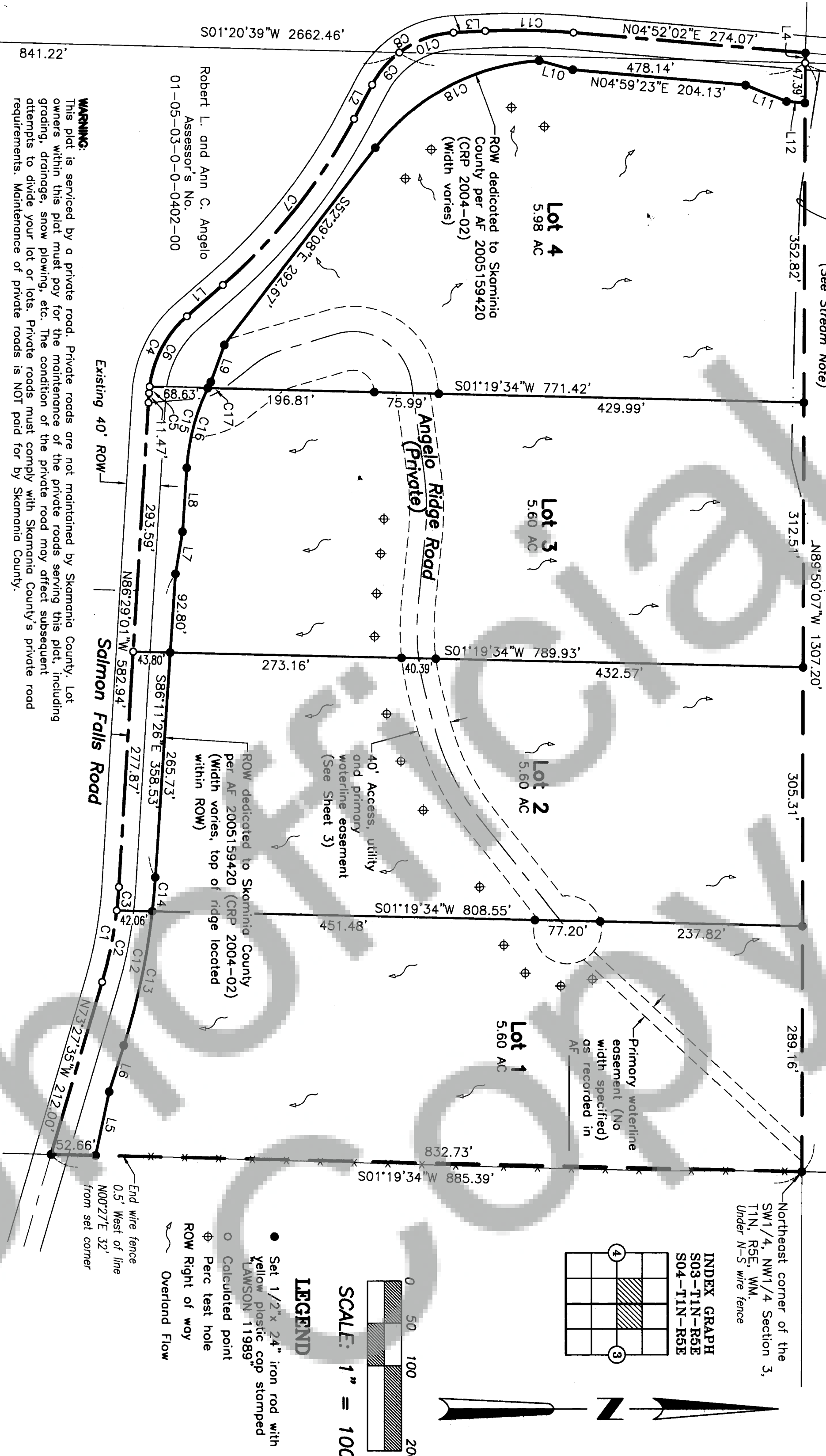


# Capehorn North Short Plat

IN A PORTION OF THE NW 1/4 OF SECTION 3,  
AND THE NE 1/4 OF SECTION 4  
T1N, R5E, W.M.  
SKAMANIA COUNTY, WA.  
Sheet 1 of 3

**EASEMENT NOTES:**  
1. October 1930 easement granted to Northwestern Electric Company, Book W, Page 578. Blanket easement for the purpose of erecting, maintaining and operating 1 stub pole and 3 anchors of a pole line for the transmission of electric current. NO. 17070. (Unspecified location)  
2. Easement per AF 2005155982 for primary waterline and water rights. These rights Quit Claimed to Robert L. and Ann C. Angelo in AF # 2006163371

**STREAM NOTE:**  
All 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.



LINE	BEARING	LENGTH
L1	N40°58'42\"W	56.18'
L2	N62°18'41\"W	45.58'
L3	N03°05'04\"W	37.53'
L4	S88°38'40\"E	11.91'
L5	N77°56'47\"W	76.62'
L6	N72°25'23\"W	57.20'
L7	N80°28'48\"W	50.25'
L8	N86°11'26\"W	75.78'
L9	N69°53'45\"W	46.32'
L10	N14°42'10\"E	40.95'
L11	N21°41'20\"E	52.20'
L12	N04°59'23\"E	21.71'

CURVE	CHORD BRG	CHORD	RADIUS	DELTA	ARC
C1	N79°58'18\"W	113.41'	500.00'	130°1'26\"	113.66'
C2	N78°23'16\"W	85.91'	500.00'	95°1'23\"	86.01'
C3	N84°53'59\"W	27.64'	500.00'	3°10'04\"	27.64'
C4	S63°43'52\"E	100.56'	130.00'	45°30'19\"	103.25'
C5	S84°48'11\"E	7.62'	130.00'	3°21'39\"	7.63'
C6	S62°03'02\"E	93.48'	130.00'	42°08'40\"	95.62'
C7	N51°38'41\"W	249.87'	675.00'	21°19'59\"	251.32'
C8	S32°41'53\"E	113.65'	115.00'	59°1'33\"	118.86'
C9	S49°53'02\"E	49.50'	115.00'	24°51'17\"	49.89'
C10	S20°16'14\"E	67.96'	115.00'	34°22'19\"	68.99'
C11	S00°53'29\"W	104.00'	750.00'	7°57'06\"	104.09'
C12	N79°18'25\"W	201.36'	840.00'	13°46'03\"	201.84'
C13	N77°56'51\"W	161.73'	840.00'	11°02'55\"	161.98'
C14	N84°49'52\"W	39.86'	840.00'	2°43'08\"	39.86'
C15	S74°19'42\"E	104.83'	255.00'	23°43'27\"	105.59'
C16	S75°13'55\"E	96.95'	255.00'	21°55'03\"	97.55'
C17	S63°22'11\"E	8.04'	255.00'	1°48'25\"	8.04'
C18	S28°07'42\"E	218.59'	265.00'	48°42'53\"	225.31'

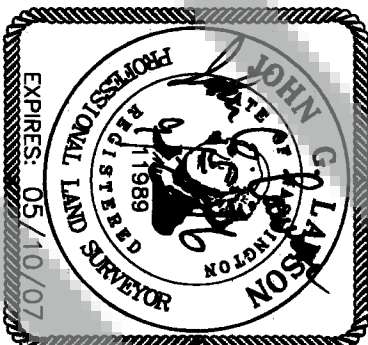
**WARNING:**  
This plat is serviced by a private road. Private roads are not maintained by Skamania County. Lot owners within this plat must pay for the maintenance of the private roads serving this plat, including grading, drainage, snow plowing, etc. The condition of the private road may affect subsequent 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.

**PRIVATE ROAD:**  
Private road maintenance agreement recorded in 2006163372  
Skamania County records

Total Site Area: 22.7 Acres.

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, Chapter 17.04 through 17.60 inclusive.

Field ties were performed using a 1 second instrument. Traverse met the minimum standard designated in WAC 332-130-090 and was balanced using the compass rule adjustment. Monuments were tied on September 2004 unless otherwise noted.



**LAWSON LAND SERVICES INC.**  
113 South Parkway Ave.,  
Battle Ground, WA 98604  
Phone (360) 687-0500

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:

The Angelo Family

Name John C. Lawson  
JOHN C. LAWSON, PE, PLS

Date 9/2/06

Date 9/2/06

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

Theodore Angelo

See Sheet 2 for additional signatures

State of Washington )  
County of Clark )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person(s) who

Theodore Angelo appeared before me, and said person(s) acknowledged that (s)he signed this instrument, and acknowledged it to be (his/her) free and voluntary act, and the contents of the instrument.

My commission expires 9/25/06

Signature Josh Veen

Title Notary Public

My appointment expires 8-19-10

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision conform with current standards. (SCC 17.64.100(C)(1))

Bruce Schreiner Date 10/5/06

Skamania County Health Department

I, \_\_\_\_\_, 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 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).

Bob Jew Date 10/6/2006

Skamania County Engineer

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied thru 2006 for tax parcel number 01-05-03-0-0-0401-00

Shirley Feltus Date 10-16-06

Skamania County Treasurer

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 Auditor's Office.

Shirley Feltus Date 10/16/2006

Skamania County Planning Department

State of Washington )  
County of Skamania )

I hereby certify that the instrument of writing filed by Planning of Skamania on 10-16, 2006, at 2:41 pm of 2006 recorded in Auditor's File No. 2006163370

Michael Garrison  
Recorder of Skamania County, WA  
Skamania County Auditor

**DEED REFERENCE:**  
AF #2005155981

**SURVEY REFERENCES:**  
1. Capehorn South Short Plat: AF 2005157517  
2. Angelo Short Plat: Book 3, Page 262  
3. Lawson Survey: Book 2, Page 14

DRAWN BY:	MCB	SCALE: 1"=100'	FILE NO.: G-0301N05E
CHECKED BY:	JGL	JOB NO.: 04-125	SHEET 1 OF 3
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Capehorn North  
Short Plat

IN A PORTION OF THE NW 1/4 OF SECTION 3,  
AND THE NE 1/4 OF SECTION 4  
T1N, R5E, W.M.  
SKAMANIA COUNTY, WA.  
Sheet 2 of 3

Legal Description  
BEGINNING at the Northeast corner of the Southwest one-quarter of the Northwest one-quarter of Section 3, Township 1 North, Range 5 East, Willamette Meridian;  
THENCE South 01°19'34" West, along the East line of said Southwest one-quarter, of the Northwest one-quarter, 885.39 feet to the centerline of Salmon Falls Road;  
THENCE North 73°27'35" West, 212.00 feet to a 500-foot radius curve to the left, the chord of which bears North 79°58'18" West, 113.41 feet;  
THENCE along said curve, 113.66 feet;  
THENCE North 86°29'01" West, along said centerline, 582.94 feet to a 130-foot radius curve to the right, the chord of which bears North 63°43'52" West, 100.56 feet;  
THENCE along said curve, 251.32 feet;  
THENCE North 62°18'41" West, 45.58 feet to a 115-foot radius curve to the right, the chord of which bears North 32°41'53" West, 113.65 feet;  
THENCE along said curve, 118.88 feet;  
THENCE North 03°05'04" West, 37.53 feet to a 750-foot radius curve to the right, the chord of which bears North 00°53'29" East, 104.00 feet;  
THENCE along said curve 104.09 feet;  
THENCE North 04°52'02" East, 274.07 feet to the North line of the Southeast one-quarter, of the Northeast one-quarter, of Section 4;  
THENCE leaving said centerline of Salmon Falls Road, South 88°38'40" East, 11.91 feet to the said Northwest corner of the Southwest one-quarter, of the Northwest one-quarter, of Section 3;  
THENCE South 89°50'07" East, 1307.20 to the POINT OF BEGINNING.

Containing 22.7 acres, more or less.  
Subject to county road Right-of-way.

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

Mary D. Angelo-Bailey, aka Mary Dora Bailey

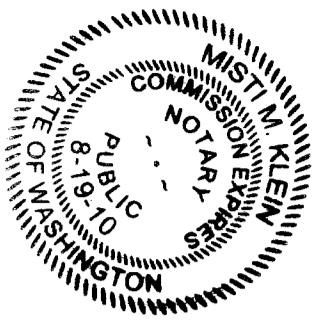
By: *James David Bailey*  
James David Bailey, as personal representative of the Mary D. Angelo-Bailey Estate

STATE OF Washington )  
COUNTY OF Clark ) ss.

On this day personally appeared before me JAMES DAVID BAILEY, as personal representative of the MARY D. ANGELO-BAILEY Estate, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned.

Given under my hand and official seal this 14 day of Sept, 2006.

Signature: *Mish Klein*  
Name (Print): Mish Klein  
NOTARY PUBLIC in and for the State of WA  
residing at Vancouver  
My appointment expires: 8-19-10



DRAWN BY:	MCB	SCALE: 1"= 100'	FILE NO.: G:0301N05E
CHECKED BY:	JGL	JOB NO.: 04-125	SHEET 2 OF 3
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Albert C. Angelo Sr.

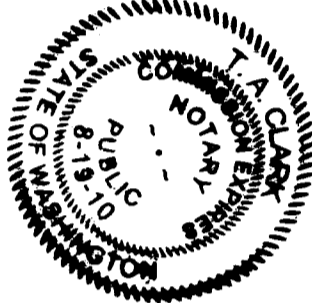
By: *Albert C. Angelo Jr.*  
Albert C. Angelo Jr., Attorney-in-Fact  
for Albert C. Angelo Sr.

STATE OF WA )  
COUNTY OF Clark ) ss.

On this day personally appeared before me ALBERT C. ANGELO JR., attorney in fact for ALBERT C. ANGELO Sr., to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes mentioned.

Given under my hand and official seal this 25th day of SEPT, 2006.

Signature: *M. Clark*  
Name (Print): T.A. Clark  
NOTARY PUBLIC in and for the State of WA  
residing at Vancouver  
My appointment expires: 8-19-10



**LTS**  
LAWSON LAND SERVICES INC.  
113 South Parkway Ave.  
Bettie Ground, WA 98604  
Phone (360) 687-0500

*Frances L. Angelo*  
Lewis Angelo, Co-Trustee of the Angelo Family Trust  
dated April 23, 1991, as amended

STATE OF WA )  
COUNTY OF Clark ) ss.

On this day personally appeared before me LEWIS ANGELO, to me known to be a Trustee of the ANGELO FAMILY TRUST, the Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Trust.

Given under my hand and official seal this 22 day of Sept, 2006.

Signature: *Mish Klein*  
Name (Print): Mish Klein  
NOTARY PUBLIC in and for the State of WA  
residing at Vancouver  
My appointment expires: 8-19-10



STATE OF WA )  
COUNTY OF Clark ) ss.

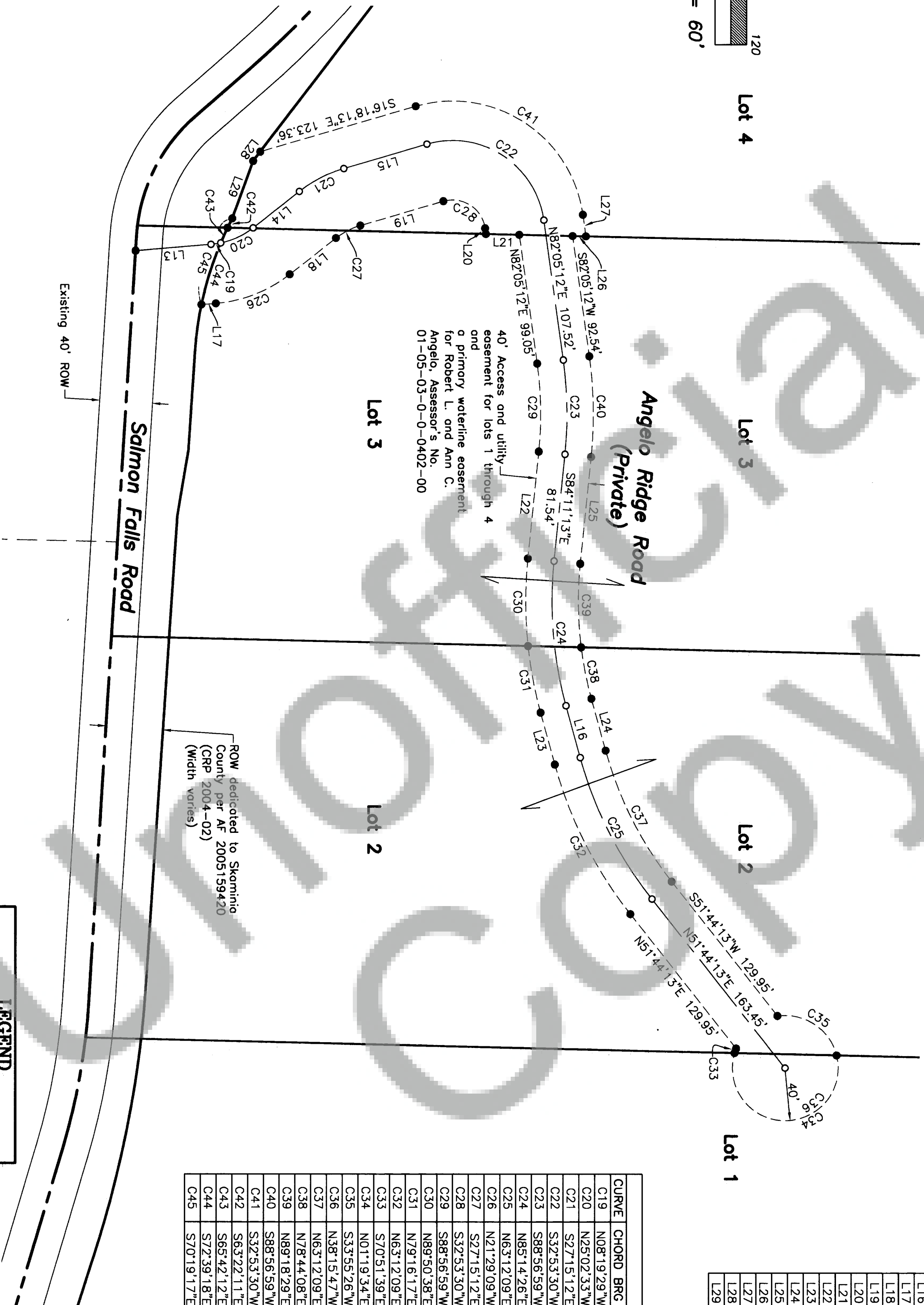
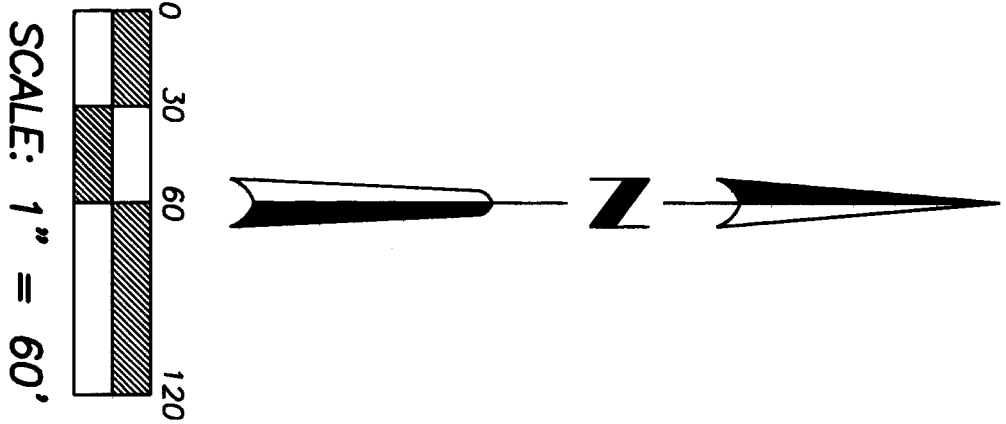
On this day personally appeared before me FRANCES L. ANGELO, to me known to be a Trustee of the ANGELO FAMILY TRUST, the Trust that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Trust, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Trust.

Given under my hand and official seal this 22 day of Sept, 2006.

Signature: *Mish Klein*  
Name (Print): Mish Klein  
NOTARY PUBLIC in and for the State of WA  
residing at Vancouver  
My appointment expires: 8-19-10



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Sheet 3 of 3



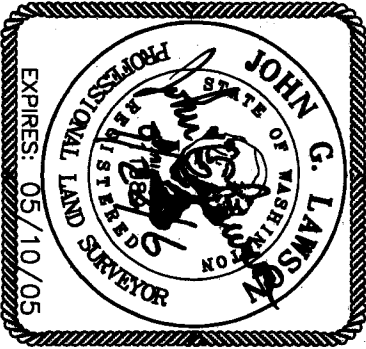
LINE TABLE		
LINE	BEARING	LENGTH
L13	N04°46'06"W	57.52'
L14	N38°12'12"W	44.76'
L15	N16°18'13"W	65.93'
L16	N74°40'04"E	40.94'
L17	N04°46'06"W	11.04'
L18	N38°12'12"W	44.76'
L19	N16°18'13"W	65.93'
L20	N82°05'12"E	4.40'
L21	N01°19'34"E	25.33'
L22	S84°11'13"E	81.54'
L23	N74°40'04"E	40.94'
L24	S74°40'04"W	40.94'
L25	N84°11'13"W	81.54'
L26	N01°19'34"E	10.13'
L27	S82°05'12"W	16.60'
L28	S52°29'08"E	8.86'
L29	S69°53'45"E	46.32'

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	DELTA	ARC
C19	N08°19'29"W	7.44'	60.00'	7°06'48"	7.45'
C20	N25°02'33"W	27.32'	60.00'	26°19'19"	27.56'
C21	S27°15'12"E	37.99'	100.00'	21°53'59"	38.22'
C22	S32°53'30"W	105.97'	70.00'	98°23'25"	120.21'
C23	S88°56'59"W	71.70'	300.00'	13°43'35"	71.87'
C24	N85°14'26"E	110.09'	300.00'	21°08'43"	110.72'
C25	N63°12'09"E	119.27'	300.00'	22°55'51"	120.07'
C26	N21°29'09"W	60.41'	105.00'	33°26'07"	61.27'
C27	S27°15'12"E	20.89'	55.00'	21°53'59"	21.02'
C28	S32°53'30"W	37.85'	25.00'	98°23'25"	42.93'
C29	S88°56'59"W	66.92'	280.00'	13°43'35"	67.08'
C30	N89°50'38"E	66.55'	320.00'	11°56'17"	66.67'
C31	N79°16'17"E	51.37'	320.00'	9°12'25"	51.42'
C32	N63°12'09"E	127.22'	320.00'	22°55'51"	128.07'
C33	S70°51'39"E	3.63'	40.00'	5°11'45"	3.63'
C34	N01°19'34"E	77.20'	40.00'	210°25'50"	146.91'
C35	S33°55'26"W	53.72'	40.00'	84°22'25"	58.90'
C36	N38°15'47"W	40.00'	40.00'	300°00'00"	209.44'
C37	N63°12'09"E	111.31'	280.00'	22°55'51"	112.06'
C38	N78°44'08"E	39.72'	280.00'	8°08'07"	39.76'
C39	N89°18'29"E	63.44'	280.00'	13°00'36"	63.58'
C40	S88°56'59"W	76.48'	320.00'	13°43'35"	76.66'
C41	S32°53'30"W	151.39'	100.00'	98°23'25"	171.72'
C42	S63°22'11"E	8.04'	255.00'	1°48'25"	8.04'
C43	S65°42'12"E	12.73'	255.00'	2°51'37"	12.73'
C44	S72°39'18"E	49.07'	255.00'	11°02'34"	49.15'
C45	S70°19'17"E	69.70'	255.00'	15°42'37"	69.92'

**WARNING:**  
Purchasers of a Lot, or Lots, in this Plat are serviced by private road. 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.

LEGEND	
●	Set 1/2"x 24" iron rod with yellow plastic cap stamped "LAWSON 11989"
○	Calculated point
—	ROW Right of way

DRAWN BY:	MCB	SCALE: 1" = 60'	FILE NO.: G-0301N05E
CHECKED BY:	JGL	JOB NO.: 04-125	SHEET 3 OF 3
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**LTS**  
LAWSON LAND SERVICES INC.  
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