

VISTA SPRINGS SUBDIVISION, PHASE I
SW 1/4 SEC.26,T.3N.,R.7E.,W.M.
SKAMANIA COUNTY, WASHINGTON

PAGE 1 OF 3

OWNER/ DEVELOPER: DAVID SCARBOROUGH

675, HIGHLINE DRIVE
HOOD RIVER, OR 97031

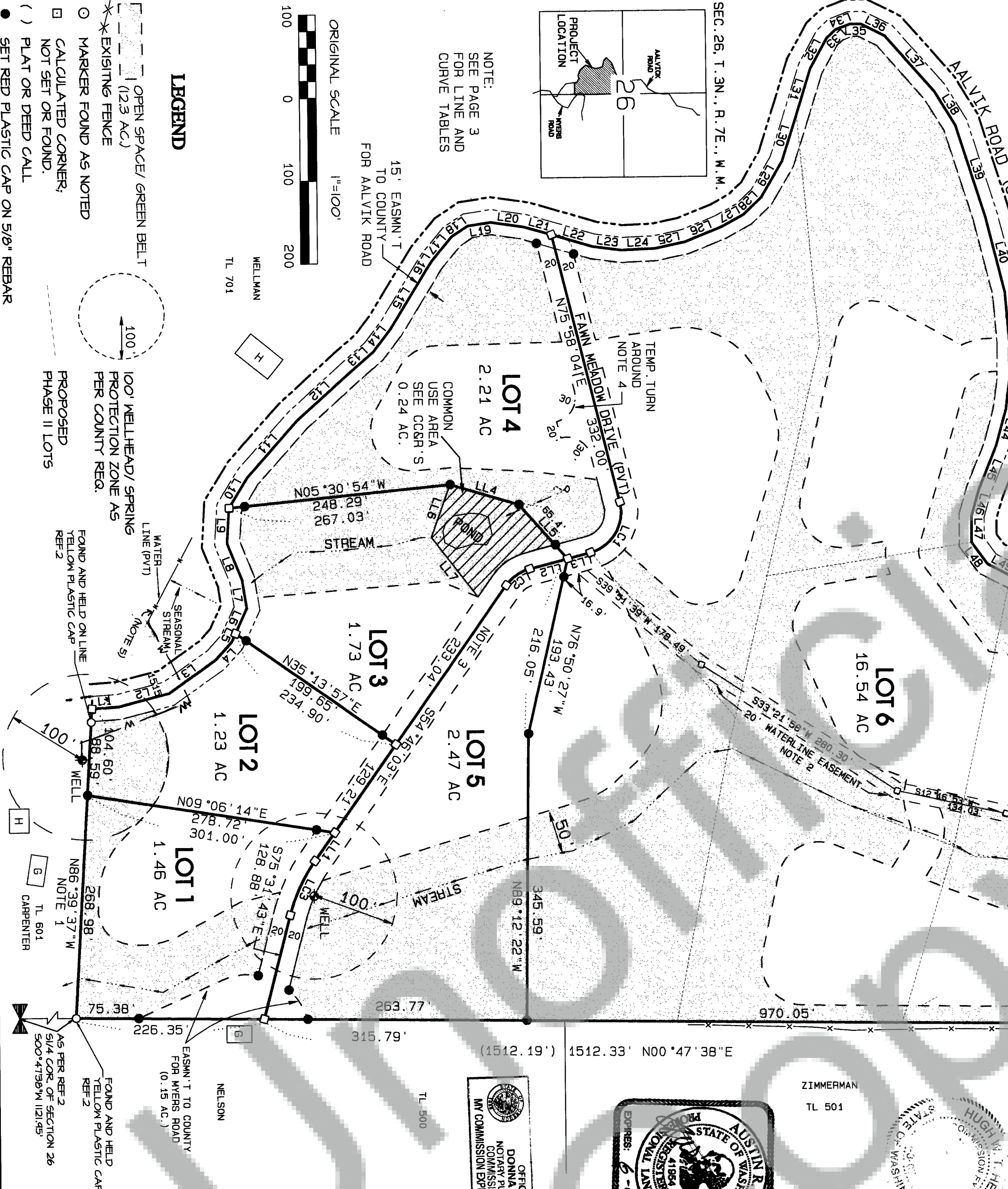
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REFERENCES

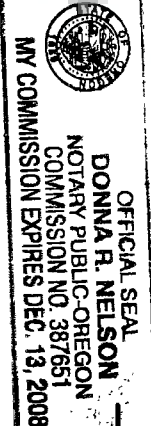
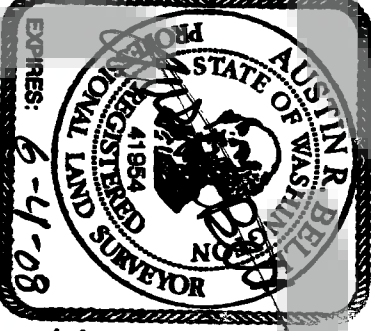
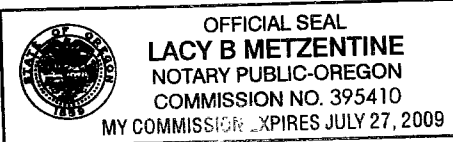
1. CARPENTER SHORT PLAT, AFN 107540
2. TERRA SURVEY, AFN 2004153440

LEGAL DESCRIPTION

TAX LOT 600
REMAINING PARCEL
OF THE GARY A. CARPENTER
SHORT PLAT (REF.2)



REF.2 SURVEY
EAST LINE OF PARCEL
N00°47'38"E



AF# 2006164240

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 damage against any government agency arising from the construction and maintenance of said roads.

DAVID SCARBOROUGH
TRACY SCARBOROUGH
12-5-06

Notary Public
KARL A. JOHNSON AND RUTH L. JOHNSON, TRUSTEES
OF THE KARL A. JOHNSON AND RUTH L. JOHNSON
TRUST AGREEMENT DATED OCTOBER 31, 1994
11-27-06

Notary Public
KAREN A. HEDGES, TRUSTEE OF THE KAREN A. HEDGES
TRUST AGREEMENT DATED MARCH 17, 1945
11-27-06

Notary Public
KATH S. JOHNSON
11-29-06

Notary Public
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11-29-06

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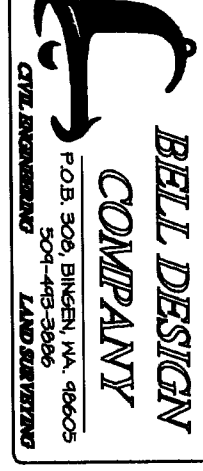
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KATH S. JOHNSON
11-29-06



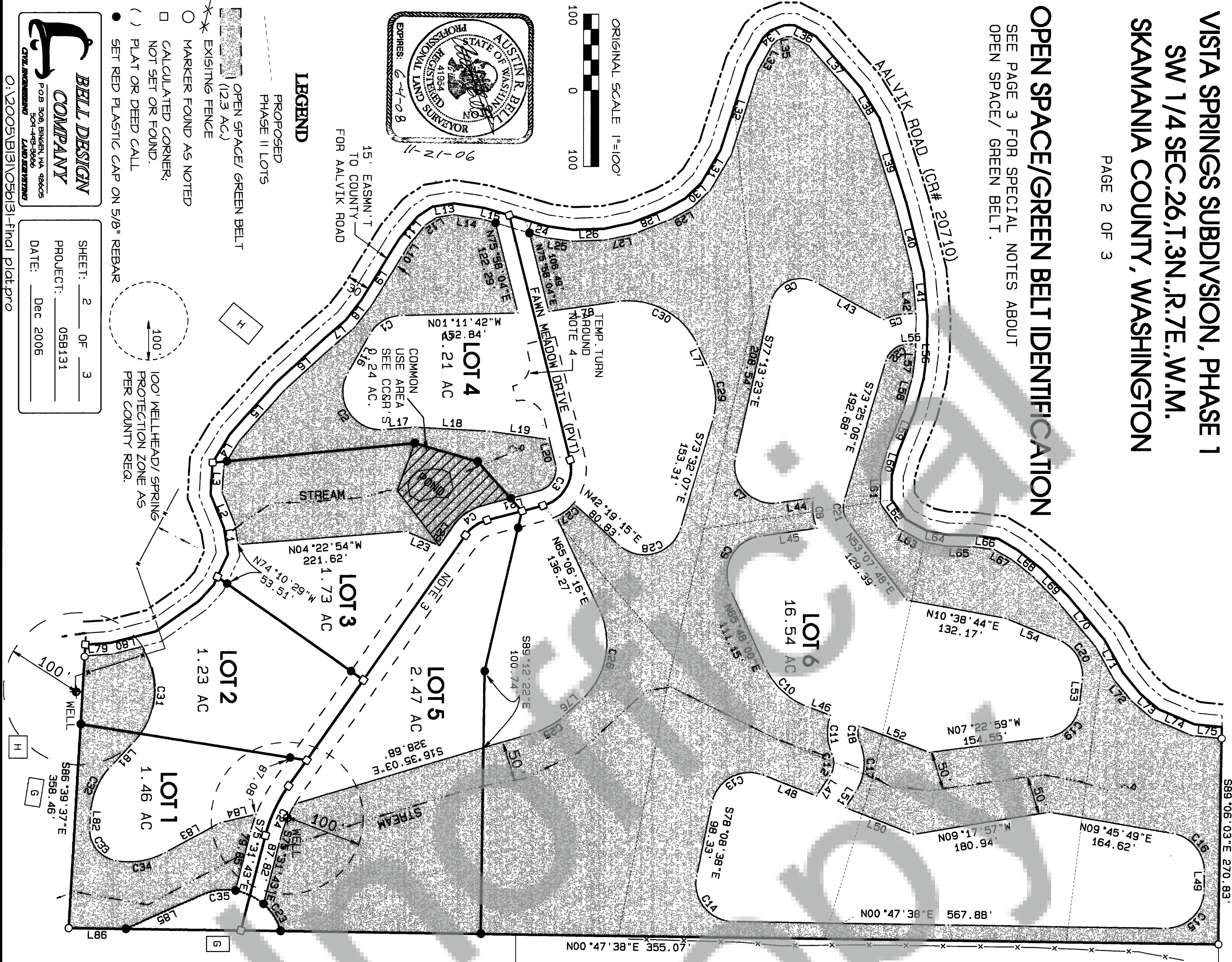
SHEET: 1 OF 3
PROJECT: 05B131
DATE: NOV 2006

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VISTA SPRINGS SUBDIVISION, PHASE 1
SW 1/4 SEC.26,T.3N.,R.7E.,W.M.
SKAMANIA COUNTY, WASHINGTON


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OPEN SPACE/GREEN BELT IDENTIFICATION
SEE PAGE 3 FOR SPECIAL NOTES ABOUT
OPEN SPACE/ GREEN BELT.



LINE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	51.60'	50.00'	59°07'35"	49.34'	S30°45'30"E
C2	108.31'	50.00'	124°06'36"	88.34'	S57°37'24"W
C3	46.79'	30.00'	89°21'40"	42.19'	S59°21'06"E
C4	48.99'	70.00'	40°05'48"	47.99'	S34°43'10"E
C5	28.96'	70.00'	23°42'14"	28.75'	S14°57'44"E
C6	73.99'	40.00'	105°58'57"	63.88'	S24°13'55"E
C7	97.31'	50.00'	111°30'24"	82.66'	S47°42'47"W
C8	40.58'	70.00'	33°13'07"	40.02'	N83°41'04"E
C9	92.64'	50.00'	106°09'35"	79.95'	N61°07'13"W
C10	79.00'	100.00'	45°15'40"	76.96'	N43°10'10"E
C11	51.83'	70.00'	42°25'35"	50.66'	N87°54'23"E
C12	29.75'	30.00'	56°48'46"	28.54'	N84°54'01"W
C13	87.00'	50.00'	99°41'25"	76.43'	S28°17'56"E
C14	88.09'	50.00'	100°56'41"	77.13'	N51°23'01"E
C15	78.45'	50.00'	89°53'41"	70.65'	S44°09'13"E
C16	70.80'	50.00'	81°08'08"	65.03'	N50°19'53"E
C17	69.41'	70.00'	56°48'46"	66.60'	S84°54'01"E
C18	21.22'	30.00'	40°31'58"	20.78'	S86°57'35"W
C19	66.48'	50.00'	76°10'47"	61.69'	S45°28'23"E
C20	64.95'	50.00'	74°25'20"	60.48'	N59°13'34"E
C21	27.99'	30.00'	53°27'06"	26.98'	S79°51'21"W
C22	36.81'	30.00'	70°18'29"	34.55'	S38°15'51"E
C23	42.53'	75.00'	32°29'20"	41.96'	N57°44'59"E
C24	50.78'	180.00'	16°09'49"	50.61'	N67°26'49"W
C25	45.16'	100.00'	25°52'36"	44.78'	S29°31'21"E
C26	126.42'	100.00'	72°26'05"	118.17'	S78°40'41"E
C27	28.78'	70.00'	23°33'27"	28.58'	S37°42'34"E
C28	98.99'	50.00'	113°26'21"	83.60'	N14°23'56"W
C29	66.97'	100.00'	38°22'13"	65.72'	N83°56'51"E
C30	127.01'	100.00'	72°46'15"	118.64'	S28°22'37"W
C31	135.24'	100.00'	77°29'19"	125.17'	S85°33'55"E
C32	69.53'	100.00'	39°50'21"	68.14'	N66°44'27"W
C33	60.35'	41.53'	83°15'17"	55.18'	N51°42'44"E
C34	67.04'	100.00'	38°24'37"	65.79'	S09°07'13"E
C35	44.61'	75.00'	34°04'42"	43.95'	S07°05'18"E

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N81°10'31"E	25.87'	L44	N08°02'25"W	47.16'
L2	N68°19'25"E	46.06'	L45	N08°02'25"W	75.69'
L3	S86°29'44"E	35.23'	L46	S20°32'20"W	31.80'
L4	S58°14'36"E	38.52'	L47	N56°29'38"W	32.36'
L5	S48°14'41"E	88.68'	L48	N21°32'47"E	74.94'
L6	S42°12'36"E	85.08'	L49	S89°06'03"E	25.36'
L7	S40°47'00"E	38.60'	L50	N21°32'47"E	96.22'
L8	S52°33'16"E	36.43'	L51	S56°29'38"E	23.89'
L9	S58°27'55"E	76.43'	L52	S20°32'20"W	99.55'
L10	N57°59'41"W	18.36'	L53	S83°33'46"E	32.27'
L11	S50°03'49"E	34.34'	L54	N22°00'54"E	75.32'
L12	N33°41'24"W	17.83'	L55	S03°06'37"E	12.29'
L13	S08°39'09"E	22.57'	L56	N89°14'10"W	10.04'
L14	N08°40'23"E	36.75'	L57	S82°59'55"E	33.35'
L15	S16°26'39"W	19.28'	L58	S74°48'51"E	42.92'
L16	N60°19'17"W	58.00'	L59	N67°50'01"W	56.30'
L17	S04°25'54"E	41.13'	L60	N73°53'12"W	36.12'
L18	S07°10'08"W	97.68'	L61	N90°00'00"E	38.64'
L19	S07°44'25"W	80.42'	L62	S53°44'46"W	40.76'
L20	N75°58'04"E	32.49'	L63	N27°53'50"E	36.04'
L21	N14°40'16"W	76.09'	L64	S11°38'01"W	29.26'
L22	S54°46'03"E	31.14'	L65	N01°58'30"E	38.60'
L23	N23°00'05"E	47.79'	L66	S07°31'26"W	27.14'
L24	S16°26'39"W	20.52'	L67	N30°01'06"E	25.37'
L25	N07°45'55"E	37.13'	L68	S38°39'35"W	37.34'
L26	S02°07'16"E	44.42'	L69	S45°30'25"W	48.67'
L27	N11°55'33"W	39.48'	L70	S50°04'20"W	73.57'
L28	S21°48'05"E	49.13'	L71	S60°43'29"W	48.81'
L29	N28°44'23"W	33.73'	L72	N50°28'39"E	38.88'
L30	S43°43'37"E	33.33'	L73	S40°18'51"W	35.22'
L31	S59°42'30"E	53.80'	L74	S22°59'19"W	55.48'
L32	S72°22'00"E	116.53'	L75	S05°42'38"W	39.87'
L33	N60°59'37"W	37.82'	L76	S42°27'39"E	32.97'
L34	S42°34'50"E	9.41'	L77	N64°45'45"E	33.87'
L35	N21°26'52"W	12.52'	L78	N08°00'31"W	92.24'
L36	S27°19'02"W	25.75'	L79	S03°40'32"E	36.14'
L37	S48°48'28"W	85.78'	L80	S14°18'31"E	39.90'
L38	S58°31'41"W	44.27'	L81	N46°49'16"W	44.15'
L39	S72°24'01"W	114.67'	L82	N86°39'37"W	18.35'
L40	S75°47'42"W	90.98'	L83	S28°19'31"E	82.18'
L41	S85°02'27"W	52.70'	L84	S13°22'38"E	48.64'
L42	N03°06'37"W	14.52'	L85	N24°07'39"W	109.97'
L43	N28°45'34"E	102.92'	L86	N00°47'18"E	75.38'



BELL DESIGN
COMPANY
POB 308, BIRCH, WA 98603
509-495-3066
LAND SURVEYING
CIVIL ENGINEERING

SHEET: 2 OF 3
PROJECT: 05B131
DATE: Dec 2006

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VISTA SPRINGS SUBDIVISION, PHASE 1
SW 1/4 SEC.26,T.3N.,R.7E.,W.M.
SKAMANIA COUNTY, WASHINGTON

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NOTES

1. The north line of lot 1 of the Gary A. Carpenter Short Plat or the south line of this subdivision is shown improperly on the Ref.2 survey. The Bearing is shown as a SW bearing, however, field ties to found monuments and mathematical closure closely matches the Ref.1 dimensions.
2. The 20 foot easements shown on this plat are for the placement and maintenance of waterlines. The positions shown on this map are field verified. Waterline easements shown on Ref. 2 survey are not of record and were not conveyed by signature or recording by the land owner.
3. Fawn Meadow Drive (PVT) is for access and utilities for the lots of Phase I and Phase II of this subdivision.
4. Temporary turn around for emergency vehicles to be abandoned when Fawn Meadow Drive (PVT) is extended to Activik Road.
5. 15' Easement for access & maintenance of water line (PVT) over SW corner of Lot 2 in favor of Louis Mellman.

GENERAL NOTES

Only Lot 13 (of the approved 13 Lot Cluster Development in Conditional Use Permit Application No. CU-05-06) may directly access a county road. All other lots must only access the private roads within the subdivision.

WARNING

Purchasers of a lot, or lots, are advised to consult with the Skamania County Department of Public Works with regard to private roads because the lot, or lots, in this plat are serviced by private roads. Private roads are not maintained by Skamania County. Lot owners within this plat must pay for maintenance of 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 private road requirements. See the Road Maintenance Agreement recorded in the Auditor's Deed of Records at the Auditor's File number _____

OPEN SPACE/ GREEN BELT NOTES

As per the approved 13 Lot Cluster Development in Conditional Use Permit Application No. CU-05-06:

"No lot within this subdivision shall be further divided until such time that the entire parent parcel is rezoned to allow a greater density."

"The shaded areas have been designated as a green belt. These areas are to remain in their natural condition. No building, ground disturbing activities nor vegetation removal is permitted within these areas. However, light vegetation management is permitted in order to reduce fire danger, provided that vegetation management is limited to limbing trees up to a maximum height of 8' and removing leaves, needles and other dead vegetation. Fencing shall be prohibited in green belt areas."

TOTAL PARCEL AREA (TO C.L. AALVIK RD.): 26.58 AC.
LESS PUBLIC ROW: 0.92 AC.
TOTAL LOT AREA: 25.66 AC.
LESS PUBLIC EASEMENT: 1.08 AC.
TOTAL DEVELOPMENT AREA: 24.58 AC.
50% OPEN SPACE/ GREEN BELT: 12.30 AC.

LINE TABLE
FOR LOT LINES
PAGE 1

LINE	BEARING	DISTANCE
LL1	N64°46'03"W	41.44'
LL2	N14°40'16"W	47.73'
LL3	N14°40'16"W	28.36'
LL4	S16°26'07"W	86.47'
LL5	S48°17'00"W	87.86'
LL6	S69°58'24"E	66.81'
LL7	N62°36'32"E	91.60'

CURVE TABLE FOR LOT LINES

PAGE 1

LINE	ARC	RADIUS	DELTA	CHORD	BEARING
LC1	77.99'	50.00'	89°21'40"	70.32'	S59°21'06"E
LC2	34.99'	50.00'	40°05'48"	34.28'	S34°43'10"E
LC3	72.47'	200.00'	20°45'40"	72.07'	S65°08'53"E

SURVEY NARRATIVE

The purpose of this survey is to locate the boundary of the Remaining Parcel of the Gary A. Carpenter Short Plat for the purpose of subdividing said parcel. Control from the Ref. 2 Survey was used, said monuments were tied and no major discrepancies were found except that of note 1 under notes. The centerline of Activik road as shown on ref. 2 plat was not held. This survey tied the edge of the existing Activik road and determined that the shown centerline is a more accurate representation. The fence along the east side of the property line was not held for a boundary marker.

TRAVERSE STATEMENT

A CLOSED TRAVERSE AROUND THE PARCEL SHOWN WAS MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (NAC 332-130-090-100) AT THE TIME OF THIS SURVEY. ACCEPTABLE RANDOM ANGULAR AND DISTANCE CLOSURES NOT EXCEEDING 1:10,000 WERE BALANCED BY LEAST SQUARES WHERE NECESSARY TO EFFECT MATHEMATICAL CLOSURE.

ABBREVIATIONS

YFC - YELLOW PLASTIC CAP
RRC - RED PLASTIC CAP
CENSA - COLUMBIA GORGE NATIONAL SCENIC AREA
PROP - PROPERTY
COR - CORNER
CALC - CALCULATED
EASMT - EASEMENT
REF - REFERENCE
AC - ACRES
CC&RS - COVENANTS, CONDITIONS AND RESTRICTIONS
ROW - RIGHT OF WAY
PVT - PRIVATE

COVENANTS, CONDITIONS AND RESTRICTIONS

RECORDED IN AUDITOR'S FILE NUMBER 2006164241

EASEMENT RELEASE

QUIT CLAIM DEEDS RECORDED UNDER AUDITOR'S FILE NO. 2006164238 AND 2006164239 IN SKAMANIA COUNTY, RELEASE ALL RIGHTS TO DAVID AND TRACY SCARBOROUGH FOUND IN THE FOLLOWING DOCUMENTS:

-EASEMENT FOR WATER SYSTEM, BOOK 62, PAGE 692.
-AGREEMENT FOR WATER SYSTEM, BOOK 62, PAGE 692.
-AGREEMENT RECORD MAY 3, 2005, AUDITOR FILE NO. 200515171.

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



SHEET: 3 OF 3

PROJECT: 05B131

DATE: Dec 2006