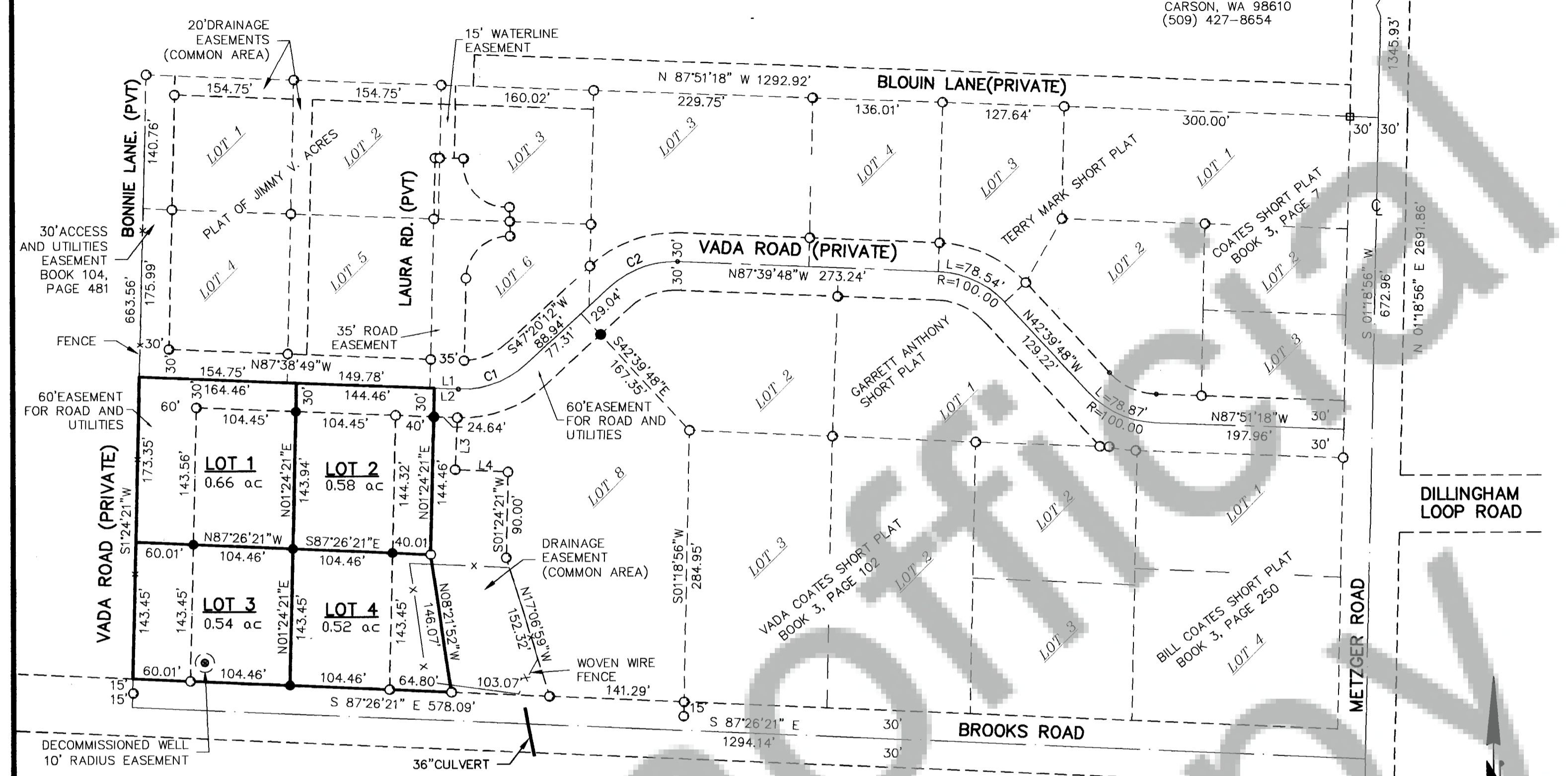


ABBY ACRES SHORT PLAT

IN LOT 7, PLAT OF JIMMY V. ACRES
IN THE N1/2 SE1/4 SW1/4 SECTION 17, T 3 N, R 8 E, WM
SKAMANIA COUNTY, WASHINGTON



OWNER:
BILL COATES
PO BOX 674
CARSON, WA 98610
(509) 427-8654

FOUND SKAMANIA CO
MONUMENT AT
CTR OF SECTION

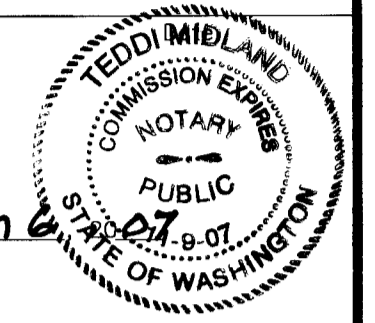
BOOK	PAGE
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DECLARATION
We, owners of the above tract of land, hereby declare and certify this Short Plat to be true and correct to the best of our abilities and that this Short Subdivision has been made with our free consent and in accordance with our 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 reserve all easements as shown for their designated purposes.

Billy B Coates 3-6-07
Owner Date

Owner X

ACKNOWLEDGEMENT
State of Washington
County of Skamania
Signed or attested before me on March 6, 2007



by Billy B. Coates
Teddi Midland 3-6-07
Notary Public Date

My appointment expires 11-9-07

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

Bruce Scherling, RS 3/7/07
Skamania County Health Department Date

COUNTY ENGINEER
I, Joe Lafave, 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 constructions 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 names and numbers of such roads.

Joe Lafave 3/2/07
Skamania County Engineer Date

COUNTY TREASURER
All taxes and assessments on property involved with this Short Plat have been paid, discharged, or satisfied thru 2007 for tax parcel number 03-08-17-3-0-1424-00.

Juday Jafari 3-9-07
Skamania County Treasurer Date

COUNTY PLANNING DIRECTOR
The layout of this Short Plat 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.

L. W. Thompson 3/9/07
Skamania County Planning Department Date

SURVEYORS 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:
BILL COATES
in August, 2006

Frank E. Childs, Jr. 3/5/07
Frank E. Childs, Jr., PLS 18028 Date

COUNTY AUDITOR
State of Washington) ss
County of Skamania)
I hereby certify that the within instrument of writing filed by:
Planning Dept.
at 2:38P March 9, 2007.
recorded in Auditor's file No. 2007165262

Snape Moser
Recorder of Skamania County
D. Michael Garrison
Skamania County Auditor

NOTES

- ACCESS EASEMENTS ARE GRANTED HEREON TO ALL LOTS IN THIS SHORT PLAT, AND IN THE PLAT OF JIMMY V. ACRES, AND IN THE TERRY MARK AND GARRETT ANTHONY SHORT PLATS THROUGHOUT THE ENTIRE LENGTH OF VADA ROAD.
- COMMON AREA FOR SURFACE WATER DRAINAGE THE DRAINAGE FACILITIES WITHIN THIS COMMON AREA SHALL BE PERPETUALLY MAINTAINED BY THE LANDOWNERS TO PROVIDE THE FULL DESIGN CAPACITY OF THE DRAINAGE FACILITY. THE DRAINAGE POND PERIMETER SHALL BE: LANDSCAPED SCREENED; BE FENCED WITH A 6' TALL WOVEN WIRE FENCE FOR SECURITY; AND BE PROVIDED WITH A GATED ENTRY FOR MAINTENANCE VEHICLE ACCESS. THE CAPACITY OF THE ENTIRE DRAINAGE FACILITY SHALL NOT BE DIMINISHED WITH LANDSCAPING, ROCKS, SOIL OR DEBRIS OF ANY KIND
- THE APPROXIMATE LIMIT OF FLOODING (ELEV 556.5) IS 0.5' ABOVE BROOKS RD AT THE LOCATION OF THE 36" CULVERT. HOUSE FOUNDATIONS SHALL BE CONSTRUCTED ABOVE THAT ELEVATION.

LEGEND

- SET 5/8"X24" CAPPED REBAR
- FOUND REBAR
- ◆ FOUND SKAMANIA COUNTY MONUMENT
- x EXISTING FENCE

REFERENCES

- SHORT PLATS
TERRY MARK SP
GARRETT ANTHONY SP
BOOK 3, PAGE 7
BOOK 3, PAGE 102
BOOK 3, PAGE 250
SURVEYS
BOOK 1, PAGE 55
BOOK 1, PAGE 75
BOOK 2, PAGE 12
PLAT OF JIMMY V. ACRES

LEGAL DESCRIPTION

LOT 7, PLAT OF JIMMY V. ACRES
IN THE N1/2 OF THE SE1/4 OF THE SW1/4
OF SECTION 17, T 3 N, R 8 E, WM;
2.291 ACRES MORE OR LESS

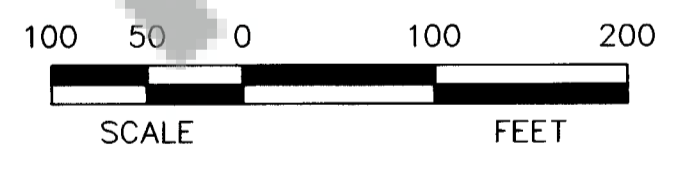
BASIS OF BEARINGS

EAST LINE OF SW1/4
SURVEY BOOK 1, PAGE 55

MONUMENTS VISITED

AUGUST, 2006

Road Maintenance Agreement including the terms and provisions thereof, recorded August 5, 1997 in Book 167, Page 918
Drainage Facilities Maintenance Agreement, including the terms and provisions thereof, recorded April 1, 2003 in Book 239, Page 822



LINE DATA

LINE	BEARING	DISTANCE
L1	N87°38'49"W	29.51'
L2	N87°38'49"W	25.13'
L3	N02°21'11"E	54.54'
L4	N87°26'21"W	55.73'

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	79.08'	41.74'	77.04'	S 69°41'52" W	45°18'37"
C2	100.00'	78.54'	41.42'	76.54'	N 69°50'12" E	45°00'00"

WARNING

Purchasers of a lot, or lots, in this plat are advised to consult the Skamania County Development Assistance Handbook 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 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 NOT Paid For By Skamania County.

Land within this short subdivision shall not be further subdivided for a period of five (5) years unless a final plat is filed pursuant to Skamania County Code, Title 17, Subdivision, Chapter 17.04 through 17.60 inclusive.

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
228 South Columbus Avenue, Suite 104
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net
Job No. 06-096B

