

MIKE POND SHORT PLAT

IN THE SW 1/4 SE 1/4 of
SECTION 26, T3N, R7E, 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 RESERVE ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

OWNER: MICHAEL L. POND
OWNER: ELLEN E. JENSEN
OWNER'S ADDRESS: PO BOX 407, STEVENSON, WA. 98648

NOTARY PUBLIC
NOTARY PUBLIC IN AND FOR THE COUNTY OF SKAMANIA
RESIDING AT CARSON, 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 SCHERMEERS 5/22/07
SKAMANIA COUNTY HEALTH DEPARTMENT DATE

STUART L. CATO 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).

STUART L. CATO 05/15/2007
COUNTY ENGINEER DATE

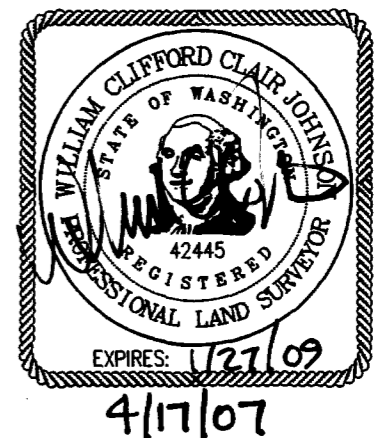
Tax Lot 03-07-26 0-0-1100-00
ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED.
TAMARA J. JENSEN 5-23-07
COUNTY TREASURER DATE

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.
J. WILKINSON 5/23/07
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 MICHAEL POND IN 2007
See Below

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Debbie Cazere OF Planning at 2:24 P.M.
ON May 23, 2007
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2007166213

RECORDED OF SKAMANIA COUNTY, WASHINGTON
J. Michael Garrison
COUNTY AUDITOR



DEED REFERENCE

STATUTORY WARRANTY DEED
CARPENTER TO AMSTADT
(WATER LINE EASEMENT)
BOOK 66, PAGE 503 (4/08/1974)
TRANSMISSION LINE AND ACCESS ROAD EASEMENT
CARPENTER TO USA
BOOK 62, PAGE 144 (9/22/1970)
STATUTORY WARRANTY DEED
POND TO POND, et. al.
AF# 2006163487

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE "POND TRACT" CITED INTO THE THREE LOT CONFIGURATION SHOWN HEREON. FIELD WORK CONSISTED OF RECOVERING AND VERIFYING THE LOCATION OF CONTROL POINTS USED IN CONJUNCTION WITH R.O.S. 3-107. A NEW TRAVERSE WAS RUN THROUGH THE PROJECT AREA. THIS NEW TRAVERSE ORIGINATED AND CLOSED ON THE ABOVE DESCRIBED RECOVERED CONTROL POINTS. NEW MONUMENTS ESTABLISHED WERE SET RADIALLY FROM THE ABOVE DESCRIBED NEW TRAVERSE WHICH MET THE REQUIREMENTS OF WAC 332-130-090. FIELD EQUIPMENT USED CONSISTED OF A 3-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR.

LEGEND

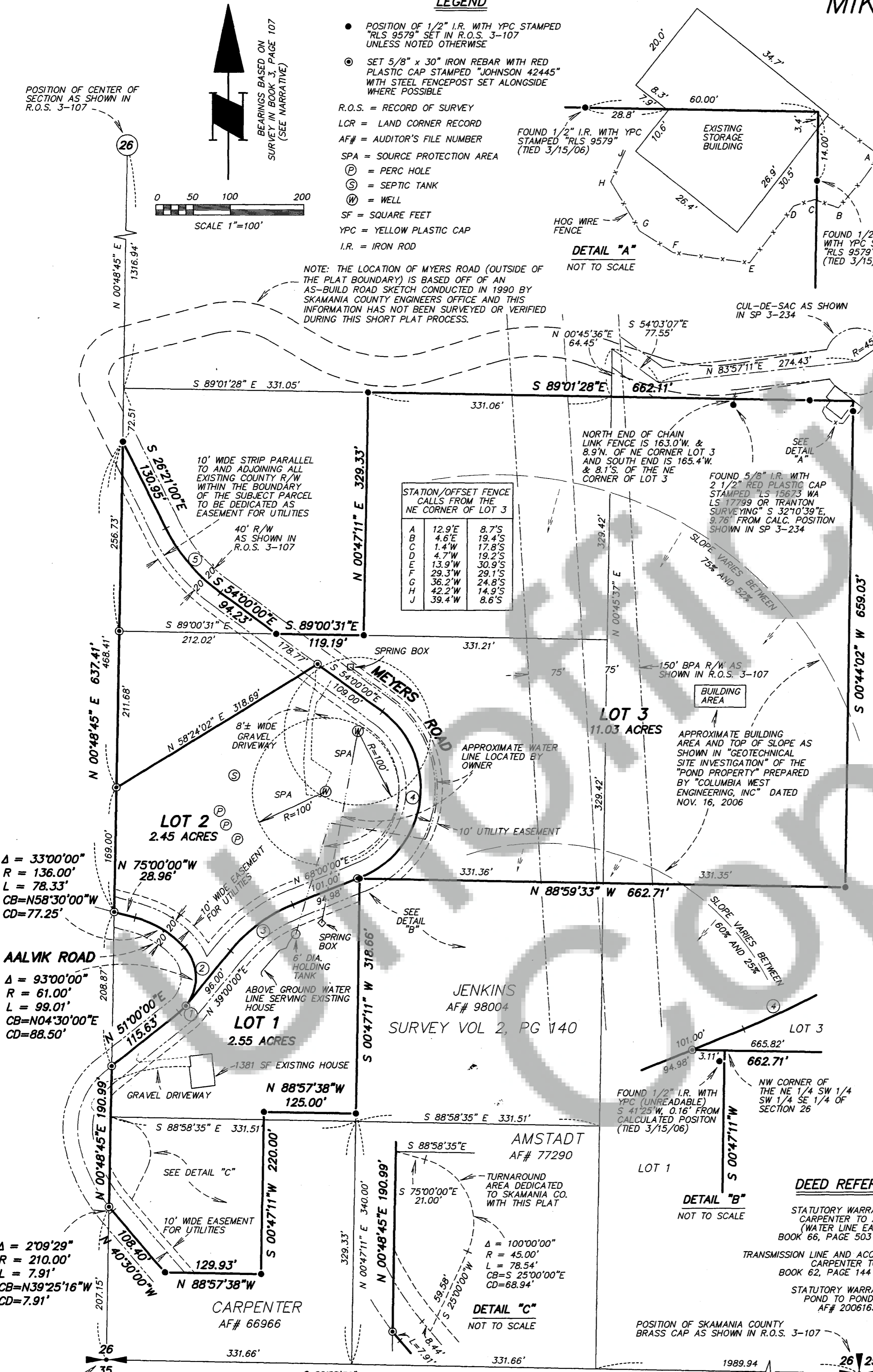
- POSITION OF 1/2" I.R. WITH YPC STAMPED "RLS 9579" SET IN R.O.S. 3-107 UNLESS NOTED OTHERWISE
- ⊙ SET 5/8" x 30" IRON REBAR WITH RED PLASTIC CAP STAMPED "JOHNSON 42445" WITH STEEL FENCEPOST SET ALONGSIDE WHERE POSSIBLE
- R.O.S. = RECORD OF SURVEY
- LCR = LAND CORNER RECORD
- AF# = AUDITOR'S FILE NUMBER
- SPA = SOURCE PROTECTION AREA
- Ⓟ = PERC HOLE
- Ⓢ = SEPTIC TANK
- Ⓜ = WELL
- SF = SQUARE FEET
- YPC = YELLOW PLASTIC CAP
- I.R. = IRON ROD

NOTE: THE LOCATION OF MYERS ROAD (OUTSIDE OF THE PLAT BOUNDARY) IS BASED OFF OF AN AS-BUILD ROAD SKETCH CONDUCTED IN 1990 BY SKAMANIA COUNTY ENGINEERS OFFICE AND THIS INFORMATION HAS NOT BEEN SURVEYED OR VERIFIED DURING THIS SHORT PLAT PROCESS.

DETAIL "A"

NOT TO SCALE

STATION/OFFSET FENCE CALLS FROM THE NE CORNER OF LOT 3		
A	12.9'E	8.7'S
B	4.6'E	19.4'S
C	1.4'W	17.8'S
D	4.7'W	19.2'S
E	13.9'W	30.9'S
F	29.3'W	29.1'S
G	36.2'W	24.8'S
H	42.2'W	14.9'S
J	39.4'W	8.6'S



POSITION OF DNR CONCRETE MONUMENT WITH BRASS CAP AS SHOWN IN R.O.S. 3-107 (SEE LCR 3/7-29)

NOTES

- LOT 3 LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- LOT 3 LIES WITHIN A LANDSLIDE HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- ALL LOTS WITHIN THIS SHORT PLAT REQUIRE DESIGNED SEPTIC SYSTEMS.

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.

CURVE	DELTA	RADIUS	LENGTH	CORD BRNG	CORD DIST
1	12°00'00"	61.00	12.78	N45°00'00"E	12.75'
2	81°00'00"	61.00	86.24	N01°30'00"W	79.23'
3	29°00'00"	210.00	106.29	N53°30'00"E	105.16'
4	122°00'00"	129.00	274.68	N07°00'00"E	225.65'
5	27°39'00"	240.00	115.82	S40°10'30"E	114.70'

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

SCALE: 1"=100'	CALC. BY: BCJ	DWG# 05-299SP
DATE: 4/16/07	DRAWN BY: CC	SHEET 1 OF 1
JOB NO.: 05-299	CHECKED BY: GAB	