

NORTH FORK RANCH ESTATES
SHORT PLAT

in the SW 1/4 of
SECTION 28, T2N, 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 RESERVE ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

OWNER: RICHARD A. BALOGH
OWNER: SHERILL M. BALOGH

CYNTHIA J. FISCHER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 1, 2008

Notary Public
DATE: 8/14/07
NOTARY PUBLIC IN AND FOR THE COUNTY OF
RESIDING AT Vancouver, WA

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEMS CONTINGATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

Steve Schreiner ES 8/28/07
SKAMANIA COUNTY HEALTH DEPARTMENT

Stuart 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).
DATE: 08/22/2007

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED.
Vicki Cleland, County Treasurer
DATE: 08-29-07

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLIES WITH ORDINANCE 1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING BY THE SKAMANIA COUNTY AUDITOR'S OFFICE.
8/29/07
COUNTY PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECODING ACT AT THE REQUEST OF RICHARD & SHERILL BALOGH IN MAY, 2006.
Carl A. Beseda
CARL A. BESEDA

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Mark Mareski OF Planning AT 9:28 A.M. ON 8/29/07
2007
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2007167425
Michael Gamson
COUNTY AUDITOR

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

SCALE: 1"=400'
DATE: 8/14/07
JOB NO.: 01-172
CALC. BY: CAB
DRAWN BY: CC
CHECKED BY: RLY
DWG# 01-172SP
PAGE 1 OF 2

OWNER
RICHARD AND SHERILL BALOGH
1211 LABAREE ROAD
WASHINGTON, WA 98671
DEED REFERENCE
QUIT CLAIM DEED
BALOGH TO BALOGH
AF# 2007166073 (3/11/2007)

Owner: Richard A. Balogh
Sherill M. Balogh
Assistant Vice President

OWNER: RICHARD A. BALOGH
OWNER: SHERILL M. BALOGH
AF# 2007166073 (3/11/2007)

OWNER: RICHARD A. BALOGH
OWNER: SHERILL M. BALOGH
AF# 2007166073 (3/11/2007)

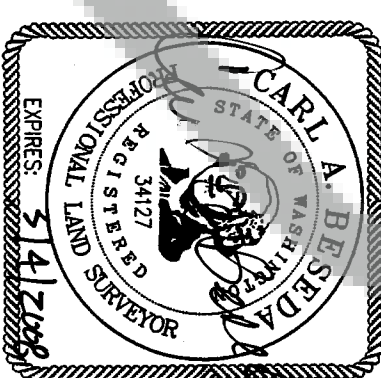
Owner: Richard A. Balogh
Sherill M. Balogh
Assistant Vice President

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE 3 LOTS FROM THE ABOVE CITED "BALOGH" TRACT AS SHOWN. A MATHEMATICAL MODEL WAS CREATED FROM BOOK 3 OF SURVEYS, PAGE 124, WHICH PREVIOUSLY ESTABLISHED THE BOUNDARY OF THE "BALOGH" TRACT. A CONTROL TRAVERSE WHICH MET THE STANDARDS CONTAINED IN WAC 332-150-090 WAS RUN BETWEEN A 3/4 INCH IRON PIPE MARKING THE CENTER OF SECTION 28 AND A 1 1/2 INCH IRON PIPE MARKING THE CENTER OF THE RIGHT-OF-WAY LINE OF LABAREE ROAD AT THE INTERSECTION OF THE SOUTHWEST QUARTER OF SECTION 28 AS SHOWN IN SAID SURVEY. THIS TRAVERSE WAS THEN TIED AND CHECKED SATISFACTORILY WITH MODEL POSITIONS. A 2-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK. NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY RADIAL STAKEOUT FROM THE ABOVE MENTIONED TRAVERSE.

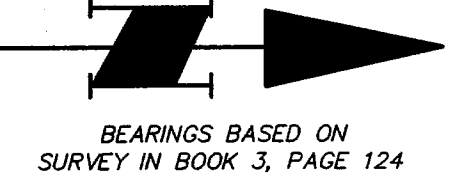
EASEMENTS OF RECORD

- 1) COVENANT RUNNING WITH THE LAND, RECORDING NO. 140391, BOOK 206, PAGE 765.
- 2) COVENANT RUNNING WITH THE LAND, RECORDING NO. 139777, BOOK 204, PAGE 764.



R.O.S. = RECORD OF SURVEY
() RECORD DATA PER R.O.S. 3-124
& SURVEY AF# 2004155602
I.P. = IRON PIPE

0 200 400 800
SCALE 1"=400'



POSITION OF CONCRETE MONUMENT WITH DEPARTMENT OF FISH & GAME BRASS CAP AS SHOWN IN R.O.S. 3-124

29 28
32 33

(N 01°37'39" E 2636.31')

"BALOGH"
BK 141, PG 63

(N 89°21'18" W 2639.10')

LABAREE ROAD
NORTH FORK RANCH ESTATES

(S 00°53'05" W 2588.86')

POSITION OF CONCRETE MONUMENT WITH "OLSON" BRASS CAP AS SHOWN IN R.O.S. 3-124

- 1) THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THOSE RESOURCES MAY INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS SITE PREPARATION, TREE PLANTING, USE OF HERBICIDES/PESTICIDES, THINNING AND CLEAR-CUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR. THESE ACTIVITIES, WHEN CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE WASHINGTON DEPARTMENT OF FOREST PRACTICES, SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACCEPTED FARM AND FOREST PRACTICES.
- 2) 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 REGULATION. 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.

NOTES

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.

