

RANCH ESTATES AT NORTH FORK
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.

Richard A. Balogh **Shirley M. Balogh**
OWNER: RICHARD A. BALOGH OWNER: SHERILL M. BALOGH

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

Plutiny J. Jucker 8/14/07
NOTARY PUBLIC IN AND FOR THE COUNTY OF **Clark**
RESIDING AT **Vancouver, WA**

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

Bruce Scherwatz 8/28/07
SKAMANIA COUNTY HEALTH DEPARTMENT DATE

Stuart Cato COUNTY ENGINEER OF SKAMANIA COUNTY,
I, **Stuart Cato**, COUNTY ENGINEER OF SKAMANIA COUNTY,
HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY,
SURVEY REQUIREMENTS. CERTIFY THAT ALL 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 SAID ROAD(S).

David J. Cato 08/27/2007
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED **11/14/2007**
Michael J. Jucker 08-29-07
COUNTY TREASURER DATE

07-05-08-0-0-0-8002-00
07-05-08-0-0-0-8002-00
THE LAYOUT OF THIS SHORT SUBDIVISION COMPLES WITH ORDINANCE
1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT
TO RECORDING BY THE SKAMANIA COUNTY AUDITOR'S OFFICE.
Michael J. Jucker 8/29/07
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 RICHARD & SHERILL BALOGH
IN MAY, 2006.
Carl A. Besseda
CARL A. BESEDA

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Mark Maczek of **Planning** AT **9:55 A.M.**
ON **8/29** 20**07**
WAS RECORDED UNDER AUDITOR'S FILE NUMBER **2007167426**
Michael Jucker
RECORDED BY SKAMANIA COUNTY, WASHINGTON
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 LABARRE ROAD
WASHINGTON, WA. 98671
DEED REFERENCE
QUIT CLAIM DEED
BALOGH TO BALOGH
AF# 200716072 (5/11/2007)

Debbie M. Besseda
DIRECTOR BANK OF AMERICA
Jacqueline M. Besseda
Assistant Vice President

Orange Huang 8/28/07
NOTARY PUBLIC IN AND FOR THE COUNTY OF **Ore**
RESIDING AT **Catville, WA**

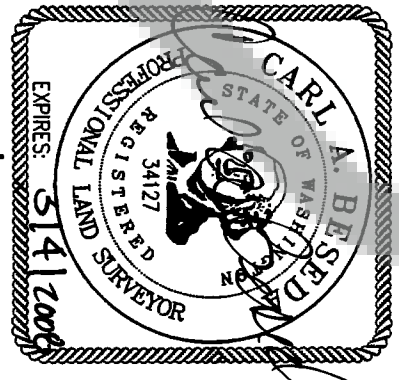
DOUGLAS HENDERSON 08/28/07
NOTARY PUBLIC, State of New York
Qualified in San County
My Commission Expires Nov. 17, 2009

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE 2 LOTS FROM THE ABOVE
CITED "BALOGH TRACT" AS SHOWN, A MATHEMATICAL MODEL WAS
CREATED FROM BOOK 3 OF SURVEY'S, PAGE 124, WHICH PREVIOUSLY
ESTABLISHED THE BOUNDARY OF THE "BALOGH TRACT". A CONTROL
TRAVERSE WHICH MET THE STANDARDS CONTAINED IN WAC 332-130-090
WAS RUN BETWEEN A 3/4 INCH IRON PIPE MARKING THE CENTER OF
SECTION 28 AND A 1 1/2 INCH IRON ROD AT THE INTERSECTION OF WEST
RIGHT-OF-WAY LINE OF LABARRE ROAD AND THE SOUTH LINE OF THE
SOUTHWEST QUARTER OF SECTION 28 AS SHOWN. IN SAID SURVEY, THIS
TRAVERSE WAS THEN ORIENTED TO SAID MODEL. OTHER IRON RODS SET
IN SURVEY 3-124 WERE 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

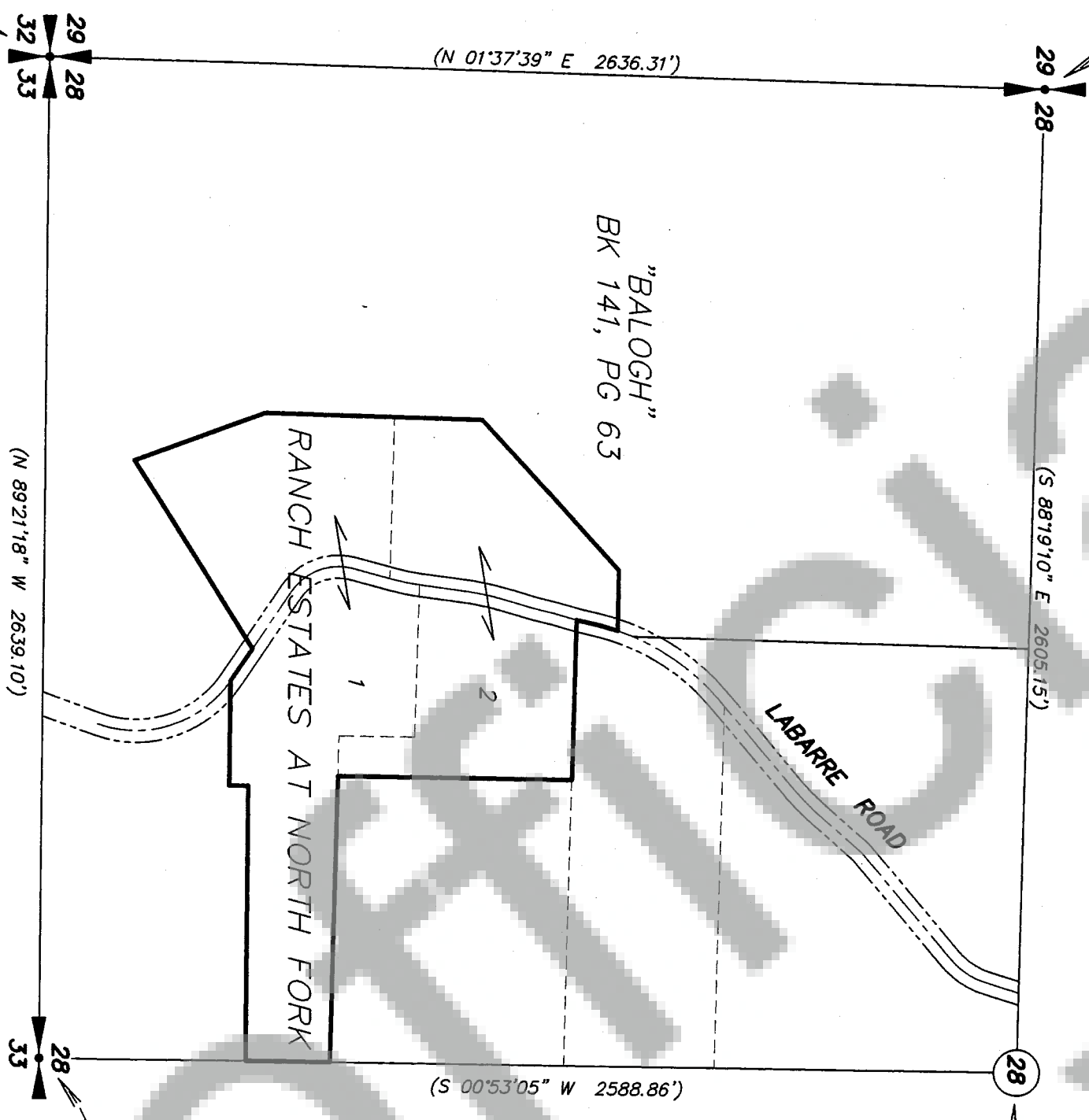
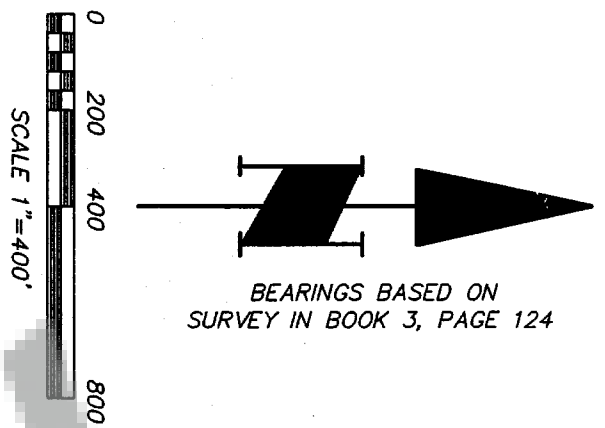
- 1) EASEMENTS FOR INGRESS, EGRESS UTILITIES RECORDED
IN BOOK 84, PAGE 182.
- 2) COVENANT RUNNING WITH THE LAND, RECORDING
NO. 140391, BOOK 206, PAGE 765.
- 3) COVENANT RUNNING WITH THE LAND, RECORDING
NO. 139777, BOOK 204, PAGE 764.



- NOTES**
- 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. LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASER OF PROPERTY WITHIN THIS SHORT PLAT IS HEREBY ON NOTICE THAT THESE USES AND ASSOCIATED ACTIVITIES WILL OCCUR ON ADJACENT AND NEARBY PROPERTIES. SUCH USES SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACCUSTOMED FARM AND FOREST PRACTICES.
 - 2) ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE SETBACKS. FUTURE DEVELOPMENT MAY BE LIMITED BY CHANGES TO REGULATIONS CONCERNING WATER RESOURCES. DEVELOPERS ARE URGED TO CONSULT SKAMANIA COUNTY PLANNING DEPARTMENT REGARDING CURRENT REGULATION, INCLUDING MINIMUM 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.
 - 3) THE LAND LYING WEST OF LABARRE ROAD IS CLASSIFIED AS FARM AND AGRICULTURAL LAND AS DISCLOSED BY INSTRUMENT RECORDED IN BOOK "G", PAGE 343. AUDITOR'S FILE NUMBER 2006160996.

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

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



RANCH ESTATES AT NORTH FORK
SHORT PLAT
in the SW 1/4 of
SECTION 28, T2N, R5E, W.M.
SKAMANIA COUNTY, WA.

CENTER OF SECTION 28, T2N, R5E, W.M. WITH
SKAMANIA CO BRASS CAP
AS SHOWN IN R.O.S. 3-124

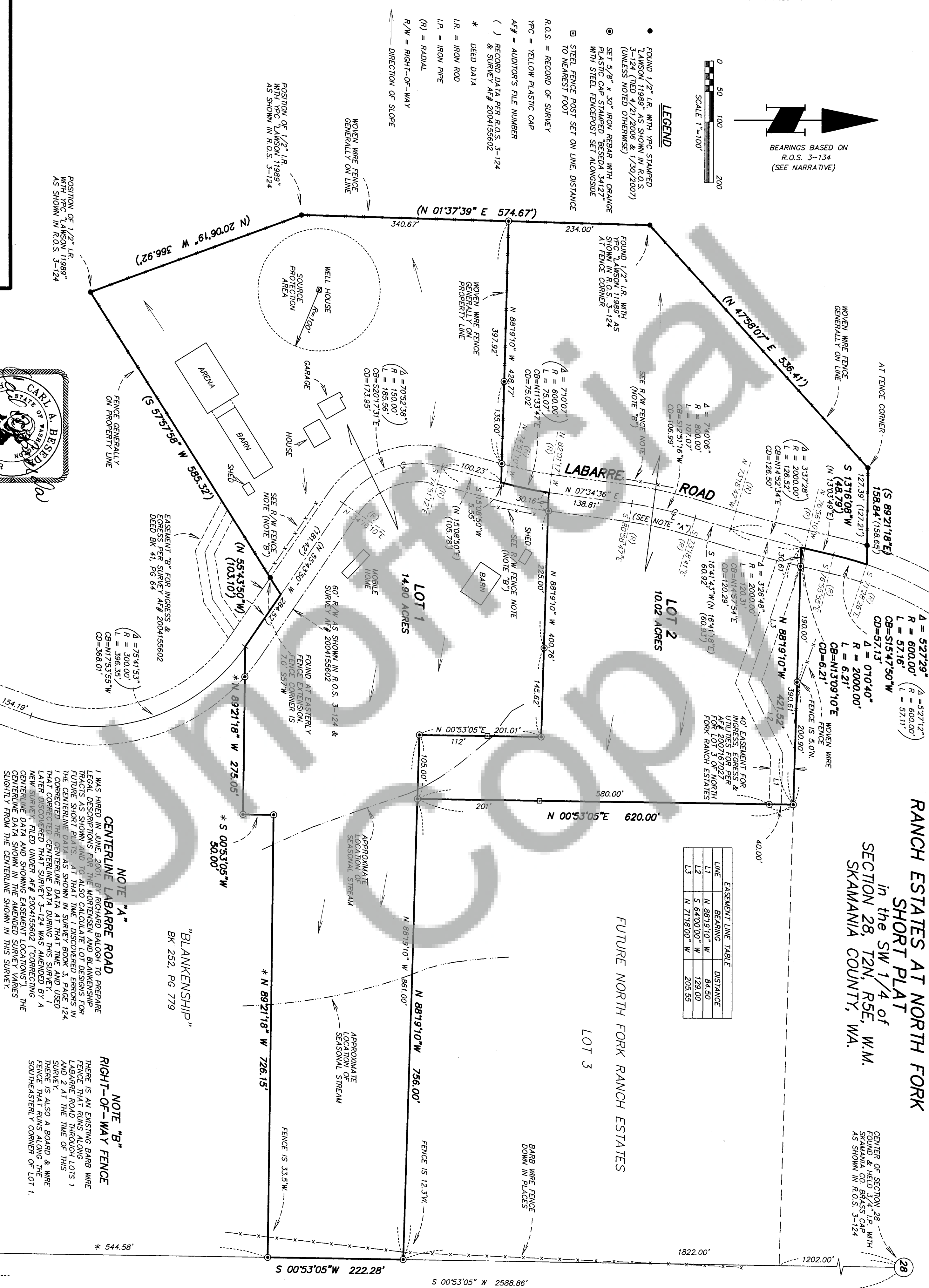


BEARINGS BASED ON
R.O.S. 3-134
(SEE NARRATIVE)

LEGEND

- FOUND 1/2" I.R. WITH YPG STAMPED "LAWSON 11989" AS SHOWN IN R.O.S. 3-124 (TIED 4/21/2006 & 1/30/2007) (UNLESS NOTED OTHERWISE)
- SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "TESDA 34127" AT FENCE CORNER WITH STEEL FENCEPOST SET ALONGSIDE TO NEAREST FOOT
- ▣ STEEL FENCE POST SET ON LINE, DISTANCE TO NEAREST FOOT
- R.O.S. = RECORD OF SURVEY
- YPC = YELLOW PLASTIC CAP
- AF# = AUDITOR'S FILE NUMBER
- () RECORD DATA PER R.O.S. 3-124 & SURVEY AF# 2004155602
- * DEED DATA
- I.R. = IRON ROD
- I.P. = IRON PIPE
- (R) = RADIAL
- R/W = RIGHT-OF-WAY
- DIRECTION OF SLOPE

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°19'10" W	84.50
L2	S 64°00'00" W	129.00
L3	N 71°18'00" W	203.35



NOTE "A"
CENTERLINE LABARRE ROAD

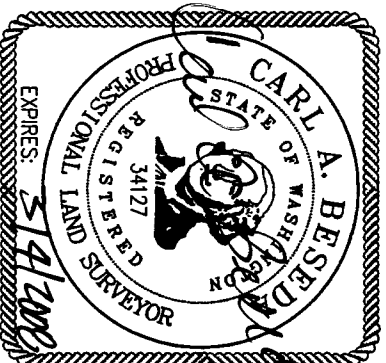
"BLANKENSHIP"
BK 252, PG 779

NOTE "B"
RIGHT-OF-WAY FENCE

THERE IS AN EXISTING BARB WIRE FENCE THAT RUNS ALONG LOTS 1 AND 2 AT THE TIME OF THIS SURVEY. THERE IS ALSO A BOARD & WIRE FENCE THAT RUNS ALONG THE SOUTHEASTERLY CORNER OF LOT 1.

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

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



SCALE: 1"=100'
DATE: 8/09/07
JOB NO.: 01-172
CALC. BY: CAB
DRAWN BY: CC
CHECKED BY: RLY
DWG# 01-172SP-92
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