

RANCH ESTATES AT NORTH FORK SHORT PLAT

in the SW 1/4 of SECTION 28, T2N, R5E, W1M. 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.

GYNTHIA J. FISCHER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 1, 2009

Christina J. Jeter 8/14/07
NOTARY PUBLIC IN AND FOR THE COUNTY OF WA
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 Scherwartz 9/29/07
SKAMANIA COUNTY HEALTH DEPARTMENT

Stuart Cato COUNTY ENGINEER OF SKAMANIA COUNTY,
I, HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY, WASH., REQUIREMENTS. CERTIFY THAT APPROVED AND/OR CROSS DEVELOPED IN CONJUNCTION WITH THE APPROVED FOR ROADS CENTER SKAMANIA COUNTY DEVELOPMENT STANDARDS REQUIRED FOR AND PRIOR TO THE CONSTRUCTION OF ANY STRUCTURES, INCLUDING SPECIFICATIONS, 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).
Stuart Cato 08/27/2007
COUNTY ENGINEER

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED **11/14/2007**
Wendell D. Spry 08-29-07
COUNTY TREASURER
02-05-08-0-0-8002-00
02-05-08-0-0-8002-00
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 Garrison 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 SURVEYING 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 2007
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2007167426
Michael Garrison
RECORDER OF 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# 2007168072 (5/11/2007)

Richard M. Besseda
DIRECTOR BANK OF AMERICA
Jacqueline M. Perry
Assistant Vice President

Orange Lawson 8/14/07
NOTARY PUBLIC IN AND FOR THE COUNTY OF WA
RESIDING AT Astoria, OR

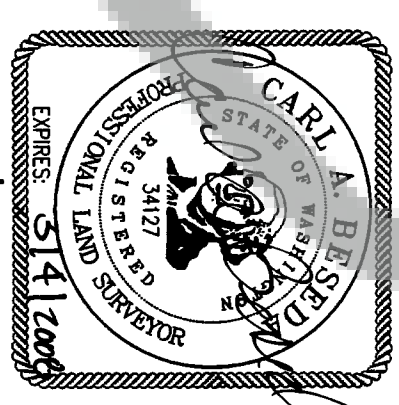
COMMISSION EXPIRES 11/17/2009
NOTARY PUBLIC
DATE
RESIDING AT Astoria, OR

NARRATIVE

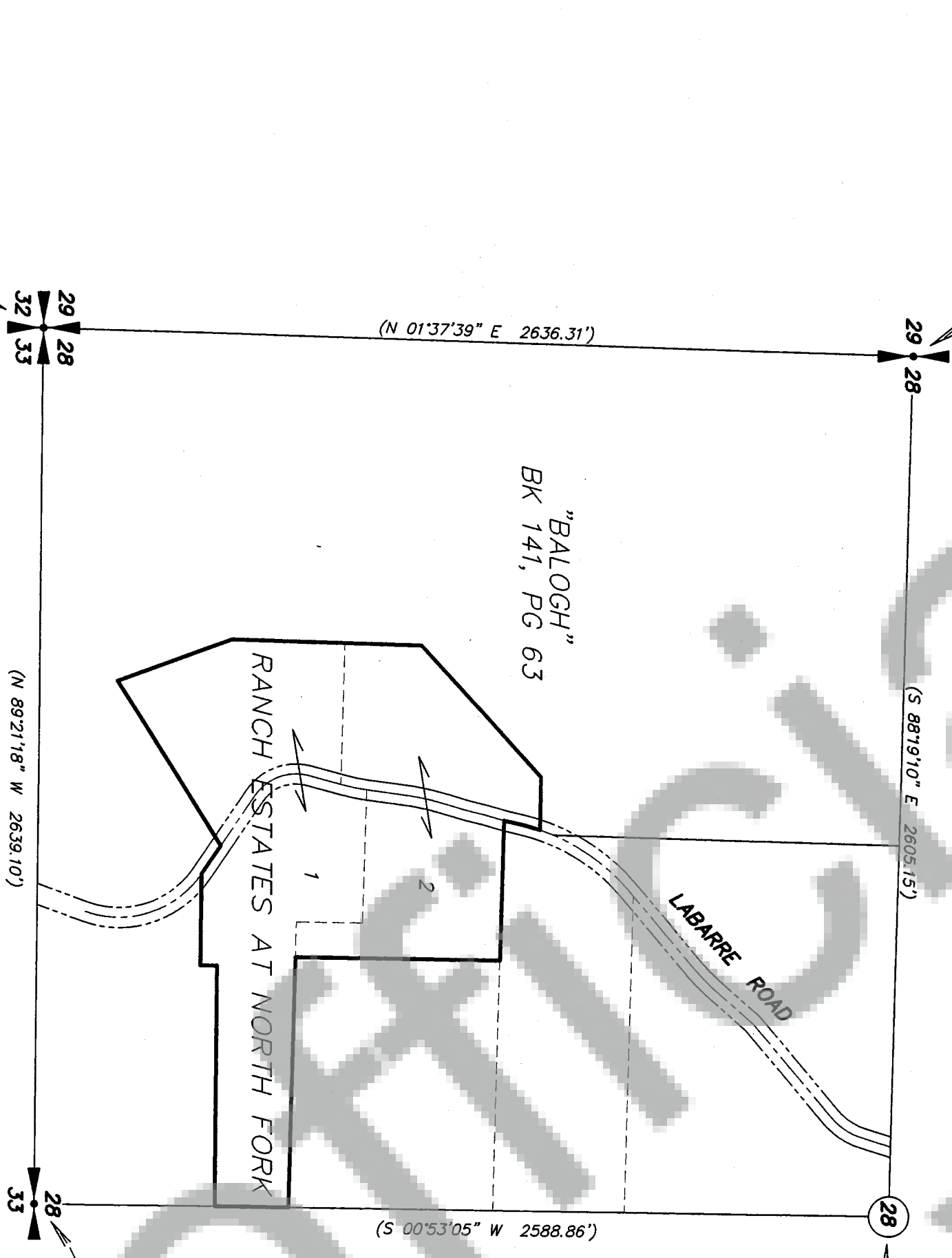
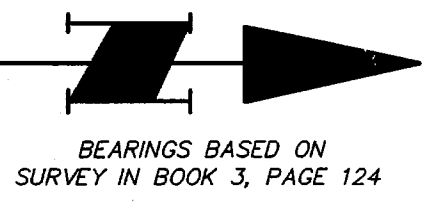
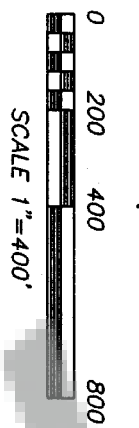
THE PURPOSE OF THIS SURVEY IS TO CREATE 2 LOTS FROM THE ABOVE CITED "BALOGH TRACT" AS SHOWN, A MATHEMATICAL MODEL WAS CREATED FROM BOOK 3 OF SURVEYS, PAGE 124, WHICH PREVIOUSLY ESTABLISHED THE BOUNDARY OF THE "BALOGH TRACT". A CONTROL TRAVERSE WHICH MET THE STANDARDS CONTAINED IN WAC 332-150-090 WAS RUN BETWEEN A 3/4 INCH IRON PIPE MARKING THE CENTER OF SECTION 28 AND A 1 1/2 INCH IRON PIPE 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

- EASEMENTS FOR INGRESS EGRESS UTILITIES RECORDED IN BOOK 84, PAGE 182.
- COVEYANT RUNNING WITH THE LAND, RECORDING NO. 140391, BOOK 206, PAGE 765.
- COVEYANT 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



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

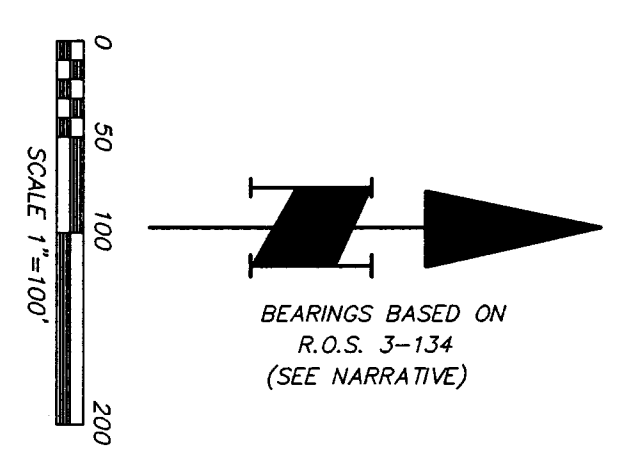
CALCULATED POSITON OF 3/4" I.P. AS SHOWN IN R.O.S. 3-124

NOTES

- 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 THAT 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 ACQUSTOMED FARM AND FOREST PRACTICES.
- 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 URSUED TO CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT REGARDING CURRENT REGULATIONS INCLUDING MOWING, GRADING OR CLEARING SHALL BE ALLOWED WITHIN THE STREAM/CREEK OR ITS BUFFER WIDTHS. CONTACT THE SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.
- THE LAND LYING WEST OF LABARRE ROAD IS CLASSIFIED AS FARM AND AGRICULTURAL LAND AS DISCLOSED BY INSTRUMENT RECORDED IN BOOK 6, PAGE 343. AUDITOR'S FILE NUMBER 2006160996.

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.

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



LEGEND

- FOUND 1/2" I.R. WITH YPC STAMPED "LAWSON 11989" AS SHOWN IN R.O.S. 3-124 (TIED 4/21/2005 & 1/30/2007) (UNLESS NOTED OTHERWISE)
- SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "BESIDA 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

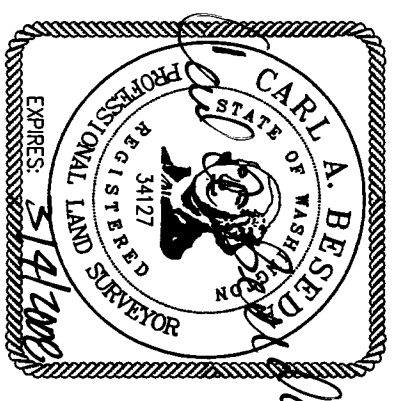
LINE	BEARING	DISTANCE
L1	N 88°19'10" W	84.50
L2	S 64°00'00" W	129.00
L3	N 71°18'00" W	203.35

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

DMG# 01-172SP-92
 PAGE 2 OF 2



29 | 28
 32 | 33
 (S 89°21'18"E) (1674.14)
 (N 19°58'04"E) 154.19'
 (154.09') (31.79')

NOTE "A"
 CENTERLINE LABARRE ROAD
 "BLANKENSHIP"
 BK 252, PG 779

NOTE "B"
 RIGHT-OF-WAY FENCE

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

NOTE "D"
 POSITION OF 1/2" I.R. WITH YPC "LAWSON 11989" AS SHOWN IN R.O.S. 3-124

NOTE "E"
 POSITION OF 1/2" I.R. WITH YPC "LAWSON 11989" AS SHOWN IN R.O.S. 3-124

NOTE "F"
 POSITION OF 1/2" I.R. WITH YPC "LAWSON 11989" AS SHOWN IN R.O.S. 3-124

NOTE "G"
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NOTE "H"
 POSITION OF 1/2" I.R. WITH YPC "LAWSON 11989" AS SHOWN IN R.O.S. 3-124

NOTE "I"
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NOTE "J"
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NOTE "K"
 POSITION OF 1/2" I.R. WITH YPC "LAWSON 11989" AS SHOWN IN R.O.S. 3-124

NOTE "L"
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NOTE "M"
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NOTE "N"
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NOTE "O"
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NOTE "Q"
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NOTE "R"
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NOTE "S"
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NOTE "T"
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NOTE "U"
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NOTE "V"
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NOTE "W"
 POSITION OF 1/2" I.R. WITH YPC "LAWSON 11989" AS SHOWN IN R.O.S. 3-124

NOTE "X"
 POSITION OF 1/2" I.R. WITH YPC "LAWSON 11989" AS SHOWN IN R.O.S. 3-124

NOTE "Y"
 POSITION OF 1/2" I.R. WITH YPC "LAWSON 11989" AS SHOWN IN R.O.S. 3-124

NOTE "Z"
 POSITION OF 1/2" I.R. WITH YPC "LAWSON 11989" AS SHOWN IN R.O.S. 3-124

