

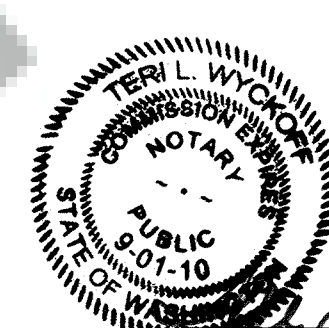
PERMAN SHORT PLAT

in the NW 1/4 NW 1/4 &
SW 1/4 NW 1/4 of
SECTION 35, 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 GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

OWNER: TODD A. PERMAN
OWNER: VIRGINIA J. PERMAN

MILDRED L. RICHARDS
OWNER: MILDRED L. RICHARDS



NOTARY PUBLIC
NOTARY PUBLIC IN AND FOR THE COUNTY OF SKAMANIA
RESIDING AT [Signature] 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 SCHERKINGES 9/11/07
SKAMANIA COUNTY HEALTH DEPARTMENT DATE

I, 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).

Stuart Cato 09/10/07
COUNTY ENGINEER DATE

02-05-35-0-0-0400-00
ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED.
Stuart Cato 9-13-07
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.
Mark J. Mynster 9-13-07
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 VIRGINIA PERMAN IN MARCH

Carl A. Beseda
STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Bonnie Anderson OF Planning AT 12:27 P.M. ON Sept. 13 2007

WAS RECORDED UNDER AUDITOR'S FILE NUMBER 20071167668

Carl A. Beseda
RECORDER OF SKAMANIA COUNTY, WASHINGTON
J. Michael Garrison
COUNTY AUDITOR

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

SCALE: 1"=150'
DATE: 9/10/07
JOB NO.: 06-087
CALC. BY: GAB
DRAWN BY: CC
CHECKED BY: ACB
DWG# 06-087SP
SHEET 1 OF 1

EASEMENTS OF RECORD

EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC ROADS, RECORDED UNDER DEED BK 51, PG 133
BLANKET EASEMENT OVER THE SW 1/4 NW 1/4 & THE S 1/2 NW 1/4 NW 1/4 OF SECTION 35 (NOT SHOWN)
RIGHT-OF-WAY EASEMENT DEED BK 41, PG 382
EASEMENT IS APPROXIMATELY A 1/4 MILE SOUTH OF PROJECT SITE (NOT SHOWN)
PUD AGREEMENT DEED BK 33, PG 587
BLANKET EASEMENT OVER THE S 1/2 NW 1/4 NW 1/4 & THE E 1/2 SW 1/4 NW 1/4 OF SECTION 35 (NOT SHOWN)

OWNER: TODD AND VIRGINIA PERMAN
SITE ADDRESS: 2001 MABEE MINES ROAD WASHOUGAL, WA. 98671
MAILING ADDRESS: P.O. BOX 1109 WASHOUGAL, WA. 98671

DEED REFERENCE

BOUNDARY LINE ADJUSTMENT & EASEMENT RICHARDS TO RICHARDS
DEED BK 223, PG 701 (4/30/2002)
AND RERECORDED IN AF# 2005157997
REAL ESTATE CONTRACT RICHARDS TO PERMAN
AF# 2005157997 (7/14/2005)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SEGREGATE THE "PERMAN TRACT" CITED INTO 3 LOTS. IRON RODS SET IN CONJUNCTION WITH ROS 1-20, 21 WERE USED TO ESTABLISH NEW MONUMENTS. FIELD EQUIPMENT USED CONSISTED OF A 3- SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR.

LINE	BEARING	DISTANCE
L1	N 77°00'00" E	98.00'
L2	N 78°20'00" E	193.00'
L3	N 83°20'00" E	86.00'
L4	N 79°10'00" E	231.00'
L5	N 69°40'00" E	100.30'
L6	S 67°00'00" W	40.00'
L7	S 74°00'00" W	69.00'
L8	S 79°00'00" W	236.00'
L9	S 83°00'00" W	94.00'
L10	S 78°20'00" W	145.23'
L11	N 13°00'00" W	20.00'
L12	N 77°00'00" E	98.23'
L13	N 78°20'00" E	16.37'
L14	N 78°20'00" E	20.00'
L15	S 11°40'00" E	20.00'

LEGEND

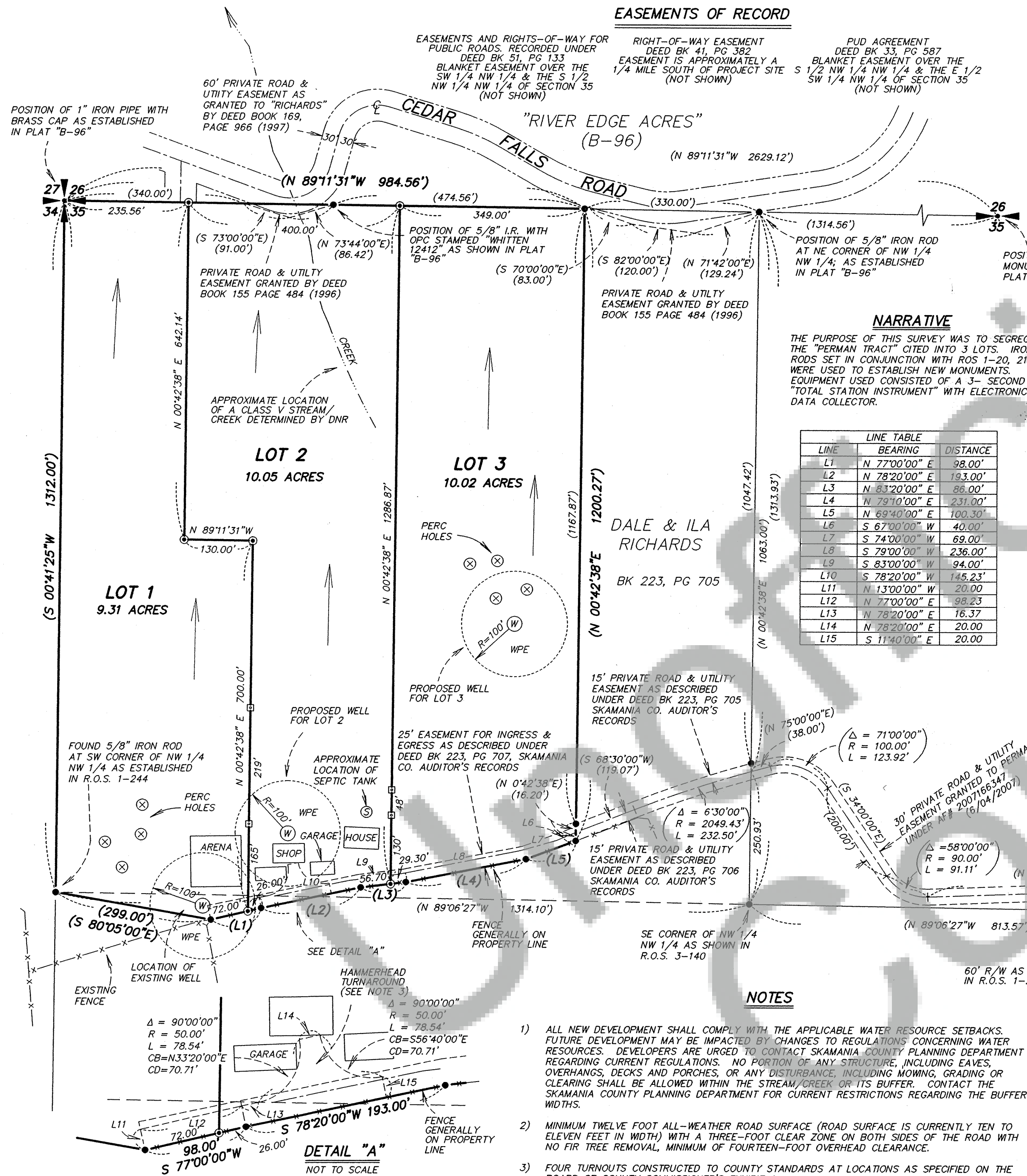
- POSITION OF 5/8" I.R. WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" AS SHOWN IN BK 1, PGS 20 & 21, SKAMANIA COUNTY AUDITOR'S RECORDS, UNLESS NOTED OTHERWISE
- SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "BESEDA 34127" WITH STEEL FENCEPOST SET ALONGSIDE
- STEEL FENCE POST SET ON LINE, DISTANCE TO NEAREST FOOT
- R.O.S. = RECORD OF SURVEY
- () RECORD DATA PER R.O.S. BK 1, PGS 20 & 21
- ⊕ CENTERLINE
- DNR = DEPARTMENT OF NATURAL RESOURCES
- WPE = WELLHEAD PROTECTION EASEMENT
- OPC = ORANGE PLASTIC CAP
- DIRECTION OF SLOPE

NOTES

- 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 REGULATIONS. 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.
- MINIMUM TWELVE FOOT ALL-WEATHER ROAD SURFACE (ROAD SURFACE IS CURRENTLY TEN TO ELEVEN FEET IN WIDTH) WITH A THREE-FOOT CLEAR ZONE ON BOTH SIDES OF THE ROAD WITH NO FIR TREE REMOVAL, MINIMUM OF FOURTEEN-FOOT OVERHEAD CLEARANCE.
- FOUR TURNOUTS CONSTRUCTED TO COUNTY STANDARDS AT LOCATIONS AS SPECIFIED ON THE BOARD OF COUNTY COMMISSIONER'S EXHIBIT A.
- A VARIANCE IS GRANTED FOR SETBACKS OF THE HAMMERHEAD TURN AROUND CONSTRUCTED TO COUNTY STANDARDS ON PROPOSED LOT TWO, AS NOTED ON THE BOARD OF COUNTY COMMISSIONER'S EXHIBIT A.
- THE GATE AT THE BEGINNING OF THE PRIVATE ROAD MUST BE A MINIMUM OF FIFTY FEET FROM FOG LINE, AND THE APPLICANT/RESIDENTS SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY EMERGENCY SERVICE RESPONDERS.

NOTE: ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.

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.



PRIVATE ROADS WARNING

PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE SKAMANIA COUNTY DEPARTMENT OF PUBLIC WORKS WITH REGARD TO PRIVATE ROADS BECAUSE THE LOT, OR LOTS, IN THIS PLAT ARE SERVED 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. ORD. 2000-07 SEC. 12.03. SEE ROAD MAINTENANCE AGREEMENT RECORDED IN AUDITOR'S FILE NUMBER 2007166347.

DETAIL "A"
NOT TO SCALE