GREENLEAF COVE SHORT PLAT

IN A PORTION OF SECTION 16, 17, 20 & 24,
T. 1 N., R. 7 E., W.M.,
CITY OF NORTH BONNEVILLE, SKAMANIA COUNTY, WASHINGTON
ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT
TAX LOT 502, SERIAL NO. 02071630050200
SHORT PLAT FILE NO. 2007-1
JOB NO. 06-495, DATE: OCTOBER 1, 2007

PERIMETER DESCRIPTION:
SEE DOCUMENT RECORDED IN THE SKAMANIA COUNTY DEED
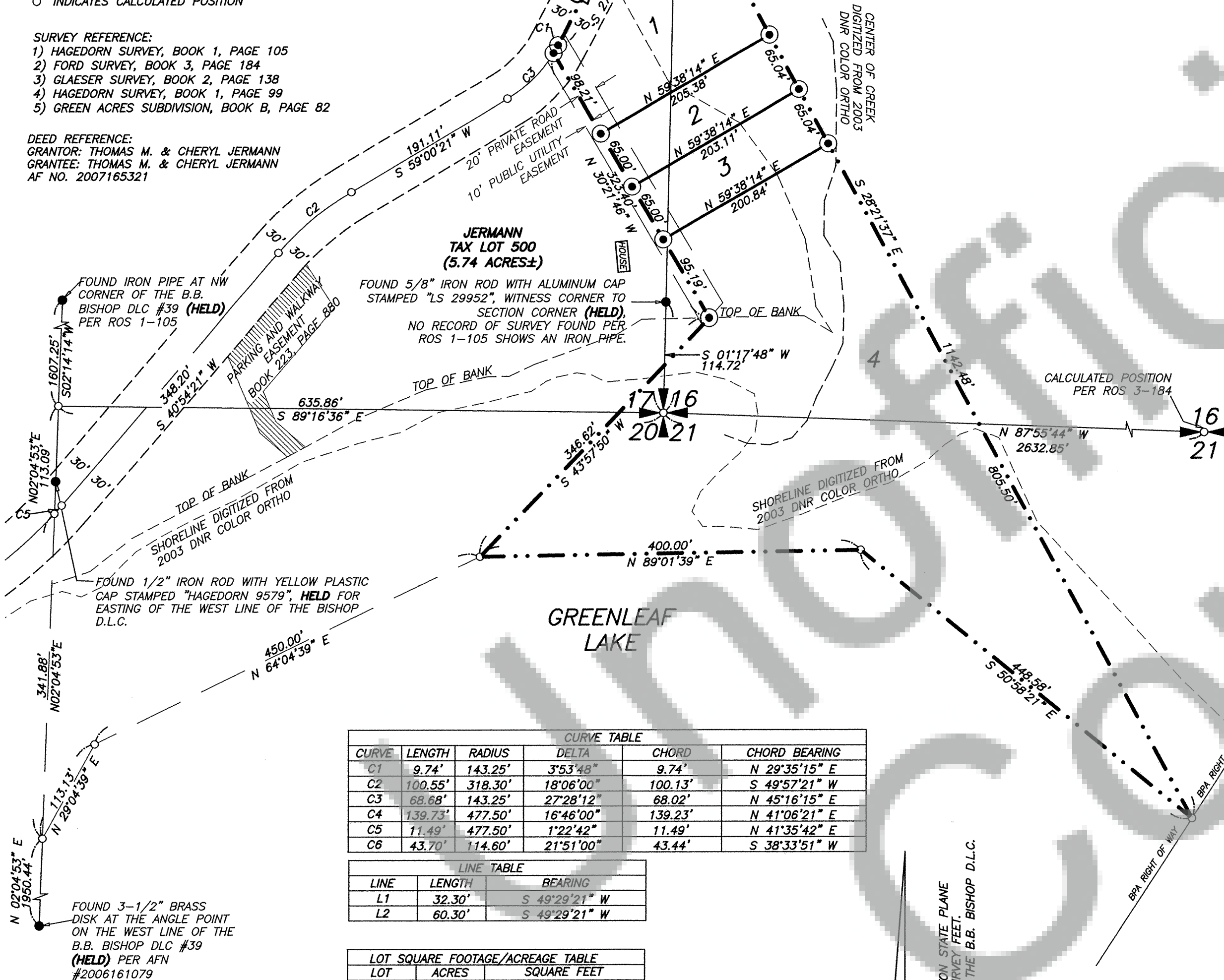RECORDS UNDER AUDITOR'S FILE NO. 2007165321

LEGEND:
● INDICATES MONUMENT FOUND AS NOTED
◉ INDICATES 1/2" x 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RENTON 37535" SET
○ INDICATES CALCULATED POSITION

SURVEY REFERENCE:
1) HAGEDORN SURVEY, BOOK 1, PAGE 105
2) FORD SURVEY, BOOK 3, PAGE 184
3) GLAESER SURVEY, BOOK 2, PAGE 138
4) HAGEDORN SURVEY, BOOK 1, PAGE 99
5) GREEN ACRES SUBDIVISION, BOOK B, PAGE 82

DEED REFERENCE:
GRANTOR: THOMAS M. & CHERYL JERMANN
GRANTEE: THOMAS M. & CHERYL JERMANN
AF NO. 2007165321

FOUND 1/2" IRON ROD
WITH YELLOW PLASTIC CAP
STAMPED "HAGEDORN 9579"
(HELD) PER ROS 1-105

FOUND IRON PIPE AT NW
CORNER OF THE B.B.
BISHOP DLC #39 **(HELD)**
PER ROS 1-105

JERMANN
TAX LOT 500
(5.74 ACRES±)

FOUND 5/8" IRON ROD WITH ALUMINUM CAP
STAMPED "LS 29952", WITNESS CORNER TO
SECTION CORNER **(HELD)**,
NO RECORD OF SURVEY FOUND PER
ROS 1-105 SHOWS AN IRON PIPE.

CALCULATED POSITION
PER ROS 3-184

FOUND 1/2" IRON ROD WITH YELLOW PLASTIC
CAP STAMPED "HAGEDORN 9579", **HELD** FOR
EASTING OF THE WEST LINE OF THE BISHOP
D.L.C.

GREENLEAF LAKE

FOUND 3-1/2" BRASS
DISK AT THE ANGLE POINT
ON THE WEST LINE OF THE
B.B. BISHOP DLC #39
(HELD) PER AFN
#2006161079

PARKING AND WALKWAY
EASEMENT
BOOK 223, PAGE 880

20' PRIVATE ROAD
EASEMENT
10' PUBLIC UTILITY
EASEMENT

CENTER OF CREEK
DIGITIZED FROM 2003
DNR COLOR ORTHO

SHORELINE DIGITIZED FROM
2003 DNR COLOR ORTHO

TOP OF BANK

BPA RIGHT OF WAY

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SKAMANIA }
THIS IS TO CERTIFY THAT ON THE 19th DAY OF OCTOBER 2007
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FOR THE STATE OF
WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY
APPEARED

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO
ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY
ACT FOR THE USE AND PURPOSE SET FORTH HEREIN.

BY:
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT N. Bonneville

TREASURER'S CERTIFICATE

I, _____ TREASURER OF SKAMANIA COUNTY, WASHINGTON,
HEREBY CERTIFY THAT ALL TAXES AND DELINQUENT ASSESSMENTS FOR WHICH THE HEREIN
PLATTED PROPERTY MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID,
SATISFIED OR DISCHARGED. Thru 2007

Carla Groad deputy
SKAMANIA COUNTY TREASURER

ATTEST:

Mary L. Henson
CITY CLERK, CITY OF NORTH BONNEVILLE

CITY COUNCIL

EXAMINED AND APPROVED THE 4TH DAY OF OCTOBER 2007.

T. E. Payton
MAYOR, CITY OF NORTH BONNEVILLE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF Tom Jermann
ON THE 19 DAY OF Oct, 2007 AT 2:20 P.M., IN BOOK _____
OF PLATS AT PAGE _____, RECORDS OF SKAMANIA COUNTY, WA. AF 2007168025

SKAMANIA COUNTY AUDITOR (DEPUTY)

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 Tom Jermann IN JULY, 2007.

Daniel A. Renton 10/02/2007
DANIEL ADOLPH RENTON, PROFESSIONAL LAND SURVEYOR, LS# 37535

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	9.74'	143.25'	3°53'48"	9.74'	N 29°35'15" E
C2	100.55'	318.30'	18°06'00"	100.13'	S 49°57'21" W
C3	68.68'	143.25'	27°28'12"	68.02'	N 45°16'15" E
C4	139.73'	477.50'	16°46'00"	139.23'	N 41°06'21" E
C5	11.49'	477.50'	1°22'42"	11.49'	N 41°35'42" E
C6	43.70'	114.60'	21°51'00"	43.44'	S 38°33'51" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.30'	S 49°29'21" W
L2	60.30'	S 49°29'21" W

LOT SQUARE FOOTAGE/ACREAGE TABLE		
LOT	ACRES	SQUARE FEET
1	0.77	33,052
2	0.30	13,276
3	0.30	13,128
4	3.63	157,918

WARNING:
PURCHASERS OF LOTS IN THIS PLAT ARE ADVISED THAT THE LOTS ARE SERVED BY A PRIVATE
ROAD WHICH IS NOT MAINTAINED BY THE CITY OF NORTH BONNEVILLE. LOT OWNERS ARE
RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD SERVING THIS PLAT, INCLUDING
GRADING, DRAINAGE AND SNOW REMOVAL. THE CONDITION OF THE PRIVATE ROAD MAY AFFECT
SUBSEQUENT ATTEMPTS TO DIVIDE A LOT OR LOTS. NEW ROADS MUST COMPLY WITH CITY IF
NORTH BONNEVILLE ROAD STANDARDS.

PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK _____, AT PAGE(S) _____,
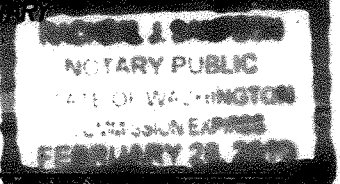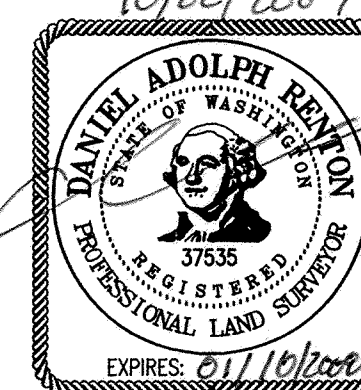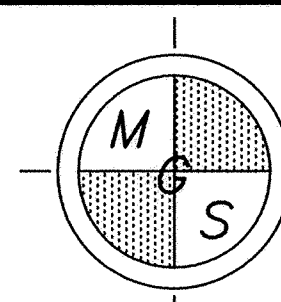DEED RECORDS OF SKAMANIA COUNTY.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF
UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC. A
FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE
FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC
332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN MARCH 2007.

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, US SURVEY FEET.
N 02°04'53" E ALONG THE WEST LINE OF THE B.B. BISHOP D.L.C.
CONVERGENCE ANGLE: -01°03'48"
COMBINED SCALE FACTOR: 1.00004858

DANIEL ADOLPH RENTON
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
37535
EXPIRES: 01/10/2008
10/02/2007

SCALE:	1"=100'
JOB NO.	06-495
DATE:	10-02-07
CALC BY:	JLS/DAR
DRAWN BY:	JLS
CHECKED BY:	DAR
SHEET	1 OF 1

MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

SCALE 1 INCH = 100 FEET
100 50 0 100 150 200

DWG FILE: 06495SP.DWG