

RIVER HEIGHTS ESTATES SHORT PLAT

A PORTION OF GOVERNMENT LOT 3
(FRACTIONAL NW 1/4 OF THE SW 1/4)
SECTION 31, T. 2 N., R. 5 E, WM
SKAMANIA COUNTY, WA

DEED REFERENCE

QUIT CLAIM DEED
SCOTT LITTLE, RHONDA LITTLE, ROBERT
ESPELAND AND DIXIE ESPELAND
TO

OWNERS
LED, LLC
401 SOMMERSET ROAD
WOODLAND, WA
98674

AF# 2006161497
(RECORDED: 05/10/2006)

QUIT CLAIM DEED
GARY OSTENSON
TO

LED, LLC
AF# 2007164785
(RECORDED: 01/25/07)

QUIT CLAIM DEED
LED, LLC
TO

GARY OSTENSON
AF# 2007164787
(RECORDED: 01/25/07)

ROAD NOTES

ROAD NOTE 1:
RIGHT OF WAY AS DESCRIBED IN AF# 127320 AND AS
SHOWN IN SKAMANIA COUNTY RIGHT OF WAY PLAN
"WASHOUGAL RIVER ROAD, COUNTY ROAD NO. 11060",
SHEET 2 OF 2, DATED 06/10/96, FILE NO. 2-3.1-AB8.84

ROAD NOTE 2:
RIGHT OF WAY AS DESCRIBED IN AF# 134202 AND AS
SHOWN IN SKAMANIA COUNTY RIGHT OF WAY PLAN
"WASHOUGAL RIVER ROAD IMPROVEMENT PROJECT"

WASHOUGAL RIVER NOTE

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.

PRIVATE ROAD WARNING

WARNING: THIS PLAT IS SERVED BY PRIVATE ROAD(S). 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. MAINTENANCE
OF PRIVATE ROADS IS NOT PAID FOR BY SKAMANIA COUNTY. SEE
ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO.
2006161979, RECORDS OF SKAMANIA COUNTY.

EASEMENTS

1. AN EASEMENT IS HEREBY GRANTED TO THE GRANTEEES OF LOT 1, 2, 3
AND 4 OF THE MALONEY SHORT PLAT RECORDED UNDER AF# 2006160353
AND LOT 3 OF THIS SHORT PLAT OVER AND ACROSS THAT PORTION OF
LOTS 1, 2 AND 4, SHOWN HEREON, LYING SOUTH OF WASHOUGAL RIVER
ROAD FOR RIVER ACCESS.
2. UPON THE SALE OF EACH LOT SHOWN HEREON, AN EASEMENT SHALL
BE RECORDED ALLOWING ACCESS TO THE WASHOUGAL RIVER OVER AND
ACROSS THAT PORTION OF LOTS 1, 2 AND 4, SHOWN HEREON, LYING
SOUTH OF WASHOUGAL RIVER ROAD.

SURVEY REFERENCES

RECORD OF SURVEY BOOK 3, PAGE 30
RECORD OF SURVEY BOOK 3, PAGE 84
RECORD OF SURVEY BOOK 3, PAGE 50
RECORD OF SURVEY BOOK 3, PAGE 422

BASIS OF BEARINGS

R.O.S. BK. 3, PG. 30 (SEE NARRATIVE)

NOTES

1. LOT 1, 2 AND 3 SHALL HAVE ACCESS OVER ELLIE WAY
(PRIVATE ROAD) AS DESCRIBED IN EASEMENT RECORDED
UNDER AF# 2006161980.
2. LOT 4 SHALL DIRECTLY ACCESS WASHOUGAL RIVER
ROAD FOR INGRESS AND EGRESS. ALL OTHER LOTS SHALL BE
ACCESSED FROM ELLIE WAY (PRIVATE) FOR INGRESS AND
EGRESS.
3. ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE
PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND
UTILITIES (SEE PRIVATE ROADS WARNING).
4. 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.
5. THE 10' WATER EASEMENT ACROSS LOT 2 IS FOR THE
BENEFIT OF LOT 1.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CALCULATE AND MONUMENT THE
REFERENCED PARCEL, TO DIVIDE IT INTO 4 LOTS AND TO MONUMENT THE
LOTS AS SHOWN HEREON. AN ELECTRONIC MATHEMATICAL MODEL WAS
DEVELOPED FROM R.O.S. BK. 3, PG. 30, R.O.S. BK. 3, PG. 50 AND R.O.S. BK.
3, PG. 84. FIELD WORK CONSISTED OF RECOVERING AND VERIFYING SURVEY
CONTROL POINTS DEVELOPED BY OUR FIRM IN CONJUNCTION WITH THE
MALONEY SHORT PLAT (AF# 2006160353). FROM THESE CONTROL POINTS A
CLOSED RANDOM TRAVERSE WAS MADE AROUND THE SITE AND ADJUSTED BY
COMPAUSE RULE. THE TRAVERSE WAS PERFORMED USING A 3-SECOND TOTAL
STATION INSTRUMENT WITH AN ELECTRONIC DATA COLLECTOR. THE RESULTING
LINEAR ERROR OF CLOSURE WAS EQUAL TO OR EXCEEDED THE THE
REQUIREMENTS OF WAC 352-130-090. RADIAL LINES FROM THE TRAVERSE
POINTS WERE MADE TO FOUND MONUMENTS, FENCES AND THE THREAD OF
WASHOUGAL RIVER. IRON RODS WERE SET BY RADIAL STAKEOUT FROM
TRAVERSE POINTS.



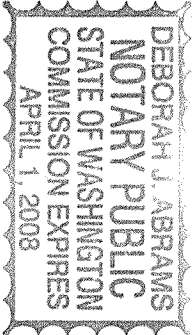
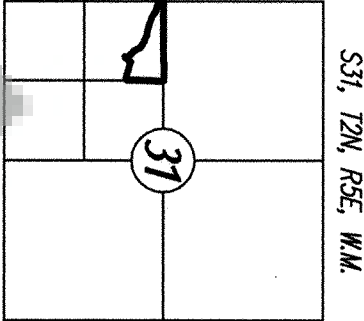
SURVEYOR'S CERTIFICATE

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 L.E.D., LLC IN MAY OF 2006.

NW J. Bessidy 8-20-07
NW J. BESSIDY, PROFESSIONAL LAND SURVEYOR, P.L.S. 32448

FILED FOR RECORD THIS 10 DAY OF December, 2007.

NOTE: THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION
WHILE AN EMPLOYEE OF MACKAY & SPOSITO, INC. AS A RESULT THE
MONUMENTATION AS SHOWN HEREON BEARS MY PROFESSIONAL LICENSE
NUMBER. ALTHOUGH I AM NO LONGER AN EMPLOYEE OF MACKAY & SPOSITO,
INC., I STAMPED AND SIGNED THIS PLAT DUE TO THE DELAY IN THE PLATTING
PROCESS.



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.

Robert R. Espeland *Dixie L. Espeland*
ROBERT R. ESPELAND OWNER DIXIE L. ESPELAND OWNER

Fredrick D. Morgan
FREDRICK D. MORGAN BENEFICIARY

Deborah J. Abrams NOTARY PUBLIC 8-24-07
NOTARY PUBLIC IN AND FOR THE COUNTY OF CLATSOP DATE
RESIDING AT Vancouver, WA

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE
SEWAGE DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT
SUBDIVISION CONFORM WITH CURRENT STANDARDS. (SOC
17.64.100(C)(1))

Bruce Sherman, ES 10/26/07
SKAMANIA COUNTY HEALTH DISTRICT DATE

1. *Stuart Cato* COUNTY ENGINEER OF SKAMANIA
COUNTY, WASHINGTON, 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 07/26/2007
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED THRU
2007 FOR TAX PARCEL NUMBER 02-05-31-3-0-0200-00

Wesley Cleland, Deputy December 14, 2007
COUNTY TREASURER DATE

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLETES WITH SKAMANIA
COUNTY CODE TITLE 17, CHAPTER 64 REQUIREMENTS, AND THE SHORT
PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA
COUNTY AUDITOR'S OFFICE.
L. J. Harper 12/10/2007
COUNTY PLANNING DEPARTMENT DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF December, 2007.
AT 3:03 P.M. UNDER AUDITOR'S FILE NUMBER 2007168462 AT
THE REQUEST OF MACKAY & SPOSITO, INC.

Wesley Cleland
DEPUTY COUNTY AUDITOR

Mackay & Sposito, Inc.

ENGINEERS SURVEYORS PLANNERS

1325 SE TECH CENTER DRIVE, SUITE 140 VANCOUVER, WA 98683
(360) 695-3411 (503) 289-6726 PTLD FAX (360) 695-0833

CALC. BY: J.M.B. DRAWN BY: J.M.B. JOB NO.: 14437
CHECKED BY: N.L.B. DWG. NAME: 14437P71 SHEET 1 OF 2

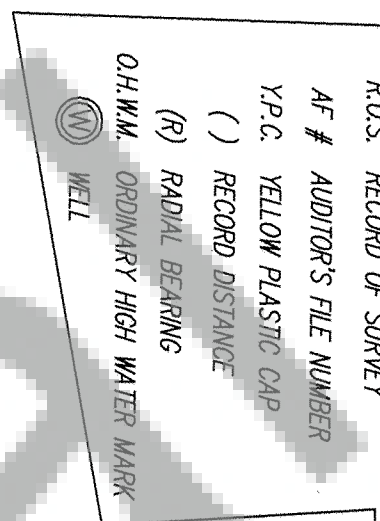
MACKAY & SPOSITO INC. MAKES NO WARRANTIES AS TO
MATTERS OF UNWRITTEN TITLE SUCH AS ACQUISCEGENCE,
ESTOPPEL, ADVERSE POSSESSION, ETC.

RIVER HEIGHTS ESTATES SHORT PLAT

A PORTION OF GOVERNMENT LOT 3
(FRACTIONAL NW 1/4 OF THE SW 1/4)
SECTION 31, T. 2 N, R. 5 E, WM
SKAMANIA COUNTY, WA

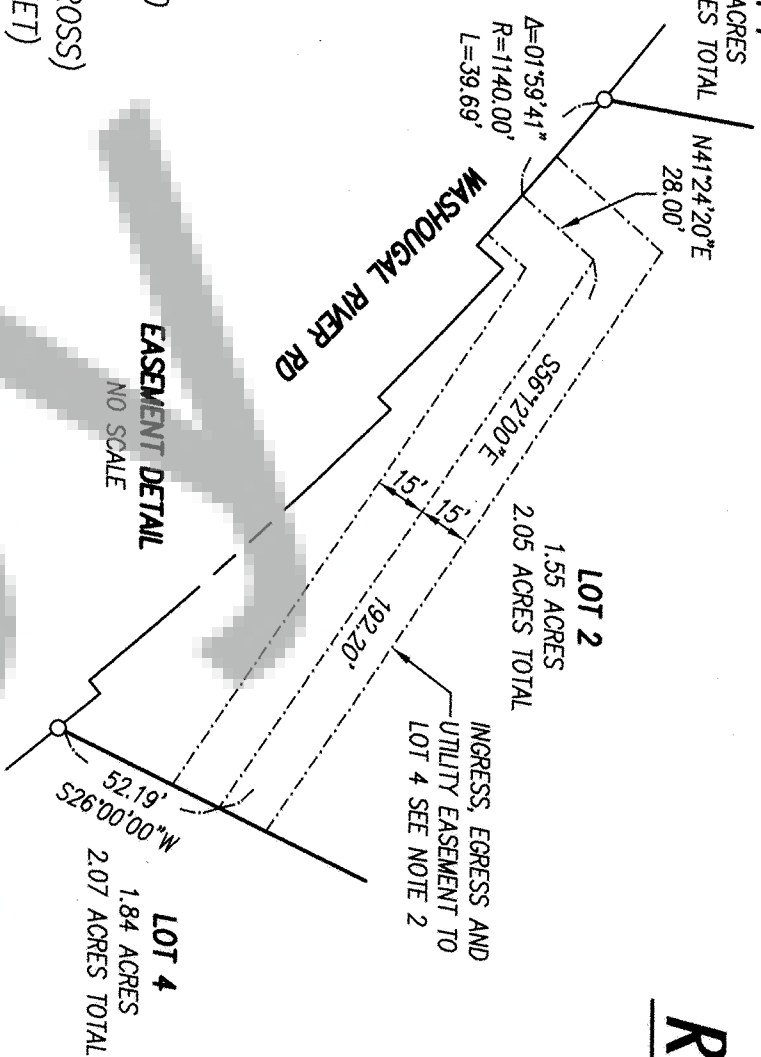
FOUND AND HELD CONCRETE MONUMENT WITH BRASS CAP AS SHOWN IN R.O.S. BK. 3, PG. 30 AND SHORT PLAT AF# 2006160363

- LEGEND**
- MONUMENT AS SHOWN ON MALONEY SHORT PLAT (AF# 2006160363) AND R.O.S. AF# 2006162932 UNLESS NOTED OTHERWISE.
 - SET 5/8" x 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BESEDA 32448"
 - FOUND CONCRETE MONUMENT WITH "X" IN BRASS CAP IN CASE WITH COVER AS SET IN R.O.S. BK. 3, PG. 422
 - R.O.S. RECORD OF SURVEY
 - AF # AUDITOR'S FILE NUMBER
 - Y.P.C. YELLOW PLASTIC CAP
 - () RECORD DISTANCE
 - (R) RADIAL BEARING
 - O.H. W.M. ORDINARY HIGH WATER MARK
 - WELL

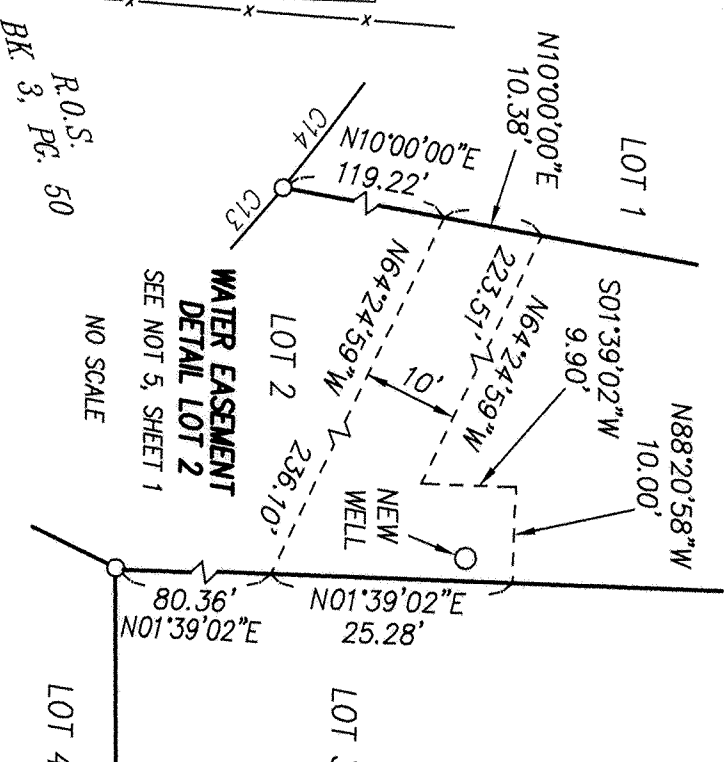


AREA

TAX LOT 200
LED, LLC
10.99 ACRES (GROSS)
9.29 ACRES (NET)



WATER EASEMENT
DETAIL LOT 2
SEE NOT 5, SHEET 1



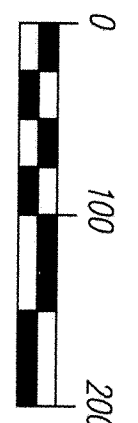
FOUND AND HELD WASHINGTON DEPT. OF NATURAL RESOURCES CONCRETE MONUMENT WITH BRASS CAP AS SHOWN IN R.O.S. BK. 3, PG. 30 AND SHORT PLAT AF# 2006160363, N01°31'11"E, 25.00' FROM ACTUAL CORNER

FOR THE PURPOSE OF THIS SHORT PLAT, THE DEED BEARING OF "DUE SOUTH" HAS BEEN INTERPRETED TO BE ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 31

LINE	BEARING	DISTANCE
L1	S76°30'30"E	166.41'
L2	S59°58'28"E	274.37'
L3	S39°32'44"E	52.03'
L4	S66°32'55"E	97.67'
L5	S23°27'05"W	10.00'
L6	S66°32'55"E	50.73'
L7	S34°23'23"W (R)	10.00'
L8	S45°24'29"W (R)	15.00'
L9	S39°32'44"E	29.20'
L10	N50°27'16"E	15.00'
L11	S39°32'44"E	21.57'
L12	S39°32'44"E	15.65'
L13	N50°27'15"E (R)	5.00'
L14	N44°37'58"E (R)	5.00'
L15	N42°03'07"E (R)	10.00'
L16	S34°18'33"W (R)	15.00'
L17	S31°43'42"W (R)	10.00'
L18	S30°01'32"W (R)	5.00'
L19	S59°58'28"E	188.65'
L20	S59°58'28"E	85.52'
L21	S30°01'32"W	5.00'
L22	S65°54'47"E	122.29'
L23	N69°14'30"W	72.28'
L24	S83°04'28"E	161.18'
L25	S75°19'38"E	40.55'
L26	S39°32'44"E	66.42'
L27	S39°32'44"E	14.39'

THE "CENTER OF THE WASHOUGAL RIVER" IS SHOWN FOR MATHEMATICAL PURPOSES ONLY AND IS BASED ON TIES TO THE THREAD OF THE WASHOUGAL RIVER MADE JUNE, 06.

CURVE	DELTA	RADIUS	LENGTH
C1	08°25'45"	415.00'	61.05'
C2	08°34'32"	550.00'	82.32'
C3	07°57'29"	550.00'	76.39'
C4	09°48'01"	1080.00'	184.73'
C5	10°37'43"	1080.00'	200.35'
C6	10°16'12"	550.00'	98.59'
C7	16°43'59"	550.00'	160.62'
C8	10°56'18"	480.00'	91.64'
C9	11°01'06"	470.00'	90.38'
C10	05°02'46"	455.00'	40.07'
C11	05°49'17"	1155.00'	117.35'
C12	02°34'51"	1150.00'	51.80'
C13	02°58'02"	1140.00'	59.04'
C14	04°46'32"	1140.00'	95.02'
C15	02°34'51"	1155.00'	52.03'
C16	01°42'10"	1165.00'	34.62'
C17	07°50'31"	260.00'	35.59'
C18	10°05'56"	385.00'	67.86'
C19	16°32'01"	580.00'	167.37'
C20	20°25'44"	1110.00'	395.77'
C21	27°00'11"	520.00'	245.07'



SCALE: 1" = 100'

NOTE: THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION WHILE AN EMPLOYEE OF MACKAY & SPOSITO, INC. AS A RESULT THE MONUMENTATION AS SHOWN HEREON BEARS MY PROFESSIONAL LICENSE NUMBER. ALTHOUGH I AM NO LONGER AN EMPLOYEE OF MACKAY & SPOSITO, INC., I STAMPED AND SIGNED THIS PLAT DUE TO THE DELAY IN THE PLATING PROCESS.



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