

* BASIS OF BEARINGS

THE BEARING OF N87'50'16"W ALONG THE SOUTH LINE OF THE SE 1/4 OF SECTION 26, AS SHOWN IN R.O.S. BK. 3, PG. 127 AND VICTORIA SHORT PLAT (BK. 3, PG. 354). (SEE NARRATIVE)

NOTES

THE TITLE REPORT FOR THE REFERENCED PARCEL LISTS AN EASEMENT FOR RIGHT OF WAY RECORDED UNDER BK. A, PG. 23. THIS EASEMENT IS GRANTED TO THE CAPE HORN RAILROAD CO. AND IS VAGUE IN THE EXACT LOCATION WITHIN THE SE 1/4 OF SECTION 26 AND CAN NOT BE LOCATED OVER THE BOUNDARY SHOWN HEREON.

LAND MITHIN 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.

McClOSKEY CREEK ROAD

THERE SHALL BE NO ACCESS
TO LOT 1 FROM KELLETT ROAD

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 PURCHASE 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 CONDICTED CONSISTENT WITH THE STANDARD AND ACCUSTOMED FARM AND FOREST, 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,

LOT 2 LAND USE ACREEMENT NOTE:

MCCLOSKEY CREEK ROAD (GRAVEL)

AS DESCRIBED UNDER WAIVER OF
CLAIM FOR DAMAGES DATED
10/03/33, 40' RIGHT OF WAY.
CENTERLINE DETERMINED BY TIES
TO THE APPARENT CENTERLINE OF
THE UNIMPROVED SURFACE

LOT 4.59 AG

100'

OF EXISTING WELL

NO SEPTIC SEWER SYSTEM TO BE CONSTRUCTED WITH

310.00

ACRES

TRACT NO. BV-371, NORTH BONNEVILLE TROUTDALE LINES 1 AND 2 FROM THE BONNEVILLE
POWER ADMINISTRATION, DEPARTMENT OF ENERGY
AGREES TO ALLOW FOR CONSTRUCTION /
INSTALLATION, USE, AND MAINTENANCE OF DRIVEWAY
CROSSING SMALL PORTION OF RIGHT OF WAY TO
CONNECT WITH EXISTING KELLETT ROAD EASEMENT LAND USE AGREEMENT CASE NO. 20060435 OVER TRACT NO. BV-371, NORTH BONNEVILLE -

CALCULATED POSITION OF D.N.R. CONCRETE MONUMENT WITH BRASS CAP AS SET IN 1966 FROM ALDER B.T. AS SHOWN IN R.O.S. BK. 3, PG. 127, VICTORIA SHORT PLAT (BK. 3, PG. 354) AND R.O.S. AF# 2005157031 100,70, HELD DEED DISTANCE OF 600.00' ALONG EAST RIGHT OF WAY OF MCCLOSKEY CREEK ROADLINE NOS XXXX *10.07.

APPROXIMATE LOCATION OF EXISTING DRAIN FIELD

35 * (N87.50.16 "W)

NOTE: MACKAY & SPOSITO INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUIESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC. 741.50 O.P.C. STAMPED IN R.O.S. BK. 1, FOUND AND HELD 5/8" IRON ROD WITH O.P.C. STAMPED "WHITTEN 12412" AS SE 2ED "WHITTEN 1, PG. 20. TI TIED 03/05 SET

МасКау B Sposito, Inc.

ENGINEERS SURVEYORS **PLANNERS**

1325 SE TECH CENTER DRIVE, SUITE 140

VANCOUVER,

(360) 695-3411 DRAWN BY: (503) 289-6726 PTLD FAX (360) 695-0833

JOB NO.: SHEET 1 OF 1

N.J.B.

CALC.

B %

CHECKED BY:

LECEND

- MONUMENT AS NOTED TIED 05/06 UNLESS NOTED OTHERWISE
- 0 SET 5/8" x 24" IRON ROD PLASTIC CAP STAMPED "BE
- R.O.S. Æ ORANGE PLASTIC CAP AUDITOR'S FILE NUMBER RECORD OF SURVEY
- O.P.C. WELL LOCATION
- RECORD INFORMATION

DEED REFERENCE

STATUTORY WARRANTY DEED

SOLAND

DEED BK. 244,

380

LIAMS PG.

> APPROXIMATE LOCATION OF KELLETT ROAD AND EASEMENT AS DESCRIBED IN DEED BK. 106 AT PG. 542 AND DEED BK. 181, PG. 42, ALSO AS SHOWN IN KELLETT SHORT PLAT (BK. 3, PG. 90, AND WCTORIA SHORT PLAT (BK. 3,PG. 354) SHORT 9 PG. 90)

> > **OWNERS**

WILLIAMS

WASHOUGAL, JEFF AND KIM I 262 McCLOSKEY C WASHINGTON, 98671

SHEET 13 OF 300' RW AS SHOWN ON "BONNEVILLE — VANCOUVER LINE RIGHT OF WAY THROUGH SEC 26 T2N R5E WM, SKAMANIA COUNTY", 001010

39, DATED 09/18/39 PROCEDURE IN THE WASHINGTON

ONIC

300

(SEE NARRATIVE)

\50.00' N59.44'18"E APPROXIMATE LOCATION OF DRIVEWAY. SEE LOT 2 LAND-USE AGREEMENT NOTE West St. W. MATERIA 21 Hida Oyod

DEDICATED TO SKAMANIA

COUNTY

MILLIAMS 70 ACRES 380 O.P.C. STAMPED "WHITTEN —— 12412" AS SET IN UCTORIA SHORT PLAT (BK. 3, PG. 354 FOUND 1/2" IRON ROD WITH 354)

NO0°21'42"W

DEED

APPROXIMATE HOME SITE LOCATION

FOUND 1" IRON PIPE AS SHOWN
IN UCTORIA SHORT PLAT (BK. 3,
PC. 354) N15'52'08"E, 16.54'
AND S74'07'52E", 0.08' FROM
CALCULATED POSITION 326.64' (300.00') VICTORIA SHORT PLAT

N15'52'08"E (N13'30'00"E) (350.00') (310.00') LOT FOUND AND HELD D.N.R.
CONCRETE MONUMENT MITH
BRASS AS SHOWN IN R.O.S.
BK. 3, PG. 127, VICTORIA SHORT PLAT (BK. 3, PG. 354) AND R.O.S. AF# 2005157031. (SEE L.C.R. BK. 2/5, PG. 35)

DEGRANDPRE D BK. 60, PG.

213

IVORY TRACT

213)

OUND 1/2" IRON

HTM

(SKAMANIA COUNTY RECORDS)

O.P.C. STAMPED "WHITTE 12412" AS SET IN VICTO SHORT PLAT (BK. 3, PG EAST, O.6' TO WOVEN IN FENCE CORNER

ORIA Ž

WIRE

354)

(BK. 2, PG. 213) (34-5.2-26.1A)

TL 2100

932.37

57979787E

N35.36.36

FOUND 1/2" IRON ROD WITH O.P.C. STAMPED "WHITTEN 12412" AS SET IN VICTORIA SHORT PLAT (BK. 3, PG. 354) (370,00') V87°50°16"W (750.00') (380.00') 18

PRIVATE ROADS WARNING

R.O.S. AF# 2005157031

PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADUSED TO CONSULT THE SKAMANIA COUNTY DEPARTMENT OF PUBLIC WORKS FOR PRIVATE ROAD REQUIREMENTS BECAUSE THE LOT, OR LOTS, IN THIS PLAT ARE SERVICED 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 UNDER AUDITOR'S FILE NO. _______RECORDS OF SKAMANIA COUNTY. (2624.90')
FOUND 1/2" IRON ROD WITH O.P.C. STAMPED
"WHITTEN 12412" AS SET IN VICTORIA SHORT—
PLAT (BK. 3, PC. 354) S11'38'09"W, 5.30'
FROM CALCULATED POSITION

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CALCULATE AND MONUMENT THE REFERENCED PARCEL, TO DIVIDE IT INTO 2 LOTS AND TO MONUMENT THE LOTS AS SHOWN HEREON. FIELD WORK CONSISTED OF RECOVERING AND VERIFYING TRAVERSE POINTS THAT WERE DEVELOPED IN CONJUNCTION WITH R.O.S. AF# 2005157031. A CLOSED RANDOM TRAVERSE ORIENTED TO THESE TRAVERSE POINTS WAS THEN MADE AROUND THE SITE. 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 332-130-090. RADIAL TIES FROM THE TRAVERSE POINTS WERE MADE TO FOUND MONUMENTS, HOUSE, THE EXISTING WELL, DRAINFIELD LOCATION AND APPARENT CENTERLINE OF MCCLOSKEY CREEK ROAD. IRON RODS WERE SET BY RADIAL STAKEOUT FROM TRAVERSE POINTS.

WILLIAMS SHORT PLAT

OF SECTION 26, IN THE SOUTH 1/2 OF THE SE 1/4 SKAMANIA COUNTY, WA T. 2 N., R. 5 E,

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 MITH OUR FREE CONSENT AND IN ACCORDANCE MITH 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.



Ledel Milland NOTARY PUBLIC

NOTARY PUBLIC IN AND FOR THE COUNTY OF RESIDING AT STRUCTSON, WA WIY OF Stamania

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

BRUCE SHERUMA S SKAMANIA COUNTY HEALTH DISTRICT

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).

APPROVE THE ROAD NAME(S) AND NUMBER(S) OF SUCH ROAD(S).

COUNTY ENGINEER

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN, PAID, DISCHARGED OR SATISFIED. EARL 2008

VICULAL CHILLIAN, NORTHLE SHORT SHORT SHORT THE SHORT SHORT SATISFIED. EARL 2008

COUNTY TREASURER

THE LAYOUT OF THIS SHORT SUBDINSION COMPLIES WITH ORDINANCE
1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO
RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

2/12/08

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 SURVEY RECORDING ACT AT THE REQUEST OF JEFF AND KIM WILLIAMS IN APRIL, 20 APRIL, 2006.



25

m I I) buda. EDAL PROFESSIONAL LAND SURVEYOR, P.L.S. 32448

NOTE: THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION WHILE AN EMPLOYEE OF MACKAY & SPOSITO, INC. A 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS_ A_M. UNDER AUDITOR'S FILE NUMBER 2008168966 AT 12 DAY OF February

1 BESE

DEPUTY COUNTY

THE REQUEST OF MACKAY & SPOSITO, INC.

AUDITOR

14408PT1