JMBIA 1EW CONDOMINIUMS

PHASE

LOCATED OF SECTION 36, SKAMANIA COUNTY, OFIN SE 1/4 & 6, T. 3N., TY, STATE & Q.R. SE 1/4 SW ',
R. 7E., W.M.
DF WASHINGTON /4 SW 1/ W.M.

\$72'56'55"E 158.48'R1

N23*****44*****57"W - 2.27'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT PHASE ONE OF COLUMBIA VIEW CONDOMINIUMS INTO UNITS C1, C2, C3 AND C4 AS SHOWN ON THIS PLAT.

THE PERIMETER BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AS SHOWN ON A SURVEY BY TRANTOW SURVEYING, INC. THE PERIMETER BOUNDARY OF PHASE ONE IS DESCRIBED ON THIS PLAT. BUILDING "C" WAS SUBSTANTIALLY COMPLETE AND WAS FIELD MEASURED TO VERIFY THE DIMENSIONS OF EACH UNIT AS SHOWN ON THIS PLAT.

REFERENCED DEEDS

184.20

TAX LOT 5800

137.03

BUILDING A

40.00

98.74, 202.26,22,E

TAX LOT 5900

QUITE CLAIM DEED RECORDED IN DOCUMENT NO. 2006163406, SKAMANIA COUNTY RECORDS.

REFERENCED SURVEYS

SURVEY PER TRANTOW SURVEYING INC., AUDITOR'S FILE NO. 2004155075

PERIMETER LEGAL DESCRIPTION

LAND LOCATED IN THE SOUTH HALF OF SECTION 36, NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN OF SKAMANIA, STATE OF WASHINGTON, MORE Y DESCRIBED AS FOLLOWS:

84517'FD, 269.46'R1

BUILDING B

\$87°33'05" 40.00'

PHASE LINE

GE OF

84,13

205.50,22,E 550.60,K

JEFFERSON

AVENUE

10.00

S88'54'38"E 123.38'

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 36; THENCE SOUTH 88°56′55″ EAST, 77.60 FEET ALONG THE SOUTH LINE OF SAID SECTION 36; THENCE NORTH 02°26′55″ WEST, 125.00 FEET TO THE POINT OF BEGINNING AND THE INITIAL POINT; THENCE FROM SAID INITIAL POINT NORTH 02°26′55″ WEST, 220.60 FEET; THENCE NORTH 72°56′55″ WEST, 158.48 FEET; THENCE SOUTH 10°38′22″ EAST, 269.47 FEET; THENCE SOUTH 88′54′32″ EAST, 111.20 FEET TO THE POINT OF BEGINNING AND THE INITIAL POINT OF THAT TRACT OF LAND CONVEYED BY J.P. GILLETTE ET AL, TO CLARA MCCAFFERTY BY DEED RECORDED AT PAGE 399, BOOK K OF DEEDS, RECORDS OF SAID SKAMANIA COUNTY.

PHASE ONE LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 36, T.
3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

0

LEGEND

UNIT C3

UNIT C2

Ω

76.00° 36.00° 36.00°

,93,58

LASHER STREE

73.52

94.00

LCE

LCE

92.00

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 36; THENCE SOUTH 88'56'55" EAST, 77.60 FEET ALONG THE SOUTH LINE OF SAID SECTION 36; THENCE NORTH 02'26'55" WEST, 125.00 FEET TO THE POINT OF BEGINNING AND THE INITIAL POINT; THENCE FROM SAID INITIAL POINT NORTH 02'26'55" WEST, 93.26 FEET; THENCE NORTH 88'75'7" WEST, 63.72 FEET; THENCE NORTH 88'77'39" WEST, 61.17 FEET; THENCE SOUTH 10'38'22" EAST, 95.62 FEET; THENCE SOUTH 88'54'32" EAST, 111.20 FEET TO THE POINT OF BEGINNING AND THE NITIAL POINT FOR PHASE ONE OF COLUMBIA VIEW CONDOMINIUMS.

NOTES: THE PROPERTY IS SUBJECT TO DECLARATION OF CONDOMINIUM, RECORDED IN AUDITORS FILE NO. & RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Bylaws AF 2008170167

SURVEY PERFORMED FOR:

FILE: 080201PP PROJECT: 08-02-01 DATE: FEBRUARY 07, 2008

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.



A FIELD TRAVERSE WAS PERFORMED USING A 5" TOPCON 8205A TOTAL STATION AND A RANGER DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090.

LASHER LLC

OWNER

NATIONAL GEODETIC SURVEY: A STANDARD DISK, STAMPED P 44 1933. NAVD 88, ELEVATION 106.06. PROCEDURE

BENCH MARK NOTE

leservations,

띥 GCE

GENERAL COMMON ELEMENT

SURVEY PER TRANTOW SURVEYING INC., AUDITOR'S FILE NO. 2004155075

LIMITED COMMON ELEMENT

FOUND 5/8" IRON ROD

ANGLE POINT, NOT MONUMENTED

FOUND RR SPIKE

92.83

FOUND $5/8^*$ IRON ROD PER AUDITOR'S FILE NO. 2004155075

SET 5/8" X 30" REBAR W/ RED PLASTIC CAP (KLEIN & ASSOCIATES WA 42690)

SQ. FT.

SQUARE FEET

NOTE: ALL BEARINGS AND DISTANCE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

157.55° 510.38'22"E

TAX LOT 7000

125.00'R1

그리피413 E

30' FEET

BASIS OF BEARINGS

RECORD 유 SURVEY AUDITOR'S FILE NO. 2004155075

LAND SURVEYING 1412 13th Street Suite 200 Hood River, Oregon 97031 Tel: (541)386-3322

Associa

Inc.

Klein

N89.01,38,M

77.60'R1 S88'56'55"E

SKAMANIA COUNTY MONUMENT

RECORDING CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF LASHER LLC THIS _______ DAY OF ________, 2008 AT ________ MINUTES PAST _______ AND RECORDED IN BOOK _______ OF CONDOMINIUMS PLATS, AT PAGE _______ RECORDS OF SKAMANIA COUNTY. AF 2008 170168

AUDITORS CERTIFICATE:

EXAMINED AND APPROVED THIS 16 DAY OF June, 200
J Michael Carvison by Miling Induson
SKAMANIA COUNTY AUDITOR

AUDITOR'S FILE NO. _ 8 910L1800-E

ASSESSOR

ASSESSOR CERTIFICATE:

EXAMINED AND APPROVED THIS ASSESSOR 읶 Turk



DECLARATION:

THE POSSESSOR OF THE LAND OF PHASE ONE TO THE "COLUMBIA VIEW CONDOMINIUMS" HEREIN DESCRIBED AND DECLARES THIS SURVEY MAP AND THESE PLANS AND DEDICATES THEM AS PHASE ONE "COLUMBIA VIEW CONDOMINIUMS" FOR CONDOMINIUM PURPOSES TO MEET THE REQUIREMENTS OF THE CONDOMINIUM ACT RCW TITLE 64.34. THE UNDERSIGNED DELCARANT HEREBY CERTIFIES THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL THE UNITS ARE SUBSTANTIALLY COMPLETED. THE SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTIONS BY LAW AND THE DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR "COLUMBIA VIEW CONDOMINIUMS" FILED UNDER SKAMANIA COUNTY RECORDING NO. 1008 1701 UNDER SKAMANIA COUNTY RECORDING NO. 1008 1701 UNDER SKAMANIA



2008.

6-16-08

COUNTY OF SKAMANIA)

STATE OF WASHINGTON)

TAX LOT 6900

ON THIS _______ DAY OF ______, 2008 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN /AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THE CERTIFICATE ABOVE WRITTEN.

SUBSCRIBED AND SWORN BEFORE ME THIS 16 DAY OF 1 2008

MY COMMISSION EXPIRES 6/17/3010
PRINT NOTARY NAME JULIE AINCIERSEN

TULLE AINCIERSEN NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN CORON NOTARY STANDED OF WASHINGTON THE SURVEY WASHINGTON

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR THE SURVEY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LASHER LLC, IN FEBRUARY 2008.

JAMES M. KLEIN
PROFESSIONAL LAND SURVEYOR P.L.S.

SURVEYOR'S

CERTIFICATE:



SHEET 1 OF 2 WILLAMETTE MERIDIAN SKAMANIA COUNTY, WASHINGTON SEC ZJ.

Expires 4-25-09

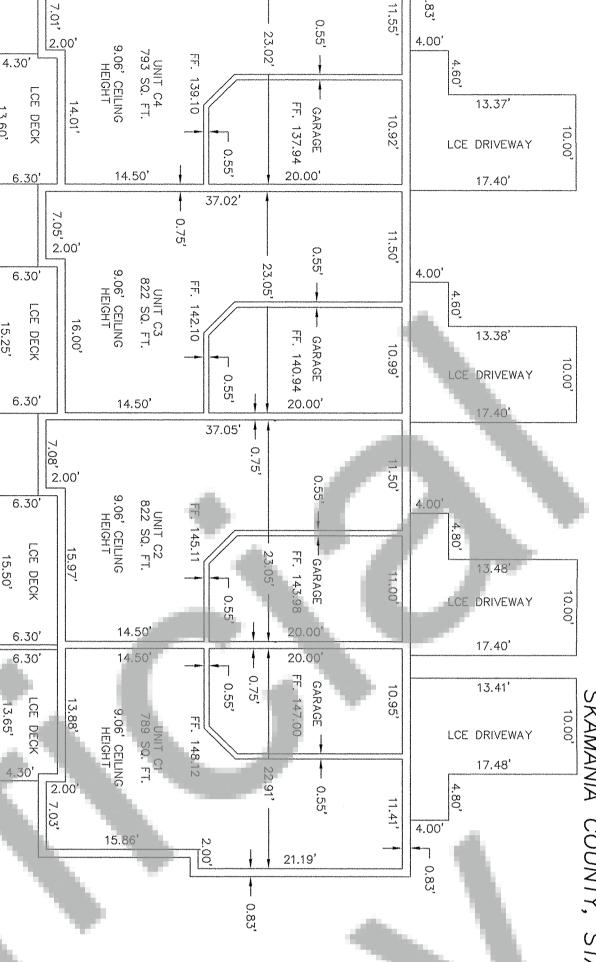
36

3N.

UMBIA VIEW OMINIUMS

PHASE 0NE

LOCATED IN SW 1/ OF SECTION SKAMANIA COU W 1/4 SE TION 36, COUNTY, SE 1/4 d 6, T. 3N., TY, STATE ģ Q.R SE 1/4 SW 1/4 R. 7E., W.M. DF WASHINGTON



2.00

15.90'

21.15

0.83

20.83 13.83 LCE BASEMEN UNIT | 17.16 20.92 14.17 34.67 UNIT C3 568 SQ. FT. CE BASEMENT 17.16 14,17 34.67 LCE BASEMENT UNIT C2 568 SQ. FT. 23.17 17.16 14.17 14.17 LCE BASEMENT UNIT C1 490 SQ. FT. 20.92 17.16' 9.17 34.67

MAIN FLOOR

13.60

15.25

15.50

13.65

3.02

3.02

3.01

0.83

0.83'

0.5.67,0.3.36 11.08 35.08' 3.09 3.01 37.08 0.75 UNIT C3 855 SQ. FT. 6.97 FF. 152.28 23.05 VAUL TED 3.00' 00 3.34 10.99 35.08 3.15 37.08 0.75 3.00 UNIT C2 855 SQ. FT. FF. 155.29 6.96 VAULTED CEILING 23.05 3.00' 10.93 35.08 0.75 10.90 UNIT C1 825 SQ. FT. FF. 158.33 VAUL TED CEILING 4.85° 11° 2.7.04° 22.97 3.03 15.85' 2.01 3.00 21.20

2.03

FF. 149.26

23.11

UNIT C4 828 SQ. FT.

15.91

VAULTED

21.17

NOTES

NOTE: BASEMENT CRAWL SPACE IS NOT FINISHED AND WAS NOT MEASURED. DIMENSIONS ARE PER RECORD DRAWINGS. NO ELEVATIONS WAS TAKEN.

BASEMENT FLOOR

- 1. ALL WALLS AND BUILDING CORNERS ARE 90" UNLESS NOTED OTHERWISE.
- 2. ALL INTERIOR UNIT DIMENSION ARE FACE OF GYPSUM WALL BOARD.
- ALL EXTERIOR WALLS ARE 0.83 THICK FROM FACE OF GYPSUM WALL BOARD TO EXTERIOR.
- GARAGE FLOOR SLOPES 2" FROM REAR OF GARAGE TO THE GARAGE ENTRY.
- ALL MAIN FLOOR CEILING HEIGHTS ARE 9.06 FEET ABOVE FINISH FLOOR.
- THE GARAGE CEILING HEIGHTS AT THE REAR OF THE GARAGES ARE 10.02 FEET AND THE GARAGE FLOOR SLOPES FROM THE REAR OF GARAGE (FINISH FLOOR ELEVATION) TO THE GARAGE ENTRY MINUS 0.16 FEET (TYPICAL).
- ATTIC SPACE IS LIMITED COMMON ELEMENT.
- 8. ATTIC SPACE WAS NOT MEASURED IN THIS SURVEY.

LEGEND

GENERAL COMMON ELEMENT

LCE. LIMITED COMMON ELEMENT

SQ. FT. SQUARE FEET

BENCH MARK NOTE

NATIONAL GEODETIC SURVEY: A STANDARD DISK, STAMPED P 44 1933. NAVD 88, ELEVATION 106.06.





SHEET 2 OF 2 WILLAMETTE MERIDIAN SKAMANIA COUNTY, WASHINGTON

SEC 36 3N. 7E. ZJ

BASIS OF BEARINGS
RECORD OF SURVEY AUDITOR'S FILE NO. 20

NO. 2004155075

SCALE

FEET

----<u>'</u>

= 10°

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

DATE: FEBRUARY:07, 2008
PROJECT: 08-02-01
FILE: 080201PP
DRAFT: GDH

OWNER Lasher LLC

SURVEY PERFORMED FOR: LASHER LLC

SECOND FLOOR

3.00

LOE DECK

4.00'

3.00'

LCE DECK

5.00'_

3.00

LCE DECK

5.00'_

4. CE DECK

3.00¹

12.25

2.00

12.25

12.25

6.98, 2.01

7.06' 2.01

5.04

