

SP-08-04

# HEMLOCK CREEK ESTATES SHORT PLAT

LYING WITHIN LOT 1 of  
SHORT PLAT 3-395  
in the S 1/2 NW 1/4 of  
SECTION 31, T2N, R5E, W.M.  
SKAMANIA COUNTY, WA.

## PROPERTY OWNER

PHILLIP EDWARD AND TRACEY D. YERXA GRAF  
232 CANDY LANE  
WASHOUGAL, WA 98671

## DEED REFERENCE

LOT 1 OF  
RAMONA BENNETT SHORT PLAT  
BOOK 3, PAGE 395

## NOTES

- 1) WATER RESOURCE SETBACK 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 CREEK OR THE WETLAND OR EITHER BUFFER. CONTACT THE SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING BUFFER WIDTHS.
- 2) FOREST PRACTICE CONVERSION APPLICATIONS: INDIVIDUAL HOME-SITES MAY BE REQUIRED TO OBTAIN A FOREST PRACTICES PERMIT FOR DEVELOPMENT OF LOT. CONTACT THE DEPARTMENT OF NATURAL RESOURCES FOR FURTHER INFORMATION.
- 3) THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS, ROADS, AND OTHER STRUCTURES, IMPERVIOUS SURFACES, AND SOIL COMPACTION DUE TO VEHICULAR TRAFFIC OR LIVESTOCK. SURFACE DRAINAGE, AND DIRECT DRAINS, SUCH AS FOOTING OR ROOF DRAINS MUST BE DIRECTED AWAY FROM THE LOCATION OF THE ON-SITE SEPTIC SYSTEM.
- 4) THE APPROVED STORMWATER MANAGEMENT PLAN REQUIRES SPECIFIC REQUIREMENTS FOR MANAGING STORMWATER RUNOFF FOR ALL NEW DEVELOPMENT ACTIVITIES. A COPY OF THE STORMWATER MANAGEMENT PLAN IS AVAILABLE FOR REVIEW AT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE 4 LOTS FROM LOT 1 OF THE RAMONA BENNETT SHORT PLAT, RECORDED IN BOOK 3, PAGE 395. A MATHEMATICAL MODEL WAS CREATED OF LOT 1 AND RECORD BEARING OF S 00°47'15"E WAS HELD BETWEEN MONUMENTS FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT 1. A CONTROL TRAVERSE, WHICH MET THE STANDARDS CONTAINED IN WAC 332-130-090, WAS RUN AROUND THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS AS SHOWN. MONUMENTS AS SHOWN IN SHORT PLAT 3-395 WERE HELD TO RE-ESTABLISH LOT 1, EXCEPT FOR THE SOUTHWEST CORNER, WHICH WAS FOUND OUT OF POSITION AND WAS RE-SET DURING THIS SURVEY. A 2-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK. NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY RADIAL STAKEOUT FROM THE ABOVE MENTIONED TRAVERSE.

## ROAD MAINTENANCE AGREEMENTS

CANDY LANE RECORDED IN AFN 142831, BK 216, PG 571, SKAMANIA CO. RECORDS  
ESTATE LANE RECORDED IN AFN **2008171687** SKAMANIA CO. RECORDS

## WELLHEAD PROTECTION AGREEMENT

RECORDED IN AFN **2008171689** SKAMANIA CO. RECORDS

## 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 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 IN AUDITOR'S FILE NUMBER

**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.

## EASEMENTS OF RECORD

EASEMENT  
AFN 16054 (NOV. 6, 1929)  
BLANKET EASEMENT

EASEMENT  
TO  
PACIFIC POWER & LIGHT  
AFN 17053 (FEB. 20, 1931)  
BLANKET EASEMENT

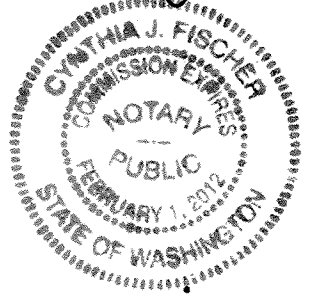
EASEMENT  
TO  
SKAMANIA PUBLIC UTILITY DISTRICT  
BK 234, PG 728 (DEC. 30, 2002)  
OFFSITE

COVENANTS AND RESTRICTIONS  
BK 239, PG 917 (APRIL 2, 2003)

ROAD MAINTENANCE AGREEMENT  
BK 216, PG 571 (NOV. 6, 2001)

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 RESERVE ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

*Phillip Edward Graf* *Tracey D. Yerxa Graf*  
OWNER: PHILLIP EDWARD GRAF OWNER: TRACEY D. YERXA GRAF



*Timothy C. Horan*, 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).

*Timothy C. Horan* **12/11/08**  
COUNTY ENGINEER DATE

**02-05-31-2-0-0900-00**  
ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. **THU 2008 12/17/08**

*Carla Grant* **12/17/08**  
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.

*L. W. Harpoo* **12/17/08**  
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 PHILLIP GRAF.



**11/20/2008**

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY **Amanda Smeller** OF **Planning** AT **11:02 A.M.**

ON **12/17** 20 **08**

WAS RECORDED UNDER AUDITOR'S FILE NUMBER **2008171686**

*Melina Anderson*  
RECORDER OF SKAMANIA COUNTY, WASHINGTON  
*J. Michael Garvison*  
COUNTY AUDITOR

**HAGEDORN, INC.**

**1924 Broadway Vancouver, Wa. 98663**  
Ph: (360) 696-4428 (866) 696-4428

SCALE: 1"=500'  
DATE: 11/17/08  
JOB NO.: 7-221

CALC. BY: CAB  
DRAWN BY: CC  
CHECKED BY: RLY

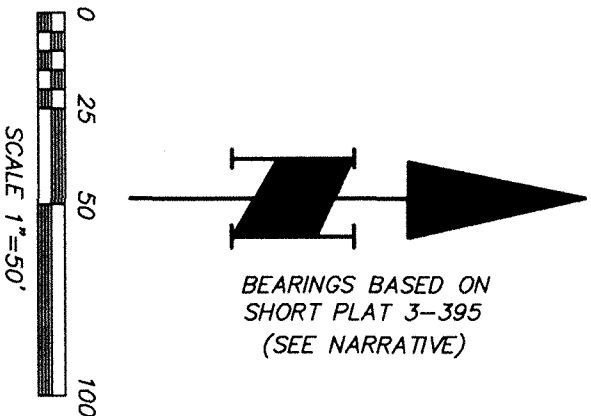
DWG# PAGE-1  
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**CC+R's AFN 2008171690**



PAGE 2  
HEMLOCK CREEK  
ESTATES  
SHORT PLAT

LYING WITHIN LOT 1 of  
SHORT PLAT 3-395  
in the S 1/2 NW 1/4 of  
SECTION 31, T2N, R5E, W.M.  
SKAMANIA COUNTY, WA.



● FOUND & HELD 5/8" I.R. WITH RED PLASTIC CAP STAMPED "TRANTON 15673" AS SHOWN IN SHORT PLAT 3-395

● SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "BESEDA 34127" WITH STEEL FENCEPOST SET ALONGSIDE

R.O.S. = RECORD OF SURVEY  
CR = LAND CORNER RECORD  
PLAT# = AUDITOR'S FILE NUMBER  
( ) RECORD DATA PER SHORT PLAT 3-399

 DRAINAGE DIRECTION

SP = SHORT PLAT

WMPA = WELLHEAD PROTECTION AREA

CBTP = CREATED BY THIS PLAT

**C = CENTERLINE**

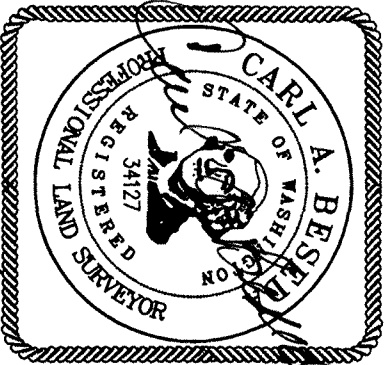
WELL

—X— FENCE LINE

PERC HOLE (P)

NOTE "A"

PROTECTIVE LANDSCAPE EASEMENT TO REMAIN  
IN NATURAL STATE. NO CLEARING OR TREE  
REMOVAL ALLOWED IN THIS AREA.



11/20/2008

**HAGEDORN, INC.**

Ph: (360) 696-4428 (866) 696-4428

Ph: (360) 696-4428 (866) 696-4428

SCALE: 1"=50'

CALC. BY: CAB

DWG# PAGE-1

JOB NO.: 07-221

CHECKED BY: RL

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