

SP-07-23 1/2

# BACK COUNTRY SHORT PLAT in NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 34, T2N, R6E, W.M.

Tax Parcel No. 02-06-34-1-0-0490-00

NARRATIVE: A closed loop traverse was made about the property with some secondary interior traverses made as lot configurations were modified.

TRAVERSE STATEMENT: This project was conducted during the period of August, 2004 - May, 2008, with a hiatus during April, 2006 to April, 2007.

Woodard Creek Road has a minimum R/W width of 60 ft.

Centerline of pavement was used for acreage purposes.

NOTE: Butler Loop Rd was an early military road and has no centerline description. Ownership does not extend to the center of its R/W.

Portions of lots 2 and 4 of this plat are encumbered by easements for high-voltage transmission lines owned by the Bonneville Power Administration (BPA). BPA has acquired rights for these easements that limit the landowner's use of this area. BPA has the right of ingress and egress, and the right to keep the easement free and clear of vegetation and buildings, sheds, fences, roads or any other type of structure. All activities planned within the BPA easement need to be reviewed by BPA prior to their occurrence. Do not build, dig or plant within the easement area without first contacting BPA. BPA information regarding the process for reviewing proposed uses of the easement may be addressed to BPA Real Estate Field Services at the address listed below or by calling (800) 836-6619.

Department of Energy  
Bonneville Power Administration  
TERR-3  
P.O. Box 3621  
Portland, OR 97208-3621

Condition of Approval in National Scenic Area Director's Decision for file number NSA-07-70 provides:

- \* No building or structures shall be hereafter erected, altered or enlarged on the lands lying within this land division, except as allowed by the Columbia River National Scenic Area Ordinance
- \* No land disturbing activities shall occur on the lands contained within his land division without prior approval by Skamania County Department of Planning and Community Development.
- \* All development of lands contained within this short plat shall be subject to the conditions set out in the Director's Decision for File No. NSA-07-70, recorded with the Skamania County Auditor's Office at File Number 2009174375.

"The lines described by segments L-2 thru L-24 plus L-37, and by segments L-25 thru L-36, have been included to establish the basis for the lot area calculations for this short plat only. The actual property lines are as described on the recorded deeds for these properties"

#### REFERENCES:

1. B.3, P.271 of Short Plats, AF#122914
  2. B.3, P.285 of Short Plats, AF#125067
  3. B.3, P.28 of Surveys, AF#108798
- Basis of Bearings taken from Ref. 3 for N-S CL of Sec.34

Deed References: B.222, P.86-87; AF#2005157664

#### 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 Rick Hart in July, 2005.

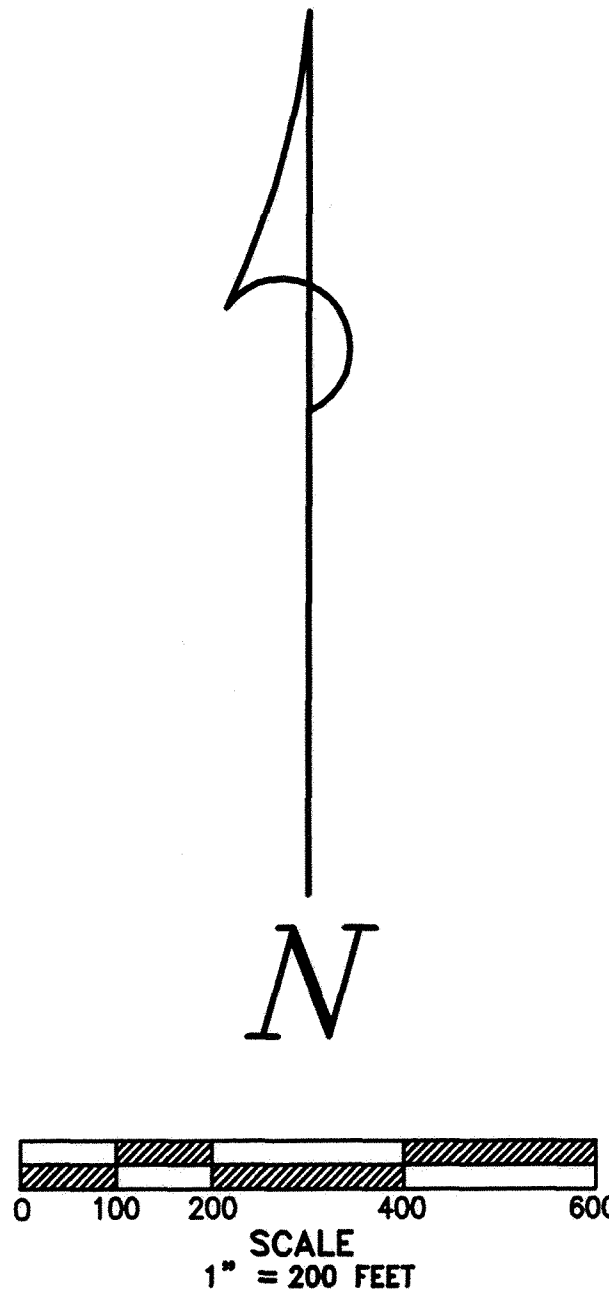
Terry N. Trantow 10/28/09  
Terry N. Trantow, LS 15673 Date

STATE OF WASHINGTON } ss  
COUNTY OF SKAMANIA }

I hereby certify that the within instrument of writing filed by Mark Mazeski of Planning Dept on December 3, 2009, at 8:48 AM/PM recorded in Auditor's File No. 2009174432.  
Melinda Anderson  
Recorder of Skamania County, WA  
Michael Garrison  
Skamania County Auditor

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.

Sheet 1 of 2 sheets



#### LEGEND

- Set 5/8"x30" iron rod w/1" red plastic cap
- • Calculated for dimensions
- Monument of record
- ( ) Call of record
- S/404 Deed reference, Bk/Pg
- ΔT Septic test pit
- SΔ Septic location
- x—x Fenceline
- PV Telephone vault
- UP Utility pole
- E— Electric line
- Unnamed creek
- ..... Ridge line
- Potential homesite

Trantow Surveying makes no warranty as to matters of unwritten title; environmental concerns; the accuracy or position of features shown without dimension.

TRANTOW SURVEYING, INC.  
412 W. Jefferson-POB 287  
Bingen, WA 98605-0287  
Ph 509/493-3111 Fx 509/493-4309  
Member of Land Surveyor's Assoc. of Washington  
#2410b Copyright 2009 KW



10/28/09

Covenants, Conditions and Restrictions, Road Maintenance Agreements, access and utility easements and other conditions for this plat are recorded in N/14.

WARNING: This plat is serviced by a 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.

PROPERTY LINE DATA		
SEG	BEARING	DIST
L1	S 1°12'52"W	86.66
L2	N74°41'19"W	32.20
L3	N82°41'25"W	61.54
L4	S83°51'10"W	34.08
L5	S75°31'18"W	44.77
L6	S75°17'32"W	62.79
L7	S86°06'06"W	56.48
L8	N87°46'56"W	43.47
L9	N83°17'22"W	43.55
L10	N78°20'27"W	35.41
L11	N64°15'40"W	60.21
L12	N50°35'56"W	37.47
L13	N60°45'21"W	29.98
L14	S88°45'52"W	30.11
L15	S46°38'56"W	32.41
L16	S 4°07'56"W	30.65
L17	S21°22'44"E	43.92
L18	S21°22'44"E	31.73
L19	S24°02'41"E	67.74
L20	S20°20'20"E	102.22
L21	S16°05'14"E	72.72
L22	S19°08'51"E	41.72
L23	S26°41'51"E	50.37
L24	S24°37'54"E	47.83
L25	S47°36'51"W	1.20
L26	S22°38'32"W	33.32
L27	S 2°18'05"W	32.78
L28	S10°17'45"E	33.62
L29	S19°31'52"E	56.33
L30	S22°10'15"E	50.43
L31	S22°42'17"E	42.31
L32	S24°23'46"E	29.70
L33	S25°09'46"E	75.53
L34	S24°15'29"E	57.36
L35	S24°15'29"E	47.36
L36	S 1°12'52"W	73.12
L37	S16°05'14"E	38.12

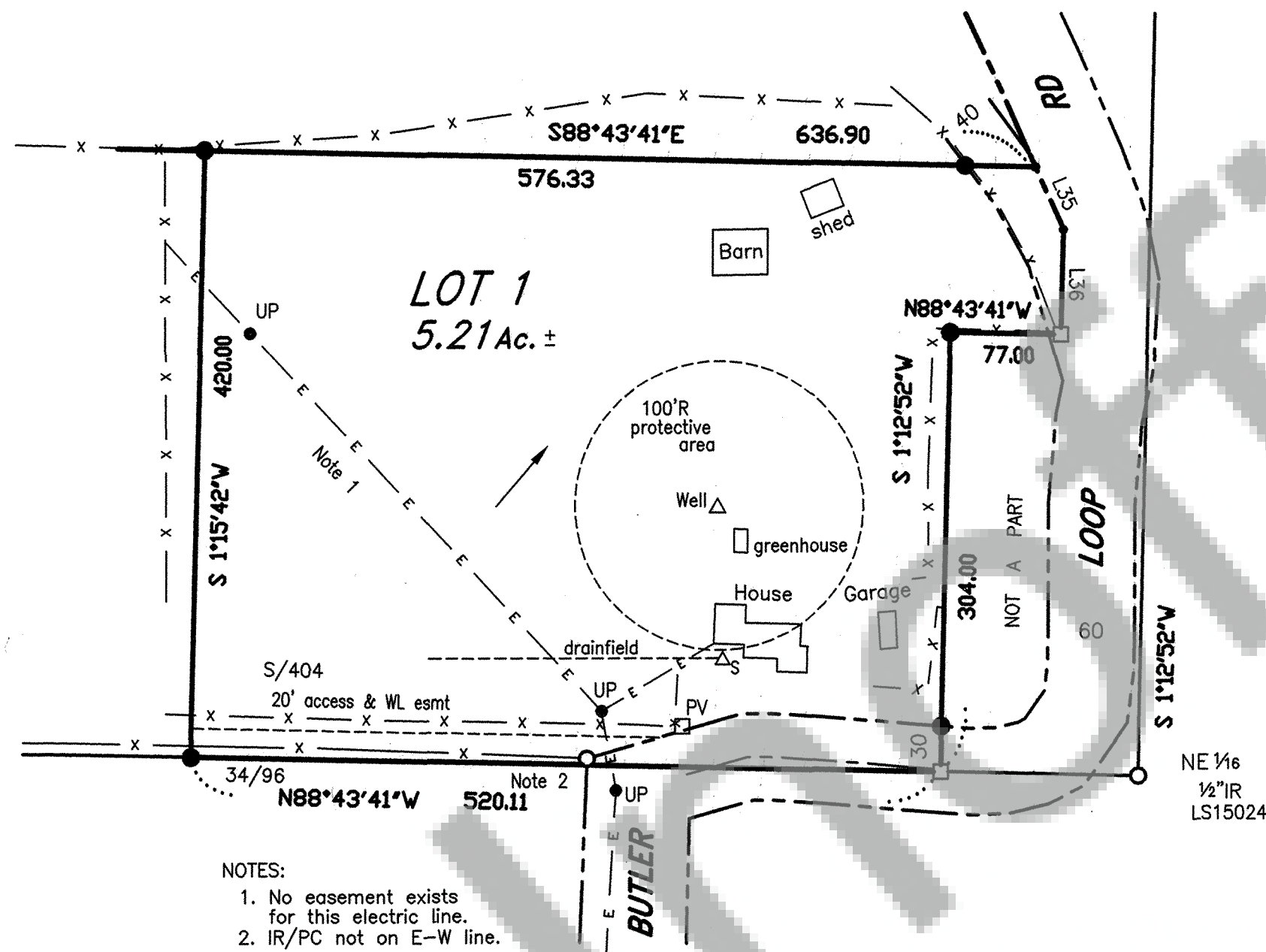


SP-07-23 2/2

# BACK COUNTRY SHORT PLAT

## in NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 34, T2N, R6E, W.M.

Tax Parcel No. 02-06-34-1-0-0490-00



- NOTES:
- No easement exists for this electric line.
  - IR/PC not on E-W line.

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. These areas shall not be covered by any impervious material and not be subject to vehicular traffic or other activity which would adversely affect the soil.

All new structures shall require on site dry wells as outlined in the approved drainage report.

At least 65% of the area within each lot shall be retained with their natural vegetation.

No more than 10% of the area within each lot shall contain impervious surfaces.

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 Roads 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.

Richard L. Hart  
Richard L. Hart

Oregonian Federal Credit Union by Shelley Avery  
Oregonian Federal Credit Union

WITNESS MY HAND AND OFFICIAL SEAL

Dated this 4<sup>th</sup> day of November, 2009.

Valeri M. Mallard  
Notary Public in and for the State of Washington

residing in Stevenson

My commission expires 11-09-11

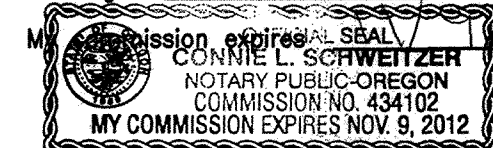


WITNESS MY HAND AND OFFICIAL SEAL

Dated this 4<sup>th</sup> day of November, 2009.

Connie S. Schweitzer  
Notary Public in and for the State of Washington

residing in



Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision conform with current standards. (SCC 17.64.100C(1))

Skamania County Health Department 11-12-09  
Date

ENGINEERS APPROVAL:

Timothy C. Homann 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).

Timothy C. Homann 11/10/09  
Skamania County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied through 2009 for tax parcel number 02-06-34-1-0-0490-00

Vickie Clelland, Deputy December 03, 2009  
County Treasurer Date

Tax Lot # 02-06-34-1-0-0490-00

The layout of this Short Subdivision complies 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. Wilberspoon 12/2/09  
Skamania County Planning Department Date

STATE OF WASHINGTON } ss  
COUNTY OF SKAMANIA }

I hereby certify that the within instrument of writing filed by Mark Mazeski of Planning Dept

on December 3, 2009, at 8:48 AM/PM

recorded in Auditor's File No. 2009174432

Nelson A. Anderson  
Recorder of Skamania County, WA

Michael Garvison  
Skamania County Auditor

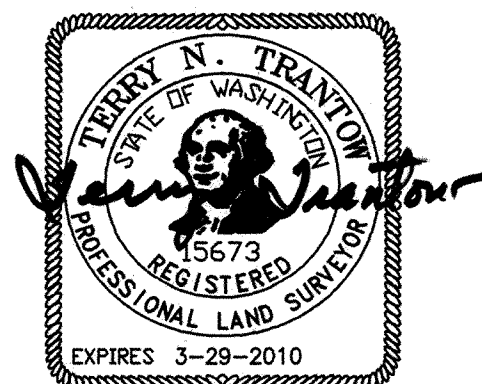
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Member of Land Surveyor's Assoc. of Washington

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10/28/09