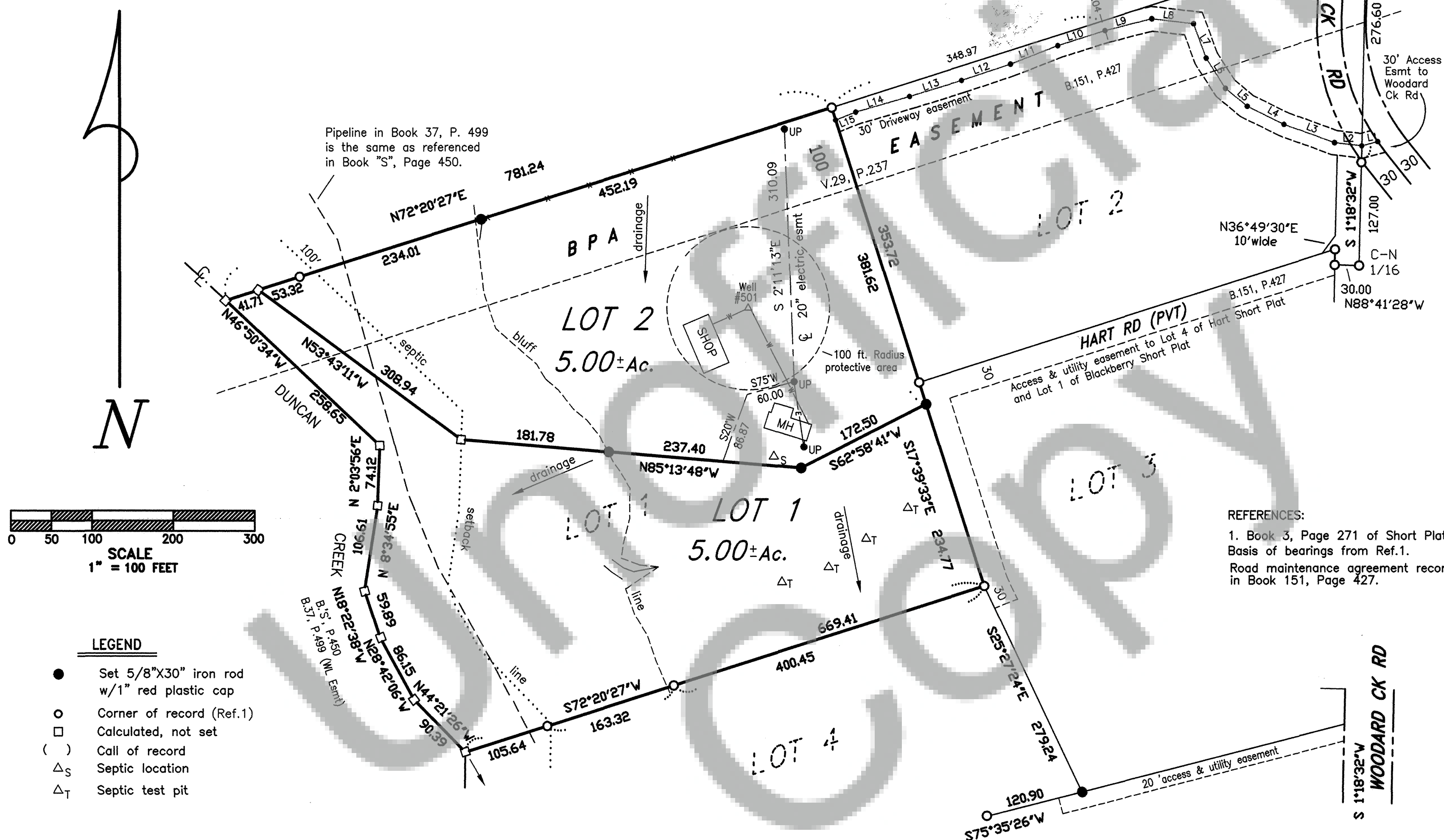


SP-08-03 1/2

# BLACKBERRY SHORT PLAT

in  $E\frac{1}{2}NW\frac{1}{4}$  SEC. 34, T2N, R6E, W.M.  
being Lot 1 of HART SHORT PLAT

Tax Parcel No. 02-06-34-0-0-0200-00



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



APPLICANT:  
Rick Hart  
P.O. Box 312  
N. Bonneville, WA 98639

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  
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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.

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. 2009174433  
Melvin A. Anderson  
Recorder of Skamania County, WA  
Michael Garrison  
Skamania County Auditor



SP-08-08 2/2

# BLACKBERRY SHORT PLAT

## in E $\frac{1}{2}$ NW $\frac{1}{4}$ SEC. 34, T2N, R6E, W.M.

### being Lot 1 of HART SHORT PLAT

Tax Parcel No. 02-06-34-0-0-0200-00

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

TRAVERSE STATEMENT: A closed field traverse for Reference 1 was conducted in 1995 with a 10-second total station and related measuring equipment, all of which met State standards of WAC 332-130 at the time of that survey. Beginning at the NE corner of Lot 2, control points and existing monuments on Lots 1 & 2 were recovered and used to set new lot corners for this short plat. New field work was conducted during the period of November 19, 2007 through March 25, 2008.

Portions of lots 1 and 2 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

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 this 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-08-26, recorded within the Skamania County Auditor's Office at File Number 2009174374.

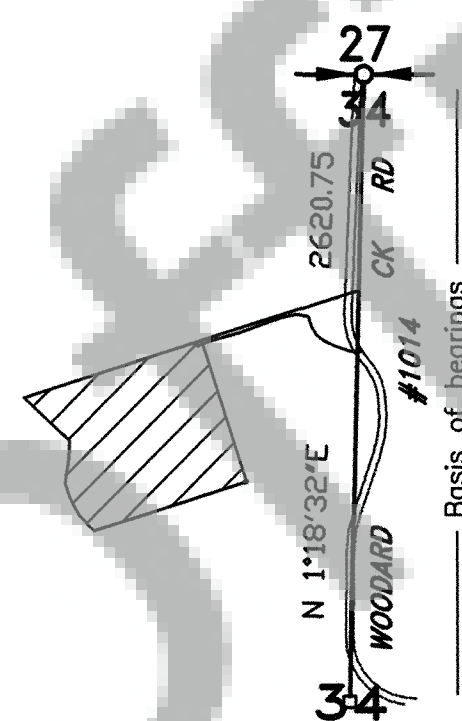
All new development shall comply with the applicable water resource setbacks. Future development may be impacted by changes to regulations concerning water.

Duncan Creek is a Shoreline of County-Wide Significance and all activities within 200 feet of the Ordinary High Water Mark (OHWM) and associated wetlands, as defined by the Shoreline Management Act, shall be in compliance with the Shoreline Management Act.

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.



VICINITY MAP  
No Scale

HART RD (Pvt) C.L. TRAVERSE					
Seq	Bearing	Dist	Seq	Bearing	Dist
L1	S75°02'32"W	20.99	L12	S71°31'36"W	63.40
L2	N83°29'45"W	33.78	L13	S73°08'19"W	66.89
L3	N69°54'56"W	66.15	L14	S73°54'42"W	69.03
L4	N63°54'26"W	50.36	L15	S68°10'21"W	26.59
L5	N50°32'35"W	34.21			
L6	N32°43'13"W	44.00			
L7	N20°11'45"W	44.88			
L8	N83°27'59"W	51.62			
L9	S76°11'23"W	59.20			
L10	S72°20'55"W	60.96			
L11	S68°38'14"W	62.36			

BUYERS WARNING: Purchasers of a lot, or lots, in this plat are advised to consult the "Skamania County Road Approach and Private Roads Standards Development Assistance Manual" to ensure that private roads in this plat have been constructed to the required standards of Skamania County. Private roads are not maintained by Skamania County.

IMPORTANT: The above warning shall obligate any seller to give actual notice to any prospective purchaser, and notice shall be included in any deeds or contracts relating to such sale, and such WARNING shall be recorded on the face of the plat or other document of record, to include the property deeds.

WARNING: Purchasers of a lot, or lots, in this plat are advised to consult with the Skamania County Department of Public Works with regard to private roads because the lot, or lots, in this plat are serviced by a 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.

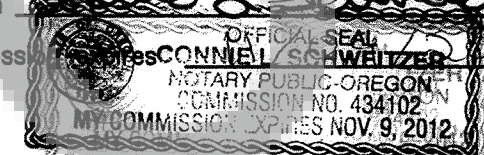
Oregonian Federal Credit Union  
Oregonian Federal Credit Union

WITNESS MY HAND AND OFFICIAL SEAL

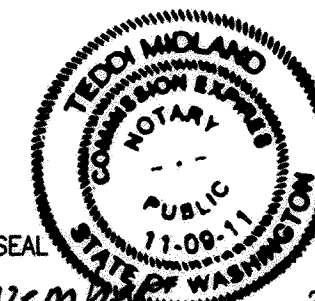
Dated this 4th day of November, 2009.

Connie Schwetzer  
Notary Public in and for the State of Washington

residing in Stevenson  
My commission expires 11-09-11



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 (WAC246-272-140(5)).



WITNESS MY HAND AND OFFICIAL SEAL

Dated this 4th day of November, 2009.

Teddi Midland  
Notary Public in and for the State of Washington

residing in Stevenson

My commission expires 11-09-11

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))

Ann Hammer, R.E.H.S. 11-12-09  
Environmental Health Officer Date

ENGINEERS APPROVAL:

I, 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 02-06-34-0-0-0200-00

Nikki Chelland, Deputy December 03, 2009  
County Treasurer Date

Tax Lot # 02-06-34-0-0-0200-00

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.

S. Witherspoon 12/2/09  
Skamania 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 Rick Hart in December 1999.

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

STATE OF WASHINGTON }  
COUNTY OF SKAMANIA } ss

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. 2009174433

Melvin J. Anderson  
Recorder of Skamania County, WA  
Michael Farison  
Skamania County Auditor



10/28/09

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