

BOULDER RIDGE ESTATES SUBDIVISION

TAX PARCEL 03750100140100
IN THE SE1/4 OF SECTION 1, T 3 N, R 7.5 E, WM
SKAMANIA COUNTY, WASHINGTON

LEGEND

- EXISTING MONUMENT (FD AS NOTED)
- SET 5/8"x24" CAPPED REBAR
- EXISTING REBAR (FD AS NOTED)
- RECORD COURSE
- CALCULATED POINT (NOT SET)
- SEPTIC TEST PIT
- DITCH

REFERENCES

SURVEYS 2005-159550, 148303, 98684, 97797, 90383, 89368, 88023, 87419, 79977, 77029

BASIS OF BEARINGS

SURVEY 2005-159550 (W. LINE SE1/4)

SECTION SUBDIVISION

BASED ON SURVEY 97797

MONUMENTS VISITED

JULY 2007

OWNER

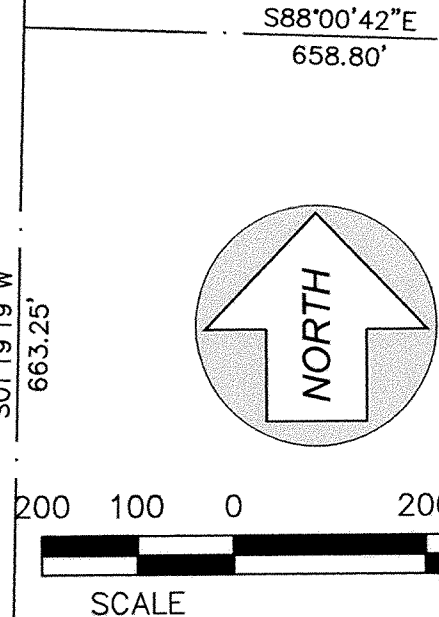
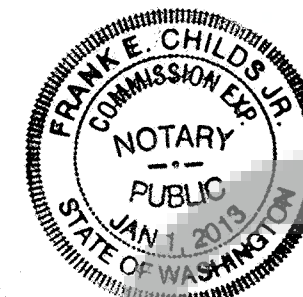
KEK LLC
PO BOX 1215
WHITE SALMON,
WA 98672

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. DIR.	CH. DIST
C1	158.34	100.00	90°43'22"	101.27	N46°20'05"E	142.31
C2	124.12	100.00	71°07'03"	71.48	S56°08'14"W	116.31
C3	95.82	200.00	27°27'03"	48.85	N34°18'13"E	94.91
C4	177.13	150.00	67°39'28"	100.53	N30°46'13"E	167.01
C5	130.59	150.00	49°52'51"	69.76	S27°59'56"E	126.50
C6	3.47	100.00	1°59'14"	1.73	S53°55'59"E	3.47
C7	58.09	100.00	33°16'51"	29.89	S71°34'01"E	57.27
C8	57.84	200.00	16°34'12"	29.12	S56°18'51"W	57.64

NARRATIVE

SURVEY 97797 WAS USED TO ESTABLISH THE BOUNDARIES OF THIS PARCEL. THE SECTION SUBDIVISION ESTABLISHED BY LS 9025 ON SURVEY 77029 AND USED BY LS 22098 ON SURVEY 2005-159550 WAS NOT USED, HOWEVER CORNERS ESTABLISHED BY LS 22098 ALONG THE NORTH LINE HAVE BEEN HELD AND THE NORTHWEST CORNER OF THE PROPERTY HAS BEEN CALCULATED USING THOSE CORNERS.

TAX LOT 1400
SURVEY 2005-159550



REPRODUCTION TO CONSTRUCT HIGHWAY ON ANT THROUGH PROPERTY INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED IN BOOK 86, PAGE 487. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, MAY 6, 1954 IN BOOK 88, PAGE 106.

TYPICAL STREET SECTION
NOT TO SCALE

NOTES

A GEOTECHNICAL REPORT(ENGINEERING GEOLOGIC AND GEOTECHNICAL ASSESSMENT AND INFILTRATION TESTING REPORT DATED JANUARY 3, 2008) WAS COMPLETED BY THE DEVELOPER AS PART OF THE SUBDIVISION PROCESS. THE GEOTECHNICAL REPORT IS ON FILE WITH THE PLANNING DEPARTMENT. ALL FUTURE DEVELOPMENT SHALL BE CONSISTANT WITH THE GEOTECHNICAL REPORT.

COMMON AREA FOR SURFACE WATER DRAINAGE THE DRAINAGE FACILITIES WITHIN THIS COMMON AREA SHALL BE PERPETUALLY MAINTAINED TO PROVIDE THE FULL DESIGN CAPACITY OF THE DRAINAGE FACILITY. THE CAPACITY OF THE DRAINAGE FACILITIES SHALL NOT BE DIMINISHED WITH LANDSCAPING, ROCKS, SOIL OR DEBRIS OF ANY KIND.

NO DRIVEWAYS FROM INDIVIDUAL HOMES SHALL DIRECTLY ACCESS THE WIND RIVER HIGHWAY. ALL LOTS SHALL TAKE ACCESS FROM THE PRIVATE ROADS WITHIN THE SUBDIVISION ONLY.

THIS SITE LIES WITHIN A LANDSLIDE HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION CONTACT THE SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.

ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE SETBACK. 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 STREAM/CREEK OR ITS BUFFER. CONTACT THE SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SE1/4 OF SECTION 1, T 3 N, R 7 1/2 E, WM, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SECTION 1; THENCE NORTHERLY ALONG THE SECTION LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF WIND RIVER HIGHWAY; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID HIGHWAY 450'; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SE1/4 TO A POINT WHICH IS 168.66' NORTH OF THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 1; THENCE WEST ON A LINE PARALLEL WITH AND 168.66' NORTH OF THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO THE WEST LINE OF THE E1/2 OF THE SE1/4 OF SAID SECTION 1; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID SECTION 1; THENCE EAST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

ACCURACY STATEMENT(WAC 332-130)

This survey was performed using a Lietz Set-4 Total Station, by field traverse with relative accuracy greater than 1:5000. Mathematical analysis is by Compass Rule.

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 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. See Road Maintenance Agreement recorded in the Auditors Deed records at Auditors File Number

2009174614

Private road agreement recorded Book Page Skamania County Auditors records.



Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
228 South Columbus Avenue, Suite 104
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net
Job No. 07-119-7Finalplat

BOOK PAGE

DEDICATION

Know all men by these presents the undersigned owner(s) of the land hereby platted declare this plat and dedicate to the public forever all roads, except private roads, as shown and waive all claim for damage against any government authority arising from the construction and maintenance of said road in witness whereof we have hereunto set our hands and seal this 11th day of December, 2009.

Owner
Rick Allen
Rick Estey
Howard Kreps
Aaron Kreps

Owner
Rick Allen
Rick Estey
Howard Kreps
Aaron Kreps

ACKNOWLEDGEMENT

State of Washington
County of Skamania

I certify that I know of have satisfactory evidence that Dave Allen, Rick Estey, Howard Kreps and Aaron Kreps

are the persons who appeared before me, and acknowledged that they signed this instrument, as a free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 12/11/09
Notary Public

COUNTY ENGINEER

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 constructions 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 names and numbers of such roads.

Timothy C. Homann
Skamania County Engineer
12/31/09

COUNTY TREASURER

All taxes and assessments on property involved with this Plat have been paid, discharged or satisfied, including 2009

Audrey Johnson Deputy
Skamania County Treasurer
12-14-09

BOARD OF COUNTY COMMISSIONERS

Approved by the Board of County Commissioners, Skamania County Washington, this 29th day of December 2009

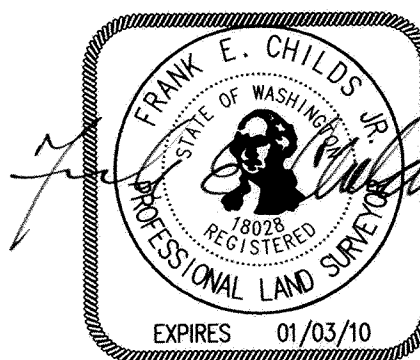
James D. Richman
Chairman

SURVEYORS CERTIFICATE

I, Frank E. Childs, Jr., registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision during the period of July, 2007 through August, 2009; that the distances, courses, and angles are shown thereon correctly; and that monuments other than those approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

Dated this 24th day of September, 2009

Frank E. Childs, Jr.
Licensed Land Surveyor
PLS NO.18028



COUNTY AUDITOR

State of Washington)
County of Skamania) ss

I hereby certify that the within instrument of writing filed by: Planning Dept.
at 10:14 AM 12/29, 2009.

recorded in Book of Plats at Pages

Melvin Anderson
Recorder of Skamania County
T. Todd
Skamania County Auditor
AF 2009174613

RMA & Storm Water Agree AF 2009174614