

SP-08-10 1/2

RIPARIA SHORT PLAT IN GOVT. LOT 5, SECTION 6, T. 3N., R. 8E., W.M.

LEGAL DESCRIPTION

A TRACT OF LAND IN SKAMANIA COUNTY, WASHINGTON, WHICH IS THE NORTH 442.20' OF GOVERNMENT LOT 5 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN LAYING EAST OF THE TRAVEL PATH OF OLD STATE ROUTE.

TAX PARCEL NO. 03080600030000

REFERENCES

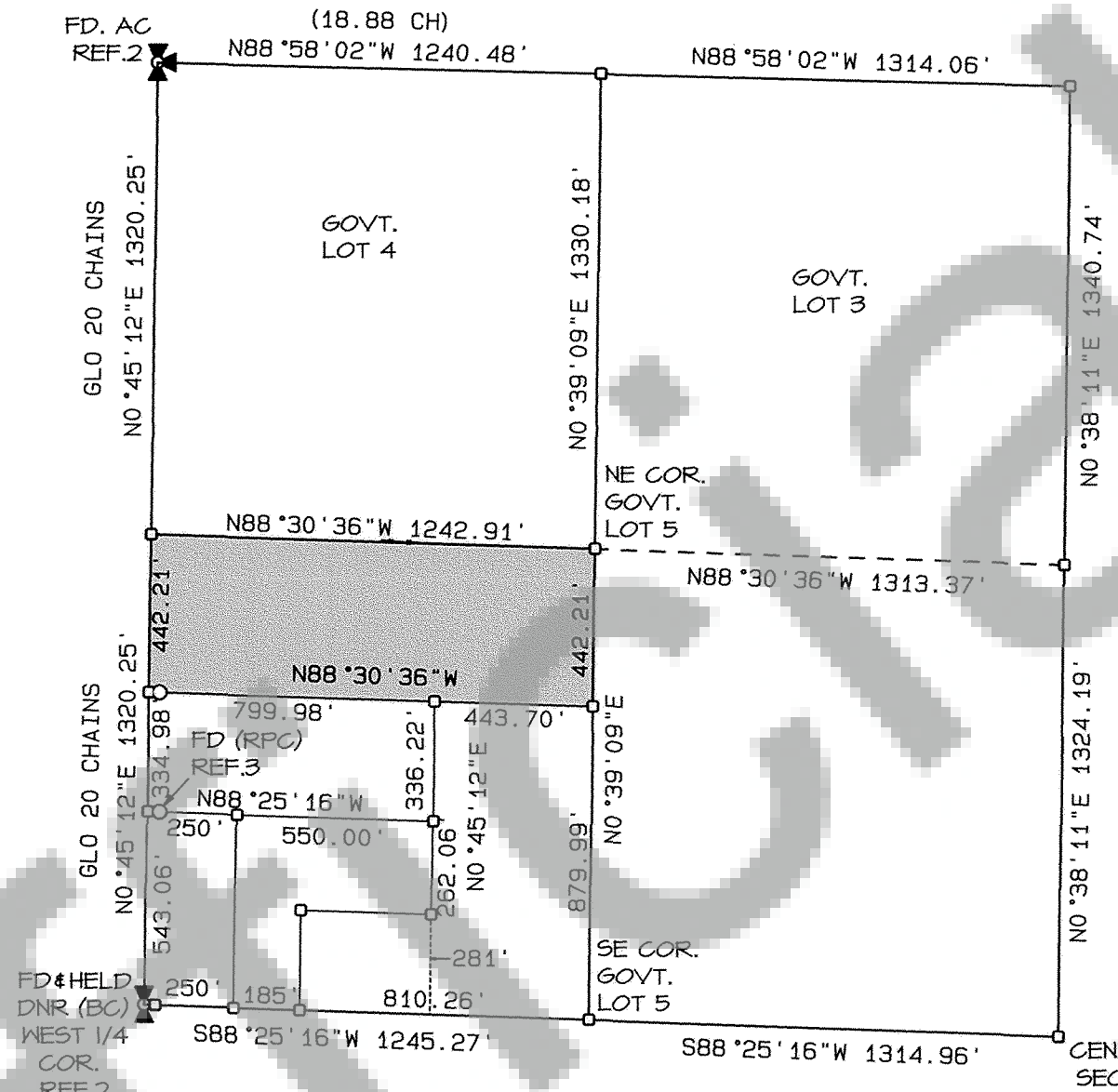
1. 1979 BISHOP SURVEY, AFN 90071
2. 1984 BISHOP SURVEY, AFN 97311
3. 2002 TRANTOW SURVEY, AFN 146874
4. CARSON LUMBER CO. S.P. BI, PG 1D

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE THREE SEPARATE PARCELS. THE FOUND MONUMENTS AT THE NW SECTION CORNER AND THE WEST 1/4 CORNER WERE HELD. THE REFERENCE 2 SURVEY OF SECTION 6 SUBDIVISION WAS USED TO ESTABLISH GOV'T LOT 5. REFERENCE 2 SURVEY WAS PERFORMED FOR THE USFS, THE LINE MARKERS FOUND ON THE EAST LINE OF GOV'T LOT 5 WERE WITHIN 1' OF THE LINE. A DRIVEWAY TO THE SOUTH WAS FOUND TO ENCROACH ON THE GABRIEL PARCEL AS PER EASEMENT AFN 2009173084.

BASIS OF BEARING
NORTH 1/2 OF THE
WEST SECTION LINE
N00°45'12"E (REFERENCE 1)

VICINITY MAP / SECTION BREAKDOWN REF. 2 SURVEY 1" = 500'



WATER USER AGREEMENT AF 2010176039

ROAD MAINTENANCE AGREEMENT AF 2010176041

COVENANTS, CONDITIONS, AND RESTRICTIONS AF 2010176040

TRAVERSE & ACCURACY STATEMENT

A CLOSED TRAVERSE AROUND THE PARCEL SHOWN WAS MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (WAC 332-130-090,-100) AT THE TIME OF THIS SURVEY.

OWNER INFORMATION

KEVIN GABRIEL - 852 OLD STATE ROAD
CARSON, WA 98610

NOTES

1. ACCESS TO THE EXISTING WELL LOCATED ON LOT 3 IS TO BE PROVIDED OVER LOTS 1, 2 AND 3 IN THE EVENT THAT THE EXISTING WELL NEEDS TO BE RE-DRILLED OR HAVE MAINTENANCE THAT REQUIRES HEAVY TRUCKS AND/OR EQUIPMENT. ANY DAMAGE TO REAL PROPERTY BY SAID ACCESS IS TO BE REIMBURSED BY THE WATER SYSTEM OWNERS.

2. LOTS IN THIS SHORT PLAT ARE SERVED BY A PUBLIC WATER SYSTEM KNOWN AS RIPARIA WATER SYSTEM, STATE WATER SYSTEM IDENTIFICATION #AC 460.

3. 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 COMMUNITY DEVELOPMENT 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 SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING BUFFER WIDTHS.

4. NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

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

6. LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER DIVIDED FOR A PERIOD OF FIVE (5) YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE TITLE 17, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

7. LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO CONDITIONS OF AN APPROVED GEOLOGICAL ASSESSMENT REPORT. FOR MORE INFORMATION, CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

8. LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO THE CONDITIONS OF AN APPROVED STORMWATER MANAGEMENT PLAN. FOR MORE INFORMATION, CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

9. LOT #3 IS SUBJECT TO THE CONDITIONS OF AN APPROVED BUILDABLE AREAS ANALYSIS.

10. THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THOSE RESOURCES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES SUCH AS SITE PREPARATION, TREE PLANTING, USE OF HERBICIDES/ PESTICIDES, THINNING AND CLEAR-CUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR. LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASE OF PROPERTY WITHIN THIS SHORT PLAT IS HEREBY ON NOTICE THAT THESE USES AND ASSOCIATED ACTIVITIES WILL OCCUR ON ADJACENT AND NEARBY PROPERTIES. SUCH USES SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACCUSTOMED FARM AND FOREST PRACTICES.

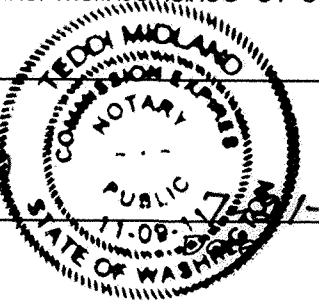
11. DUE TO ELEVATION DIFFERENCES, AND AS DETERMINED BY FINAL LOCATION OF THE HOMESITE AND ON-SITE SEPTIC SYSTEM, LOT #3 MAY REQUIRE AN ALTERNATIVE ON-SITE SEPTIC SYSTEM.

12. SOIL TEST PITS HAVE NOT BEEN REVIEWED FOR THIS NEW RESERVE AREA. AT THE TIME OF SEPTIC SYSTEM FAILURE, SOIL TEST PITS WILL NEED TO BE DUG AND EVALUATED TO UTILIZE THIS PROPOSED RESERVE AREA. NO STRUCTURES CAN BE BUILT IN THIS AREA UNTIL SUCH TIME THAT THE RESERVE AREA IS NEEDED FOR A NEW SEPTIC DRAINFIELD.

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 damage against any government agency arising from the construction and maintenance of said roads.

Kevin R. Gabriel
KEVIN R. GABRIEL

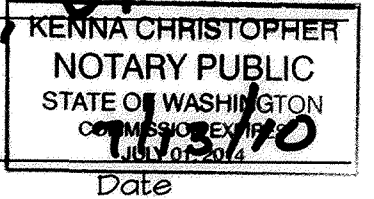
Kevin R. Gabriel
Notary Public



We have reviewed this Short Plat and approve of it.

Kevin R. Gabriel
RIVERVIEW COMMUNITY BANK

Kenna Christopher
Notary Public



Water supply methods and sanitary sewer disposal/onsite sewage disposal systems contemplated for use in this short subdivision conform with current standards. (Short Plat Ord. 17.64.100(C)(1) and (2))

Kevin R. Gabriel

SKAMANIA COUNTY HEALTH OFFICER

7-21-10
Date

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
County Engineer

7/26/10
Date

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

Charlie Flood
County Treasurer

7-27-2010
Date

The layout of this Short Subdivision complies with ordinances 1980-07 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

Shirley L. Withpoon
County Planning Department

7/27/2010
Date

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

KEVIN R. GABRIEL

Austin R. Bell
Austin R. Bell PLS. 41954

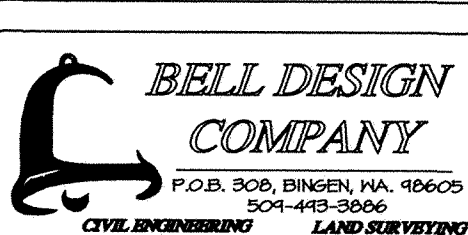
7-8-10
Date

I hereby certify that within the instrument of writing filed by Amanda Smeller of Community Development at 10:17 am on July 27 2010 was recorded in Book 1 of Short Plats on Page 1 AF 2010176038

Melissa Anderson
Recorder of Skamania County, Washington

Timothy O. Todd
Skamania County Auditor

Auditors No.



| DATE | DESCRIPTION | BY |
|-------|-------------|-----|
| 02/08 | DRAFT | AGD |
| 02/08 | CHECK | ARB |

RIPARIA SHORT PLAT
FOR KEVIN GABRIEL
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 2
PROJECT: 07B144
DATE: Jul 2010

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

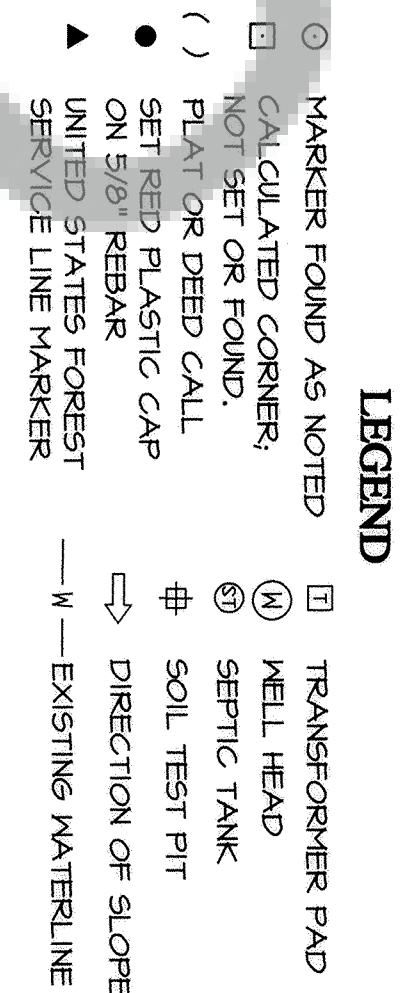
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Water System AF 2010176039

CC&R's AF 2010176040 RMA AF 2010176041

pg. 1 of 2

BASIS OF BEARING
NORTH 1/2 OF THE
WEST SECTION LINE
N00°45'12"E (REFERENCE 1)



**BELL DESIGN
COMPANY**

P.O.B. 308, BINGEN, WA. 98605
504-493-3086

CIVIL ENGINEERING LAND SURVEYING

| DATE | DESCRIPTION | BY |
|-------|-------------|-----|
| 02\08 | DRAFT | AGD |
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| | | |
| | | |
| | | |
| | | |

RIPARIA SHORT PLAT
FOR KEVIN GABRIEL
SKAMANIA COUNTY, WASHINGTON

SHEET: 2 OF 3
PROJECT: 07B144
DATE: Jul 2010

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc., or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

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