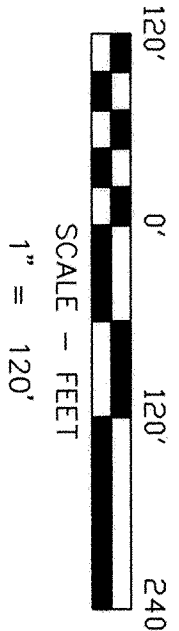


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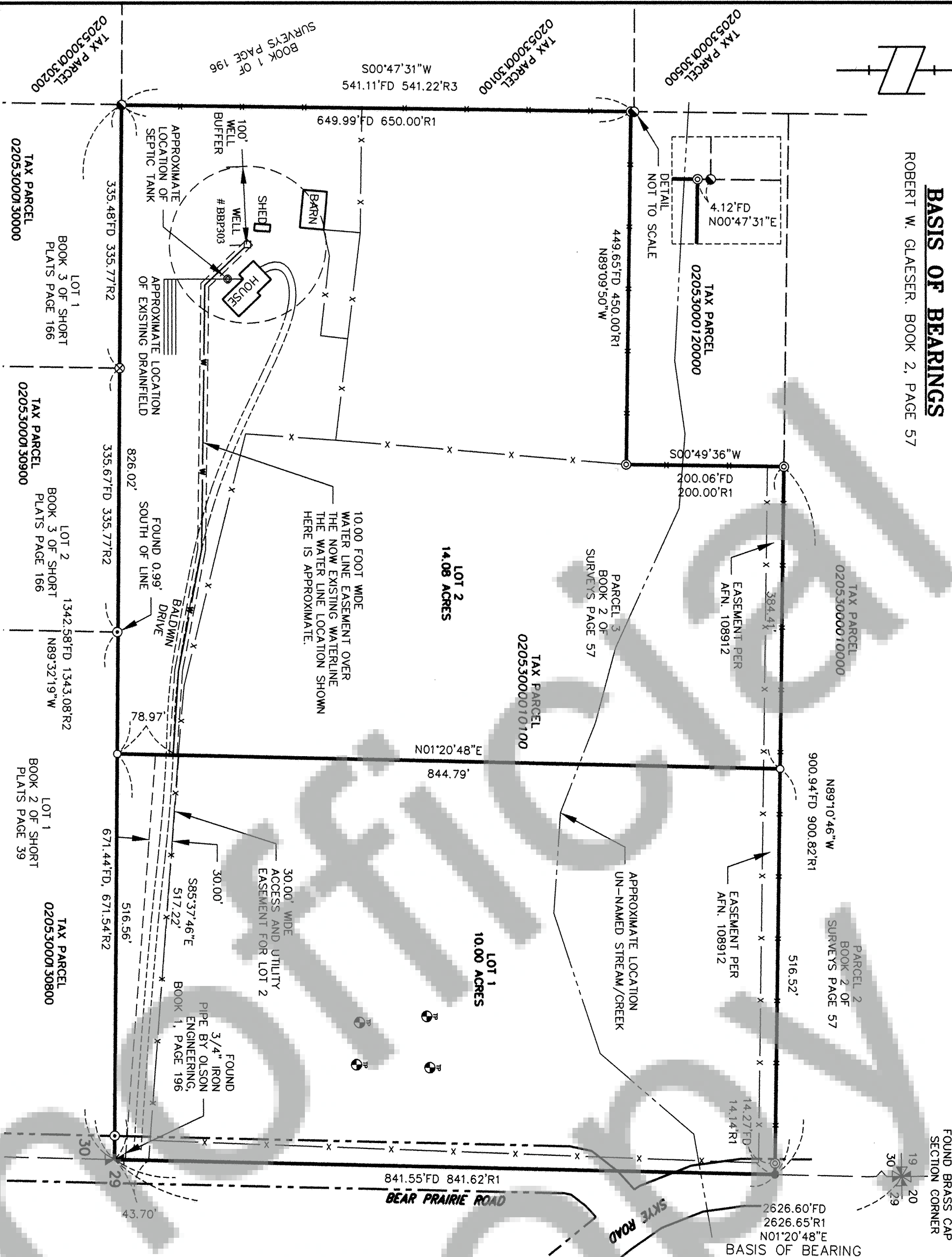
GEORGIA MEADOW SHORT PLAT

LOCATED IN THE
E 1/2 OF THE NE 1/4 SECTION 30 T. 2N., R. 5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON
TAX PARCEL NO. 02-05-30-000-101-00



BASIS OF BEARINGS

ROBERT W. GLAESER, BOOK 2, PAGE 57



SKAMANIA COUNTY NOTES:

- 1) THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES 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.
- 2) 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 THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.
- 3) NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- 4) PURCHASES OF A LOT OR LOTS IN THIS SHORT PLAT AREA ADVISED THAT PRIVATE ROADS SERVE THE LOT OR LOTS IN THIS SHORT PLAT. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS SHORT PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS SHORT PLAT. INCLUDING THE 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.
- 5) 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 OTHER AGRICULTURAL ACTIVITIES. 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.
- 6) LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO THE CONDITIONS OF AN APPROVED STORMWATER MANAGEMENT PLAN. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- 7) LOTS IN THIS SHORT PLAT ARE SERVED BY A SHARED WELL.

EXISTING EASEMENT:

EXISTING ROAD ON THE EASTERLY PORTION LOT 1 PER AUDITOR'S FILE NO. 108912, BOOK 118, PAGE 172 (SHOWN ON PLAT)
ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT PER AUDITOR'S FILE NO. 121681, BOOK 148, PAGE 359 (NOT SHOWN ON PLAT)

NEW EASEMENT:

THIS PLAT GRANTS A 30.00 FOOT WIDE ACCESS AND UTILITY EASEMENT ON AND ACROSS LOT 1 FOR THE BENEFIT OF LOT 2 AS SHOWN ON THIS PLAT.
THIS PLAT GRANTS A 10.00 FOOT WIDE WATER LINE EASEMENT OVER THE NOW EXISTING WATER LINE WHICH IS ON AND ACROSS LOT 1 FOR THE BENEFIT OF LOT 2 AS SHOWN ON THIS PLAT.

WU Agreement
AF 201178314



SURVEY PERFORMED FOR:
JOE & PAMELA ANDERSON
DATE: SEPTEMBER 2010
PROJECT: 10-09-01
FILE: 100901SP-DWG
DRAFT: LJS

DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN 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 GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

JOEL & PAMELA ANDERSON
DATE: 5-18-11

PAMELA A ANDERSON
DATE: 5-18-11

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
May 18, 2011, BY THE ABOVE SIGNED JOEL & PAMELA A ANDERSON

NOTARY SIGNATURE: Stephanie A. Castaneda
DATE: 5-18-11

NOTARY PUBLIC-(NAME) Stephanie A. Castaneda
COUNTY OF WA
STATE OF WA

COMMISSION NO. MY COMMISSION EXPIRES 8-29-14
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE
2011, BY THE ABOVE SIGNED

NOTARY SIGNATURE
NOTARY PUBLIC-(NAME)
STATE OF
COMMISSION NO. MY COMMISSION EXPIRES

APPROVALS
WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS (SHORT PLAT ORD. 17.64.100(C)(1) AND (2))

SKAMANIA COUNTY HEALTH OFFICER
DATE: 5/23/2011

Timothy C. Thomas
DATE: 5-19-11

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED.
02-05-30-0-0-0-01-00 PAID MAY 2011 5/24/11

COUNTY TREASURER
DATE: 5/24/11

THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA COUNTY CODE, CHAPTER 17.64 - SHORT PLATS AND SHORT SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.

COUNTY PLANNING DEPARTMENT
DATE: 5/24/2011

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 JOEL F. ANDERSON AND PAMELA A. ANDERSON, DURING THE MONTH OF SEPTEMBER 2010.

Leonides J. Sandoval
DATE: 5/13/2011

PROFESSIONAL LAND SURVEYOR P.L.S. NO. 44349
RECORDING
STATE OF WASHINGTON)

COUNTY OF SKAMANIA)
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF Amanda Smelter. THIS DAY OF May 2011 AT 1:00 PM AND RECORDED IN VOLUME 34478 OF SHORT PLATS, PAGE 1 OF WASHINGTON. AF 201178313

RECORDER OF SKAMANIA COUNTY, WASHINGTON
Timothy O. Todd

NOTICE
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, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

Klein & Associates, Inc.
ENGINEERING • LAND SURVEYING • PLANNING
1308 12th Street, Hood River, Oregon 97031
Tel: (541)386-3322
EMAIL: info@kleinassocinc.com

OWNER

JOEL & PAMELA ANDERSON
1222 BEAR PRAIRIE RD
WASHOUGAL, WA 98671

PROCEDURE

A FIELD TRAVERSE WAS PERFORMED USING A 5" TOPCON 8005A TOTAL STATION AND A RANGER DATA COLLECTOR. NO ADJUSTMENT MADE. MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

REFERENCED DEEDS

CLARK COUNTY TITLE
ORDER NO. 132116
PARTIAL FULFILLMENT DEED
BOOK 156 PAGE 2
GRANTOR LEONARD G. KNUITSON
GRANTEE JOEL F. AND PAMELA A. ANDERSON

REFERENCED SURVEYS

- R1 = SURVEY BY ROBERT GLAESER BOOK 2 OF SURVEYS PAGE 57
- R2 = SURVEY BY HAGADORN BOOK 3 OF SHORT PLATS PAGE 166
- R3 = SURVEY BY OLSON ENGINEERING BOOK 1 OF SURVEYS PAGE 196
- R4 = SURVEY BY WALLACE BOOK 2 OF SHORT PLATS PAGE 39

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES WA 42690)
- FOUND 5/8" REBAR SET BY WALLACE IN BOOK 2 OF SHORT PLATS PAGE 39
- FOUND 1/2" REBAR SET BY ROBERT W. GLAESER IN BOOK 2 OF SURVEYS PAGE 57
- ⊗ FOUND 1/2" REBAR SET BY HAGADORN IN BOOK 3 OF SHORT PLATS PAGE 166
- FOUND 1/2" REBAR SET BY OLSON ENGINEERING BOOK 1 OF SURVEYS PAGE 196
- COMPUTED POINT NOTHING FOUND OR SET
- ⊕ SEPTIC TEST PIT
- R1 RECORD DATA PER REFERENCE SURVEY
- AFN AUDITOR'S FILE NUMBER

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	24.08 ACRES	10.00 ACRES
LOT 2		14.08 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THAT CERTAIN PARCEL DESCRIBED BY PARTIAL FULFILLMENT DEED RECORDED BOOK 156 PAGE 2 INTO TWO LOTS AS SHOWN ON THIS SHORT PLAT.
THE BASIS OF BEARING FOR THIS SHORT PLAT IS A SURVEY PERFORMED BY ROBERT GLAESER SURVEYING RECORDED IN BOOK 2 OF SURVEYS, PAGE 57.

Shared Well Agreement AF 201178314