

MCLELLAND OVERLOOK
SHORT PLAT

LOCATED IN A PORTION OF
THE SE 1/4 OF THE SW 1/4
SECTION 23, T. 7 N., R. 5 E., W.M.,
SKAMANIA COUNTY, WASHINGTON
SHEET 1 OF 4

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.

NOTARY PUBLIC
KYLE P. FEEDER
DATE: 5-24-12
RESIDING AT
1514 N.E. 26TH AVE
CAMAS, WA 98607

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL, ON-SITE SEWAGE DISPOSAL, SYSTEMS, CONTINGENT FOR USE IN THIS SHORT SUBDIVISION SHALL CONFORM WITH CURRENT STANDARDS.
DATE: 6/4/2012

SKAMANIA COUNTY HEALTH DEPARTMENT
DATE: 6/4/2012
Tina C. Thompson
SKAMANIA COUNTY ENGINEER
DATE: 5-30-12
Jennifer C. Thompson

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. DATE: 5-24-12
SKAMANIA COUNTY TREASURER V. J. DATE: 5-24-12

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLETS WITH SKAMANIA COUNTY CODE, CHAPTER 17.64 - SUBJECT PLATS AND SHORT SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED - SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.
DATE: 6/5/2012

SKAMANIA COUNTY PLANNING DEPARTMENT
DATE: 6/5/2012
STATE OF WASHINGTON)
COUNTY OF SKAMANIA)
I, HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING FILED BY Amanda Smeller
OF Camas, WA, ON May 5, 2012, AT 1:11 PM, AT
RECORDED IN BOOK AF 2012180792 AT PAGE 1 OF 4
RECORDED BY: Timothy D. Todd
SKAMANIA COUNTY AUDITOR

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
DATE: 5-24-12

Kyle P. Feeder
LAND SURVEYOR, LS #41032
DATE: 5-24-12

DATE:	5-24-12
SCALE:	N/A
JOB NO.:	11-005
CALC BY:	KPF
DRAWN BY:	GIF
CHECKED BY:	KPF
SHEET	1 OF 4

1514 N.E. 26TH AVE
CAMAS, WA 98607
360-834-0174 fax: 360-838-0155

SURVEYING, INC.
KPF

PERIMETER DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 26;
THENCE SOUTH 88°33'35" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 26, FOR A DISTANCE OF 153.87 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, SOUTH 88°33'35" EAST, FOR A DISTANCE OF 837.39 FEET TO A POINT ON THE CENTERLINE OF UNITED STATES FOREST SERVICE ROAD 90;
THENCE ALONG SAID CENTERLINE OF USFS ROAD 90, ALONG THE ARC OF A 358.10 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 12.33 FEET, THROUGH A CENTRAL ANGLE OF 01°56'22". THE RADIUS OF WHICH BEARS SOUTH 201°17'31" WEST FOR A CHORD DISTANCE OF 12.33 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 19°18'20" WEST, FOR A DISTANCE OF 335.12 FEET;
THENCE LEAVING SAID CENTERLINE, SOUTH 88°33'35" EAST FOR A DISTANCE OF 398.36 FEET;
THENCE NORTH 80°12'19" EAST, FOR A DISTANCE OF 232.96 FEET;
THENCE NORTH 83°19'21" EAST, FOR A DISTANCE OF 117 FEET, TO A POINT ON THE MEANDER LINE OF SAID MEANDER LINE;
THENCE ALONG SAID MEANDER LINE, SOUTH 22°10'38" EAST, FOR A DISTANCE OF 294.61 FEET;
THENCE CONTINUING ALONG SAID MEANDER LINE, SOUTH 29°37'38" EAST, FOR A DISTANCE OF 122.07 FEET;
THENCE LEAVING SAID MEANDER LINE, SOUTH 67°49'22" WEST, FOR A DISTANCE OF 580.80 FEET;
THENCE NORTH 28°37'38" WEST, FOR A DISTANCE OF 146.29 FEET;
THENCE NORTH 83°34'08" WEST, FOR A DISTANCE OF 922.65 FEET;
THENCE NORTH 00°21'04" EAST, FOR A DISTANCE OF 679.63 FEET TO THE TRUE POINT OF BEGINNING.

SURVEY REFERENCES:

- 1) DIAMOND CREEK COVE SHORT PLAT, BOOK 3, PAGE 432
- 2) HAMSTUR SURVEY BOOK 2, PAGE 224
- 3) MARBLE CREEK SHORT PLAT, AUDITOR'S FILE NUMBER 2004152964

DEED REFERENCE:

PARCEL NO. 070506000501000
AF NO. 2008170336
20.00 ACRES

OWNER INFORMATION

BRADLEY S. THOMAS
11100 NE HWY 99
VANCOUVER, WA 98686
360-518-1287

NARRATIVE:

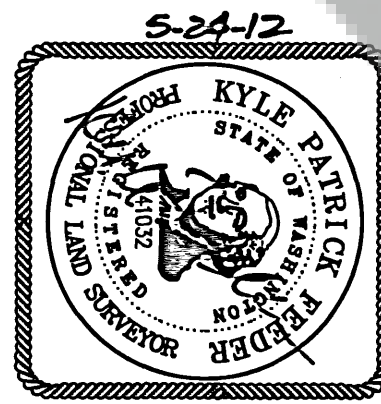
THE PURPOSE OF THIS SURVEY WAS TO LOCATE, MONUMENT AND DIVIDE THOSE CERTAIN TRACTS OF LAND CONVEYED TO BRADLEY S. THOMAS BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2008170336, RECORDS OF SKAMANIA COUNTY, WASHINGTON.
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE TIED IN MAY 2006. USFS ROAD 90 RIGHT-OF-WAY INFORMATION SHOWN WAS COMPILED FROM DIAMOND CREEK COVE SHORT PLAT (BOOK 3, PAGE 433), MARBLE CREEK SHORT PLAT (AF NO. 2004152964), AND STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES CERTIFICATE OF RIGHT-OF-WAY RECORDED UNDER BOOK 47, PAGE 406, AND BOOK 51, PAGE 476.

MATTERS OF RECORD:

- A. EASEMENT RECORDED IN BOOK 34, PAGE 165.
 - EASEMENT FOR TELEPHONE LINE OVER U.S.F.S. ROAD 90 R/W
- B. EASEMENT RECORDED IN AUDITOR FILE NUMBER 71866.
 - VAGUE DESCRIPTION, UNABLE TO GRAPHICALLY LOCATE
- C. EASEMENT RECORDED IN BOOK 47, PAGE 406.
 - EASEMENT FOR R/W OVER U.S.F.S. ROAD 90
- D. EASEMENT RECORDED IN BOOK 46, PAGE 477.
 - EASEMENT FOR R/W OVER U.S.F.S. ROAD 90
- E. ORDER TO OVERFLOW LAND, RECORDED IN BOOK 43, PAGE 130.
 - EASEMENT RECORDED ON SEPTEMBER 5, 1969 IN BOOK 61, PAGE 155
- F. EASEMENT RECORDED IN BOOK 47, PAGE 406.
 - EASEMENT OVER WATTS WAY AS SHOWN HEREON FOR FORMER PROPERTY OWNERS AND THEIR SUCCESSORS AND ASSIGNS
- G. EASEMENT RECORDED IN BOOK 61, PAGE 593.
 - EASEMENT FOR R/W OVER U.S.F.S. ROAD 90
- H. ASSIGNMENT OF EASEMENTS RECORDED NOVEMBER 9, 1988, IN BOOK 111, PAGE 822.
 - ASSIGNMENT OF EASEMENTS RECORDED NOVEMBER 9, 1988, IN BOOK 111, PAGE 822
- I. ORDER RECORDED IN BOOK 47, PAGE 239.
 - EASEMENT FOR LOGGING ROAD NOT IN THIS PLAT
- J. EASEMENT RECORDED OCTOBER 16, 2003 IN BOOK 252, PAGE 486.
 - ACCESS AND UTILITY EASEMENT FOR LOT 1 MARBLE CREEK SHORT PLAT
- K. RESERVATIONS RECORDED JULY 14, 2006 IN AUDITOR FILE NO. 2006162304.
 - PREVIOUSLY COVERED IN MATTERS OF RECORD "A" THRU "K"
- L. CONDITIONS, RESTRICTIONS, AND EASEMENTS, RECORDED IN BOOK 82, PAGE 630.
 - STATUTORY MINERAL RESERVATION IN FAVOR OF STATE OF WASHINGTON, EASEMENT FOR R/W OVER U.S.F.S. ROAD 90
- M. EASEMENT RECORDED IN AUDITOR FILE NO. 2006164331.
 - EASEMENT COVERED IN MATTERS OF RECORD J.
- N. EASEMENT RECORDED MAY 23, 2007 IN AUDITOR FILE NO. 2007166227.
 - EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER WATTS WAY
- O. EASEMENT RECORDED MAY 23, 2007 IN AUDITOR FILE NO. 2007166228.
 - EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER WATTS WAY
- P. EASEMENT RECORDED MAY 23, 2007 IN AUDITOR FILE NO. 2007166229.
 - EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER WATTS WAY
- Q. EASEMENT RECORDED MAY 23, 2007 IN AUDITOR FILE NO. 2007166230.
 - EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER WATTS WAY
- R. EASEMENT RECORDED MAY 23, 2007 IN AUDITOR FILE NO. 2007166231.
 - EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER WATTS WAY
- S. EASEMENT RECORDED NOVEMBER 16, 2010 IN AUDITOR FILE NO. 2010176923.
 - WATER LINE AND WELLHEAD EASEMENT FROM EXISTING WELL TO AND ALONG WATTS WAY
- T. EASEMENT RECORDED JANUARY 31, 2011 IN AUDITOR FILE NO. 2011177615.
 - CONSENT TO EASEMENT COVERED IN MATTER OF RECORD "U"
- U. EASEMENT AGREEMENT RECORDED SEPTEMBER 23, 2009 IN AUDITOR FILE NO. 2009173993.
 - EASEMENT TO POPE RESOURCES FOR INGRESS, EGRESS AND UTILITIES OVER ALL ROADS DEPICTED IN:
 - D.A.G. SHORT PLAT, AUDITOR'S FILE NUMBER 2007167889
 - B.S.T. SHORT PLAT, AUDITOR'S FILE NUMBER 2007167890
 - G.T.S. SHORT PLAT, AUDITOR'S FILE NUMBER 2007167891
- V. EASEMENT, BOOK 48, PAGE 95.
 - EASEMENT FOR R/W OVER U.S.F.S. ROAD 90
- W. EASEMENT, BOOK 51, PAGE 476.
 - EASEMENT FOR R/W OVER U.S.F.S. ROAD 90
- X. 23 EASEMENTS LISTED IN AUDITOR'S FILE NUMBER 2008164332.
 - EASEMENTS 2006160121 AND 2006160122 HAVE BEEN VACATED PER AUDITOR'S FILE NUMBER 2012180716.

NOTES:

- 1. LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO THE CONDITIONS OF AN APPROVED GEOLOGICAL ASSESSMENT REPORT. FOR MORE INFORMATION CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- 2. LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO THE CONDITIONS OF AN APPROVED STORM WATER MANAGEMENT PLAN. FOR MORE INFORMATION CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- 3. 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, ROCK SOIL, OR DEBRIS OF ANY KIND.
- 4. LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO THE CONDITIONS OF AN APPROVED BUILDABLE AREAS ANALYSIS. FOR MORE INFORMATION CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- 5. DEVELOPMENT WITHIN THIS SHORT PLAT IS SUBJECT TO THE CONDITIONS OF AN APPROVED CLEAR AND GRADE PERMIT FOR MORE INFORMATION CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- 6. THIS LAND DIVISION WAS DEVELOPED UTILIZING THE COUNTY'S CLUSTER DEVELOPMENT STANDARDS AND AS SUCH NO ZONING DESIGNATION OR COMPREHENSIVE PLAN CHANGE IS PERMITTED WITHIN 10 YEARS OF THE RECORDING DATE OF THIS FINAL SUBDIVISION PLAT.
- 7. A GROUND WATER STUDY COMPILED BY A HYDROLOGIST LICENSED IN THE STATE OF WASHINGTON CONCLUDED THAT BASED ON ANALYTICAL RESULTS THERE IS SUFFICIENT QUANTITY AND QUALITY OF WATER AVAILABLE TO SERVE THE LOTS IN MCLELLAND OVERLOOK SHORT PLAT/SUBDIVISION. HOWEVER NO WELLS OR OTHER WATER SOURCES HAVE BEEN CONSTRUCTED OR APPROVED WITHIN THIS SHORT PLAT OTHER THAN THE EXISTING WELL SERVING LOTS 1, 2, AND 3 OF G. T.S. SHORT PLAT.
- 8. 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 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- 9. NOTICE: 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.
- 10. LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.
- 11. WARNING: PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED THAT THE LOT, OR LOTS, IN THIS PLAT ARE SERVED 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 CONDITIONS OF THIS PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS.
- 12. ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE SETBACKS. FUTURE DEVELOPMENT MAY BE IMPACTED BY CHANGES TO REGULATION 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.
- 13. SWIFT RESERVOIR IS A SHORELINE OF STATEWIDE 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.
- 14. 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.
- 15. EACH OF THE LOTS WITHIN THE MCLELLAND OVERLOOK SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ON-SITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED TEST PIT LOCATIONS. ANY CHANGES TO THE SITE AND/OR CONDITIONS OF APPROVAL MAY VOID THIS EVALUATION AND APPROVAL. A SANITARY SITE EVALUATION DOES NOT CONSTITUTE AN INDEFINITE APPROVAL FOR A SEWAGE DISPOSAL SYSTEM.
- 16. ALL OF THE OPEN SPACE SHALL BE OWNED IN COMMON BY ALL LAND OWNERS WITHIN THIS SHORT PLAT. ALL DEEDS TRANSFERRING OWNERSHIP IN ANY OF THE LOTS WITHIN THIS SHORT PLAT SHALL INCLUDE A STATEMENT GENERALLY READING AS FOLLOWS: "THIS DEED/SALE ALSO INCLUDES AN UNDIVIDED OWNERSHIP INTEREST IN THE OPEN SPACE AS DESCRIBED HEREIN, WHICH SHALL BE OWNED IN COMMON BY ALL LANDOWNERS WITHIN THIS SHORT PLAT."
- 17. LOT 4 OF THIS SHORT PLAT HAS USED ITS DENSITY UNDER THE CLUSTER DEVELOPMENT STANDARDS TO CREATE LOTS 1, 2 AND 3 AT SMALLER THAN MINIMUM LOT SIZES AND THEREFORE CANNOT BE FURTHER DIVIDED UNDER THE MRS ZONING DESIGNATION.
- 18. VARIANCES TO MINIMUM LOT WIDTH WERE GRANTED AS PART OF THE CLUSTER DEVELOPMENT APPROVAL.



McCLELLAND OVERLOOK
SHORT PLAT

LOCATED IN A PORTION OF
THE SE 1/4 OF THE SW 1/4
SECTION 23, T. 7 N., R. 5 E., W.M.,
SKAMANIA COUNTY, WASHINGTON
SHEET 2 OF 4

OPEN SPACE EASEMENT DESCRIPTION:

AN EASEMENT FOR OPEN SPACE DEDICATED TO ALL OWNERS OF PROPOSED "McCLELLAND OVERLOOK SHORT PLAT" OVER, UNDER AND ACROSS ALL THAT PORTION OF LOTS 1, 2, 3 AND 4 OF SAID "McCLELLAND OVERLOOK SHORT PLAT", LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 7 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(OPEN SPACE AREA A)

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26;
THENCE SOUTH 88°53'35" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 153.87 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°53'35" EAST, ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, FOR A DISTANCE OF 774.01 FEET TO A POINT ON THE NORTHERLY LINE OF UNITED STATES FOREST SERVICE 90 ROAD;
THENCE SOUTH 19°18'20" WEST, ALONG SAID NORTHERLY LINE OF UNITED STATES FOREST SERVICE 90 ROAD, FOR A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY LINE OF "WAPITI WAY",
THENCE ALONG SAID NORTHERLY LINE OF "WAPITI WAY", NORTH 70°41'40" WEST FOR A DISTANCE OF 0.94 FEET;
THENCE SOUTH 61°16'06" WEST FOR A DISTANCE OF 802.14 FEET;
THENCE ALONG THE ARC OF A 467.00 FOOT RADIUS, TANGENT CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 53.55 FEET, THROUGH A CENTRAL ANGLE OF 112°8'40", THE RADIUS OF WHICH BEARS NORTH 28°39'54" WEST, THE LONG CHORD OF WHICH BEARS SOUTH 67°04'26" WEST FOR A CHORD DISTANCE OF 83.40 FEET;
THENCE SOUTH 72°48'46" WEST FOR A DISTANCE OF 100.76 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";
THENCE NORTH 00°21'04" EAST FOR A DISTANCE OF 559.01 FEET TO THE TRUE POINT OF BEGINNING.

(OPEN SPACE AREA B)

ALSO BEGINNING AT THE AFORESAID POINT "A";
THENCE SOUTH 00°21'04" WEST FOR A DISTANCE OF 69.22 FEET TO A POINT IN THE SOUTHERLY LINE OF "WAPITI WAY", SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHERLY LINE OF "WAPITI WAY", NORTH 72°48'46" EAST FOR A DISTANCE OF 121.62 FEET;
THENCE ALONG THE ARC OF A 533.00 FOOT RADIUS, TANGENT CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 106.77 FEET, THROUGH A CENTRAL ANGLE OF 112°8'40", THE RADIUS OF WHICH BEARS NORTH 17°11'14" WEST, THE LONG CHORD OF WHICH BEARS NORTH 67°04'26" EAST FOR A CHORD DISTANCE OF 106.59 FEET;
THENCE NORTH 61°16'06" EAST FOR A DISTANCE OF 218.27 FEET;
THENCE LEAVING SAID SOUTHERLY LINE OF "WAPITI WAY", THENCE SOUTH 27°38'50" EAST FOR A DISTANCE OF 133.18 FEET TO A POINT ON THE NORTHERLY LINE OF UNITED STATES FOREST SERVICE 90 ROAD;
THENCE ALONG THE ARC OF A 417.46 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 68.32 FEET, THROUGH A CENTRAL ANGLE OF 09°06'08", THE RADIUS OF WHICH BEARS NORTH 27°58'50" WEST, THE LONG CHORD OF WHICH BEARS SOUTH 66°34'15" WEST FOR A CHORD DISTANCE OF 66.25 FEET;
THENCE SOUTH 71°07'20" WEST FOR A DISTANCE OF 316.64 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B";
THENCE LEAVING SAID NORTHERLY LINE OF UNITED STATES FOREST SERVICE 90 ROAD, NORTH 83°34'08" WEST FOR A DISTANCE OF 58.55 FEET TO A POINT ON THE NORTHERLY LINE OF UNITED STATES FOREST SERVICE 90 ROAD;
THENCE NORTH 18°55'06" WEST FOR A DISTANCE OF 35.97 FEET;
THENCE SOUTH 71°04'54" WEST FOR A DISTANCE OF 41.41 FEET;
THENCE LEAVING SAID NORTHERLY LINE OF UNITED STATES FOREST SERVICE 90 ROAD, NORTH 00°21'04" EAST FOR A DISTANCE OF 36.54 FEET TO THE TRUE POINT OF BEGINNING.

OPEN SPACE EASEMENT DESCRIPTION (CONTINUED)

(OPEN SPACE AREA C)

ALSO BEGINNING AT THE AFORESAID POINT "B";
THENCE SOUTH 83°34'08" EAST FOR A DISTANCE OF 233.92 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID UNITED STATES FOREST SERVICE 90 ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHERLY LINE OF UNITED STATES FOREST SERVICE 90 ROAD, NORTH 71°07'20" EAST FOR A DISTANCE OF 104.17 FEET;
THENCE ALONG THE ARC OF A 517.46 FOOT RADIUS, TANGENT CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 201.76 FEET, THROUGH A CENTRAL ANGLE OF 22°20'20", THE RADIUS OF WHICH BEARS NORTH 18°52'40" WEST, THE LONG CHORD OF WHICH BEARS NORTH 59°57'10" EAST FOR A CHORD DISTANCE OF 200.48 FEET;
THENCE LEAVING SAID SOUTHERLY LINE OF UNITED STATES FOREST SERVICE 90 ROAD, ALONG THE ARC OF A 130.00 FOOT RADIUS, COMPOUND CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 43.36 FEET, THROUGH A CENTRAL ANGLE OF 19°06'38", THE RADIUS OF WHICH BEARS SOUTH 39°13'41" WEST FOR A CHORD DISTANCE OF 43.16 FEET;
THENCE SOUTH 29°40'22" WEST FOR A DISTANCE OF 138.70 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C";
THENCE NORTH 83°34'08" WEST FOR A DISTANCE OF 177.26 FEET TO THE TRUE POINT OF BEGINNING.

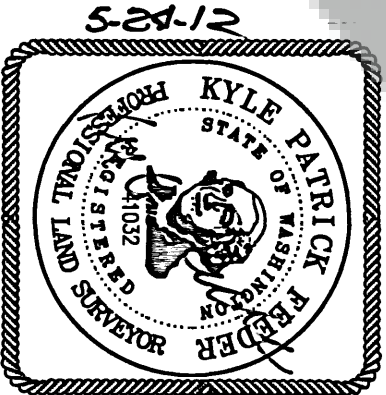
(OPEN SPACE AREA D)

ALSO BEGINNING AT THE AFORESAID POINT "C";
THENCE SOUTH 83°34'08" EAST FOR A DISTANCE OF 65.30 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 29°40'22" EAST FOR A DISTANCE OF 21.77 FEET;
THENCE SOUTH 83°34'08" EAST FOR A DISTANCE OF 287.06 FEET;
THENCE NORTH 17°44'48" EAST FOR A DISTANCE OF 41.75 FEET;
THENCE SOUTH 88°53'35" EAST FOR A DISTANCE OF 41.75 FEET;
THENCE SOUTH 17°44'48" WEST FOR A DISTANCE OF 293.91 FEET;
THENCE NORTH 67°49'22" EAST FOR A DISTANCE OF 196.67 FEET;
THENCE SOUTH 22°10'38" EAST FOR A DISTANCE OF 20.00 FEET;
THENCE SOUTH 32°31'08" EAST FOR A DISTANCE OF 0.25 FEET;
THENCE ALONG THE ARC OF A 40.00 FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 68.87 FEET, THROUGH A CENTRAL ANGLE OF 98°39'16", THE RADIUS OF WHICH BEARS SOUTH 57°28'52" WEST, THE LONG CHORD OF WHICH BEARS SOUTH 16°48'31" WEST FOR A CHORD DISTANCE OF 60.68 FEET;
THENCE SOUTH 66°08'10" WEST FOR A DISTANCE OF 74.08 FEET;
THENCE ALONG THE ARC OF A 130.00 FOOT RADIUS, TANGENT CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 46.63 FEET, THROUGH A CENTRAL ANGLE OF 20°33'00", THE RADIUS OF WHICH BEARS SOUTH 23°51'50" EAST, THE LONG CHORD OF WHICH BEARS SOUTH 55°51'41" WEST FOR A CHORD DISTANCE OF 46.38 FEET;
THENCE SOUTH 45°35'11" WEST FOR A DISTANCE OF 49.24 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D";
THENCE NORTH 29°37'38" WEST FOR A DISTANCE OF 73.51 FEET;
THENCE NORTH 83°34'08" WEST FOR A DISTANCE OF 336.27 FEET TO THE TRUE POINT OF BEGINNING.

OPEN SPACE EASEMENT DESCRIPTION (CONTINUED)

(OPEN SPACE AREA E)

ALSO BEGINNING AT THE AFORESAID POINT "D";
THENCE SOUTH 29°37'38" EAST FOR A DISTANCE OF 72.78 FEET;
THENCE NORTH 67°49'22" EAST FOR A DISTANCE OF 468.70 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 40°00'00" WEST FOR A DISTANCE OF 136.71 FEET;
THENCE SOUTH 67°45'53" WEST FOR A DISTANCE OF 148.21 FEET;
THENCE NORTH 32°31'08" WEST FOR A DISTANCE OF 40.66 FEET;
THENCE NORTH 67°49'22" EAST FOR A DISTANCE OF 154.94 FEET;
THENCE NORTH 08°30'00" WEST FOR A DISTANCE OF 41.00 FEET;
THENCE NORTH 22°00'00" WEST FOR A DISTANCE OF 141.00 FEET;
THENCE NORTH 56°00'00" WEST FOR A DISTANCE OF 59.00 FEET;
THENCE NORTH 53°00'00" WEST FOR A DISTANCE OF 54.00 FEET;
THENCE NORTH 19°12'06" WEST FOR A DISTANCE OF 10.99 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 OF "MARBLE CREEK SHORT PLAT", ACCORDING TO THE PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2004152964, RECORDS OF SKAMANIA COUNTY, WASHINGTON;
THENCE ALONG SAID SOUTH LINE OF "MARBLE CREEK SHORT PLAT", NORTH 80°21'15" EAST FOR A DISTANCE OF 191.83 FEET;
THENCE SOUTH 83°38'21" EAST FOR A DISTANCE OF 1.17 FEET TO A POINT ON THE MEANDER LINE OF SWIFT RESERVOIR;
THENCE ALONG SAID MEANDER LINE, SOUTH 22°10'38" EAST FOR A DISTANCE OF 294.61 FEET;
THENCE SOUTH 29°37'38" EAST FOR A DISTANCE OF 122.07 FEET;
THENCE LEAVING SAID MEANDER LINE, SOUTH 67°49'22" WEST FOR A DISTANCE OF 112.10 FEET TO THE TRUE POINT OF BEGINNING.

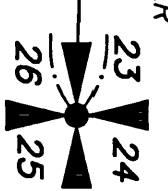


DATE:	5-24-12
SCALE:	N/A
JOB NO.:	11-005
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	2 OF 4

KPPE

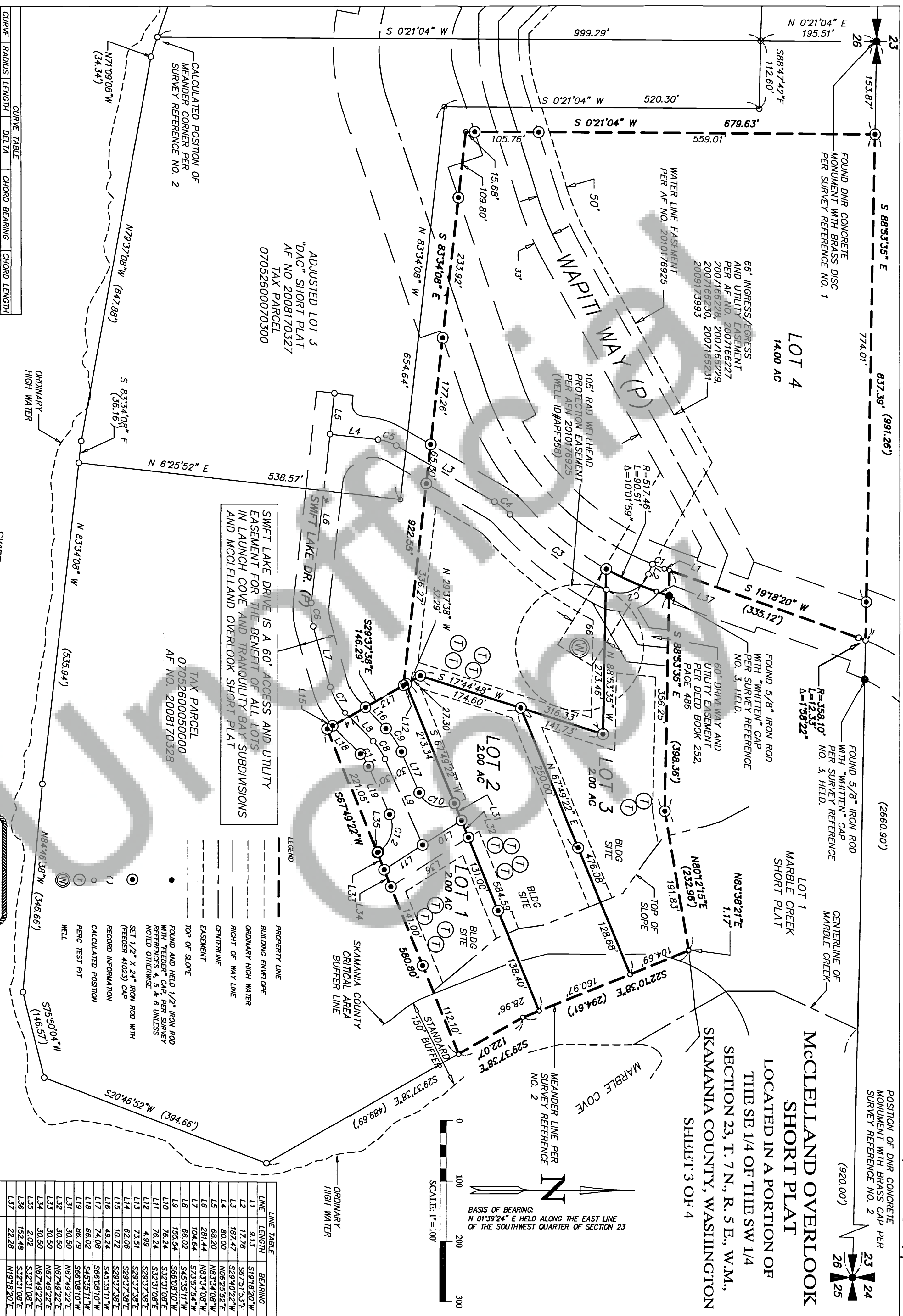
SURVEYING, INC.
1514 N.E. 26TH AVE. CAMAS, WA 98607
360-834-0174 fax: 360-838-0155

POSITION OF DNR CONCRETE MONUMENT WITH BRASS CAP PER SURVEY REFERENCE NO. 2



MCCELLELAND OVERLOOK SHORT PLAT

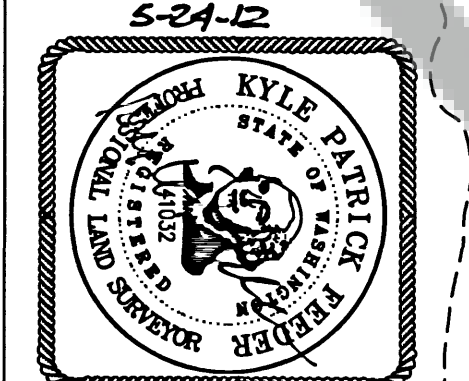
LOCATED IN A PORTION OF THE SE 1/4 OF THE SW 1/4 SECTION 23, T. 7 N., R. 5 E., W.M., SKAMANIA COUNTY, WASHINGTON
SHEET 3 OF 4



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	477.46	20.87	2.3015°
C2	50.00	83.30	95.2717°
C3	947.46	202.50	2171.36°
C4	100.00	33.35	19.0636°
C5	80.00	32.45	23.431°
C6	100.00	39.21	22.2758°
C7	100.00	49.53	28.2243°
C8	100.00	35.87	20.3300°
C9	130.00	46.63	20.3300°
C10	40.00	68.87	98.3918°
C11	70.00	25.11	20.3300°
C12	50.00	70.99	81.2042°

SEE SURVEY REFERENCES 4, 5 & 6 FOR SURVEY DATA FOR "D.A.C.", "G.T.S." AND "B.S.T." SHORT PLATS, USFS 90 ROAD AND WAPITI WAY.

BUILDING ENVELOPE AREAS:
LOT 1 - 17,290 SF.
LOT 2 - 46,740 SF.
LOT 3 - 36,600 SF.
LOT 4 - 59,180 SF.

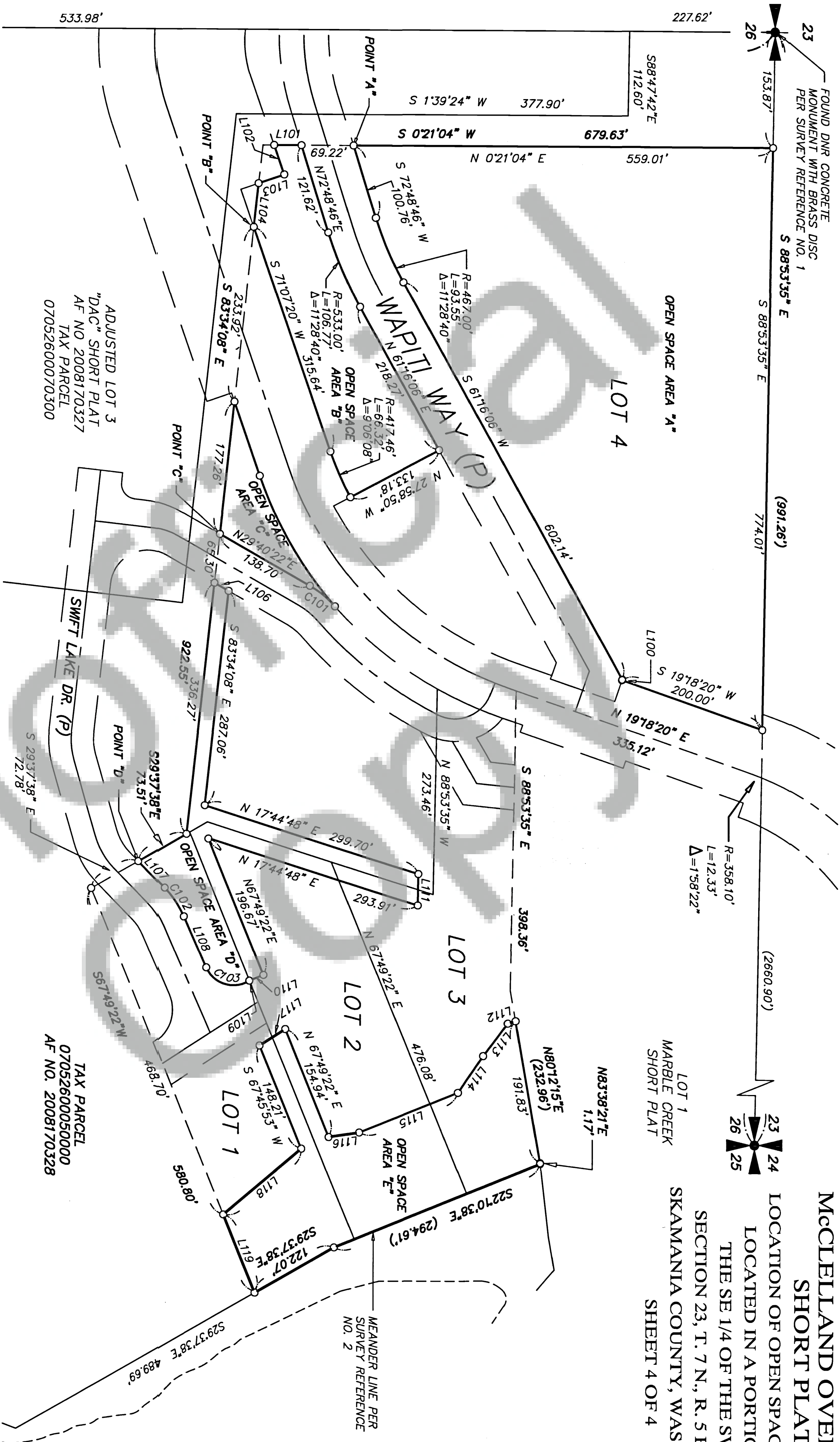


DATE:	5-24-12
SCALE:	1"=100'
JOB NO.:	11-005
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	3 OF 4

KPPE
SURVEYING, INC.
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McCLELLAND OVERLOOK
SHORT PLAT

LOCATION OF OPEN SPACE AREAS
LOCATED IN A PORTION OF
THE SE 1/4 OF THE SW 1/4
SECTION 23, T. 7 N., R. 5 E., W.M.,
SKAMANIA COUNTY, WASHINGTON
SHEET 4 OF 4



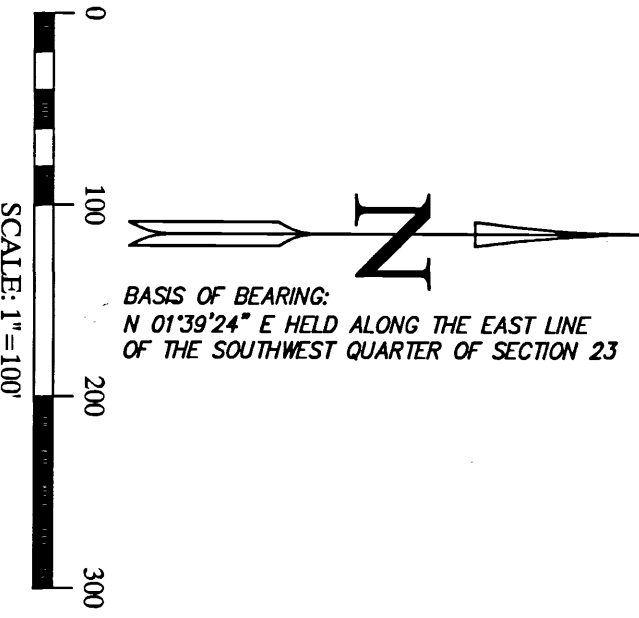
OPEN SPACE EASEMENT AREAS:
OPEN SPACE AREA "A" - 6.45 ACRES
OPEN SPACE AREA "B" - 1.05 ACRES
OPEN SPACE AREA "C" - 0.24 ACRES
OPEN SPACE AREA "D" - 0.78 ACRES
OPEN SPACE AREA "E" - 1.48 ACRES
TOTAL
10.00 ACRES

LINE TABLE		
LINE	LENGTH	BEARING
L100	0.94	N70°41'40"W
L101	36.54	N00°21'04"E
L102	41.41	S71°04'54"W
L103	35.97	N18°55'06"W
L104	58.55	N83°34'08"W
L105	104.17	N71°07'20"E
L106	21.77	N29°40'22"E
L107	49.24	S45°35'11"W
L108	74.08	S66°08'10"W
L109	0.25	S32°31'08"E
L110	20.00	S22°10'38"E
L111	41.75	S88°53'35"E
L112	10.89	N19°12'06"W
L113	54.00	N53°00'00"W
L114	59.00	N56°00'00"W
L115	141.00	N22°00'00"W
L116	41.00	N08°30'00"W
L117	40.66	N32°31'08"W
L118	136.71	N40°00'00"W
L119	112.10	S67°49'22"W

CURVE TABLE		
CURVE	RADIUS	LENGTH
C100	517.46	201.76
C101	130.00	43.36
C102	130.00	46.63
C103	40.00	68.87

CHORD BEARING		
C100	517.46	201.76
C101	130.00	43.36
C102	130.00	46.63
C103	40.00	68.87

CHORD LENGTH		
C100	517.46	201.76
C101	130.00	43.36
C102	130.00	46.63
C103	40.00	68.87



DATE: 5-24-12
SCALE: 1"=100'
JOB NO.: 11-005
CALC BY: KPF
DRAWN BY: GLF
CHECKED BY: KPF
SHEET 4 OF 4

KP&F
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