





STONE LAND SHORT PLAT

LOCATED IN THE

NW 1/4 SECTION 34 T. 2N., R. 5E., W.M.  
SKAMANIA COUNTY, STATE OF WASHINGTON  
TAX PARCEL NO. 02-05-34-2-0-0400-00

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT TAX PARCEL 0205342004000 ALSO BEING DESCRIBED IN BOOK 113, PAGE 9-10, INTO FOUR LOTS AS SHOWN ON THIS SHORT PLAT.  
THE BASIS OF BEARING FOR THIS SHORT PLAT IS A SURVEY PERFORMED BY HAGEDORN INC. RECORDED IN BOOK 3 OF SURVEYS PAGE 231-232  
ALL MONUMENTS WERE FOUND AND HELD PER SAID PLAT.

NOTE 1

THE LOCATION OF CATMAR PARK LANE A PRIVATE ACCESS EASEMENT AND THE PROPERTIES NORTH AND SOUTH OF CATMAR PARK LANE ARE DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE NORTH 00°40'49" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, .....  
THIS SURVEY FOUND THAT THERE HAS BEEN TWO POSITIONS HELD FOR THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34. A SURVEY BY LAWSON SURVEYING FILED IN BOOK 3, PAGE 66 DISCOVERED TWO CORNERS FOR SAID POSITION. THIS SURVEY LOCATED THE BRASS CAPS ESTABLISH BY LAWSON AND COMPUTED THE OTHER CORNER POSITION.  
IT WAS DISCOVERED THAT THE PROPERTIES LYING NORTH AND SOUTH OF CATMAR PARK LANE DID NOT USE THE TRUE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND INSTEAD USED A DIFFERENT POSITION AS SHOWN ON THE LAWSON SURVEY. THIS SURVEY COMPUTED CATMAR PARK LANE FROM THE COMPUTED POSITION OF SAID SOUTHWEST CORNER AS SHOWN.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
	22.66 ACRES	
LOT 1		4.22 ACRES
LOT 2		4.76 ACRES
LOT 3		7.55 ACRES
LOT 4		6.13 ACRES

LINE TABLE

LINE	BEARING	LENGTH
L1	N43°22'51"E	180.6
L2	N12°10'39"E	59.69
L3	N14°33'37"W	31.34
L4	N03°07'51"W	36.16
L5	N29°31'55"W	47.15
L6	N16°46'19"W	43.53
L7	N03°15'39"E	21.72
L8	N48°11'41"W	19.81
L9	N00°50'31"E	30.00
L10	S03°53'23"E	61.04
L11	S08°19'15"E	64.14
L12	S07°54'59"W	75.86
L13	S27°38'15"W	55.67
L14	S27°36'45"W	36.46
L15	N00°50'31"E	30.00
L16	S17°33'19"W	11.56
L17	S26°00'41"E	50.31

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD DISTANCE
C1	194.49	573.00	192°56'52"	N 21°21'06" W	193.56
C2	169.35	503.00	191°17'26"	N 21°25'49" W	168.55
C3	14.68	503.00	01°40'24"	N 12°37'19" W	14.68
C4	134.66	503.00	17°37'02"	N 22°16'02" W	134.05
C5	295.97	249.10	68°03'50"	N 02°57'23" E	278.82
C6	210.30	284.10	42°24'44"	N 09°52'11" W	205.53
C7	107.16	284.10	21°36'45"	N 20°16'10" W	106.53
C8	103.13	284.10	20°47'59"	N 00°56'12" E	102.57
C9	360.81	286.90	72°03'21"	N 24°24'00" E	337.50
C10	38.69	231.90	18°56'36"	N 27°03'57" E	76.32
C11	57.12	873.60	03°44'46"	S 75°08'45" E	57.12
C12	261.36	818.60	18°17'35"	S 74°14'34" E	260.25
C13	294.63	716.30	23°34'00"	S 76°52'50" E	292.55
C14	103.06	818.60	07°12'48"	S 79°46'57" E	102.99
C15	75.28	75.00	57°30'35"	S 08°41'07" E	72.16

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

OWNER

STONE LAND AND TIMBER LLC,  
39120 SE HUDSON RD  
SANDY, OR 97055

REFERENCED DOCUMENTS

CLARK COUNTY TITLE COMPANY FILE NO. 00137004  
DATED JANUARY 3, 2012  
AND UPDATED APRIL 4, 2013

EXISTING EASEMENTS:

RESERVATION IN BOOK 63, PAGE 809 TO USE THE 60' STRIP OF LAND SAID STRIP IS ASSUMED TO BE CATMAR PARK LANE AS SHOWN ON THIS PLAT.  
EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION AFN. 29326 EASEMENT IS VAGUE AND NOT SHOWN ON THIS PLAT.  
EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION BOOK 61, PAGE 957 (EASEMENT IS 5 FEET WIDE LYING NORTH OF THE WASHOUGAL RIVER ROAD INCLUDING OVERHEAD LINES). EASEMENT IS NOT PLOTTED ON THIS PLAT.  
EASEMENT FOR WATER PIPELINE BOOK 63, PAGE 811 (EASEMENT IS FOR A PIPE LINE IN THE PRESENT LOCATION) EASEMENT IS NOT PLOTTED ON THIS PLAT.  
EASEMENT FOR ROADWAY BOOK 74, PAGE 427. SAID ROAD IS ASSUMED TO BE CATMAR PARK LANE AS SHOWN ON THIS PLAT.  
EASEMENT WATER LINE AND MAINTENANCE BOOK 121, PAGE 345 (EASEMENT IS FOR A WATER PIPELINE IN ITS PRESENT LOCATION) EASEMENT IS NOT PLOTTED ON THIS PLAT.  
EASEMENT FOR INGRESS, EGRESS AND UTILITIES AFN. 2010177118 EASEMENT IS PLOTTED ON THE PLAT.

NEW EASEMENT:

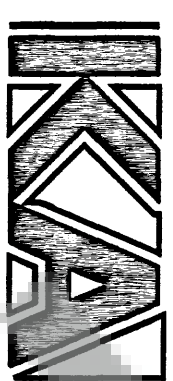
THIS PLAT GRANTS A 60.00 FOOT WIDE INGRESS, EGRESS ACCESS AND UTILITY EASEMENT ON AND ACROSS LOTS 1 AND 3 IS HEREBY GRANTED FOR THE ALL LOTS WITHIN THIS PLAT.  
THIS PLAT GRANTS A 30.00 FOOT WIDE INGRESS, EGRESS ACCESS AND UTILITY EASEMENT ON AND ACROSS LOTS 1 AND 3 IS HEREBY GRANTED FOR THE USE AND BENEFIT OF LOT 2 OF THIS PLAT.  
THIS PLAT GRANTS A 30.00 FOOT WIDE INGRESS, EGRESS ACCESS AND UTILITY EASEMENT ON AND ACROSS LOTS 3 AND 5 IS HEREBY GRANTED FOR THE USE AND BENEFIT OF LOT 4 OF THIS PLAT.

REFERENCED SURVEYS

- R1 = HAGEDORN, INC. SURVEY BOOK 3 OF SURVEYS PAGE 231
- R2 = HAGEDORN, INC. SURVEY AFN. 2008170153
- R3 = HAGEDORN, INC. SURVEY BOOK 3 OF SHORT PLATS PAGE 415
- R4 = HAGEDORN, INC. SURVEY BOOK 3 OF SHORT PLATS PAGE 288
- R5 = LAWSON SURVEYING, BOOK 3, PAGE 166
- SKAMANIA COUNTY C.R.P. 69-10

SKAMANIA COUNTY NOTES:

- A. EACH OF THE LOTS WITHIN THE STONE LAND SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ON-SITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED PLAT LOCATIONS. ANY CHANGES TO THE SITE AND/OR CONDITIONS OF APPROVAL MAY VOID THE EVALUATION AND APPROVAL. A SATISFACTORY SITE EVALUATION APPROVAL DOES NOT CONSTITUTE AN INDEFINITE APPROVAL FOR A SEWAGE SYSTEM.
- B. LOTS 1 AND 2 ARE SERVED BY A TWO-CONNECTION WELL WITH ELIMINATION FROM STATE RULE (WELL #BBB 902).
- C. LOTS 3 AND 4 ARE SERVED BY A TWO-CONNECTION WELL WITH ELIMINATION FROM STATE RULE (WELL #BBB 901).
- D. A RESTRICTIVE COVENANT IS RECORDED UNDER AUDITORS FILE #2013000679 WELL #BBB 901.
- E. A RESTRICTIVE COVENANT IS RECORDED UNDER AUDITORS FILE #2013000678 WELL #BBB 902.
- F. A NOTICE TO TITLE REGARDING POTABLE WATER IS RECORDED UNDER AUDITORS FILE #2013000677 FOR WELL ID #BBB 901 AND AUDITORS FILE #2013000676 FOR WELL ID #BBB 902.
- G. LOTS 1-4 REQUIRE AN ALTERNATIVE ON-SITE SEPTIC SYSTEM UNLESS A LICENSED ON-SITE SEPTIC SYSTEM DESIGNER CAN SHOW A CONFORMING GRADUITY SYSTEM BASED ON SITE CONDITIONS AND PROPOSED VERTICAL SEPARATION.
- H. THESE LOTS LIE WITHIN A CLASS II LANDSLIDE HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- I. ALL DEVELOPMENT WITHIN THIS SHORT PLAT SHALL MEET THE REQUIREMENTS OF THE APPROVED GEOLOGICAL ASSESSMENT REPORT. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR DEVELOPMENT REGULATIONS UNDER THE APPROVED GEOLOGICAL ASSESSMENT REPORT.
- J. ALL DEVELOPMENT WITHIN THIS SHORT PLAT SHALL MEET THE REQUIREMENTS OF THE APPROVED STORM WATER MANAGEMENT PLAN. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR DEVELOPMENT REGULATIONS UNDER THE APPROVED STORM WATER MANAGEMENT PLAN.
- K. 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 FORM OF ANY STRUCTURE, INCLUDING DORIES, OVERHANGS, DECKS AND PORCHES, OR ANY DISTURBANCE, INCLUDING MOWING, GRADING OR CLEANING SHALL BE ALLOWED WITHIN THE STREAM/CREEK OR ITS BUTTER. CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUTTER WATERS.
- L. PURCHASES OF A LOT OR LOTS IN THIS SHORT PLAT AREA ADVISED THAT PRIVATE ROADS SERVICE THE LOT OWNERS WITHIN THIS SHORT PLAT AND ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS SHORT PLAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS SHORT PLAT INCLUDING GRADING, DEPAVED SNOW REMOVAL, ETC. THE CONDITION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DUPLICATE YOUR LOT OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS.
- M. THIS SHORT PLAT IS LOCATED IN AN AREA MAINTAINED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THESE 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, SUSH BURNING, HEAVY EQUIPMENT OPERATION AND A ASSOCIATED NOISE AND ODOR, LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURPOSES 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 PRAV AND FOREST PRACTICES.
- N. THE APPROVED MIN. 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 BUILDING, ROADS, AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY PERMANENT PAVING, SEAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.
- O. 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.
- P. LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO AN APPROVED STORM WATER MANAGEMENT PLAN. CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT. FOR MORE INFORMATION.



Klein & Associates, Inc.

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**DEDICATION**  
I, THE OWNER OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. FURTHERMORE, I GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

ZACH STONE  
STONE LAND AND TIMBER LLC,  
AN OREGON LLC  
REPRESENTATIVE  
DATE 5/2/13

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 2, 2013, BY THE ABOVE SIGNED ZACH STONE  
NOTARY SIGNATURE Kelly L. Hudroff

NOTARY PUBLIC WITH TERM 1-1-2014 TO 1-1-2017  
STATE OF OREGON, COUNTY OF SKAMANIA  
COMMISSION NO. 2012-000000 MY COMMISSION EXPIRES 9-1-14

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS. EACH LOT SHALL CONTAIN ADEQUATE AREA AND PROPER SOIL, TOPOGRAPHIC, AND DRAINAGE CONDITIONS TO BE SERVED AS ON-SITE SEWAGE DISPOSAL SYSTEMS.  
(SHORT PLAT ORD. 17.64.100(C)(1) AND (2))  
Mike Hudroff 5/6/13

LOCAL HEALTH JURISDICTION DATE

I, Timothy C. Hudroff, 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 CONSULTATION WITH THE APPROVED PLAN, MEET CURRENT SKAMANIA COUNTY DEVELOPMENT STANDARDS. I, COUNTY ENGINEER, CERTIFY THAT THE COUNTY DEVELOPMENT STANDARDS, REQUIRED FOR AND PRIOR TO FINAL APPROVAL MEETS STANDARDS, ENGINEERING SPECIFICATIONS, APPROVE THE LAYOUT OF ROADS AND EASEMENTS, AND APPROVE THE ROAD NAME (S) AND NUMBER (S) OF SUCH ROADS.  
Timothy C. Hudroff 5/2/2013  
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED FOR TAX PARCEL NUMBER 02-05-34-2-0-0400-00. FILED 2013  
Debbie Hudson Deputy 5-6-13  
COUNTY TREASURER DATE

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  
Debbie Hudson 5/6/2013  
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 ZACH STONE OF STONE LAND AND TIMBER LLC, DURING THE MONTH OF JANUARY 2013.  
Leonidas J. Sandoval 4-25-2013  
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 Debbie Hudson, THIS 7th DAY OF MAY 2013, AT \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_ RECORDS OF SKAMANIA COUNTY, WASHINGTON.  
AF 2013 000 962  
AUDITORS FILE NUMBER  
Melissa Hudson  
RECORDED BY SKAMANIA COUNTY, WASHINGTON  
COUNTY AUDITOR

**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.