

FIR BUTTE SHORT PLAT

in the NE 1/4 SW 1/4 and
the SE 1/4 NW 1/4 of
SECTION 4, T1N, R5E, W.M.
SKAMANIA COUNTY, WA.

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 ROAD 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. FURTHERMORE, WE RESERVE ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

Stephanie Huntington
OWNER STEPHANIE HUNTINGTON

NOTARY PUBLIC
JULIE D. LLOYD
DATE 11/26/13
RESIDING AT 10142
10142
10142
10142

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Debbie Cazarez of Community Development, 1032 AM,
ON 11/19 2013
WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2013002516

Melina MacLennan
RECORDER OF SKAMANIA COUNTY, WASHINGTON
Timothy O. Todd by Act
COUNTY AUDITOR

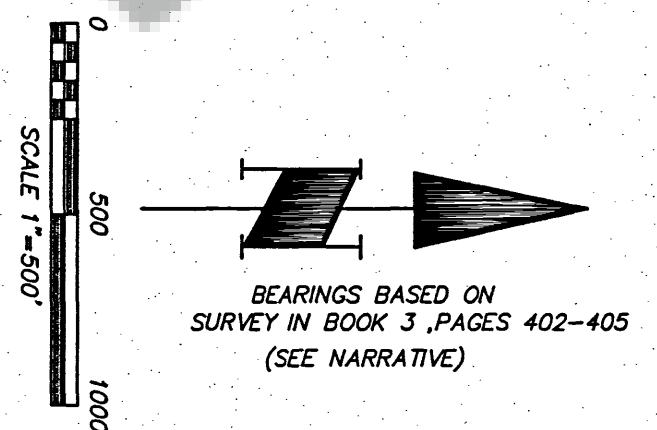
LEGAL DESCRIPTION

LOT 3 GREENLEAF
SHORT PLAT

PROPERTY OWNER

STEPHANIE HUNTINGTON
62 PACKARD ST
UNDERWOOD, WA 98661

- LEGEND
- MONUMENT AS NOTED
 - R.O.S. = RECORD OF SURVEY
 - AFN = AUDITOR'S FILE NUMBER



NOTE

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. THE PURCHASER 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.

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEMS 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 SYSTEM. (SHORT PLAT ORD. 12.64.100(C)(1) AND (2))

Mike T. Holley
LOCAL HEALTH JURISDICTION
DATE 11-13-2013

Timothy C. Homann, COUNTY ENGINEER OF SKAMANIA COUNTY, WASH., 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
DATE 11-12-2013

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, OR SATISFIED THROUGH 2013 FOR TAX PARCEL 01-05-04-0-0-0813-00

Shirley Ann Deppaf
SKAMANIA COUNTY TREASURER
DATE 11-19-13

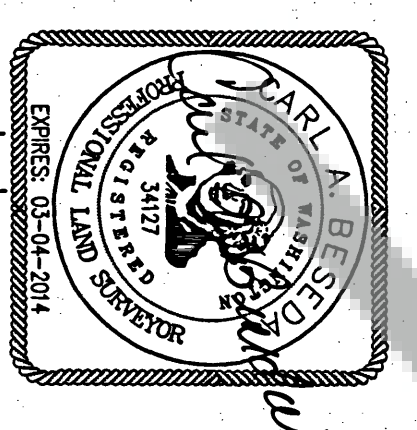
THE LAYOUT OF THIS SHORT SUBDIVISION COMPLETES WITH ORDINANCE 1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

Debbie Cazarez
COUNTY PLANNING DEPARTMENT
DATE 11-19-2013

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REQUEST OF STEPHANIE HUNTINGTON IN FEBRUARY, 2013.

Carl A. Buidel



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 3 OF THE "GREENLEAF SHORT PLAT" INTO THE 2 LOTS AS SHOWN. A TRAVERSE WAS RUN THROUGH THE PROJECT AND ORIENTED TO FOUND MONUMENTS AS SET BY OUR FIRM IN SAID "GREENLEAF SHORT PLAT", WHICH IN TURN WAS ORIENTED TO R.O.S. BOOK 3, PAGES 402-405. THIS TRAVERSE MEETS THE REQUIREMENTS OF WAC 332-130-090. NEW CORNERS WERE SET RADIALY FROM THE ABOVE WORK. FIELD EQUIPMENT USED WAS A 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR.

PRIVATE ROADS 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 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 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, ORD. 2000-07 SEC. 12.03. SEE ROAD MAINTENANCE AGREEMENT RECORDED IN AUDITOR'S FILE NUMBER

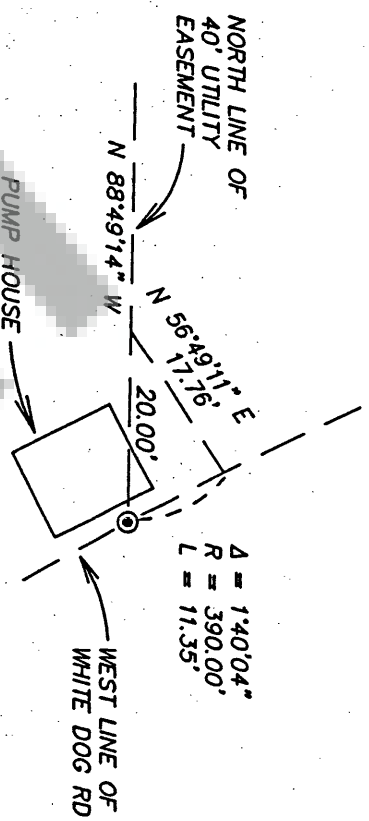
NOTE: ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.

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, SUBDIVISIONS, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

NOTE: CC & R's FOR THIS SHORT PLAT ARE RECORDED UNDER AUDITOR'S FILE #

HAGEDORN, INC.			
1924 Broadway Vancouver, Wa. 98663			
Ph: (360) 696-4428			
SCALE: 1"=500'	CALC. BY: AOB	DWG# 05-219-1 SP	
DATE: 11/08/13	DRAWN BY: BCI		
CHECKED BY: BCI			
JOB NO: 05-219-1			
PAGE 1 OF 2			

DETAIL OF UTILITY EASEMENT
FOR WELL HOUSE AND WATERLINES
SCALE 1" = 20'



COUNTY REQUIRED NOTES

- 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 IMPROVISED MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.
- EACH OF THE LOTS WITHIN THE FIR BUTTE 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 SATISFACTORY SITE EVALUATION DOES NOT CONSTITUTE AN INDEFINITE APPROVAL FOR SEWAGE DISPOSAL SYSTEM.
- LOTS 1 AND 2 ARE SERVED BY A GROUP B WATER SYSTEM, LOOKOUT DRIVE WATER SYSTEM (DOH ID# AC089C).
- THESE LOTS LIE WITHIN A CLASS II LANDSLIDE HAZARD AREA AND A CLASS I EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL DEVELOPMENT WITHIN THIS SHORT PLAT SHALL MEET THE REQUIREMENTS OF THE APPROVED GEOLOGICAL ASSESSMENT REPORT. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY DEVELOPMENT DEPARTMENT FOR DEVELOPMENT REGULATIONS UNDER THE APPROVED GEOLOGICAL ASSESSMENT REPORT.
- ALL DEVELOPMENT WITHIN THIS SHORT PLAT SHALL MEET THE REQUIREMENTS OF THE APPROVED STORMWATER MANAGEMENT PLAN. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR DEVELOPMENT REGULATIONS UNDER THE APPROVED STORMWATER MANAGEMENT PLAN.
- ACCESS TO LOT 1 IS PROPOSED TO BE A SEPARATE GRAVEL DRIVEWAY OFF LOOKOUT DRIVE (PRIVATE). THE DRIVEWAY SHALL MEET THE STANDARDS FOR A SINGLE DRIVEWAY AS SHOWN IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL. A PERMIT TO ESTABLISH THE PRIVATE ROAD ADDRESS IS REQUIRED TO BE APPROVED BY SKAMANIA COUNTY PUBLIC WORKS.
- H. ACCESS TO LOT 2 IS AN EXISTING GRAVEL DRIVEWAY OFF LOOKOUT DRIVE (PRIVATE) AND REQUIRES NO FURTHER IMPROVEMENTS. THIS SHORT PLAT MAP INCLUDES AN ACCESS EASEMENT TO BE DEDICATED ACROSS LOT 1 FOR LEGAL ACCESS TO LOT 2.

LEGEND

- FOUND 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITEN 12412" AS IN "GREENLEAF SHORT PLAT" AND "MOORE SHORT PLAT" DATED 2/20/2013 OR AS NOTED.
- SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "BESDA 34127" WITH STEEL FENCEPOST SET ALONGSIDE SLOPE ARROW
- R.O.S. = RECORD OF SURVEY
- AFN = AUDITOR'S FILE NUMBER
- (P) PERC HOLE
- (W) EXISTING WELL CASING
- (P) PRIVATE
- CL = CENTERLINE
- CBTP = CREATED BY THIS PLAT
- () = RECORD DATA PER "GREENLEAF SHORT PLAT" FIELD VERIFIED TIED MONUMENTS

TITLE REPORT EXCEPTIONS
(CCT# 142277; NOV 04, 2013)

AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED MARCH 12, 1946 IN BOOK 31, PAGE 17.

A ROAD EASEMENT AND MAINTENANCE AGREEMENT IS RECORDED IN DEED BOOK 159, PAGE 841 (OCTOBER 4, 1996) 126358 FOR A "PROPOSED ROAD" THAT EASEMENT LOCATION WAS VACATED AND RE-ESTABLISHED (AS SHOWN ON "GREENLEAF SHORT PLAT" AFN 2006164358) IN DEED BOOK 169, PAGE 17.

AN AGREEMENT ALLOCATING RIGHTS OF USE OF WELL RECORDED UNDER AFN 2004154525.

A ROAD MAINTENANCE AGREEMENT IS RECORDED IN AFN 2004154528 FOR THE PRIVATE ROADS IN THE "MAY BRESLAN SHORT PLAT" AND DOESN'T SEEM TO BE PERTINENT TO THE FIR BUTTE SHORT PLAT.

COMMON USE OF ROAD EASEMENT RECORDED IN AFN 2005159921, AS SHOWN HEREON.

UTILITY EASEMENT GRANTED TO CLARK PUD UNDER AFN 2006161912.

AN EASEMENT AGREEMENT IS RECORDED IN AFN 2006163103 WHICH ALLOWS FOR UTILITIES TO BE PLACED IN "LOOKOUT DRIVE" AS DEPICTED ON THIS PLAT.

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AFN 2006164359 AND MODIFIED UNDER AFN 2007167822 AND AFN 2011177878.

ROAD MAINTENANCE AGREEMENT RECORDED UNDER AFN 2006164360.

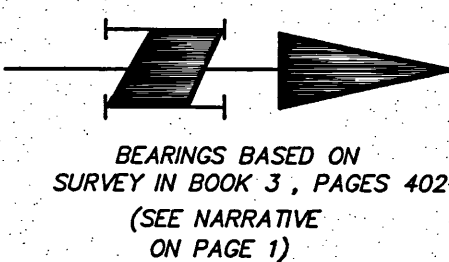
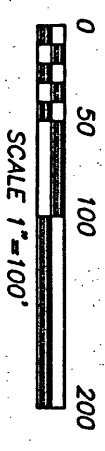
UTILITY SERVICE COVENANT AND AGREEMENT REGARDING REPAIR AND MAINTENANCE AGREEMENT FOR LOOKOUT DRIVE WATER SYSTEM AFN 2007165752.

UTILITY EASEMENT GRANTED TO SKAMANIA PUD UNDER AFN 2006161912.

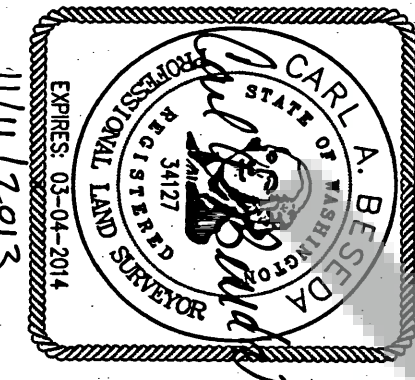
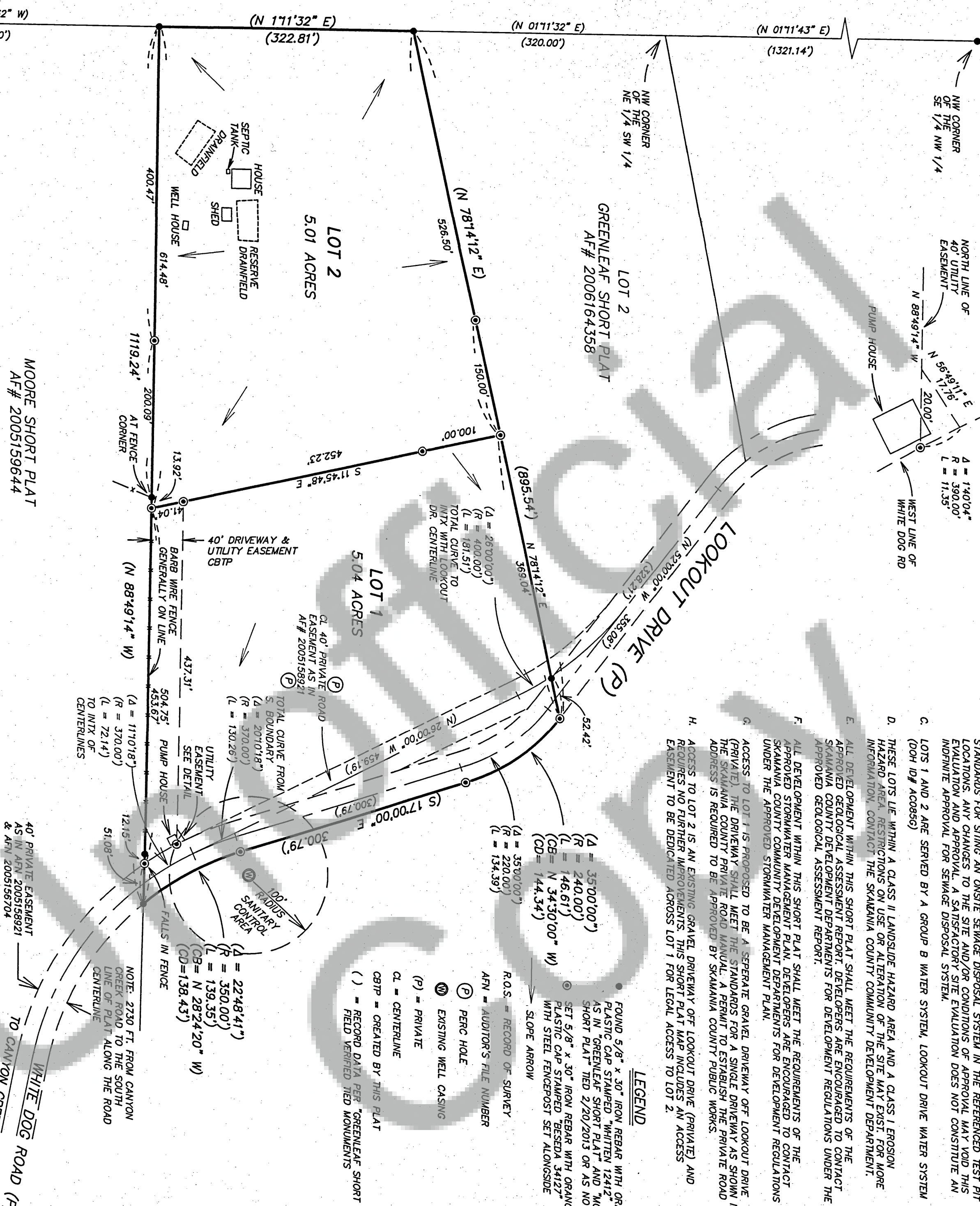
COVENANT RUNNING WITH THE LAND IMPOSED BY INSTRUMENT RECORDED UNDER AFN 200716570 PERTAINING TO COMMON USE OF WELL.

DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF THE PLAT.

40' DRIVEWAY AND UTILITY CREATED BY THIS PLAT AS SHOWN HEREON FOR INGRESS, EGRESS AND UTILITIES.



PAGE 2 OF 2.
FIR BUTTE SHORT PLAT
in the NE 1/4 SW 1/4 and
the SE 1/4 NW 1/4 of
SECTION 4, T1N, R5E, W.M.
SKAMANIA COUNTY, WA.



HAGEDORN, INC.
1924 Broadway Vancouver, WA. 98663
Ph: (360) 696-4428

SCALE: 1"=100'	CALC. BY: AOB	DWG# 05-219-1 SP
DATE: 11/09/13	DRAWN BY: BPT	
JOB NO.: 05-219-1	CHECKED BY: BCI	PAGE 2 OF 2

SW CORNER OF THE
NE 1/4 SW 1/4
WITH BRASS CAP AS
ESTABLISHED IN SURVEY
BOOK 3, PAGES 402-405