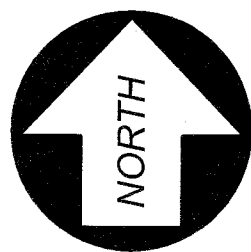
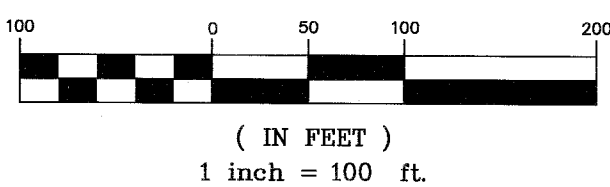


ROBERT HILDENBRAND SHORT PLAT

TAX PARCEL 04072630090000
IN THE SW1/4 OF SECTION 26, T 4 N, R 7 E, WM
SKAMANIA COUNTY, WASHINGTON

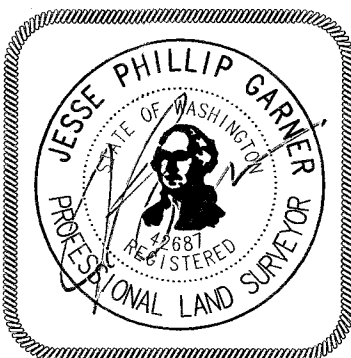


GRAPHIC SCALE



APPLICANT

ROBERT HILDENBRAND
601 TROUT CREEK ROAD
CARSON, WA 98610



LORI J. ELLIOTT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 15, 2017

LORI J. ELLIOTT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 15, 2017

LEGEND

- FOUND LAWSON MONUMENT PER R1.
- SET 5/8"X24" REBAR W/ PLASTIC CAP
- CALCULATED POSITION
- () DISTANCE OF RECORD

REFERENCES

- R1-DIAL SHORT PLAT, BOOK 3, PAGE 56.
- R2-NANCY SHORT PLAT, AF 2009172389
- R3-DOWD SURVEY, BOOK 3, PAGE 267
- R4-WYEAST SURVEY, AF 2004154665
- R5-LINDSAY SHORT PLAT, BOOK 3, PAGE 311
- R6-LAWSON SURVEY, BOOK 2, PAGE 165
- R7-GANTNER SHORT PLAT, BOOK 3, PAGE 269
- R7-LAWSON SURVEY, BOOK 2, PAGE 71

BASIS OF BEARINGS

THE NORTH LINE OF THE SUBJECT
PARCEL PER THE DIAL SHORT PLAT,
BOOK 3, PAGE 56.

MONUMENTS VISITED

FEB 2015

LEGAL DESCRIPTION-TOTAL

LOT 1 OF THE DIAL SHORT PLAT,
RECORDED IN BOOK 3 OF SHORT
PLATS, PAGE 56, RECORDS OF
SKAMANIA COUNTY, WASHINGTON.

ZONING

R2

NOTES

- Lots 1 and 2 are served by individual wells
- Trout Creek is a Class I stream as defined under Skamania County Critical Areas Code (Title 21A).
- Trout Creek is a shoreline of countywide significance and is protected by the Shoreline Management Act.
- 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.
- Land within the Robert Hildenbrand Short Plat lies within a Class I Erosion Hazard Area due to the type of soil and its susceptibility to wind and water erosion; it is the property owner(s) responsibility to use Best Management Practices (BMP's) to prevent wind and water erosion during all phases of construction. It is recommended that native vegetation be planted in all undeveloped disturbed areas.
- The Robert Hildenbrand short plat is located in or near 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.
- The subject property lies within a very high risk area of Archeological Significance. In the event of an inadvertent discovery of potentially significant archaeological materials (bones, shell, stone tools, hearths, etc.) and/or human remains during construction activities, all work in the immediate area shall cease, the area secured, and the discovery shall be reported to Washington State Department of Archaeology and Historic Preservation (DAHP) and all relevant Native American tribes. In the event human remains are identified, local law enforcement, the county medical examiner, State Physical Anthropologist at DAHP, all relevant Native American Tribes, and the Community Development Department shall be contacted immediately.

NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO
DIVIDE LOT 1 OF THE DIAL SHORT PLAT
INTO TWO LOTS AS SHOWN ON THE PLAT
HEREIN. NO DISCREPANCIES IN EITHER
COURSE OR DISTANCE WERE FOUND TO
EXIST BETWEEN THE FOUND MONUMENTS
SHOWN ON THE PLAT HEREIN AND AS
SHOWN ON PRIOR RECORDED SURVEYS,
SAID FOUND MONUMENTS WERE HELD TO
ESTABLISH THE SUBJECT PARCELS
BOUNDARIES.

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 69.00 | N89°19'35"W |
| L2 | 229.44 | N00°40'25"E |
| L3 | 565.18 | N88°49'37"W |
| L4 | 5.00 | S54°01'31"E |
| L5 | 1.83 | N58°46'38"W |

ACCURACY STATEMENT(WAC 332-130)

This survey was performed using a Lietz Set-4 Total Station, by field traverse with relative accuracy greater than 1:5000. Mathematical analysis is by Compass Rule.

NOTES

Land within this short subdivision shall not be further subdivided for a period of five (5) years unless a final plat is filed pursuant to Skamania County Code, Title 17, Subdivision, Chapter 17.04 through 17.60 inclusive.

The approved initial, reserve, and/or 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.

WARNING

Purchasers of a lot, or lots, in this plat are advised to consult the Skamania County Road Standards to ensure that private roads in this plat have been constructed to required standards of Skamania County. Lot owners within this plat are responsible for the maintenance of the private road(s) serving this plat, including but not limited to grading, drainage, snow plowing etc. The condition of the private road may affect subsequent attempts to divide your lot or lots. Private roads are not maintained by Skamania County.

BOOK PAGE

DECLARATION

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. Furthermore, we reserve all easements as shown for their designated purposes.

Robert Hildenbrand, Trustee, 5/20/16
Lori J. Elliott, Notary Public, 7/5/2016

ACKNOWLEDGEMENT

State of Washington
County of Skamania
Signed or attested before me on July 5, 2016
by Lori J Elliott 7/5/16
Lori J Elliott Notary Public Date

My appointment expires Dec 15, 2016

We, the undersigned, hereby certify that we hold a vested interest in the said tract of land, that we give our consent for the proposed short plat of said property as shown:

Lori J Elliott 7/5/16
Signature Date

Riverview Community Bank

Name of Signer and/or Institution

ACKNOWLEDGEMENT

State of Washington
County of Skamania
Signed or attested before me on 7/5/16, 20____
by Lori J Elliott 7/5/16
Lori J Elliott Notary Public Date

My appointment expires Dec 15, 2016

LOCAL HEALTH JURISDICTION

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 an on-site sewage disposal system. (Short Plat Ord. 17.64.100(C)(1) and (2))

Nikki Hall 7-20-2016
Local Health Jurisdiction Date

COUNTY ENGINEER

I, Timothy C. Horvath, 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 constructions 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 names and numbers of such roads if applicable.

Timothy C. Horvath 7/21/2016
Skamania County Engineer Date

COUNTY TREASURER

All taxes and assessments on property involved with this Short Plat have been paid, discharged, or satisfied thru 2016 for tax parcel number 04072630090000.

Tim Brindle 7-25-16
Skamania County Treasurer Date

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

The layout of this Short Plat complies with Skamania County Code Title 17, Chapter 64 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

Ray Jones 7/25/2016
Community Development Department Date

SURVEYORS 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:

Bob Hildenbrand

In Feb., 2016
Jesse P. Garner 6/28/2016
Jesse P. Garner, PLS 42687 Date

COUNTY AUDITOR

State of Washington) ss
County of Skamania)
I hereby certify that the within instrument of writing filed by:
ROBERT HILDENBRAND
at 5:07 PM JULY 25, 2016
recorded in Auditor's file No. 2016-001468

Recorder of Skamania County
Robert Waymire
Skamania County Auditor

PSE Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
125 Simcoe Drive
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net
Job No. 2010-046