

CHINIDERE-PHASE I

ACKNOWLEDGEMENTS, APPROVALS AND EXTERIOR BOUNDARY
A REPLAT OF A PORTION OF LOT 1 PER THE FELIZ SHORT PLAT
RECORDED UNDER AUDITOR'S FILE NUMBER 2008170088,
RECORDS OF SKAMANIA COUNTY, SITUATED IN THE HENRY
SHEPARD DONATION LAND CLAIM NO. 43, BEING LOCATED IN THE
SOUTHWEST 1/4 OF SECTION 36, T. 3N., R. 7 1/2 E., W.M.
CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1 OF THE "FELIZ" SHORT PLAT, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2008170088, RECORDS OF SKAMANIA COUNTY, SITUATED IN THE HENRY SHEPARD DONATION LAND CLAIM NUMBER 43, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF STEVENSON, COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY PERIMETER OF SAID LOT 1, THE FOLLOWING COURSES, NORTH 23°20'43" WEST, 189.41 FEET; THENCE NORTH 77°28'00" EAST, 217.25 FEET; THENCE NORTH 25°36'23" WEST, 297.49 FEET; THENCE NORTH 79°49'12" EAST, 31.10 FEET; THENCE NORTH 25°28'48" WEST, 149.17 FEET; THENCE SOUTH 77°11'12" WEST, 61.50 FEET; THENCE NORTH 25°28'48" WEST, 21.69 FEET; THENCE LEAVING THE WESTERLY PERIMETER, NORTH 75°06'13" EAST, 4.70 FEET; THENCE NORTH 25°36'23" WEST, 19.55 FEET; THENCE NORTH 29°26'29" WEST, 27.74 FEET; THENCE NORTH 60°33'31" EAST, 50.00 FEET; THENCE NORTH 29°26'29" WEST, 66.72 FEET; THENCE NORTH 55°45'25" EAST, 100.35 FEET; THENCE SOUTH 89°04'37" EAST, 526.85 FEET; THENCE NORTH 22°00'38" WEST, 15.80 FEET; THENCE ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 132°20'08", (RADIUS POINT BEARS S67°59'22"W), A DISTANCE OF 52.16 FEET; THENCE NORTH 54°47'14" EAST, 50.00 FEET; THENCE ALONG THE ARC OF A 6.00 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 80°53'59", (RADIUS POINT BEARS NORTH 54°47'14" EAST), A DISTANCE OF 7.34 FEET; THENCE NORTH 63°53'15" EAST, 99.49 FEET; THENCE NORTH 42°44'24" WEST, 102.05 FEET; THENCE NORTH 58°01'46" WEST, 69.32 FEET; THENCE NORTH 00°55'23" EAST, 97.03 FEET; THENCE SOUTH 89°04'36" EAST, 122.75 FEET TO A POINT ON THE EASTERLY PERIMETER OF SAID LOT 1; THENCE ALONG THE EASTERLY PERIMETER OF SAID LOT, THE FOLLOWING COURSES, SOUTH 06°46'26" EAST, 71.16 FEET; THENCE SOUTH 25°51'40" EAST, 120.12 FEET; THENCE NORTH 63°53'15" EAST, 7.61 FEET; THENCE SOUTH 26°06'45" EAST, 50.00 FEET; THENCE SOUTH 28°39'09" EAST, 38.20 FEET; THENCE SOUTH 18°47'37" EAST, 169.50 FEET; THENCE SOUTH 00°21'44" WEST, 65.02 FEET; THENCE SOUTH 51°08'23" WEST, 17.63 FEET; THENCE SOUTH 38°51'37" EAST, 15.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING 50.00 FEET NORTHERLY OF THE CENTERLINE OF STATE ROUTE 14 WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG SAID LINE, NORTHERLY OF, PARALLEL WITH, AND 50.00 FEET DISTANT FROM SAID CENTERLINE, SOUTH 51°08'23" WEST, 99.09 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, REGISTERED AS PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME UNDER MY SUPERVISION DURING THE PERIOD OF OCTOBER 2, 2015, THROUGH NOVEMBER 18, 2015; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND REPRESENTED THE PLAT OF "CHINIDERE-PHASE I" AND FOR THE INITIAL POINT OF THIS SURVEY, I SET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED KLEIN & ASSOC. OR 99002LS, WA 42690, LOCATED AT THE MOST SOUTHERLY CORNER OF LOT 1 OF THE FELIZ SHORT PLAT, ALSO BEING THE MOST SOUTHERLY CORNER OF TRACT "A". MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATTER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

James M. Klein
JAMES M. KLEIN
PROFESSIONAL LAND SURVEYOR PLS. NO. 42690

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREIN DESCRIBED EMBRACED AND SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY AND UTILITY PURPOSES AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PEDESTRIAN TRAILS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THE PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, EMBRACED AND SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF STEVENSON, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF STEVENSON.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, EMBRACED AND SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF STEVENSON, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COST OF DEFENSE, CLAIMED BY PERSON WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACES, VEGETATION, DRAINAGE OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS WITHIN THE SUBDIVISION, PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUCTED AS RELEASING THE CITY OF STEVENSON, ITS SUCCESSOR OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART OF THE NEGLIGENCE OF THE CITY OF STEVENSON, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEAL:

ASPEN DEVELOPMENT, LLC
BY: MANAGING MEMBER

BANK OR FINANCIAL INTEREST HOLDER, AS NECESSARY

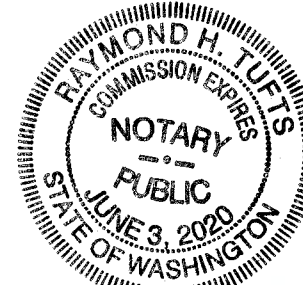
BY: Member

ACKNOWLEDGMENTS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Raymond H. Tuttle THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT HE SIGNED THE INSTRUMENT ON OATH AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
8th DAY OF December, 2016, BY
ASPEN DEVELOPMENT, LLC

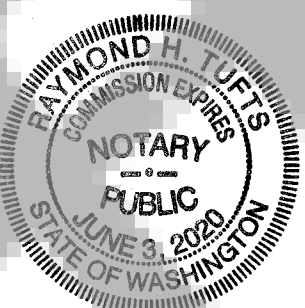
DATED, 12/8/2016
SIGNATURE OF NOTARY, Raymond H. Tuttle
PRINTED NAME OF NOTARY, Raymond H. Tuttle
RESIDING AT, Vancouver, WA
MY COMMISSION EXPIRES, 6/3/2020



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Trevor Haynes THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT HE SIGNED THE INSTRUMENT ON OATH AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
8th DAY OF December, 2016, BY
BANK OR FINANCIAL INTEREST HOLDER

DATED, 12/8/2016
SIGNATURE OF NOTARY, Raymond H. Tuttle
PRINTED NAME OF NOTARY, Raymond H. Tuttle
RESIDING AT, Vancouver, WA
MY COMMISSION EXPIRES, 6/3/2020



APPROVALS

TO THE BEST OF MY KNOWLEDGE THE SURVEY DATA IS ACCURATE AND ACCURATELY DEPICTS THE LAYOUT, NAMES AND NUMBERS OF ROADS ALLEYS AND EASEMENTS. I HAVE REVIEWED AND IN CONSULTATION WITH THE CITY ENGINEER APPROVE THE DESIGN AND/OR CONSTRUCTION OF PROTECTIVE IMPROVEMENTS, BRIDGES, SEWAGE AND DRAINAGE SYSTEMS

Eric Wm 5/2/2017
PUBLIC WORK DIRECTOR DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SUBDIVISION HAVE BEEN PAID, DISCHARGED, OR SATISFIED. Paul 2017 taxes in full 5-2-2017

Shirley Jahn Deputy 5-2-2017
COUNTY TREASURER DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SUBDIVISION HAVE BEEN PAID, DISCHARGED, OR SATISFIED.

Val G. Brown 5/2/2017
CITY TREASURER DATE

THIS SUBDIVISION CONFORMS WITH CITY REQUIREMENTS AND IS APPROVED SUBJECT TO ANY SPECIAL CONDITIONS INSCRIBED HEREON AND TO PROPER RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

Frank Cox 5-2-17
MAYOR CITY OF STEVENSON DATE

AUDITOR'S CERTIFICATE

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) SS

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY:
KLEIN & ASSOCIATES, INC., AT 3:34 P.M. May 2, 2017

AUDITORS FILE NO. 2017000886

Nicholas Dickhaut
RECORDER OF SKAMANIA COUNTY,
Nicholas Dickhaut (Deputy)
SKAMANIA COUNTY AUDITOR

ACREAGE NOTE

CHINIDERE PHASE I = 9.95± AC.
REMAINDER OF LOT 1 FELIZ SHORT PLAT = 12.53± AC.

SHEET INDEX

SHEET 1: ACKNOWLEDGEMENTS, APPROVALS AND EXTERIOR BOUNDARY
SHEET 2: NOTES, EASEMENT AND EXCEPTION
SHEET 3: LOT LAYOUT-PHASE I

OWNER

ASPEN DEVELOPMENT, LLC

SURVEY PERFORMED FOR:
ASPEN DEVELOPMENT, LLC
DATE OF MONUMENT: OCTOBER 2015
PROJECT: 15-09-04 DRAFT: GJO
FILE: 150904-CHINIDERE MOUNTAIN.DWG LAYOUT TAB: SUBDIVISION SP

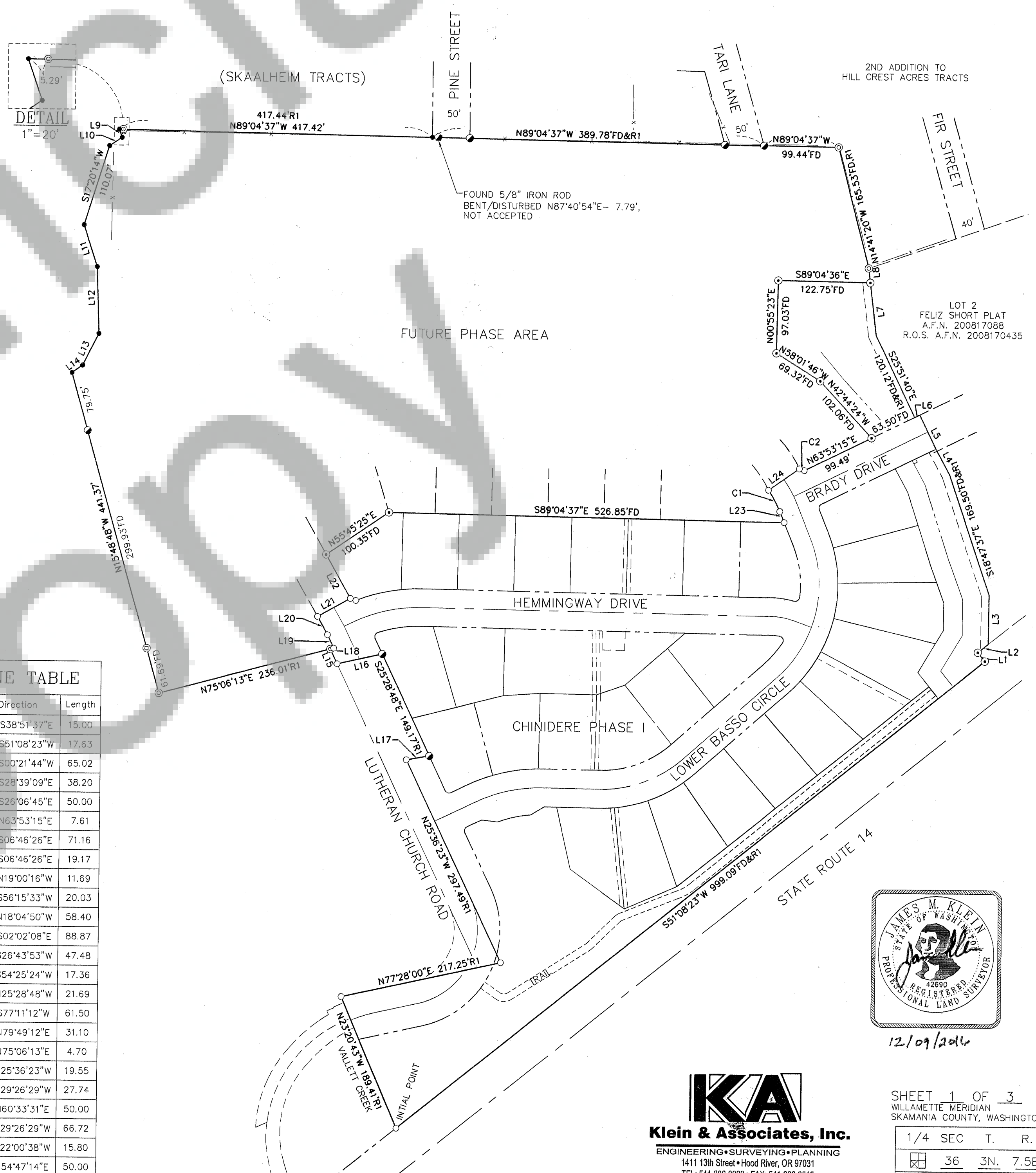
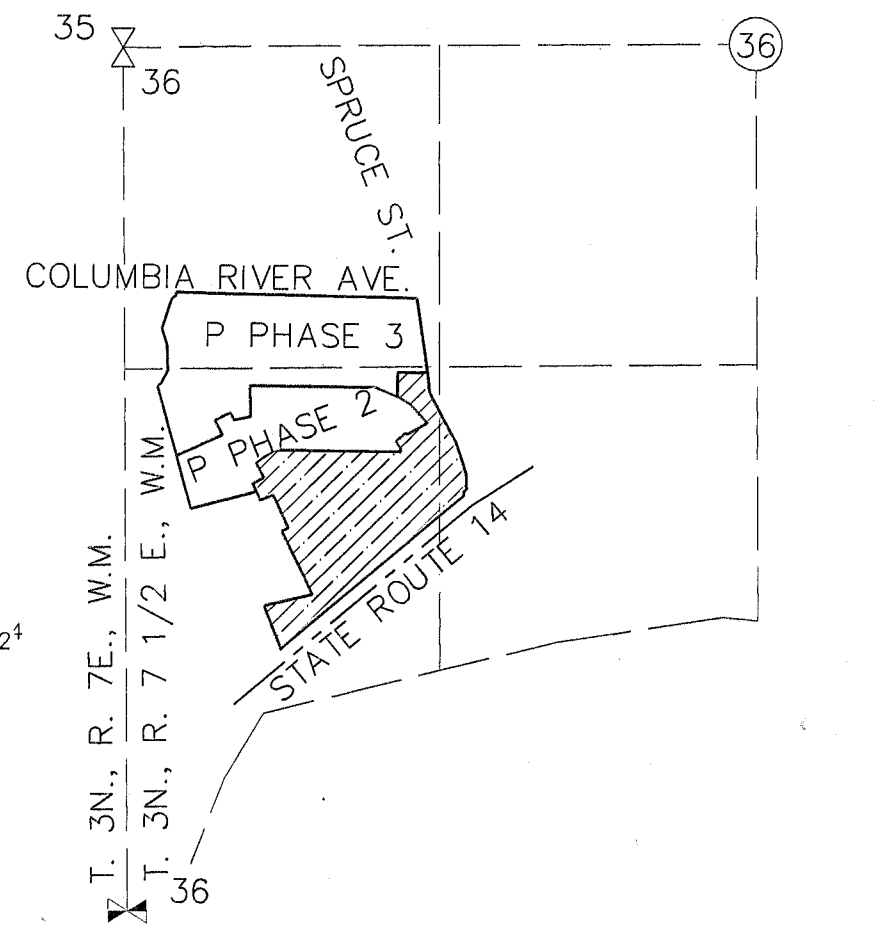
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.16'	140.00'	13°09'43"	N28°35'11"W	32.09'
C2	7.34'	6.00'	70°07'53"	S70°16'43"E	6.89'

LINE TABLE

Line #	Direction	Length
L1	S38°51'37"E	15.00
L2	S51°08'23"W	17.63
L3	S00°21'44"W	65.02
L4	S28°39'09"E	38.20
L5	S28°06'45"E	50.00
L6	N63°53'15"E	7.61
L7	S06°46'26"E	71.16
L8	S06°46'26"E	19.17
L9	N19°00'16"W	11.89
L10	S56°15'33"W	20.03
L11	N18°04'50"W	58.40
L12	S02°02'08"E	88.87
L13	S26°43'53"W	47.48
L14	S54°25'24"W	17.36
L15	N25°28'48"W	21.69
L16	S77°11'12"W	61.50
L17	N79°49'12"E	31.10
L18	N75°06'13"E	4.70
L19	N25°36'23"W	19.55
L20	N29°26'29"W	27.74
L21	N60°33'31"E	50.00
L22	N29°26'29"W	66.72
L23	N22°00'38"W	15.80
L24	N54°47'14"E	50.00



12/09/2016

KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 3
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
36	3N.	7.5E.	

RECEIVED
DEC 27 2016

CHINIDERE-PHASE I

NOTES

A REPLAT OF A PORTION OF LOT 1, PER THE FELIZ SHORT PLAT
RECORDED UNDER AUDITOR'S FILE NUMBER 2008170088,
RECORDS OF SKAMANIA COUNTY, SITUATED IN THE HENRY
SHEPARD DONATION LAND CLAIM NO. 43, BEING LOCATED IN THE
SOUTHWEST 1/4 OF SECTION 36, T. 3N., R. 7 1/2 E., W.M.
CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON

OREGON WHITE OAK HABITAT PLAN

A PORTION OF AUDITOR'S FILE NUMBER 2009171847

CONSERVATION EASEMENT

AUDITOR'S FILE NUMBER 2008171673

COVENANTS, CONDITIONS & RESTRICTIONS:

ALL LOTS WITHIN THE PLAT OF "CHINIDERE-PHASE I" ARE SUBJECT TO A DOCUMENT TITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS". SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT, IN AUDITOR'S FILE NUMBER 2008170100, 2009171847, AND 2015002303 AND ARE HEREBY INCORPORATED AS PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENTS.

DEED REFERENCES

LOT 1 OF THE FELIZ SHORT PLAT (A.F.N. 2008170088)

WARRANTY DEED (ROADWAY EASEMENT)
GRANTOR: CONSTENTINE FAMELOS
GRANTEE: SHEPHERD OF THE HILL EVANGELICAL LUTHERAN CHURCH
BOOK 49, PAGE 144

STATUTORY WARRANTY DEED (CONVEYANCE)
GRANTOR: CONSTENTINE FAMELOS
GRANTEE: SKAMANIA COUNTY
BOOK 61, PAGE 530

QUIT CLAIM DEED
GRANTOR: SHEPHERD OF THE HILL EVANGELICAL LUTHERAN CHURCH AND
CONSTANTINE FAMELOS, DEALING WITH HIS SEPARATE
GRANTEE: SKAMANIA COUNTY
BOOK 50, PAGE 11

SPECIAL EXCEPTIONS

ASPEN DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY.

LOT 1 OF FELIZ SHORT PLAT, RECORDED UNDER AUDITOR'S FILE NO. 2008170088,
RECORDS OF SKAMANIA COUNTY, WASHINGTON.

4.) DEED OF TRUST

GRANTOR: ASPEN DEVELOPMENT LLC, A WASHINGTON LIMITED
LIABILITY COMPANY.
TRUSTEE: CLARK COUNTY TITLE
BENEFICIARY: LUMAR-CARB, LLC, A WASHINGTON LIMITED LIABILITY
COMPANY
RECORDED: JUNE 15, 2016
AUDITOR'S FILE NUMBER: 2016001177

5.) WATER RIGHTS AND THE TERMS AND CONDITIONS THEREOF

GRANTEE: NORTHWESTERN ELECTRIC COMPANY
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
RECORDED: JUNE 4, 1912
AUDITOR'S FILE NUMBER: BOOK N, PAGE 587
AREA AFFECTED: SAID PREMISES

7.) EASEMENT

PURPOSE: WATER LINE
AUDITOR'S FILE NUMBER: BOOK 30, PAGE 578
AREA AFFECTED: SAID PREMISES

8.) EASEMENT

PURPOSE: ROAD
RECORDED: AUGUST 29, 1961
AUDITOR'S FILE NUMBER: BOOK 49, PAGE 144
AREA AFFECTED: SAID PREMISES

9.) EASEMENT

GRANTEE: SKAMANIA COUNTY
PURPOSE: RIGHT-OF-WAY
RECORDED: JUNE 11, 1962
AUDITOR'S FILE NUMBER: BOOK 50, PAGE 11
AREA AFFECTED: SAID PREMISES

SPECIAL EXCEPTIONS CONTINUED

10.) MATTERS SET FORTH BY SURVEY:

BOOK 3, PAGE 475
SEVERAL FENCE LINES THAT DO NOT COINCIDE WITH THE PROPERTY
LINES.

11.) RIGHT OF THE PUBLIC TO THAT PORTION LYING WITHIN THE RIGHT OF

WAY OF STEVENSON/CARSON ROAD.

12.) RIPARIAN RIGHTS MAY ARISE DUE TO SHIFTING OR CHANGING IN THE

COURSE OF THE VALLET CREEK DUE TO SAID CREEK HAVING
CHANGED ITS COURSE.

13.) ANY CLAIMS OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT

PORTION OF SAID PREMISES, LYING THE BED OF THE RIVER IF SAID RIVER IS
NAVIGABLE.

14.) AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDING: SUBDIVISION TRANSFER
RECORDED: JUNE 2, 2008
AUDITOR'S FILE NUMBER: 2008170079

15.) COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN

INSTRUMENT: AUDITOR'S FILE NUMBER 20081700100

16.) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: INGRESS, EGRESS AND UTILITIES
RECORDED: JUNE 4, 2008
AUDITOR'S FILE NUMBER: 2008170101
AREA AFFECTED: SAID PREMISES

17.) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: COLUMBIA RIVERKEEPER, AN OREGON NOT FOR PROFIT
CORPORATION
PURPOSE: CONSERVATION
RECORDED: DECEMBER 15, 2008
AUDITOR'S FILE NUMBER: 2008171673
AREA AFFECTED: SAID PREMISES

18.) COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN

AUDITOR'S FILE NUMBER: 2009171847

19.) EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: UTILITY
RECORDED: JUNE 25, 2012
AUDITOR'S FILE NUMBER: 2012180936
AREA AFFECTED: SAID PREMISES

20.) COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN

AUDITOR'S FILE NUMBER: 2015002303
RECORDED: NOVEMBER 10, 2015

21.) AGREEMENT AND THE TERMS AND RESTRICTIONS CONTAINED IN

AUDITOR'S FILE NUMBER: 2016001840
RECORDED: AUGUST 16, 2016

22.) ANY QUESTIONS OR DISPUTES ABOUT FENCE LINES, OR ABOUT

OWNERSHIP OF THE LAND LYING BETWEEN THE FENCE AND THE
RECORD BOUNDARY, THE LOCATION OF WHICH IS SHOWN ON FACE OF
THE PLAT.

23.) DEDICATIONS, RESTRICTIVE COVENANTS, EASEMENTS, BUILDING SET BACK

LINES, SLOPE RIGHTS, AND RESERVATIONS, AS DISCLOSED ON THE FACE OF
SAID PLAT.

CITY REQUIRED NOTE

1. "SR-14" PREDATES THIS DEVELOPMENT, THEREOF THE WASHINGTON DEPARTMENT OF
TRANSPORTATION WILL NOT BE RESPONSIBLE FOR ANY TRAFFIC HIGHWAY NOISE
MITIGATION MEASURES.

2. TRACT "B" AND "C" ARE RIPARIAN HABITAT TRACTS, TO BE OWNED AND
MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

3. TRACT "D" IS AN OPEN SPACE TO BE OWNED AND MAINTAINED BY THE "CHINIDERE
MOUNTAIN STATES" HOMEOWNER'S ASSOCIATION.

4. LOT 27 IS AN IRREGULAR SHAPED LOT FOR THE PURPOSE OF CALCULATING LOT
DIMENSION AND SETBACK FOR THIS LOT, THE ENTIRE STREET FRONTAGE SHALL BE
CONSIDERED THE FRONT LOT LINE. THE DISTANCE OF 19.13 FEET SHALL BE
CONSIDERED THE REAR, AND THE TWO REMAINING LOT LINES SHALL BE CONSIDERED
SIDE LOT LINES.

5. ALL LOTS WITHIN THIS SUBDIVISION MUST PROVIDE AT LEAST 2 OFF STREET
PARKING SPACES, AT LEAST 1 OF WHICH MUST BE WITHIN A GARAGE CONTAINING
AT LEAST 200 SQUARE FEET. THE GARAGE DOOR SHALL BE SETBACK AT LEAST 20
FROM THE FRONT LOT LINE.

6. ALL LOTS WITHIN THIS SUBDIVISION MUST ACQUIRE A GEOTECHNICAL REPORT PRIOR
TO FOUNDATION CONSTRUCTION.

REFERENCED SURVEYS

R1. FELIZ SHORT PLAT A.F.N. 2008170088

R2. RECORD OF SURVEY BOOK 3, PAGE 475

SURVEY NOTE

1. A TRIMBLE S6 3-SECOND ROBOTIC TOTAL STATION WAS
USED TO PERFORM A CLOSED FIELD TRAVERSE, WHICH MET
THE MINIMUM STANDARD REQUIREMENTS AS STATED IN WAC
332-130-090

2. NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN
TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL,
ACQUESCENCE, ETC.

3. THE BASIS OF BEARINGS FOR THIS SURVEY IS MONUMENTS
FOUND AND HELD PER THE FELIZ SHORT PLAT RECORDED
UNDER AUDITOR'S FILE NUMBER 2008170088, RECORDS OF
SKAMANIA COUNTY.

ADDRESS TABLE		
LOT	STREET NUMBER	STREET NAME
LOT 1	190	NE LOWER BASSO CIRCLE
LOT 2	200	NE LOWER BASSO CIRCLE
LOT 3	210	NE LOWER BASSO CIRCLE
LOT 4	220	NE LOWER BASSO CIRCLE
LOT 5	230	NE LOWER BASSO CIRCLE
LOT 6	240	NE LOWER BASSO CIRCLE
LOT 7	250	NE LOWER BASSO CIRCLE
LOT 8	316	NE LOWER BASSO CIRCLE
LOT 9	326	NE LOWER BASSO CIRCLE
LOT 10	336	NE LOWER BASSO CIRCLE
LOT 11	356	NE LOWER BASSO CIRCLE
LOT 12	231	NE LOWER BASSO CIRCLE
LOT 13	211	NE LOWER BASSO CIRCLE
LOT 14	191	NE LOWER BASSO CIRCLE
LOT 15	171	NE LOWER BASSO CIRCLE
LOT 16	151	NE LOWER BASSO CIRCLE
LOT 17	131	NE LOWER BASSO CIRCLE
LOT 18	112	NE HEMMINGWAY DRIVE
LOT 19	132	NE HEMMINGWAY DRIVE
LOT 20	243	NE HEMMINGWAY DRIVE
LOT 21	223	NE HEMMINGWAY DRIVE
LOT 22	203	NE HEMMINGWAY DRIVE
LOT 23	183	NE HEMMINGWAY DRIVE
LOT 24	163	NE HEMMINGWAY DRIVE
LOT 25	143	NE HEMMINGWAY DRIVE
LOT 26	123	NE HEMMINGWAY DRIVE
LOT 27	103	NE HEMMINGWAY DRIVE

GENERAL EASEMENTS

1. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE REGIONAL TELEPHONE PROVIDER,
REGIONAL CABLE TELEVISION PROVIDERS, SKAMANIA COUNTY PUBLIC UTILITY DISTRICT, THE CITY OF
STEVENSON AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACTS "A" AND "B"
AND ALL STREETS DEDICATED AS A PART OF THIS PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW,
OPERATE AND MAINTAIN WATER SYSTEM FACILITIES, SEWER SYSTEM FACILITIES, UNDERGROUND OR
OVERHEAD CONDUITS, MAINS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR
THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, TV, GAS,
WATER, SEWER AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT
ALL TIMES FOR THE PURPOSE HEREIN STATED.

2. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF STEVENSON, ITS SUCCESSORS
AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET, AS SHOWN HEREON, AND PARALLEL WITH THE
NORTHEASTERN BOUNDARY OF LOT 7 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND
MAINTAIN WATER SYSTEM FACILITIES FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER
PROPERTY WITH WATER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOT ALL TIMES
FOR THE PURPOSE HEREIN STATED.

3. AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF STEVENSON, ITS SUCCESSORS AND
ASSIGNS, UNDER AND UPON 30 FOOT BY 25 FOOT PORTION OF TRACT "D", AS DEPICTED HEREON, IN
WHICH TO ESTABLISH, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WORKS OF CIVIC ART AND
BEAUTIFICATION.

4. AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF STEVENSON, ITS SUCCESSORS AND
ASSIGNS, UNDER AND UPON A 5 FOOT BY 5 FOOT PORTION OF TRACT B, AS DEPICTED HEREON, IN
WHICH TO ESTABLISH, INSTALL, CONSTRUCT, RENEW, OPERATE AND MAINTAIN INTERPRETIVE SIGNAGE.

5. A 10 FOOT PEDESTRIAN ACCESS EASEMENT IS HEREBY RESERVED AND GRANTED TO THE PUBLIC AT
LARGE UPON TRACTS "A", "B", AND "C", AS DEPICTED HEREON, FOR THE PURPOSES OF PEDESTRIAN
ACCESS AND CIRCULATION.

6. LOTS 8-11, INCLUSIVE, AND PORTIONS OF TRACTS A, B, AND C ARE SUBJECTS TO A HABITAT
CONSERVATION EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2008171673, RECORDS OF SKAMANIA
COUNTY.

7. A 10 FOOT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO "CHINIDERE MOUNTAIN ESTATES"
HOMEOWNERS ASSOCIATES, ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON PORTIONS OF LOTS 1, 2,
14, 15, 22, AND 23, AND TRACT D, AS DEPICTED HEREON, FOR THE PURPOSES OF EMERGENCY ACCESS
AND MAINTENANCE OF THE LAND-STABILIZING SUBDRAINS INSTALLED DURING CONSTRUCTION.

8. THESE EASEMENTS ENTERED UPON FOR THIS PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO
THEIR ORIGINAL CONDITION BY SAID ENTERING ENTITY. NO LINES OR WIRES FOR THE TRANSMISSION OF
ELECTRIC CURRENT SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOTS OR TRACTS UNLESS
THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

9. ALL DRAINAGE FACILITIES AND EASEMENTS WITHIN ALL STREETS DEDICATED AS A PART OF THIS PLAT ARE
HEREBY GRANTED AND CONVEYED TO THE CITY OF STEVENSON, ITS SUCCESSORS AND ASSIGNS, FOR THE
PURPOSE OF CONVEYING, STORING, MANAGING AND FACILITATING STORM AND SURFACE WATER PER THE
ENGINEERING PLANS APPROVED FOR THIS PLAT BY THE CITY OF STEVENSON. NOTE THAT EXCEPT FOR THE
FACILITIES WHICH HAVE BEEN FORMALLY ACCEPTED FOR MAINTENANCE BY THE CITY OF STEVENSON,
MAINTENANCE OF DRAINAGE FACILITIES AND EASEMENTS ON PRIVATE PROPERTY IS THE RESPONSIBILITY OF
THE PROPERTY OWNER.

10. ALL DRAINAGE FACILITIES AND EASEMENTS WITHIN TRACT A SHALL BE CONVEYED, OWNED, OPERATED AND MAINTAINED BY
THE "CHINIDERE MOUNTAIN ESTATES" HOMEOWNER'S ASSOCIATION, THE "CHINIDERE MOUNTAIN ESTATES"
HOMEOWNERS ASSOCIATION HEREBY GRANTS AND CONVEYS TO THE CITY OF STEVENSON, ITS SUCCESSORS
AND ASSIGNS, THE RIGHT, BUT NOT THE OBLIGATION TO CONVEY OR STORE STORM AND SURFACE WATER
PER THE ENGINEERING PLANS APPROVED FOR THIS PLAT BY THE CITY OF STEVENSON, TOGETHER WITH
THE RIGHT OF REASONABLE ACCESS (INGRESS AND EGRESS), TO ENTER SAID TRACT FOR THE PURPOSE
OF OBSERVING THAT THE ASSOCIATION IS PROPERLY OPERATING AND MAINTAINING THE DRAINAGE
FACILITIES CONTAINED THEREIN AND REPAIRING ANY DEFICIENCIES OF THE DRAINAGE FACILITIES. IN THE
EVENT THE ASSOCIATION NEGLECTS, FAILS OR REFUSES TO MAINTAIN THE DRAINAGE FACILITIES, THESE
REPAIRS SHALL BE AT THE OWNER'S COST AND IN THAT EVENT OWNERS CONSENT TO THE CITY
IMPLEMENTATION OF A STORMWATER IMPROVEMENT DISTRICT.

11. THIS COVENANT SHALL RUN WITH THE LAND AND IS BINDING UPON THE OWNERS OF SAID PRIVATE
PROPERTY, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

OWNER

ASPEN DEVELOPMENT, LLC

SURVEY PERFORMED FOR:
ASPEN DEVELOPMENT, LLC
DATE OF MONUMENT: OCTOBER, 2015
PROJECT: 15-08-04 DRAFT: GJD
FILE: 150904-CHINIDERE MOUNTAIN.DWG LAYOUT TAB: SUBDIVISION SP

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.



Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515



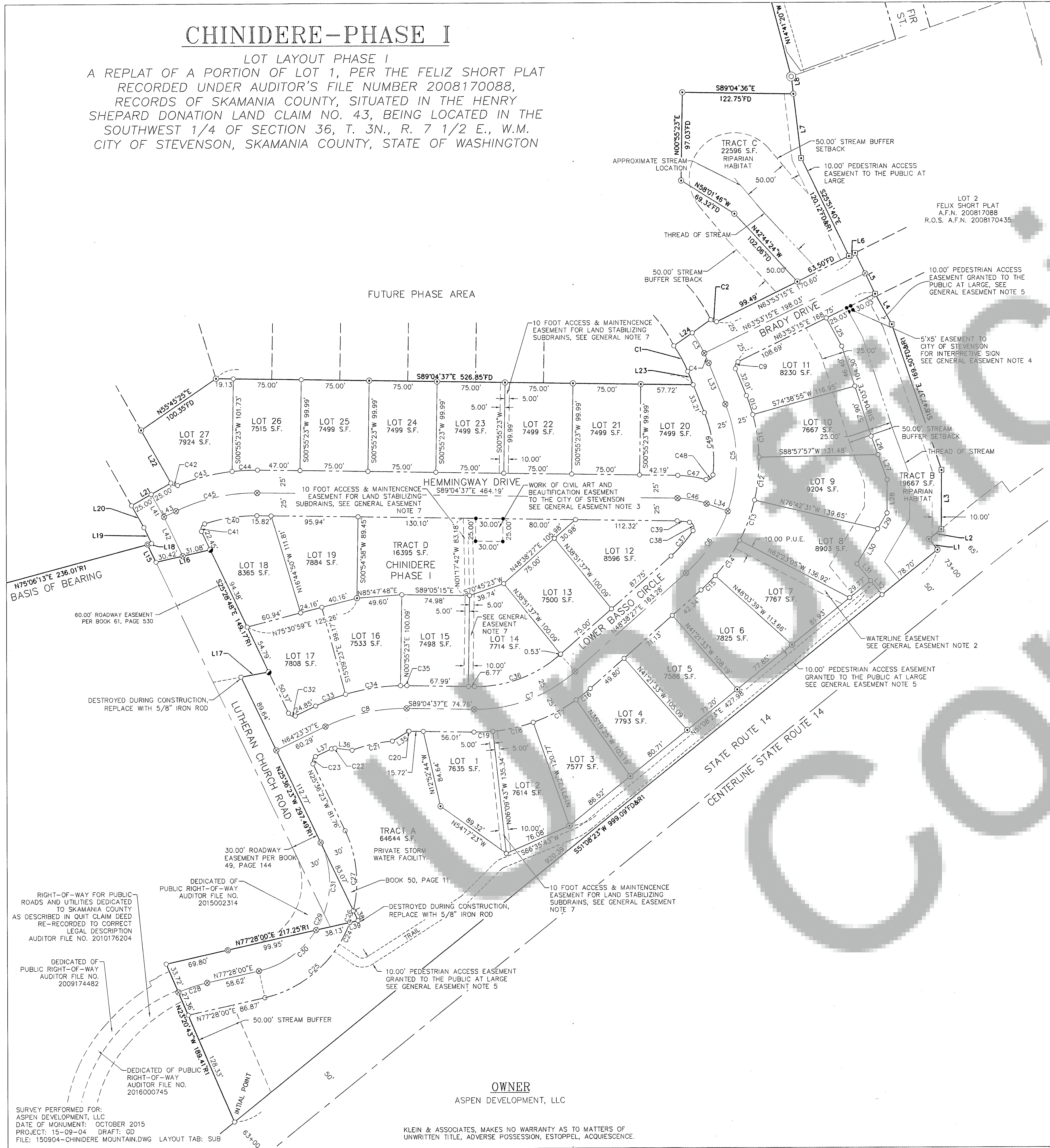
SHEET 2 OF 3
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

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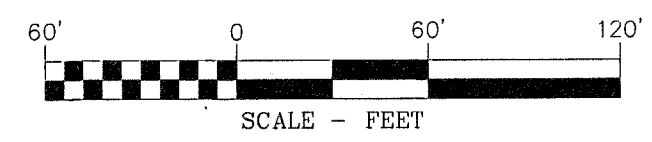
CHINIDERE-PHASE I

LOT LAYOUT PHASE I
A REPLAT OF A PORTION OF LOT 1, PER THE FELIZ SHORT PLAT
RECORDED UNDER AUDITOR'S FILE NUMBER 2008170088,
RECORDS OF SKAMANIA COUNTY, SITUATED IN THE HENRY
SHEPARD DONATION LAND CLAIM NO. 43, BEING LOCATED IN THE
SOUTHWEST 1/4 OF SECTION 36, T. 3N., R. 7 1/2 E., W.M.
CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON



LINE TABLE		
Line #	Direction	Length
L1	S38°51'37"E	15.00
L2	S51°08'23"W	17.63
L3	S00°21'44"W	65.02
L4	S28°39'09"E	38.20
L5	S26°06'45"E	50.00
L6	N63°53'15"E	7.61
L7	S06°46'26"E	71.16
L8	S06°46'26"E	19.17
L15	N25°28'48"W	21.69
L16	S77°11'12"W	61.50
L17	N79°49'12"E	31.10
L18	N75°08'13"E	4.70
L19	N25°36'23"W	19.55
L20	N29°28'29"W	27.74
L21	N60°33'31"E	50.00
L22	N29°28'29"W	66.72
L23	N22°00'38"W	15.80
L24	N54°47'14"E	50.00
L25	N28°39'09"W	35.33
L26	N20°05'39"W	21.73
L27	N20°05'39"W	29.23
L28	N00°21'44"E	36.62
L29	N30°44'19"E	20.38
L30	N30°44'19"E	45.00
L31	N39°16'24"W	23.76
L32	N39°16'24"W	20.00
L33	N22°00'38"W	49.02
L34	S70°16'16"E	24.82
L35	S58°35'02"W	20.45
L36	S83°16'02"E	19.07
L37	N64°23'37"E	19.65
L38	N25°36'23"W	12.02
L39	N77°28'00"E	9.37
L41	N29°28'29"W	28.54
L42	S25°36'23"E	47.95
L43	N64°23'37"E	14.79

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.16'	140.00'	13°09'43"	N28°35'11"W	32.09'
C2	7.34'	6.00'	70°07'53"	S70°16'43"E	6.89'
C3	26.10'	165.00'	9°03'47"	N30°38'34"W	26.07'
C4	11.81'	165.00'	4°06'02"	N24°03'39"W	11.81'
C5	120.20'	165.00'	41°44'21"	N01°08'28"W	117.56'
C6	83.26'	165.00'	28°54'42"	N34°11'06"E	82.38'
C7	121.76'	165.00'	42°16'51"	N69°46'52"E	119.02'
C8	92.61'	200.00'	26°31'51"	S77°39'32"W	91.78'
C9	9.00'	6.00'	85°53'53"	S20°56'18"W	8.18'
C10	22.08'	190.00'	6°39'33"	N18°40'32"W	22.07'
C11	47.47'	190.00'	14°18'55"	N08°11'18"W	47.35'
C12	47.50'	190.00'	14°19'29"	N06°07'54"E	47.38'
C13	47.50'	190.00'	14°19'24"	N20°27'22"E	47.37'
C14	47.49'	190.00'	14°19'20"	N34°46'44"E	47.37'
C15	22.22'	190.00'	6°42'03"	N45°17'25"E	22.21'
C16	20.02'	190.00'	6°02'13"	N51°39'27"E	20.01'
C17	53.50'	190.00'	16°07'58"	N62°44'33"E	53.32'
C18	45.81'	190.00'	13°48'50"	N77°42'57"E	45.70'
C19	20.89'	190.00'	6°17'56"	N87°46'20"E	20.88'
C20	0.85'	1.50'	32°20'21"	S74°45'13"W	0.84'
C21	45.86'	161.14'	16°18'22"	S77°33'22"W	45.71'
C22	3.95'	7.00'	32°19'52"	S80°33'33"W	3.90'
C23	9.43'	5.99'	90°12'47"	S19°22'15"W	8.48'
C24	233.87'	130.00'	103°04'32"	N25°55'53"E	203.58'
C25	130.29'	130.00'	57°25'22"	N48°45'28"E	124.90'
C26	13.47'	130.00'	5°56'17"	N17°04'39"E	13.47'
C27	90.11'	130.00'	39°42'53"	N05°44'56"W	88.32'
C28	33.58'	180.00'	10°41'20"	S72°07'20"W	33.53'
C29	179.90'	100.00'	103°04'32"	N25°55'53"E	156.60'
C30	78.54'	100.00'	45°34'27"	N54°40'56"E	77.46'
C31	100.38'	100.00'	57°30'05"	N03°08'40"E	96.20'
C32	9.01'	6.00'	86°00'34"	S68°27'57"E	8.18'
C33	35.47'	225.00'	9°01'57"	S68°54'35"W	35.43'
C34	61.72'	225.00'	15°42'57"	S81°17'02"W	61.52'
C35	7.00'	225.00'	1°46'57"	N89°58'01"W	7.00'
C36	103.31'	140.00'	42°16'51"	N69°46'52"E	100.98'
C37	37.18'	140.00'	15°12'58"	N41°01'58"E	37.07'
C38	11.73'	6.00'	112°04'12"	N22°34'35"W	9.95'
C39	13.72'	75.00'	10°28'53"	N83°50'11"W	13.70'
C40	58.64'	175.00'	19°11'54"	S81°19'31"W	58.36'
C41	10.18'	6.03'	96°48'29"	S23°02'06"W	9.01'
C42	8.65'	6.00'	82°37'24"	S70°45'11"E	7.92'
C43	62.19'	225.00'	15°50'13"	S75°51'13"W	61.99'
C45	92.61'	200.00'	26°31'51"	N77°39'32"E	91.78'
C46	32.82'	100.00'	18°48'16"	S79°40'29"E	32.67'
C47	31.73'	125.00'	14°32'38"	N81°48'18"W	31.64'
C48	10.36'	6.00'	98°55'51"	N55°58'33"E	9.12'
C49	69.69'	140.00'	28°31'16"	N07°45'00"W	68.97'



BASIS OF BEARINGS
RECORDED IN AUDITOR'S FILE NO. 2008170088

- LEGEND**
- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN & ASSOC. OR 59002, WA 42690)
 - ⊙ SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP (KLEIN & ASSOC. OR 59002, WA 42690)
 - ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "COLE" PLS 40582, NOT OF RECORD VISITED SEPTEMBER 2015
 - ⊠ FOUND 5/8" IRON ROD W/ RED PLASTIC CAP INSCRIBED OR LS 17799, WA LS 15673, AS PER FELIZ SHORT PLAT, RECORDED IN A.F.N. 2008170088, VISITED 2015
 - ⊙ FOUND 5/8" IRON ROD WITH 2" ALUMINUM CAP INSCRIBED TRANTOW SURVEYING, OR LS 17799, WA LS 15673, AS PER BOOK 3, PAGE 475, A.F.N. 150749, VISITED 2015
 - ⊙ FOUND 5/8" IRON ROD W/ RED PLASTIC CAP INSCRIBED OR LS 17799, WA LS 15673, AS PER BOOK 3, PAGE 475, A.F.N. 150749, VISITED 2015
 - ⊙ FOUND 1/2" IRON ROD W/ YELLOW PLASTIC CAP INSCRIBED LAWSON 11988
 - FOUND 5/8" IRON ROD BENT
 - ANGLE POINT, NOT MONUMENTED
 - S.F. SQUARE FEET
 - A.F.N. AUDITOR'S FILE NUMBER
 - R1 RECORD DATA PER REFERENCE OF SURVEY NO.
 - FD FOUND DATA
 - R.O.S. RECORD OF SURVEY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - NEW EASEMENT



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SHEET 3 OF 3		
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SKAMANIA COUNTY, WASHINGTON		
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