

HIDDEN RIDGE SUBDIVISION

SE 1/4 OF SECTION 35, T3N, R7E W.M.

CITY OF STEVENSON, SKAMANIA COUNTY, WA

LEGAL DESCRIPTION

LOT 1, IMAN LOOP SHORT PLAT, AFN 2006160461
LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 35
TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN
IN THE CITY OF STEVENSON, COUNTY OF SKAMANIA AND STATE OF WASHINGTON

SUBJECT TO:
DEED BOOK 32 PAGE 331, RECORDED APRIL 4, 1949
DEED BOOK 41 PAGE 99, RECORDED FEBRUARY 6, 1956
DEED BOOK 62 PAGE 441, RECORDED DECEMBER 8, 1970
DEED BOOK 122 PAGE 481, RECORDED MARCH 11, 1991
DEED BOOK 207 PAGE 674, RECORDED MARCH 19, 2001
AFN 2005159180, RECORDED OCTOBER 21, 2005
AFN 2006160461, RECORDED FEBRUARY 3, 2006
AFN 2015001790, RECORDED AUGUST 25, 2015

REFERENCES

1. IMAN LOOP SHORT PLAT, AFN 2006160461
2. J. HAFFORD SHORT PLAT, AFN 110935
3. BK 1, PG 146 OF SURVEYS
4. OWENS SHORT PLAT, AFN 2004151958
5. CRP 70-38 AND CRP 71-8
6. OSPREY RIDGE SHORT PLAT, AFN 2005159290
7. MORNING WOOD SHORT PLAT, AFN 2005159291

INDEX

SHEET 1. NOTES, VICINITY MAP AND APPROVALS
SHEET 2. PLAT BOUNDARY
SHEET 3. LOTS 1-4 AND LOTS 10-22
SHEET 4. LOTS 5-9 AND LOTS 23-34

THIS SUBDIVISION COMPLIES WITH CITY REQUIREMENTS AND IS APPROVED SUBJECT TO ANY SPECIAL CONDITIONS INSCRIBED HEREON AND SUBJECT TO BEING RECORDED WITH THE SKAMANIA COUNTY AUDITOR'S OFFICE.

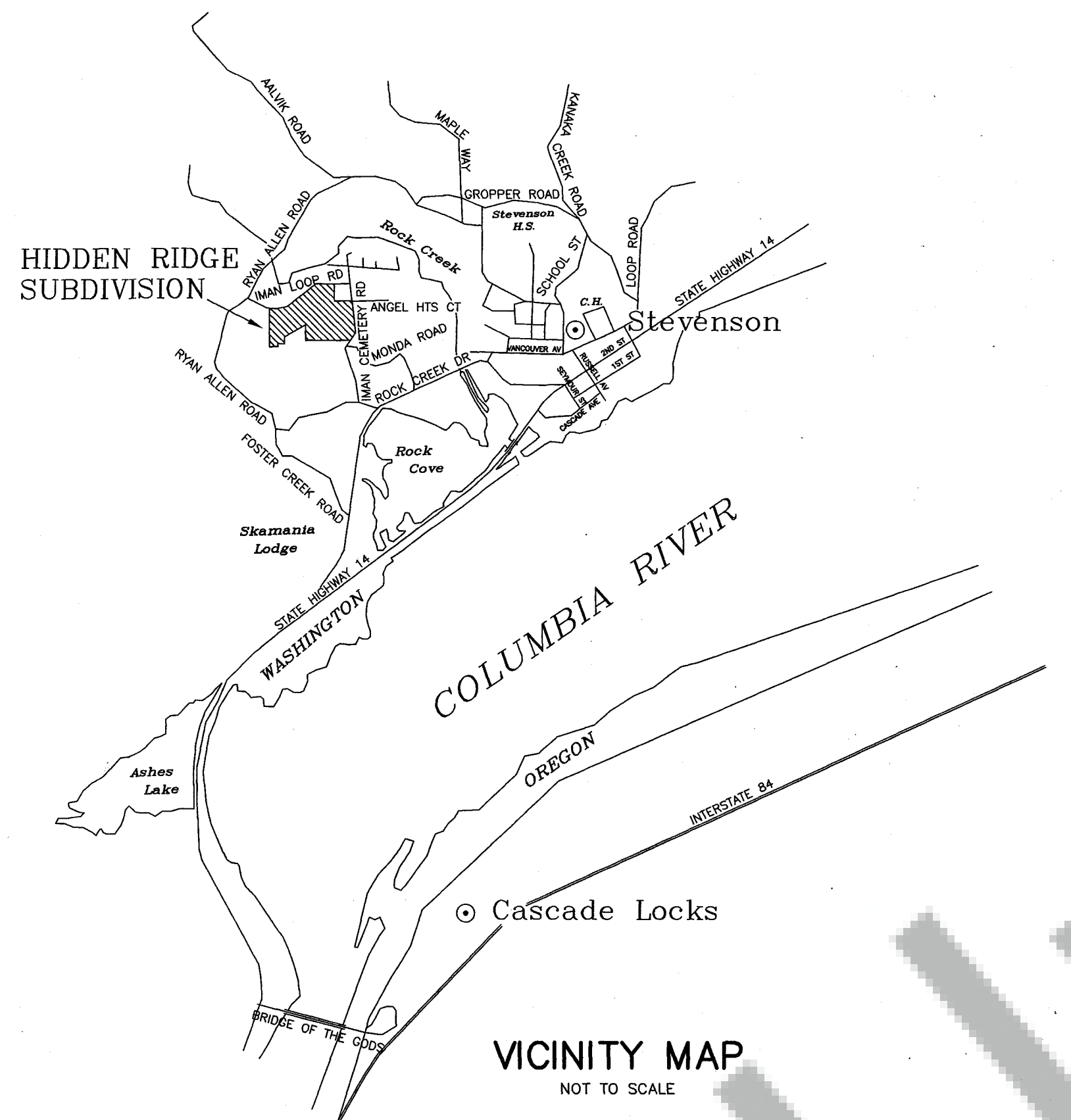
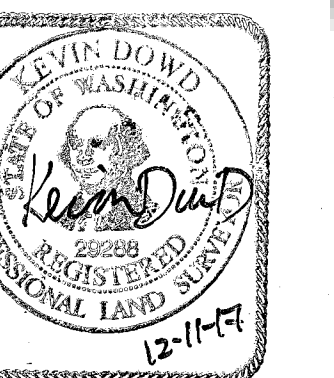
SPECIAL CONDITIONS

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR HIDDEN RIDGE
RECORDED MAY 18, 2007 AS AFN 2007166154

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT
RECORDED NOVEMBER 13, 2017 AS AFN 2017002369
AGREEMENT BETWEEN LOTS 29 AND 33

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT
RECORDED NOVEMBER 13, 2017 AS AFN 2017002370
AGREEMENT BETWEEN LOTS 13 AND 14

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT
RECORDED NOVEMBER 13, 2017 AS AFN 2017002371
AGREEMENT BETWEEN LOTS 3, 19, 20 AND 21



NOTES

PLAT AREA = 16.101 ACRES
PUBLIC EASEMENTS ARE AS NOTED. ALL OTHER EASEMENTS ARE PRIVATE.

LAMPLIGHT CAPITAL AND ASSET MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS VESTED OWNER CERTIFIES AND ACKNOWLEDGES A TWO (2) YEAR WARRANTY ON ALL HIDDEN RIDGE INFRASTRUCTURE FROM DATE OF PLAT RECORDING.

EACH INDIVIDUAL LOT TO PROVIDE TWO (2) OFF STREET PARKING SPACES EXCEPT FOR LOTS 1, 2, 6, 27, 33 AND 34 WHICH ARE TO PROVIDE FOUR (4) OFF STREET PARKING SPACES.

HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE OF THE STORM WATER SYSTEM, INCLUDING TRACT "A" DETENTION POND. IF THE CITY PERFORMS ANY REPAIRS OR MAINTENANCE ON THE SYSTEM, THE OWNER, ASSOCIATION AND SUCCESSORS AGREE IT SHALL BE PERMITTED TO FIX A SYSTEM MAINTENANCE CHARGE TO THE HOMEOWNERS CONTRIBUTING STORM WATER TO THE SYSTEM AS PROVIDED IN RCW 35.67.190.

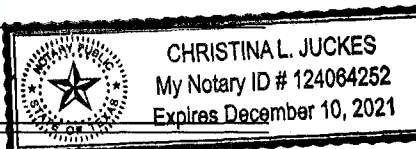
HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE OF THE PEDESTRIAN WALKWAY AND ROCK WALLS WITHIN THE PUBLIC SIDEWALK EASEMENT LOCATED IN LOTS 26, 27 AND 28.

We, owners of the described tract of land hereby declare and certify this Plat to be true and correct to the best of our abilities, and that this subdivision has been made with our free consent and in accordance with our desires. Further we dedicate Osprey Ridge Lane, Falcon Court, Red Hawk Drive, Tract A and all public easements as identified on this plat (Sheets 1 through 4) to the use of the public forever and waive all claims arising from the construction and maintenance of said roads. Furthermore we grant all easements shown for their designated purposes.

CHAD BOTKIN, PRESIDENT-REAL ESTATE
LAMPLIGHT CAPITAL AND ASSET MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

This is to certify that on the 4th day of January, 2018
Before me personally appeared Chad Botkin
To me known to be the individual(s) described in and who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act for the use and purpose set forth herein.

Notary Public in and for the State of Texas



I hereby certify that the city road abutting the proposed subdivision is of sufficient width to meet current city standards without requiring additional right of way and that road right of ways upon or abutting the proposed subdivision are of sufficient width to assure maintenance and to permit future utility installations. I further certify that the proposed private roads meet current city standards and that city water and sewer services are available to the proposed subdivision.

Eric Hume
Public Works Director

03073544080000

I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with the proposed subdivision.

CD MEU 2017
Carla G. Hume
Skamania County Treasurer

X
City Clerk/ Treasurer

This subdivision complies with City requirements and is approved subject to properly being recorded with the Skamania County Auditor's office.

Mayor, City of Stevenson

I, Kevin Dowd, registered as a 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 or under my supervision during the period of April 2007 through October 2007; that the distances, courses and angles are shown hereon correctly; and that monuments other than those approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

Kevin Dowd
Registered Professional Land Surveyor PLS NO. 29288

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by
by Chad Botkin of Lamplight Capital and Asset Management, LLC
on 02-06-18 at 11:57 AM/PM

was recorded in Auditor's File No. 2018000254

Robert Waymire
Recorder of Skamania County, Washington

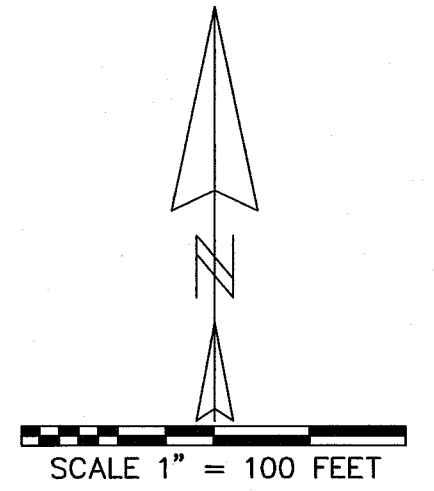
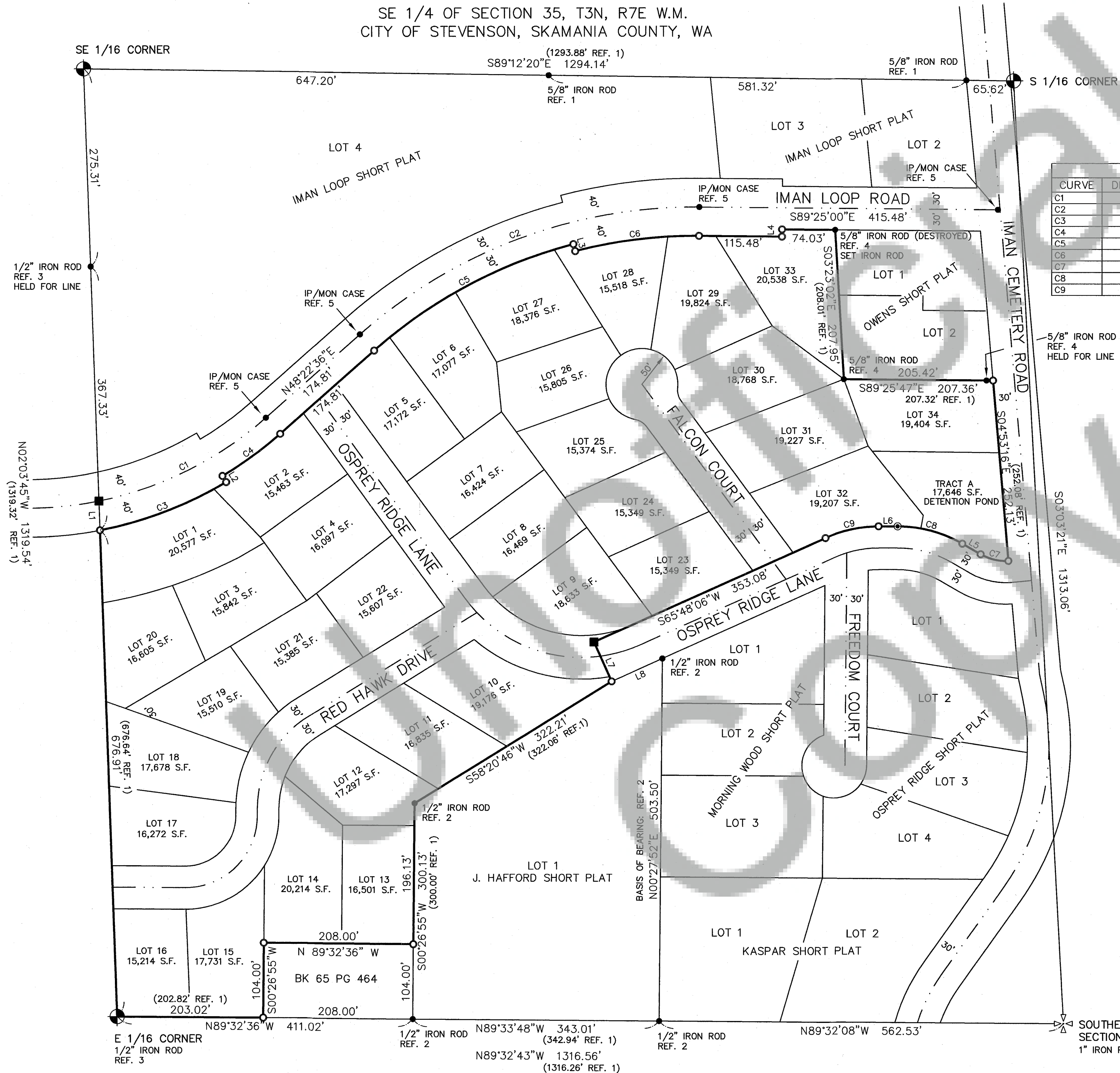
County Auditor

SHEET 1 OF 4

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD, OR 97041
(541) 352-6065

HIDDEN RIDGE SUBDIVISION

SE 1/4 OF SECTION 35, T3N, R7E W.M.
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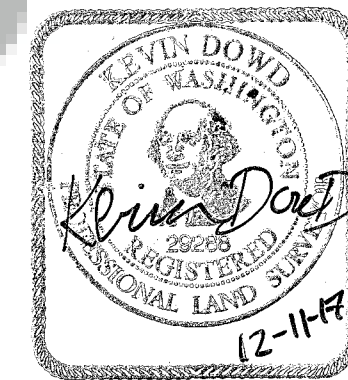


CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	30°06'08"	500.00	262.69	134.45	259.68	N63°25'41"E
C2	42°12'24"	700.00	515.65	270.15	504.07	S69°28'48"W
C3	20°01'49"	540.00	188.78	95.36	187.82	N69°10'13"E
C4	10°46'43"	530.00	99.70	50.00	99.56	N53°45'58"E
C5	27°06'12"	670.00	316.94	161.49	313.99	S61°55'42"W
C6	15°06'11"	660.00	173.98	87.50	173.47	S83°01'54"W
C7	32°59'36"	70.00	40.31	20.73	39.75	S76°29'49"E
C8	29°59'59"	180.00	94.25	48.23	93.17	N75°00'00"W
C9	24°11'54"	180.00	76.02	38.59	75.46	S77°54'03"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.51	N02°03'45"W
L2	10.00	N30°50'40"W
L3	10.00	S14°31'12"E
L4	10.00	N00°35'01"E
L5	29.35	N60°00'01"W
L6	26.55	N90°00'00"W
L7	60.00	S24°11'54"E
L8	77.24	S65°48'06"W

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEYS PLS 29288"
- SET BRASS SCREW IN ROCK
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION

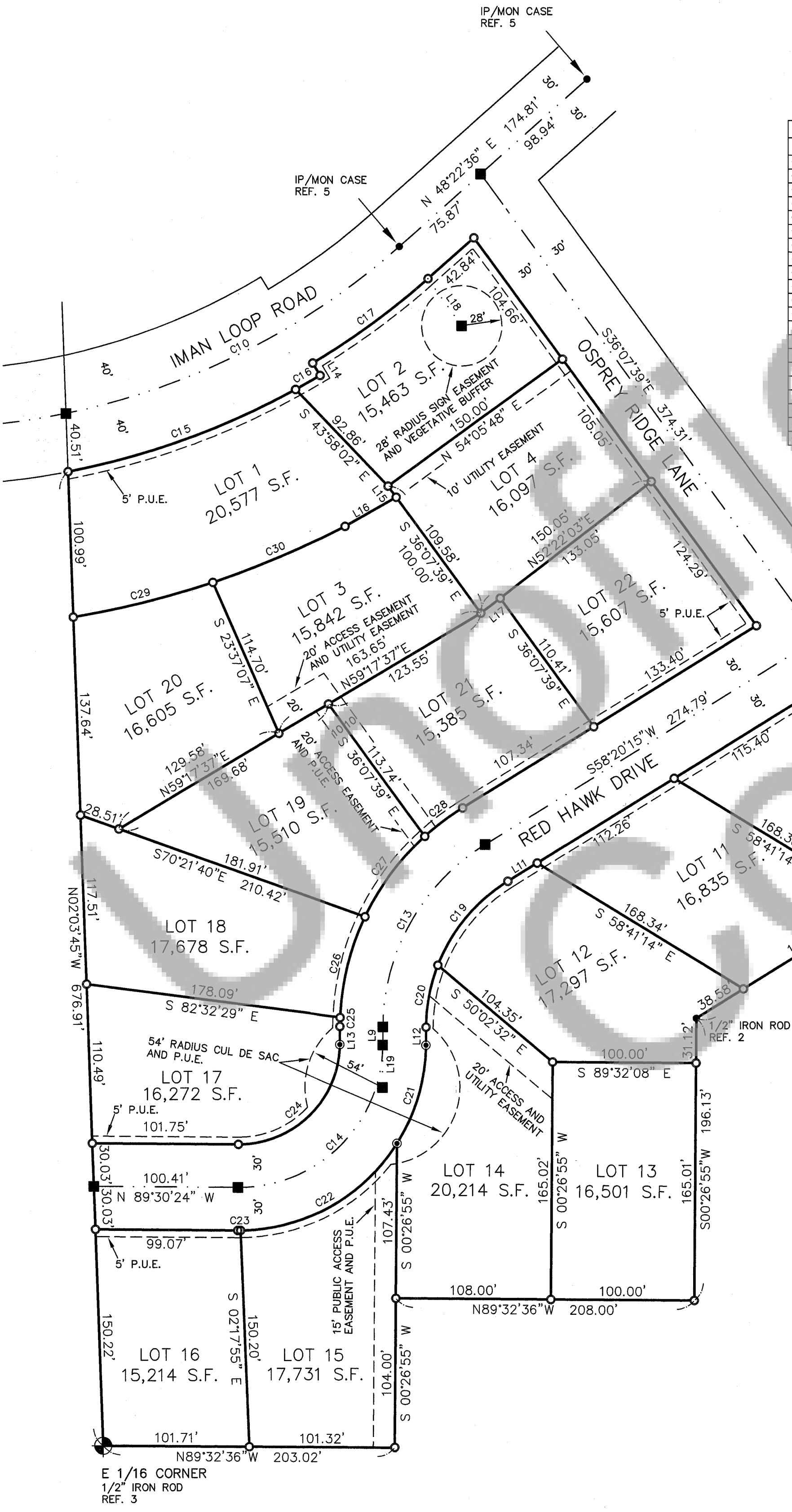
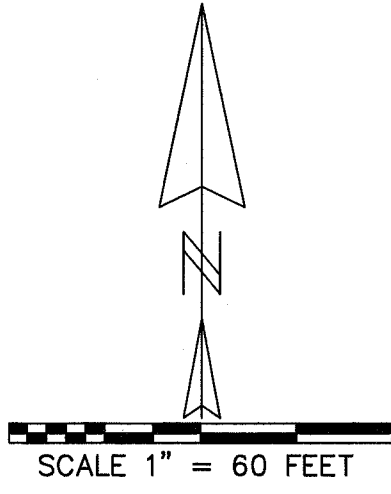


SHEET 2 OF 4

WYEAST SURVEYS
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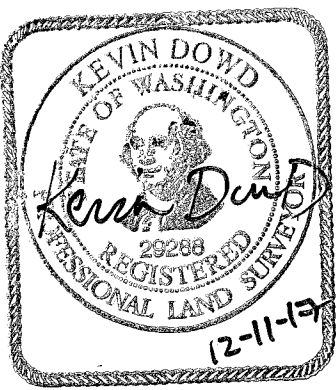
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CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C10	30°06'08"	500.00	262.69	134.45	259.68
C11	7°15'37"	200.00	25.34	12.69	25.33
C12	70°48'39"	200.00	247.18	142.16	231.74
C13	57°52'23"	150.00	151.51	82.93	145.15
C14	90°01'44"	100.00	157.13	100.05	141.46
C15	17°56'38"	540.00	169.12	85.26	168.43
C16	2°05'11"	540.00	19.66	9.83	19.66
C17	10°46'43"	530.00	99.70	50.00	99.56
C18	50°17'36"	230.00	201.89	107.97	195.47
C19	36°57'21"	120.00	77.40	40.10	76.07
C20	20°55'02"	120.00	43.81	22.15	43.57
C21	31°49'52"	130.00	72.22	37.07	71.30
C22	57°18'34"	130.00	130.03	71.04	124.68
C23	0°53'18"	130.00	2.02	1.01	2.02
C24	90°01'44"	70.00	109.99	70.04	99.02
C25	1°58'13"	180.00	6.19	3.10	6.19
C26	23°03'33"	180.00	72.44	36.72	71.95
C27	22°19'44"	180.00	70.15	35.53	69.71
C28	10°30'52"	180.00	33.03	16.56	32.99
C29	8°58'49"	640.00	100.31	50.26	100.21
C30	8°57'20"	640.00	100.03	50.12	99.93

LINE TABLE		
LINE	LENGTH	BEARING
L9	12.56	S00°27'52"W
L10	7.18	S24°11'54"E
L11	24.08	S58°20'15"W
L12	12.56	S00°27'52"W
L13	12.56	S00°27'52"W
L14	10.00	N30°50'40"W
L15	9.58	S36°07'39"E
L16	41.05	N60°15'14"E
L17	17.01	N52°22'03"E
L18	40.39	S35°37'04"E
L19	29.57	S00°27'53"W

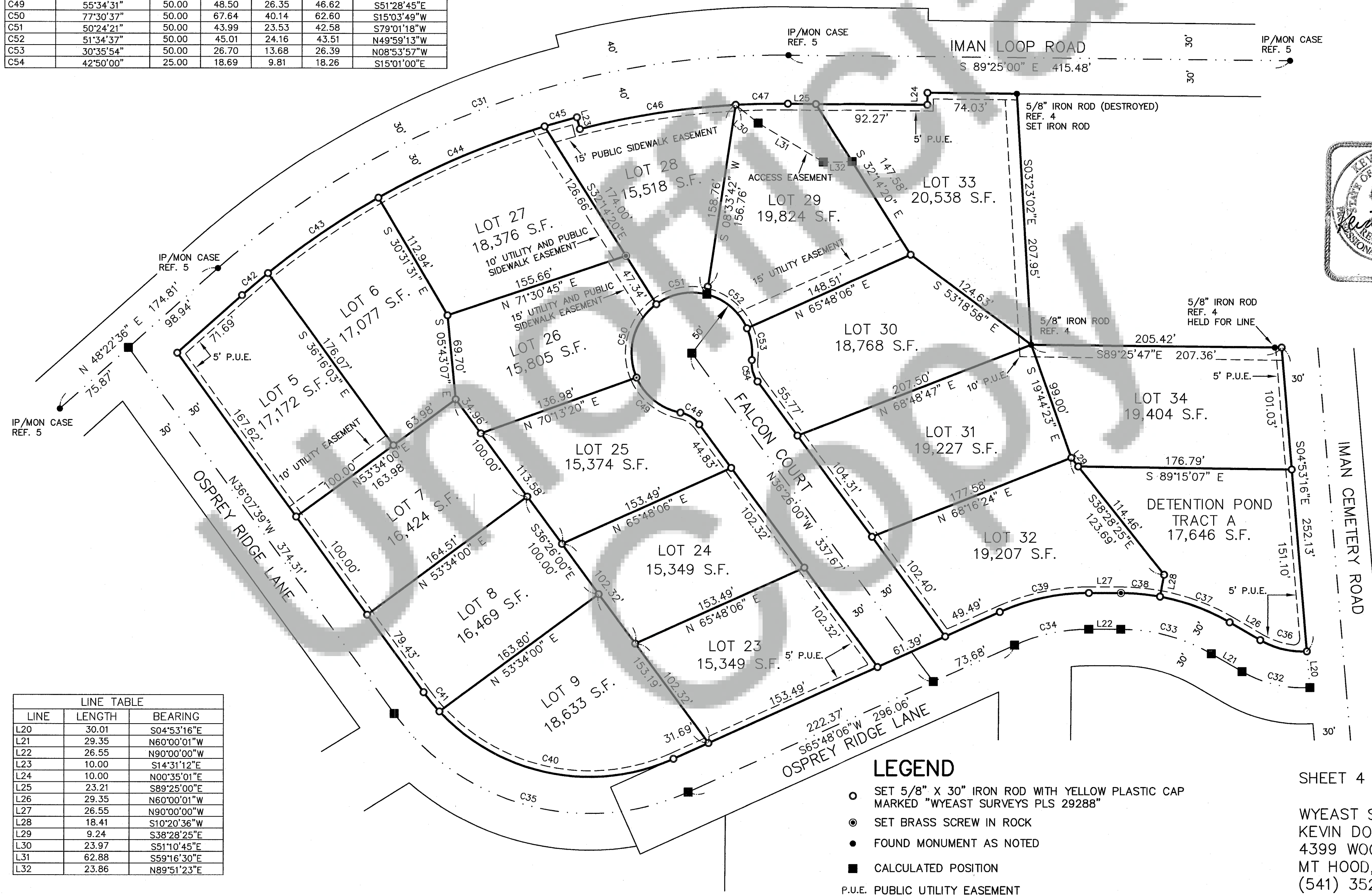
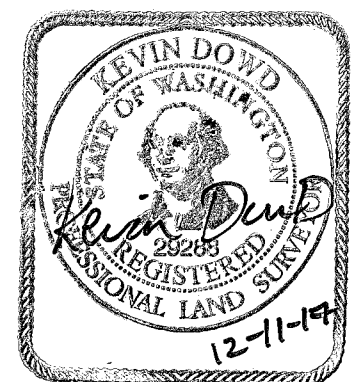
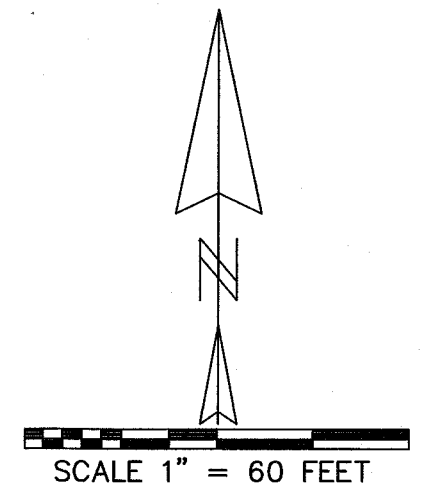


- LEGEND**
- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEYS PLS 29288"
 - SET BRASS SCREW IN SIDEWALK
 - FOUND MONUMENT AS NOTED
 - CALCULATED POSITION
 - P.U.E. PUBLIC UTILITY EASEMENT

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C31	42°12'24"	700.00	515.65	270.15	504.07	S69°28'48"W
C32	33°33'42"	100.00	58.58	30.16	57.74	S76°46'52"E
C33	29°59'59"	150.00	78.54	40.19	77.65	N75°00'01"W
C34	24°11'54"	150.00	63.35	32.15	62.88	S77°54'03"W
C35	78°04'15"	200.00	272.52	162.16	251.92	S75°09'46"E
C36	32°59'36"	70.00	40.31	20.73	39.75	S76°29'49"E
C37	19°39'12"	180.00	61.74	31.18	61.44	N69°49'37"W
C38	10°20'47"	180.00	32.50	16.30	32.46	N84°49'36"W
C39	24°11'54"	180.00	76.02	38.59	75.46	S77°54'03"W
C40	71°07'25"	170.00	211.03	121.54	197.74	S78°38'12"E
C41	6°56'51"	170.00	20.61	10.32	20.60	S39°36'04"E
C42	2°25'09"	670.00	28.29	14.15	28.29	S49°35'11"W
C43	9°28'57"	670.00	110.89	55.57	110.76	S55°32'14"W
C44	12°49'21"	670.00	149.94	75.29	149.63	S66°41'24"W
C45	2°22'45"	670.00	27.82	13.91	27.82	S74°17'26"W
C46	11°20'59"	660.00	130.74	65.58	130.53	S81°09'18"W
C47	3°45'12"	660.00	43.24	21.63	43.23	S88°42'24"W
C48	42°50'00"	25.00	18.69	9.81	18.26	N57°51'00"W
C49	55°34'31"	50.00	48.50	26.35	46.62	S51°28'45"E
C50	77°30'37"	50.00	67.64	40.14	62.60	S15°03'49"W
C51	50°24'21"	50.00	43.99	23.53	42.58	S79°01'18"W
C52	51°34'37"	50.00	45.01	24.16	43.51	N49°59'13"W
C53	30°35'54"	50.00	26.70	13.68	26.39	N08°53'57"W
C54	42°50'00"	25.00	18.69	9.81	18.26	S15°01'00"E

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LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEYS PLS 29288"
- SET BRASS SCREW IN ROCK
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- P.U.E. PUBLIC UTILITY EASEMENT

SHEET 4 OF 4

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