

PROPERTY OWNER:

GERALD AND MARY SAUER
26300 NE 16TH STREET
CAMAS, WA 98607

DEED REFERENCE:

GRANTOR: GERALD AND MARY SAUER
GRANTEE: THREE RIVERS RECREATIONAL
AREA-SAUER, LLC
AUDITOR'S FILE NUMBER 2014001422
DATE: AUGUST, 26, 2014

SURVEY REFERENCES:

- 1) "SAUER SHORT PLAT", AUDITOR'S FILE NUMBER 2005160078
- 2) "FORTIN SHORT PLAT", AUDITOR'S FILE NUMBER 2006161036
- 3) SURVEY RECORDED, AUDITOR'S FILE NUMBER 2004152896
- 4) AGREEMENT RECORDED, AUDITOR'S FILE NUMBER 2005157089
- 5) AGREEMENT RECORDED, AUDITOR'S FILE NUMBER 2005159522

REQUIRED NOTES:

A) THIS SITE LIES WITHIN A GEOLOGIC HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

B) LOTS IN THIS SUBDIVISION ARE LOCATED WITHIN AN EROSION HAZARD AREA. AN EROSION CONTROL PLAN WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.

C) LOT 1 AND LOT 2 INCLUDE LANDSLIDE HAZARD AREAS. DEVELOPMENT ON THESE LOTS MUST COMPLY WITH THE GEOTECHNICAL SETBACK LINES AS INDICATED AND WITH THE LANDSLIDE HAZARD STUDY RECORDED WITH THE SKAMANIA COUNTY AUDITOR'S OFFICE IN AF#2005-158676.

D) EACH OF THE LOTS WITHIN THE MUDDY RIVER SUBDIVISION MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ON-SITE SEWAGE DISPOSAL SYSTEM. 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 A SEWAGE DISPOSAL SYSTEM.

E) 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 IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.

F) WELL ID "BLT220" SERVES LOTS 2 AND 3
WELL ID "BKP068" SERVES LOT 4 AND 5
WELL ID "AKB522" IS AN APPROVED GROUP "B" WATER SYSTEM, AFN# 2005-160078, THAT SERVES LOT 1. THE COMBINED GROUND WATER WITHDRAWAL OF WELLS LOCATED WITHIN THE MUDDY RIVER SUBDIVISION IS LIMITED TO 5,000 GALLONS PER DAY, AND ONE-HALF ACRE IRRIGATION OF LAWN OR NON-COMMERCIAL GARDEN UNDER ROW 90.44.050. ANY GROUND WATER WITHDRAWAL ABOVE 5,000 GALLONS PER DAY FOR DOMESTIC USE, OR MORE THAN ONE-HALF ACRE LAWN OR GARDEN IRRIGATION REQUIRES A WATER RIGHT PERMIT.

G) A WILDLIFE HABITAT ASSESSMENT REPORT IS RECORDED UNDER SKAMANIA COUNTY AFN# 2005158676.

H) A LANDSLIDE HAZARD STUDY IS RECORDED UNDER SKAMANIA COUNTY AFN# 2005158676.

I) A 250' RIPARIAN BUFFER ZONE, AS SHOWN, IS ESTABLISHED BORDERING NORTH FORK LEWIS RIVER. NO VEGETATION REMOVAL IS ALLOWED WITHIN THE BUFFER AREA, UNLESS IT IS A MITIGATED NOXIOUS OR INVASIVE SPECIES.

J) THIS PROPERTY IS WITHIN BIG GAME WINTER RANGE. THE PROPERTY COULD BE DAMAGED, AND INDIVIDUAL LOT OWNERS WILL BE LIABLE FOR THE REPAIRS. ANY VEGETATION PLANTED ON THE SUBJECT SITE SHOULD BE NATIVE TO THE AREA.

K) CC&Rs ARE RECORDED UNDER SKAMANIA COUNTY AFN2005159105.

L) EVACUATION AND EMERGENCY MANAGEMENT PLAN FOR VOLCANIC HAZARD AREAS RECORDED UNDER SKAMANIA COUNTY AFN# 2021-002934

M) STORM WATER MANAGEMENT PLAN ON FILE WITH SKAMANIA COUNTY.

N) AN INADVERTENT DISCOVERY PLAN IS REQUIRED FOR ANY FUTURE CONSTRUCTION ACTIVITIES, INCLUDING CONSTRUCTION OF SINGLE-FAMILY DWELLINGS.

ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES. AUTHORIZED USE OF ALL PRIVATE ROADS IS TO ACCESS POSSIBLE FUTURE DEVELOPMENT OF ADJOINING PROPERTIES FOR INGRESS, EGRESS AND UTILITIES.

LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED.

WARNING: PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED THAT THE LOT, OR LOTS, IN THIS PLAT ARE SERVICED 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. 1980-07, SEC. 6.20.)
SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2007166228.

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

2" IRON PIPE WITH
1961 BLM BRASS CAP
PER SURVEY REFERENCE
NO. 1.
S 51°56'08" E
1659.10' (SR2)
S89°01'27" E
711.00' (SR1)

1/2" IRON REBAR AS
NOTED IN SURVEY
RECORDED IN AFN
2004152896

FOUND 1/2" IRON ROD
AS NOTED IN SURVEY
RECORDED IN
AF# 2004152896

FOUND 3/4" ALUMINUM
PIPE AS NOTED IN
SURVEY RECORDED
IN AF# 2004152896

FOUND 1/2" IRON ROD
AS NOTED IN SURVEY
RECORDED IN
AF# 2004152896

FOUND 1/2" IRON ROD
AS NOTED IN SURVEY
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AS NOTED IN SURVEY
RECORDED IN
AF# 2004152896

PER FEMA MAP PANEL 5301600175B, ALL UPLANDS ARE IN A ZONE "C" (AREA OF MINIMAL FLOODING). THE LEWIS AND MUDDY RIVER ARE IN A ZONE "A" (AREA OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARDS HAVE NOT BEEN DETERMINED)

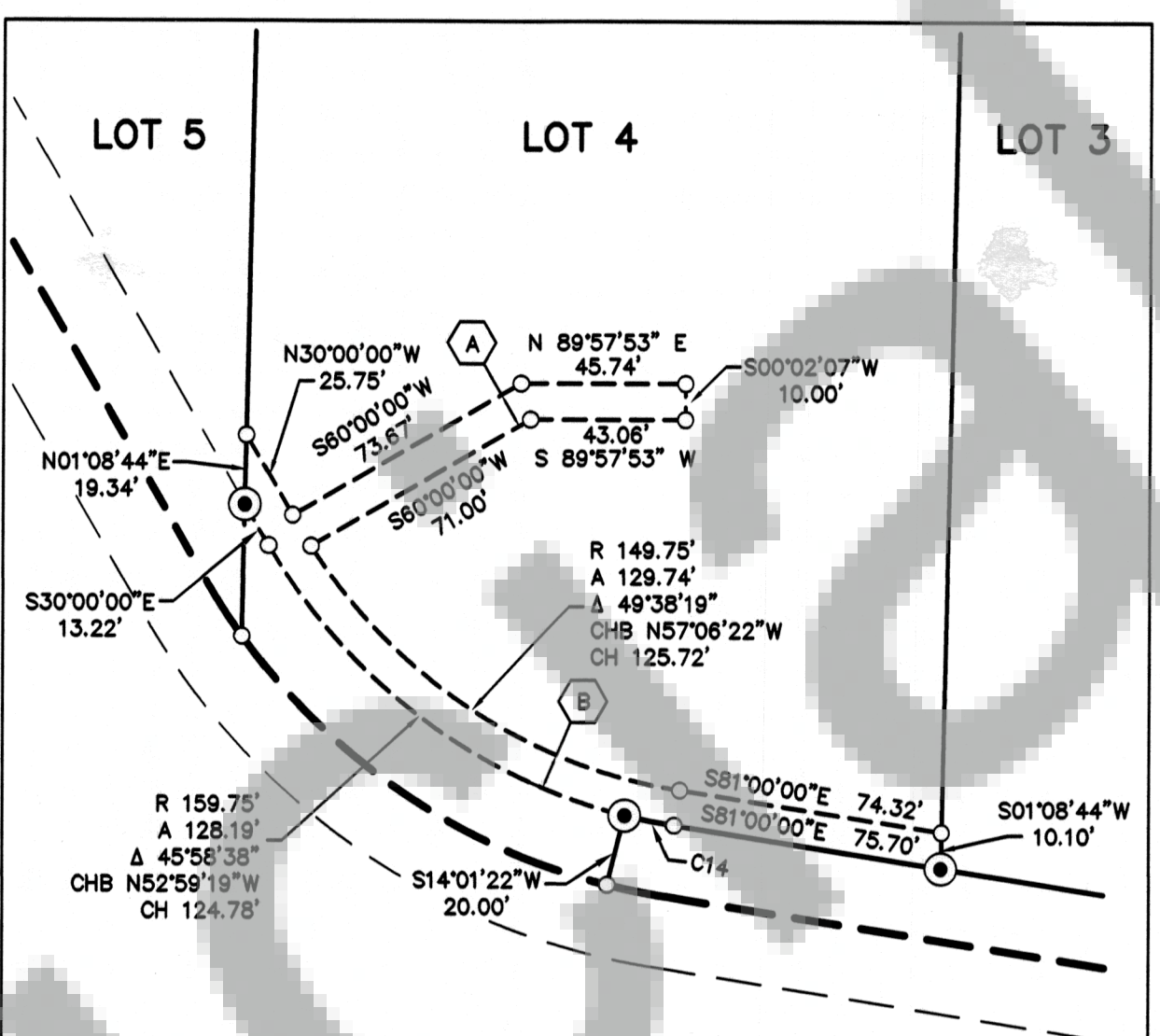
- (A) 10' WATER LINE EASEMENT TO LOTS 2, 4 AND 5
- (B) 5' WATER LINE EASEMENT TO LOTS 3 AND 5

LEGEND

- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED (FEEDER 41032) SET
- INDICATES MONUMENT FOUND PER SURVEY REFERENCE NO. 1 UNLESS NOTED OTHERWISE
- INDICATES CALCULATED POSITION
- INDICATES WELL
- INDICATES YELLOW PLASTIC CAP
- INDICATES AUDITOR'S FILE NUMBER
- INDICATES SURVEY REFERENCE NUMBER
- INDICATES TEST PIT
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES ORDINARY HIGH WATER
- INDICATES TOP OF SLOPE
- INDICATES GEOTECHNICAL SETBACK LINE
- INDICATES RIPARIAN BUFFER LINE
- INDICATES WATER LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	213.99	156.99	153.49	S 51°01'16" E	42°02'34"
C2	179.75	18.35	18.35	S 32°55'31" E	4°51'02"
C3	179.75	125.89	123.33	N 55°54'49" W	40°07'37"
C4	182.28	61.59	61.51	N 89°37'24" E	8°44'51"
C5	188.28	60.00	59.74	S 71°07'43" W	18°15'28"
C6	300.00	136.14	134.97	S 13°00'00" E	26°00'00"
C7	82.61	68.80	66.83	N 23°51'14" E	47°03'08"
C8	280.98	132.40	131.18	N 88°30'00" E	47°00'00"
C9	168.28	108.67	106.79	N 80°30'00" E	37°00'00"
C10	300.98	84.31	84.04	N 88°01'32" W	16°03'04"
C11	179.75	15.75	15.75	S 78°29'17" E	5°01'29"
C12	159.75	14.01	14.00	S 55°30'00" E	51°00'00"
C13	179.75	160.00	154.77	S 55°30'00" E	51°00'00"

LINE	BEARING	DISTANCE
L1	N 12°00'00" E	88.00
L2	N 18°00'00" E	58.00
L3	S 26°00'00" W	60.00
L4	N 32°00'00" E	76.00
L5	S 43°00'00" W	65.00
L6	N 30°00'00" E	82.00
L7	N 28°00'00" E	99.00
L8	N 45°00'00" E	72.00
L9	S 65°00'00" W	44.00
L10	S 81°40'00" E	170.00
L11	N 88°00'00" E	130.00
L12	N 87°00'00" W	95.00
L13	S 89°00'00" W	125.00
L14	N 81°40'00" W	98.01
L15	N 90°00'00" E	74.00
L16	S 87°30'00" W	86.00
L17	N 89°50'00" W	73.00
L18	S 77°40'00" E	45.47
L19	N 65°00'00" E	33.48
L20	S 01°23'17" W	45.00
L21	S 88°36'43" E	30.00
L22	S 53°38'12" W	28.57
L23	N 41°43'29" E	83.02
L24	N 43°18'33" E	123.28
L25	S 37°21'01" W	104.41
L26	S 42°21'16" W	121.28
L27	N 43°57'52" E	92.45



DETAIL "A" - WATER LINE EASEMENT
SCALE: 1"=50'

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE THREE RIVERS RECREATIONAL AREA-SAUER, LLC TRACT INTO 5 LOTS AS SHOWN.

EXISTING MONUMENTATION SET IN THE "SAUER SHORT PLAT", AUDITOR'S FILE NUMBER 2005160078, WAS RECOVERED AND HELD.

A FIELD TRAVERSE FROM SAID EXISTING MONUMENTATION WAS PERFORMED USING A ONE SECOND LEICA 1201 TOTAL STATION. THE TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN JUNE 2020.

THE AREA OF LOT 1 LYING SOUTH AND EAST OF THE RIPARIAN BUFFER ZONE SHALL REMAIN AS UNDEVELOPABLE LANDS.

THIS PLAT UTILIZES DENSITY TRANSFER FOR RESIDENTIAL LAND DIVISIONS UNDER THE SKAMANIA COUNTY CRITICAL AREAS ORDINANCE. THIS AREA IS PERMANENTLY PROTECTED AS UNDEVELOPED LAND AND SHALL NOT BE FURTHER DIVIDED.

"MUDDY RIVER" SUBDIVISION

IN LOT 4 OF "SAUER SHORT PLAT"

LOCATED IN THE SW 1/4 AND

LOT 3 OF "TWO RIVERS SHORT PLAT"

LOCATED IN THE SE 1/4 OF

SECTION 24, T. 7 N., R. 6 E., W.M.,

SKAMANIA COUNTY, WASHINGTON

SKAMANIA COUNTY ENGINEER

I, Kyle P. Feeder, 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 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 NAMES AND NUMBERS OF SUCH ROADS.

SKAMANIA COUNTY ENGINEER

DATE
7/13/22

DECLARATION

WE, THE OWNER(S) OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THAT THIS SUBDIVISION TO BE TRUE AND CORRECT TO THE BEST OF MY ABILITIES AND THAT THIS SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES.

OWNER(S) SIGNATURE GERALD SAUER

DATE
7/10/22

OWNER(S) SIGNATURE MARY SAUER

DATE
7/10/22

SKAMANIA COUNTY TREASURER

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SUBDIVISION HAVE BEEN PAID, DISCHARGED OR SATISFIED THROUGH 2022 FOR TAX PARCEL 07-06-24-0-9-0200-00

TREASURER

DATE
7-11-2022

SKAMANIA COUNTY BOARD OF COUNTY COMMISSIONERS

THE LAYOUT OF THIS SUBDIVISION COMPLIES WITH SKAMANIA COUNTY CODE TITLE 17, REQUIREMENTS AND THE PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

BOARD OF COUNTY COMMISSIONERS, CHAIR

DATE
7-11-22

SKAMANIA COUNTY AUDITOR

STATE OF WASHINGTON) SS
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Gerald and Mary Sauer OF Sk County AT 8:23 A.M., 2022.

AUDITOR'S FILE NUMBER 2022-001415

RECORDER OF SKAMANIA COUNTY, WASHINGTON

SKAMANIA COUNTY DEPUTY AUDITOR

DATE
07-13-2022

SURVEYOR'S CERTIFICATE:

I, KYLE FEEDER, REGISTERED AS A 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 OR UNDER MY SUPERVISION, DURING THE PERIOD OF JUNE 2021, THROUGH JUNE 2022; THAT THE DISTANCES, COURSE, AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

Kyle P. Feeder
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR,
PLS NO. 41032

DATE
7-7-22



DATE:	7-7-22
SCALE:	1"=100'
JOB NO.:	20-026
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 1

KPF

SURVEYING, INC.
2208 E. EVERGREEN BLVD., VANCOUVER, WA 98661
360-834-0174 FAX: 360-838-0155