

PROPERTY OWNER:
THREE RIVERS RECREATIONAL AREA, LLC
26300 NE 16TH STREET
CAMAS, WA 98607

DEED REFERENCES:
GRANTOR: WEST COAST BANK
GRANTEE: THREE RIVERS RECREATIONAL AREA - SAUER, LLC
AUDITOR'S FILE NUMBER 2014000541
DATE: MARCH 26, 2014

GRANTOR: THREE RIVERS RECREATIONAL AREA - SAUER, LLC
GRANTEE: THREE RIVERS RECREATIONAL AREA - SAUER, LLC
AUDITOR'S FILE NUMBER 2022-000162
DATE: JANUARY 24, 2022

SURVEY REFERENCES:
1) "FORTIN SHORT PLAT", AUDITOR'S FILE NUMBER 2006161036
2) "LOOWIT SHORT PLAT", AUDITOR'S FILE NUMBER 2006160728
3) "EAGLE CLIFF SHORT PLAT", AUDITOR'S FILE NUMBER 2006160726
4) "LOOWIT CAMPING CABINS", AUDITOR'S FILE NUMBER 2012180359
5) AGREEMENT RECORDED, AUDITOR'S FILE NUMBER 2012182372
6) AGREEMENT RECORDED, AUDITOR'S FILE NUMBER 2005159625

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) LOTS 1 AND 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 LEWIS RIVER SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ONSITE 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 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 (DOE ID #BKP065) SERVES LOT 1
WELL (DOE ID #BLT218) SERVES LOT 2

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

H) A LANDSLIDE HAZARD STUDY IS RECORDED UNDER SKAMANIA COUNTY AF# 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 AF#2005159105.

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

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

PERIMETER DESCRIPTION:
(TAX PARCEL 07-06-24-0-0-0500-00)

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 24;
THENCE SOUTH 88°45'25" EAST, FOR A DISTANCE OF 109.85 FEET;
THENCE SOUTH 10°59'00" EAST, FOR A DISTANCE OF 88.14 FEET;
THENCE NORTH 90°00'00" EAST, FOR A DISTANCE OF 433.07 FEET;
THENCE SOUTH 20°00'00" EAST, FOR A DISTANCE OF 490.51 FEET;
THENCE SOUTH 20°00'00" WEST, FOR A DISTANCE OF 300.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°00'00" EAST, FOR A DISTANCE OF 610.00 FEET, TO A POINT ON THE WEST LINE OF LOT 1 OF "EAGLE CLIFF SHORT PLAT", ACCORDING TO THE PLAT THEREOF RECORDED IN AUDITOR'S FILE NUMBER 2006160726, RECORDS OF SKAMANIA COUNTY, WASHINGTON;
THENCE SOUTH 17°55'40" WEST, FOR A DISTANCE OF 675.79 FEET;
THENCE SOUTH 19°24'30" WEST, FOR A DISTANCE OF 422.42 FEET, TO A POINT ON THE ORDINARY HIGH WATER LINE OF THE NORTH FORK OF THE LEWIS RIVER;
THENCE ALONG SAID ORDINARY HIGH WATER LINE TO FOLLOWING COURSES:

NORTH 64°00'00" WEST, FOR A DISTANCE OF 71.00 FEET;
THENCE NORTH 71°00'00" WEST, FOR A DISTANCE OF 80.00 FEET;
THENCE NORTH 65°00'00" WEST, FOR A DISTANCE OF 132.00 FEET;
THENCE NORTH 77°00'00" WEST, FOR A DISTANCE OF 110.00 FEET;
THENCE NORTH 75°00'00" WEST, FOR A DISTANCE OF 109.83 FEET;
THENCE SOUTH 00°39'14" WEST, FOR A DISTANCE OF 0.85 FEET;
THENCE SOUTH 87°55'03" WEST, FOR A DISTANCE OF 180.05 FEET;
THENCE LEAVING SAID ORDINARY HIGH WATER LINE, NORTH 20°00'00" EAST, FOR A DISTANCE OF 951.85 FEET;

THENCE SOUTH 89°00'00" EAST, FOR A DISTANCE OF 65.23 FEET, TO THE TRUE POINT OF BEGINNING.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO LOCATE, MONUMENT AND DIVIDE THAT CERTAIN TRACT OF LAND INTO TWO LOTS CONVEYED TO THREE RIVERS RECREATIONAL AREA - SAUER, LLC BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2022-000162, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

EXISTING MONUMENTATION SET IN THE "EAGLE CLIFF SHORT PLAT", AUDITOR'S FILE NUMBER 2006161036, AND "LOOWIT CAMPING CABINS" AUDITOR'S FILE NUMBER 2012180359 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 AUGUST 2020.

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 SHORT PLAT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

WARNING: PURCHASERS OF A LOT, OR LOTS, IN THIS SHORT PLAT ARE ADVISED THAT THE LOT, OR LOTS, IN THIS SHORT PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS SHORT PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS SHORT 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.
SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2007166228.

LEGEND

- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED (FEEDER 41032) SET
- INDICATES MONUMENT FOUND PER SURVEY REFERENCE NO. 3 UNLESS NOTED OTHERWISE
- INDICATES MONUMENT FOUND PER SURVEY REFERENCE NO. 2 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

0 60 120 180
SCALE: 1"=60'

BASIS OF BEARING: S 89°00'00" E
HELD ALONG THE SOUTH LINE OF
"LOOWIT CAMPING CABINS" RECORDED IN
AF# 2012180359



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

DATE:	8-31-22
SCALE:	1"=60'
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

"LEWIS RIVER" SHORT PLAT

IN LOT 4
OF "EAGLE CLIFF" SHORT PLAT
IN A PORTION OF
THE E 1/2 OF THE SW 1/4
AND THE SE 1/4 OF
SECTION 24, T. 7 N., R. 6 E., W.M.,
SKAMANIA COUNTY, WASHINGTON

SKAMANIA COUNTY ENGINEER

I, TIM ELSEA, 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

9/20/2022
DATE

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. FURTHER, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

GERALD SAUER SEP 20 22
OWNER(S) SIGNATURE NAME OF OWNER DATE
Mary P. Sauer 9-20-22
OWNER(S) SIGNATURE NAME OF OWNER DATE

SKAMANIA COUNTY TREASURER

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SUBDIVISION HAVE BEEN PAID, DISCHARGED OR SATISFIED THROUGH FOR TAX PARCEL 07-06-24-0-0-0500-00

9/20/22
TREASURER DATE

ENVIRONMENTAL HEALTH

WATER SUPPLY METHODS AND SANITARY SEWAGE DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS. (SHORT PLAT ORD. 17.64.100(C)(1) AND (2)).

9/20/2022
LOCAL HEALTH JURISDICTION DATE

COMMUNITY DEVELOPMENT

THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA COUNTY CODE CHAPTER 17.64 - SHORT PLATS AND SHORT SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

9/20/2022
COMMUNITY DEVELOPMENT DEPARTMENT DATE

SKAMANIA COUNTY AUDITOR

STATE OF WASHINGTON) SS
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Three Rivers Rec. OF SKAMANIA CO. AT 11:20 A.M., 2022.

AUDITOR'S FILE NUMBER 2022-001930

RECORDER OF SKAMANIA COUNTY, WASHINGTON

SKAMANIA COUNTY AUDITOR

9/21/22
DATE

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 2020, THROUGH JULY, 2020; 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, PROFESSIONAL LAND SURVEYOR,
PLS. NO. 41032

9-1-22
DATE