

CHINIDERE SUBDIVISION-PHASES 2 AND 3

IN THE SW1/4 OF SECTION 36, T 3 N, R 7 1/2 E, WM

TAX PARCEL 03753630120000

CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON

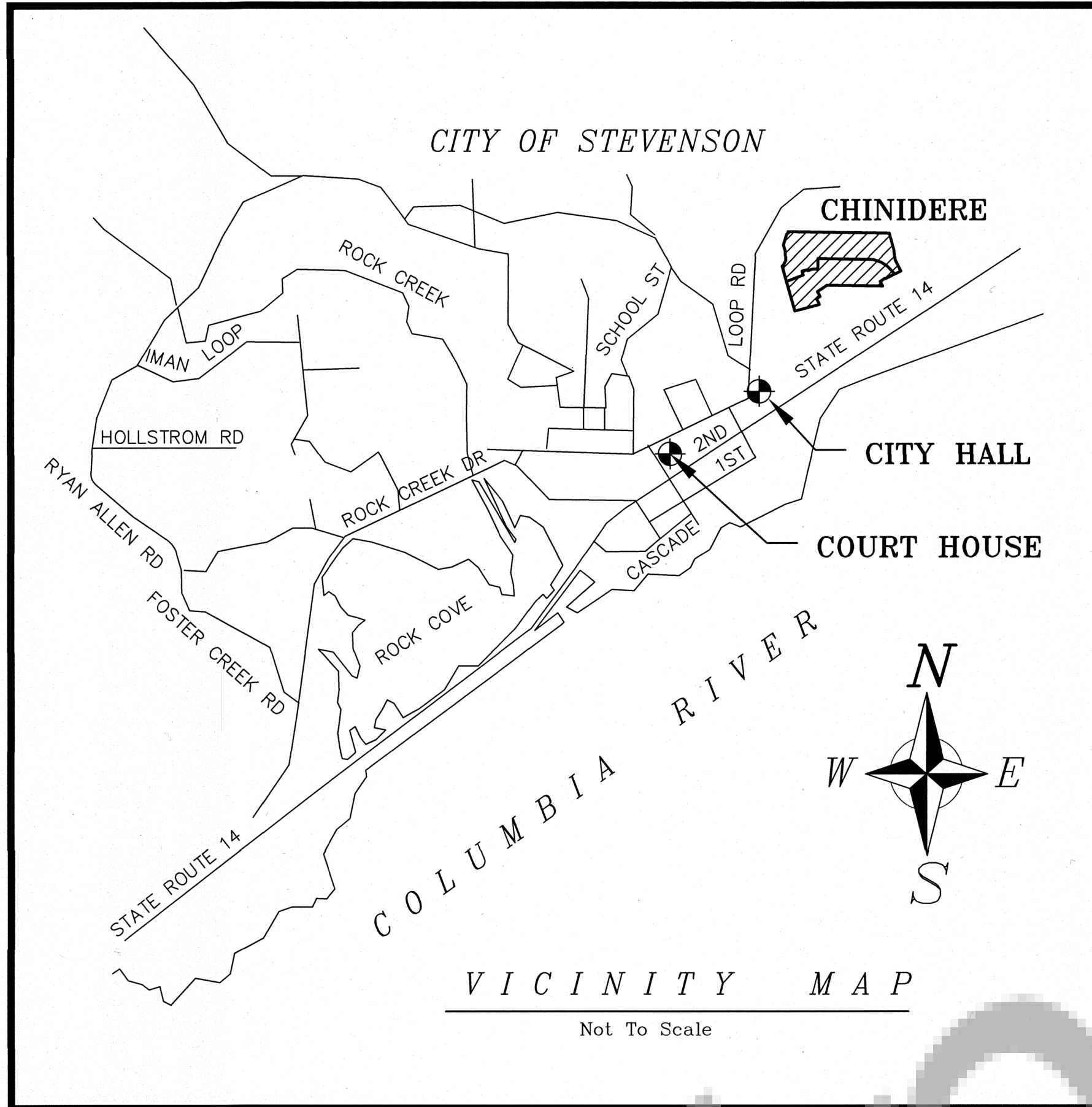
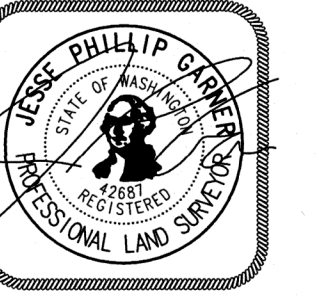
RERECORDING FOR THE PURPOSE
OF CORRECTING NOTARY STAMP
REF# 2023001550

COVENANTS, CONDITIONS AND RESTRICTIONS

ALL LOTS WITHIN THE PLAT OF CHINIDERE SUBDIVISION-PHASES 2 AND 3 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 HEREBY INCORPORATED AS PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENTS.

CITY REQUIRED NOTES

- "SR-14" PREDATES THIS DEVELOPMENT, THEREFORE THE WASHINGTON DEPARTMENT OF TRANSPORTATION WILL NOT BE RESPONSIBLE FOR ANY TRAFFIC HIGHWAY NOISE MITIGATION MEASURES.
- 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 FEET FROM THE FRONT LOT LINE.
- ALL LOTS WITHIN THIS SUBDIVISION MUST ACQUIRE A GEOTECHNICAL REPORT PRIOR TO FOUNDATION CONSTRUCTION.
- CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED FOR INDIVIDUAL LOTS UNTIL ALL WATER APPURTENANCES HAVE BEEN INSTALLED, APPROVED AND ACCEPTED BY THE CITY OF STEVENSON.
- AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF STEVENSON ITS SUCCESSORS AND ASSIGNS, UNDER AND UPON ALL OF TRACT "E" AS DEPICTED HEREON, FOR THE PURPOSES OF CONSTRUCTING A PEDESTRIAN PATHWAY AND PUBLIC USE.
- THE OWNERS OF ALL LOTS IN THIS SUBDIVISION CONSENT TO THE IMPLEMENTATION OF A STORMWATER IMPROVEMENT DISTRICT IF AT ANY TIME THE CITY DETERMINES THE HOMEOWNERS ASSOCIATION HAS FAILED OR REFUSED TO MAINTAIN THE STORMWATER FACILITIES.
- TRACT "E" IS AN OPENSOURCE AND HABITAT TRACT TO BE OWNED AND MAINTAINED BY THE CHINIDERE MOUNTAIN ESTATES HOMEOWNER'S ASSOCIATION.



KNOWN ALL PEOPLE BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREIN DESCRIBED EMBRACED AND SUBDIVIDED, 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 EASEMENT 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 PERSONS 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 WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS WITHIN THE SUBDIVISION, PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSIDERED AS RELINQUISHING 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 THE SAID OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEAL

ASPEN DEVELOPMENT, LLC

BY: *[Signature]*

TITLE *Member*

GRAVITATE CAPITAL LLC

BY: *[Signature]*

TITLE *Member*

LEGEND

- EXISTING MONUMENT OF RECORD
- SET 5/8"X24" REBAR W/ PLASTIC CAP
- () DISTANCE OF RECORD

PHASE 2, 3 BOUNDARY

CALCULATED CORNER

BASIS OF BEARINGS

CHINIDERE PHASE 1, A.F. 2017000886

REFERENCES

CHINIDERE PHASE 1, A.F. 2017000886, A.F. 200817008, BK 3, PG 475

MONUMENTS VISITED

SEPTEMBER 2020

TAX PARCEL NO.

0375360120000

OWNERS

ASPEN DEVELOPMENT LLC
150 LOMBARD STREET, STE 1
SAN FRANCISCO, CA 94111

LEGAL DESCRIPTION-TOTAL PARCEL

CHINIDERE FUTURE PHASE AREA

NOTES

- PHASE 2 CONSISTS OF LOTS 28 THROUGH 49.
- PHASE 3 CONSISTS OF LOTS 50 THROUGH 72.
- PHASE 2 ACREAGE-5.74 ACRES
- PHASE 3 ACREAGE-6.77 ACRES

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hypert+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

OREGON WHITE OAK HABITAT PLAN

A PORTION OF AUDITOR'S FILE NUMBER 200917847

CONSERVATION EASEMENT

AUDITOR'S FILE NUMBER 2008171673

ADDRESS TABLE		
LOT	STREET NUMBER	STREET NAME
LOT 66	107	NE BRUCE HEIGHTS
LOT 65	147	NE BRUCE HEIGHTS
LOT 53	106	NE BRUCE HEIGHTS
LOT 54	126	NE BRUCE HEIGHTS
LOT 55	136	NE BRUCE HEIGHTS
LOT 56	156	NE BRUCE HEIGHTS
LOT 57	176	NE BRUCE HEIGHTS
LOT 58	196	NE BRUCE HEIGHTS
LOT 59	216	NE BRUCE HEIGHTS
LOT 60	226	NE BRUCE HEIGHTS
LOT 63	197	NE BRUCE HEIGHTS
LOT 64	187	NE BRUCE HEIGHTS
LOT 67	87	NE BRUCE HEIGHTS
LOT 68	67	NE BRUCE HEIGHTS
LOT 46	313	NE LUTHERAN CHURCH ROAD
LOT 47	333	NE LUTHERAN CHURCH ROAD
LOT 48	353	NE LUTHERAN CHURCH ROAD
LOT 49	363	NE LUTHERAN CHURCH ROAD
LOT 50	384	NE LUTHERAN CHURCH ROAD
LOT 51	404	NE LUTHERAN CHURCH ROAD
LOT 52	424	NE LUTHERAN CHURCH ROAD
LOT 69	433	NE LUTHERAN CHURCH ROAD
LOT 70	413	NE LUTHERAN CHURCH ROAD
LOT 71	393	NE LUTHERAN CHURCH ROAD
LOT 72	373	NE LUTHERAN CHURCH ROAD
LOT 28	344	NE LUTHERAN CHURCH ROAD
LOT 29	364	NE LUTHERAN CHURCH ROAD
LOT 45	105	NE UPPER BASSO CIRCLE
LOT 44	115	NE UPPER BASSO CIRCLE
LOT 43	125	NE UPPER BASSO CIRCLE
LOT 42	145	NE UPPER BASSO CIRCLE
LOT 41	165	NE UPPER BASSO CIRCLE
LOT 40	185	NE UPPER BASSO CIRCLE
LOT 39	195	NE UPPER BASSO CIRCLE
LOT 38	215	NE UPPER BASSO CIRCLE
LOT 37	235	NE UPPER BASSO CIRCLE
LOT 36	245	NE UPPER BASSO CIRCLE
LOT 30	114	NE UPPER BASSO CIRCLE
LOT 31	134	NE UPPER BASSO CIRCLE
LOT 32	154	NE UPPER BASSO CIRCLE
LOT 33	174	NE UPPER BASSO CIRCLE
LOT 34	194	NE UPPER BASSO CIRCLE
LOT 35	214	NE UPPER BASSO CIRCLE
LOT 61	448	NE KRISTY LANE
LOT 62	468	NE KRISTY LANE

CULTURAL RESOURCE NOTE

IF CULTURAL OR ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE DURING CONSTRUCTION ACTIVITY, INCLUDING BURIAL SITES, THE APPLICANT IS TO STOP WORK IMMEDIATELY AND NOTIFY THE OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND THE CITY OF STEVENSON PUBLIC WORKS DEPARTMENT ARE TO BE NOTIFIED IMMEDIATELY. FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT OR FINES.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIR	CHORD
C1	28.35	190.00	S25°09'58"E	28.33
C2	20.28	190.00	S17°50'00"E	20.27
C3	49.00	190.00	S07°23'17"E	48.86
C4	17.26	125.00	S03°57'17"W	17.24
C5	39.66	125.00	S16°59'53"W	39.49
C6	55.91	125.00	S38°53'58"W	55.44
C7	6.31	131.50	S24°36'20"W	6.31
C8	9.97	131.50	S45°20'58"W	9.97
C9	42.42	125.00	S61°26'00"W	42.21
C10	43.13	125.00	S81°02'19"W	42.92
C11	114.43	75.00	S47°12'57"W	103.65
C12	4.59	75.00	S01°45'15"W	4.59
C13	8.88	140.00	S01°49'03"E	8.88
C14	27.22	140.00	S09°12'19"E	27.18
C15	10.21	6.00	S63°32'10"E	9.02
C16	77.00	190.00	S79°18'48"W	76.47
C17	56.91	140.00	S79°16'39"W	56.52
C18	10.17	6.00	S19°05'43"W	8.99
C19	131.61	140.00	N62°08'41"W	126.82
C20	32.26	140.00	N28°36'42"W	32.19
C21	8.47	6.00	S75°39'46"E	7.79
C22	62.08	125.00	N76°43'36"E	61.45
C23	40.17	125.00	N53°17'28"E	40.00
C24	50.34	125.00	N32°32'50"E	50.00
C25	43.82	125.00	N10°58'00"E	43.60
C26	117.81	75.00	N45°55'23"E	106.07
C27	9.33	6.00	S44°32'18"E	8.42
C28	9.52	6.00	N45°27'42"E	8.55
C29	8.80	190.00	N87°44'58"W	8.80
C30	57.54	190.00	N77°44'47"W	57.32
C31	59.37	190.00	N60°07'05"W	59.13
C32	52.90	190.00	N43°11'21"W	52.73
C33	17.34	165.00	N26°25'52"W	17.33
C34	24.90	165.00	N19°05'54"W	24.87
C35	101.05	165.00	N73°22'44"E	99.48
C36	155.12	165.00	S62°08'41"E	149.47
C37	42.55	165.00	N07°23'17"W	42.43
C38	158.69	100.00	N45°27'42"E	142.56
C39	157.08	100.00	N45°55'23"E	141.42

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.71	S29°26'29"E
L2	8.65	S25°36'23"E
L3	10.90	S25°36'23"E
L4	4.70	S75°06'13"W
L5	17.36	S54°25'24"W
L6	47.48	S26°43'53"W
L7	88.87	S02°02'08"E
L8	58.40	S18°04'50"E
L9	110.07	S17°20'14"W
L10	20.03	S56°15'33"W
L11	11.69	S18°57'25"E
L12	6.27	S14°46'34"E
L13	11.37	S14°46'34"E
L14	47.31	S54°37'25"E
L15	50.71	S54°37'25"E
L16	20.77	S51°11'05"E
L17	15.80	S22°00'38"E
L18	32.41	N27°30'07"W
L19	62.57	S68°59'23"E
L20	25.00	N00°55'23"E
L21	25.00	S00°55'23"W
L22	50.00	S54°47'14"W
L23	1.74	S00°00'00"E
L24	19.17	S06°46'26"E
L25	50.00	S60°33'31"W
L26	25.00	N00°55'23"E

[Signature]
Financial Interest Holder - Gravitate Capital, LLC

This is to certify that on the 30th day of October, 2023
Before me personally appeared: William John Rosowski
To me known to be the individuals 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.

By: *[Signature]*
Notary Public in and for the State of Washington
Residing at UPSSSSO/CLARK CO

[Signature]
Owner - Aspen Development

This is to certify that on the 30th day of October, 2023
Before me personally appeared: Ben Orville Grendahl
To me known to be the individuals 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.

By: *[Signature]*
Notary Public in and for the State of Washington
Residing at UPSSSSO/CLARK CO

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 AN IN CONSULTATION WITH THE CITY ENGINEER APPROVE THE DESIGN AND/OR CONSTRUCTION OF PROTECTIVE IMPROVEMENTS, BRIDGES, SEWAGE AND DRAINAGE SYSTEM. UPON COMPLETION OF WORK ASSOCIATED WITH PERFORMANCE BOND NO. LICK11U5274

[Signature] 10/30/23
Public Works Director Date

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

[Signature] 10/30/2023
Skamania County Treasurer Date

[Signature] 10/30/23
City of Stevenson Treasurer Date

As authorized by the City Council, I certify the City of Stevenson's acceptance of all dedications made by this plat. This subdivision conforms with City requirements and is approved subject to any special conditions inscribed hereon and to recording in the Skamania County Auditor's office.

[Signature] 10.30.23
Mayor, City of Stevenson Date

"I, Jesse P. Garner, 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 September 2020 through October 2023; that the distances, courses, and angles are shown thereon 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.

Dated this 29th day of October, 2023

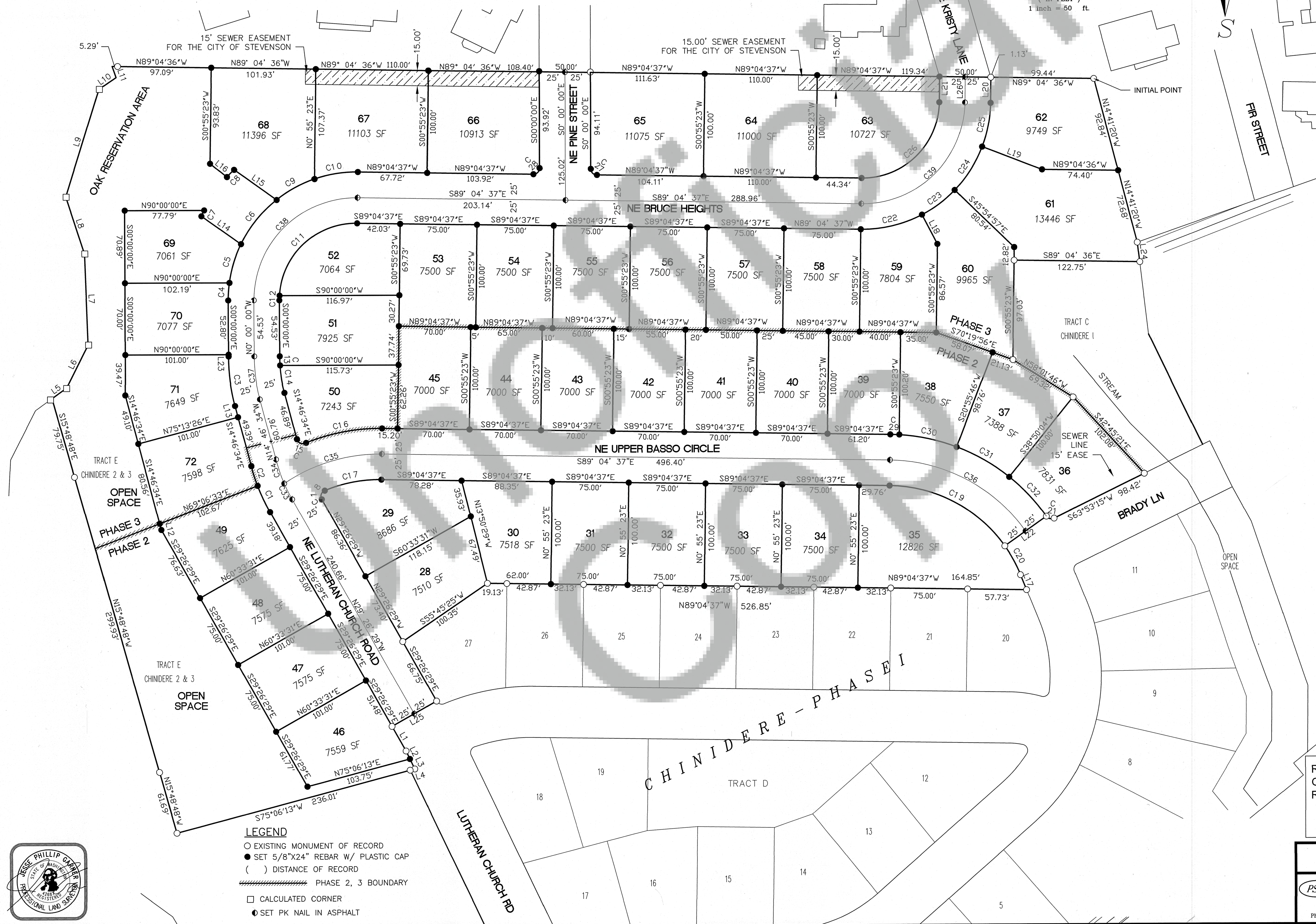
[Signature]
Licensed Land Surveyor PLS NO. 42687

CHINIDERE SUBDIVISION-PHASES 2 & 3
TO THE CITY OF STEVENSON
SW1/4 SECTION 36, T 3 N, R 7 1/2 E, WM
SKAMANIA COUNTY, WASHINGTON

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 psc@pseorge.net

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)
I hereby certify that the within instrument of writing filed by:
Ben Orville Grendahl, at 3:31 P.M. on
October 30, 2023, was recorded in Book 2023-60607
at Page 1, AFN 2023-60607
[Signature]
County Auditor

IN THE SW1/4 OF SECTION 36, T 3 N, R 7 1/2 E, WM
TAX PARCEL 03753630120000
CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON



RERECORDING FOR THE PURPOSE
 OF CORRECTING NOTARY STAMP
 REF# 2023001550

SHEET 2 OF 2

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 ps@gorge.net