

RIO VISTA SHORT PLAT
SHORT PLAT OF LOT 4 OF
KANAKA HEIGHTS SHORT PLAT
IN THE SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 7 EAST, W.M.
SHEET 1 OF 2

COVENANTS & AGREEMENTS

THIS SHORT PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR) RECORDED IN BOOK 231, PAGE 434 OF THE AUDITOR'S RECORDS.

THIS SHORT PLAT IS SUBJECT TO A ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 231, PAGE 437 OF THE AUDITOR'S RECORDS.

LEGAL DESCRIPTION

LOT 4 OF KANAKA HEIGHTS SHORT PLAT, BOOK 3, PAGE 416
IN THE SW 1/4 OF SECTION 25, T3N, R7E, WILLAMETTE MERIDIAN
PARCEL# 03-07-25-3-0-0119-00

NOTES

1) FOUND YPC, NOT OF RECORD.

SURVEY NARRATIVE

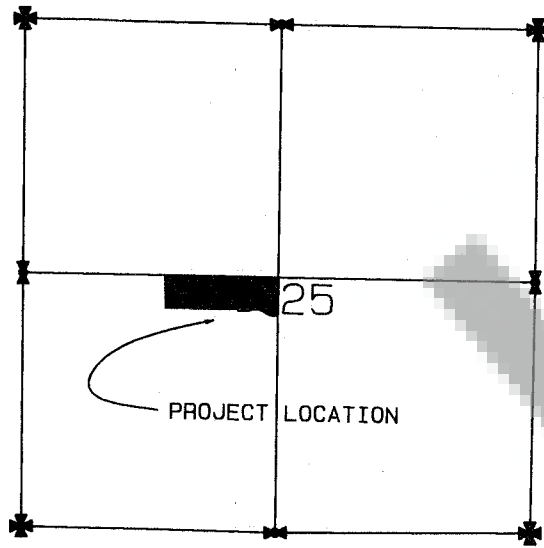
THE PURPOSE OF THIS SURVEY IS TO CREATE A 4 LOT SHORT PLAT.

REFERENCES

- 1) VENADO RANCH ESTATES SHORT PLAT
BOOK 3, PAGE 372
- 2) PRIVATE ROAD AGREEMENT (FERN MEADOW RD)
BOOK 204, PAGE 193
- 3) KANAKA HEIGHTS SHORT PLAT
BOOK 3, PAGE 416
- 4) PRIVATE ROAD AGREEMENT
BOOK 231, PAGE 437

TRAVERSE & ACCURACY STATEMENT

A CLOSED TRAVERSE AROUND THE PARCEL SHOWN WAS MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (WAC 332-130-090,-100) AT THE TIME OF THIS SURVEY. TIED MONUMENTS WERE FOUND TO BE WITHIN ACCEPTABLE TOLERANCES OF CALCULATED POSITION.



VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES

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.

Each of the lots within the Rio Vista 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.

An alternative on-site septic system may be required.

A ground water study compiled by a hydrologist, licensed in the State of Washington, concluded that based on analytical results there is sufficient quantity and quality of water available to serve Lots 3 and 4.

Lots 1 and 2 are approved to be served by a developed spring water source.

All new development shall comply with the applicable water resource setbacks. Future development may be impacted by changes to regulations concerning water resources. Developers are encouraged to contact the Community Development Department on current regulations.

NOTICE: This site lies within an erosion hazard area. Restrictions on use or alteration of the site may exist. For more information, contact the Skamania County Community Development Department.

NOTICE: This site lies within a landslide hazard area. Restrictions on use or alteration of the site may exist. For more information, contact the Skamania County Community Development Department.

All development within this short plat shall meet the requirements of the approved Geological Assessment Report. Developers are encouraged to contact the Community Development Department for development regulations under the approved Geological Assessment Report.

An approved Geological Assessment Report is on file with the Community Development Department. It is the land owner(s) responsibility to ensure compliance with the approved Geological Assessment Report.

All development within this short plat shall meet the requirements of the approved Stormwater Management Plan. Developers are encouraged to contact Skamania County Community Development Department for development regulations under the approved Stormwater Management Plan.

An approved Stormwater Management Plan is on file with the Community Development Department. It is the land owner(s) responsibility to ensure compliance with the approved Stormwater Management Plan.

The subject property lies within a high and very high risk area of Archeological Significance. In the event of an inadvertent discovery of potentially significant archaeological materials (bones, shell, stone tools, hearths, etc.) and/or human remains during construction activities, all work in the immediate area shall cease, the area secured, and the discovery shall be reported to Washington State Department of Archaeology and Historic Preservation (DAHP) and all relevant Native American tribes. In the event human remains are identified, local law enforcement, the county medical examiner, State Physical Anthropologist at DAHP, all relevant native American Tribes, and the Community Development Department shall be contacted immediately.

Land within this subdivision shall not be further subdivided for a period of 5 years unless a final plat is filed pursuant to Skamania County Code, Title 17, Chapter 17.04 through 17.60 inclusive.

I, owner of the above tract of land, hereby declare and certify this short plat to be true and correct to the best of our abilities, and that this short subdivision has been made with our free consent and in accordance with our desires. Further, we dedicate all roads as shown, not noted as private, and waive all claims for damage against any government agency arising from the construction and maintenance of said roads.

Russ Gaynor
RUSS GAYNOR

State of Washington

County of Klickitat

I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Date: 7/19/16 Signature Nikki A Peterson
Title Notary Commission #338075

My Appointment expires: Nov 9, 2016

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision conform with current standards. Each Lot shall contain adequate area and proper soil, topographic, and drainage conditions to be served an on-site sewage disposal system. (Short Plat Ord. 17.64.100(C)(1) and (2))

Nikki Hollatz 7-19-16
Local Health Jurisdiction Date

I, Timothy C. Hornum, 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 name(s) and number(s) of such road(s).

Timothy C. Hornum 7/19/2016
County Engineer Date

All taxes and assessments on property involved with this short plat have been paid, discharged, or satisfied through 2016 for tax parcel number 03-07-25-3-0-0119-00

Carla Grant deputy 7-19-16
Skamania County Treasurer Date

The layout of this Short Subdivision complies with ordinances 1980-07 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

Open 7/19/2016
Community Development Department Date

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording act at the request of
RUSS GAYNOR

Austin R. Bell 7-19-16
PLS. 41954 Date

Auditor's Certificate
(State of Washington)
(County of Skamania)

I hereby certify that within the instrument of writing filed by Debbie Cazare of the Community Development Department on July 19, 2016 at 2:26 pm

Recorded in Auditor's File # 2016001417

Robert Waymire
Recorder of Skamania County
Robert Waymire
Skamania County Auditor

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



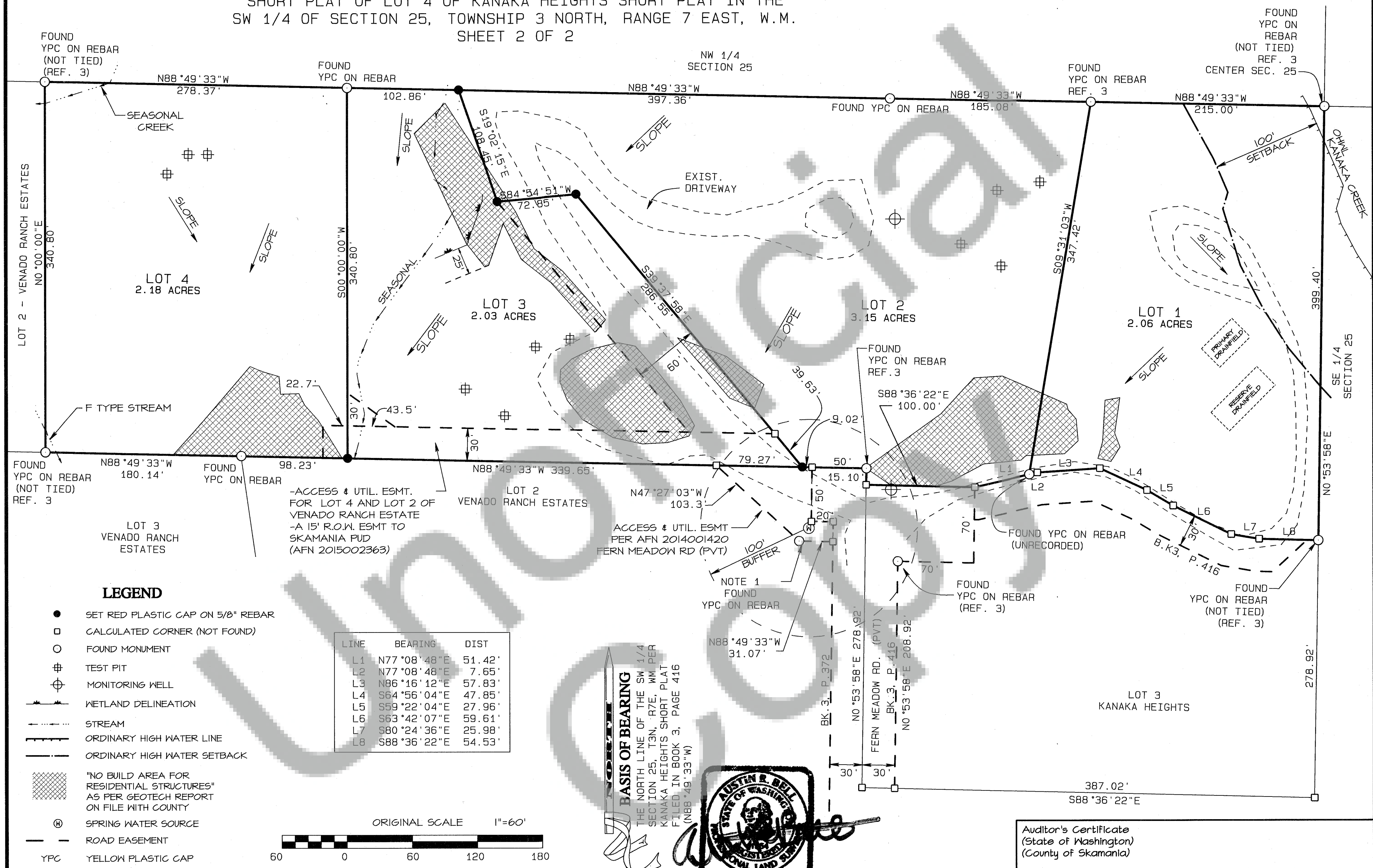
DATE	DESCRIPTION	BY
08	DRAFT	HOK
16	DRAFT	ACT
16	CHECK	ARB

RIO VISTA SHORT PLAT
FOR RUSS GAYNOR
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 2
PROJECT: JOB #08B123
DATE: Jul 2016

RIO VISTA SHORT PLAT

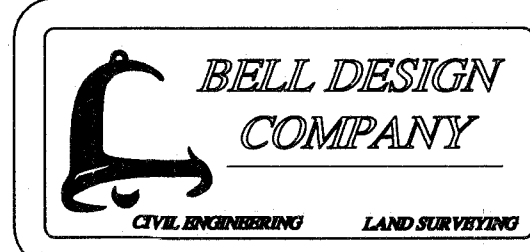
SHORT PLAT OF LOT 4 OF KANAKA HEIGHTS SHORT PLAT IN THE
SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 7 EAST, W.M.
SHEET 2 OF 2



BASIS OF BEARING
THE NORTH LINE OF THE SW 1/4
SECTION 25, T3N, R7E, WM PER
KANAKA HEIGHTS SHORT PLAT
FILED IN BOOK 3, PAGE 416
(N88°49'33"W)



7-19-16



DATE	DESCRIPTION	BY
08	DRAFT	HOK
16	DRAFT	ACI
16	CHECK	ARB

RIO VISTA SHORT PLAT
FOR RUSS GAYNOR
SKAMANIA COUNTY, WASHINGTON

SHEET: 2 OF 2
PROJECT: JOB #08B123
DATE: Jul 2016

Auditor's Certificate
(State of Washington)
(County of Skamania)
I hereby certify that within the Instrument of writing filed
by Debbie Cazare of the Community Development Department
on July 19, 2016 at 2:26pm
Recorded in Auditor's File # 2016001417
Robert Waymire
Skamania County Auditor