

# COMBELIC SHORT PLAT

TAX PARCEL 03082911520000

IN THE NE1/4 OF THE NE1/4 OF SECTION 29, T 3 N, R 8 E, WM  
SKAMANIA COUNTY, WASHINGTON

## OWNER

CANDICE COMBELIC  
P.O. BOX 1193  
CARSON, WA 98610

BOOK PAGE

## DECLARATION

I, the owner of the herein shown tract of land, hereby declare and certify this Short Plat to be True and correct to the best of my abilities and that this Short Subdivision has been made with my free consent and in accordance with my desires.

Candice Combelic  
Candice Combelic

8/15/19  
Date

## ACKNOWLEDGEMENT

State of Washington  
County of Skamania

Signed or attested before me on Aug 15, 2019

by Candice Combelic

Betty Whitney  
Notary Public

8-15-19  
Date

My appointment expires 10-29-20

## HEALTH DEPARTMENT

Water supply methods and sanitary sewer 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)).

Andrew Lembrick on behalf of Nikki Rohan, EHS  
Local Health Jurisdiction

## COUNTY ENGINEER

I, Tim Eisea, 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 constructions 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.

Tim Eisea  
Skamania County Engineer

8/15/19  
Date

## COUNTY TREASURER

All taxes and assessments on property involved with this Short Plat have been paid, discharged, or satisfied thru 2019 1st pd + mortg for tax parcel number 03-08-29-1-1-5200-00.

Vickie O'elland, Treasurer Aug. 15, 2019  
Skamania County Treasurer

## COUNTY PLANNING DIRECTOR

The layout of this Short Plat complies with Skamania County Code Title 17, Chapter 64 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

Debbie  
Community Development Department

8/15/2019  
Date

## SURVEYORS CERTIFICATE

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:

CANDICE COMBELIC

in February, 2018

Jesse P. Garner  
Jesse P. Garner, PLS 42687

8/15/2019  
Date

## COUNTY AUDITOR

State of Washington) ss  
County of Skamania)

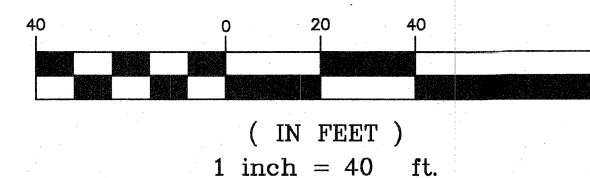
I, hereby certify that the within instrument of writing filed by:

Candice Combelic  
at 2:00 P M August 15, 2019.

recorded in Auditor's file No. 2019-001473

Misha Dierks  
Recorder of Skamania County  
Robert Wymica  
Skamania County Auditor

## GRAPHIC SCALE



## LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x24" REBAR W/ PLASTIC CAP
- CALCULATED POSITION

⊙ PERC HOLES

( ) BEARING OF RECORD

## MONUMENTS VISITED

FEBRUARY 2018

## LEGAL DESCRIPTION-TOTAL

WARRANTY DEED AF 2017002065

## REFERENCES

- R1-CARSON MEADOWS SHORT PLAT I, AF 2017001403
- R2-GREGORIUS SHORT PLAT, BOOK 3, PG 281
- R3-TRANLOW SURVEY, AF 2004154104
- R4-OLSON ENGINEERING SURVEY, BK. 2, PG. 4
- R5-OLSON ENGINEERING SURVEY, BK. 1, PG. 101

## BASIS OF BEARINGS

THE WEST LINE OF SUBJECT PARCEL  
PER CARSON MEADOWS SHORT PLAT I,  
R1, AF 2017001403.

## NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE TAX PARCEL 03082911520000 INTO TWO LOTS, AS SHOWN ON THE PLAT HEREIN. NO DISCREPANCIES IN EITHER COURSE OR DISTANCE WERE FOUND TO EXIST BETWEEN THE FOUND MONUMENTS SHOWN ON THE PLAT HEREIN AND AS SHOWN ON PRIOR RECORDED SURVEYS. SAID FOUND MONUMENTS WERE HELD TO ESTABLISH THE SUBJECT PARCELS BOUNDARIES.

## ACCURACY STATEMENT(WAC 332-130)

This survey was performed using a Lietz Set-4 Total Station, by field traverse with relative accuracy greater than 1:5000. Mathematical analysis is by Compass Rule.

## NOTES

Each of the lots within the Combelic 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.

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.

All lots are served by Carson Water System, owned and operated by SkamaniaCounty PUD #1.

NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT.

THE SUBJECT SITE LIES IN A VERY HIGH-RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIALS (BONES, SHELLS, 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.

**Pioneer Surveying & Engineering, Inc.**  
Civil Engineering and Land Planning  
228 South Columbus Avenue, Suite 104  
Goldendale, Washington 98620  
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net  
Job No. 06-0968

