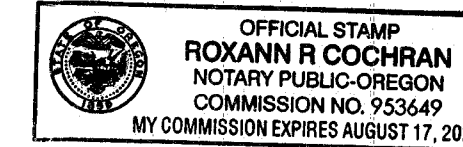


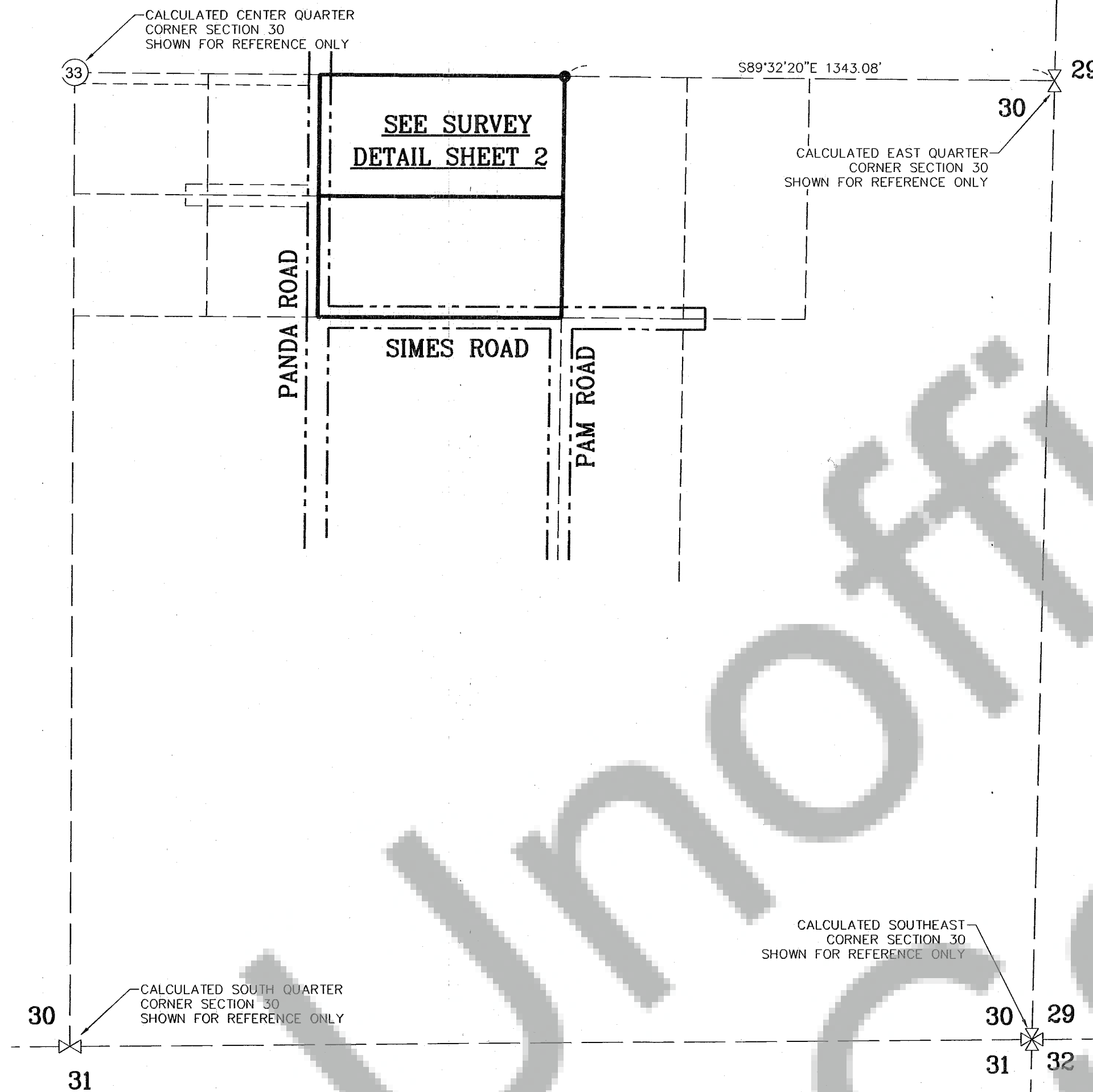
# PANDA HEIGHTS SHORT PLAT

SURVEY LOCATED IN THE NORTHEAST 1/4 OF  
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4  
SECTION 30, T.2N., R.5E., W.M.  
COUNTY OF SKAMANIA, STATE OF WASHINGTON

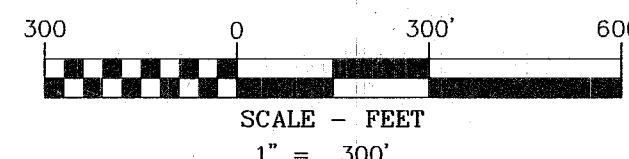


## SKAMANIA COUNTY NOTES:

- 1) LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.
- 2) WARNING: PURCHASERS OF A LOT, OR LOTS, IN THIS SHORT PLAT ARE ADVISED THAT THE LOT, OR LOTS, IN HIS 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 CONDITIONS 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. 2004-01 (PART)).
- 3) ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN SKAMANIA COUNTY ROAD APPROACH AND PRIVATE ROADS STANDARDS.
- 4) NOTICE: THIS SITE LIES WITHIN A GEOLOGIC HAZARD AREA FOR EROSION. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- 5) NOTICE: THE PANDA HEIGHTS SHORT PLAT LIES IN A HIGH-RISK AREA OF ARCHAEOLOGICAL 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 ENFORCEMENT, THE COUNTY MEDICAL EXAMINER, STATE PHYSICAL ANTHROPOLOGIST AT DAHP, ALL RELEVANT NATIVE AMERICAN TRIBES AND THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE CONTACTED IMMEDIATELY.
- 6) EACH OF THE LOTS WITHIN THE PANDA HEIGHTS 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.
- 7) 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.
- 8) LOTS WITHIN THIS SHORT PLAT ARE SERVED BY INDIVIDUAL WELLS.



## VICINITY MAP



## BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM  
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
MONUMENT NUMBERS 251 AND 256

SURVEY PERFORMED FOR:  
BRUCE KINCAID  
DATE OF MONUMENTATION: JUNE 26, 2020  
PROJECT: 20-02-08 DRAFT: LJS  
FILE: 200208-SP.DWG LAYOUT TAB: SKAMANIA SP

## OWNER

BRUCE KINCAID

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

## REFERENCED SURVEYS

1. DAVID L. SIMES SHORT PLAT, PERFORMED BY HAGEDORN, RECORDED JULY, 1990 IN BOOK 3 OF SHORT PLATS, PAGE 166. A.F.N. 109628.
2. BILL FALLON SHORT PLAT, PERFORMED BY LAWSON, RECORDED DECEMBER, 1989 IN BOOK 3 OF SHORT PLATS, PAGE 150. A.F.N. 108426
3. PATRICIA KINCAID SHORT PLAT, PERFORMED BY TRANTOW SURVEYING, RECORDED APRIL 1996 IN BOOK 3 OF SHORT PLATS, PAGE 283. A.F.N. 124999
4. SURVEY BY OLSON ENGINEERING BOOK 1 OF SURVEYS, PAGE 196 RECORDED SEPTEMBER 19, 1979.

## REFERENCED DEEDS

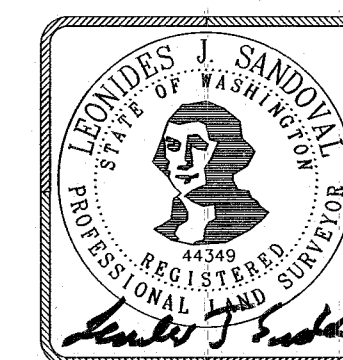
SUBDIVISION GUARANTEE  
BY FIRST AMERICAN TITLE INSURANCE  
COMPANY  
NO. S20-0105KM

QUIT CLAIM DEED  
BOOK 122, PAGE 162



**Klein & Associates, Inc.**

ENGINEERING • SURVEYING • PLANNING  
1411 13th Street • Hood River, OR 97031  
TEL: 541-386-3322 • FAX: 541-386-2515



7-22-20

SHEET 1 OF 2  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	30	2N.	5E.
<input type="checkbox"/>			

## DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN 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 DAMAGES AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

Bruce L Kincaid 07-22-2020  
BRUCE L. KINCAID DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 22 DAY OF July, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON RESIDING IN Oregon Roxann R Cochrane

## APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/  
ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN  
THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

Nikki Rolan 7/28/2020  
SKAMANIA COUNTY HEALTH DISTRICT DATE

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 STANDARD 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 ROADS.

Jim Allen 7/28/2020  
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS  
SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED

THROUGH June 30, 2020 FOR PARCEL 02053000130200.

Nikki Clelland, Treasurer 7/28/2020  
COUNTY TREASURER DATE

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  
AUDITORS OFFICE.

Chris Pate 7/28/2020  
COUNTY PLANNING DEPARTMENT DATE

## SURVEYOR'S 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 BRUCE KINCAID,  
FEBRUARY 2020.

IN July 22, 2020  
Leonides J. Sandoval

LEONIDES J. SANDOVAL  
PROFESSIONAL LAND SURVEYOR PLS. NO. 44349

## RECORDING

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS  
FILED FOR RECORD AT THE REQUEST OF Bruce Kincaid THIS  
22 DAY OF July, 2020, AT  
9:26 A.M. AND RECORDED IN VOLUME --- OF  
SHORT PLATS, PAGE --- RECORDS OF SKAMANIA COUNTY,  
WASHINGTON.

AUDITORS FILE NO. 2020-001903

Robert Wayne  
RECORDER OF SKAMANIA COUNTY, WASHINGTON

Robert Wayne  
COUNTY AUDITOR



# PANDA HEIGHTS SHORT PLAT

SURVEY LOCATED IN THE NORTHEAST 1/4 OF  
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4  
SECTION 30, T.2N., R.5E., W.M.  
COUNTY OF SKAMANIA, STATE OF WASHINGTON

## REFERENCED SURVEYS

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- R2. BILL FALLON SHORT PLAT, PERFORMED BY LAWSON, RECORDED DECEMBER, 1989 IN BOOK 3 OF SHORT PLATS, PAGE 150. A.F.N. 108426
- R3. PATRICIA KINCAID SHORT PLAT, PERFORMED BY TRANTOW SURVEYING, RECORDED APRIL 1996 IN BOOK 3 OF SHORT PLATS, PAGE 283. A.F.N. 124999
- R4. SURVEY BY OLSON ENGINEERING BOOK 1 OF SURVEYS, PAGE 196 RECORDED SEPTEMBER 19, 1979.

## REFERENCED DEEDS

SUBDIVISION GUARANTEE  
BY FIRST AMERICAN TITLE INSURANCE  
COMPANY  
No. 5003353-0002716e

QUIT CLAIM DEED  
BOOK 122, PAGE 162

## LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA WA 44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- A.F.N. AUDITOR'S FILE NUMBER
- R# RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C CALCULATED DATA
- TP SANITARY TEST PIT

## NARRATIVE

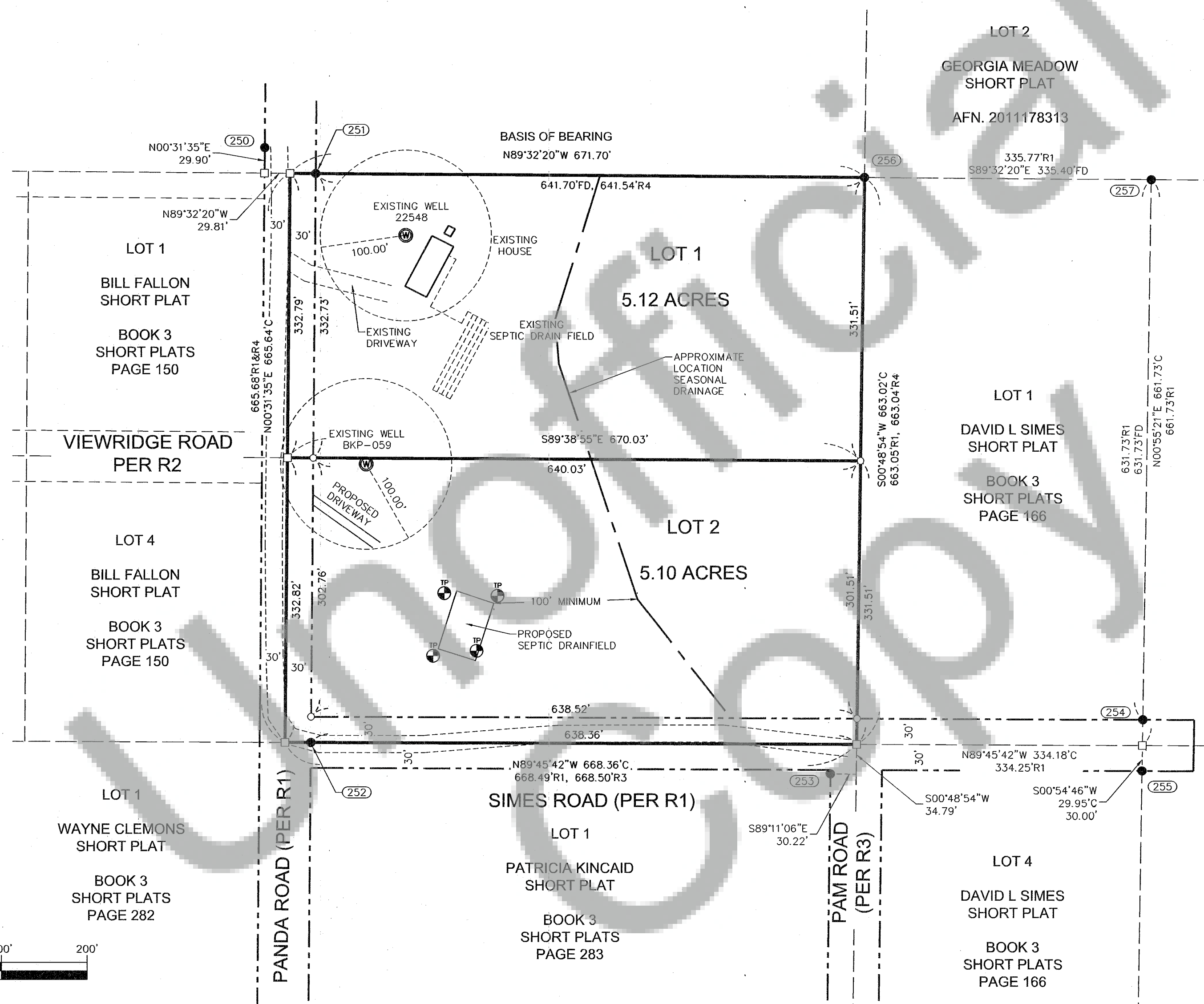
THE PURPOSE OF THIS THIS SURVEY IS TO SHORT PLAT THAT CERTAIN TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 122, PAGE 275 SKAMANIA COUNTY RECORDS.

SAID TRACT IS DESCRIBED AS THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON.

A SECTIONAL BREAKDOWN WAS PERFORMED BY OLSON ENGINEERING IN 1979 AS SHOWN IN BOOK 1 OF SURVEY AT PAGE 196. MONUMENTS NUMBERS 251 AND 252 PER SAID SURVEY WERE FOUND AND HELD FOR LINE.

MONUMENTS NUMBERS 254-257 WERE FOUND AND HELD PER THE DAVID L. SIMES SHORT PLAT.

THE FOUND MONUMENTS WERE USED TO COMPUTE THE BOUNDARIES OF THIS PLAT AS SHOWN.



## BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM  
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
MONUMENT NUMBERS 251 AND 256

## PROCEDURES

A COMBINATION OF TRIMBLE R10 GPS UNITS  
AND A TRIMBLE S7 3" TOTAL STATION AND  
A TSC7 DATA COLLECTOR. NO ADJUSTMENT  
MADE, MEETS MINIMUM STANDARDS AS  
DESIGNATED IN WAC 332-130-090

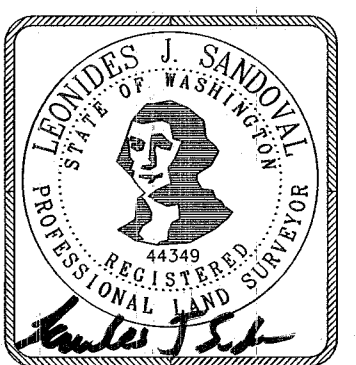
## OWNER

BRUCE KINCAID

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

## FOUND MONUMENT INFORMATION

- (250) FOUND 1/2" IRON ROD WITH Y.P.C.  
PER BOOK 3 OF SHORT PLATS PAGE 150 (R2); HELD FOR LINE.
- (251)-(252) FOUND 5/8" IRON ROD WITH Y.P.C.  
PER BOOK 1 OF SURVEYS PAGE 196 (R4); HELD FOR LINE.
- (254)-(257) FOUND 1/2" IRON ROD WITH Y.P.C.  
PER BOOK 3 OF SHORT PLATS PAGE 166 (R1); HELD FOR LINE.
- (253) FOUND 5/8" IRON ROD WITH Y.P.C.  
BOOK 3, SHORT PLATS PAGE 283 (R3); NOT HELD.



7-22-20

SHEET 2 OF 2  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

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1/4	SEC	T.	R.
30	2N.	5E.	

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FILE: 200208-SP.DWG LAYOUT TAB: SKAMANIA SP