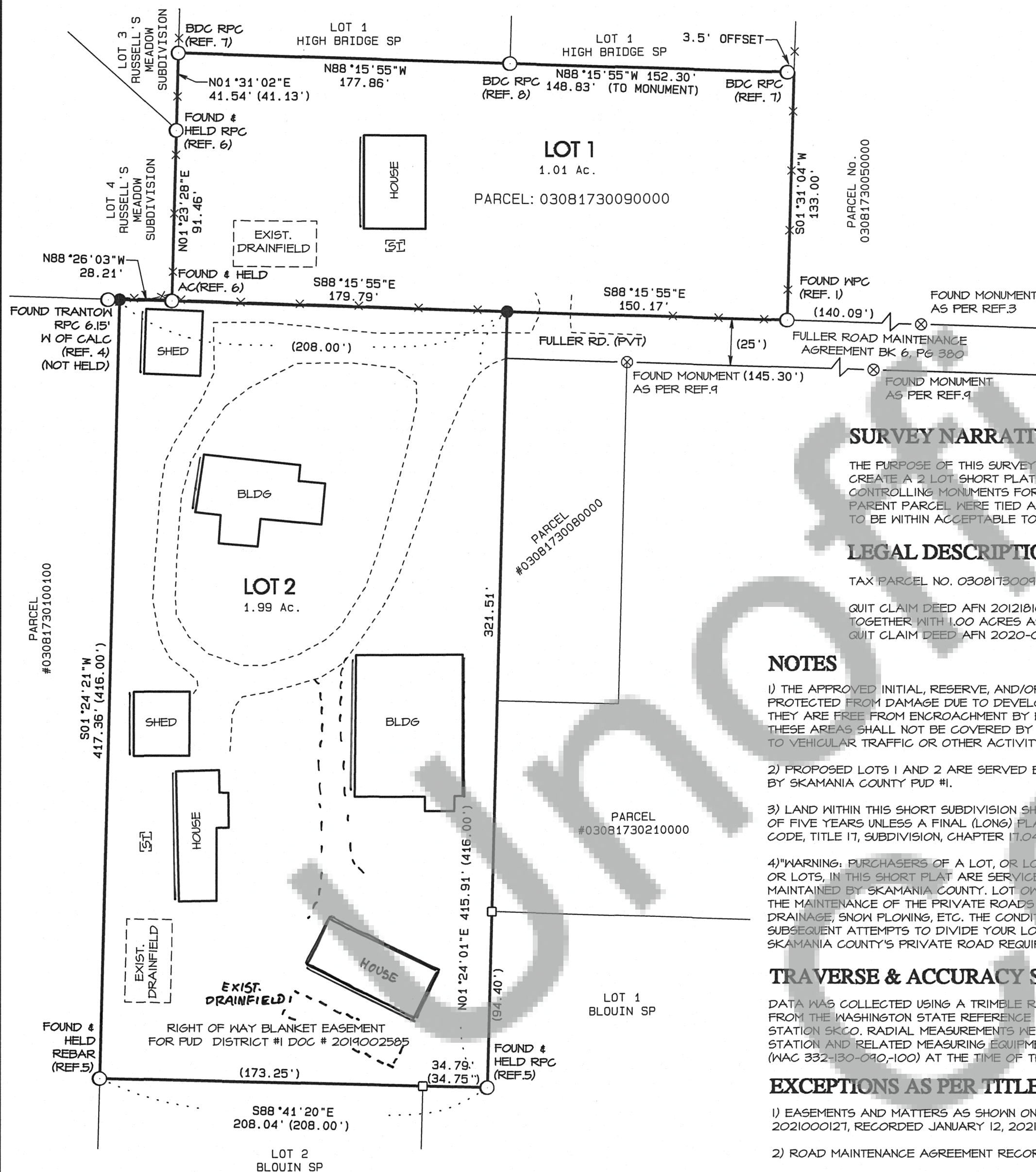


REFERENCES

1. 1979 OLSON ENGINEERING SURVEY, AFN 88022
2. 1981 CASCADE PROPERTIES SHORT PLAT No. 1, BOOK 3, PAGE 11
3. 1984 STRODE SHORT PLAT, AFN 106904
4. 1994 CLUFF SHORT PLAT, AFN 136634
5. 1994 BLOVIN SHORT PLAT, AFN 120386
6. 1999 RUSSELL'S MEADOW SUBDIVISION, AFN 136820
7. 2021 BDC RECORD OF SURVEY, AFN 2021-000127
8. 2022 HIGH BRIDGE SHORT PLAT, AFN 2022-001868
9. 2001 D&D SHORT PLAT, AFN 142993

HUBER SHORT PLAT

IN THE NE 1/4 OF THE SW 1/4 OF SEC. 17,
T3N, R8E, W.M. SKAMANIA COUNTY, WASHINGTON



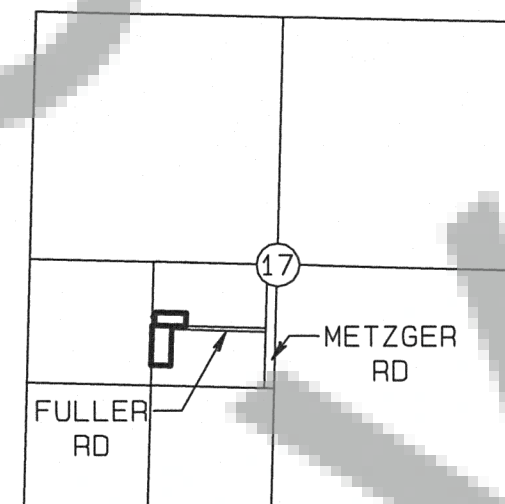
LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER, NOT SET OR FOUND.
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR
- WPC WHITE PLASTIC CAP
- RPC RED PLASTIC CAP
- AC ALUMINUM CAP
- () PLAT OR DEED CALL
- DRIVEWAY
- X- FENCELINE
- ⊠ SOIL EVALUATION PITS
- ⊗ MONUMENT AS PER NOTE
- ⊠ SEPTIC TANK

OWNER

DUANE L. HUBER
PO BOX 172
CARSON, WA 98610

VICINITY MAP



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 2 LOT SHORT PLAT. CONTROLLING MONUMENTS FOR THE PARENT PARCEL WERE TIED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES.

LEGAL DESCRIPTION

TAX PARCEL NO. 03081730090000
QUIT CLAIM DEED AFN 2012181069, TOGETHER WITH 1.00 ACRES AS PER QUIT CLAIM DEED AFN 2020-003658

NOTES

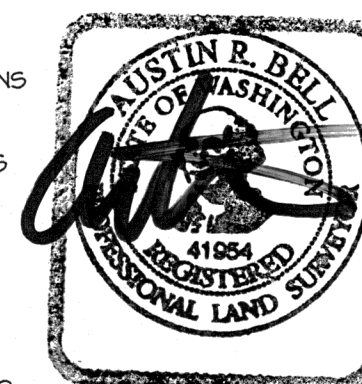
- 1) THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS, ROADS, AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.
- 2) PROPOSED LOTS 1 AND 2 ARE SERVED BY CARSON WATER SYSTEM, OWNER AND OPERATED BY SKAMANIA COUNTY PUD #1.
- 3) 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.
- 4) 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."

TRAVERSE & ACCURACY STATEMENT

DATA WAS COLLECTED USING A TRIMBLE R8 GNSS RECEIVER WITH RTK CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK. UTILIZING REFERENCE BASE STATION SKCO. RADIAL MEASUREMENTS WERE 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.

EXCEPTIONS AS PER TITLE REPORT

- 1) EASEMENTS AND MATTERS AS SHOWN ON RECORD OF SURVEY, AUDITOR FILE No. 2021000127, RECORDED JANUARY 12, 2021.
- 2) ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 6, PAGE 380, AUG. 19, 1980.



8-14-24

We, owners of the herein shown tract of land, hereby declare and certify that this Short Plat to be True and correct to the best of our abilities and that this Short Plat has been made with our free consent and in accordance with our desires, and that all easements shown hereon are granted for the purposes as stated on the plat.

Duane L. Huber 8-19-2024
DUANE L. HUBER Date

Allison C Cooper
Notary Public
State of Washington
My Appointment Expires 8/18/2026
Commission Number 22035869

ACKNOWLEDGEMENT
State of WA
County of Klickitat
Signed or attested before me on Aug. 19, 2024
By:

Allison Cooper 08/19/2024
Notary Public Date

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)).

Seulha 08.20.2024
Local Health Jurisdiction Date

I, Saor Stouder-Peterson, 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).

Saor Stouder-Peterson, PE 8/20/2024
County Engineer Date

All taxes and Assessments on Property involved with this Short Plat have been paid, discharged or satisfied through 2024 for tax parcel number 03-08-17-3-0-0900-00.

Audrey Jahn Deputy 8/20/2024
Skamania County Treasurer Date

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.

8-20-24
Community Development Department Date

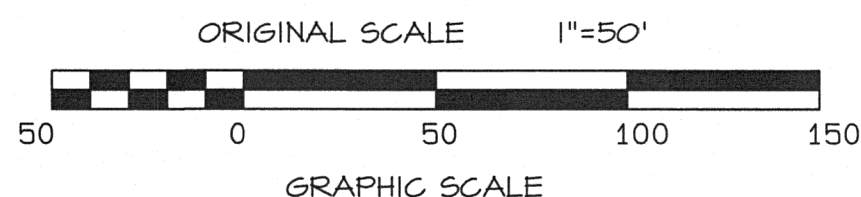
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording act at the request of

DUANE HUBER
Duane Huber 8-14-24
Austin R. Bell PLS. 41954 Date

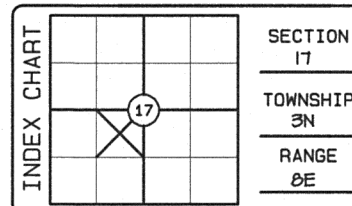
I hereby certify that within the instrument of writing filed by Duane Huber of Ska. County at 1:32 pm on August 20th 2024 was recorded under

Auditor's File Number 2024-001168

Karlyn
Recorder of Skamania County, Washington
Robert Wayne
Skamania County Auditor



BELL
DESIGN CO.
Civil Engineering & Land Surveying
belldesigncompany.com 509-493-3886



DATE	DESCRIPTION	BY
6/23	DRAFT	HDK
6/23	CHECK	ARB

SHORT PLAT
FOR DUANE HUBER

SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 1
PROJECT: 23B167
DATE: Aug 2024

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.

O:\2023\B167\23B167.pro