

PLAT 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. 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 AN IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.
3. 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.
4. EACH OF THE LOTS WITHIN THE KFR-2024 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.
5. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
6. A GROUNDWATER 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 THE LOTS IN THE KFR SHORT PLAT. HOWEVER, NO WELLS OR OTHER WATER SOURCES HAVE BEEN CONSTRUCTED OR APPROVED WITHIN THIS SHORT PLAT.
7. PURSUANT OF SCC 17.64.155(B)(2), NO LOT WITHIN IN ANY SUBDIVISION APPROVED FOR LOT SIZE AVERAGING UNDER THIS PROVISION SHALL BE FURTHER DIVIDED, UNLESS THE ZONING DESIGNATION IS CHANGED SUCH THAT THE MINIMUM LOT SIZE FOR THE ZONE IS LESS THAN OR EQUAL TO THE SIZE OF THE SMALLEST LOT IN THE SUBDIVISION. THIS PROVISION SHALL BE ENFORCED BY THE INCLUSION OF A NOTE ON THE RECORDED PLAT MAP.

TITLE REPORT REVIEW

THE TITLE REPORT FOR THE SUBJECT SHORT PLAT WAS PREPARED BY CLARK COUNTY TITLE ON DECEMBER 9, 2024. EXCEPTIONS 1, 2, 3, 4, 5 AND 11 ARE APPLICABLE AND ARE NOT PLOTTABLE. EXCEPTION 6 DESCRIBES THE PARENT PARCEL. EXCEPTION 7 DESCRIBES THE REMAINING ADJOINING PARCEL. EXCEPTIONS 8, 9, 10, 12, 13 DO NOT ENCUMBER THE SUBJECT SHORT PLAT. EXCEPTION 14 IS NOT PLOTTABLE.

SURVEY REFERENCES: (S#)

- 1) OLSON SURVEY, BOOK 3, PAGE 113
- 2) BLUHM SURVEY, AFN: 2013002379
- 3) BLUHM SURVEY, AFN: 2014002259
- 4) BELL SURVEY, AFN: 2024000548

DEED REFERENCE: (D#)

1. QUITCLAIM DEED, BOUNDARY LINE ADJUSTMENT
GRANTOR: KANATI FALLS RANCH, LLC
GRANTEE: KANATI FALLS RANCH, LLC
AUDITORS FILE NUMBER: 2024-001455
DATE: OCTOBER 7, 2024

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SHORT PLAT IS TO SUBDIVIDE THE "KANATI FALLS RANCH, LLC" PARCEL (AUDITORS FILE NUMBER 2024-001454, PARCEL ID NUMBER 02051800010500) INTO 2 SEPARATE LOTS. THE CONTROL FOR THIS PROJECT WAS ESTABLISHED BY OCCUPYING A BASE CONTROL POINT FOR 8 PLUS HOURS AND PROCESSING THE DATA USING THE NGS-OPUS SOFTWARE. ONCE THE BASE CONTROL POINT WAS ESTABLISHED THEN A TRIMBLE R12 GNSS BASE RECEIVER OPERATING IN A RTK MODE WAS SET ON THE BASE POINT. A TRIMBLE R12I GNSS ROVER OPERATING IN A RTK MODE WAS USED TO SET CONTROL TIE MONUMENTS, TIE USE LINES AND SET MONUMENTS. A 1 SECOND TRIMBLE S8 ROBOTIC TOTAL STATION WAS USED IN AREAS WHERE THE GPS WOULD NOT WORK (TREE COVER).

PERIMETER BOUNDARY RESOLUTION:

HELD THE LEGAL DESCRIPTION FROM FROM DEED REFERENCE 1.

SHEET INDEX

SHEET-1: NARRATIVE, REFERENCES, PLAT NOTES AND CERTIFICATES

SHEET-2: SITE, LEGEND, NORTH ARROW AND BAR SCALE.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A 1 SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 09-14-24.

SHORT PLAT 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 EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSE.

Mark Engleman 05-01-2025
KANATI FALLS RANCH LLC, MARK ENGLEMAN, MANAGER/MEMBER LLC

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN, DATED THIS 1 DAY OF MAY, 2025

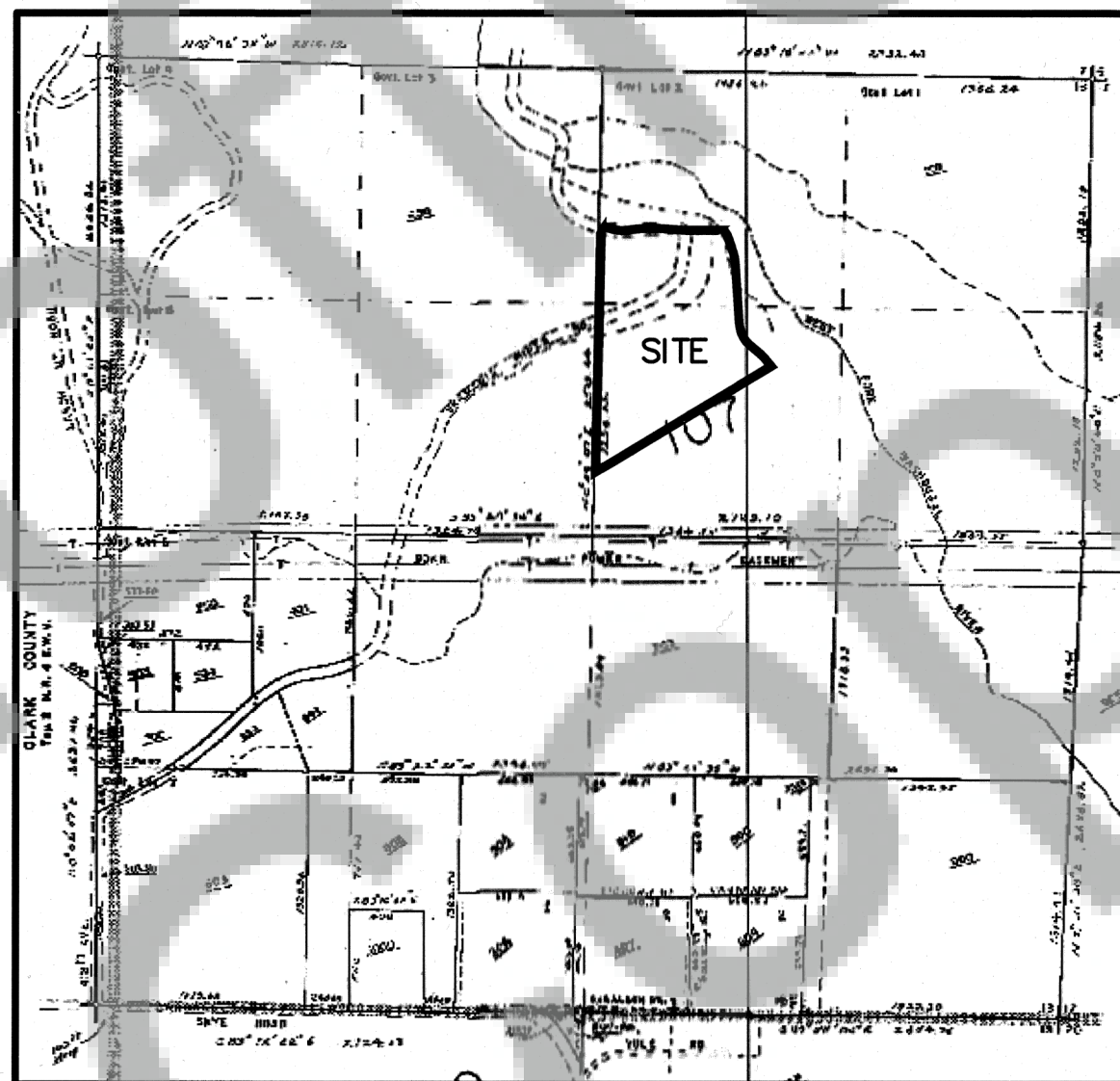
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN VANCOUVER:

Daniel A. Renton
Anne Marie Engleman 05-01-2025
KANATI FALLS RANCH LLC, ANNE MARIE ENGLEMAN, MANAGER/MEMBER LLC

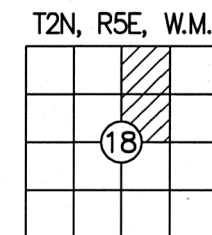
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN, DATED THIS 1 DAY OF MAY, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN VANCOUVER:

Daniel A. Renton



VACINITY MAP
NTS



KFR-2024
SHORT PLAT

LOCATED IN A PORTION OF
THE NW 1/4 AND THE SW 1/4
OF THE NE 1/4
OF SECTION 18,
T. 2 N., R. 5 E., W. M.,
SKAMANIA COUNTY, WASHINGTON
SHEET 1 OF 2

APPROVALS:

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)&(2))

S. S. Stender 05.06.25
LOCAL HEALTH JURISDICTION DATE:

S. S. Stender PETTINGER, PE
COUNTY ENGINEER OF SKAMANIA COUNTY
WASHINGTON, APPROVE THAT THIS PLAT MEETS SKAMANIA COUNTY LAYOUT OF ROADS AND OTHER RIGHTS-OF-WAY, DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEMS, AND OTHER STRUCTURES.

S. S. Stender PETTINGER, PE 5/13/2025
SKAMANIA COUNTY ENGINEER DATE:

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH, all satisfied 2025 FOR TAX PARCEL NUMBER: 02051800010500

Emily T. Stender Deputy 5/13/25
SKAMANIA 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.

S. S. Stender 5-13-25
SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT DATE:

PARENT PARCEL #02051800010500

LOTS 1: #105.00 2: #120.00 3: 4:

W. P. Jones 5/15/25

SKAMANIA COUNTY ASSESSOR DATE:

RECORDING:

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF KANATI FALLS RANCH LLC VEST THIS 5/13 DAY OF 2025, AT 3:51 P.M.

AUDITORS FILE NUMBER 2026-000714

RECORDER OF SKAMANIA COUNTY, WASHINGTON

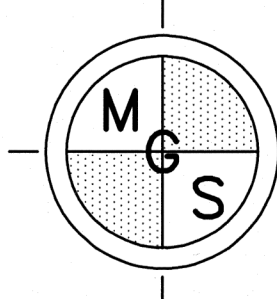
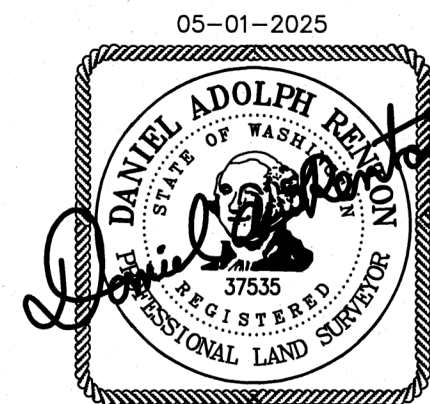
Robert Waymire

COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

I, DANIEL ADOLPH RENTON, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED AND THE LEGAL DESCRIPTION DESCRIBED HEREIN. ANY SURVEY DISCREPANCY IS DISCLOSED IN THE DEED, TITLE REPORT AND NOTED ON THE FACE OF THE PLAT. 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 KANATI FALLS RANCH LLC, IN DECEMBER 2024.

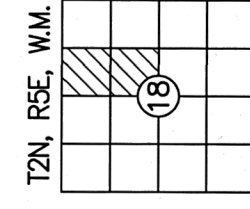
Daniel A. Renton 05-01-2025
DANIEL ADOLPH RENTON, PROFESSIONAL LAND SURVEYOR DATE
PLS # 37535



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

SCALE: N/A
JOB NO. 24-481
DATE: 05-01-2025
CALC BY: DAR
DRAWN BY: DAR
CHECKED BY: DAR
SHEET 1 OF 2

FOUND AND HELD A 2-1/2" BRASS DISK
STAMPED "T2N R5E, WM S7/S18,
LS9025" SEE SURVEY REFERENCE 1.2&4
SEE LCR BOOK 134, PAGE 819-820
SEE LCR BOOK 135, PAGE 577-578

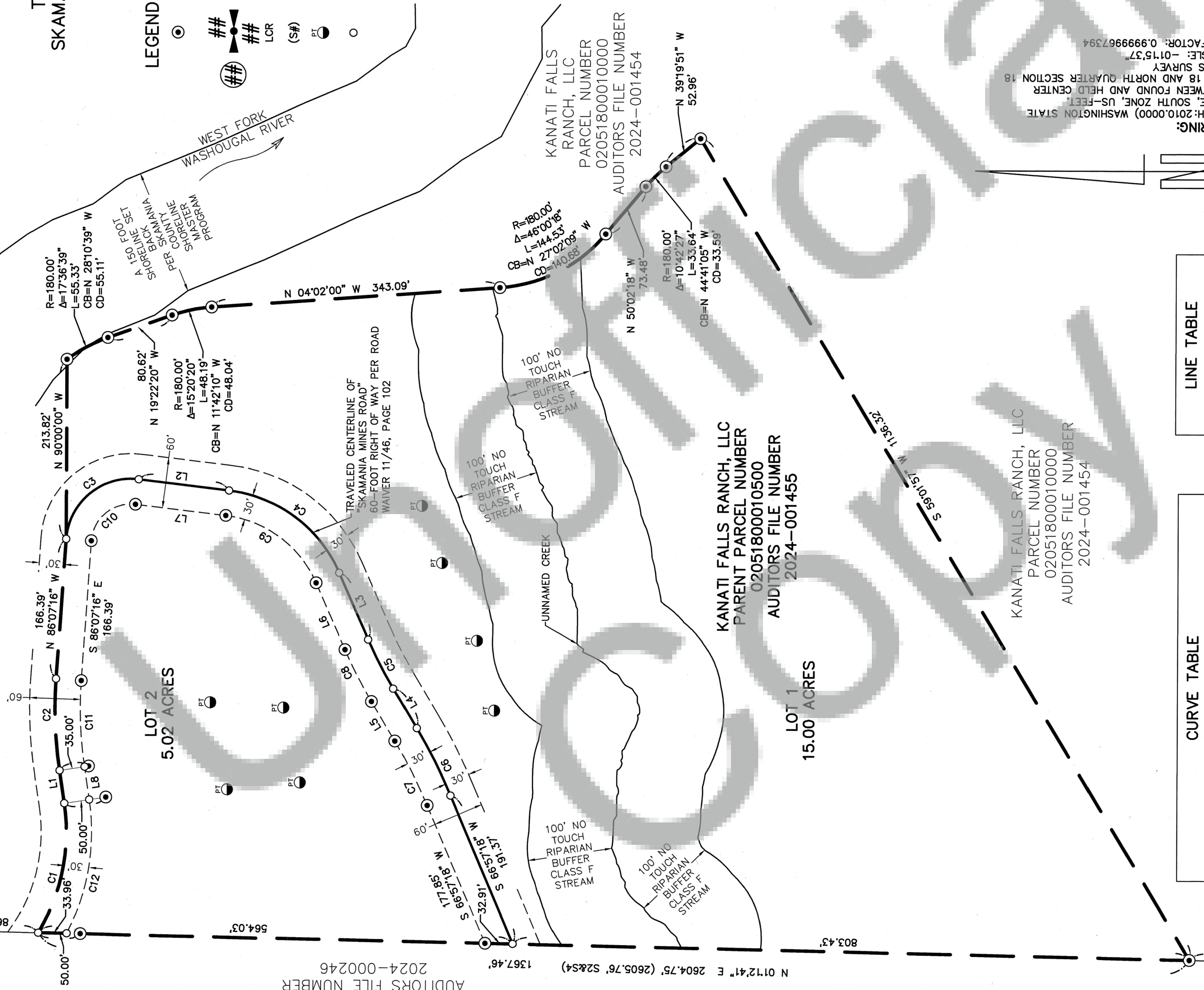


KFR-2024 SHORT PLAT

LOCATED IN A PORTION OF
THE NW 1/4 AND THE SW 1/4
OF THE NE 1/4

OF SECTION 18,
T. 2 N., R. 5 E., W. M.,
SKAMANIA COUNTY, WASHINGTON
SHEET 2 OF 2

KANATI FALLS RANCH, LLC
PARCEL NUMBER
02051800010000
AUDITORS FILE NUMBER
2024-001454



LEGEND:

- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP "RENTON 37535" SET ##/##/2025
- INDICATES FOUND AND HELD SECTION CONTROL AS NOTED
- INDICATES LAND CORNER RECORD
- INDICATES RECORD DISTANCE PER SURVEY REFERENCE NUMBER #
- INDICATES PERK TEST PIT
- INDICATES CALCULATED POSITION, NOTHING

RIPARIAN BUFFER

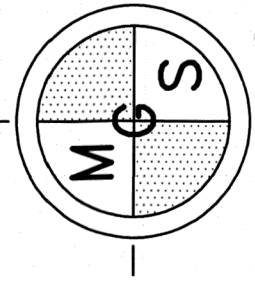
THE 100 FOOT NO TOUCH RIPARIAN BUFFER ALONG THE UNNAMED CREEK WAS COMPUTED FROM THE WASHINGTON FEMA 30EP 2018 LIDAR PROJECT.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C1	230.00'	39°45'12"	159.58'	S 78°47'00" E
C2	500.00'	12°32'20"	109.42'	S 87°36'34" W
C3	77.00'	92°56'22"	124.90'	N 39°39'05" W
C4	165.00'	59°25'47"	171.15'	N 36°32'00" E
C5	540.00'	6°57'48"	65.63'	S 62°45'59" W
C6	668.00'	7°40'13"	89.43'	N 63°07'11" E
C7	638.00'	7°40'13"	85.41'	S 63°07'11" W
C8	570.00'	6°57'48"	69.27'	S 62°45'59" W
C9	135.00'	59°25'47"	140.03'	S 36°32'00" W
C10	47.00'	92°56'22"	76.24'	S 39°39'05" E
C11	470.00'	12°32'20"	102.86'	N 87°36'34" E
C12	280.00'	36°01'19"	163.46'	S 80°38'57" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81°20'24" E	39.43'
L2	S 06°49'06" W	107.92'
L3	S 66°14'53" W	86.84'
L4	S 59°17'05" W	54.55'
L5	S 59°17'05" W	54.55'
L6	S 66°14'53" W	86.84'
L7	S 06°49'06" W	107.92'
L8	N 81°20'24" E	39.43'

SCALE 1 INCH = 100 FEET
THE DISTANCES SHOWN HEREON ARE GRID
TO OBTAIN GROUND DISTANCES,
DIVIDE THE GRID DISTANCES BY THE
COMBINED SCALE FACTOR OF 0.9999967394
(0.02' PER MILE/0.0003 PER 100')

BASIS OF BEARING:
NAD83(2011) (EPOCH: 2010.0000) WASHINGTON STATE
PLANE COORDINATE, SOUTH ZONE, US-Feet,
N 01°12'41" E, BETWEEN FOUND AND HELD CENTER
QUARTER SECTION 18 AND NORTH QUARTER SECTION 18
AS SHOWN ON THIS SURVEY
CONVERGENCE ANGLE: -01°15'37"
COMBINED SCALE FACTOR: 0.9999967394



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

SCALE: 1"=100'
JOB NO. 24-481
DATE: 05-01-2025
CALC BY: DAR
DRAWN BY: DAR
CHECKED BY: DAR
SHEET 2 OF 2

FOUND AND HELD A 1/2" REBAR
ROD WITH YELLOW PLASTIC CAP
STAMPED "K. BLUHM LS 29269"
SEE SURVEY REFERENCE NO. 2.3&4