

HUTCHINGS SHORT PLAT

TAX PARCEL 03082812060000

IN THE NE1/4 OF THE NW1/4 OF SECTION 28, T 3 N, R 8 E, WM
SKAMANIA COUNTY, WASHINGTON

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x24" REBAR W/ PLASTIC CAP
- CALCULATED POSITION
- × SET PK NAIL
- () DEED DISTANCE

- PROJECT PARCEL PROPERTY LINE
- LOT LINE
- EASEMENT/ROW LINE
- ④ RECORD MATTER

MONUMENTS VISITED

MAY 2024

LEGAL DESCRIPTION-TOTAL

QUIT CLAIM DEED AF 2019-001229

REFERENCES

- R1-TRANTOW SURVEY, AF 2004153615
- R2-TRANTOW SURVEY, BOOK 3, PG 63
- R3-MATHANEY SHORT PLAT, AF 2016000851
- R4-SANDOVAL SURVEY, AF 2015002316
- R5-DOWD SURVEY, AF 2015000914
- R6-CHAMBERLAIN SHORT PLAT, BOOK 3, PG 389
- R7-HUETT SHORT PLAT AF 2018000984
- R8- OLSON ENGINEERING SURVEY BOOK 1, PG 20

BASIS OF BEARINGS

GEODETIC BEARINGS DERIVED BY GPS
OBSERVATIONS.

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.

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 SERVICING
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.

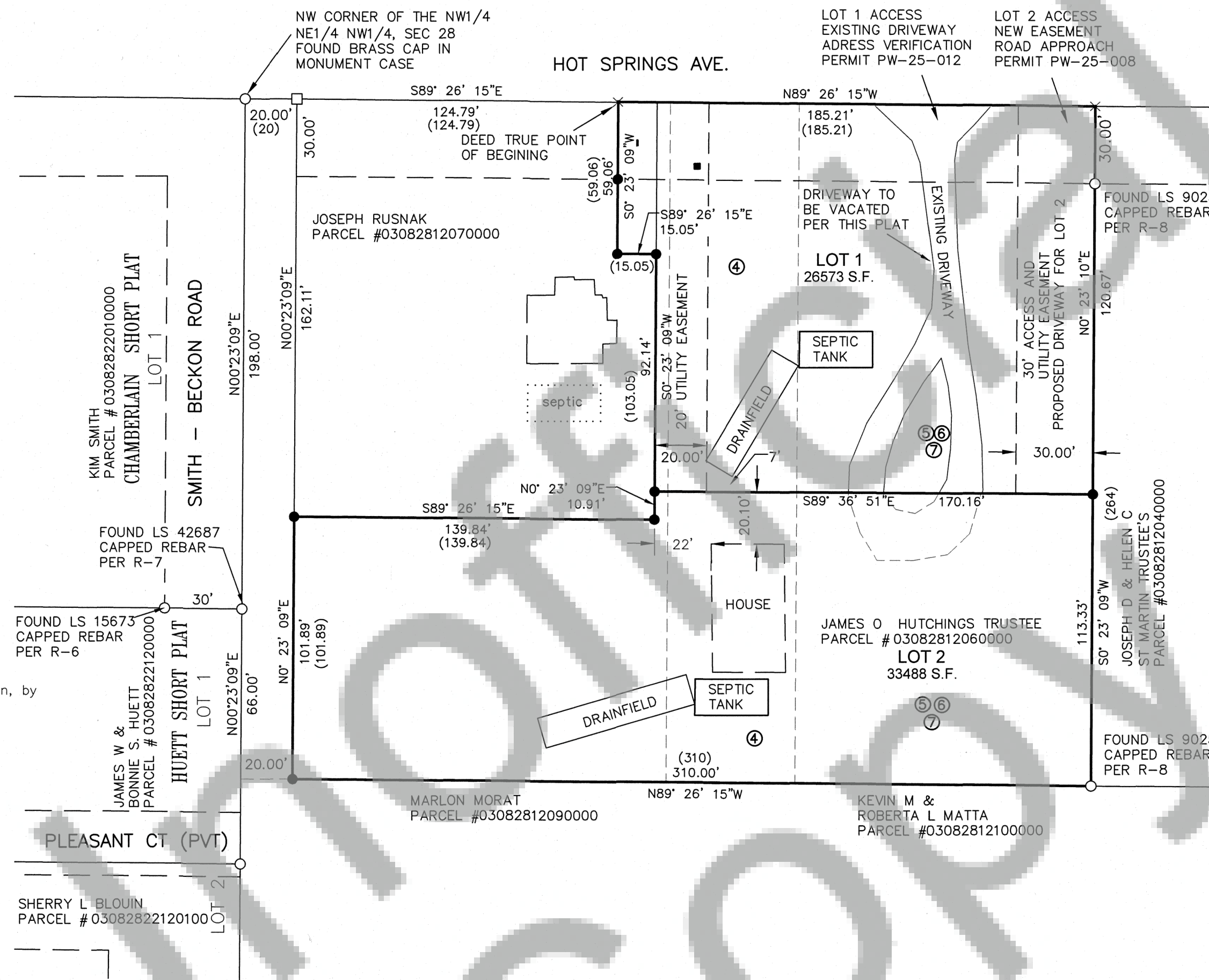
NOTES

Each of the lots within the Tubbs 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.

PSE 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@pioneersurveying.com
Job No. 24-017



RECORD MATTERS

- 1) NOT A SURVEY MATTER
 - 2) NOT A SURVEY MATTER
 - 3) PUBLIC ROADS AND ROW'S SHOWN ON PLAT
 - 4) STATUTORY WARRANTY DEED 53 Pg.66
THE OWNER IS THE GRANTEE
 - 5)QUIT CLAIM DEED Book 53 Pg 89
 - 6)QUIT CLAIM DEED Book 53 pg. 90
 - 7)QUIT CLAIM DEED Book 67 pg 423
- THE OWNER IS THE GRANTEE OF EACH DEED LISTED
WITHIN TITLE REPORT #5003353-0009086E.
ALL DEEDS FALL WITHIN THE OVERALL TITLE PARCEL

NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE TAX PARCEL
03082812060000 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.
SLIGHT DISCREPANCIES IN DISTANCE EXIST BETWEEN THE
SUBJECT PARCEL BOUNDARIES CALCULATED FROM THE FOUND
MONUMENTS AND THOSE DESCRIBED IN THE DEED, SAID
DISCREPANCIES ARE SHOWN IN PARENTHESIS.

Land within this short 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, Subdivision, Chapter 17.04 through 17.60 inclusive.

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, and that all easements shown thereon are granted
for the purpose stated on the easement.

James Hutchings 10/22/2025
OWNER Date

ACKNOWLEDGEMENT

State of Washington
County of Klickitat

Signed or attested before me on

by James Hutchings

Notary Public

My appointment expires September 30, 2027

ASSESSOR

Skamania County Assessor

Parent Parcel #03082812060000 03-08-28-1-2-0600-00

Lots 1: 2: 3: 4:

Assessor Signature Deke Spruill

Lot 1 = -0605-00

Lot 2 = -0600-00

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)).

Nikki Rohl 10/30/25
Local Health Jurisdiction

COUNTY ENGINEER

I, Sadi Stouder-Pettenger, 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.

Sadi Stouder-Pettenger, PE 10/27/25
Skamania County Engineer Date

COUNTY TREASURER

All taxes and assessments on property involved with this Short
Plat have been paid, discharged, or satisfied thru
for tax parcel number 03-08-28-1-2-0600-00 03-08-28-1-2-0600-00

McManis 10/30/25
Skamania County Treasurer Date

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.

11 10-27-25
Community Development Department Date

SURVEYORS CERTIFICATE

I, Dustin D. Conroy, 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:
Tamara Tubbs in May, 2024

Dustin D. Conroy 10-21-25
DUSTIN D. CONROY, PLS 42272 Date

COUNTY AUDITOR

State of Washington) ss
County of Skamania)

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

Tamara Tubbs
at 3:15pm October 30th, 2025

recorded in Auditor's file No. 2025-001724

Recorder of Skamania County

Skamania County Auditor