

RERECORDING 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

NOTE:
RERECORDING TO CORRECT NOTARY
SIGNATURE AUDITOR FILE NO. 2025-001724

- 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.

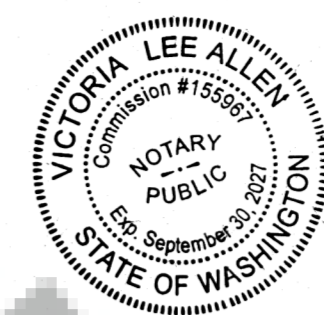
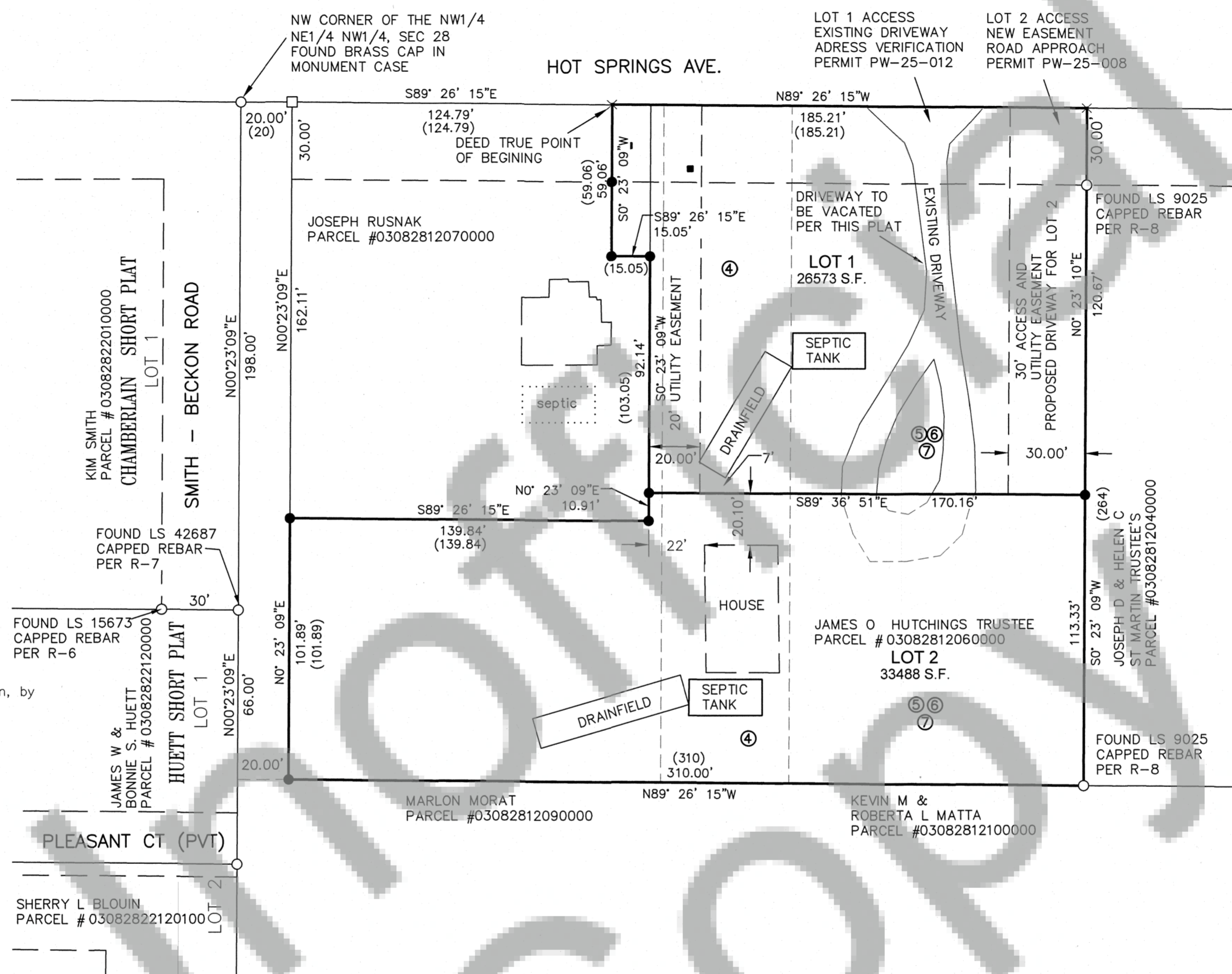
NOTES
Each of the lots within the Tubbs Short Plat meets the minimum acceptable standards for siting an onsite sewage disposal system in the referenced test pit locations. Any changes to the site and/or conditions of approval may void this evaluation and approval. A satisfactory site evaluation does 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.

- 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.



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.	
OWNER	Date
Tamara Tubbs, Trustee	10/13/2025
ACKNOWLEDGEMENT	
State of	Washington
County of	Klickitat
Signed or attested before me on November 13, 2025	
by Victoria Lee Allen	
11/13/2025	
Notary Public	
My appointment expires September 30, 2027	
ASSESSOR	
Skamania County Assessor	
Parent Parcel #03082812060000	
Lots 1: 605-00 2: 600-00 3: 4:	
Assessor Signature: [Signature]	
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)).	
Local Health Jurisdiction	
Nikki Rohr	
11/25/2025	
COUNTY ENGINEER	
SADE' Stouder-Pettersen, 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-Pettersen, PE	
11/19/25	
Skamania County Engineer	
COUNTY TREASURER	
All taxes and assessments on property involved with this Short Plat have been paid, discharged, or satisfied thru 2025 for tax parcel number 03-08-28-1-2-0600-00.	
Emily [Signature]	
11/25/2025	
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.	
[Signature]	
11-19-25	
Community Development Department	
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	
11-13-25	
DUSTIN D. CONROY, PLS 42272	
COUNTY AUDITOR	
State of Washington) ss County of Skamania)	
I hereby certify that the within instrument of writing filed by: Tamara Tubbs at 11:51 AM December 1st, 2025	
recorded in Auditor's file No. 2025-001915	
[Signature]	
Recorder of Skamania County	
Robert Naywire	
Skamania County Auditor	

Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
228 South Columbus Avenue, Suite 104
Goldendale, Washington 98620 Phone (509) 773-4945,
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Job No. 24-017

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.