

3779588

11/06/2025 03:46:40 PM Pages: 16
Boundary Line Adjustment CHILTON INC 318.50
Cowlitz County Washington

Name & Return Address:



Chilton Inc
1760 Down River Drive
Woodland, WA 98674

3777376

09/30/2025 04:08:23 PM Pages: 11
Boundary Line Adjustment CHILTON INC 313.50
Cowlitz County Washington

Received \$ **EXEMPT** excise tax levied
AFFIDAVIT NO. 42510
COWLITZ COUNTY TREASURER
Date 11-6-25 Wh Deputy



Received \$ **EXEMPT** excise tax levied
AFFIDAVIT NO. 42056
COWLITZ COUNTY TREASURER
Date SEP 30 2025 JK Deputy

Grantor: Chilton Inc. and JCP, LLC
Grantee: Chilton Inc., and JCP, LLC
Assessor's Property Tax Parcel Acct. No.: EM2405006 and EM2405009
Abbr. Legal Desc: 24 -6N -3E T-5C and T-5

Re-Recorded to Correct Legal Descriptions C, D, E
Boundary Line Adjustment

WHEREAS, Chilton Inc, a Washington corporation, is the owner of the following described real property:

See Exhibit "A"

AND WHEREAS, JCP, LLC, a Washington limited liability company, is the owner of the following described property:

See Exhibit "B"

AND WHEREAS. it is the intention of the undersigned that the boundary lines of the parcels described above be adjusted as set forth hereinbelow without creating any additional parcel;

NOW, THEREFORE, Chilton Inc, a Washington corporation, and JCP, LLC, a Washington limited liability company, for BOUNDARY LINE ADJUSTMENT PURPOSES, hereby conveys and quitclaim to, **Chilton Inc, a Washington corporation, and JCP, LLC, a Washington limited liability company,** those portions of the parcels described hereinabove such that the parcels shall hereafter be described as follows, with the intention that no additional parcel be created hereby:

See Exhibit "C" and Exhibit "D"

SUBJECT TO: Covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

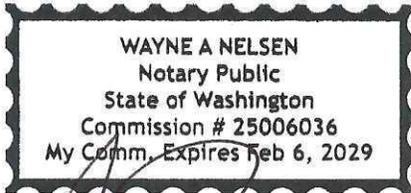
Dated: September 30th, 2025.

Craig W. Chilton, President
By: Craig W. Chilton, President
CHILTON INC

STATE OF WASHINGTON } SS
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Craig W. Chilton is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 30th, 2025.



Nicolas Patee
By: Nicolas Patee
JCP, LLC

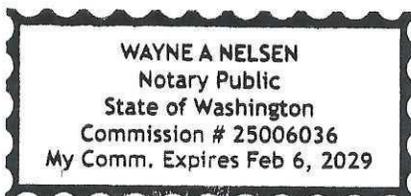
Wayne A. Nelsen
Notary Public in and for the State of Washington
Residing at Longview, WA
My appointment expires: Feb. 6th 2029

Mindy Patee
By: Mindy Patee
JCP, LLC

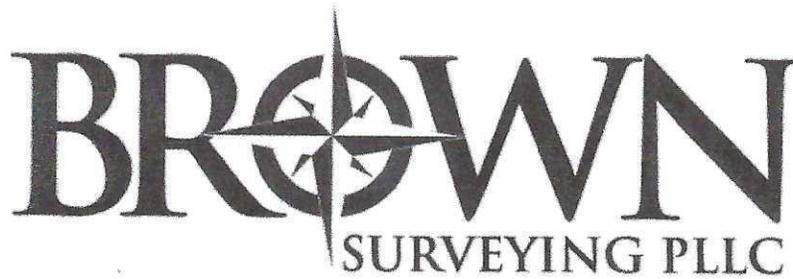
STATE OF WASHINGTON } SS
COUNTY OF COWLITZ

I certify that I know or have satisfactory evidence that Nicolas and Mindy Patee are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 30th, 2025.



Wayne A. Nelsen
Notary Public in and for the State of Washington
Residing at Longview, WA
My appointment expires: Feb. 6th 2029



September 24, 2025

EXHIBIT "A"

PARCEL NO. EM2405006 (2.01 ACRES):

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 6 North, Range 3 East, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Northwest corner of the Northeast quarter of the Northwest quarter of Section 24, as shown in Book 33 of Surveys, page 2, Cowlitz County Auditor's Records;

Thence South $01^{\circ} 21' 51''$ West, along the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 1324.47 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of said Northeast quarter of the Northwest quarter, South $88^{\circ} 13' 24''$ East, 1324.57 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of the Northwest quarter of the Northeast quarter of Section 24, South $88^{\circ} 11' 22''$ East, 45.82 feet;

Thence leaving the South line of the Northwest quarter of the Northeast quarter of Section 24, North $01^{\circ} 21' 51''$ East, parallel with the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 968.82 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, along the arc of a 22868.31 foot radius curve to the right, (the radial bearing of which is South $01^{\circ} 42' 03''$ West), through a central angle of $00^{\circ} 57' 21''$, for an arc distance of 381.53 feet to the True Point of Beginning;

EXHIBIT "A"

PARCEL NO. EM2405006 (2.01 ACRES)

September 24, 2025

Page 2

Thence leaving said South right of way line, South 02° 39' 24" West, 170.00 feet;

Thence South 87° 20' 36" East, 513.05 feet;

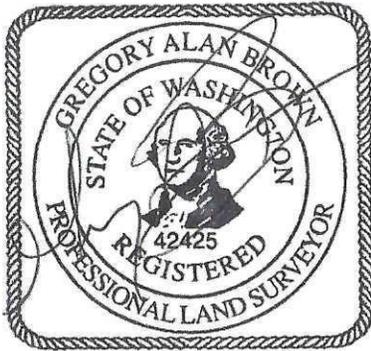
Thence North 02° 53' 00" East, 176.61 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, along the arc of a 2962.45 foot radius curve to the right, (the radial bearing of which is North 01° 10' 11" West), through a central angle of 03° 49' 35", for an arc distance of 197.84 feet;

Thence North 87° 20' 36" West, 316.05 feet to the True Point of Beginning.

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO Easements and restrictions of record.



9-24-2025



September 24, 2025

EXHIBIT "B"

PARCEL NO. EM2405009 (10.52 ACRES):

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 6 North, Range 3 East, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Northwest corner of the Northeast quarter of the Northwest quarter of Section 24, as shown in Book 33 of Surveys, page 2, Cowlitz County Auditor's Records;

Thence South $01^{\circ} 21' 51''$ West, along the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 1324.47 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of said Northeast quarter of the Northwest quarter, South $88^{\circ} 13' 24''$ East, 1324.57 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of the Northwest quarter of the Northeast quarter of Section 24, South $88^{\circ} 11' 22''$ East, 45.82 feet;

Thence leaving the South line of the Northwest quarter of the Northeast quarter of Section 24, North $01^{\circ} 21' 51''$ East, parallel with the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 174.76 feet to the True Point of Beginning;

Thence continuing North $01^{\circ} 21' 51''$ East, 794.05 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, along the arc of a 22868.31 foot radius curve to the right, (the radial bearing of which is South $01^{\circ} 42' 03''$ West), through a central angle of $00^{\circ} 57' 21''$, for an arc distance of 381.53 feet;

EXHIBIT "B"

PARCEL NO. EM2405009 (10.52 ACRES)

September 24, 2025

Page 2

Thence leaving said South right of way line, South 02° 39' 24" West, 170.00 feet;

Thence South 87° 20' 36" East, 513.05 feet;

Thence South 02° 53' 00" West, 216.97 feet;

Thence South 89° 21' 00" West, 387.21 feet;

Thence South 00° 39' 00" East, 349.95 feet;

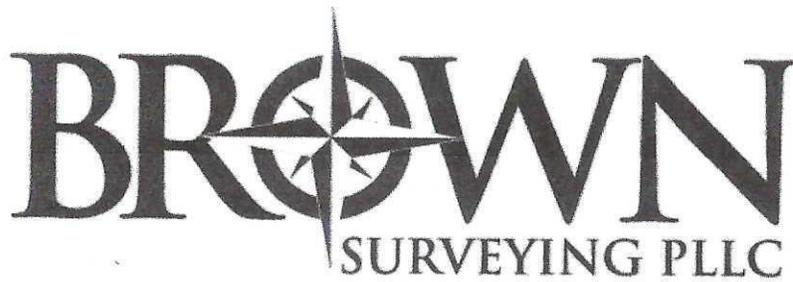
Thence South 88° 21' 03" West, 510.86 feet to the True Point of Beginning.

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO Easements and restrictions of record.



9-24-2025



September 24, 2025

EXHIBIT "C"

**PARCEL NO. EM2405006 AFTER BOUNDARY LINE ADJUSTMENT
(2.00 ACRES):**

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 6 North, Range 3 East, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Northwest corner of the Northeast quarter of the Northwest quarter of Section 24, as shown in Book 33 of Surveys, page 2, Cowlitz County Auditor's Records;

Thence South $01^{\circ} 21' 51''$ West, along the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 1324.47 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of said Northeast quarter of the Northwest quarter, South $88^{\circ} 13' 24''$ East, 1324.57 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of the Northwest quarter of the Northeast quarter of Section 24, South $88^{\circ} 11' 22''$ East, 45.82 feet;

Thence leaving the South line of the Northwest quarter of the Northeast quarter of Section 24, North $01^{\circ} 21' 51''$ East, parallel with the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 968.82 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, along the arc of a 22368.31 foot radius curve to the right, (the radial bearing of which is South $01^{\circ} 42' 03''$ West), through a central angle of $00^{\circ} 57' 21''$, for an arc distance of 381.53 feet to the True Point of Beginning;

EXHIBIT "C"

PARCEL NO. EM2405006 AFTER BOUNDARY LINE ADJUSTMENT
(2.00 ACRES)

September 24, 2025

Page 2

Thence leaving said South right of way line, South 02° 39' 24" West, 300.00 feet;

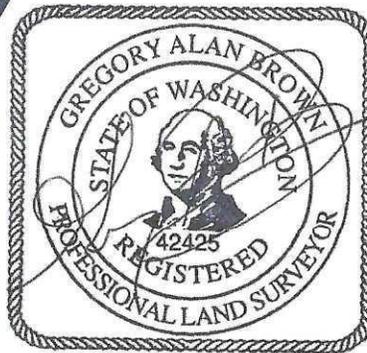
Thence North 89° 21' 00" East, 281.53 feet;

Thence North 09° 40' 00" East, 286.70 feet to a point on the South right of way line of State Route 503;

Thence North 87° 20' 36" West, 316.05 feet to the True Point of Beginning.

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO Easements and restrictions of record.



9-24-2025



September 24, 2025

EXHIBIT "D"

PARCEL "D" AFTER BOUNDARY LINE ADJUSTMENT (10.53 ACRES):

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 6 North, Range 3 East, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Northwest corner of the Northeast quarter of the Northwest quarter of Section 24, as shown in Book 33 of Surveys, page 2, Cowlitz County Auditor's Records;

Thence South $01^{\circ} 21' 51''$ West, along the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 1324.47 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of said Northeast quarter of the Northwest quarter, South $88^{\circ} 13' 24''$ East, 1324.57 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of the Northwest quarter of the Northeast quarter of Section 24, South $88^{\circ} 11' 22''$ East, 45.82 feet;

Thence leaving the South line of the Northwest quarter of the Northeast quarter of Section 24, North $01^{\circ} 21' 51''$ East, parallel with the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 174.77 feet to the True Point of Beginning;

Thence continuing North $01^{\circ} 21' 51''$ East, 794.05 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, along the arc of a 22866.31 foot radius curve to the right, (the radial bearing of which is South $01^{\circ} 42' 03''$ West), through a central angle of $00^{\circ} 57' 21''$, for an arc distance of 381.53 feet;

EXHIBIT "D"

PARCEL "D" AFTER BOUNDARY LINE ADJUSTMENT (10.53 ACRES)

September 24, 2025

Page 2

Thence leaving said South right of way line, South 02° 39' 24" West, 300.00 feet;

Thence North 89° 21' 00" East, 281.53 feet;

Thence North 09° 40' 00" East, 286.70 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, along the arc of a 2962.45 foot radius curve to the left, (the radial bearing of which is North 02° 39' 24" East), through a central angle of 03° 49' 35", for an arc distance of 197.84 feet;

Thence leaving said South right of way line, South 02° 53' 00" West, 393.58 feet;

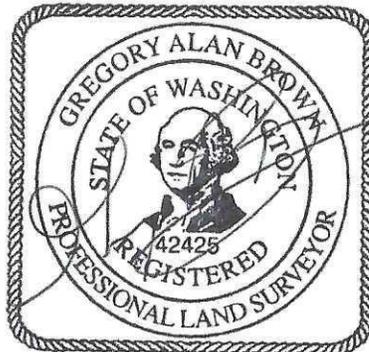
Thence South 89° 21' 00" West, 387.21 feet;

Thence South 00° 39' 00" East, 349.95 feet;

Thence South 88° 21' 03" West, 510.86 feet to the True Point of Beginning.

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO Easements and restrictions of record.



9-24-2025

0 300 450 600
SCALE 1 INCH = 300 FEET

EXHIBIT "E"

IN THE NW 1/4, NE 1/4 OF
SECTION 24, T6N, R3E, W.M.
COWLITZ COUNTY, WA.

13
24

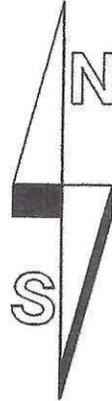
LEWIS RIVER ROAD (PUBLIC)
STATE ROUTE 503

100' RIGHT OF WAY AS
DESCRIBED UNDER AFN 495753
AND AFN 495754

LOT 1
2.00
ACRES

PARCEL D
10.53 ACRES

60' PRIVATE EASEMENT FOR
INGRESS, EGRESS AND
UTILITIES AS DESCRIBED
UNDER AFN 3768869



9-24-2025

SCALE: 1"=300'

JOB NO. 25-098

DATE: 9-24-2025

CALC BY: GAB

DRAWN BY: GAB

BROWN
SURVEYING PLLC

PO BOX 414
AMBOY, WA 98601
360-600-0846

ebrownsurveying@gmail.com



November 5, 2025

CORRECTED
EXHIBIT "C"

PARCEL NO. EM2405006 AFTER BOUNDARY LINE ADJUSTMENT
(2.08 ACRES):

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 6 North, Range 3 East, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Northwest corner of the Northeast quarter of the Northwest quarter of Section 24, as shown in Book 33 of Surveys, page 2, Cowlitz County Auditor's Records;

Thence South $01^{\circ} 21' 51''$ West, along the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 1324.47 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of said Northeast quarter of the Northwest quarter, South $88^{\circ} 13' 24''$ East, 1324.57 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of the Northwest quarter of the Northeast quarter of Section 24, South $88^{\circ} 11' 22''$ East, 45.82 feet;

Thence leaving the South line of the Northwest quarter of the Northeast quarter of Section 24, North $01^{\circ} 21' 51''$ East, parallel with the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 968.82 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, along the arc of a 22868.31 foot radius curve to the right, (the radial bearing of which is South $01^{\circ} 42' 03''$ West), through a central angle of $00^{\circ} 57' 21''$, for an arc distance of 381.53 feet to the True Point of Beginning;

EXHIBIT "C" - CORRECTED

PARCEL NO. EM2405006 AFTER BOUNDARY LINE ADJUSTMENT

(2.08 ACRES)

November 5, 2025

Page 2

Thence leaving said South right of way line, South 02° 39' 24" West, 330.00 feet;

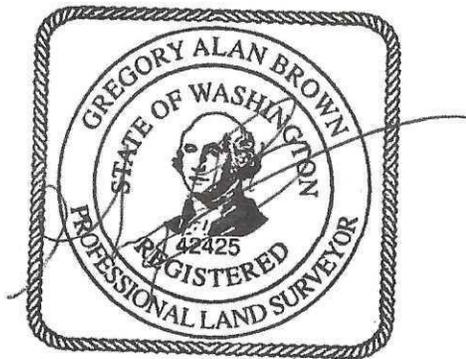
Thence North 89° 21' 00" East, 281.53 feet;

Thence North 02° 39' 24" East, 313.76 feet to a point on the South right of way line of State Route 503;

Thence North 87° 20' 36" West, 281.06 feet to the True Point of Beginning.

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO Easements and restrictions of record.



11-5-2025



November 5, 2025

CORRECTED
EXHIBIT "D"

PARCEL "D" AFTER BOUNDARY LINE ADJUSTMENT (10.45 ACRES):

A portion of the Northwest quarter of the Northeast quarter of Section 24, Township 6 North, Range 3 East, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Northwest corner of the Northeast quarter of the Northwest quarter of Section 24, as shown in Book 33 of Surveys, page 2, Cowlitz County Auditor's Records;

Thence South $01^{\circ} 21' 51''$ West, along the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 1324.47 feet to the Southwest corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of said Northeast quarter of the Northwest quarter, South $88^{\circ} 13' 24''$ East, 1324.57 feet to the Southeast corner of the Northeast quarter of the Northwest quarter of Section 24;

Thence along the South line of the Northwest quarter of the Northeast quarter of Section 24, South $88^{\circ} 11' 22''$ East, 45.82 feet;

Thence leaving the South line of the Northwest quarter of the Northeast quarter of Section 24, North $01^{\circ} 21' 51''$ East, parallel with the West line of the Northeast quarter of the Northwest quarter of Section 24, for a distance of 174.77 feet to the True Point of Beginning;

Thence continuing North $01^{\circ} 21' 51''$ East, 794.05 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, along the arc of a 22868.31 foot radius curve to the right, (the radial bearing of which is South $01^{\circ} 42' 03''$ West), through a central angle of $00^{\circ} 57' 21''$, for an arc distance of 381.53 feet;

EXHIBIT "D" - CORRECTED

PARCEL "D" AFTER BOUNDARY LINE ADJUSTMENT (10.45 ACRES)

November 5, 2025

Page 2

Thence leaving said South right of way line, South 02° 39' 24" West, 330.00 feet;

Thence North 89° 21' 00" East, 281.53 feet;

Thence North 09° 39' 24" East, 313.76 feet to a point on the South right of way line of State Route 503;

Thence along the South right of way line of State Route 503, South 87° 20' 36" East, 34.99 feet;

Thence continuing along the South right of way line of State Route 503, along the arc of a 2962.45 foot radius curve to the left, (the radial bearing of which is North 02° 39' 24" East), through a central angle of 03° 49' 35", for an arc distance of 197.84 feet;

Thence leaving said South right of way line, South 02° 53' 00" West, 393.58 feet;

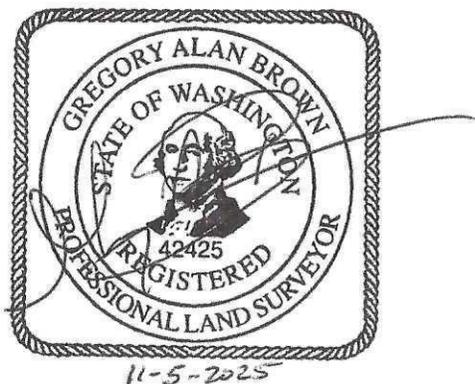
Thence South 89° 21' 00" West, 387.21 feet;

Thence South 00° 39' 00" East, 349.95 feet;

Thence South 88° 21' 03" West, 510.86 feet to the True Point of Beginning.

EXCEPT State Highways

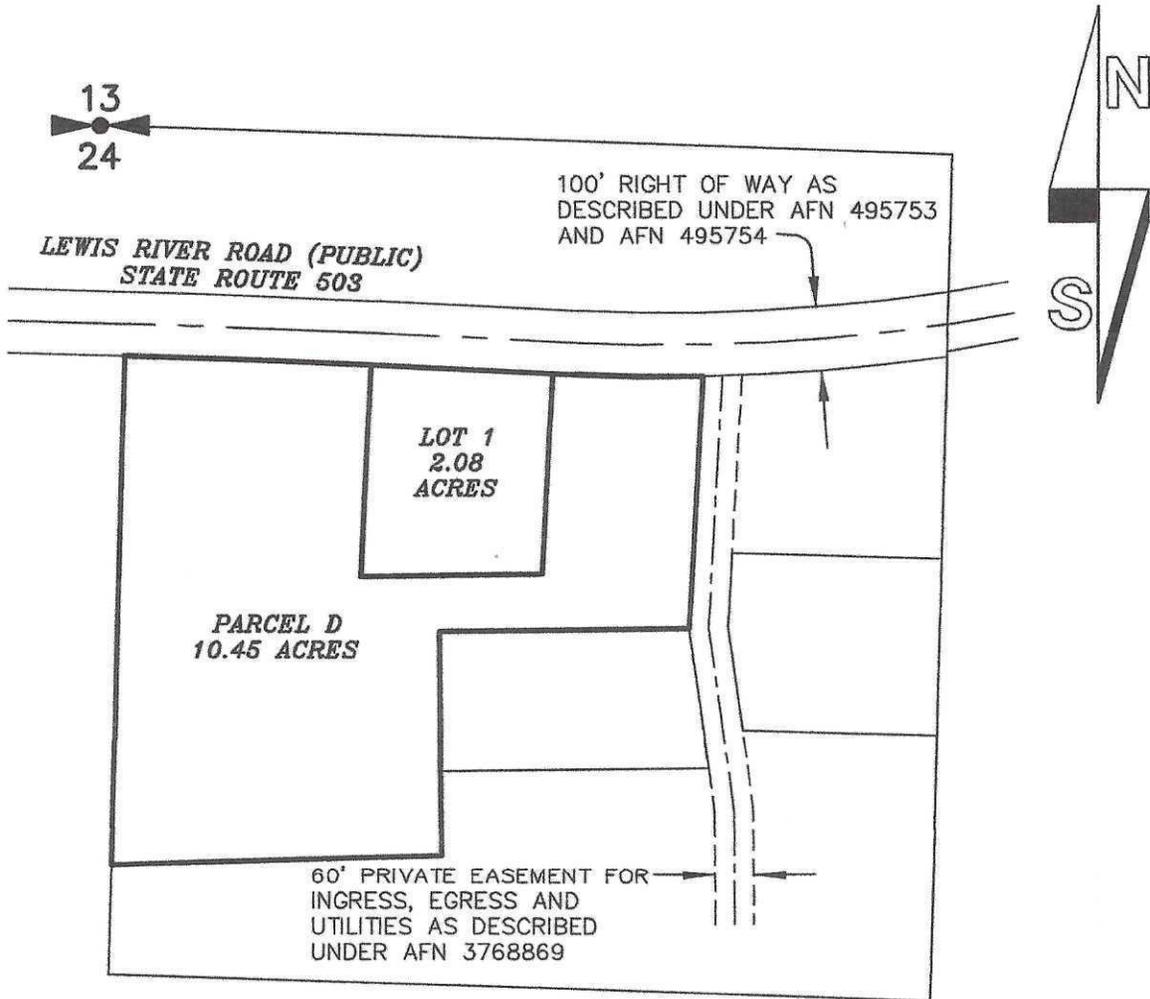
TOGETHER WITH and SUBJECT TO Easements and restrictions of record.



0 300 450 600
SCALE 1 INCH = 300 FEET

CORRECTED **EXHIBIT "E"**

IN THE NW 1/4 NE 1/4 OF
SECTION 24, T6N, R3E, W.M.
COWLITZ COUNTY, WA.



SCALE: 1"=300'
JOB NO. 25-098
DATE: 11-5-2025
CALC BY: GAB
DRAWN BY: GAB

BROWN
SURVEYING PLLC
PO BOX 414
AMBOY, WA 98601
360-600-0846
ebrownsurveying@gmail.com