

3770993

V:19

P:198

PLAT NOTES:

- LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER DIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO COWLITZ COUNTY SUBDIVISION CODE AND RCW 58.17.

- THE APPROVAL OF THIS SHORT SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMITS.

- WARNING: COWLITZ COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING SERVICE TO THE PROPERTY DESCRIBED IN THIS SHORT PLAT.

- IN THE EVENT THAT ANY PRIVATE ROAD OR DRIVEWAY IS IMPROVED TO COWLITZ COUNTY STANDARDS FOR PUBLIC STREETS AND THE COUNTY IS WILLING TO ACCEPT THE DEDICATION OF SUCH ROAD, EACH LOT OWNER SHALL EXECUTE ANY DOCUMENTS NECESSARY TO ACCOMPLISH SUCH DEDICATION.

- THE DEVELOPER OF THIS PROPERTY HAS NOT BEEN REQUIRED TO PROVIDE ELECTRIC SERVICES FOR THIS SUBDIVISION.

- ALL FUTURE DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF THE INTERNATIONAL FIRE CODE 507.3 AND CCC 16.05.80 AS ADOPTED OR HEREAFTER AMENDED.

IN THE EVENT OF THE DISCOVERY OF CULTURAL AND/OR ARCHEOLOGICAL ARTIFACTS WITHIN THIS SHORT SUBDIVISION, ALL DEVELOPMENT SHALL BE HALTED, AND THE LANDOWNER OR DESIGNEE SHALL IMMEDIATELY NOTIFY THE CONCERNED TRIBES, DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION, AND THE DEPARTMENT OF BUILDING AND PLANNING.

- RIPARIAN HABITAT AREA: ALL PLACEMENT OR CONSTRUCTION OF PERMANENT STRUCTURES, FILLING, EXCAVATION, GRADING, VEGETATION REMOVAL, DUMPING OF SOLID WASTES, CLEARING OF CONIFER OR DECIDUOUS VEGETATION, OR ANY OTHER DEVELOPMENT ACTIVITY SHALL REQUIRE COMPLIANCE WITH CCC 19.15.130 AS NOW EXISTS OR HEREAFTER AMENDED.

- GEOLOGICALLY HAZARDOUS AREAS: ALL LOTS IDENTIFIED WITHIN THIS SHORT SUBDIVISION ARE LOCATED IN MAPPED DEEP-SEATED LANDSLIDES AND LANDSLIDE HAZARD AREAS. THEREFORE, DEVELOPMENT INCLUDING PLACEMENT/CONSTRUCTION OF PERMANENT STRUCTURES, FILLING, EXCAVATION, GRADING, VEGETATION REMOVAL, INSTALLATION OF ONSITE SEPTIC SYSTEMS AND/OR DUMPING OF SOLID WASTE, SHALL BE PROHIBITED WITHIN THE IDENTIFIED "GEOLOGICALLY HAZARDOUS AREAS" UNLESS OTHERWISE APPROVED PURSUANT TO CCC 19.15.150 AS NOW EXISTS OR HEREAFTER AMENDED.

SEE GEOTECHNICAL ASSESSMENT NO. 2450.52 DATED APRIL 9, 2025 BY STRATA DESIGN

- DRAINFIELD RESTRICTION: NO WELLS ARE PERMITTED WITHIN 100 FEET OF SEPTIC DRAINFIELD AND RESERVE AREAS. NO CONSTRUCTION, GRADING, FILLING, PLACEMENT OF BUILDINGS, DRIVEWAYS OR PARKING AREAS SHALL BE PERMITTED WITHIN THE DRAINFIELD AND DRAINFIELD REPLACEMENT AREAS, EXCEPT AS PROVIDED IN CHAPTER 246272 WAC (ON-SITE SEWAGE SYSTEMS). LOCATIONS OF SEPTIC DRAINFIELD AREAS SHOWN ON THIS SHORT PLAT CAN BE MOVED WITH PROPER AUTHORIZATION FROM THE COWLITZ COUNTY ENVIRONMENTAL HEALTH UNIT.

- SOURCE PROTECTION AREA: AREAS WITHIN THE 100-FOOT RADIUS SPA SURROUNDING THE WELLHEAD MUST BE KEPT FREE OF ANY SOURCE OF CONTAMINATION. EXAMPLES OF CONTAMINANTS AND POTENTIAL CONTAMINANTS INCLUDE, BUT ARE NOT LIMITED TO, MANURE, SEWAGE, HAZARDOUS WASTE, LIVESTOCK BARNS AND LIVESTOCK FEED LOTS, DRAINFIELDS, CHEMICAL AND PETROLEUM STORAGE AREAS, AND PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL.

WELL ID NUMBER

LOT 1  
LOT 1 WILL USE WELL ID# BQS-601 LOCATED ON LOT 3 SEE SHARED WELL EASEMENT AND AGREEMENT UNDER AFN. 3770075

LOT 2  
LOT 2 WILL USE WELL ID# BQS-601 LOCATED ON LOT 3 SEE SHARED WELL EASEMENT AND AGREEMENT UNDER AFN. 3770075

LOT 3  
WELL ID# BQS-601 IS LOCATED ON LOT 3. LOT 3 WILL USE WELL ID# BQS 605 LOCATED ON LOT 4 SEE SHARED WELL EASEMENT AND AGREEMENT UNDER AFN. 3770075

LOT 4  
LOT 4 TO USE WELL ID# BQS 605 LOCATED ON LOT 4 WHICH WILL ALSO SHARE WITH LOT 3 SEE SHARED WELL EASEMENT AND AGREEMENT UNDER AFN. 3770075

ADDRESSES

LOT 1 - 4130 GREEN MOUNTAIN ROAD  
LOT 2 - 4122 GREEN MOUNTAIN ROAD  
LOT 3 - 4118 GREEN MOUNTAIN ROAD  
LOT 4 - 4108 GREEN MOUNTAIN ROAD

ORIGINAL DESCRIPTION

SEE EXHIBIT D PAGE 8 AND 9 OF BOUNDARY LINE ADJUSTMENT DEED FILED UNDER AUDITOR'S FILE NUMBER 3757999, RECORDS OF COWLITZ COUNTY, WASHINGTON.

SHORT PLAT  
PART OF THE NW1/4 SW1/4 AND NE1/4 SW1/4,  
OF SECTION 25,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.  
COWLITZ COUNTY, WASHINGTON

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L1	N31°07'37"W	169.72'
L2	N58°52'23"E	70.00'
L3	N36°14'15"W	70.00'
L4	N07°16'31"E	70.00'
L5	S82°43'29"E	53.90'
L6	S82°43'29"E	51.86'
L7	S88°40'11"E	197.51'
L8	S88°40'11"E	37.33'
L9	N01°19'49"E	100.00'
L10	S41°02'41"E	100.00'
L11	N48°57'19"E	43.36'
L12	S41°02'41"E	70.00'
L13	N42°19'01"E	70.00'
L14	S47°40'59"E	89.18'
L15	N56°25'30"E	100.24'
L16	S80°16'45"E	36.44'
L17	S56°55'42"E	113.44'
L18	S13°13'19"W	68.28'
L19	S76°46'41"E	85.00'
L21	S14°09'12"E	22.79'
L22	S14°09'12"E	4.53'
L23	S72°42'05"W	26.71'
L24	S72°42'05"W	114.62'
L25	S83°23'03"E	23.48'
L26	S83°23'03"E	11.54'
L27	N02°23'45"E	44.44'
L28	N02°23'45"E	177.95'
L29	S65°46'43"W	48.83'
L30	S65°46'43"W	43.84'
L31	N00°30'45"E	72.29'
L32	N00°30'45"E	30.50'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEAR.
C1	300.00'	113.50'	21°40'34"	112.82'	N15°17'56"W
C2	300.00'	26.13'	4°59'25"	26.12'	N28°37'55"W
C3	70.00'	103.71'	84°53'23"	94.48'	N11°19'04"E
C4	70.00'	53.16'	43°30'45"	51.89'	N75°31'08"E
C5	800.00'	83.01'	5°56'42"	82.97'	S85°41'50"E
C6	100.00'	25.60'	14°40'03"	25.53'	N83°59'48"E
C7	100.00'	48.36'	27°42'28"	47.89'	N62°48'32"E
C8	70.00'	101.85'	83°21'42"	93.10'	S89°21'50"E
C9	135.00'	178.82'	75°53'31"	166.03'	S85°37'45"E
C10	150.00'	113.35'	43°17'45"	110.67'	N78°04'23"E
C11	400.00'	95.40'	13°39'56"	95.18'	S73°26'47"E
C12	400.00'	67.62'	9°41'07"	67.54'	S61°46'16"E
C13	100.00'	122.44'	70°09'01"	114.93'	S21°51'12"E
C14	85.00'	170.27'	114°46'26"	143.20'	S44°09'54"E
C15	350.00'	15.89'	2°36'04"	15.89'	N77°08'50"E
C16	350.00'	96.77'	15°50'28"	96.46'	N67°55'34"E
C17	350.00'	160.27'	26°14'11"	158.87'	N46°53'15"E
C18	150.00'	64.86'	24°46'32"	64.36'	N68°48'46"E
C19	150.00'	48.49'	18°31'14"	48.28'	S89°32'22"E

LINE CALL TABLE  
BEARING AND DISTANCE PER REF.  
SURVEY #9 VOL. 1, PG. 174

COURSE	BEARING	DISTANCE
R9-1	S85°07'40"E	649.17'
R9-2	N04°50'59"W	300.85'

LINE CALL TABLE  
BEARING AND DISTANCE PER  
AFN. 3757999

COURSE	BEARING	DISTANCE
D1	N83°19'22"W	673.73'
D2	N03°02'41"W	320.22'
D3	N03°02'41"W	343.72'
D4	N89°07'16"W	387.41'

EXAMINED AND APPROVED THIS 3<sup>rd</sup> DAY OF June 20 25

*Travis Jackson*  
COWLITZ CO. BUILDING AND PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 3<sup>rd</sup> DAY OF June 20 25

*Lusany Eugene*  
COWLITZ CO. PUBLIC WORKS ENGINEER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR OF 2025.

*Beth R. Roney* 437005 WC2511002  
COWLITZ COUNTY TREASURER

WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. WE GRANT PRIVATE EASEMENTS FOR THE BENEFIT AND USE OF INDIVIDUAL LOTS AS SHOWN AND NOTED HEREON. WE DEDICATE THE ROADS HEREIN AND THE EASEMENTS TO THE USE OF THE PUBLIC FOREVER AND HEREBY GRANT TO THE PUBLIC THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THE STREETS. COWLITZ COUNTY, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND ITS CONTRACTORS, ARE HEREBY GRANTED A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE, WATER AND SANITARY SEWER PIPES, MANHOLES AND OTHER UTILITY STRUCTURES OVER, UNDER AND ACROSS THE EASEMENTS SHOWN ON THE FACE OF THE PLAT.

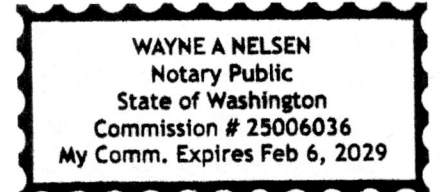
*Maddie Hendrickson*  
MADDIE HENDRICKSON

STATE OF WASHINGTON  
COUNTY OF Cowlitz SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME MADDIE HENDRICKSON, TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 2<sup>nd</sup> DAY OF May 20 25.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES Feb. 6, 2029



SURVEYOR'S CERTIFICATE

THIS SHORT SUBDIVISION MAP CORRECTLY REPRESENTS AN ACTUAL SURVEY MADE BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, ON DECEMBER, 2024, AT THE REQUEST OF MADDIE HENDRICKSON

*Kevin Bluhm*  
KEVIN BLUHM - LICENSE NO. 29269

Bluhm & Associates  
Land Surveyors, Inc.  
1068 S. MARKET BLVD.  
CHEHALIS, WA 98532  
PHONE (360) 748-1551  
FAX (360) 748-6282  
E-MAIL: KBLUHM@SURVEYSERVICES.COM

DRAWN BY: JOHN FOSS  
CHECKED BY: *KF*  
DATE: 5-20-25  
SCALE: N/A  
JOB# 19-312SP24-52  
FB# 2291

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4<sup>th</sup> DAY OF June 20 25 AT 3:04 P.M. IN BOOK 19 OF SHORT PLATS AT PAGE 198-199 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

COUNTY AUDITOR *Carolyn Fundingsland*  
DEPUTY COUNTY AUDITOR *Andrew Smith*

SHEET 1 OF 2

SHORT SUBDIVISION NO. CC 24-52



3770993  
V: 19 P: 198  
06/04/2025 03:04:26 PM  
Cowlitz County, Washington

PARCEL NO. WC2511002



PARCEL NO. WC2511002

3770993

V: 19

p: 199

SHORT PLAT  
 PART OF THE NW1/4 SW1/4 AND NE1/4 SW1/4,  
 OF SECTION 25,  
 TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.  
 COWLITZ COUNTY, WASHINGTON

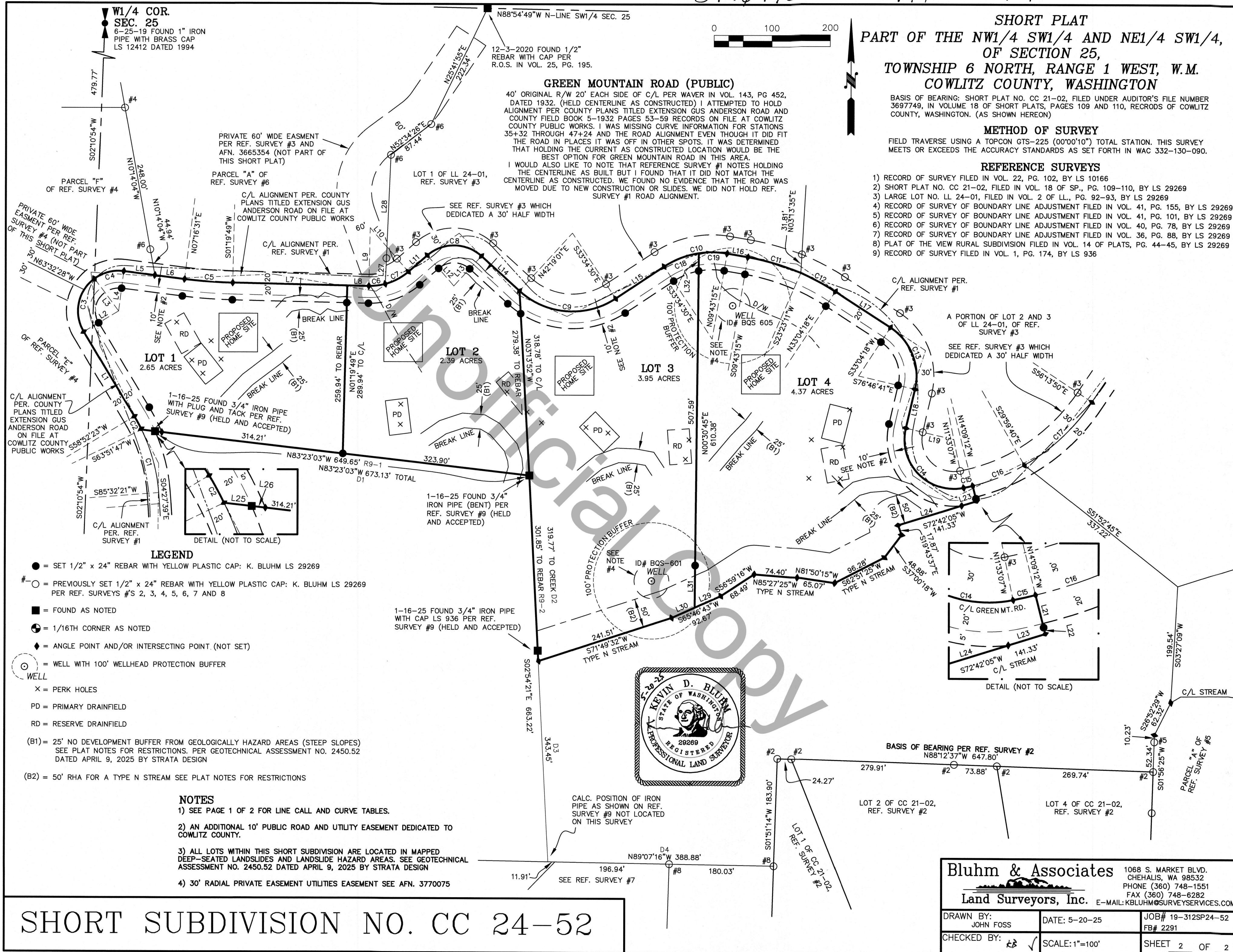
BASIS OF BEARING: SHORT PLAT NO. CC 21-02, FILED UNDER AUDITOR'S FILE NUMBER 3697749, IN VOLUME 18 OF SHORT PLATS, PAGES 109 AND 110, RECORDS OF COWLITZ COUNTY, WASHINGTON. (AS SHOWN HEREON)

## METHOD OF SURVEY

FIELD TRAVERSE USING A TOPCON GTS-225 (00'00'10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

## REFERENCE SURVEYS

- 1) RECORD OF SURVEY FILED IN VOL. 22, PG. 102, BY LS 10166
- 2) SHORT PLAT NO. CC 21-02, FILED IN VOL. 18 OF SP., PG. 109-110, BY LS 29269
- 3) LARGE LOT NO. LL 24-01, FILED IN VOL. 2 OF LL, PG. 92-93, BY LS 29269
- 4) RECORD OF SURVEY OF BOUNDARY LINE ADJUSTMENT FILED IN VOL. 41, PG. 155, BY LS 29269
- 5) RECORD OF SURVEY OF BOUNDARY LINE ADJUSTMENT FILED IN VOL. 41, PG. 101, BY LS 29269
- 6) RECORD OF SURVEY OF BOUNDARY LINE ADJUSTMENT FILED IN VOL. 40, PG. 78, BY LS 29269
- 7) RECORD OF SURVEY OF BOUNDARY LINE ADJUSTMENT FILED IN VOL. 36, PG. 88, BY LS 29269
- 8) PLAT OF THE VIEW RURAL SUBDIVISION FILED IN VOL. 14 OF PLATS, PG. 44-45, BY LS 29269
- 9) RECORD OF SURVEY FILED IN VOL. 1, PG. 174, BY LS 936



SHORT SUBDIVISION NO. CC 24-52

**Bluhm & Associates**  
  
**Land Surveyors, Inc.**

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 FAX (360) 748-6282  
 E-MAIL: [KBLUHM@SURVEYSERVICES.COM](mailto:KBLUHM@SURVEYSERVICES.COM)

DRAWN BY: JOHN FOSS	DATE: 5-20-25	JOB# 19-312SP24-52 FB# 2291
CHECKED BY: <i>EB</i> ✓	SCALE: 1"=100'	SHEET 2 OF 2