

3762849 V:19 P:150

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO SEGREGATE THE "JCP, LLC TRACT" CITED INTO 4 LOTS. A RANDOM CONTROL TRAVERSE WAS RAN FROM THE NORTHWEST CORNER OF SECTION 6 TO THE WEST QUARTER OF SECTION 6. SAID TRAVERSE WAS THEN ROTATED TO THE RECORD BEARING OF NORTH 00°04'11" WEST BETWEEN SAID CORNERS AS SHOWN IN ROS 42-143, WHICH WAS THE BASIS OF BEARING FOR THIS SURVEY. OTHER CORNERS SHOWN AND NEW MONUMENTS ESTABLISHED WERE TIED AND SET RADIALY FROM THE ABOVE DESCRIBED TRAVERSE.

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.
PRIORITY HABITAT AREA:
THIS PROPERTY IS MAPPED AS A PRIORITY HABITAT OF ELK WINTERING RANGE. RESIDENTS SHOULD CONSULT WITH THE WASHINGTON STATE DEPARTMENT OF SIGH AND WILDLIFE (WDFW) FOR APPROPRIATE FENCE DESIGN AND OTHER HABITAT PROTECTION MEASURES.
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 246-272 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.

BROWN SURVEYING, PLLC MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A NIKON NIVO 3.0C THREE SECOND TOTAL STATION WITH TDS DATA COLLECTION SYSTEM. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.
ALL CORNERS NOTED AS FOUND WERE VISITED ON 06/16/2023.

AUDITOR'S CERTIFICATE

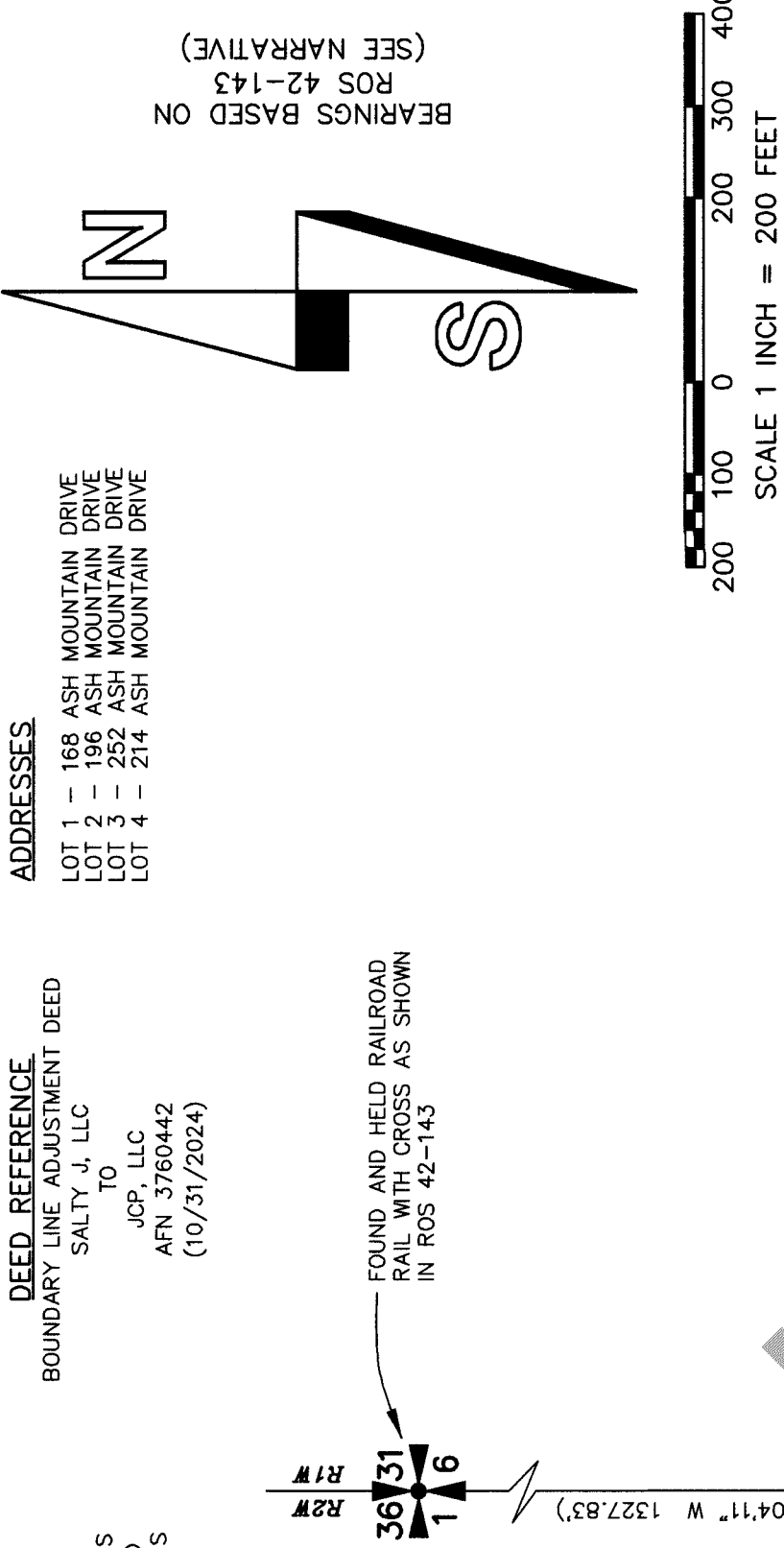
FILED FOR RECORD THIS 19th DAY OF December 2024 AT 2:52 P.M. IN BOOK 19 OF SHORT PLATS AT PAGE 150-151
AT THE REQUEST OF BROWN SURVEYING, PLLC.

AUDITOR'S FILE NUMBER 3762849
Carolyn Fundingsland
COUNTY AUDITOR
Morgan Jones
DEPUTY COUNTY AUDITOR

DEED REFERENCE
BOUNDARY LINE ADJUSTMENT DEED
SALTY J. LLC
TO
JCP, LLC
AFN 3760442
(10/31/2024)

ADDRESSES

LOT 1 - 168 ASH MOUNTAIN DRIVE
LOT 2 - 262 ASH MOUNTAIN DRIVE
LOT 3 - 262 ASH MOUNTAIN DRIVE
LOT 4 - 214 ASH MOUNTAIN DRIVE



**JCP, LLC
SHORT SUBDIVISION
(CC 24-08)**

A PORTION OF GOV'T LOT 5
IN THE SW 1/4 NW 1/4 OF
SECTION 6, T9N, R1W, W.M.
COWLITZ COUNTY, WA.

COWLITZ COUNTY ENGINEER

APPROVED BY Gregory A. Brown 12/18/24 DATE

**COWLITZ COUNTY BUILDING
PLANNING DIRECTOR**

APPROVED BY Marianne Anderson 12/18/24 DATE

TREASURER

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO DATE, INCLUDING THE YEAR 2024
Deputy Treasurer 12/18/24 Parcel# WF0620103
DEPUTY TREASURER

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. 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 PUBLIC EASEMENTS SHOWN ON THE FACE OF THE PLAT.

SIGNATURE OF OWNER

Gregory A. Brown
OWNER

STATE OF WASHINGTON) SS

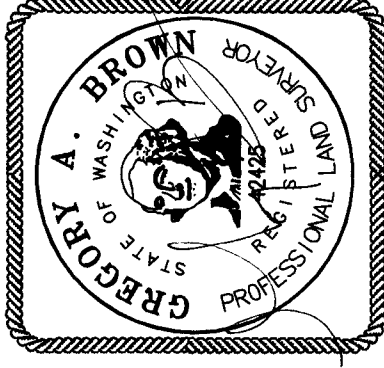
COUNTY OF COWLITZ

THIS IS TO CERTIFY THAT ON THE 17 DAY OF Dec 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Gregory A. Brown TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Woodland, WA



SURVEYOR'S CERTIFICATE

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 CHILTON, INC. IN NOVEMBER 2024.

Gregory A. Brown 12/17/2024
GREGORY A. BROWN, PROFESSIONAL LAND SURVEYOR, LS# 42425



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

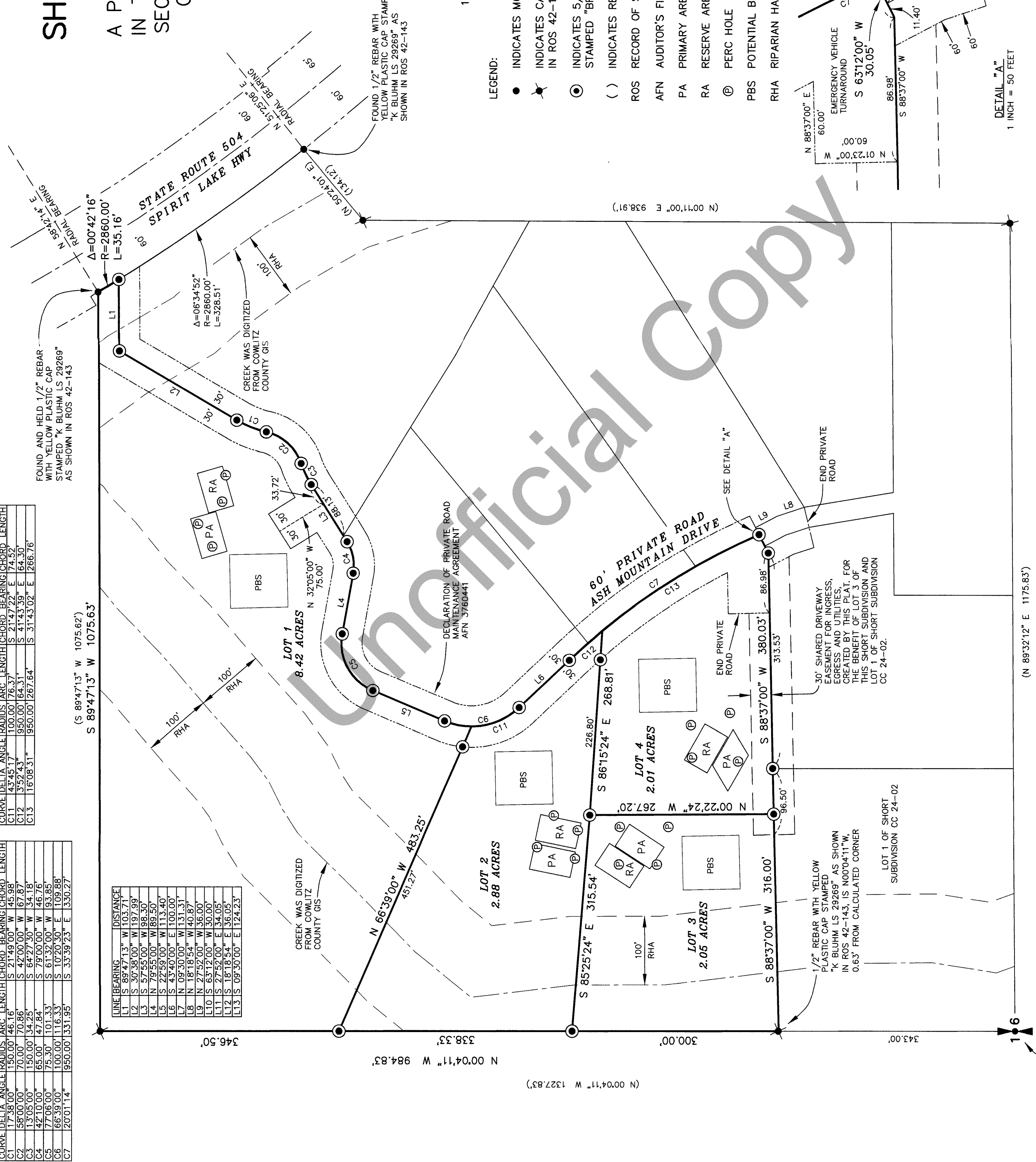
SCALE: 1"=200'
JOB NO. 23-008
DATE: 12-17-2024
CALC BY: GAB
DRAWN BY: GAB
CHECKED BY: GAB
SHEET 1 OF 2

3762849 V:19 P:151

CURVE	DELTA	ANGLE	RADIUS	ARC	LENGTH	CHORD	BEARING	CHORD	LENGTH
C1	17.38	00°	150.00	46.16	S 21°49'00"	W	45.98		
C2	58.00	00°	70.00	70.86	S 42°00'00"	W	67.87		
C3	13.05	00°	150.00	34.25	S 64°27'30"	W	34.18		
C4	42°10'00"		65.00	47.84	S 79°00'00"	W	46.76		
C5	77°06'00"		75.30	101.33	S 61°32'00"	W	93.85		
C6	66°39'00"		100.00	116.33	S 10°20'30"	E	109.88		
C7	20°01'14"		950.00	331.95	S 33°39'23"	E	330.27		

LINE	BEARING	DISTANCE
L1	S 89°47'13"	W 103.71
L2	S 30°38'00"	W 197.99
L3	S 57°55'00"	W 98.30
L4	N 79°55'00"	W 89.30
L5	S 22°59'00"	W 113.40
L6	S 43°40'00"	E 100.00
L7	N 09°30'00"	W 131.31
L8	N 18°18'54"	W 40.87
L9	N 27°52'00"	W 36.00
L10	S 63°12'00"	W 30.00
L11	S 27°52'00"	E 34.05
L12	S 18°18'54"	E 36.05
L13	S 09°30'00"	E 124.23

CURVE	DELTA	ANGLE	RADIUS	ARC	LENGTH	CHORD	BEARING	CHORD	LENGTH
C11	43.45	17°	100.00	76.37	S 21°47'22"	E	74.52		
C12	3°52'43"		950.00	164.31	S 41°43'39"	E	164.30		
C13	16°08'31"		950.00	267.64	S 31°43'02"	E	266.76		

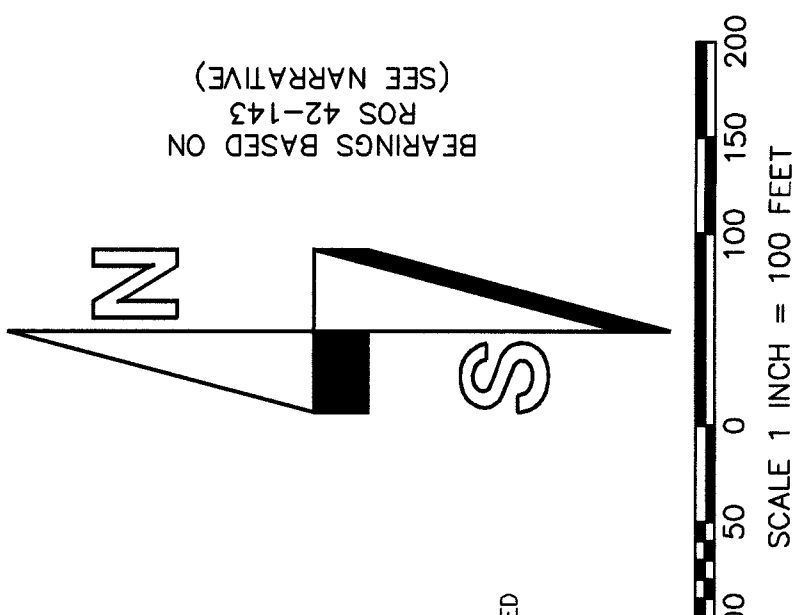


JCP, LLC

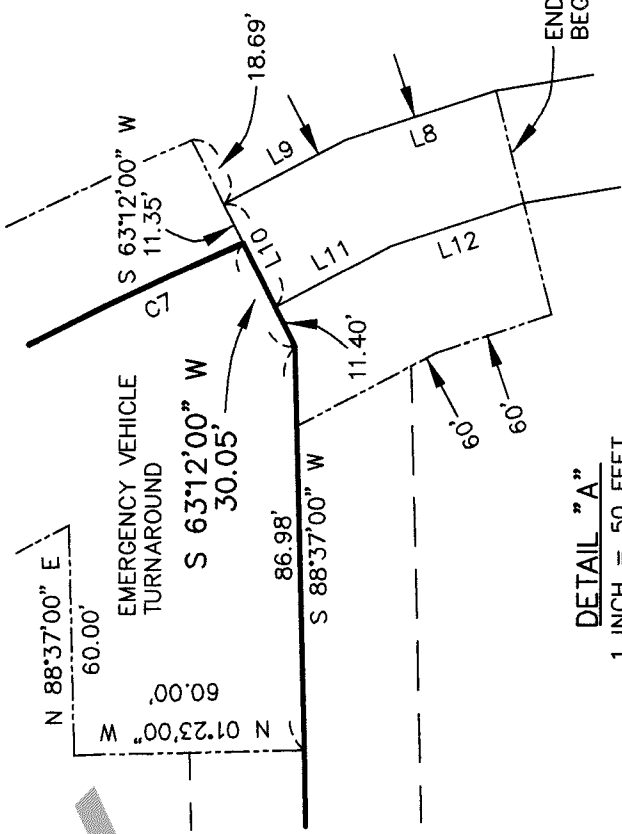
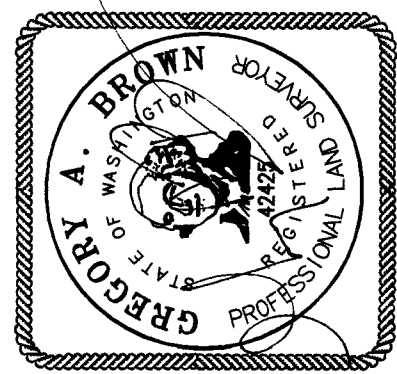
SHORT SUBDIVISION

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IN THE SW 1/4 NW 1/4 OF
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COWLITZ COUNTY, WA.



- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
 - ⦿ INDICATES CALCULATED POSITION OF MONUMENTS AS SHOWN IN ROS 42-143 AND LARGE LOT SUBDIVISION (LLS) 2-83
 - ⦿ INDICATES 5/8" x 36" REBAR WITH ORANGE PLASTIC CAP STAMPED "BROWN 42425" SET ON 10/30 AND 11/06/2024
 - () INDICATES RECORD INFORMATION PER ROS 42-143 AND LLS 2-83
 - ROS RECORD OF SURVEY
 - AFN AUDITOR'S FILE NUMBER
 - PA PRIMARY AREA
 - RA RESERVE AREA
 - Ⓟ PERC HOLE
 - PBS POTENTIAL BUILDING SITE
 - RHA RIPARIAN HABITAT AREA



SCALE: 1"=100'

JOB NO. 23-008

DATE: 12-17-2024

CALC BY: GAB

DRAWN BY: GAB

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SHEET 2 OF 2

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SURVEYING PLLC

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