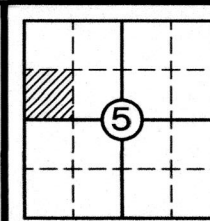




COOPER HILL SHORT PLAT

COWLITZ COUNTY, WASHINGTON
SHORT PLAT NUMBER 2350-21

RECORDING NO.

3772076

VOLUME / PAGE

V: 20 P: 9

PORTIONS OF

THE SW 1/4 OF THE NW 1/4
SECTION 5, TOWNSHIP 9 N, RANGE 1 W, W.M.

DEDICATION

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 PUBLICLY 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 16th DAY OF JUNE, 2025

BY: Keith Goldsmith
KEITH GOLDSMITH, MANAGING MEMBER, GLICR LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING)

ON THIS 16 DAY OF June, 2025 BEFORE ME PERSONALLY APPEARED KEITH GOLDSMITH, TO ME KNOWN TO BE THE MANAGING MEMBER OF GLICR LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE OR SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN:

SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT:

Sammamish, WA

APPROVALS

COWLITZ COUNTY BUILDING AND PLANNING

EXAMINED AND APPROVED THIS 23rd DAY OF June, 2025

Traci M. Jachm
COWLITZ COUNTY BUILDING AND PLANNING DIRECTOR

COWLITZ COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 18th DAY OF June, 2025

Lusan Lucenas
COWLITZ COUNTY PUBLIC WORKS ENGINEER

COWLITZ COUNTY TREASURER

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

PARCEL NO. WFO 050 8005

Carolyn Fundingsland
COWLITZ COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF June, 2025 AT 12:21 P.M. IN BOOK 20 OF Short Plats AT
PAGE(S) 9-12 AT THE REQUEST OF HUGH G. GOLDSMITH & ASSOCIATES, INC.

Carolyn Fundingsland
COUNTY AUDITOR

Morgan Jones
DEPUTY COUNTY AUDITOR

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE NORTH 02°17'46" EAST, ALONG THE WEST LINE OF THE ABOVE DESCRIBED SUBDIVISION AND THE CENTERLINE OF SCHAFFRAN ROAD, A DISTANCE OF 594.16 FEET;

THENCE SOUTH 88°17'08" EAST, DEPARTING SAID WEST LINE AND CENTERLINE, A DISTANCE OF 20.00 FEET A POINT ON THE EASTERLY MARGIN OF SAID SCHAFFRAN ROAD AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LOT;

THENCE SOUTH 88°17'08" EAST A DISTANCE OF 1293.37 FEET TO THE EAST LINE OF SAID SUBDIVISION;

THENCE SOUTH 02°18'42" WEST, ALONG SAID EAST LINE A DISTANCE OF 527.57 FEET TO THE NORTHERLY MARGIN OF SPIRIT LAKE HIGHWAY;

THENCE ALONG SAID NORTHERLY MARGIN THE FOLLOWING COURSES AND DISTANCES:

NORTH 88°23'13" WEST A DISTANCE OF 18.95 FEET;

NORTH 77°04'37" WEST A DISTANCE OF 101.98 FEET;

NORTH 88°23'13" WEST A DISTANCE OF 400.00 FEET;

NORTH 82°40'35" WEST A DISTANCE OF 301.50 FEET;

NORTH 88°23'13" WEST A DISTANCE OF 445.35 FEET TO THE INTERSECTION WITH THE EASTERLY MARGIN OF SCHAFFRAN ROAD;

THENCE NORTH 05°12'01" WEST, DEPARTING SAID NORTHERLY MARGIN AND ALONG SAID EASTERLY MARGIN, A DISTANCE OF 140.62 FEET;

THENCE NORTH 87°42'14" WEST, CONTINUING ALONG SAID EASTERLY MARGIN, A DISTANCE OF 10.00 FEET;

THENCE NORTH 02°17'46" EAST CONTINUING ALONG SAID EASTERLY MARGIN, A DISTANCE OF 340.10 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LOT.

EXCEPT THAT PORTION OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE NORTH 02°17'46" EAST, ALONG THE WEST LINE OF THE ABOVE DESCRIBED SUBDIVISION AND THE CENTERLINE OF SCHAFFRAN ROAD, A DISTANCE OF 594.16 FEET;

THENCE SOUTH 88°17'08" EAST, DEPARTING SAID WEST LINE AND CENTERLINE, A DISTANCE OF 20.00 FEET A POINT ON THE EASTERLY MARGIN OF SAID SCHAFFRAN ROAD;

THENCE SOUTH 02°17'46" WEST, ALONG THE EASTERLY MARGIN OF SAID SCHAFFRAN ROAD, A DISTANCE OF 303.19 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION;

THENCE SOUTH 87°51'08" EAST, DEPARTING SAID EASTERLY MARGIN, A DISTANCE OF 12.15 FEET TO A POINT OF TANGENT CURVE;

THENCE EASTERLY, ALONG AN ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 27°25'46", A DISTANCE OF 153.20 FEET;

THENCE NORTH 64°43'05" EAST A DISTANCE OF 23.33 FEET TO A POINT OF TANGENT CURVE;

THENCE EASTERLY, ALONG AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 41°04'31", A DISTANCE OF 200.73 FEET;

THENCE SOUTH 74°12'23" EAST A DISTANCE OF 50.72 FEET;

THENCE SOUTH 15°00'29" EAST A DISTANCE OF 243.51 FEET TO A POINT ON THE NORTHERLY MARGIN OF SPIRIT LAKE HIGHWAY;

THENCE NORTH 82°40'35" WEST, ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 23.30 FEET;

THENCE NORTH 88°23'13" WEST, CONTINUING ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 445.35 FEET TO THE INTERSECTION WITH THE EASTERLY MARGIN OF SCHAFFRAN ROAD;

THENCE NORTH 05°12'01" WEST, DEPARTING SAID NORTHERLY MARGIN AND ALONG SAID EASTERLY MARGIN, A DISTANCE OF 140.62 FEET;

THENCE NORTH 87°42'14" WEST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 10.00 FEET;

THENCE NORTH 02°17'46" EAST, CONTINUING ALONG SAID EASTERLY MARGIN, A DISTANCE OF 36.91 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION.

(ALSO KNOWN AS RESULTANT LOT B OF THAT QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER AUDITORS FILE NUMBER 3738146, RECORDS OF COWLITZ COUNTY, WASHINGTON.)

SUBDIVISION 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 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.
- NO DIRECT ACCESS TO SR-504 (SPIRIT LAKE HIGHWAY) SHALL BE PERMITTED FROM THE LOTS WITHIN THIS SHORT SUBDIVISION.
- THE PROPOSED SUBDIVISION MAY BE SUBJECT TO TRAFFIC-GENERATED NOISE LEVELS. WASHINGTON STATE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR TRAFFIC NOISE MITIGATION ASSOCIATED WITH THE STATE HIGHWAY (SR-504).
- WETLANDS AREA: ALL PLACEMENT/CONSTRUCTION OF PERMANENT STRUCTURES, FILLING, EXCAVATION, GRADING, VEGETATION REMOVAL, INSTALLATION OF ON-SITE SEPTIC SYSTEMS, AND/OR DUMPING OF SOLID WASTE SHALL BE PROHIBITED WITHIN THE WETLANDS AREA BUFFER AS SHOWN ON THE FINAL PLAT.
- 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 PLAT CAN BE MOVED WITH PROPER AUTHORIZATION FROM THE COWLITZ COUNTY HEALTH DEPARTMENT.

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 GLICR LLC IN MAY OF 2025.

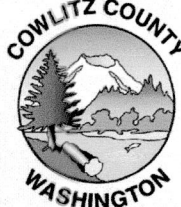
Lee D. Nyquist
LEE D. NYQUIST, PLS 74864



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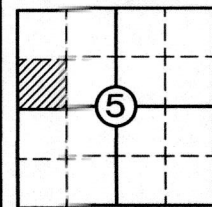
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SHEET 1 OF 4



COOPER HILL SHORT PLAT

COWLITZ COUNTY, WASHINGTON
SHORT PLAT NUMBER 2350-21



RECORDING NO. 3772076	VOLUME / PAGE V:20 P:10
PORTIONS OF THE SW 1/4 OF THE NW 1/4 SECTION 5, TOWNSHIP 9 N, RANGE 1 W, W.M.	

RECORD MATTERS

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC. SUBDIVISION GUARANTEE/CERTIFICATE NUMBER 612897250, DATED MAY 23, 2025, IN PREPARING THIS MAP, HUGH G. GOLDSMITH AND ASSOCIATES, INC. CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS HUGH G. GOLDSMITH AND ASSOCIATES, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT. HUGH G. GOLDSMITH AND ASSOCIATES, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANYS REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE HUGH G. GOLDSMITH AND ASSOCIATES, INC. QUALIFIES THE MAPS ACCURACY AND COMPLETENESS TO THAT EXTENT.

SPECIAL EXCEPTIONS

- TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

SURVEYORS NOTE: EXCEPTION REFERS TO UNKNOWN CONDITIONS AND CANNOT BE PLOTTED HEREIN.

- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS.

SURVEYORS NOTE: EXCEPTION REFERS TO UNKNOWN CONDITIONS AND CANNOT BE PLOTTED HEREIN.

- SURVEYORS NOTE: EXCEPTION PERTAINS TO TAXES AND IS INTENTIONALLY NOT LISTED HEREON.

- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,

AMOUNT: \$500,000.00
DATED: SEPTEMBER 30, 2022
TRUSTOR/GRANTOR: GLICR LLC, A WASHINGTON LIMITED LIABILITY COMPANY
TRUSTEE: FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON
BENEFICIARY: KEITH J. GOLDSMITH, A MARRIED MAN AS HIS SEPARATE ESTATE
RECORDING DATE: SEPTEMBER 30, 2022
RECORDING NO.: 3723936

SURVEYORS NOTE: EXCEPTION IS FISCAL IN NATURE AND CANNOT BE PLOTTED HEREIN.

- BOUNDARY LINE ADJUSTMENT

RECORDING DATE: JULY 28, 2023
RECORDING NO.: 3738146

SURVEYORS NOTE: QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) ESTABLISHES SUBJECT PROPERTY BOUNDARY.

- WAIVER FOR CLAIM OF DAMAGES AND CONSENT TO LOCATE ROAD IN FAVOR OF COWLITZ COUNTY AS SET FORTH BELOW:

RECORDING DATE: JANUARY 7, 1954
RECORDING NO.: 411375

SAID DOCUMENT PROVIDES FOR, AMONG OTHER THINGS, THE FOLLOWING:
WAIVER OF CLAIMS FOR DAMAGES WHATEVER KIND WHICH MAY BE OCCASIONED BY EXAMINING, SURVEYING, LAYING OUT AND ESTABLISHING ROAD, GIVING AND GRANTING COWLITZ COUNTY THE RIGHT OF WAY AND POWER TO EXAMINE, SURVEY, LAY OUT, ESTABLISH ROAD AND TO PERPETUALLY MAINTAIN SAME.

SURVEYORS NOTE: EXCEPTION DESCRIBES A PORTION OF SCHAFFRAN ROAD AS DEEDED THEREIN. EXCEPTION ALSO PERTAINS TO CONDITIONS, CONSTRAINTS, RIGHTS, AND/OR CIRCUMSTANCES THAT CANNOT BE GRAPHICALLY DEPICTED.

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY, WASHINGTON, A MUNICIPAL CORPORATION
PURPOSE: TRANSMISSION OF ELECTRIC ENERGY
RECORDING DATE: JANUARY 11, 1972
RECORDING NO.: 722860
AFFECTS: PORTION OF SAID PREMISES

SURVEYORS NOTE: EASEMENT IS LOCATED WITHIN THE RIGHT-OF-WAY LIMITS FOR SPIRIT LAKE HIGHWAY AND IS NOT SHOWN HEREIN.

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: DAVID L. COLLINS, SR AND RUTH E. COLLINS, HUSBAND AND WIFE
PURPOSE: PLACEMENT OF WATER PIPE AND MAINTENANCE
RECORDING DATE: OCTOBER 1, 2001
RECORDING NO.: 3127398

SURVEYORS NOTE: THE EASEMENTS PURPOSE AND DESCRIPTION APPEAR TO CONFLICT WITHIN THE EASEMENT DOCUMENT. AT THE TIME OF ITS CREATION, THE GRANTOR (COOPER) OWNED BOTH TAX PARCELS LOCATED WITHIN TRACT 2 OF THAT RECORD OF SURVEY PREPARED BY GERMUNSON FOR MARGARET ROLLER, RECORDED IN VOLUME 18 OF SURVEYS, PAGE 56, RECORDS OF COWLITZ COUNTY, WASHINGTON. THE EASEMENT IS DESCRIBED AS BEING LOCATED ALONG THE WEST 10 FEET OF COOPERS EAST PARCEL (WFO508005).

(CONTINUED....)

(...CONTINUED)

THE PURPOSE OF THE EASEMENT WAS FOR THE USE AND MAINTENANCE OF AN EXISTING PRIVATE WATER LINE CONNECTION ACROSS THE COOPER PROPERTY TO TRACT 1 OF SAID RECORD OF SURVEY, AS OWNED BY COLLINS.

IT WAS, HOWEVER, HISTORICALLY UNDERSTOOD, AND VERIFIED BY SUBSEQUENT CONSTRUCTION EFFORTS, THAT THE EXISTING WATER LINE BEING REFERRED TO IS LOCATED ALONG THE WEST LINE OF COOPERS WEST PROPERTY AS DESCRIBED IN EXHIBIT "A" OF THAT STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 3046911.

SAID LEGAL DESCRIPTION OF COOPERS WEST LOT COINCIDES WITH THE WEST LINE OF SAID TRACT 2, WHERE NEITHER EXCEPTS THE DEEDED RIGHT-OF-WAY FOR SCHAFFRAN ROAD. THEREFORE, THE DESCRIBED WEST 10 FEET OF SAID LEGALLY DESCRIBED LOT LIES WITHIN THE CURRENT RIGHT-OF-WAY AND IS THEREFORE NOT PLOTTED HEREIN.

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY, WASHINGTON
PURPOSE: TRANSMISSION OF ELECTRIC ENERGY, INCLUDING COMMUNICATION FACILITIES
RECORDING DATE: OCTOBER 10, 2024
RECORDING NO.: 3759315

SURVEYORS NOTE: EASEMENT LOCATION IS ABOUT UTILITIES AS INSTALLED. NOT PLOTTED HEREIN.

- DECLARATION OF ACCESS & UTILITIES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

RECORDING DATE: MARCH 25, 2025
RECORDING NO.: 3767103

SURVEYORS NOTE: EASEMENT IS SHOWN HEREIN.

SURVEY NOTES

- HORIZONTAL DATUM: NAD 83/2011 EPOCH 2010.00 STATE PLANE, WASHINGTON SOUTH ZONE, PER THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

- BASIS OF POSITION: THE NORTH-WEST SECTION CORNER OF SECTION 5, T9N, R1W, W.M. THE MONUMENT HELD IS A FOUND 2 INCH DIAMETER IRON PIPE ON THE WESTERLY SIDE OF A WOODEN FENCE CORNER POST WITH A STATE OF WASHINGTON DIVISION OF FORESTRY LOCATION TAG NAILED TO THE WESTERLY SIDE. THE IRON PIPE IS 0.3 FEET ABOVE GRADE (SEE DETAIL "A" ON SHEET 3).

- BASIS OF BEARINGS: HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND NORTH QUARTER CORNER OF THE ABOVE NOTED SECTION TO BE S 88°09'40" E. THE MONUMENT HELD IS A 1.5 INCH X 1.5 INCH WOOD STAKE WITH TACK, IN CASE, 2 FEET NORTHWESTERLY OF THE EDGE OF PAVEMENT FOR THE NORTHERLY END OF ESTES ROAD AT THE END OF COUNTY MAINTAINED ROAD, 0.9 FEET BELOW THE TOP OF CASE RIM (SEE DETAIL "B") ON SHEET 3).

- THE FOLLOWING INFORMATION WAS REFERENCED IN PREPARING THIS SURVEY:

- RECORD OF SURVEY PREPARED BY GERMUNSON FOR CARL BROCKMAN, RECORDED IN VOLUME 13 OF SURVEYS, PAGE 184, RECORDS OF COWLITZ COUNTY, WASHINGTON. (R1)
- RECORD OF SURVEY PREPARED BY GERMUNSON FOR MARGARET ROLLER, RECORDED IN VOLUME 18 OF SURVEYS, PAGE 56, RECORDS OF COWLITZ COUNTY, WASHINGTON. (R2)
- RECORD OF SURVEY PREPARED BY SPURLOCK AND ASSOCIATES FOR NIEMI FORESTRY, RECORDED IN VOLUME 23 OF SURVEYS, PAGE 97, RECORDS OF COWLITZ COUNTY, WASHINGTON. (R3)
- RECORD OF SURVEY PREPARED BY GERMUNSON FOR CARL BROCKMAN, RECORDED IN VOLUME 7 OF SURVEYS, PAGE 81, RECORDS OF COWLITZ COUNTY, WASHINGTON. (R4)
- LAND CORNER RECORD RECORDED UNDER AUDITORS FILE NUMBER 950221046, RECORDS OF COWLITZ COUNTY, WASHINGTON.
- COUNTY ROAD PROJECT NO. 3-12-52 SCHAFFRAN ROAD EXTENSION, COWLITZ COUNTY, WASHINGTON DATED 1952.
- QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER AUDITORS FILE NUMBER 3738146, RECORDS OF COWLITZ COUNTY, WASHINGTON.
- SHORT SUBDIVISION NUMBER CC 03-028 PREPARED BY GERMUNSON, RECORDED IN VOLUME 13 OF SHORT PLATS, PAGES 143 THROUGH 148, INCLUSIVE, RECORDS OF COWLITZ COUNTY, WASHINGTON.

- THE FOLLOWING DECISIONS WERE MADE TO ESTABLISH THE BOUNDARY SHOWN HEREON:

- THE BOUNDARY SHOWN HEREON WAS HELD PER THE ABOVE NOTED GERMUNSON RECORD OF SURVEY (4B) AND THE ABOVE NOTED QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER AUDITORS FILE NUMBER 3738146 (4G).
- THE SUBDIVISION BREAKDOWN WAS HELD PER THE ABOVE NOTED GERMUNSON RECORD OF SURVEY (4B).
- THE LOCATION OF THE WITNESS CORNER AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5 WAS DETERMINED HOLDING THE POSITION IN THE ABOVE NOTED LAND CORNER RECORD.

- THE SUBJECT PROPERTY (PARCEL WF0508005) CONTAINS 538,590 SQUARE FEET, MORE OR LESS.

- TRAVERSING AND DATA COLLECTION WERE PERFORMED USING ONE OR MORE OF THE FOLLOWING INSTRUMENTS: A 3-SECOND GT-503 TOPCON TOTAL STATION, A 3-SECOND PS-103A TOPCON TOTAL STATION, A 5-SECOND GPT-3005W TOPCON TOTAL STATION.

ADDITIONAL FIELD WORK WAS PERFORMED USING TOPCON HIPER HR GNSS POSITIONING SYSTEMS AND THE WASHINGTON STATE REFERENCE NETWORK.

ALL FIELD WORK WAS PERFORMED, AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.

- PLANIMETRIC INFORMATION SHOWN HEREON WAS OBTAINED BETWEEN SEPTEMBER 26, 2022 AND JANUARY 12, 2023 AND APRIL 23, 2025.

EASEMENT PROVISIONS

PUBLIC ROAD & UTILITIES EASEMENT PROVISIONS

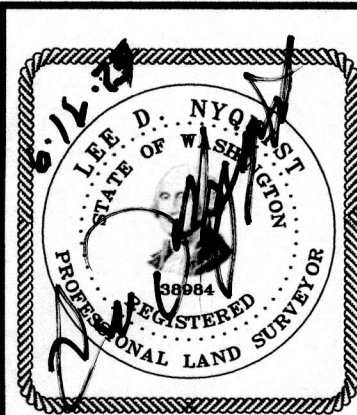
UPON THE RECORDING OF THIS PLAT, THE OWNER(S) OF THE LAND(S) HEREBY SUBDIVIDED, ALONG WITH THE OWNER(S) OF LOT B OF THAT QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER RECORDING NUMBER 3738146, DO GRANT AND CONVEY TO THE COUNTY OF COWLITZ, A WASHINGTON MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL "PUBLIC ROAD & UTILITIES EASEMENT" OVER, ACROSS, THROUGH, AND UNDER THE WEST 10 FEET OF LOT 1 AND LOT B, AS GRAPHICALLY DEPICTED HEREIN, FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSTALLING, REPAIRING, USING AND MAINTAINING SAID ROAD AND UTILITIES. THE GRANTOR(S) SHALL RETAIN THE RIGHT TO USE THE EASEMENT AREA AS LONG AS SUCH USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS GRANTED TO THE GRANTEE.

PUBLIC UTILITIES EASEMENT PROVISIONS

UPON THE RECORDING OF THIS PLAT, THE OWNER(S) OF THE LAND(S) HEREBY SUBDIVIDED, ALONG WITH THE OWNER(S) OF LOT B OF THAT QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER RECORDING NUMBER 3738146, DO GRANT AND CONVEY TO THE COUNTY OF COWLITZ, A WASHINGTON MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL "PUBLIC UTILITIES EASEMENT" OVER, ACROSS, THROUGH, AND UNDER THE 60 FOOT ACCESS AND UTILITIES EASEMENT AREA AS DELINEATED IN THAT EASEMENT DOCUMENT RECORDED UNDER RECORDING NUMBER 3767103, RECORDS OF COWLITZ COUNTY, WASHINGTON. THE GRANTOR(S) SHALL RETAIN THE RIGHT TO USE THE EASEMENT AREA AS LONG AS SUCH USE DOES NOT INTERFERE WITH THE EASEMENT RIGHTS GRANTED TO THE GRANTEE.

PRIVATE WATER EASEMENT

THE OWNER(S) OF THE LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY A NON-EXCLUSIVE, PERPETUAL PRIVATE WATER EASEMENT OVER, ACROSS, THROUGH, AND UNDER THE WEST 10 FEET OF LOT 1, AS GRAPHICALLY DEPICTED HEREIN, TO THE OWNER(S) OF THOSE PARCELS OF LAND WITHIN TRACT 1 AS SHOWN ON THAT RECORD OF SURVEY PREPARED BY GERMUNSON FOR MARGARET ROLLER, RECORDED IN VOLUME 18 OF SURVEYS, PAGE 56, RECORDS OF COWLITZ COUNTY, WASHINGTON. SAID EASEMENT SAID EASEMENT IS FOR THE PURPOSE OF THE PLACEMENT OF THE WATER PIPE WHICH IS IN PLACE ON THE GRANTOR'S PROPERTY, AND FOR REASONABLE MAINTENANCE OF SAID WATER PIPE.



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