

PARCEL NO. WC3614004

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 16.05.60 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 LAND OWNER OR DESIGNEE SHALL IMMEDIATELY NOTIFY THE CONCERNED TRIBES, DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION AND THE DEPARTMENT OF BUILDING AND PLANNING.

- THE SUBJECT PROPERTY IS WITHIN OR NEAR AGRICULTURAL LAND OR FOREST LAND ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48305).

- STEEP SLOPES: 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 "GEOLOGICALLY HAZARDOUS AREA" AND "GEOLOGICALLY HAZARDOUS AREA BUFFER" SHOWN ON THE FINAL SUBDIVISION PLAT. AS AN EXCEPTION TO THIS PROHIBITION, DEVELOPMENT MAY BE ALLOWED WITHIN THE CRITICAL AREA OR ITS BUFFER SUBJECT TO FURTHER GEOTECHNICAL AND CRITICAL AREA REVIEW BY COWLITZ COUNTY BUILDING AND PLANNING DEPARTMENT.

- 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 (ONSITE SEWAGE SYSTEMS). LOCATIONS OF SEPTIC DRAINFIELD AREAS SHOWN ON THIS PLAT CAN BE MOVED WITH PROPER AUTHORIZATION FROM THE COWLITZ COUNTY HEALTH DEPARTMENT.

WELL ID NUMBER

LOT 1 ID# BMU 390

LOT 2 WILL SHARE WELL ID# BMU 389 LOCATED ON LOT 3 SEE SHARED WELL USERS AGREEMENT FILED UNDER AFN. 3728579

LOT 3 ID# BMU 389

ADDRESSES

LOT 1 - 237 CASCADIA LANE

LOT 2 - 243 CASCADIA LANE

LOT 3 - 249 CASCADIA LANE

ORIGINAL DESCRIPTION

LOT 2 OF RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 3679565, IN VOLUME 40, PAGE 200, RECORDS OF COWLITZ COUNTY, WASHINGTON. EXCEPTING THEREFROM THAT CERTAIN PARCEL AS DESCRIBED IN STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 3706190, RECORDS OF COWLITZ COUNTY, WASHINGTON.

3752943

V: 19

P: 91

SHORT PLAT  
PART OF THE NW1/4 SE1/4,  
SECTION 36,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.  
COWLITZ COUNTY, WASHINGTON

EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF June, 2024

Joan McGach  
COWLITZ CO. BUILDING AND PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 02<sup>nd</sup> DAY OF June, 2024

Joan McGach  
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 2024.

Kate Tappin  
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.

Craig Chilton  
(INDIVIDUAL)

(INDIVIDUAL)

STATE OF WASHINGTON  
COUNTY OF COWLITZ

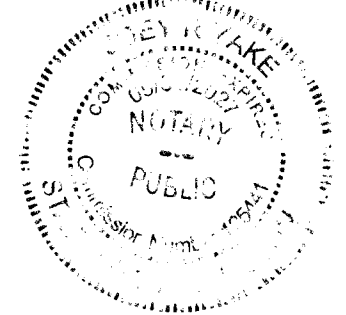
ON THIS DAY PERSONALLY APPEARED BEFORE ME

Craig Chilton  
TO ME KNOWN TO BE THE Pres.

OF Chilton Inc. THE CORPORATION DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THE HE/SHE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF May, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES 5/1/27



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 JANUARY, 2023, AT THE REQUEST OF CHILTON INC.

Kevin D. 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

DATE: 5-21-24

JOB#05-815 HOOD VIEW

CHECKED BY:

EP

SCALE: N/A

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10<sup>th</sup> DAY OF June, 2024 AT 4:17 P.M. IN BOOK 19 OF SHORT PLATS AT PAGE 91-92 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

COUNTY AUDITOR

Carolyn Fundingsland

DEPUTY COUNTY AUDITOR

Sonia Mahnd-Bergner

SHEET 1 OF 2



SHORT SUBDIVISION NO. CC 22-02

PARCEL NO. WC3614004

3752943 V:19 P:92

SHORT PLAT  
PART OF THE NW1/4 SE1/4,  
SECTION 36,  
TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.  
COWLITZ COUNTY, WASHINGTON

BASIS OF BEARING: RECORD OF SURVEY OF BOUNDARY LINE  
ADJUSTMENT FILED UNDER AUDITOR'S FILE NUMBER 3644897, IN VOLUME  
39, PAGE 154, RECORDS OF COWLITZ COUNTY, WASHINGTON.  
(AS SHOWN HEREON)

0 100 200

METHOD OF SURVEY  
CONTROL USING TOPCON GPS RECEIVERS AND  
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.

- LEGEND
- = SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP: K. BLUHM LS 29269
  - = PREVIOUSLY SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP: K. BLUHM LS 29269 PER REF. SURVEYS #4, #5, #6, #7, #8, #9, #10, #12 AND #13
  - = FOUND AS NOTED
  - ⊙ = 1/16TH CORNER AS NOTED
  - ◆ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
  - = WELL WITH 100' WELLHEAD PROTECTION BUFFER
  - X = PERK HOLES
  - PD = PRIMARY DRAINFIELD
  - RD = RESERVE DRAINFIELD
  - (B1) = 50' NO DEVELOPMENT BUFFER FROM GEOLOGICALLY HAZARD AREAS (STEEP SLOPES) SEE PLAT NOTES FOR RESTRICTIONS.
  - ) (= PROPOSED ACCESS DRIVEWAY

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L1	S53°34'30"W	43.51'
L2	S82°50'19"E	75.07'
L3	S04°06'49"E	150.00'
L4	N06°55'58"E	65.00'
L5	N31°31'16"W	150.00'
L6	S54°39'56"E	88.08'
L7	N38°36'23"W	30.00'
L8	N24°27'59"E	61.34'
L9	N38°36'23"W	150.00'
L10	S44°07'13"E	150.00'
L11	N29°04'29"W	18.94'
L12	N06°24'41"W	17.96'
L13	S28°27'27"E	61.73'
L14	N88°44'04"E	42.71'
L15	N88°44'04"E	17.30'
L16	S06°26'49"E	40.00'
L17	S06°26'49"E	80.00'
L18	N83°33'11"E	30.05'
L19	S06°26'49"E	50.00'
L20	N46°54'17"E	50.00'
L21	S16°45'55"E	28.55'
L22	S89°03'57"W	28.61'
L23	S89°32'30"W	21.44'
L24	S00°14'23"E	26.24'
L25	S00°14'23"E	78.58'
L26	S00°14'23"E	61.42'
L27	S00°14'23"E	78.76'
L28	S00°14'23"E	110.04'
L29	S51°23'37"W	68.97'
L30	S48°56'48"W	85.02'

LINE CALL TABLE

COURSE	BEARING	DISTANCE
R1-1	S88°55'24"E	1332.07'
R1-2	N01°28'57"E	1317.56'
R1-3	S88°49'05"E	1329.80'
R1-4	N01°23'04"E	1315.04'

LINE CALL TABLE  
BEARING AND DISTANCE  
PER REF. SURVEY #3

COURSE	BEARING	DISTANCE
R3-1	S88°26'07"E	1332.58'
R3-2	N01°08'06"W	1317.03'
R3-3	S88°43'91"E	1329.91'
R3-4	N01°15'03"W	1315.09'

LINE CALL TABLE  
BEARING AND DISTANCE  
PER REF. SURVEY #4

COURSE	BEARING	DISTANCE
R4-1	S89°28'27"E	1332.14'
R4-2	S00°07'12"E	1317.63'
R4-3	S89°34'46"W	1329.87'
R4-4	N00°13'05"W	1315.17'
R4-5	S00°07'12"E	329.41'
R4-6	S00°13'05"W	328.79'

LINE CALL TABLE  
BEARING AND DISTANCE  
PER REF. SURVEY #7

COURSE	BEARING	DISTANCE
R7-1	S00°14'01"E	1315.17'
R7-2	S00°14'01"E	328.79'
R7-3	S00°14'01"E	140.00'
R7-4	S00°14'01"E	188.79'
R7-5	S00°14'01"E	657.59'

LINE CALL TABLE  
BEARING AND DISTANCE  
PER REF. SURVEY #11

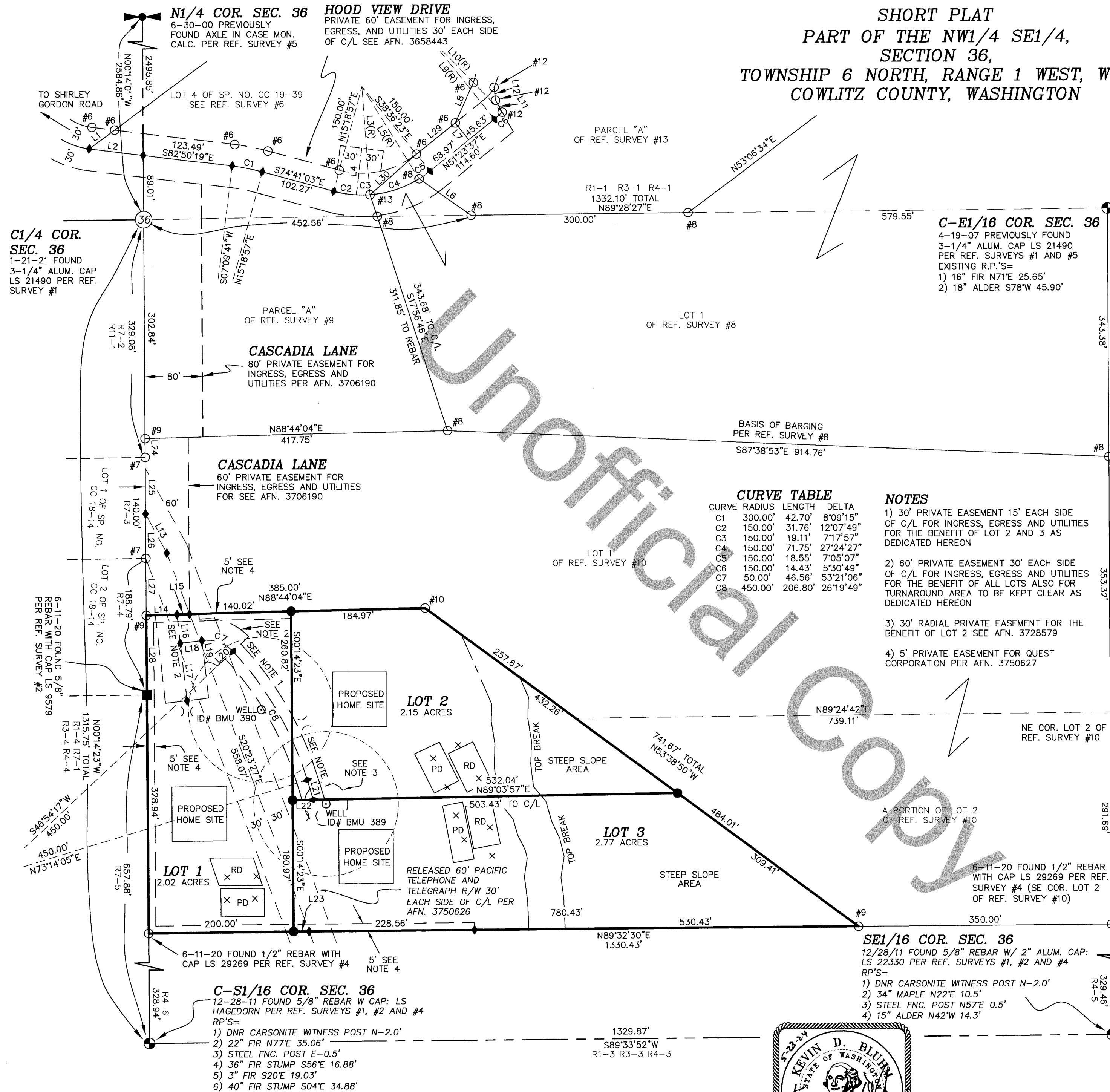
COURSE	BEARING	DISTANCE
R11-1	S00°13'05"E	326.95'

REFERENCE SURVEYS

- 1) RECORD OF SURVEY FILED IN VOL. 25, PG. 76-78, BY LS 21490
- 2) RECORD OF SURVEY FILED IN VOL. 13, PG. 6, BY LS 9579
- 3) RECORD OF SURVEY FILED IN VOL. 10, PG. 90, BY LS 22330
- 4) RECORD OF SURVEY FILED IN VOL. 32, PG. 102, BY LS 29269
- 5) AMENDED RECORD OF SURVEY FILED IN VOL. 40, PG. 3, BY LS 29269
- 6) SHORT PLAT NO. 19-39, FILED IN VOL. 18 OF SP., PG. 48-49, BY LS 29269
- 7) SHORT PLAT NO. 18-14, FILED IN VOL. 18 OF SP., PG. 6-7, BY LS 29269
- 8) RECORD OF SURVEY FILED IN VOL. 39, PG. 154, BY LS 29269
- 9) RECORD OF SURVEY FILED IN VOL. 40, PG. 142, BY LS 29269
- 10) RECORD OF SURVEY FILED IN VOL. 40, PG. 200, BY LS 29269
- 11) RECORD OF SURVEY FILED IN VOL. 30, PG. 137, BY LS 29269
- 12) RECORD OF SURVEY FILED IN VOL. 39, PG. 188, BY LS 29269
- 13) RECORD OF SURVEY FILED IN VOL. 43, PG. 170, BY LS 29269

Bluhm & Associates 1068 S. MARKET BLVD.  
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DRAWN BY: JOHN FOSS	DATE: 5-21-24	JOB# 05-815 HOOD VIEW
CHECKED BY: FR	SCALE: 1"=100'	SHEET 2 OF 2



SHORT SUBDIVISION NO. CC 22-02

