

3762848 v:19 p:148

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO SEGREGATE THE "CHILTON, INC. TRACT" CITED INTO 4 LOTS. A RANDOM CONTROL TRAVERSE WAS RUN 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 RADIIALLY 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 ARCHEOLOGY AND HISTORIC PRESERVATION, AND THE DEPARTMENT OF BUILDING AND PLANNING.

**STREAM AND RIPARIAN HABITAT AREA:**

A "TYPE F" FISH-BEARING STREAM IS LOCATED WITHIN THE WESTERN PORTION OF THE PARCEL. TYPE F WATERS HAVE AN RHA THAT EXTENDS 100 FEET, AS MEASURED FROM THE ORDINARY HIGH-WATER MARK (OHWM) ON EITHER SIDE OF STREAM. ALL PLACEMENT/CONSTRUCTION OF PERMANENT STRUCTURES, FILLING, EXCAVATION, GRADING, VEGETATION, OR ANY OTHER DEVELOPMENT ACTIVITY SHALL REQUIRE COMPLIANCE WITH CCC 19.15.130 AS NOW EXISTS OR HEREAFTER AMENDED.

**PRIORITY HABITAT AREA:**

ELK WINTERING RANGE. THIS PROPERTY IS MAPPED AS A PRIORITY HABITAT OF ELK WINTERING RANGE. ELK LIKELY USE THIS AREA YEAR-AROUND, WITH HIGHER CONCENTRATIONS DURING WINTER MONTHS. GIVEN THE LOCATION OF THIS PARCEL, IT IS POSSIBLE RESIDENTS MAY ENCOUNTER ELK.

**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 HEALTH DEPARTMENT.

FOUND AND HELD WASHINGTON STATE  
DEPARTMENT OF GAME CONCRETE  
MONUMENT WITH 3" BRASS CAP AS  
SHOWN IN ROS 42-143  
(SEE LCR AFN 800410025)

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**

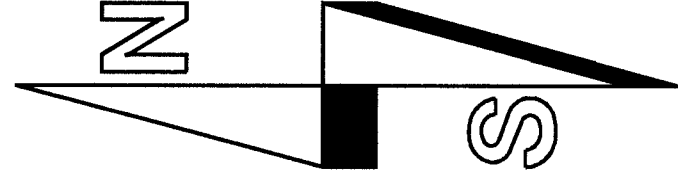
FILED FOR RECORD THIS 19<sup>th</sup> DAY OF December 2024 AT 2:50 P.M. IN BOOK 19 OF SHORT PLATS AT PAGE 148-149  
AT THE REQUEST OF BROWN SURVEYING, PLLC.

AUDITOR'S FILE NUMBER  
3762848

CAROLYN FUNDINGSLAND  
COUNTY AUDITOR  
Morgan Jander  
DEPUTY COUNTY AUDITOR

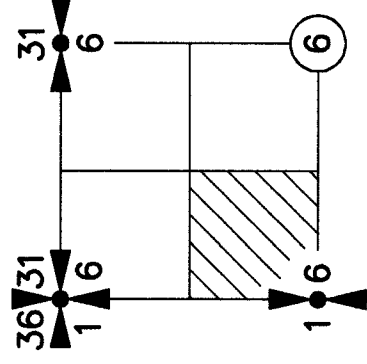
**DEED REFERENCE**  
BOUNDARY LINE ADJUSTMENT DEED  
CHILTON, INC.  
TO  
CHILTON, INC.  
AFN 3738705  
(08/08/2023)

**ADDRESSES**  
LOT 1 - 244 ASH MOUNTAIN DRIVE  
LOT 2 - 238 ASH MOUNTAIN DRIVE  
LOT 3 - 231 ASH MOUNTAIN DRIVE  
LOT 4 - 227 ASH MOUNTAIN DRIVE



BEARINGS BASED ON  
ROS 42-143  
(SEE NARRATIVE)

SECTION DIAGRAM  
NOT TO SCALE



COWLITZ COUNTY ENGINEER

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

COWLITZ COUNTY BUILDING  
PLANNING DIRECTOR

APPROVED BY Morgan Jander DATE 12/18/24  
PLANNING DIRECTOR

TREASURER

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO DATE, INCLUDING THE YEAR 2024

DEPUTY TREASURER Patricia Schaefer 12/18/24 Parcel # WFO620104

**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 )  
COUNTY OF COWLITZ ) SS

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

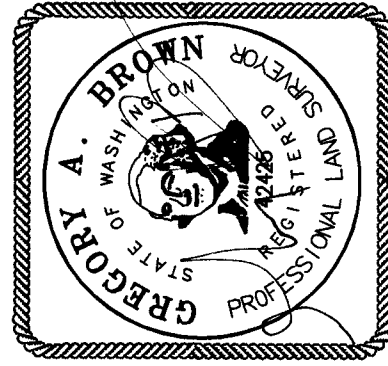
Wash Dc, WA



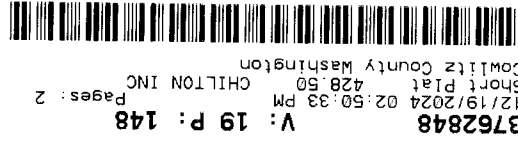
SCALE: 1"=200'  
JOB NO. 23-008  
DATE: 12-17-2024  
CALC BY: GAB  
DRAWN BY: GAB  
CHECKED BY: GAB  
SHEET 1 OF 2

**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



PARCEL NO: WFO620104

3710284 8 v.19 P.149

| 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' |         |              |

CORNER NOTE

1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "K BLUHM  
LS 29269" BEARS NORTH 01°20'30" WEST, 57.46' FROM THE  
SOUTHEAST CORNER OF LOT 3

(S 89°47'13" W 1075.62')  
(S 89°47'13" W 1075.63')

| 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 89.50'  |          |
| 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' |          |

CREEK WAS DIGITIZED  
FROM COWLITZ  
COUNTY GIS

DECLARATION OF PRIVATE ROAD  
MAINTENANCE AGREEMENT  
AFN 3760441

60' PRIVATE ROAD  
ASH MOUNTAIN DRIVE

30' SHARED DRIVEWAY  
EASEMENT FOR INGRESS,  
EGRESS AND UTILITIES,  
CREATED BY THIS PLAT, FOR  
THE BENEFIT OF LOT 1 OF  
THIS SHORT SUBDIVISION  
AND  
LOT 3 OF SHORT SUBDIVISION  
CC 24-08

1/2" REBAR WITH YELLOW  
PLASTIC CAP STAMPED  
"K BLUHM LS 29269" AS SHOWN  
IN ROS 42-143, IS N00°04'11"W,  
0.63' FROM CALCULATED CORNER

LOT 3 OF  
SHORT SUBDIVISION  
CC 24-08

100'

RHA

LOT 1  
3.04 ACRES

LOT 2  
2.46 ACRES

LOT 4  
2.28 ACRES

LOT 3  
2.42 ACRES

(N 89°32'12" E 1175.83')

251.83'

104.06'

382.50'

171.99'

N 00°05'05" W

S 89°32'12" W

119.28'

S 89°32'12" W 392.65'

END OF SHARED  
DRIVEWAY

PBS

PA

RA

SEE NOTE 2

SEE NOTE 1

END PRIVATE ROAD

SEE CORNER NOTE

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