

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 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.
- STREAM & RIPARIAN HABITAT AREA: ALL PLACEMENT/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.
- 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.

Unofficial Copy

WELL ID NUMBER

LOT 1 - TO USE WELL ID# BQS 559 LOCATED ON LOT 1 WHICH WILL SHARE WITH LOT 3 SEE SHARED WELL AGREEMENT UNDER AFN. 3770080

LOT 2 - TO USE WELL ID# BQS 558 LOCATED ON LOT 2

LOT 3 - TO USE WELL ID# BQS 559 LOCATED ON LOT 1 SEE SHARED WELL AGREEMENT UNDER AFN. 3770080

ADDRESSES

LOT 1 - 149 RESORT LANE
LOT 2 - 145 RESORT LANE
LOT 3 - 140 YARROW PLACE

ORIGINAL DESCRIPTION

BARGAIN AND SALE DEED FILED UNDER AUDITOR'S FILE NUMBER 3604452, RECORDS OF COWLITZ COUNTY, WASHINGTON.
AND
QUIT CLAIM DEED FILED UNDER AUDITOR'S FILE NUMBER 3729922, RECORDS OF COWLITZ COUNTY, WASHINGTON.

SHORT SUBDIVISION NO. CC 23-37

SHORT PLAT
A PORTION OF TR 16 AND TR 15
OF SURVEY FILED UNDER AFN. 3115278,
LOCATED IN THE SE1/4 SW1/4,
OF SECTION 25,
TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.
COWLITZ COUNTY, WASHINGTON

EXAMINED AND APPROVED THIS 9th DAY OF June, 2025
Grace M. Jackson
COWLITZ CO. BUILDING AND PLANNING DIRECTOR

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR OF 2025
Parcel # 619125
NC25B3014
Janette Marie, Deputy Treasurer
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.

John Patee (INDIVIDUAL) *Mindy Patee* (INDIVIDUAL)

STATE OF WASHINGTON
COUNTY OF COWLITZ

ON THIS DAY PERSONALLY APPEARED BEFORE ME NICOLAS PATEE AND MINDY PATEE BEING HUSBAND AND WIFE, 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 6th DAY OF June, 2025.

Nicolas Patee
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES Feb. 04 2029

WAYNE A NELSEN
Notary Public
State of Washington
Commission # 25006036
My Comm. 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 JANUARY, 2024, AT THE REQUEST OF NICOLAS AND MINDY PATEE

Kevin Bluhm

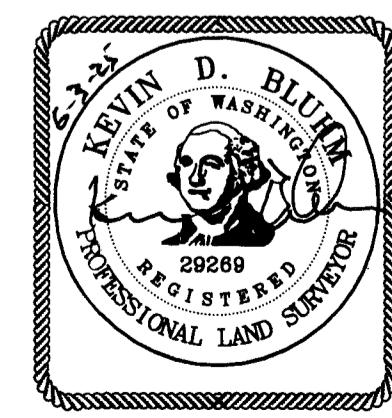
KEVIN BLUHM - LICENSE NO. 29269

DRAWN BY:	DATE: 5-27-25	JOB# 19-312 TR16 SP
CHECKED BY:	<input checked="" type="checkbox"/> ✓	SCALE: N/A

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9th DAY OF June, 2025 AT 9:32 A.M. IN BOOK 20 OF SHORT PLATS AT PAGE 001-002 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

COUNTY AUDITOR Carolyn Fundingsland
DEPUTY COUNTY AUDITOR Regine Beer



PARCEL NO. WC2503014

3771153

V:20

R:002

