

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.

RIPIARIAN 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.

GEOLOGICALLY HAZARDOUS AREAS: 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 IDENTIFIED "GEOLOGICALLY HAZARDOUS AREAS" UNLESS OTHERWISE APPROVED PURSUANT TO CCC 19.15.150 AS NOW EXISTS OR HEREAFTER AMENDED.

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 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 MATERIAL WITH CONTAMINATION POTENTIAL.

LEGEND:

- INDICATES MONUMENT AS NOTED
- () INDICATES RECORD INFORMATION PER SURVEY REFERENCE NUMBER

ROS RECORD OF SURVEY

AFN AUDITOR'S FILE NUMBER

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 2/4/2025.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9th DAY OF September 2025 AT 3:17 P.M. IN BOOK 20 OF SHORT PLATS AT PAGE 32-33 AT THE REQUEST OF BROWN SURVEYING, PLLC.

3776128
AUDITOR'S FILE NUMBER

Carolyn Fundingsland
COUNTY AUDITOR

Melina Letteer
DEPUTY COUNTY AUDITOR

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SEGREGATE THE "BROKEN BOX C, LLC TRACT" CITED INTO 4 LOTS. EXISTING CONTROL POINTS ESTABLISHED IN ROS 39-39 WERE RECOVERED AND USED FOR THE PURPOSES OF THIS SHORT PLAT. THE RECORD BEARING OF SOUTH 88°35'39" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13 AS SHOWN IN ROS 39-39 WAS HELD AS THE BASIS OF BEARING FOR THIS SURVEY. OTHER CORNERS SHOWN AND NEW MONUMENTS ESTABLISHED WERE TIED AND SET RADially FROM THE ABOVE DESCRIBED CONTROL POINTS.

DEED REFERENCE

BOUNDARY LINE ADJUSTMENT DEED
CHILTON, INC.
TO
BROKEN BOX C, LLC
AFN 3767818
(04/08/2025)

ADDRESSES

LOT 1 - 124 NORMS PLACE
LOT 2 - 119 NORMS PLACE
LOT 3 - 136 NORMS PLACE
LOT 4 - 133 NORMS PLACE

SURVEY REFERENCE

1) ROS 27-67
2) ROS 39-39

CALCULATED POSITION OF 5/8" REBAR WITH ALUMINUM CAP AS SHOWN IN ROS 39-39

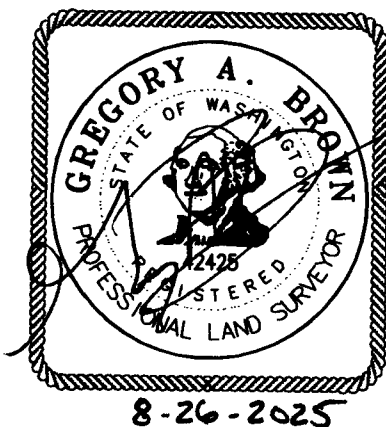
(S 88°59'54" E 2655.39')1.2

CALCULATED POSITION OF STONE AND 5/8" IRON PIPE AS SHOWN IN ROS 39-39

FOUND AND HELD DEPARTMENT OF NATURAL RESOURCES CONCRETE MONUMENT WITH 3" BRASS CAP IN CASE AND COVER IN WILKINSON ROAD AS SHOWN IN ROS 39-39

FOUND AND HELD 8" DIAMETER CONCRETE MONUMENT WITH RIFLE BRASS AS SHOWN IN ROS 39-39

FOUND AND HELD 8" DIAMETER CONCRETE MONUMENT WITH RIFLE BRASS AS SHOWN IN ROS 39-39



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 JANUARY, 2025.

Gregory A. Brown 8/26/2025
GREGORY A. BROWN, PROFESSIONAL LAND SURVEYOR, LS# 42425

LEWIS RIVER ROAD
SHORT SUBDIVISION

(CC 24-58)

IN THE SW 1/4 SE 1/4 OF SECTION 13,
AND THE NW 1/4 NE 1/4 OF
SECTION 24, T6N, R2E, W.M.
COWLITZ COUNTY, WA.

BEARINGS BASED ON
ROS 39-39
(SEE NARRATIVE)

COWLITZ COUNTY ENGINEER

APPROVED BY Lucas Tugenis
COUNTY ENGINEER

9/4/25
DATE

COWLITZ COUNTY BUILDING
PLANNING DIRECTOR

APPROVED BY Grace M. Gaudin
PLANNING DIRECTOR

9/8/25
DATE

TREASURER

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO DATE, INCLUDING THE YEAR 2025 Parcel # EH1315001

Nanette Muni, deputy treasurer 09/03/2025
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 EASEMENTS SHOWN ON THE FACE OF THE PLAT.

SIGNATURE OF OWNER

Josh Chilton
OWNER Bro Ken Box C, LLC OWNER

STATE OF WASHINGTON

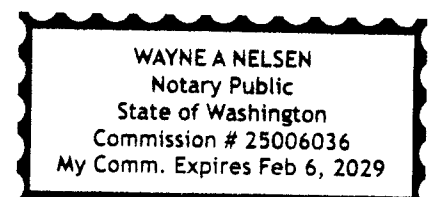
COUNTY OF COWLITZ) SS

THIS IS TO CERTIFY THAT ON THE 3rd DAY OF September 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Josh Chilton 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

Longview, WA



SCALE: NA
JOB NO. 25-002
DATE: 8-26-2025
CALC BY: GAB
DRAWN BY: GAB
CHECKED BY: GAB
SHEET 1 OF 2

BROWN
SURVEYING PLLC

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

LEWIS RIVER ROAD
SHORT SUBDIVISION

(CC 24-58)

IN THE SW 1/4 SE 1/4 OF SECTION 13,
AND THE NW 1/4 NE 1/4 OF
SECTION 24, T6N, R2E, W.M.
COWLITZ COUNTY, WA.

NOTE 1
ADDITIONAL 15' PRIVATE
UTILITY EASEMENT (CBTP)

NOTE 2
ADDITIONAL 15' X 15'
PRIVATE UTILITY
EASEMENT (CBTP)

ROAD NOTE
CENTERLINE ALIGNMENT SHOWN FOR LEWIS RIVER
ROAD CALCULATED PER ROS 39-39. SEE HIGHWAY
NOTE IN THAT SURVEY

SURVEY REFERENCE
1) ROS 27-67
2) ROS 39-39

FOUND AND HELD 5/8" REBAR
WITH ORANGE PLASTIC CAP
STAMPED "BROWN 42425" AS
SHOWN IN ROS 39-39. ALSO
FOUND A BENT 1/2" REBAR
WITHOUT CAP AS SHOWN IN ROS
21-74, N01°05'W, 3.29'. FENCE
CORNER SOUTH, WEST AND
SOUTHEAST BEARS S21°06'E, 5.4'

BRAGG
AFN 961126117

BRAGG
AFN 961126117

FOUND 1/2" REBAR WITHOUT CAP AS SHOWN
IN ROS 21-74, S44°E, 0.15' FROM CALCULATED
POSITION. CHAIN LINK FENCE CORNER NORTH
AND WEST BEARS S62°E, 22.4'

CHILTON, INC.
AFN 3767818

FOUND AND HELD DEPARTMENT
OF NATURAL RESOURCES
CONCRETE MONUMENT WITH 3"
BRASS CAP IN CASE AND
COVER IN WILKINSON ROAD
AS SHOWN IN ROS 39-39
(SEE CORNER NOTE)

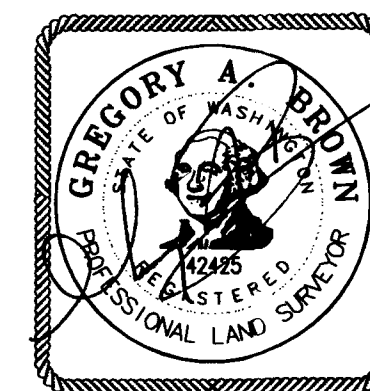
SURFACE WATER BEGINS
RUNNING SOUTHERLY

WELL I.D.
NO. BQS614
(SEE AFN 3767816)

WELL I.D.
NO. BQS612

CHILTON, INC.
AFN 3767818

CORNER NOTE
ROS 13-149 NOTES THIS MONUMENT WAS "SET IN
1977 FROM 2 BT STUMPS. (LYMAN GRISWOLD MON.
EVIDENTLY DESTROYED BY ROAD CONSTRUCTION)".
I WAS UNABLE TO LOCATE A LAND CORNER
RECORD OR ANY OTHER DOCUMENTATION TO
SUPPORT THIS CORNER.



60 30 0 60 90 120
SCALE 1 INCH = 60 FEET

LEGEND:

- INDICATES MONUMENT FOUND (UNLESS NOTED OTHERWISE)
- ⊙ INDICATES 5/8" x 36" REBAR WITH ORANGE PLASTIC CAP INSCRIBED "BROWN 42425" SET
- () INDICATES RECORD INFORMATION PER SURVEY REFERENCE NUMBER
- INDICATES 1/2" x 72" FIBER GLASS ROD WITH PINK RIBBON. POINTS SET ALONG LINES ARE SHOWN TO NEAREST FOOT
- ROS RECORD OF SURVEY
- AFN AUDITOR'S FILE NUMBER
- Ⓟ PERC HOLE
- Ⓢ WELL
- RHA RIPARIAN HABITAT AREA
- GHA GEOLOGICALLY HAZARDOUS AREA
- CBTP CREATED BY THIS PLAT
- SPA SOURCE PROTECTION AREA
- ULA USABLE LAND AREA (FOR SEPTIC/DRAINFIELD)

SCALE: 1"=60'
JOB NO. 25-002
DATE: 8-26-2025
CALC BY: GAB
DRAWN BY: GAB
CHECKED BY: GAB
SHEET 2 OF 2

BROWN
SURVEYING PLLC

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

PARCEL NO: EH1315001