

PARCEL NO: EM2405009

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.

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 7.48.305)

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 SHORT 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 BARN AND LIVESTOCK FEED LOTS, DRAINFIELDS, CHEMICAL AND PETROLEUM STORAGE AREAS, AND PIPELINES USED TO CONVEY MATERIALS WITH CONTAMINATION POTENTIAL.

LEGEND:

- INDICATES MONUMENT AS NOTED
- () INDICATES RECORD INFORMATION PER ROS 46-108

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 3/3/2025 THROUGH 3/21/2025.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____

_____.M. IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE REQUEST OF BROWN SURVEYING, PLLC.

AUDITOR'S FILE NUMBER _____

COUNTY AUDITOR _____

DEPUTY COUNTY AUDITOR _____

NARRATIVE

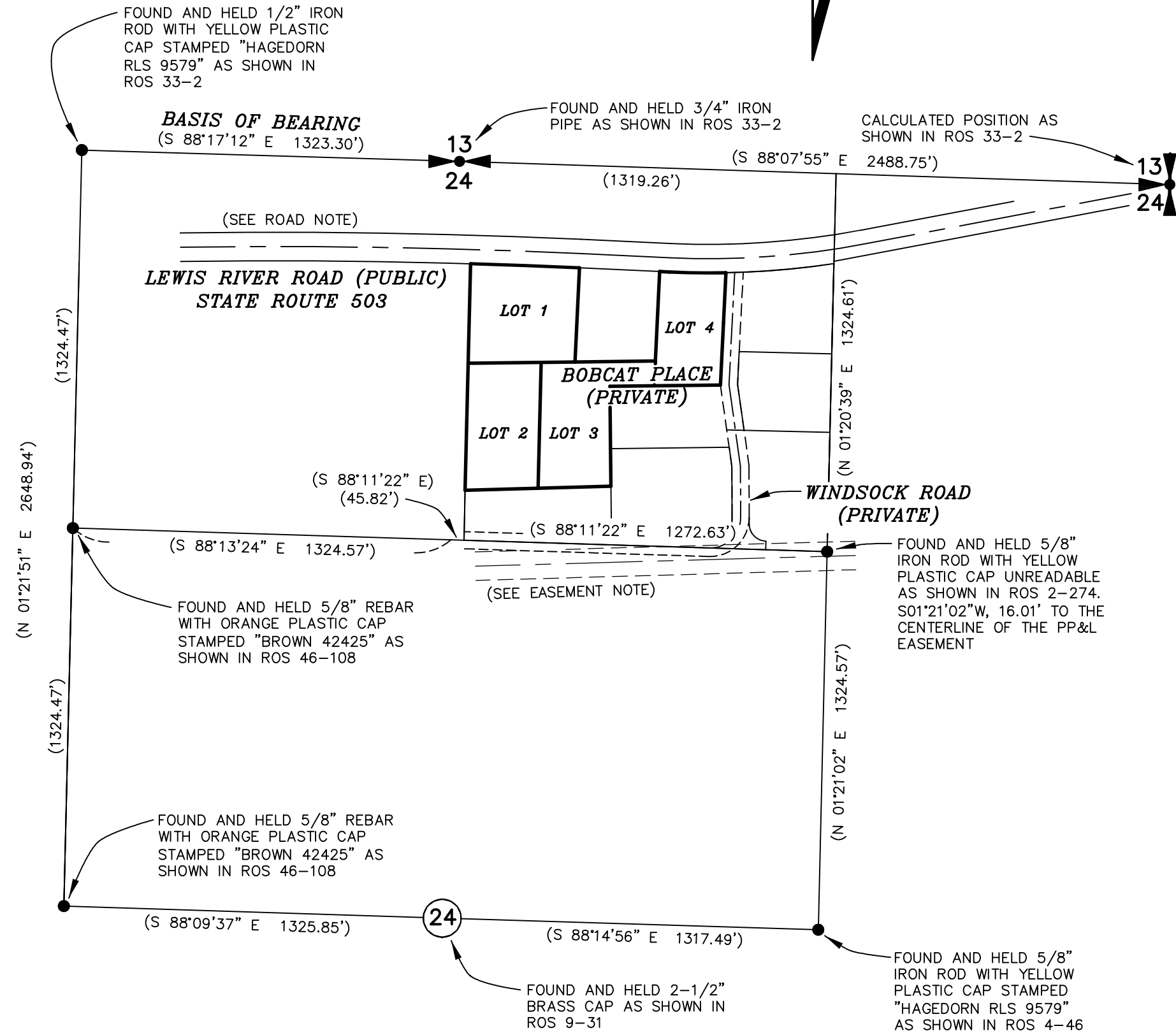
THE PURPOSE OF THIS SURVEY WAS TO SEGREGATE THE "JCP, LLC TRACT" DESCRIBED AS PARCEL "D" (EXHIBIT "D") IN AFN 3779588 INTO 4 LOTS. CONTROL POINTS ESTABLISHED IN ROS 46-108 WHICH WAS PERFORMED BY OUR FIRM WERE RECOVERED AND USED FOR THE PURPOSES OF THIS PROJECT. THE BEARING OF SOUTH 88°17'12" EAST BETWEEN THE WEST SIXTEENTH CORNER AND THE NORTH QUARTER CORNER AS SHOWN IN ROS 46-108 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. & JCP, LLC
TO
CHILTON, INC. & JCP, LLC
AFN 3779588
(11/06/2025)

ADDRESSES

LOT 1 - 204 BOBCAT PLACE
LOT 2 - 209 BOBCAT PLACE
LOT 3 - 195 BOBCAT PLACE
LOT 4 - 136 BOBCAT PLACE



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 _____ OCTOBER _____, 2025.

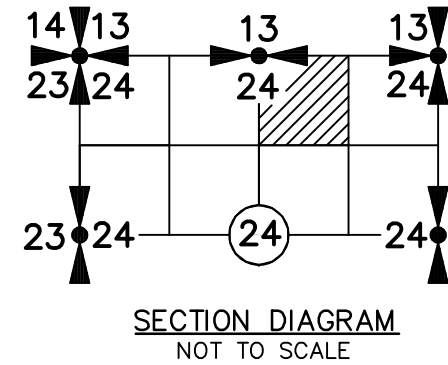
GREGORY A. BROWN, PROFESSIONAL LAND SURVEYOR, LS# 42425

EASEMENT NOTE

100' PACIFIC POWER & LIGHT COMPANY (PP&L) RIGHT OF WAY EASEMENT AS DESCRIBED UNDER AFN 484747. TIED EXISTING STRUCTURES FOR ALIGNMENT SHOWN

ROAD NOTE

THE CENTERLINE ALIGNMENT FOR STATE ROUTE 503 WAS TAKEN FROM ROS 2-274, ROS 33-2, SR 503, COUGAR TO YALE NATIONAL FOREST PROJECT NO. 16-A, SHEET 1 OF 2 SHEETS, APPROVED MARCH 19, 1946 AND ROCK CREEK TO YALE, SHEET 9 OF 9 SHEETS, APPROVED JANUARY 28, 1958. A NEW P.I. WAS CREATED FOR CURVE "C1" BASED ON THE INCOMING TANGENTS AND THE P.T. SHOWN IN ROS 2-274 WAS HELD TO CREATE THE CURVE.



BEARINGS BASED ON
ROS 46-108
(SEE NARRATIVE)

CHILTON, INC.
SHORT SUBDIVISION

(CC 26-06)
IN THE NW 1/4 NE 1/4 OF
SECTION 24, T6N, R3E, W.M.
COWLITZ COUNTY, WA.

COWLITZ COUNTY ENGINEER

APPROVED BY _____ COUNTY ENGINEER _____ DATE _____

COWLITZ COUNTY BUILDING
PLANNING DIRECTOR

APPROVED BY _____ PLANNING DIRECTOR _____ DATE _____

TREASURER

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

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 _____

OWNER _____ OWNER _____

STATE OF WASHINGTON)
COUNTY OF COWLITZ) SS

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CRAIG 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 _____

SCALE: _____ NA _____
JOB NO. 25-098
DATE: 7-1-2026
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

ROAD NOTE

THE CENTERLINE ALIGNMENT FOR STATE ROUTE 503 WAS TAKEN FROM ROS 2-274, ROS 33-2, SR 503, COUGAR TO YALE NATIONAL FOREST PROJECT NO. 16-A, SHEET 1 OF 2 SHEETS, APPROVED MARCH 19, 1946 AND ROCK CREEK TO YALE, SHEET 9 OF 9 SHEETS, APPROVED JANUARY 28, 1958. A NEW P.I. WAS CREATED FOR CURVE "C1" BASED ON THE INCOMING TANGENTS AND THE P.T. SHOWN IN ROS 2-274 WAS HELD TO CREATE THE CURVE.

EASEMENT NOTE

100' PACIFIC POWER & LIGHT COMPANY (PP&L) RIGHT OF WAY EASEMENT AS DESCRIBED UNDER AFN 484747, TIED EXISTING STRUCTURES FOR ALIGNMENT SHOWN

NOTE 1

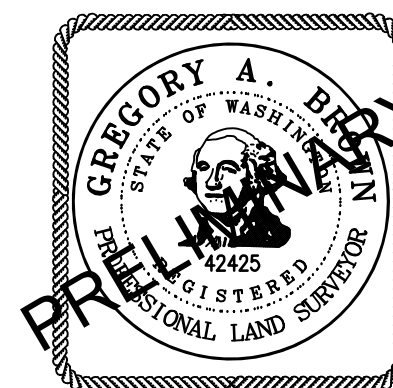
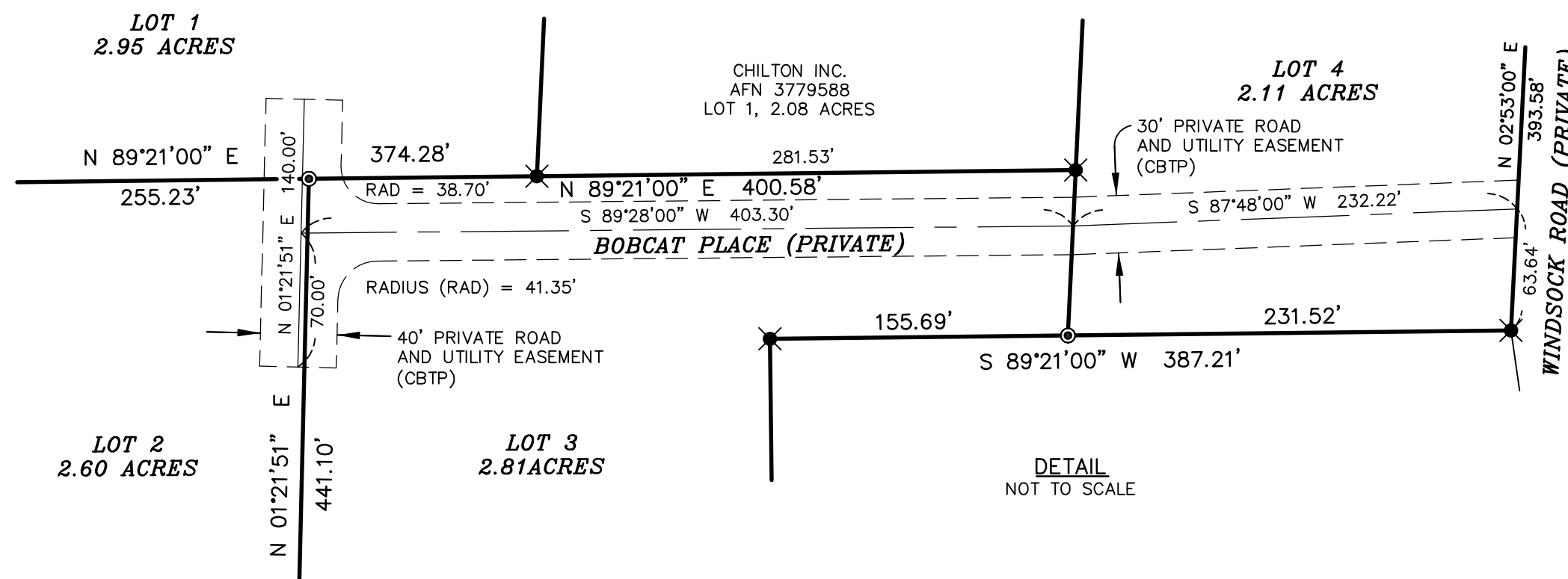
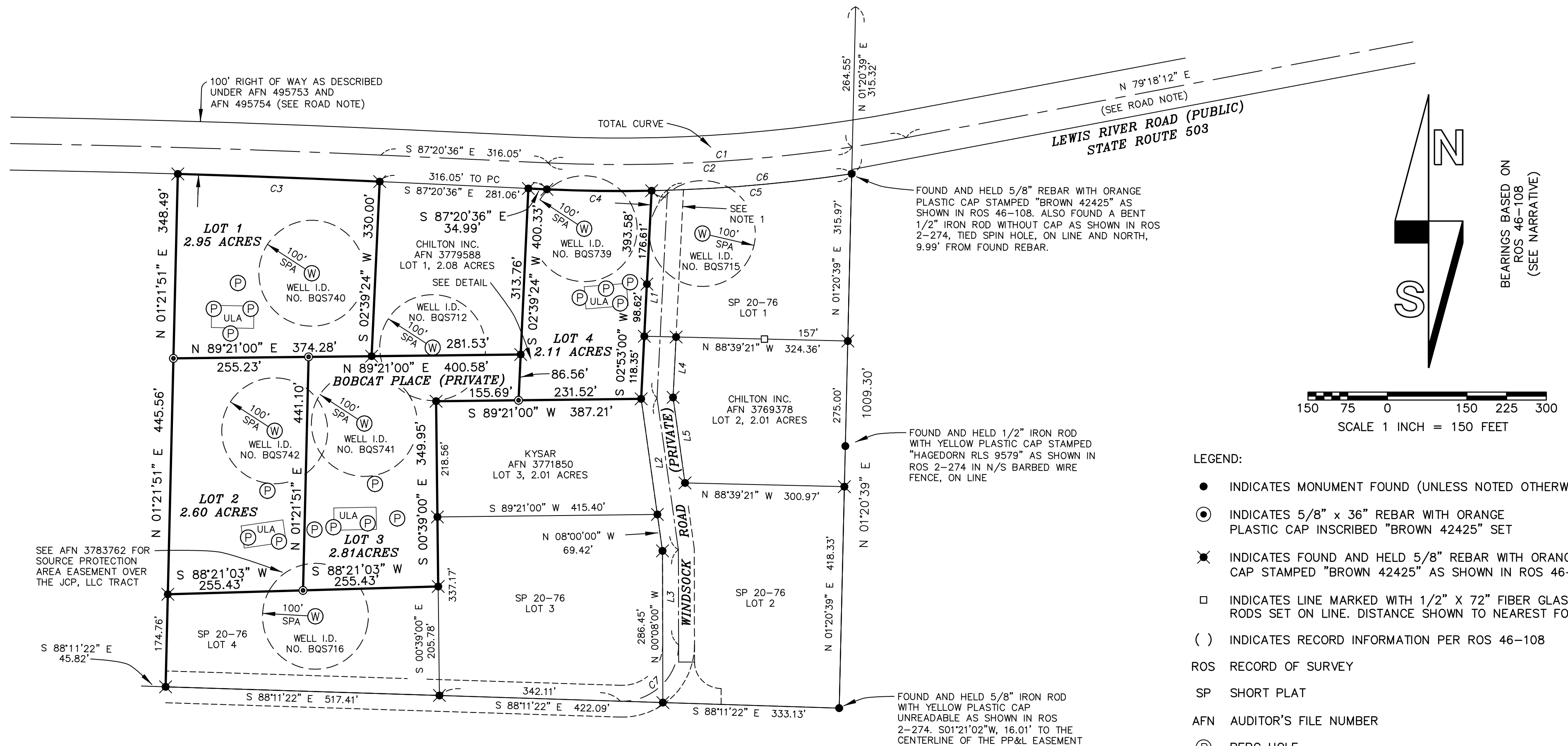
WINDSOCK ROAD, 60' PRIVATE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED UNDER AFN 3768869

LINE	BEARING	DISTANCE
L1	S 02°53'00" W	393.00'
L2	S 08°00'00" E	289.00'
L3	S 00°08'00" E	179.54'
L4	S 02°53'00" W	114.25'
L5	S 08°00'00" E	162.96'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	13°21'12"	2912.45'	678.78'	N 85°58'48" E	677.24'
C2	11°20'11"	2912.45'	576.24'	N 86°59'19" E	575.30'
C3	00°57'21"	22868.31'	381.54'	S 87°49'17" E	381.53'
C4	03°49'35"	2962.45'	197.84'	S 89°15'24" E	197.81'
C5	07°20'20"	2962.45'	379.46'	N 85°09'39" E	379.20'
C6	06°45'25"	2962.45'	349.37'	N 84°52'11" E	349.17'
C7	91°56'38"	106.32'	170.61'	S 45°50'19" W	152.89'

CHILTON, INC.
SHORT SUBDIVISION

(CC 26-06)
IN THE NW 1/4 NE 1/4 OF
SECTION 24, T6N, R3E, W.M.
COWLITZ COUNTY, WA.



SCALE: 1"=150'
JOB NO. 25-098
DATE: 7-1-2026
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