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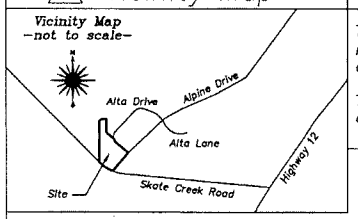
Page: 1 of 1
08/31/2009 09:28A
Lewis Co, WA
SPA 4129.00

Vicinity Map

Vicinity Map
–not to scale–



Legal Description (Original parcel)

That parcel as described in Statutory Warranty Deed recorded under Auditor's File Number 3276668, Records of Lewis County, Washington.

TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record.

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 15, Township 13 North, Range 9 East, W.M. in Lewis County, Washington.

Short Subdivision: SP 09–00006

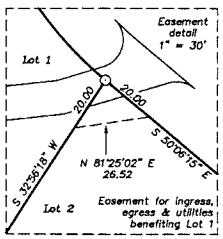
Section 15 Twp. 13 North Range 9 East

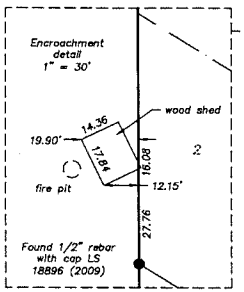
Original tract
Assessor's Parcel No: 035132005004

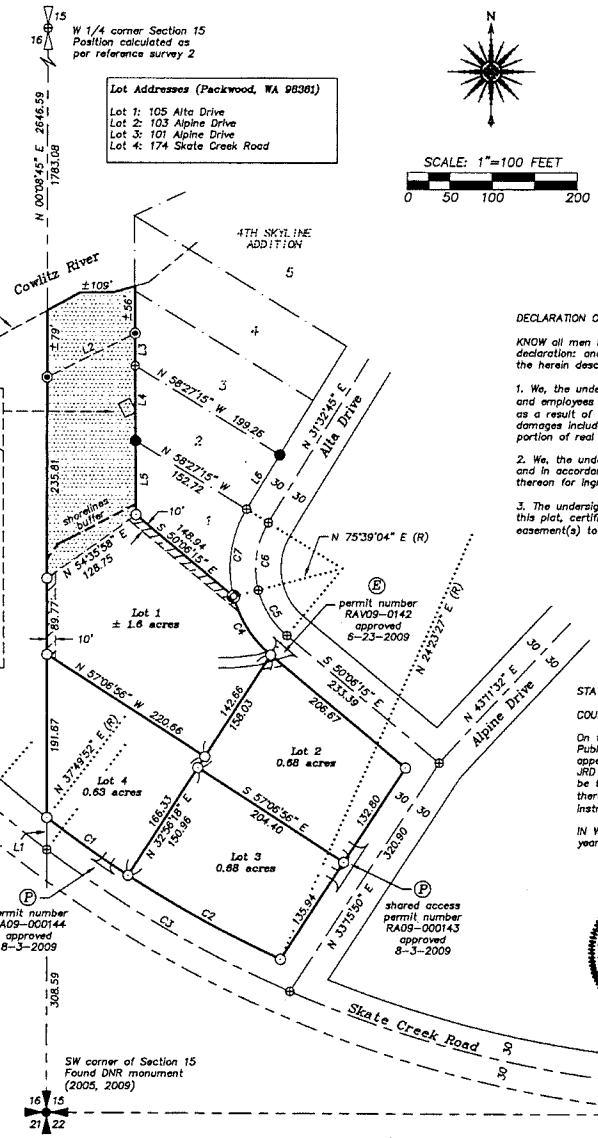
Name of Subdivider(s): JDR Construction

Drawn By: Cassie Ross	Date: 8–17–2009	Job No.: 08–184

Basis of Bearings: LLS as recorded in Book 1 of LLSM, Page 106, Records of Lewis County, Washington.







LINE TABLE

NO.	BEARING	DISTANCE
L1	N 00°08'45" E	37.67
L2	N 63°27'01" E	115.50
L3	S 00°16'32" E	37.94
L4	S 00°16'32" E	88.27
L5	S 00°16'32" E	86.65
L6	N 31°32'45" E	75.00

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	4°53'34"	1370.00	116.99
C2	8°32'51"	1370.00	204.38
C3	13°33'01"	1400.00	331.10
C4	35°45'19"	132.65	82.78
C5	35°45'19"	102.65	64.06
C6	45°53'41"	102.65	82.22
C7	45°53'41"	132.65	106.25

Found 1/2" rebar and cap LS 18896 and/or LS 36792 or as noted
Found concrete monument with brass cap
Set 1/2" rebar and cap LS 36792
Calculated position
Proposed approach
Existing approach
10' wide pedestrian easement for ingress and egress
Recreational easement benefiting lots 1 through 4

Reference Surveys:
1) Plat of 4th Skyline Addition Book 6, Page 64 (1971)
2) C.M. Butler, PLS 36792, Book 1 of LLSM, Page 106 (2005)
3) C.M. Butler, PLS 36792, Book 24, Page 173 (2006)

Method of Survey: Closed loop field traverse using a Topcon GTS–220 (00"00"05") total station. This meets or exceeds precision requirements as set forth in WAC 332–130–090.

DECLARATION OF SHORT PLAT

KNOW all men by these presents that We the undersigned are the owner(s) of the land described by the declaration: and are seeking approval by Lewis County Department of Community Development of the herein described subdivision of land known as Short Plat Number SP–09–00006.

1. We, the undersigned, hereby defend indemnify and hold harmless Lewis County, its' officers, agents and employees from any and all costs or damages including, but not limited to, attorney's fees incurred as a result of this signatory not being the owner(s) of the property being subdivided. Such costs and damages include, but are not limited to litigation, voluntary quiet title, boundary disputes, loss of all or portion of real property and slander of title.

2. We, the undersigned, hereby acknowledge that this Short Plat has been made with our free consent and in accordance with our desires, and dedicate to the lot owners thereof, all easements shown thereon for ingress and egress.

3. The undersigned do hereby certify that they are the sole vested owner(s) of the property shown on this plat, certifies this to be a free and voluntary act, and do hereby represent and warrant access and easement(s) to be true and adequate for purpose of LCC 16.10.300 and 16.10.400.

Dated 25 Day of August 2009.

Jim Robbins Diana Robbins
JRD Construction, Inc.
By: Jim Robbins
Its: V.President President

STATE OF Washington)
COUNTY OF Lewis) ss

On this 25th day of August 2009, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Jim & Diana Robbins known to me as the V. President & President of JRD Construction Inc., a Wash. Corporation, and acknowledged the said instrument to be their free and voluntary act and deed of said Corporation for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument and that the seal affixed (if any) is the official seal of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the State of Washington
Name printed: Christopher M. Butler
Residing at: Chehalis, WA
My commission expires: 9-2-2010

CHRISTOPHER M. BUTLER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES SEPT. 02, 2010

WARNING: Access to this Subdivision is not guaranteed by Lewis County. Lewis County shall have no responsibility to maintain or improve any private roads. The county has no responsibility to enforce any private road maintenance agreements.

County road right of way shown on the plat is not guaranteed by Lewis County, nor does Lewis County assume any liability for misrepresentation of county road right of way locations, widths and title shown on the plat.

CONDITIONS OF DEVELOPMENT:

1. Notice: Future development on this property does require a CARL review.

2. All development shall conform to the requirements of the Small Town Residential, Four Residences per Acre, Zoning District per Lewis County Code Title 17, Zoning.

3. All development must comply with the requirements of Seismic Risk Zone D–1.

4. Notice: Portions of the parcel are located in the Channel Migration Zone. Development in this area shall be consistent with the Lewis County Flood Damage Prevention Ordinance

5. Notice: These parcels are located in mapped Flood Zones A4 and AO having a base flood elevation of 1065.00' NGVD 29. Development in this area shall be consistent with the Lewis County Flood Damage Prevention Ordinance.

6. Notice: Portions of the parcel are located in the floodway. development in that zone shall comply with the Lewis County Flood Damage Prevention Ordinance and the Shoreline Master Program.

7. Notice: Portions of the parcel are located within the jurisdiction of the Shoreline Management Act. Activities and development in this jurisdiction shall comply with the Lewis County Shoreline Master program.

8. The current proposal shall maintain a 150' setback from the ordinary high water mark of the Type S Cowlitz River.

NOTES:

The ℄ alignment's of both Alpine Drive and Skate Creek Road were computed as per reference survey 2.

The Alignment of Alta Drive was computed by holding the plat measurements and then translating and rotating to the found monuments on the westerly margin.

All new road approaches to the county road, physical changes, and changes in use, require a permit by Lewis County Public Works Department prior to construction.

During the course of the survey no evidence of easements was found other than those disclosed on the face of this plat.

Driveway construction on any lot of this subdivision shall be County standards for private driveways in effect at the time of construction.

Examined and approved this 1st day of September 2009.

Planner

Auditor's Certificate

Filed for record at the request of Butler Surveying, Incorporated this 1st day of September 2009 and recorded in Volume 2 of Shorts Plats, at Page 314, Records of Lewis County, Washington.

Gary E. Zandell
County Auditor

Deputy

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 Jim Robbins in August of 2009.

CHRISTOPHER M. BUTLER STATE OF WASHINGTON 36792 REGISTERED PROFESSIONAL LAND SURVEYOR
8-17-09

BUTLER SURVEYING INC.
475 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748-8803 FAX 360/748-9319

FOR APPLICABLE TAXES SEE FOR RECORDING COUNTY TREASURER DATE 8/31/09

EXAMINED AND APPROVED THIS 31 DAY OF AUG 2009 COUNTY TREASURER DEPUTY DATE 8/31/09