

SUNFISHER

A PORTION OF THE SW 1/4 OF THE SE 1/4 & SE 1/4 OF THE SE 1/4 SECTION 21, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M.

ORIGINAL LEGAL DESCRIPTION

TAX PARCELS: 035185-002-000
PARCEL A OF BOUNDARY LINE AGREEMENT SURVEY RECORDED APRIL 23, 2021 IN VOLUME 33 OF SURVEYS, PAGE 316, UNDER AUDITOR'S FILE NO. 3549405, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED AND DESCRIBED IN SAID SURVEY.

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DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, CHRIS MURPHY, GOVERNOR OF PACKWOOD LAND COMPANY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, SEWER EASEMENTS, ETC., OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS AND TRACTS SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, DRIVES, COURTS, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND HEREBY PLATTED AS SAME ARE RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NUMBER _____.

IN WITNESS WHEREOF I HAVE SET MY HAND THIS _____ DAY OF _____, 20 ____.

CHRIS MURPHY
GOVERNOR OF PACKWOOD LAND COMPANY, LLC

ACKNOWLEDGEMENT

STATE OF WASHINGTON
S.S.
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHRIS MURPHY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS GOVERNOR OF PACKWOOD LAND COMPANY, LLC., TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 20 ____.

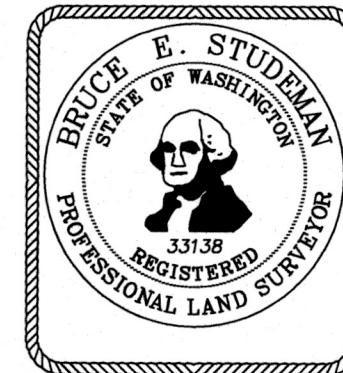
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON RESIDING IN THE CITY
OF _____
MY COMMISSION EXPIRES _____.

PLAT WARNINGS

- LEWIS COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS SUBDIVISION.
- THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMITS OR APPROVALS.
- COUNTY ROAD RIGHT OF WAY SHOWN ON THIS 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.
- ACCESS TO THIS SUBDIVISION IS NOT GUARANTEED BY LEWIS COUNTY.
- THE LOTS WITHIN THIS SUBDIVISION SHALL NOT BE RE-DIVIDED FOR FIVE (5) YEARS FROM THE DATE OF RECORDING WITHOUT FILING FOR PLAT, SHORT SUBDIVISION OR LARGE LOT SUBDIVISION S PROVIDED IN LEWIS COUNTY CODE AND THE FUTURE DIVISION IS CONSISTENT WITH THE ZONING IN EFFECT AT THE TIME OF FUTURE APPLICATION.

SURVEYOR'S CERTIFICATE

I, BRUCE E. STUDEMAN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF SUNFISHER IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.



BRUCE E. STUDEMAN
REGISTERED LAND SURVEYOR
CERTIFICATE NUMBER 33138

DATE: _____

APPROVALS

EXAMINED FOR SURVEY DATUM, RIGHT-OF-WAY LAYOUT, AND DESIGN, AND OTHER STRUCTURES REQUIRED BY RESOLUTION OF APPROVAL AND APPROVED

LEWIS COUNTY ENGINEER

DATE

EXAMINED FOR ABILITY TO CONFORM TO LEWIS COUNTY HEALTH DISTRICT REGULATIONS PERTAINING TO WATER SUPPLY AND SEWAGE DISPOSAL AND APPROVED.

HEALTH OFFICER

DATE

I CERTIFY THAT ALL TAXES AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY MAY BE LIABLE AS OF THIS DATE HAVE BEEN PAID AND THAT DEPOSITS AS REQUIRED BY LAW AGAINST TAXES THAT MAY BECOME PAYABLE IN THE YEAR HAVE BEEN MADE (035185-001-000, 035185-002-000)

LEWIS COUNTY TREASURER

DATE

EXAMINED FOR CONFORMANCE TO THE CONDITIONS OF PRELIMINARY PLAT APPROVAL AND APPROVED.

COMMUNITY DEVELOPMENT DEPT. ADMINISTRATOR

DATE

AUDITOR'S CERTIFICATE

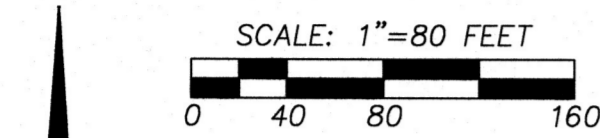
FILED FOR RECORD AT THE REQUEST OF _____ THIS _____ DAY OF _____, A.D., 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF PLATS, PAGE _____, RECORDS OF LEWIS COUNTY, WASHINGTON.

LEWIS COUNTY AUDITOR

BT 16643

SUNFISHER

A PORTION OF THE SW 1/4 OF THE SE 1/4 & SE 1/4 OF THE SE 1/4 SECTION 21, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M.



MARCH, 2023
16643LP.DWG

BASIS OF MERIDIAN:
RECORD OF SURVEY FILED UNDER
AUDITOR'S FILE NO. 3179424, IN
VOLUME 22, PAGE 132, RECORDS OF
LEWIS COUNTY, WASHINGTON.

LEGEND

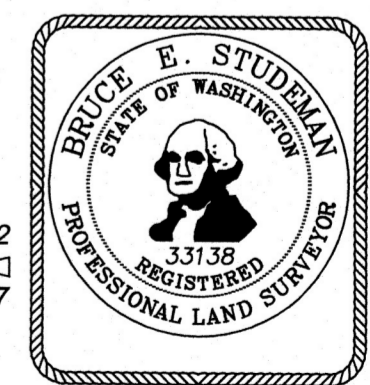
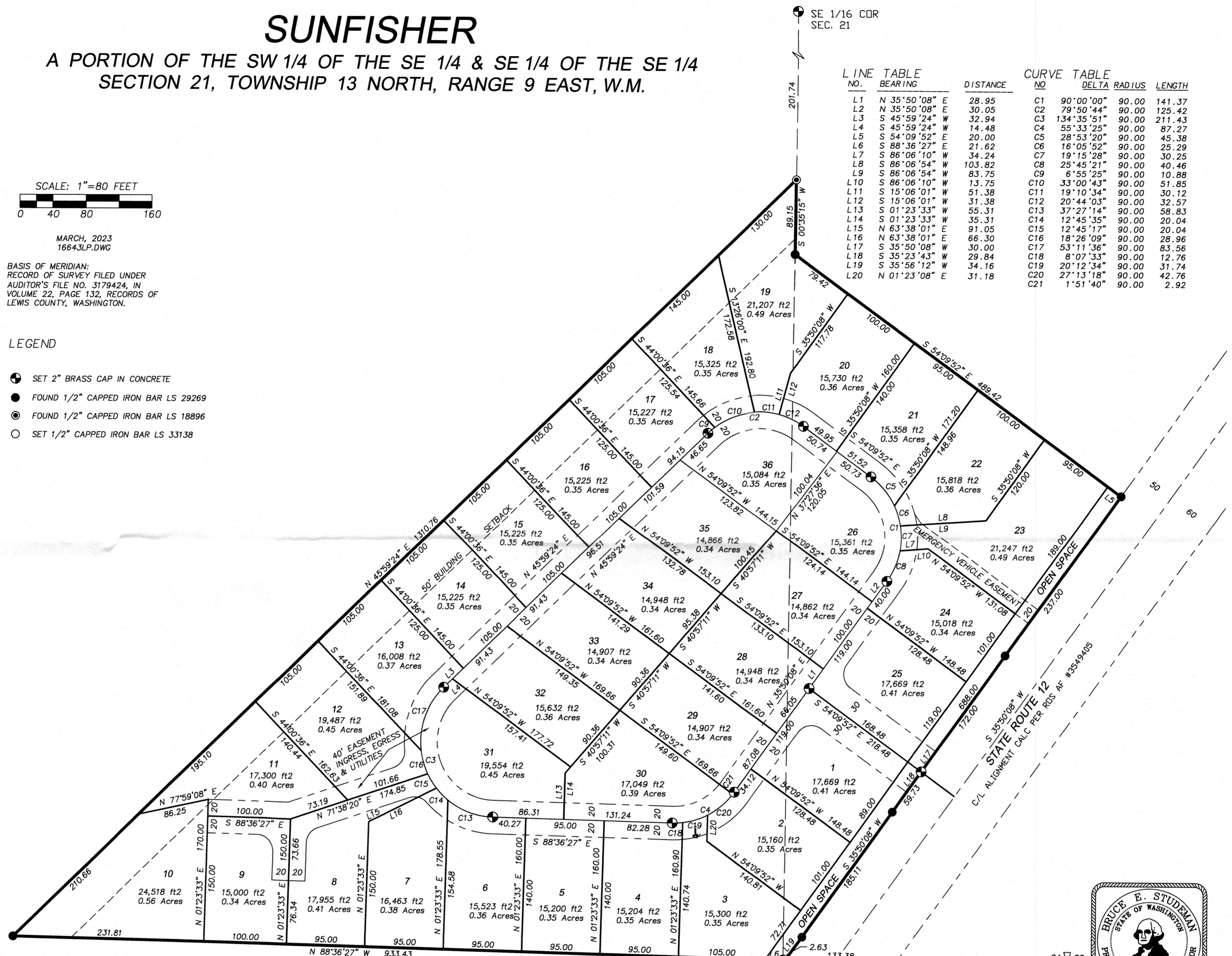
- SET 2" BRASS CAP IN CONCRETE
- FOUND 1/2" CAPPED IRON BAR LS 29269
- FOUND 1/2" CAPPED IRON BAR LS 18896
- SET 1/2" CAPPED IRON BAR LS 33138

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 35°50'08" E	28.95
L2	N 35°50'08" E	30.05
L3	S 45°59'24" W	32.94
L4	S 45°59'24" W	14.48
L5	S 54°09'52" E	20.00
L6	S 88°36'27" E	21.62
L7	S 86°06'10" W	34.24
L8	S 86°06'54" W	103.82
L9	S 86°06'54" W	83.75
L10	S 86°06'10" W	13.75
L11	S 15°06'01" W	51.38
L12	S 15°06'01" W	31.38
L13	S 01°23'33" W	55.31
L14	S 01°23'33" W	35.31
L15	N 63°38'01" E	91.05
L16	N 63°38'01" E	66.30
L17	S 35°50'08" W	30.00
L18	S 35°23'43" W	29.84
L19	S 35°56'12" W	34.16
L20	N 01°23'08" E	31.18

CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	90°00'00"	90.00	141.37
C2	79°50'44"	90.00	125.42
C3	134°35'51"	90.00	211.43
C4	55°33'25"	90.00	87.27
C5	28°53'20"	90.00	45.38
C6	16°05'52"	90.00	25.29
C7	19°15'28"	90.00	30.25
C8	25°45'21"	90.00	40.46
C9	6°55'25"	90.00	10.88
C10	33°00'43"	90.00	51.85
C11	19°10'34"	90.00	30.12
C12	20°44'03"	90.00	32.57
C13	37°27'14"	90.00	58.83
C14	12°45'35"	90.00	20.04
C15	12°45'17"	90.00	20.04
C16	18°26'09"	90.00	28.96
C17	53°11'36"	90.00	83.56
C18	8°07'33"	90.00	12.76
C19	20°12'34"	90.00	31.74
C20	27°13'18"	90.00	42.76
C21	1°51'40"	90.00	2.92



BRACY & THOMAS
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