

# RIVERSIDE

A PORTION OF THE SW 1/4 OF THE SW 1/4, SECTION 2, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M.  
A PORTION OF GOV'T LOT 1, SECTION 10, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M.  
A PORTION OF GOV'T LOT 4, SECTION 11, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M.

## ORIGINAL LEGAL DESCRIPTION

TAX PARCELS: 035067-002-003  
LOT 3 LEWIS COUNTY SIMPLE SEGREGATION NO. SS-22-00031 RECORDED JULY 05, 2023 UNDER AUDITOR'S FILE NO. 3595299 IN BOOK 2 OF LLSM AT PAGE 160 BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 2, GOVERNMENT LOT 1 OF SECTION 10, AND GOVERNMENT LOT 4 OF SECTION 11, ALL IN TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M.

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, CHRISTOPHER MERRITT, MANAGER OF MERRLAWSKI INVESTMENTS, LLC. 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 \_\_\_\_.

CHRISTOPHER M. MERRITT  
MANAGER OF MERRLAWSKI INVESTMENTS, LLC

## ACKNOWLEDGMENT

STATE OF WASHINGTON  
S.S.  
COUNTY OF LEWIS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHRISTOPHER MERRITT 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 MANAGER OF MERRLAWSKI INVESTMENTS, 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 \_\_\_\_.

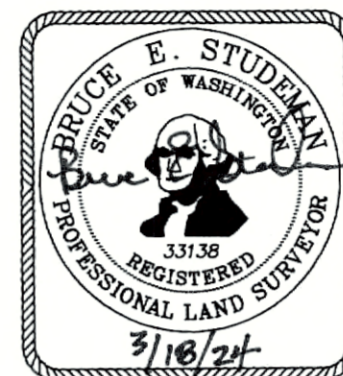
NOTARY PUBLIC IN AND FOR THE STATE  
OF WASHINGTON RESIDING IN THE CITY  
OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

## 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 AS 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 RIVERSIDE 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*

DATE: 3-18-24

BRUCE E. STUDEMAN  
REGISTERED LAND SURVEYOR  
CERTIFICATE NUMBER 33138

## 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 (035067-002-003)

LEWIS COUNTY TREASURER

DATE

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

COMMUNITY DEVELOPMENT DEPT. ADMINISTRATOR

DATE

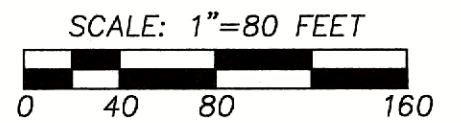
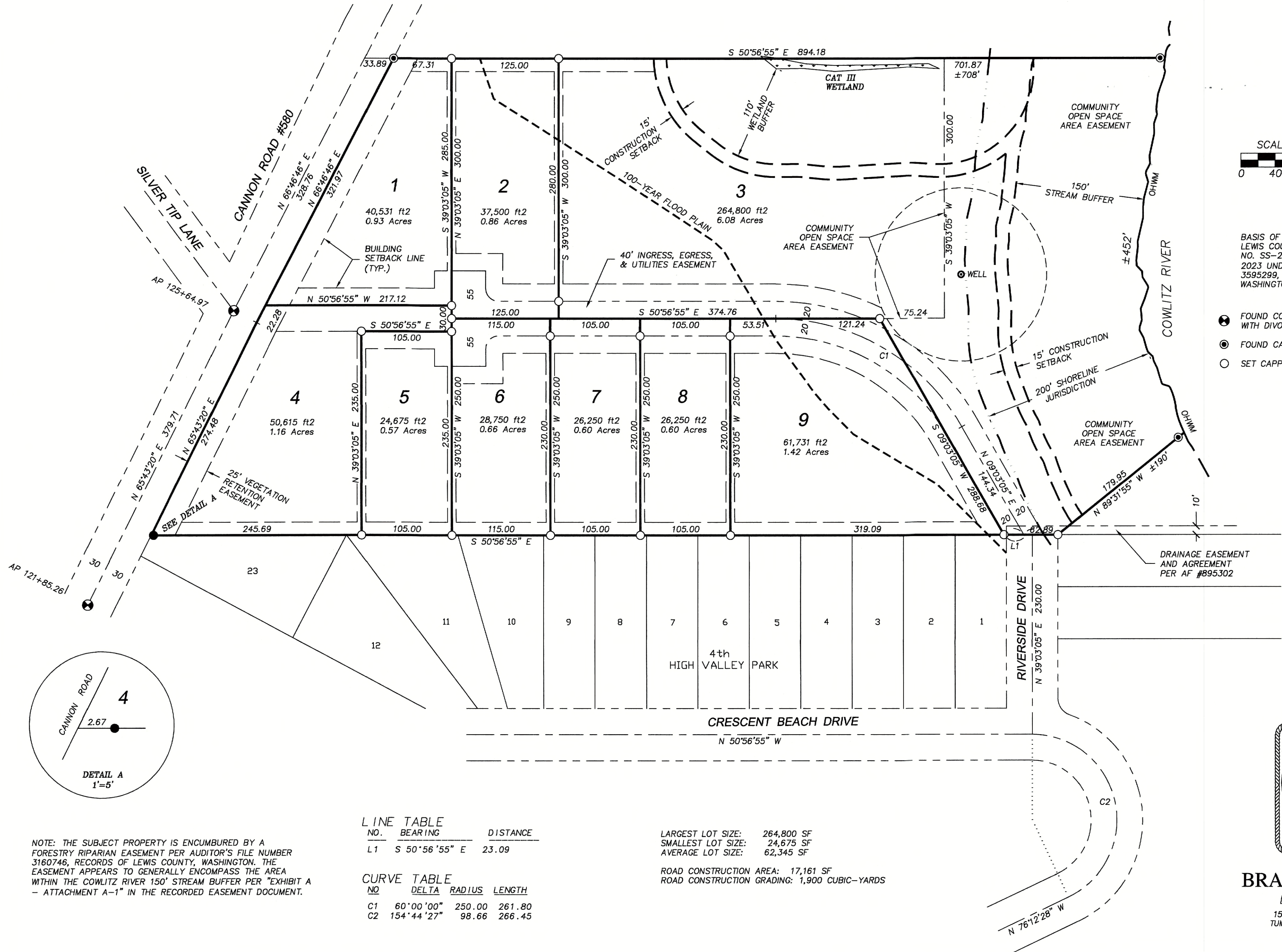
## AUDITOR'S CERTIFICATE

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

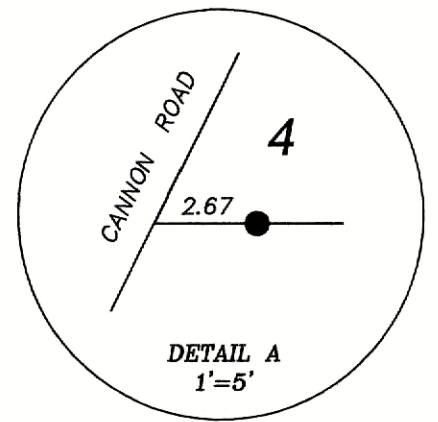
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BASIS OF MERIDIAN:  
 LEWIS COUNTY SIMPLE SEGREGATION  
 NO. SS-22-00031, RECORDED JULY 5,  
 2023 UNDER AUDITOR'S FILE NO.  
 3595299, RECORDS OF LEWIS COUNTY,  
 WASHINGTON

- FOUND CONCRETE MONUMENT WITH DIVOT
- ⊙ FOUND CAPPED IRON BAR LS 36792-86894
- SET CAPPED IRON BAR LS 33138



NOTE: THE SUBJECT PROPERTY IS ENCUMBERED BY A FORESTRY RIPARIAN EASEMENT PER AUDITOR'S FILE NUMBER 3160746, RECORDS OF LEWIS COUNTY, WASHINGTON. THE EASEMENT APPEARS TO GENERALLY ENCOMPASS THE AREA WITHIN THE COWLITZ RIVER 150' STREAM BUFFER PER "EXHIBIT A - ATTACHMENT A-1" IN THE RECORDED EASEMENT DOCUMENT.

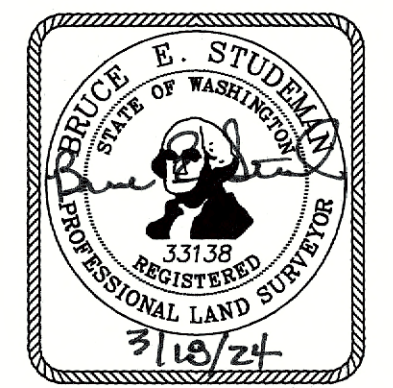
LINE TABLE

| NO. | BEARING       | DISTANCE |
|-----|---------------|----------|
| L1  | S 50°56'55" E | 23.09    |

CURVE TABLE

| NO. | DELTA      | RADIUS | LENGTH |
|-----|------------|--------|--------|
| C1  | 60°00'00"  | 250.00 | 261.80 |
| C2  | 154°44'27" | 98.66  | 266.45 |

LARGEST LOT SIZE: 264,800 SF  
 SMALLEST LOT SIZE: 24,675 SF  
 AVERAGE LOT SIZE: 62,345 SF  
 ROAD CONSTRUCTION AREA: 17,161 SF  
 ROAD CONSTRUCTION GRADING: 1,900 CUBIC-YARDS



**BRACY & THOMAS**  
 LAND SURVEYORS  
 1520 IRVING ST. SW, SUITE B  
 TUMWATER, WASHINGTON 98512  
 (360) 357-5593