

PLAT OF COLUMBIA CREEK HEIGHTS
(LEWIS COUNTY LONG PLAT NO. LP25-0036)
Tract 28 of Timber Line Village 5 Acre Tracts, being a portion of the Southeast Quarter of
the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 1,
Township 13 North, Range 9 East, W.M. in Lewis County, Washington.
(Page 1 of 3 Pages)

ORIGINAL ASSESSOR'S PARCEL NUMBER: 035048028000

DEDICATION:

KNOWN TO ALL PEOPLE BY THESE PRESENTS THAT ALEX SHIKHANOV AND IVAN EVDOKIMOV, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY DIVIDED, HEREBY DECLARE, THIS SHORT SUBDIVISION AND DEDICATE TO THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE DIVISION AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, 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, OR MAINTENANCE OF SAID ROADS.

ALEX SHIKHANOV

IVAN EVDOKIMOV

ACKNOWLEDGMENT:

STATE OF WASHINGTON }
COUNTY OF LEWIS } SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ALEX SHIKHANOV AND IVAN EVDOKIMOV, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

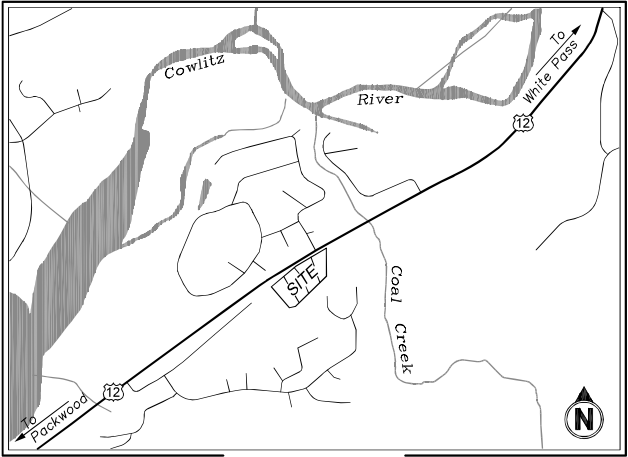
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NAME PRINTED: _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____



APPROVALS:

EXAMINED FOR SURVEY DATUM, RIGHTS-OF-WAY LAYOUT, AND DESIGN OF BRIDGES AND OTHER STRUCTURES REQUIRED BY A RESOLUTION OF APPROVAL AND APPROVED.

DATED _____

COUNTY ENGINEER

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

DATED _____

HEALTH OFFICER, LEWIS COUNTY BOARD OF HEALTH

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 THAT MAY BECOME PAYABLE IN THE YEAR HAVE BEEN MADE

DATED _____

COUNTY TREASURER

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

DATED _____

DEVELOPMENT DEPT. ADMINISTRATOR

EXAMINED AND APPROVED.

DATED _____

DIRECTOR OF COMMUNITY DEVELOPMENT DEPT.

CONDITIONS OF DEVELOPMENT:

1. THE APPLICANT SHALL MEET THE MINIMUM REQUIREMENTS OF LCC CHAPTER 15.45, EROSION AND SEDIMENT CONTROL.
2. THE APPLICANT SHALL OBTAIN ALL OTHER REQUIRED LOCAL, STATE AND FEDERAL PERMITS AND APPROVALS.
3. THIS LAND DIVISION IS IN FLOOD ZONE C, TYPICALLY AREAS OF MINIMAL FLOODING. ALL DEVELOPMENT SHALL BE CONSISTENT WITH THE LEWIS COUNTY FLOOD DAMAGE PREVENTION ORDINANCE LCC 15.35.
4. ALL DEVELOPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE RURAL RESIDENTIAL CENTER (RRC-R1), ONE RESIDENCE PER 1 ACRE, ZONING DISTRICT PER LCC CHAPTER 17.95.
5. THIS LAND DIVISION IS LOCATED IN WR1A 26 COWLITZ.
6. PORTIONS OF THIS LAND DIVISION CONTAIN AREAS OF MAPPED STEEP SLOPES AND MAPPED EROSION HAZARD AREAS. FUTURE DEVELOPMENT MAY REQUIRE A GEO-TECHINCAL ENGINEERING REPORT CONSISTENT WITH THE REQUIREMENTS LISTED IN LCC CHAPTER 17.38.
7. THIS LAND DIVISION IS LOCATED WITHIN A MAPPED VOLCANIC HAZARD AREA. FUTURE DEVELOPMENT SHALL BE CONSISTENT WITH THE REQUIREMENTS LISTED IN LCC CHAPTER 17.38.
8. THIS LAND DIVISION IS LOCATED IN A MAPPED AQUIFER RECHARGE AREA. FUTURE DEVELOPMENT ACTIVITY SHALL CONFORM TO THE AQUIFER RECHARGE AREAS ELEMENT OF THE LEWIS COUNTY CRITICAL AREAS, LEWIS COUNTY CODE (LCC) CHAPTER 17.38.
9. NOTICE: THE WASHINGTON DEPARTMENT OF FISH AND WILDLIFE IDENTIFIES THREATENED OR ENDANGERED SPECIES AND/OR HABITAT ON OR IN THE VICINITY OF THIS PROPERTY. ANY USE WHICH MAY AFFECT THIS HABITAT OR SPECIES MUST BE APPROVED BY THE WASHINGTON DEPARTMENT OF FISH AND WILDLIFE BEFORE COMMENCING.
10. PER LCC 8.40.310: LOTS 1, 2, 3, 4 AND 5 SHALL BE PROVIDED WITH WATER FROM AN APPROVED PUBLIC WATER SUPPLY (TIMBERLINE VILLAGE WATER SYSTEM).

WARNING:

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 PLAT.

THE APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMIT 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 THIS PLAT.

ACCESS TO THIS PLAT IS NOT GUARANTEED BY LEWIS COUNTY.

THE LOTS CONTAINED WITHIN THIS PLAT SHALL NOT BE REDIVIDED 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.

BASIS OF BEARINGS: RECORD OF SURVEY AS RECORDED IN BOOK 25 OF SURVEYS AT PAGE 277, RECORDS OF LEWIS COUNTY, WASHINGTON. (REFERENCE SURVEY # 4)

REFERENCE SURVEYS:

- 1) TIMBER LINE VILLAGE 5 ACRE TRACTS, L.C. GIBBS, PLS 936, BOOK 3 OF SURVEY, PAGE 31 (1978)
- 2) E.A. BUTLER, PLS 18896, AFN 3035535 (1998)
- 3) R.E. ZENKNER, PLS 20898, VOLUME 1 OF SHORT PLATS, PAGE 251 (1999)
- 4) K.D. BLUHM, PLS 29269, VOLUME 2 OF SHORT PLATS, PAGE 255 (2006)
- 5) K.L. FRAZIER, PLS 16908, BOOK 25 OF SURVEYS, PAGE 277 (2007)
- 6) K.L. FRAZIER, PLS 16908, VOLUME 2 OF SHORT PLATS, PAGE 313 (2009)

METHOD OF SURVEY: CONVENTIONAL CLOSED LOOP FIELD TRAVERSES USING A TOPCON GTS-220 (00'00'05") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN WAC 332-130-090.

AUDITOR'S CERTIFICATE

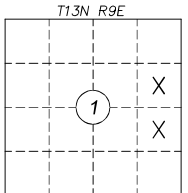
Filed for record this _____ day of _____, 20____

at _____, M in Book ____ of _____ at Page _____

under Auditor's File Number _____ at the request
of Butler Surveying, Incorporated.

County Auditor

by Deputy Auditor



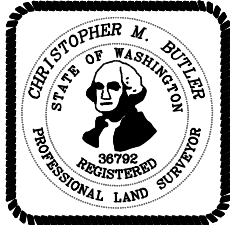
AUDITOR'S INDEX DIAGRAM

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 Alex Shikhanov and Ivan Evdokimov in November of 2025.

Christopher M. Butler, PLS 36792

Date



BUTLER SURVEYING INC.

475 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748-8803

Drawn: RHA Date: 11/19/2025

Checked: Job No.: 19-227B

Scale: N/A Sheet 1 of 3

PLAT OF COLUMBIA CREEK HEIGHTS
(LEWIS COUNTY LONG PLAT NO. LP25-0036)
Tract 28 of Timber Line Village 5 Acre Tracts, being a portion of the Southeast Quarter of
the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 1,
Township 13 North, Range 9 East, W.M. in Lewis County, Washington.
(Page 2 of 3 Pages)

ORIGINAL PARCEL DESCRIPTION (as per AFN 3225508):

TRACT NO. 28 OF TIMBER LINE VILLAGE FIVE ACRE TRACTS, AS DELINEATED ON SEGREGATION SURVEY RECORDED DECEMBER 4, 1978 UNDER AUDITOR'S FILE NO. 856014 IN VOLUME 3 OF SURVEY, PAGES 31 AND 31-A AND LOCATED IN SECTION 1, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M., LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER AND ACROSS ROAD AS DELINEATED ON THE FACE OF SAID SURVEY.

NEW PARCEL DESCRIPTIONS:

LOT 1 OF LEWIS COUNTY LONG PLAT LP25-0036, RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

LOT 2 OF LEWIS COUNTY LONG PLAT LP25-0036, RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

LOT 3 OF LEWIS COUNTY LONG PLAT LP25-0036, RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

LOT 4 OF LEWIS COUNTY LONG PLAT LP25-0036, RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

LOT 5 OF LEWIS COUNTY LONG PLAT LP25-0036, RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

NOTE: WELL ID TAGS BQT429, BQT461 AND BDP930 HAVE BEEN REMOVED FROM THE SITE

CONDITIONS OF DEVELOPMENT:

1. THE APPLICANT SHALL MEET THE MINIMUM REQUIREMENTS OF LCC CHAPTER 15.45, EROSION AND SEDIMENT CONTROL.
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- 1

FOUND 5/8" REBAR WITH CAP, LS 16908, AT THE POSITION CALCULATED AS PER REFERENCE SURVEY # 4 (2019).
- 2

FOUND 5/8" REBAR WITH CAP, LS 16908, AT THE POSITION CALCULATED AS PER REFERENCE SURVEY # 4 (2019).
- 3

FOUND 1/2" REBAR WITH CAP, LS 20898, AT THE POSITION CALCULATED AS PER REFERENCE SURVEY # 4 (2019).
- 4

FOUND 1/2" REBAR WITH CAP, LS 20898, AT THE POSITION AS PER REFERENCE SURVEY # 4. ALSO, FOUND 3/4" REBAR WITH CAP, LS 936, BEARING N28°25'W, 1.43 FEET FROM CALCULATED POSITION (2019).

ORIGINAL PARCEL DESCRIPTION

TRACT NO. 28 OF TIMBER LINE VILLAGE FIVE ACRE TRACTS, AS DELINEATED ON SEGREGATION SURVEY RECORDED DECEMBER 4, 1978 UNDER AUDITOR'S FILE NO. 856014 IN VOLUME 3 OF SURVEY, PAGES 31 AND 31-A AND LOCATED IN SECTION 1, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M., LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER AND ACROSS ROAD AS DELINEATED ON THE FACE OF SAID SURVEY.

- 1

EXISTING 60.0 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS PER REFERENCE SURVEY # 1
- 2

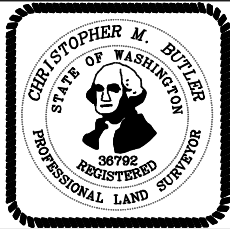
40.0 FOOT WIDE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES BENEFITING LOTS 3, 4 AND 5.

BASIS OF BEARINGS: RECORD OF SURVEY AS RECORDED IN BOOK 32, PAGE 296, RECORDS OF LEWIS COUNTY, WASHINGTON.

REFERENCE SURVEYS:

- 1) L.C. GIBBS, PLS 936, BOOK 3 OF SS, PAGE 31-31A (1978)
- 2) E.A. BUTLER, PLS 18896, BOOK 17, PAGE 51 (1998)
- 3) R.E. ZENKNER, PLS 20898, BOOK 1 OF SPM, PAGE 251 (1999)
- 4) K.L. FRAZIER, PLS 16908, BOOK 25, PAGE 277 (2007)
- 5) K.L. FRAZIER, PLS 16908, BOOK 2 OF SPM, PAGE 313 (2009)
- 6) C.M. BUTLER, PLS 36792, BOOK 32, PAGE 296 (2019)

METHOD OF SURVEY: CLOSED LOOP FIELD TRAVERSES USING A TOPCON GTS-220 (00°00'05") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN WAC 332-130-090.

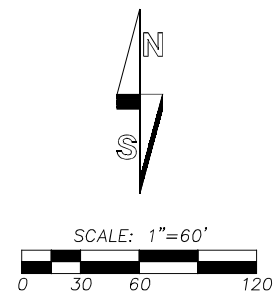


BUTLER SURVEYING INC.

475 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
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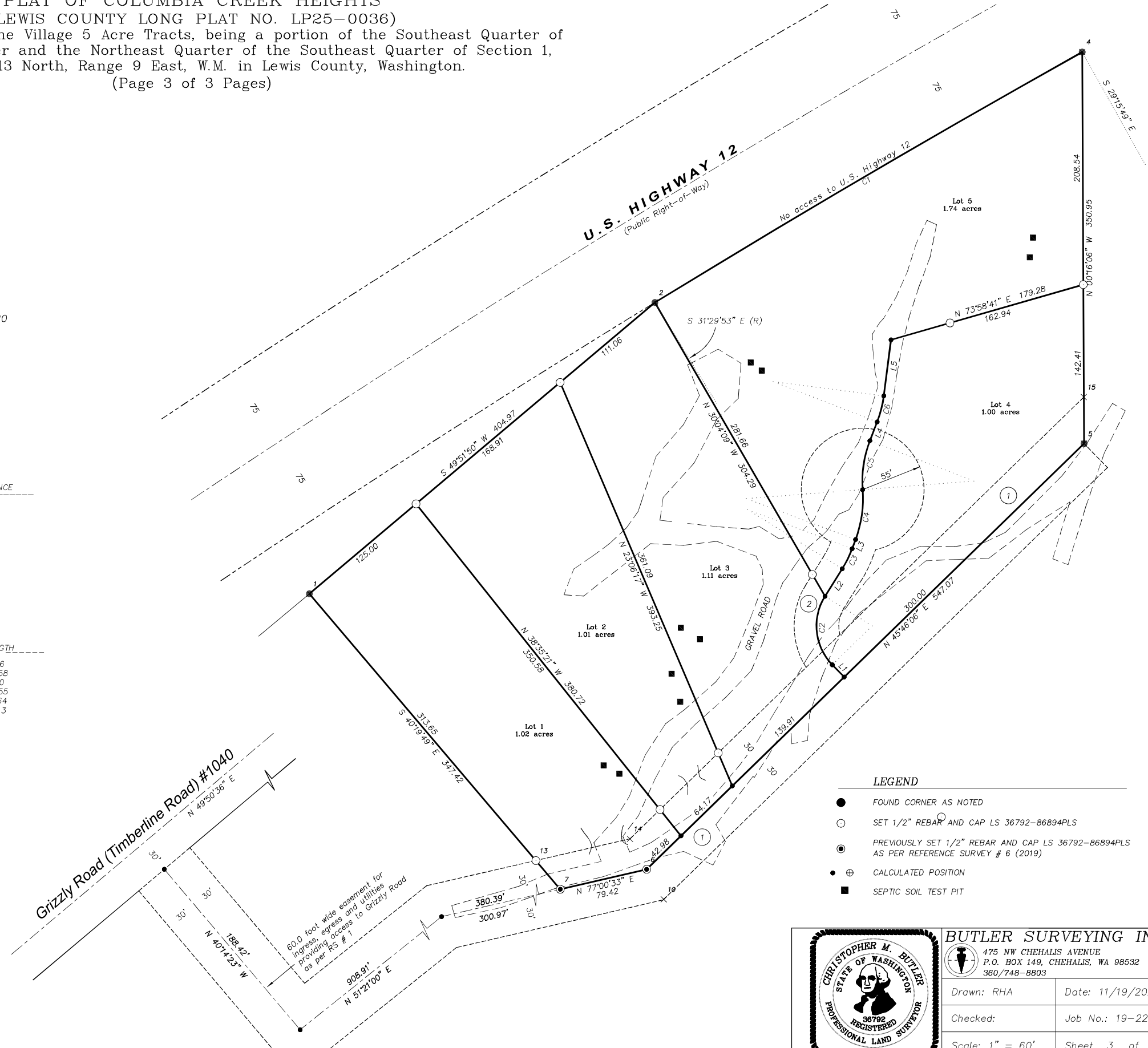
Drawn: RHA	Date: 11/19/2025
Checked:	Job No.: 19-227B
Scale: N/A	Sheet 2 of 3

PLAT OF COLUMBIA CREEK HEIGHTS
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(Page 3 of 3 Pages)



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N 44°13'54" W	15.27
L2	N 32°03'32" E	29.12
L3	N 20°32'32" E	8.77
L4	N 21°10'25" E	18.11
L5	N 07°21'03" E	50.62
L6	S 34°06'03" W	62.66
L7	S 50°56'30" W	50.72
L8	N 68°28'18" W	60.00
L9	N 88°02'40" W	70.00
L10	N 21°27'17" E	60.00
L11	N 33°32'29" E	75.00
L12	S 41°39'11" W	15.00

CURVE TABLE			
NO	DELTA	RADIUS	LENGTH
C1	2°14'04"	11384.16	443.96
C2	76°17'26"	50.00	66.58
C3	11°31'00"	100.00	20.10
C4	24°56'38"	104.62	45.55
C5	25°34'31"	100.00	44.64
C6	13°49'23"	100.00	24.13



- LEGEND
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR AND CAP LS 36792-86894PLS
 - ⊙ PREVIOUSLY SET 1/2" REBAR AND CAP LS 36792-86894PLS AS PER REFERENCE SURVEY # 6 (2019)
 - ⊕ CALCULATED POSITION
 - SEPTIC SOIL TEST PIT

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

Drawn: RHA	Date: 11/19/2025
Checked:	Job No.: 19-227B
Scale: 1" = 60'	Sheet 3 of 3