

RON BROWN ESTATES
(CITY OF CENTRALIA FILE NO. SD2008-3)
A PORTION OF THE NE 1/4 OF THE SE 1/4 & SE 1/4 OF THE NE 1/4
SECTION 1, TOWNSHIP 14 NORTH, RANGE 3 WEST, W.M.

ORIGINAL LEGAL DESCRIPTION

TAX PARCELS: 021934-022-001, 021934-022-002, 021934-022-003
LOTS 1, 2 AND 3 OF SHORT PLAT NO. SP-92-025 RECORDED JUNE 2, 1992 UNDER AUDITOR'S
FILE NO. 9207936 IN GOVERNMENT LOTS 9 AND 10, SECTION 1, TOWNSHIP 14 NORTH, RANGE 3
WEST, W.M.

TAX PARCEL: 021937-001-004
LOT 4 OF CITY OF CENTRALIA SHORT PLAT NO SP-2006-16 RECORDED MARCH 14, 2007 UNDER
AUDITOR'S FILE NO. 3275201 IN GOVERNMENT LOT 10, SECTION 1, TOWNSHIP 14 NORTH, RANGE 3
WEST, W.M.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, DARRELL SORENSON, GOVERNOR OF CJSJ, 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 ____.

DARRELL SORENSON GOVERNOR OF CJSJ, LLC

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF THURSTON } S.S.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DARRELL SORENSON 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 CJSJ, 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 NOTES

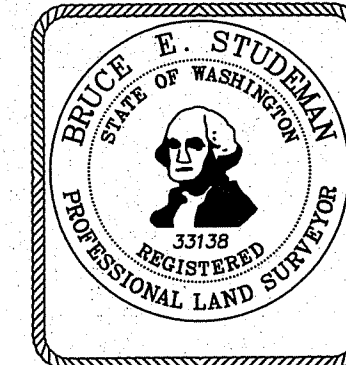
1. BASED UPON DATA PROVIDED BY THE CENTRALIA SCHOOL DISTRICT, MITIGATION FEES IN THE
AMOUNT OF \$3,500 PER DWELLING UNIT ARE REQUIRED. THIS FEE IS PAYABLE DIRECTLY TO THE
SCHOOL DISTRICT. PROOF OF PAYMENT MUST BE PRESENTED TO THE CITY OF CENTRALIA COMMUNITY
DEVELOPMENT DEPARTMENT BEFORE BUILDING PERMITS WILL BE ISSUED.

2. THIS PLAT WAS REVIEWED FOR COMPLIANCE WITH THE R: 4, LOW DENSITY RESIDENTIAL DISTRICT
REQUIREMENTS.

3. ALL NEW ROAD APPROACHES TO THE COUNTY ROAD, PHYSICAL CHANGES, AND CHANGES IN USE,
REQUIRE A PERMIT BY THE LEWIS COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE

I, BRUCE E. STUDEMAN, HEREBY CERTIFY THAT THIS PLAT OF RON BROWN ESTATES IS BASED
UPON AN ACTUAL SUBDIVISION OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 3 WEST, WILLAMETTE
MERIDIAN, THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT, THAT THE MONUMENTS
HAVE BEEN SET, AND THAT THE LOT AND TRACT CORNERS HAVE BEEN STAKED ON THE GROUND WITH
WITH 1/2" REBAR WITH PLASTIC SURVEYOR'S IDENTIFICATION CAP.



BRUCE E. STUDEMAN
REGISTERED LAND SURVEYOR
CERTIFICATE NUMBER 33138
DATE: _____

APPROVALS

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN
FULLY PAID TO AND INCLUDING THE YEAR 20____. (021937001004, 021934022001,
021934022002, 021934022003)

LEWIS COUNTY TREASURER
DATE _____

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 20 ____.

CITY OF CENTRALIA ENGINEERING

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 AND APPROVED THIS _____ DAY OF _____, A.D., 20 ____.

CITY OF CENTRALIA COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 20 ____.

LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS

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 15779

RON BROWN ESTATES

(CITY OF CENTRALIA FILE NO. SD2008-3)

A PORTION OF THE NE 1/4 OF THE SE 1/4 & SE 1/4 OF THE NE 1/4
SECTION 1, TOWNSHIP 14 NORTH, RANGE 3 WEST, W.M.

SCALE: 1"=50 FEET
0 25 50 100

FEBRUARY, 2020
15779LP2.DWG

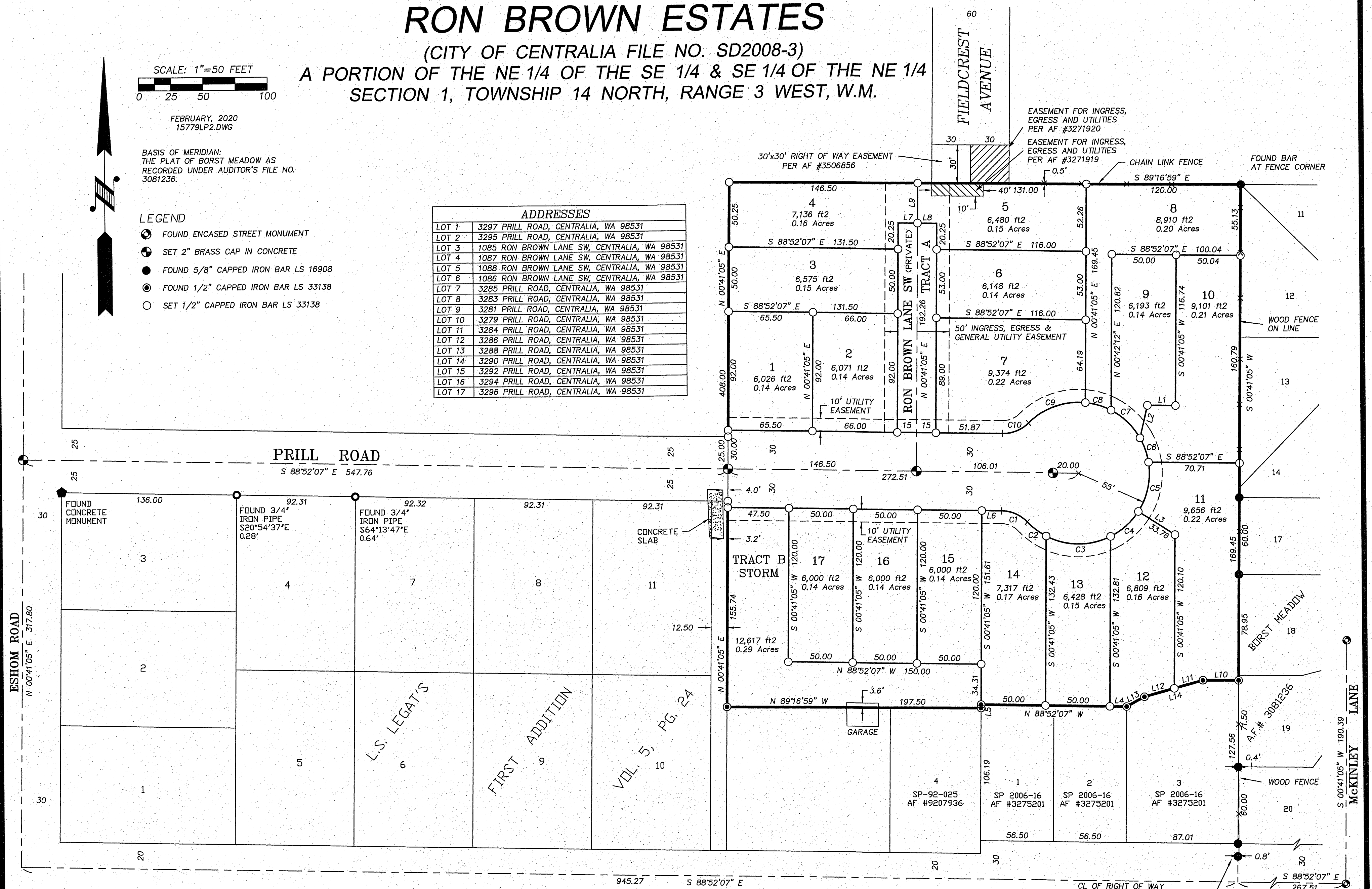
BASIS OF MERIDIAN:
THE PLAT OF BORST MEADOW AS
RECORDED UNDER AUDITOR'S FILE NO.
3081236.

LEGEND

- FOUND ENCASED STREET MONUMENT
- ⊙ SET 2" BRASS CAP IN CONCRETE
- FOUND 5/8" CAPPED IRON BAR LS 16908
- ⊙ FOUND 1/2" CAPPED IRON BAR LS 33138
- SET 1/2" CAPPED IRON BAR LS 33138

ADDRESSES

LOT 1	3297 PRILL ROAD, CENTRALIA, WA 98531
LOT 2	3295 PRILL ROAD, CENTRALIA, WA 98531
LOT 3	1085 RON BROWN LANE SW, CENTRALIA, WA 98531
LOT 4	1087 RON BROWN LANE SW, CENTRALIA, WA 98531
LOT 5	1088 RON BROWN LANE SW, CENTRALIA, WA 98531
LOT 6	1086 RON BROWN LANE SW, CENTRALIA, WA 98531
LOT 7	3285 PRILL ROAD, CENTRALIA, WA 98531
LOT 8	3283 PRILL ROAD, CENTRALIA, WA 98531
LOT 9	3281 PRILL ROAD, CENTRALIA, WA 98531
LOT 10	3279 PRILL ROAD, CENTRALIA, WA 98531
LOT 11	3284 PRILL ROAD, CENTRALIA, WA 98531
LOT 12	3286 PRILL ROAD, CENTRALIA, WA 98531
LOT 13	3288 PRILL ROAD, CENTRALIA, WA 98531
LOT 14	3290 PRILL ROAD, CENTRALIA, WA 98531
LOT 15	3292 PRILL ROAD, CENTRALIA, WA 98531
LOT 16	3294 PRILL ROAD, CENTRALIA, WA 98531
LOT 17	3296 PRILL ROAD, CENTRALIA, WA 98531



LINE TABLE

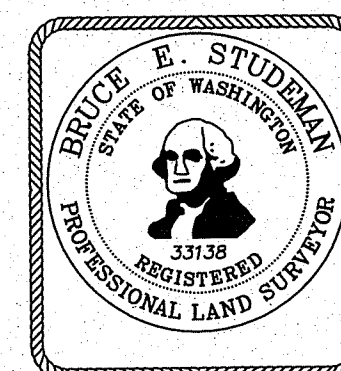
LINE NO.	BEARING	DISTANCE
L1	N 88°52'07" W	21.79
L2	S 13°18'36" W	25.86
L3	S 56°58'56" E	33.76
L4	N 88°52'07" W	13.00
L5	N 00°41'05" W	2.70
L6	N 88°52'07" W	15.40
L7	S 88°52'07" E	15.00
L8	S 88°52'07" E	15.00
L9	N 00°40'52" E	31.06
L10	N 89°18'55" W	27.72
L11	S 74°45'32" W	23.17
L12	S 74°45'32" W	24.15
L13	S 61°27'58" W	15.79
L14	S 74°45'32" W	47.32

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH
C1	45°40'10"	28.00	22.32
C2	19°04'42"	55.00	18.31
C3	54°04'17"	55.00	51.90
C4	30°38'00"	55.00	29.41
C5	41°31'46"	55.00	39.87
C6	20°57'05"	55.00	20.11
C7	32°49'07"	55.00	31.50
C8	21°49'10"	55.00	20.95
C9	50°26'13"	55.00	48.42
C10	45°40'10"	28.00	22.32

WARNING

- COUNTY ROAD RIGHT OF WAY SHOWN ON PLAT NOT GUARANTEED BY LEWIS COUNTY, NOR DOES LEWIS COUNTY ASSUME LIABILITY FOR MISREPRESENTATION OF COUNTY ROAD RIGHT OF WAY LOCATIONS, WIDTHS AND TITLE SHOWN ON THE MAP.
- ACCESS TO THIS PLAT NOT GUARANTEED BY LEWIS COUNTY.



COWLITZ ROAD

BRACY & THOMAS

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