

# MEYERS MEADOWS ADDITION

## PORTION OF THE JOHN PROVOST DLC IN THE NW 1/4 NE1/4, SW1/4 NE1/4 AND NE1/4 NW1/4 SEC 34, T 12N, R 2 W, W.M. CITY OF WINLOCK, LEWIS COUNTY, WASHINGTON

**CORRECTIVE MAP OF MEYERS MEADOWS ADDITION  
PER AFN:3584053, VOL. 35 OF SURVEYS, PAGE 37.**

**SUBDIVISION INFORMATION**

SUBDIVIDER:  
ELWOOD HOLDINGS, LLC  
ROGER FOLEY  
PO BOX 130  
BRUSH PRARIE, WA 98606

36 LOTS PROPOSED

LOTS 1-16 WILL BE MULTI-FAMILY RESIDENTIAL AND  
LOTS 17-36 WILL BE SINGLE-FAMILY RESIDENTIAL

METHOD OF SEWAGE DISPOSAL: CITY OF WINLOCK SEWER SYSTEM  
METHOD OF DOMESTIC WATER: CITY OF WINLOCK WATER DISTRICT

TOTAL ACREAGE OF PROPOSED PLAT:  
293,268.0 SQ. FT (6.73 AC)

LARGEST LOT SIZE:  
8,168.9 SQ. FT (0.19 AC)

SMALLEST LOT SIZE:  
3,380.3 SQ. FT (0.08 AC)

AVERAGE LOT SIZE:  
4,349.9 SQ. FT (0.10 AC)

PRIVATE ROADWAY AREA:  
111,234.5 SQ. FT (2.55 AC)

TRACT A - STORM TRACT (UNDIVIDED INTEREST) AREA:  
21,961.8 SQ. FT (0.50 AC)

TRACT B - PROPOSED PARK (UNDIVIDED INTEREST) AREA:  
1,697.1 SQ. FT (0.04 AC)

TRACT C - FUTURE CONNECTION ROW/ GREEN SPACE  
(UNDIVIDED INTEREST) AREA:  
1,779.2 SQ. FT (0.04 AC)

**ORIGINAL LEGAL DESCRIPTIONS:**

(PER WARRANTY DEED UNDER LEWIS COUNTY AUDITOR NO. 3559758)  
PARCEL B OF CITY OF WINLOCK BOUNDARY LINE ADJUSTMENT NUMBER 20-02,  
RECORDED MAY 22, 2020, UNDER AUDITOR'S FILE NO. 3523872, RECORDS OF LEWIS  
COUNTY, WASHINGTON; SUBJECT TO RESERVATIONS, EASEMENTS, COVENANTS,  
CONDITIONS, AND RESTRICTIONS OF RECORD.

**SURVEY REFERENCES**

- (C) DATA CALCULATED THIS SURVEY
- (M) DATA MEASURED THIS SURVEY
- (R1) DATA PER BOUNDARY LINE ADJUSTMENT NO 20-02 RECORDED UNDER LEWIS COUNTY  
AUDITOR'S FILE NO. 3523872, VOLUME 4, PAGE 68.
- (R2) DATA PER BOUNDARY LINE ADJUSTMENT NO 08-002 RECORDED UNDER LEWIS COUNTY  
AUDITOR'S FILE NO. 3313355, VOLUME 2, PAGE 95.
- (R3) DATA PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO.  
2002034, VOLUME 7, PAGE 256.
- (R4) DATA PER SHORT PLAT NO 08-003 RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO.  
3307392, VOLUME 2, PAGE 279.
- (R5) DATA PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO.  
2000651, VOLUME 3, PAGE 73.

**BASIS OF BEARING**

HOLDING SURVEY CONTROL BEARINGS PER CITY OF WINLOCK BLA NO. 20-02  
RECORDED UNDER LEWIS COUNTY RECORDING NO. 3523872 VOLUME 4 OF  
PLATS AT PAGE 68.

**WARNING:**

THE CITY OF WINLOCK HAS NO RESPONSIBILITY TO BUILD, MAINTAIN, IMPROVE OR  
OTHERWISE SERVICE THE PRIVATE STORM WATER FACILITY CONTAINED WITHIN OR  
PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS SHORT PLAT. THE LOTS  
CONTAINED WITHIN THIS SUBDIVISION SHALL NOT BE SUBDIVIDED FOR FIVE (5)  
YEARS FROM THE DATE OF APPROVAL WITHOUT COMPLIANCE WITH THE  
REQUIREMENTS OF THE CITY OF WINLOCK SUBDIVISION ORDINANCE, AND AS  
THEREAFTER AMENDED.  
THE APPROVAL OF THIS PLAT SUBDIVISION DOES NOT GUARANTEE THE  
INSURANCE OF ANY OTHER PERMITS OF APPROVALS

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**WARNING:**

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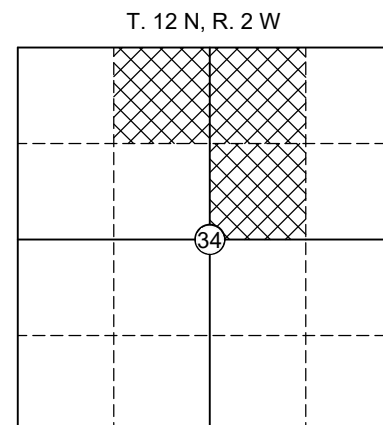
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State of Washington }  
County of Lewis } ss.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021, BEFORE ME PERSONALLY  
APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_  
OF THE CORPORATION/TRUST THAT EXECUTED THE FOREGOING INSTRUMENT,  
AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY  
ACT AND DEED OF SAID CORPORATION/TRUST FOR THE USES AND  
PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT  
\_\_\_\_\_ AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST  
ABOVE WRITTEN.

Signature of \_\_\_\_\_  
Notary Public \_\_\_\_\_  
Printed name \_\_\_\_\_  
Dated \_\_\_\_\_  
My appointment expires \_\_\_\_\_



UPON APPROVAL AND SIGNATURES OF THE MEMBERS OF LEWIS COUNTY BOARD OF  
COUNTY COMMISSIONERS, THIS SUBDIVISION PLAT RESOLVES ANY AND ALL DEFECTS  
OF TITLE RELATED TO PREVIOUS RECORDINGS UNDER LEWIS COUNTY AUDITOR'S FILE  
NUMBERS 3584053 AND 3584936.

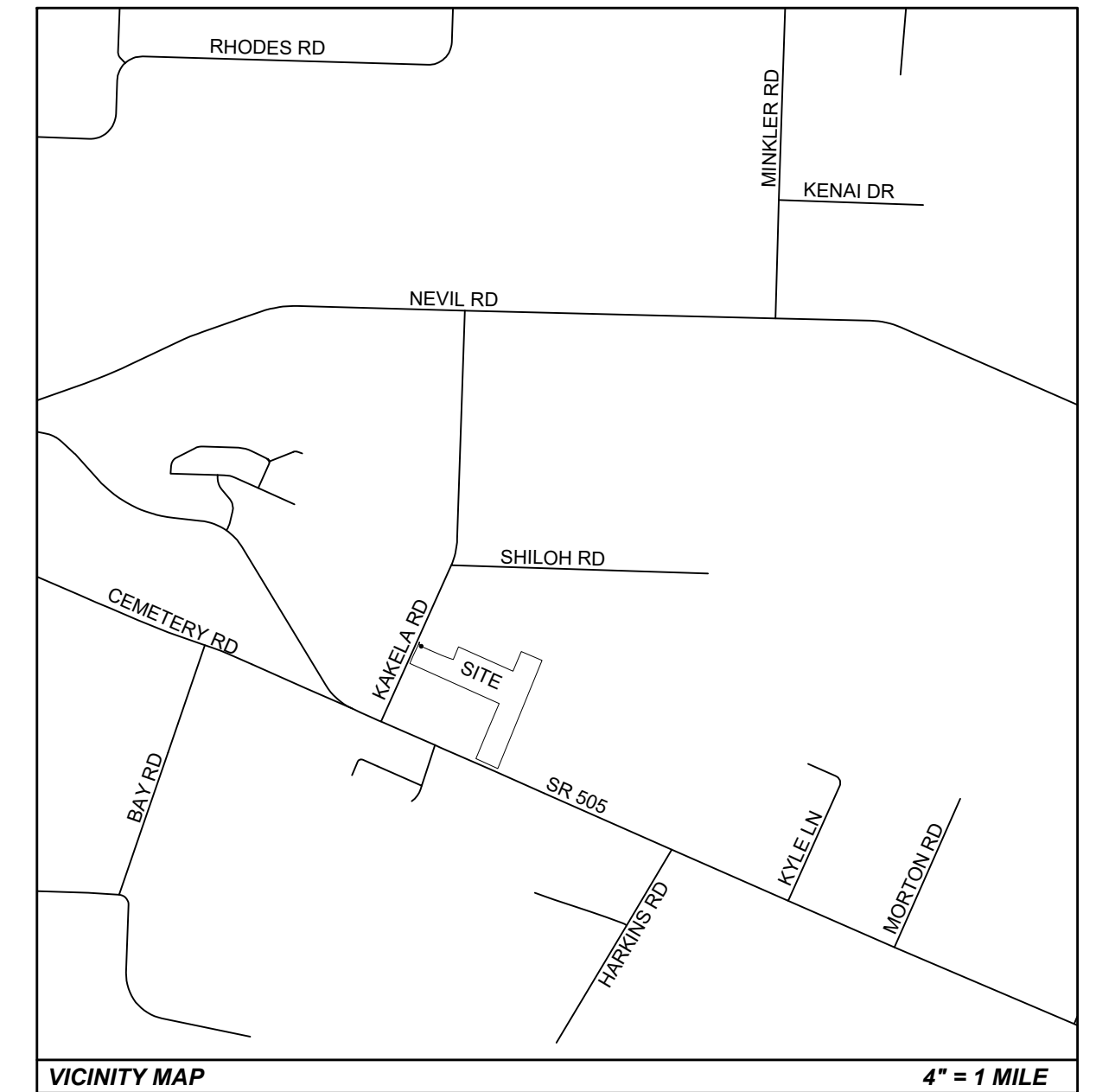
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

SEAN D. SWOPE, VICE CHAIR

LINDSEY R. POLLOCK, DVM, CHAIRPERSON

SCOTT BRUMMER, COMMISSIONER

**WARNING:**  
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**DEDICATION:**  
THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE AUTHORIZED  
REPRESENTATIVE OF ELWOOD HOLDINGS, LLC AND THE SOLE VESTED OWNER(S) OF  
THE PROPERTY SHOWN ON THIS PLAT AND DEDICATE SAME TO THE USE OF THE LOT  
OWNERS THEREOF, TOGETHER WITH ALL EASEMENTS, TRACTS AND PRIVATE ROADWAY  
RIGHTS-OF-WAYS SHOWN HEREON FOR INGRESS, EGRESS AND UTILITIES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2023

REPRESENTATIVE OF ELWOOD HOLDINGS LLC DATE  
ROGER FOLEY

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

CITY OF WINLOCK PLANNING ADMINISTRATOR

CITY OF WINLOCK ENGINEER

**TREASURER TAX CERTIFICATION**  
ALL CURRENT AND DELINQUENT TAXES ARE PAID OR NOT REQUIRED TO BE PAID ON  
THIS PARCEL FOR THE TAX YEAR 2023.

LEWIS COUNTY TREASURER DATE

**AUDITOR'S CERTIFICATE**

RECORDING NO. \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_,  
AT THE REQUEST OF \_\_\_\_\_  
JOHN W. GOODMAN  
SURVEYOR'S NAME

COUNTY AUDITOR \_\_\_\_\_ DEPUTY AUDITOR \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY  
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH  
THE SURVEY RECORDING ACT FOR FULLER DESIGN  
IN JUNE, 2021

REGISTERED PROFESSIONAL LAND SURVEYOR DATE: \_\_\_\_\_

CERTIFICATE NUMBER 54051



**GOODMAN**  
LAND SURVEYING, INC.  
696 N. Military Rd. Winlock, WA 98596  
(360) 785-3038

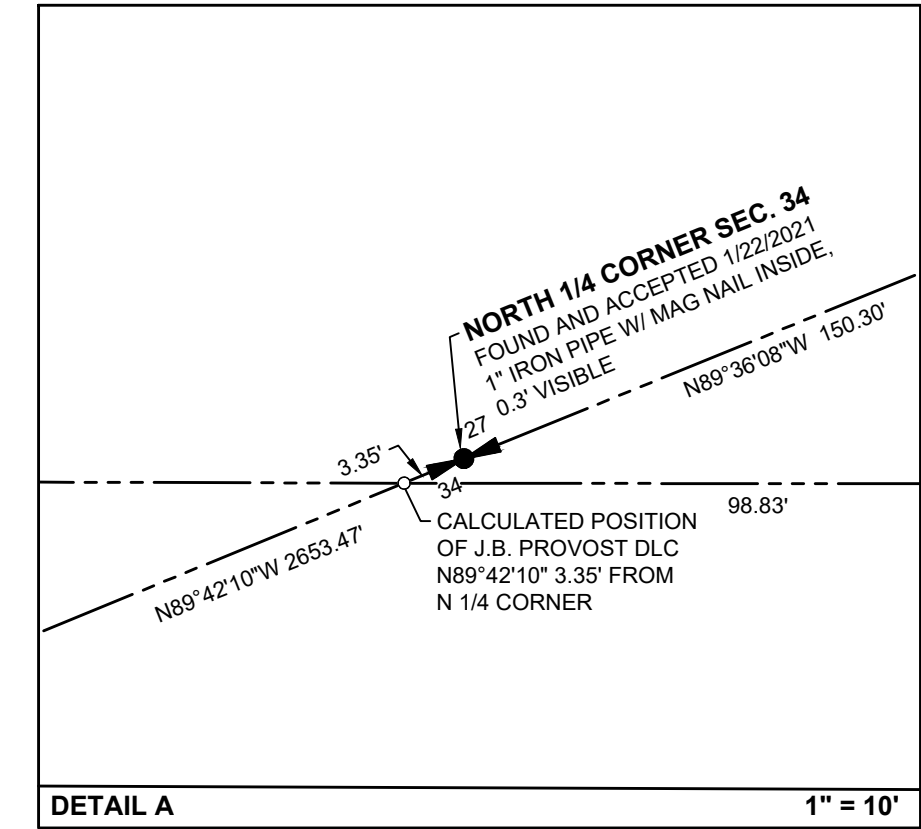
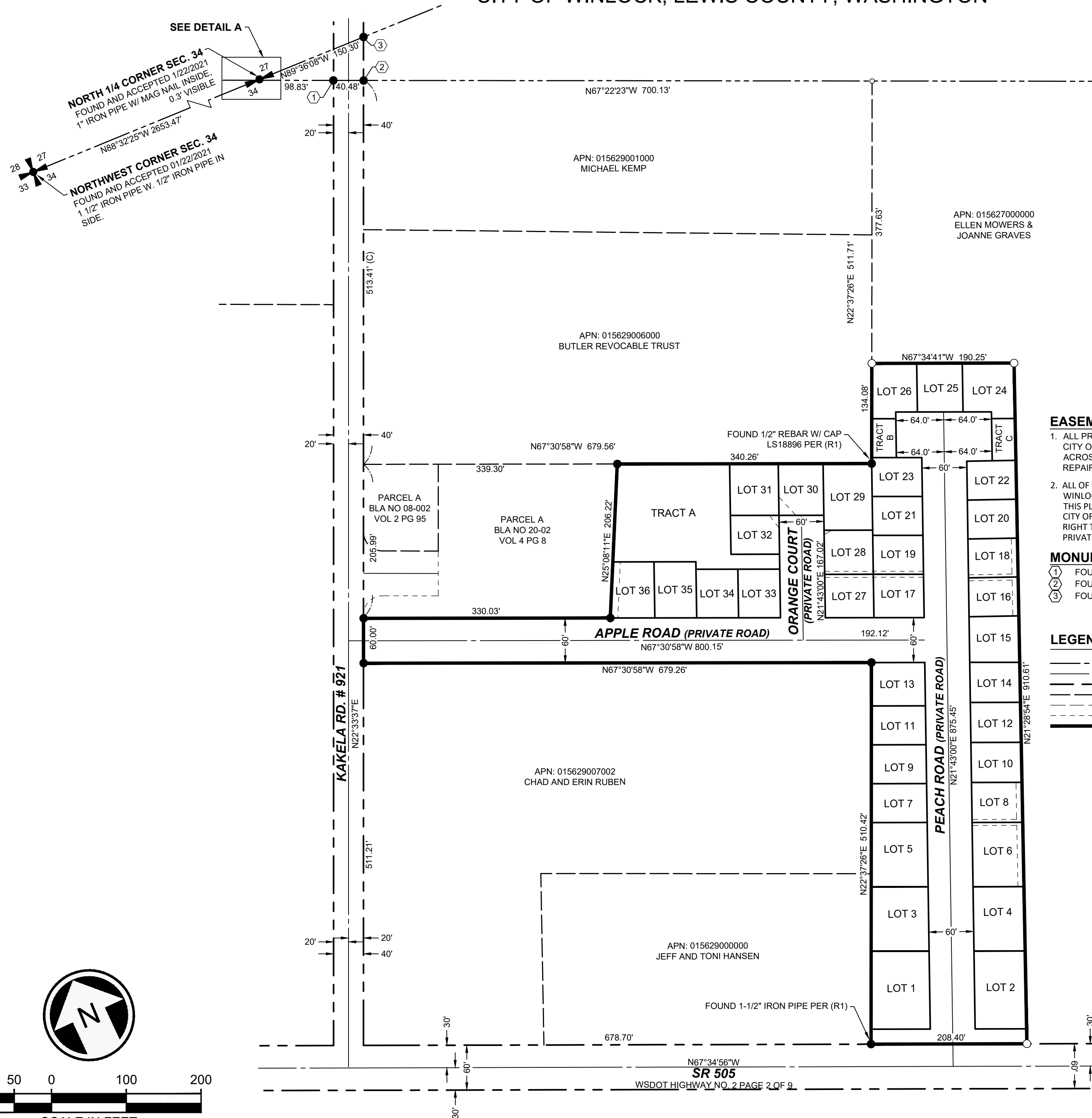
**MEYERS MEADOWS ADDITION**

ASSESSOR'S PARCEL NO.  
015628002002  
CITY OF WINLOCK  
LEWIS COUNTY, WASHINGTON

Drawn By: B. RAINS	Date: 01/23/2023	Job No.: 21-173
Checked By: J. GOODMAN	Scale: N/A	Sheet: 1 OF 3

# MEYERS MEADOWS ADDITION

PORTION OF THE JOHN PROVOST DLC IN THE  
NE 1/4 NE1/4, SE1/4 NE1/4 AND NE1/4 NW1/4  
SEC 34, T 12N, R 2 W, W.M.  
CITY OF WINLOCK, LEWIS COUNTY, WASHINGTON



### EASEMENT NOTES:

- ALL PRIVATE ROADS SHOWN HEREON ARE DEDICATED AS EASEMENTS TO THE CITY OF WINLOCK FOR UTILITIES AND APPURTENANCES OVER, UNDER AND ACROSS SAID PRIVATE ROADS FOR ACCESS, CONSTRUCTION, MAINTENANCE, REPAIRS, ADJUSTMENTS, EXTENSIONS AND RECONSTRUCTION OF SAID UTILITIES.
- ALL OF THE PRIVATE ROADS SHOWN HEREON SHALL BE DEDICATED TO THE CITY OF WINLOCK FOR CITY RIGHTS-OF-WAYS UPON THE TIME WHEN THE PARENT PARCEL OF THIS PLAT IS ANNEXED INTO THE INCORPORATED LIMITS OF THE CITY, IF ACCEPTED BY THE CITY OF WINLOCK FOLLOWING AN INSPECTION OF ROADS. THE CITY OF WINLOCK HAS THE RIGHT TO DETERMINE THE LIMITS OF DEDICATION, BEING LIMITED TO THE LIMITS OF THE PRIVATE ROAD RIGHT-OF-WAYS SHOWN HEREON

### MONUMENT NOTES

- FOUND 3/4" IRON PIPE 0.20' VISIBLE, AT WESTERLY ROW OF KAKELA RD.
- FOUND 1/2" REBAR W/ CAP, ILLEGIBLE, AT EASTERLY ROW OF KAKELA RD.
- FOUND 1/2" REBAR W/ CAP, ILLEGIBLE, AT EASTERLY ROW OF KAKELA RD.

### LEGEND

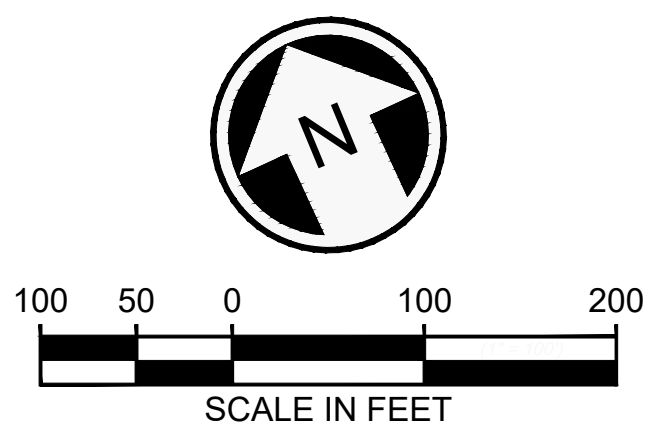
- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PLAT LOT LINE
- EASEMENT LINE
- SITE BOUNDARY/ PARENT PARCEL
- FOUND 1/2" REBAR W/ CAP "LS 36792" OR AS NOTED
- SET 1/2" REBAR & CAP LS 54051
- CALCULATED POINT ONLY

**GOODMAN**  
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LEWIS COUNTY, WASHINGTON

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Checked By: J. GOODMAN	Scale: 1"= 100'	Sheet: 2 OF 3

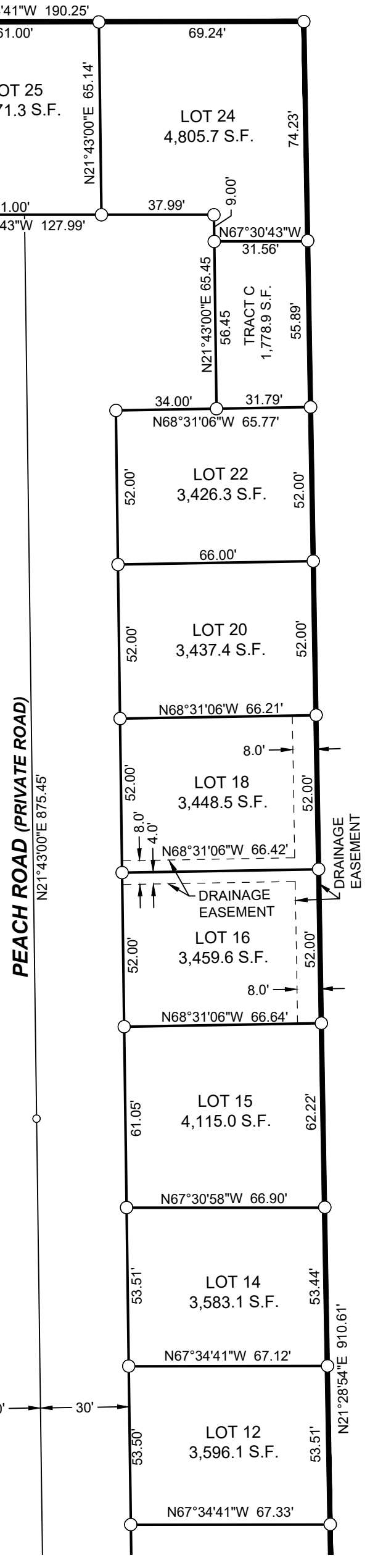
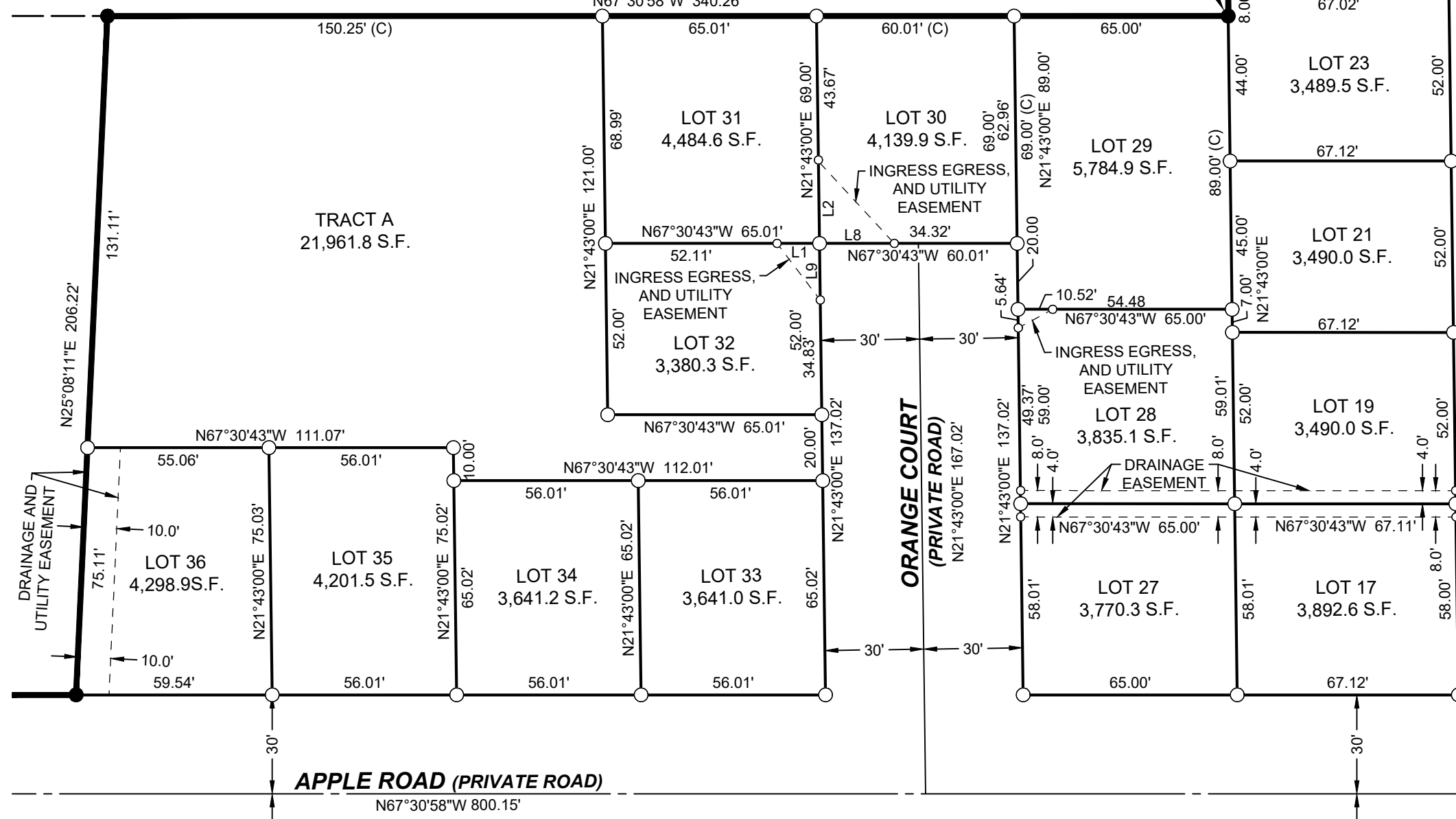
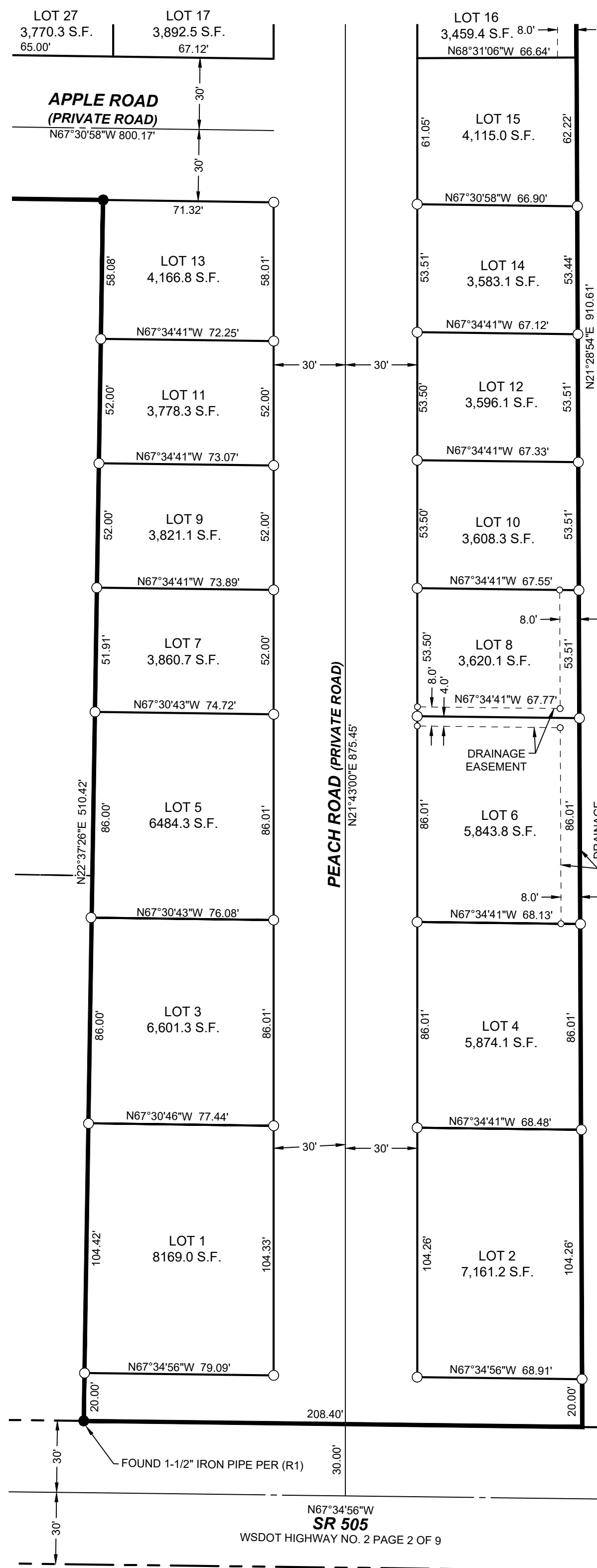


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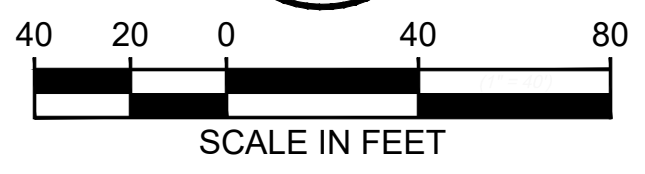
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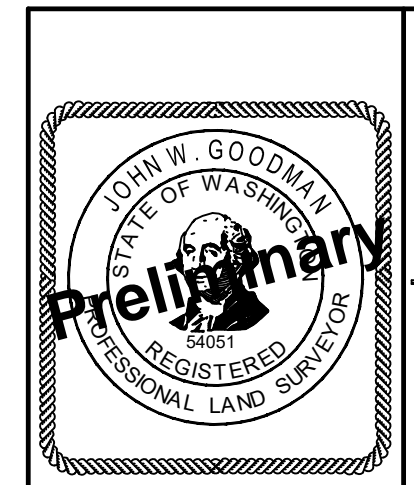
### SURVEYOR'S NOTE

LEAD AND TACK WITH BRASS WASHER "L.S 54051" ARE SET ON THE TOP OF CURB ON PROJECTION OF LOT LINES IN LIEU OF FRONT RIGHT-OF-WAY MONUMENTS



### LINE AND CURVE DATA

LINE	BEARING	DISTANCE
L1	N67°30'43"W	12.90'
L2	N21°43'00"E	25.33'
L3	N21°43'00"E	14.89'
L4	N67°30'43"W	3.98'
L5	N21°42'58"E	20.00'
L6	N67°30'43"W	7.30'
L7	N51°28'34"E	23.24'
L8	N67°30'43"W	22.71'
L9	N21°43'00"E	17.17'



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Drawn By: <b>B. RAINS</b>	Date: 01/23/2023	Job No.: 21-173
Checked By: J. GOODMAN	Scale: 1" = 40'	Sheet: 3 OF 3

N67°34'56"W  
**SR 505**  
WSDOT HIGHWAY NO. 2 PAGE 2 OF 9