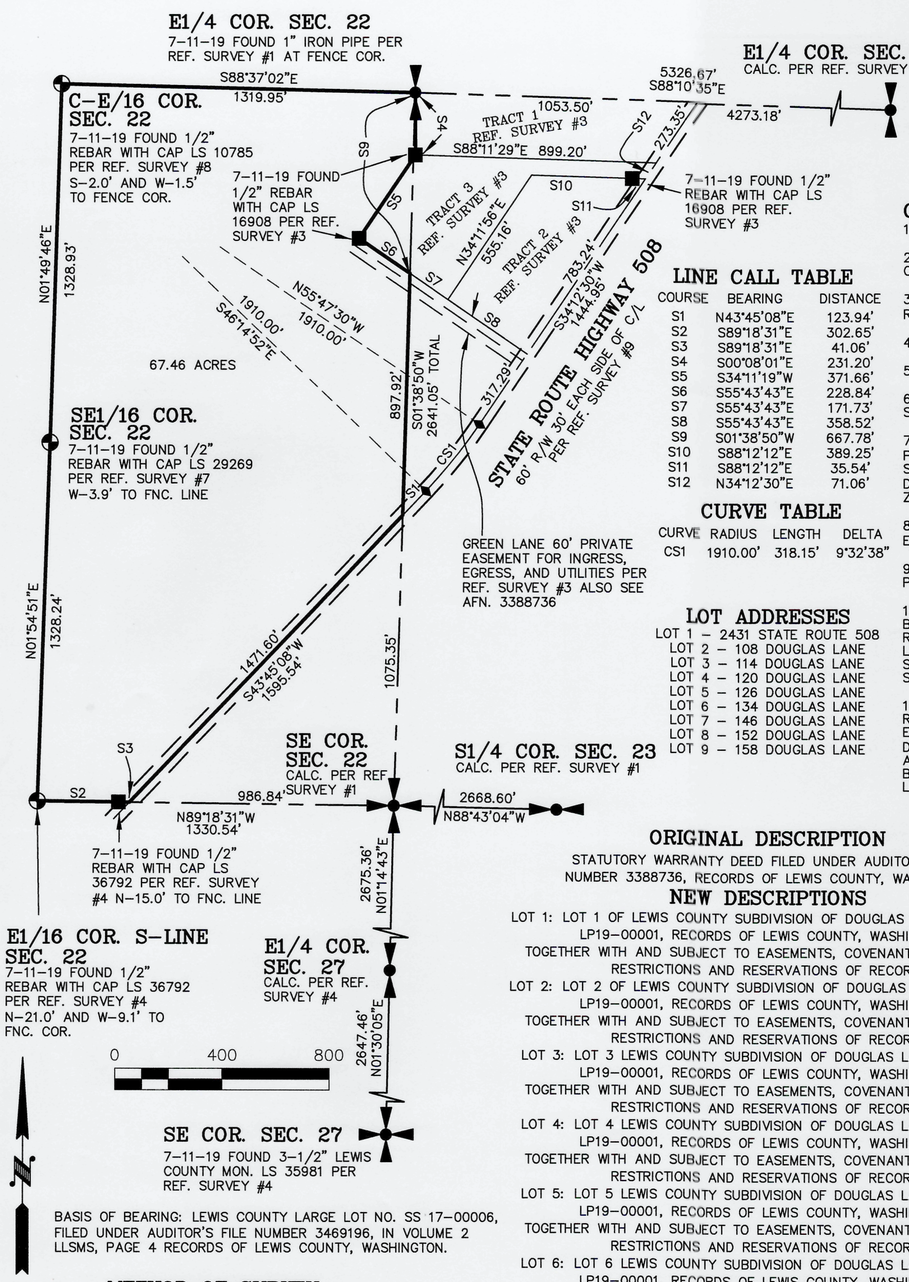
SUBDIVISION OF DOUGLAS LANE ACRES
PART OF THE
NE1/4 SE1/4, SE1/4 SE1/4, SEC. 22, NW1/4 SW1/4, SEC. 23, ALL IN TWN. 13 N., RNG. 1 E., W.M. LEWIS COUNTY, WASHINGTON



LINE CALL TABLE

COURSE	BEARING	DISTANCE
S1	N43°45'08"E	123.94'
S2	S89°18'31"E	302.65'
S3	S89°18'31"E	41.06'
S4	S00°08'01"E	231.20'
S5	S34°11'19"W	371.66'
S6	S55°43'43"E	228.84'
S7	S55°43'43"E	171.73'
S8	S55°43'43"E	358.52'
S9	S01°38'50"W	667.78'
S10	S88°12'12"E	389.25'
S11	S88°12'12"E	35.54'
S12	N34°12'30"E	71.06'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
CS1	1910.00'	318.15'	9°32'38"

LOT ADDRESSES

LOT 1 – 2431 STATE ROUTE 508
LOT 2 – 108 DOUGLAS LANE
LOT 3 – 114 DOUGLAS LANE
LOT 4 – 120 DOUGLAS LANE
LOT 5 – 126 DOUGLAS LANE
LOT 6 – 134 DOUGLAS LANE
LOT 7 – 146 DOUGLAS LANE
LOT 8 – 152 DOUGLAS LANE
LOT 9 – 158 DOUGLAS LANE

ORIGINAL DESCRIPTION

STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 3388736, RECORDS OF LEWIS COUNTY, WASHINGTON.

NEW DESCRIPTIONS

LOT 1: LOT 1 OF LEWIS COUNTY SUBDIVISION OF DOUGLAS LANE ACRES NO. LP19-00001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 2: LOT 2 OF LEWIS COUNTY SUBDIVISION OF DOUGLAS LANE ACRES NO. LP19-00001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 3: LOT 3 LEWIS COUNTY SUBDIVISION OF DOUGLAS LANE ACRES NO. LP19-00001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 4: LOT 4 LEWIS COUNTY SUBDIVISION OF DOUGLAS LANE ACRES NO. LP19-00001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 5: LOT 5 LEWIS COUNTY SUBDIVISION OF DOUGLAS LANE ACRES NO. LP19-00001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 6: LOT 6 LEWIS COUNTY SUBDIVISION OF DOUGLAS LANE ACRES NO. LP19-00001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 7: LOT 7 LEWIS COUNTY SUBDIVISION OF DOUGLAS LANE ACRES NO. LP19-00001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 8: LOT 8 LEWIS COUNTY SUBDIVISION OF DOUGLAS LANE ACRES NO. LP19-00001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

LOT 9: LOT 9 LEWIS COUNTY SUBDIVISION OF DOUGLAS LANE ACRES NO. LP19-00001, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

METHOD OF SURVEY

SECTION CONTROL USING TOPCON GPS RECEIVERS AND FIELD TRAVERSE USING A TOPCON GTS-225 (00"00'10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

LEGEND

■ = FOUND AS NOTED

◒ = 1/16TH CORNER AS NOTED

♦ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)

KEVIN D. BLUHM 5-23-24 STATE OF WASHINGTON 29269 REGISTERED PROFESSIONAL LAND SURVEYOR

REFERENCE SURVEYS

1) LARGE LOT SIMPLE SEGREGATION SURVEY NO. SS 17-00006, FILED IN VOL. 2 OF LLSMS, PG. 4, BY LS 29269
2) BOUNDARY LINE ADJUSTMENT NO. 09-0005, FILED IN VOL. 2 OF BLAM., PG. 138, BY LS 29269
3) RECORD OF SURVEY FILED IN VOL. 10, PG. 205, BY LS 16908
4) RECORD OF SURVEY FILED IN VOL. 28, PG. 48, BY LS 36792
5) LARGE LOT SIMPLE SEGREGATION SURVEY NO. SS 18-00019, FILED IN VOL. 2 OF LLSMS, PG. 32, BY LS 29269
6) LARGE LOT SIMPLE SEGREGATION SURVEY NO. SS 16-00006, FILED IN VOL. 1 OF LLSMS, PG. 315, BY LS 29269
7) RECORD OF SURVEY FILED IN VOL. 27, PG. 110, BY LS 29269
8) RECORD OF SURVEY FILED IN VOL. 6, PG. 193, BY LS 10785
9) SR 508 ONALASKA TO BEAR CANYON R/W PLANS DATED APRIL 29, 1941, ON FILED AT BLUHM AND ASSOCIATES OFFICE

CONDITIONS OF DEVELOPMENT:

1) NO DIRECT ACCESS FROM LOTS 6 THROUGH 9 TO STATE ROUTE 508 WILL BE ALLOWED.

2) PER LCC 8.40.310 LOTS 2 THROUGH 9 SHALL BE PROVIDED WATER FROM THE APPROVED PUBLIC WATER SUPPLY DESIGN AND CONSTRUCTED TO SERVE LP19-00001 DOUGLAS LANE ACRES.

3) PER LCC 8.55 LOT 1 SHALL BE PROVIDED WATER FROM WS19-00022, A TWO-PARTY WELL APPROVED TO SERVE A RESIDENCE AND ACCESSORY DWELLING UNIT UNDER LCC 8.55.020(3).

4) LOTS 2 THROUGH 9 WILL REQUIRE A DESIGNED/ENGINEERED ON-SITE SEWAGE DISPOSAL SYSTEM.

5) THE APPLICANT SHALL OBTAIN ALL OTHER REQUIRED LOCAL, STATE AND FEDERAL PERMITS AND APPROVALS.

6) THIS LAND DIVISION IS LOCATED IN FLOOD ZONE C, TYPICALLY AREA OF MINIMAL FLOODING. DEVELOPMENT IN THESE AREAS SHALL BE CONSISTENT WITH THE LEWIS COUNTY FLOOD DAMAGE PREVENTION ORDINANCE LCC 15.35.

7) ALL DEVELOPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE RURAL DEVELOPMENT DISTRICT ZONING, ONE RESIDENCE PER 10 ACRES (RDD-10), PER LEWIS COUNTY CODE CHAPTER 17.100. LOTS 2, 3, 4, 5, 6, 7, 8, AND 9 ARE AUTHORIZED TO BE SMALLER THAN THE MINIMUM LOT SIZE THROUGH THE CLUSTERING PROVISIONS PURSUANT TO LCC CHAPTER 16.18. THE DEVELOPMENT ALSO MEETS THE PROVISIONS OF LCC 17.100.060(2). LOT 1 CANNOT BE FURTHER DIVIDED UNDER THE CURRENT ZONING DESIGNATION OF RDD-10.

8) THE LAND DIVISION IS LOCATED IN WRIA 23 UPPER CHEHALIS. FUTURE BUILDING PERMITS SHALL MEET THE REQUIREMENTS OF ESSB 6091.SL (LAWS OF 2018, CH.1).

9) PORTIONS OF THIS LAND DIVISION CONTAIN STEEP SLOPES AND EROSION HAZARD AREAS LOCATED OUTSIDE OF THE PROPOSED BUILDABLE AREA OF THE PROPOSED LOTS.

10) THIS LAND DIVISION CONTAINS MAPPED WETLANDS, MAPPED HYDRIC SOILS AND TWO TYPE N STREAMS WITH 75-FOOT BUFFER ON EACH LANDWARD SIDE OF THE ORDINARY HIGH WATER MARK. AN UPDATED WETLAND AND STREAM ASSESSMENT REPORT DATED AUGUST 14, 2020 BY ENVIRONMENTAL DESIGN, LLC IS ACCEPTED AS FINAL FOR THIS PROJECT CONSISTENT WITH LCC 17.38. THE REPORT INDICATES THERE IS ADEQUATE BUILDABLE AREA IN EACH OF THE PROPOSED LOTS OUTSIDE OF ALL SETBACKS AND CRITICAL AREAS BUFFER WITHOUT THE NEED FOR BUFFER AVERAGING, A CRITICAL AREA VARIANCE OR A SETBACK VARIANCE.

11) NOTICE: THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND DESIGNATED FOR LONGTERM COMMERCIALLY SIGNIFICANT RESOURCE LAND IN WHICH NATURAL RESOURCE LAND IN WHICH NATURAL RESOURCE ACTIVITIES ARE PERMITTED AND ENCOURAGED, INCLUDING A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL OR OTHER TYPES OF DEVELOPMENT FOR CERTAIN PERIODS EXTENDING BEYOND THE NORMAL WORKDAY AND/OR WORK WEEK. IN ADDITION TO OTHER ACTIVITIES, THESE AMY INCLUDE NOISE, DUST, SMOKE, VISUAL IMPACTS, AND ODORS. WHEN PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES, THESE RESOURCE UTILIZATION ACTIVITIES ARE TO BE EXPECTED AND SHALL NOT BE SUBJECT TO LEGAL ACTION OR PUBLIC NUISANCE.

WATER NOTES

LOT 1 – LOT 1 WILL BE SERVED BY AN INDIVIDUAL WELL ID# BBP-483 LOCATED ON LOT 1.
LOTS 2 THROUGH 9 – LOTS WILL BE SERVED ON A GROUP B WATER SYSTEM FROM WELL ID# BLW 253 LOCATED ON LOT 1. SEE AUDITOR'S FILE NUMBERS 3552267, 3554219, AND 3606180.

SEPTIC NOTES

ALL LOTS WILL HAVE INDIVIDUAL ON SITE SEPTIC SYSTEMS

STORMWATER NOTES

SEE STORMWATER MAINTANANCE AGREEMENT FILED UNDER AFN. 3606179

DECLARATION OF SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE SOLE VESTED OWNERS OF THE LAND DESCRIBED IN SAID SUBDIVISION, AND AM SEEKING APPROVAL BY LEWIS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE SUBDIVISION OF DOUGLAS LANE ACRES NO. LP19-00001.

1) WE, THE UNDERSIGNED HEREBY DEFEND, INDEMNIFY, AND HOLD HARMLESS LEWIS COUNTY, ITS OFFICERS, AGENTS AND EMPLOYEES FROM ANY AND ALL COSTS OR DAMAGES, INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES INCURRED AS A RESULT OF THIS OF THIS SIGNATORY NOT BEING THE OWNER OF THE PROPERTY BEING SUBDIVIDED. SUCH COSTS AND DAMAGES INCLUDE, BUT NOT LIMITED TO, LITIGATION, VOLUNTARY QUIET TITLE, BOUNDARY DISPUTES, LOSS OF USE OF ALL OR A PORTION OF REAL PROPERTY AND SLANDER OF TITLE.
2) THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT THIS SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRE, AND DEDICATES TO THE USE OF THE LOT OWNERS THEREOF, ALL EASEMENTS SHOWN THEREON FOR INGRESS, EGRESS AND UTILITIES
3) THE PARTY DECLARING THIS SUBDIVISION REPRESENTS AND WARRANTS THAT THE EASEMENT(s) AND ACCESS ARE TRUE AND ADEQUATE FOR PURPOSES OF LCC 16.10.300 AND 16.10.400.
4) WE DEDICATE THE PROPERTY SHOWN ON THIS SUBDIVISION TO THE USE OF THE LOT OWNERS THEREOF, TOGETHER WITH ALL EASEMENTS SHOWN THEREON FOR INGRESS, EGRESS AND UTILITIES, AND FURTHER DO HEREBY REPRESENT AND WARRANT ACCESS TO BE TRUE AND ADEQUATE.

STEVEN JOHNSON — DATE 5/23/24

SARAH JOHNSON — DATE 5/23/24

STATE OF WASHINGTON }
COUNTY OF Lewis } SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME STEVEN JOHNSON AND SARAH JOHNSON BEING HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 23 DAY OF May, 20 24.
Cassie S Wingfield

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. MY COMMISSION EXPIRES December 2, 2025

CASSIE S WINGFIELD NOTARY PUBLIC STATE OF WASHINGTON My Comm. Expires December 02, 2025 No. 130539

Bluhm & Associates Land Surveyors, Inc.
1068 S. MARKET BLVD.
CHEHALIS, WA 98532
PHONE (360) 748-1551
FAX (360) 748-6282
E-MAIL:kbluhm@surveyservices.com

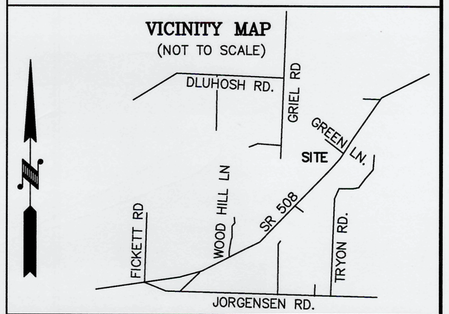
INDEX

PAGE 1 OF 4
SURVEY CONTROL AND NOTES, SUBDIVISION NOTES, SIGNATURES AND REFERENCE SURVEYS
PAGE 2 OF 4
DETAIL AT 1" = 100' OF SOUTHERLY PORTION OF SUBDIVISION
PAGE 3 OF 4
DETAIL AT 1" = 100' OF SOUTHERLY PORTION OF SUBDIVISION
PAGE 4 OF 4
OVERALL VIEW OF LOTS

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 SUBDIVISION.
-THE LOTS CONTAINED WITHIN THIS SUBDIVISION SHALL NOT BE REDIVIDED FOR FIVE (5) YEARS FROM THE DATE OF APPROVAL WITHOUT COMPLIANCE WITH THE REQUIREMENTS OF THE LEWIS COUNTY SUBDIVISION ORDINANCE NO. 1083, AND AS THEREAFTER AMENDED.
-THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMIT OR APPROVALS.
-ACCESS TO SUBDIVISION NOT GUARANTEED BY LEWIS COUNTY.
-COUNTY ROAD RIGHT-OF-WAY SHOWN ON THE SUBDIVISION IS NOT GUARANTEED BY LEWIS COUNTY, NOR DOES LEWIS COUNTY ASSUME AND LIABILITY FOR MISREPRESENTATION OF COUNTY ROAD RIGHT-OF-WAY LOCATIONS, WIDTHS AND TITLE SHOWN ON THE SUBDIVISION.

VICINITY MAP
(NOT TO SCALE)



LEWIS COUNTY HEALTH OFFICER

EXAMINED AND APPROVED THIS _____ DAY OF _____20____.

_____

LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____20____.

_____

TREASURER'S APPROVAL

REVIEWED FOR APPLICABLE TAXES APPROVED FOR RECORDING LEWIS COUNTY TREASURER

BY_____ DATE_____

LEWIS COUNTY ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____20____.

_____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BLUHM & ASSOCIATES THIS _____ DAY OF _____, 20____ AND RECORDED IN BOOK _____ OF _____, AT PAGE _____, RECORDS OF LEWIS COUNTY, WASHINGTON.

_____
LEWIS COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF

STEVEN AND SARAH JOHNSON ON MAY 2019

SURVEYOR – KEVIN BLUHM CERTIFICATE NO. 29269

SUBDIVIDER

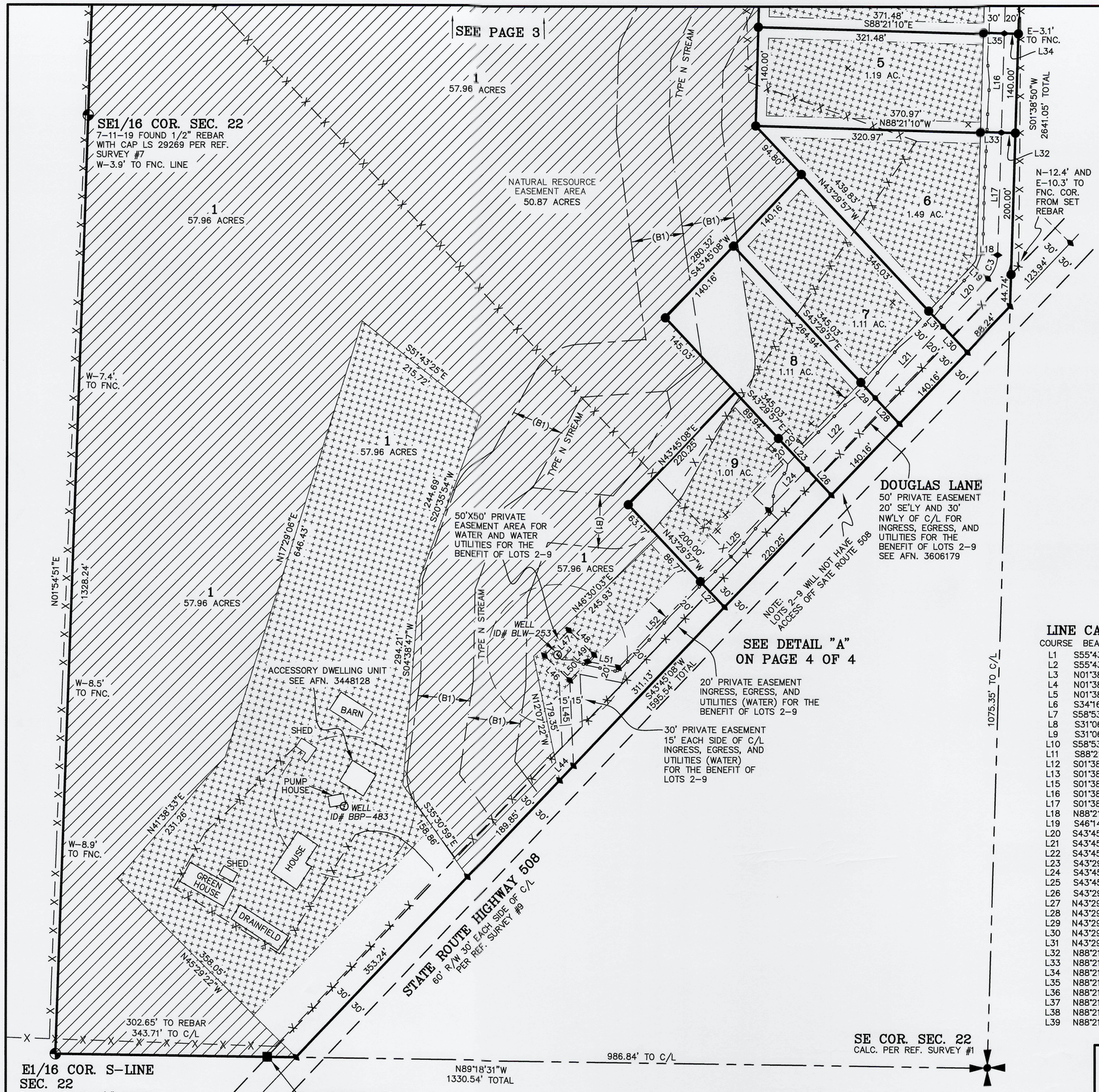
STEVEN JOHNSON SARAH JOHNSON
2431 STATE ROUTE 508
Onalaska WA 98570

SUBDIVISION OF DOUGLAS LAND ACRES NUMBER LP19-00001

TAX PARCEL(S): 032629001002

JOHN FOSS 1" = 400' 5-23-24
19-291 16-426-1.CRD

SUBDIVISION OF DOUGLAS LANE ACRES
PART OF THE
NE1/4 SE1/4, SE1/4 SE1/4, SEC. 22, NW1/4 SW1/4, SEC. 23, ALL IN TWN. 13 N., RNG. 1 E., W.M. LEWIS COUNTY, WASHINGTON



0 100 200

BASIS OF BEARING: LEWIS COUNTY LARGE LOT NO. SS 17-00006, FILED UNDER AUDITOR'S FILE NUMBER 3469196, IN VOLUME 2 LLSMS, PAGE 4 RECORDS OF LEWIS COUNTY, WASHINGTON.

METHOD OF SURVEY

SECTION CONTROL USING TOPCON GPS RECEIVERS AND FIELD TRAVERSE USING A TOPCON GTS-225 (00"00'10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

LEGEND

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- = BUILDABLE AREA THERE IS A 15' SETBACK FROM PROPERTY LINE AND 55' SETBACK FROM R/W OF SR 508
- —o—o— = UNDER GOUND WATERLINE

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L1	S55°43'43"E	220.64'
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L23	S43°29'57"E	60.00'
L24	S43°45'08"W	80.00'
L25	S43°45'08"W	140.25'
L26	S43°29'57"E	50.06'
L27	N43°29'57"W	50.06'
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L30	N43°29'57"W	50.06'
L31	N43°29'57"W	30.03'
L32	N88°21'10"W	20.00'
L33	N88°21'10"W	30.00'
L34	N88°21'10"W	20.00'
L35	N88°21'10"W	30.00'
L36	N88°21'10"W	20.00'
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CURVE TALBE

CURVE	RADIUS	LENGTH	DELTA
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L48	S46°14'52"E	50.00'
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L50	S43°45'08"W	36.97'
L51	S78°46'39"E	44.61'
L52	N43°45'08"E	169.08'

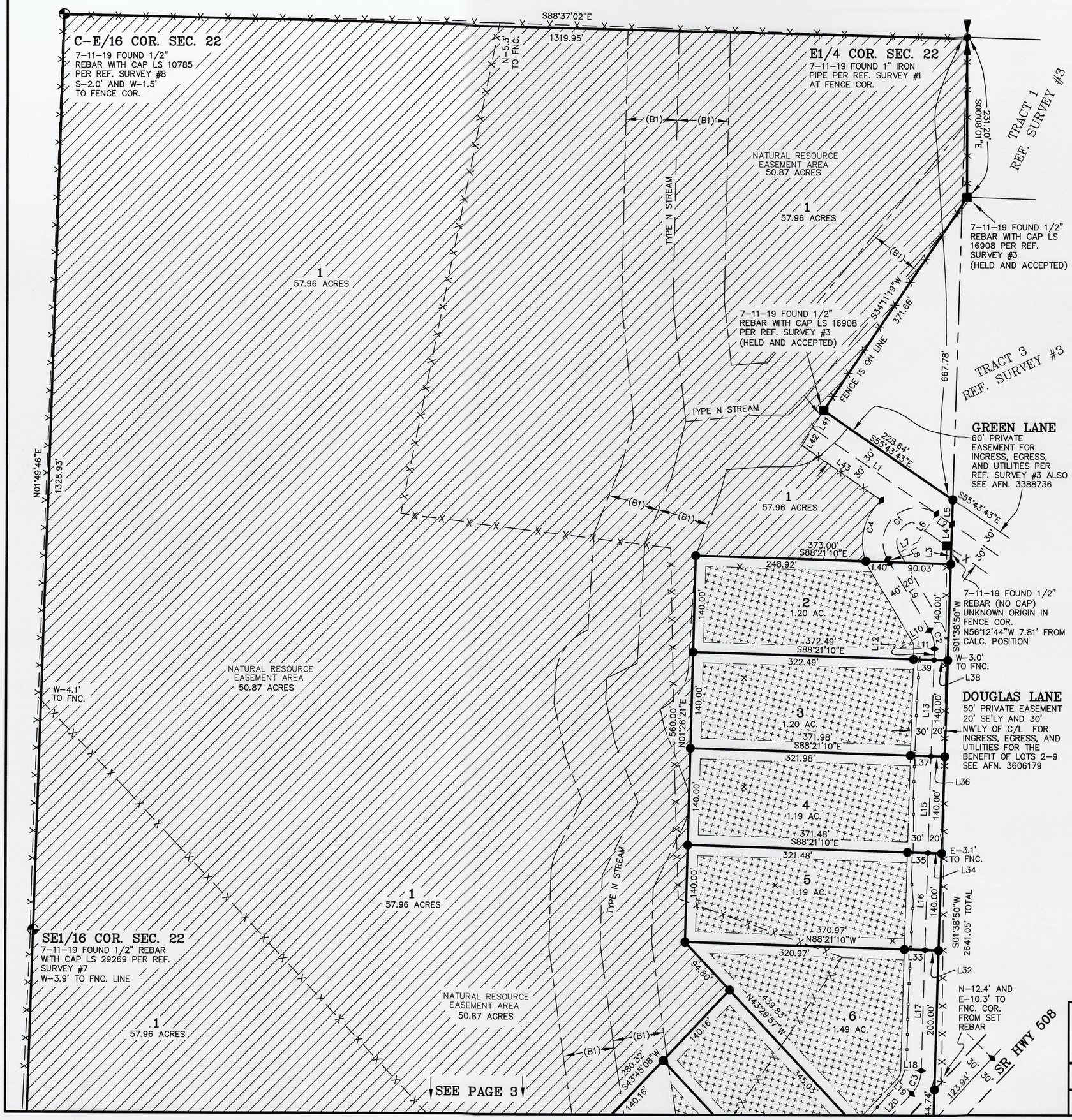
5-23-24
KEVIN D. BLUHM
STATE OF WASHINGTON
29269
REGISTERED
PROFESSIONAL LAND SURVEYOR

SUBDIVSION OF DOUGLAS LAND ACRES
NUMBER LP19-00001

Bluhm & Associates
Land Surveyors, Inc.
1068 S. MARKET BLVD.
CHEHALIS, WA 98532
PHONE (360) 748-1551
FAX (360) 748-6282
E-MAIL:kbluhm@surveyservices.com

DRAWN BY: JOHN FOSS	DATE: 5-23-24	JOB# 19-291 FB# 2088
CHECKED BY: KB	SCALE: 1" = 100'	SHEET 2 OF 4

SUBDIVISION OF DOUGLAS LANE ACRES
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NE1/4 SE1/4, SE1/4 SE1/4, SEC. 22, NW1/4 SW1/4, SEC. 23, ALL IN TWN. 13 N., RNG. 1 E., W.M. LEWIS COUNTY, WASHINGTON



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L46	N46°14'52"W	50.00'
L47	N43°45'08"E	50.00'
L48	S46°14'52"E	50.00'
L49	S43°45'08"W	13.03'
L50	S43°45'08"W	36.97'
L51	S78°46'39"E	44.61'
L52	N43°45'08"E	169.08'

5-23-24
KEVIN D. BLUHM
STATE OF WASHINGTON
29269
REGISTERED
PROFESSIONAL LAND SURVEYOR

SUBDIVSION OF DOUGLAS LAND ACRES
NUMBER LP19-00001

Bluhm & Associates
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DRAWN BY: JOHN FOSS	DATE: 5-23-24	JOB# 19-291 FB# 2088
CHECKED BY: KB	SCALE: 1" = 100'	SHEET 3 OF 4

SUBDIVISION OF DOUGLAS LANE ACRES
PART OF THE
NE1/4 SE1/4, SE1/4 SE1/4, SEC. 22, NW1/4 SW1/4, SEC. 23, ALL IN TWN. 13 N., RNG. 1 E., W.M.
LEWIS COUNTY, WASHINGTON

NOTE: SEE PAGE 2 OF 4 AND 3 OF 4 FOR MORE DETAIL OF LOTS

0 200 400

BASIS OF BEARING: LEWIS COUNTY LARGE LOT NO. SS 17-00006, FILED UNDER AUDITOR'S FILE NUMBER 3469196, IN VOLUME 2 LLSMS, PAGE 4 RECORDS OF LEWIS COUNTY, WASHINGTON.

METHOD OF SURVEY
SECTION CONTROL USING TOPCON GPS RECEIVERS AND FIELD TRAVERSE USING A TOPCON GTS-225 (00"00'10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

LEGEND
- ● = SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP: K. BLUHM LS 29269
- ■ = FOUND AS NOTED
- ◒ = 1/16TH CORNER AS NOTED
- ♦ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
- —X— = FENCE LINE AS LOCATED
- ⊙ = WELL WITH 100' BUFFER
- × = PERK HOLES
- PD = PRIMARY DRAINFIELD
- RD = RESERVE DRAINFIELD
- = NATURAL RESOURCE EASEMENT AREA
- (B1) = 75' RHA FOR A TYPE N STREAM (NO CONSTRUCTION BUFFER)
- = BUILDABLE AREA THERE IS A 15' SETBACK FROM PROPERTY LINE AND 55' SETBACK FROM R/W OF SR 508
- —o—o— = UNDER GOUND WATERLINE

C-E/16 COR. SEC. 22
7-11-19 FOUND 1/2" REBAR WITH CAP LS 10785 PER REF. SURVEY #8 S-2.0' AND W-1.5' TO FENCE COR.

E1/4 COR. SEC. 22
7-11-19 FOUND 1" IRON PIPE PER REF. SURVEY #1 AT FENCE COR.

N-5.3' TO FNC.
S88°37'02"E 1319.95'

TRACT 1 REF. SURVEY #3
TRACT 3 REF. SURVEY #3

7-11-19 FOUND 1/2" REBAR WITH CAP LS 16908 PER REF. SURVEY #3 (HELD AND ACCEPTED)

S00°08'01"E 231.20'
667.78'
S34°11'19"W 371.66'
TYPE N STREAM
NATURAL RESOURCE EASEMENT AREA 50.87 ACRES
1 57.96 ACRES

GREEN LANE
60' PRIVATE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES PER REF. SURVEY #3 ALSO SEE AFN. 3388736

7-11-19 FOUND 1/2" REBAR WITH CAP LS 16908 PER REF. SURVEY #3 (HELD AND ACCEPTED)

N01°49'46"E 1328.93'

S55°43'43"E 228.84'
93.18'
S88°21'10"E 373.00'
248.92'
124.08'
S01°38'50"W

7-11-19 FOUND 1/2" REBAR (NO CAP) UNKNOWN ORIGIN IN FENCE COR. N56°12'44"W 7.81' FROM CALC. POSITION

2 1.20 AC.
S88°21'10"E 372.49'
322.49'
3 1.20 AC.
S88°21'10"E 371.98'
321.98'
4 1.19 AC.
S88°21'10"E 371.48'
321.48'
5 1.19 AC.
N88°21'10"W 370.97'
320.97'
6 1.49 AC.
140.00' 140.00' 140.00' 140.00' 140.00'
560.00' N01°26'21"E
2641.05' TOTAL S01°38'50"W

DOUGLAS LANE
50' PRIVATE EASEMENT 20' SE'LY AND 30' NW'LYOF C/L FOR INGRESS, EGRESS, AND UTILITIES FOR THE BENEFIT OF LOTS 2-9

W-4.1' TO FNC.
NATURAL RESOURCE EASEMENT AREA 50.87 ACRES

SE1/16 COR. SEC. 22
7-11-19 FOUND 1/2" REBAR WITH CAP LS 29269 PER REF. SURVEY #7 W-3.9' TO FNC. LINE

E-3.1' TO FNC.

N-12.4' AND E-10.3' TO FNC. COR. FROM SET REBAR

7 1.11 AC.
8 1.11 AC.
9 1.01 AC.
S43°29'57"E 264.94'
S43°45'08"W 280.32'
N43°29'57"W 439.83'
S01°43'25"E 215.72'
N43°45'08"E 145.03'
S43°45'08"W 145.03'
N43°29'57"W 220.25'
S43°29'57"E 264.94'
140.16' 94.80' 244.74' 123.94' 88.24' 110.06' 86.77'

DOUGLAS LANE
50' PRIVATE EASEMENT 20' SE'LY AND 30' NW'LYOF C/L FOR INGRESS, EGRESS, AND UTILITIES FOR THE BENEFIT OF LOTS 2-9

W-7.4' TO FNC.
W-8.5' TO FNC.

BUILDABLE AREA 5.61 ACRES
N17°29'06"E 846.43'
N01°54'51"E 1328.24'
S04°38'47"W 294.21'
244.69' S20°35'54"W
N41°38'33"E 231.26'
N45°29'22"W 358.05'
N12°07'22"W 179.35'
N46°30'03"E 245.93'
339.69' S43°45'08"W 1595.54' TOTAL
S35°30'59"E 189.86'
WELL
SEE PAGE 2 OF 4

STATE ROUTE HIGHWAY 508
60' R/W 30' EACH SIDE OF C/L PER REF. SURVEY #9

1075.35' TO C/L

302.65' TO REBAR
343.71' TO C/L
353.24'

SE COR. SEC. 22
CALC. PER REF. SURVEY #1

986.84' TO C/L
N89°18'31"W 1330.54' TOTAL

E1/16 COR. S-LINE SEC. 22
7-11-19 FOUND 1/2" REBAR WITH CAP LS 36792 PER REF. SURVEY #4 N-21.0' AND W-9.1' TO FNC. COR.

7-11-19 FOUND 1/2" REBAR WITH CAP LS 36792 PER REF. SURVEY #4 N-15.0' TO FNC. LINE

REFERENCE SURVEYS
1) LARGE LOT SIMPLE SEGREGATION SURVEY NO. SS 17-00006, FILED IN VOL. 2 OF LLSMS, PG. 4, BY LS 29269
2) BOUNDARY LINE ADJUSTMENT NO. 09-0005, FILED IN VOL. 2 OF BLAM., PG. 138, BY LS 29269
3) RECORD OF SURVEY FILED IN VOL. 10, PG. 205, BY LS 16908
4) RECORD OF SURVEY FILED IN VOL. 28, PG. 48, BY LS 36792
5) LARGE LOT SIMPLE SEGREGATION SURVEY NO. SS 18-00019, FILED IN VOL. 2 OF LLSMS, PG. 32, BY LS 29269
6) LARGE LOT SIMPLE SEGREGATION SURVEY NO. SS 16-00006, FILED IN VOL. 1 OF LLSMS, PG. 315, BY LS 29269
7) RECORD OF SURVEY FILED IN VOL. 27, PG. 110, BY LS 29269
8) RECORD OF SURVEY FILED IN VOL. 6, PG. 193, BY LS 10785
9) SR 508 ONALASKA TO BEAR CANYON R/W PLANS DATED APRIL 29, 1941, ON FILED AT BLUHM AND ASSOCIATES OFFICE

DOUGLAS LANE
50' PRIVATE EASEMENT 20' SE'LY AND 30' NW'LY OF C/L FOR INGRESS, EGRESS, AND UTILITIES FOR THE BENEFIT OF LOTS 2-9 ALOS SEE AFN. 3606179

9 1.01 AC.
S43°29'57"E 200.00'
N43°29'57"W 200.00'
220.25' S43°45'08"W
L23 L24 L25 L26 L27
20' 20' 30'

NOTE: LOTS 2-9 WILL NOT HAVE ACCESS OFF SATE ROUTE 508

1 57.96 ACRES
50'X50' PRIVATE EASEMENT AREA FOR WATER AND WATER UTILITIES FOR THE BENEFIT OF LOTS 2-9
WELL ID# BLW-253
WELL HOUSE
N46°30'03"E 245.93'
L45 L46 L47 L48 L49 L50 L51 L52
N12°07'22"W 179.35'
S43°45'08"W 311.13'
15' 15' 20' 20' 30' 30'

DETAIL "A"
(NOT TO SACLE)

20' PRIVATE EASEMENT INGRESS, EGRESS, AND UTILITIES (WATER) FOR THE BENEFIT OF LOTS 2-9

30' PRIVATE EASEMENT 15' EACH SIDE OF C/L INGRESS, EGRESS, AND UTILITIES (WATER) FOR THE BENEFIT OF LOTS 2-9

WATER NOTES
LOT 1 - LOT 1 WILL BE SERVED BY AN INDIVIDUAL WELL ID# BBP-483 LOCATED ON LOT 1.
LOTS 2 THOROUGH 9 - LOTS WILL BE SERVED ON A GROUP B WATER SYSTEM FROM WELL ID# BLW 253 LOCATED ON LOT 1. SEE AUDITOR'S FILE NUMBERS 3577110, 3552267 3554219 AND 3606180.

5-23-24
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SHEET 4 OF 4