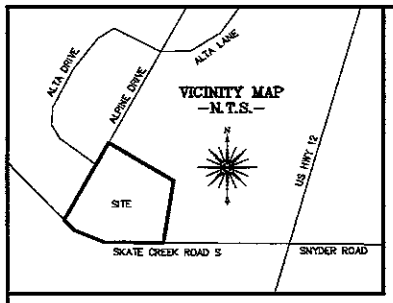


PLAT OF ELKHORN LP07-00001
PART OF THE SW1/4 SW1/4 OF SECTION 15, T.13N, R.9E, W.M., LEWIS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT MARKET COMMERCIAL HOLDINGS, L.L.C. DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE LOT OWNERS OF ELKHORN FOREVER AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS ALL ROADS AND WAYS AS SHOWN ON THE FACE OF THIS PLAT, UNLESS NOTED. THE ROADS WITHIN THE BOUNDARIES OF THE PLAT OF ELKHORN WILL BE OWNED AND MAINTAINED BY THE LOT OWNERS OF ELKHORN. LOT OWNERS ARE GRANTED AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES ACROSS ALL ROADS AND WAYS SHOWN HEREON UNLESS NOTED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS _____ DAY OF _____, _____

_____

JENS JORGENSEN, REPRESENTATIVE MARKET COMMERCIAL HOLDINGS, L.L.C.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
} SS.
COUNTY OF LEWIS

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JENS JORGENSEN, REPRESENTATIVE OF MARKET COMMERCIAL HOLDINGS, L.L.C., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN _____

APPROVALS

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

_____ DATE _____ DIRECTOR OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED.

_____ DATE _____ CHAIRMAN, BOARD OF LEWIS COUNTY COMMISSIONERS

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

_____ DATE _____ HEALTH OFFICER, LEWIS COUNTY ENVIRONMENTAL SERVICES

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

_____ DATE _____ COUNTY ENGINEER

I CERTIFY THAT ALL TAXES AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY MAY BE LIABLE AS OF THIS DATE HAS BEEN PAID AND THAT DEPOSITS AS REQUIRED BY LAW AGAINST TAXES THAT MAY BECOME PAYABLE IN THE YEAR _____ HAVE BEEN MADE.

_____ DATE _____ COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BLUHM & ASSOCIATES THIS _____ DAY OF _____, _____ AND RECORDED IN VOLUME _____ OF PLATS, ON PAGE _____, RECORDS OF LEWIS COUNTY, WASHINGTON.

_____

LEWIS COUNTY AUDITOR

_____

DEPUTY AUDITOR

PLAT BOUNDARY DESCRIPTION

LOT 3 OF LARGE LOT SUBDIVISION SIMPLE SEGREGATION NUMBER LLS-05-0012, AS RECORDED UNDER AUDITOR'S FILE NUMBER 3234884, RECORDS OF LEWIS COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M., IN LEWIS COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF LARGE LOT SUBDIVISION-SIMPLE SEGREGATION NUMBER LLS-05-0012 AS RECORDED UNDER AUDITOR'S FILE NUMBER 3234884, RECORDS OF LEWIS COUNTY, WASHINGTON; THENCE S46°15'20"W ALONG THE SOUTHWEST MARGIN OF ALPINE DRIVE A DISTANCE OF 359.91 FEET; THENCE S61°28'21"E A DISTANCE OF 388.06 FEET TO THE SOUTHWEST CORNER OF THAT TRACT AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9509777, RECORDS OF LEWIS COUNTY, WASHINGTON; THENCE N10°53'59"W ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 298.10 FEET TO THE SOUTHERLY LINE OF THE PLAT OF SECOND SKYLINE ADDITION AS RECORDED IN BOOK 5 OF PLATS AT PAGE 78, RECORDS OF LEWIS COUNTY, WASHINGTON; THENCE N89°48'17"W ALONG SAID SOUTH LINE A DISTANCE OF 342.87 FEET TO THE POINT OF BEGINNING.

AS PER BOUNDARY LINE AGREEMENT SURVEY RECORDED IN BOOK 24 OF SURVEYS AT PAGE 173 UNDER AUDITOR'S FILE NUMBER 3246084 AND PER AGREEMENT RCW 58.04.007 DISPUTE RESOLUTION RECORDED UNDER AUDITOR'S FILE NUMBER 3246085, ALL RECORDS OF LEWIS COUNTY, WASHINGTON.

CONDITIONS OF DEVELOPMENT:

1. THE PROJECT SHALL COMPLY WITH ALL REQUIREMENTS FOR SEISMIC RISK D-1.
2. OIL-WATER SEPARATORS SHALL BE REQUIRED FOR IMPERVIOUS SURFACES OF 5,000 SQUARE FEET OR LARGER.
3. DISCHARGE OF PETROLEUM OR HAZARDOUS MATERIAL TO ANY DITCH, SWALE, OR OTHER NON-IMPERVIOUS SURFACED AREAS, WHERE MIGRATION TO AN AQUIFER IS LIKELY, IS PROHIBITED.
4. ALL DEVELOPMENT SHALL COMPLY WITH THE CONDITIONS SET FORTH IN LEWIS COUNTY CARL REVIEW CLO 07-00354, DATED JUNE 4, 2007.
5. EROSION CONTROL MEASURE SHALL BE IN PLACE PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION.
6. IF ANY EVIDENCE OF HISTORICAL, ARCHAEOLOGICAL, OR CULTURAL IMPORTANCE IS DISCOVERED DURING PROJECT EXECUTION, WORK SHALL BE HALTED UNTIL THE FINDINGS CAN BE EVALUATED BY APPROPRIATE QUALIFIED INDIVIDUALS AND/OR AGENCIES.
7. ALL SEEDED OR SODDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE VEGETATION COVERAGE IS COMPLETE. AREAS SHALL BE REPAIRED, RESEEDED, AND FERTILIZED AS REQUIRED.
8. ALL OFF SITE CATCH BASINS IMMEDIATELY ADJACENT TO THE SITE SHALL BE PROTECTED FROM SILTATION.
9. ALL DEVELOPMENT ON THE INDIVIDUAL LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS SPECIFIED BY LEWIS COUNTY CODE.

SURVEYOR'S CERTIFICATE

I, KEVIN D. BLUHM, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF ELKHORN IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

_____

SURVEYOR- KEVIN D. BLUHM, PLS 29289

KEVIN D. BLUHM — STATE OF WASHINGTON — 29289 — REGISTERED PROFESSIONAL LAND SURVEYOR

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: J.M./CW	DATE: 4-18-2016	JOB# 07-165 COMP SVR2 07-165.CRD
CHECKED BY: K. BLUHM	SCALE: 1" = 80'	SHEET 1 OF 2

PLAT OF ELKHORN LP 07-00001
PART OF THE SW1/4 SW1/4
SECTION 15, T.13N, R.9E, W.M.,
LEWIS COUNTY, WASHINGTON

LEGEND

● = SET 1/2" x 24" REBAR WITH PLASTIC CAP: K BLUHM LS 29269

◇ = ANGLE POINT (NOT SET)

▨ = 10' OF EVEN WIDTH "NO ACCESS" STRIP

■ = FND REBAR W/CAP: LS 36792, PER REF. SURVEY #1

REFERENCE SURVEYS

1) SURVEY FILED IN VOL. 24, PG. 173 BY LS 36792
2) SURVEY FILED IN VOL. 1, PG. 106 BY LS 36792

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	35.00'	16.73'	27°23'07"
C2	35.00'	31.08'	50°52'54"
C3	35.00'	12.61'	20°38'16"
C4	1234.53'	26.04'	1°12'32"
C5	1234.53'	136.53'	6°17'25"
C6	1234.53'	57.30'	3°07'25"
C7	35.00'	71.72'	117°24'13"
C8	35.00'	49.72'	81°23'35"
C9	35.00'	32.18'	52°40'58"
C10	35.00'	60.42'	98°54'19"
C11	1234.53'	42.33'	1°57'53"
C12	1234.53'	101.47'	4°42'34"
C13	1234.53'	72.99'	3°23'15"
C14	1234.53'	12.09'	0°33'40"
C15	35.00'	22.91'	37°30'30"
C16	35.00'	30.56'	50°01'30"
C17	35.00'	18.25'	29°52'13"
C18	35.00'	38.54'	63°16'45"
C19	35.00'	11.06'	18°07'49"
C20	35.00'	20.35'	33°19'09"
C21	35.00'	11.83'	19°21'47"
C22	1370.00'	43.03'	1°47'58"
C23	1370.00'	122.47'	5°07'20"
C24	1370.00'	150.88'	6°18'27"
C25	1370.00'	113.32'	4°44'51"
C26	1370.00'	69.69'	2°54'52"
C27	1370.00'	20.11'	0°50'28"
C28	1370.00'	499.39'	20°53'07"

LINE CALL TABLE

Courses	Bearing	Distance
L1	N 49°53'17" W	51.19'
L2	N 49°53'17" W	83.38'
L3	N 49°53'17" W	54.77'
L4	N 49°53'17" W	85.83'
L5	S 08°47'25" E	31.51'
L6	S 08°47'25" E	44.28'
L7	S 08°47'25" E	28.38'
L8	S 08°47'25" E	39.35'
L9	S 01°28'21" E	53.78'
L10	S 81°28'21" E	111.04'
L11	S 81°28'21" E	111.45'
L12	S 81°28'21" E	46.16'
L13	N 81°28'21" W	132.02'
L14	N 81°28'21" W	111.25'
L15	N 81°28'21" W	81.15'
L16	N 81°51'39" E	70.60'
L17	N 81°51'39" E	101.16'
L18	N 81°51'39" E	87.44'
L19	N 81°51'39" E	120.34'
L20	N 33°15'50" E	4.39'
L21	S 51°34'03" E	123.77'
L22	N 37°06'04" E	80.02'
L23	S 51°34'03" E	124.18'
L24	N 00°06'54" E	30.00'
L25	N 81°12'35" E	30.00'
L26	S 81°12'35" W	30.00'
L27	N 28°31'39" E	30.00'
L28	S 28°31'39" W	30.00'
L29	N 52°51'56" W	30.00'
L30	N 11°44'10" W	27.84'
L31	N 10°44'15" E	30.00'
L32	S 51°41'28" E	30.00'

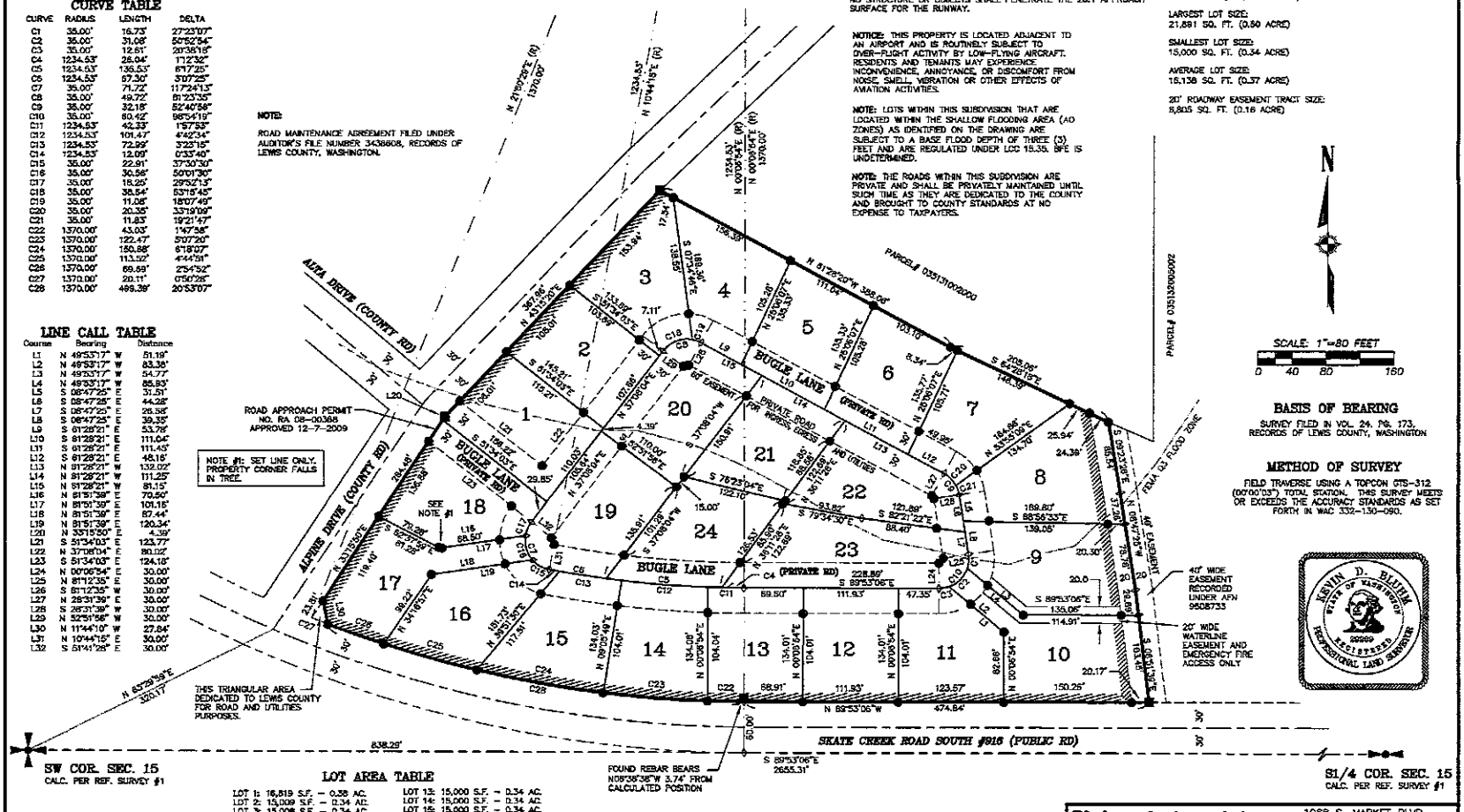
NOTE:

ROAD MAINTENANCE AGREEMENT FILED UNDER AUDITOR'S FILE NUMBER 3438608, RECORDS OF LEWIS COUNTY, WASHINGTON.

ROAD APPROACH PERMIT NO. RA 08-00388 APPROVED 12-7-2009

NOTE #1: SET LINE ONLY. PROPERTY CORNER FALLS IN TREE.

THIS TRIANGULAR AREA DEDICATED TO LEWIS COUNTY FOR ROAD AND UTILITIES PURPOSES.



LOT AREA TABLE

LOT 1: 16,819 S.F. – 0.38 AC.	LOT 13: 15,000 S.F. – 0.34 AC.
LOT 2: 15,009 S.F. – 0.34 AC.	LOT 14: 15,000 S.F. – 0.34 AC.
LOT 3: 15,008 S.F. – 0.34 AC.	LOT 15: 15,000 S.F. – 0.34 AC.
LOT 4: 15,024 S.F. – 0.34 AC.	LOT 16: 15,000 S.F. – 0.34 AC.
LOT 5: 15,000 S.F. – 0.34 AC.	LOT 17: 15,000 S.F. – 0.34 AC.
LOT 6: 15,079 S.F. – 0.35 AC.	LOT 18: 18,724 S.F. – 0.38 AC.
LOT 7: 15,000 S.F. – 0.34 AC.	LOT 19: 17,406 S.F. – 0.40 AC.
LOT 8: 19,200 S.F. – 0.44 AC.	LOT 20: 17,157 S.F. – 0.39 AC.
LOT 9: 19,290 S.F. – 0.44 AC.	LOT 21: 15,000 S.F. – 0.34 AC.
LOT 10: 19,095 S.F. – 0.44 AC.	LOT 22: 15,644 S.F. – 0.36 AC.
LOT 11: 15,000 S.F. – 0.34 AC.	LOT 23: 20,999 S.F. – 0.48 AC.
LOT 12: 15,000 S.F. – 0.34 AC.	LOT 24: 15,906 S.F. – 0.37 AC.

DEVELOPMENT STANDARDS/SETBACKS:

FRONT/FLANKING STREET – 25' FROM RIGHT OF WAY
REAR YARD – 25' FROM PROPERTY LINE FOR STRUCTURES IN EXCESS OF 100 SQ. FT.
SIDE YARD – 10'
BUILDING HEIGHT (MAX.) – 35'
MAXIMUM HEIGHT FOR – 55' MAX. HEIGHT ALLOWED FOR ALL VISUAL RUNWAY APPROACH STRUCTURES AND TRESS PER 17.80.040 AND THE FAA

NOTE:

LEWIS COUNTY AVIATION AND HAZARD EASEMENT: NO RESIDENTIAL STRUCTURES SHALL EXCEED 35 FEET IN HEIGHT PER 17.80.040 LCC. NO TREE SHALL BE ALLOWED TO GROW ABOVE 55 FEET IN HEIGHT. NO STRUCTURE OR OBJECTS SHALL PENETRATE THE 20:1 APPROACH SURFACE FOR THE RUNWAY.

NOTICE: THIS PROPERTY IS LOCATED ADJACENT TO AN AIRPORT AND IS ROUTINELY SUBJECT TO OVER-FLIGHT ACTIVITY BY LOW-FLYING AIRCRAFT. RESIDENTS AND TENANTS MAY EXPERIENCE INCONVENIENCE, ANNOYANCE, OR DISCOMFORT FROM NOISE, SMELL, VIBRATION OR OTHER EFFECTS OF AVIATION ACTIVITIES.

NOTE: LOTS WITHIN THIS SUBDIVISION THAT ARE LOCATED WITHIN THE SHALLOW FLOODING AREA (AO ZONES) AS IDENTIFIED ON THE DRAWING ARE SUBJECT TO A BASE FLOOD DEPTH OF THREE (3) FEET AND ARE REGULATED UNDER LCC 15.35. BFE IS UNDETERMINED.

NOTE: THE ROADS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED UNTIL SUCH TIME AS THEY ARE DEDICATED TO THE COUNTY AND BROUGHT TO COUNTY STANDARDS AT NO EXPENSE TO TAXPAYERS.

SUBDIVISION INFORMATION

SUBDIVIDER:
MARKET COMMERCIAL HOLDINGS, LLC
JENS JORGENSEN, REPRESENTATIVE
P.O. BOX 826
TENINO, WA 98589

24 LOTS PROPOSED

ALL LOTS WILL BE SINGLE-FAMILY RESIDENTIAL

METHOD OF SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS

METHOD OF DOMESTIC WATER: LEWIS COUNTY WATER DISTRICT #3

TOTAL ACREAGE OF PROPOSED PLAT:
8.91 ACRES (388,137 SQ. FT.)

LARGEST LOT SIZE:
21,891 SQ. FT. (0.50 ACRE)

SMALLEST LOT SIZE:
15,000 SQ. FT. (0.34 ACRE)

AVERAGE LOT SIZE:
16,138 SQ. FT. (0.37 ACRE)

20' ROADWAY EASEMENT TRACT SIZE:
8,805 SQ. FT. (0.16 ACRE)

N

SCALE: 1"=80 FEET
0 40 80 160

BASIS OF BEARING

SURVEY FILED IN VOL. 24, PG. 173, RECORDS OF LEWIS COUNTY, WASHINGTON

METHOD OF SURVEY

FIELD TRAVERSE USING A TOPCON GTS-312 (00°00'03") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

KEVIN D. BLUHM
STATE OF WASHINGTON
29269
REGISTERED
PROFESSIONAL LAND SURVEYOR

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: JM/CW	DATE: 4-18-2016	JOB# 07-165 COMP SVR2 07-165.CRD
CHECKED BY: K. BLUHM	SCALE: 1" = 80'	SHEET 2 OF 2