

Development Review Committee is represented by the City of Chehalis:
Building and Planning | Engineering | Public Works | Fire Department | Police Department | Airport

Development Review Committee Agenda

Chehalis Building and Planning Department

January 24, 2023, at 9 A.M.

Meeting Location: Chehalis Airport Conference Room

9:00 AM Pre-application Conference AC-23-039; 1692 Bishop Road

Applicant proposes to construct an 88 x 48 stick built two story building on parcel 017762000000. The first story use will be commercial, and the second story use residential. The address is zoned CG, Commercial General on 0.310 total acres.

9:30 AM SP-23-001; 116 Yates Road 4 lot Short Plat

Applicant proposes a 4-lot short plat on parcel 017854011002. The address is zoned R1, Single-Family, Low Density on 2.310 total acres.

10:00 AM BLA-23-004; 1176 SE Washington Ave Boundary Line Adjustment

Applicant proposes a boundary line adjustment for parcel 005853001000, 00549000000, 005490001000, 005492002000, and 005604192001. The parcels are zoned MRC, Mixed-Residential Commercial on a total of approximately 2.81 acres combined.

11:00 Interdepartmental staff meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83910241095?pwd=dUIlYm0rTkt6SHZCZjkxUTRlVDBUUT09>

Directions to Development Review Committee

Chehalis Airport Conference Room



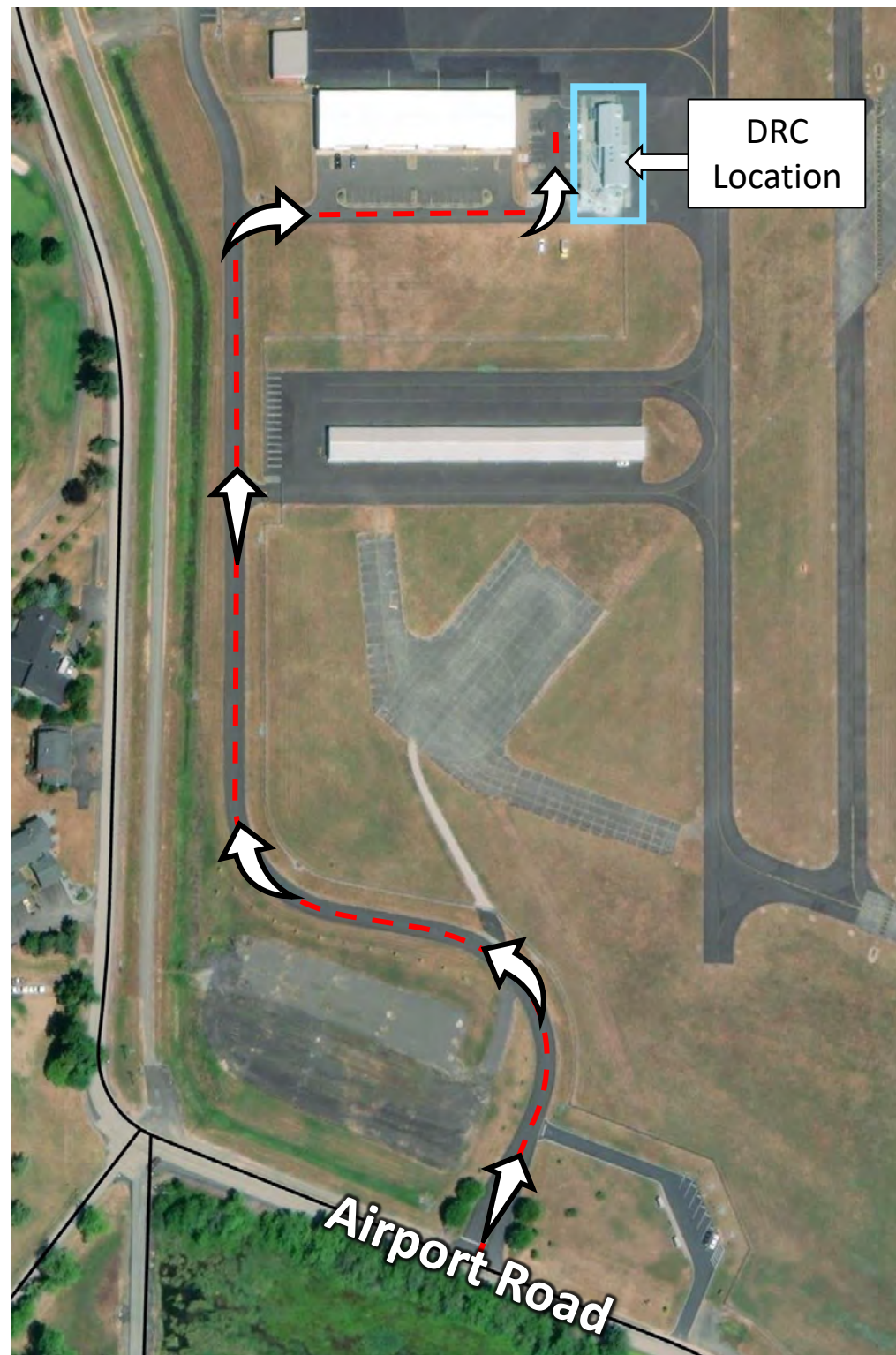
Coordinates:

(46.672787, -122.984924)

or

46° 40' 22.0332" N

122° 59' 5.7264" W





Return your conference application to Community Development Department
 1321 S Market Blvd. Chehalis, WA 98532
 (360) 345-2229
www.ci.chehalis.wa.us email: comdev@ci.chehalis.wa.us

JOB SITE ADDRESS: 1692 Bishop Rd PARCEL #: 017762000000

APPLICANT / CONTACT PERSON:
 NAME: Christian Cabrera
 ADDRESS: 1692 Bishop Rd
 CITY/ST/ZIP: Chehalis WA, 98532
 PHONE#: (360) 485-7027
 EMAIL: CWCabrera19@gmail.com

CONTRACTOR / ENGINEER / SURVEYOR:
 COMPANY NAME: D'bot Design, LLC
 CONTACT NAME: Dennis
 ADDRESS: 2530 Summer St Salem OR
 PHONE #: (503) 481-9365
 EMAIL: dboldesign42@gmail.com
 CONTRACTORS L&I #: _____

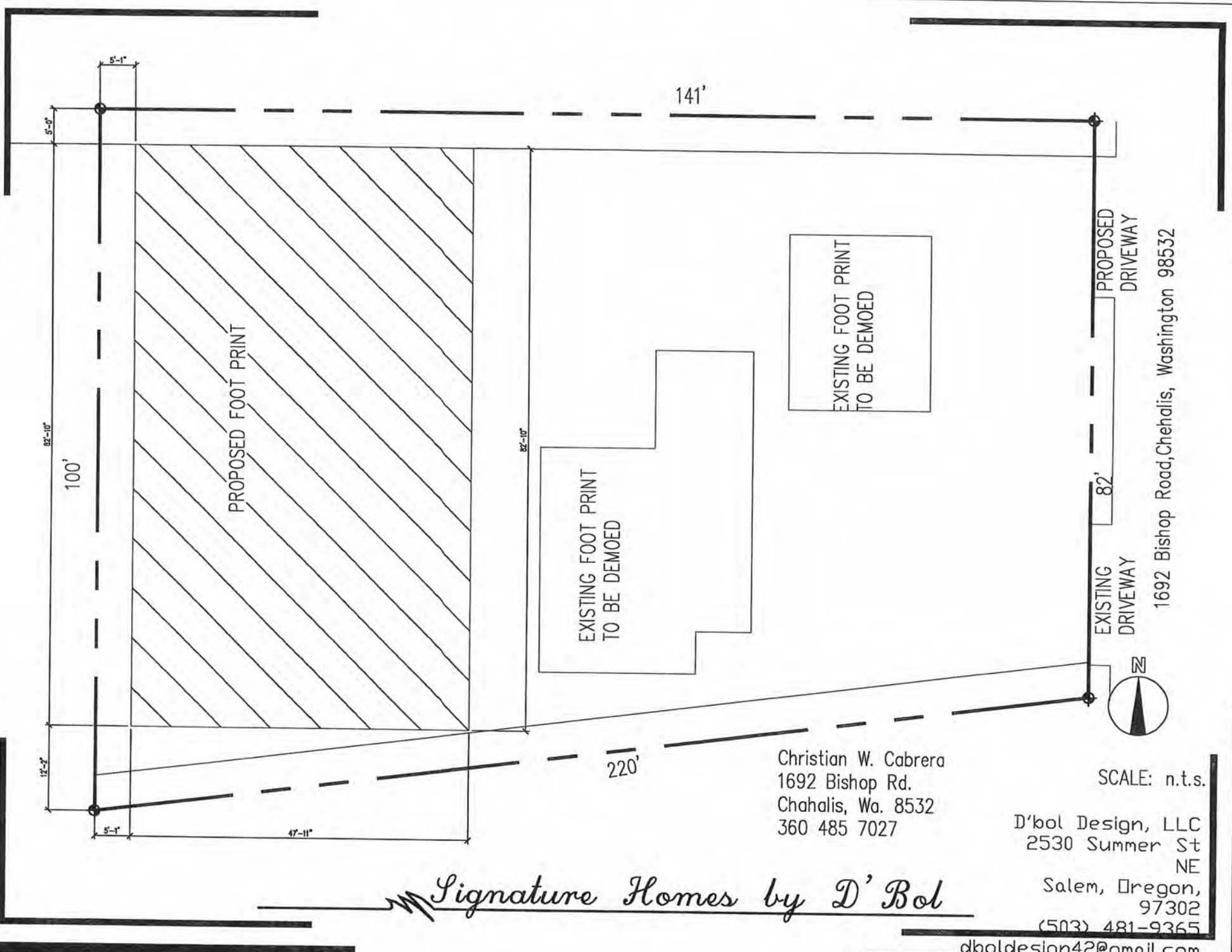
Is the property owner the same as the contact person? Yes No

DETAILED PROJECT DESCRIPTION: construct a 88x48 stick Built two story Building anchored to a concrete slab. First story will be used as commercial space, second-story will be used as residential space. Construct a second driveway for easier access with truck and trailer

Verbal comments made during discovery are not binding. Only the plan(s) submitted will be reviewed for compliance with applicable codes. By signing below, I grant permission for City of Chehalis employees to enter and remain on the property for the purpose of review and approval of this proposal and to conduct inspections related to this proposal.

Signature: 	Date: <u>12-28-23</u>
Name (print): <u>Christian Cabrera</u>	Telephone #: <u>(360) 485-7027</u>

Office use only	
Received by: <u>JK</u>	Date Received:
Parcel #: <u>017762000000</u>	RECEIVED Building & Planning DEC 28 2023 City of Chehalis
Permit #: <u>AC-23-039</u>	
Zoning: <u>CG</u>	
Flood Zone: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Zone Classification:	



Signature Homes by D' Bol

1692 Bishop Rd Vicinity Map



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**Short Plat/Boundary Line Adjustment
Permit Attachment**

City of Chehalis
Community Development Department
1321 S MARKET BLVD
CHEHALIS, WA 98532
(360) 345-2229

Site Address: 116 YATES RD

Permit Type: <input checked="" type="checkbox"/> Short Plat <input type="checkbox"/> Boundary Line Adjustment	Date: <u>10/17/2023</u> Lewis County Parcel # <u>017854011002</u>
---	--

Owner Name: Dan Hawes Phone: 360-520-4943
Email: drhawes@hotmail.com Mailing Address: 140 Saley Ln, Centralia, WA 98531
Owner Name (If Applicable): _____ Phone: _____
Email: _____ Mailing Address: _____
^{Engineer} Surveyor Name: Vick Taylor, PE Phone: 360 890 8955
Email: _____ Mailing Address: _____

Current Legal Description (abbreviated form-lot, block, plat or section-township-range): _____
BL-10-152 3346298 & NW NW SEC 13
Proposed Legal Description: LOTS 1-4 of SP XX-XXXX

For short plats and boundary line adjustments, these must be addressed on the application plat:

- ✓ Must be drawn to scale, dated, and with a north arrow.
- ✓ Lot/block numbers and dimensions in square feet.
- ✓ Clearly shown distinction between existing and proposed features.
- ✓ All permanent topographic and utility features- e.g., streets, utility lines and connections, slopes greater than or equal to 15%, wetlands, etc.
- ✓ Existing zoning designation.
- ✓ Existing structures.
- ✓ Clearly defined existing and proposed easements.
- ✓ Existing covenants and deed restrictions.
- ✓ Proposed access and roads.
- ✓ Include current and proposed legal descriptions.
- ✓ Names and addresses of owners and surveyor.
- ✓ Locations, widths, lengths, and names of streets and alleys within or adjacent to the parcels.
- ✓ Full address of each lot.
- ✓ Vicinity map showing project location in relation to the rest of the city.
- ✓ Approximate curve radii of any existing or proposed street or road within the parcel(s).
- ✓ Designation of existing buildings to remain or be removed after project completion.
- ✓ Locations of existing water-impacted areas such as FEMA 100-year floodplains, wetlands, and shorelines.
- ✓ Preliminary public facilities plan for any proposed water or sewer service, or storm drainage, flood control, and erosion control.
- ✓ Designation of development phases, if any.

Additional information may be requested by Community Development Staff after submittal

I, (Print) Dan Hawes , do hereby state that the information contained in this application, map and supporting documents is true and correct to the best of my knowledge. Signature grants city staff authority to enter my property for the purposes of reviewing this application.

Signature:

X

 Dan Hawes

Boundary Line Adjustment ONLY

I certify that this Boundary Line Adjustment does not create a new parcel as per RCW 58.17.040(6).

Signature:

X

For an application to be deemed complete, all fees must be paid. Visit our website to determine what fees will be owed at the time of submittal: <https://www.ci.chehalis.wa.us/building>

116 Yates Road Vicinity Map



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CITY OF CHEHALIS SHORT PLAT NO 2023-XXXX

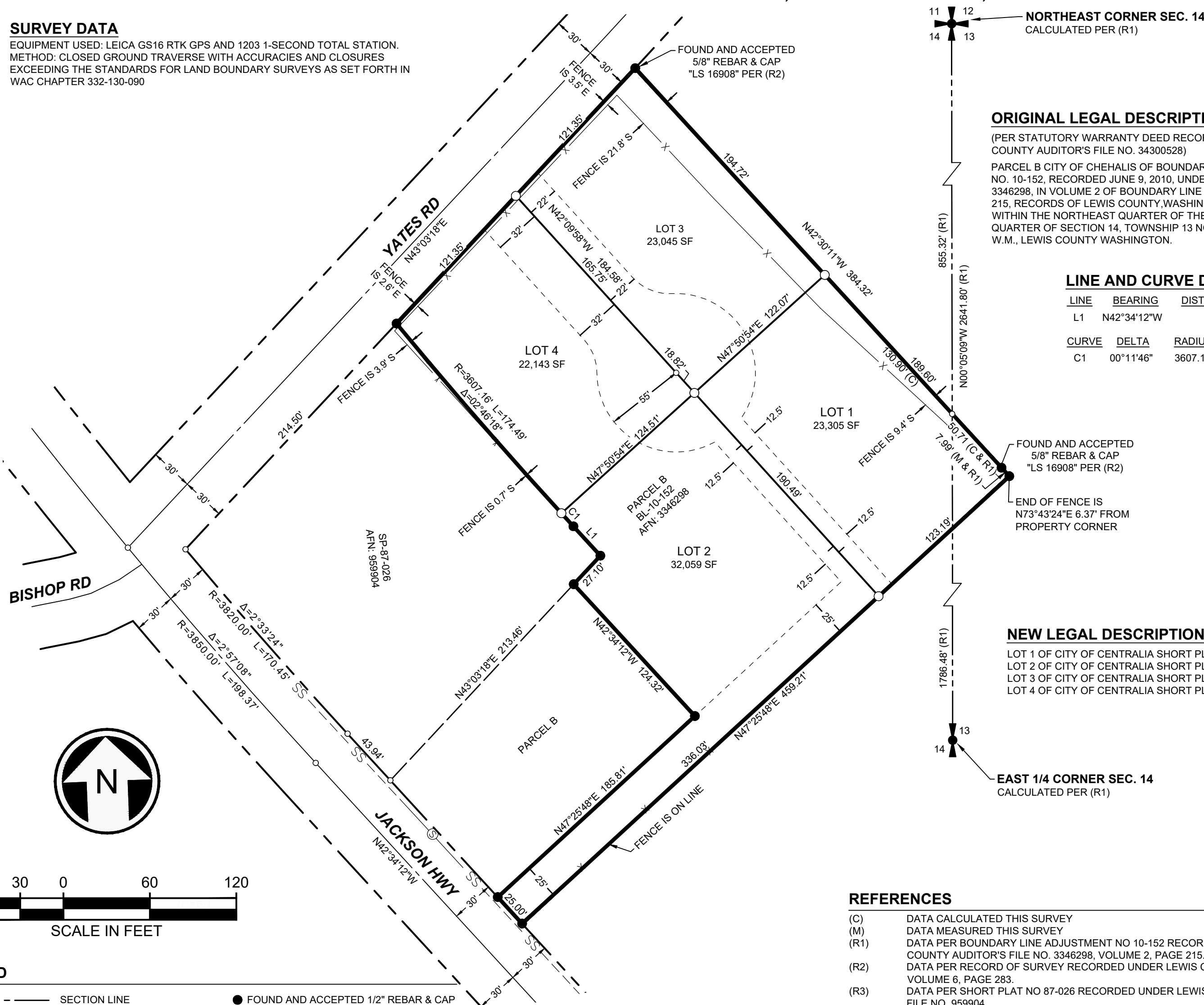
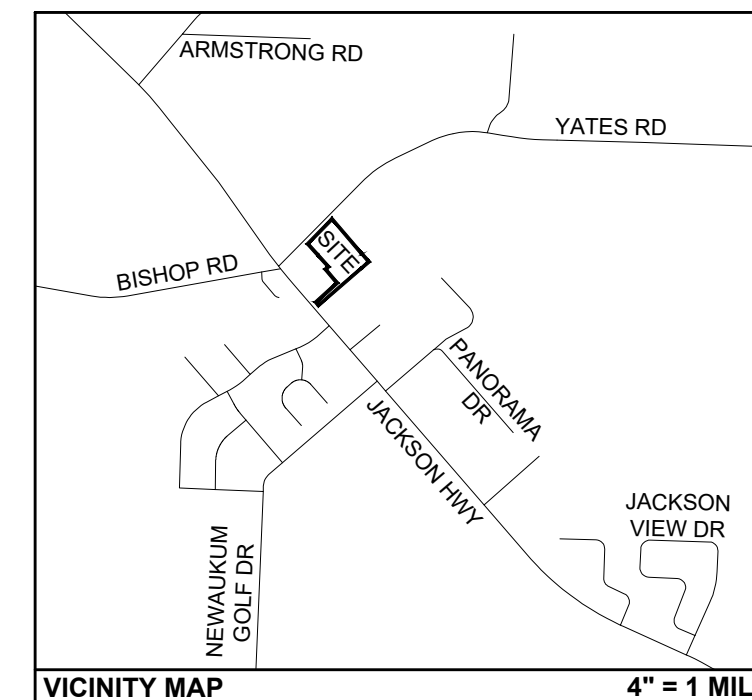
PORTION OF THE NE 1/4 NE 1/4 SEC 14,
AND NW 1/4 NW 1/4 SEC 13, T 13 N, R 2 W, W.M.
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON

BASIS OF BEARING

HOLDING SURVEY CONTROL BEARINGS PER BOUNDARY LINE ADJUSTMENT NO 10-152 RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3346298, VOLUME 2, PAGE 215.

SURVEY DATA

EQUIPMENT USED: LEICA GS16 RTK GPS AND 1203 1-SECOND TOTAL STATION.
METHOD: CLOSED GROUND TRAVERSE WITH ACCURACIES AND CLOSURES EXCEEDING THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090



ORIGINAL LEGAL DESCRIPTION:
(PER STATUTORY WARRANTY DEED RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 34300528)
PARCEL B CITY OF CHEHALIS OF BOUNDARY LINE ADJUSTMENT NO. 10-152, RECORDED JUNE 9, 2010, UNDER AUDITOR'S FILE NO. 3346298, IN VOLUME 2 OF BOUNDARY LINE ADJUSTMENTS, PAGE 215, RECORDS OF LEWIS COUNTY, WASHINGTON, BEING LOCATED WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY WASHINGTON.

LINE AND CURVE DATA

LINE	BEARING	DISTANCE
L1	N42°34'12"W	27.66'

CURVE	DELTA	RADIUS	LENGTH
C1	00°11'46"	3607.16'	12.35'

FOUND AND ACCEPTED 5/8" REBAR & CAP "LS 16908" PER (R2)
END OF FENCE IS N73°43'24"E 6.37' FROM PROPERTY CORNER

NEW LEGAL DESCRIPTION:
LOT 1 OF CITY OF CENTRALIA SHORT PLAT NO 2023-XXXX
LOT 2 OF CITY OF CENTRALIA SHORT PLAT NO 2023-XXXX
LOT 3 OF CITY OF CENTRALIA SHORT PLAT NO 2023-XXXX
LOT 4 OF CITY OF CENTRALIA SHORT PLAT NO 2023-XXXX

REFERENCES

- (C) DATA CALCULATED THIS SURVEY
- (M) DATA MEASURED THIS SURVEY
- (R1) DATA PER BOUNDARY LINE ADJUSTMENT NO 10-152 RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3346298, VOLUME 2, PAGE 215.
- (R2) DATA PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S VOLUME 6, PAGE 283.
- (R3) DATA PER SHORT PLAT NO 87-026 RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 959904.
- (R4) DATA PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3351374, VOLUME 27, PAGE 304.

WARNING

THE CITY OF CHEHALIS HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS WITHIN OF PROVIDE ACCESS TO PROPERTY DESCRIBED ON THIS PLAT.

OWNER
HAWES, DANIEL AND TILLENA
140 SALEY LN
CENTRALIA, WA 98531

CONDITIONS OF APPROVAL

DECLARATION OF SHORT SUBDIVISION
WE, THE UNDERSIGNED, ATTEST THAT I/WE ARE THE OWNER(S) OF THE LANDS SHOWN ON THIS SHORT SUBDIVISION AND THAT THIS SHORT SUBDIVISION IS MADE WITH MY/OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

DANIEL HAWES _____ DATE _____
TILLENA HAWES _____ DATE _____

ENGINEERS APPROVAL

EXAMINED AND APPROVED BY THIS _____ DAY OF _____, 2023.

ENGINEER, CITY OF CENTRALIA DATE: _____

COMMUNITY DEVELOPMENT APPROVAL

EXAMINED AND APPROVED BY THIS _____ DAY OF _____, 2023.

COMMUNITY DEVELOPMENT, CITY OF CHEHALIS DATE: _____

TREASURER CERTIFICATION

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

TREASURER DATE: _____



LEGEND

-----	SECTION LINE	●	FOUND AND ACCEPTED 1/2" REBAR & CAP "LS 36792" PER (R1) OR AS NOTED
-----	CENTERLINE	○	SET 1/2" REBAR & CAP LS 54051
-----	RIGHT-OF-WAY LINE	○	CALCULATED POINT ONLY
-----	LOT LINE	⊙	SANITARY SEWER MANHOLE
-----	NEW LOT LINE		
-----	EASEMENT LINE		
-----	SITE BOUNDARY/ PARENT PARCEL		
-x-	FENCE LINE		
SS	SANITARY SEWER		

AUDITOR'S CERTIFICATE

RECORDING NO. _____

FILED FOR RECORD THIS _____ DAY OF _____, 2023,
AT _____ M. IN BOOK _____ OF SHORT 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 NICK TAYLOR IN NOVEMBER, 2023

REGISTERED PROFESSIONAL LAND SURVEYOR DATE: _____

CERTIFICATE NUMBER 54051



FORESIGHT SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

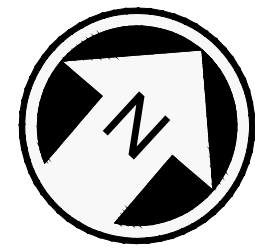
1583 N NATIONAL AVE
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

CITY OF CHEHALIS SHORT PLAT NO. 2023-XXXX
ASSESSOR'S PARCEL NO. 017854011002
LEWIS COUNTY, WASHINGTON

Drawn By: B. RAINS	Date: 12/04/2023	Job No.: 5356
Checked By: J. GOODMAN	Scale: 1" = 60'	Sheet: 1 OF 2

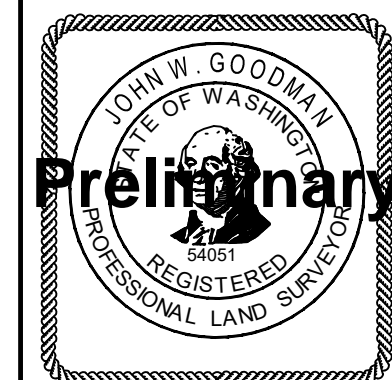
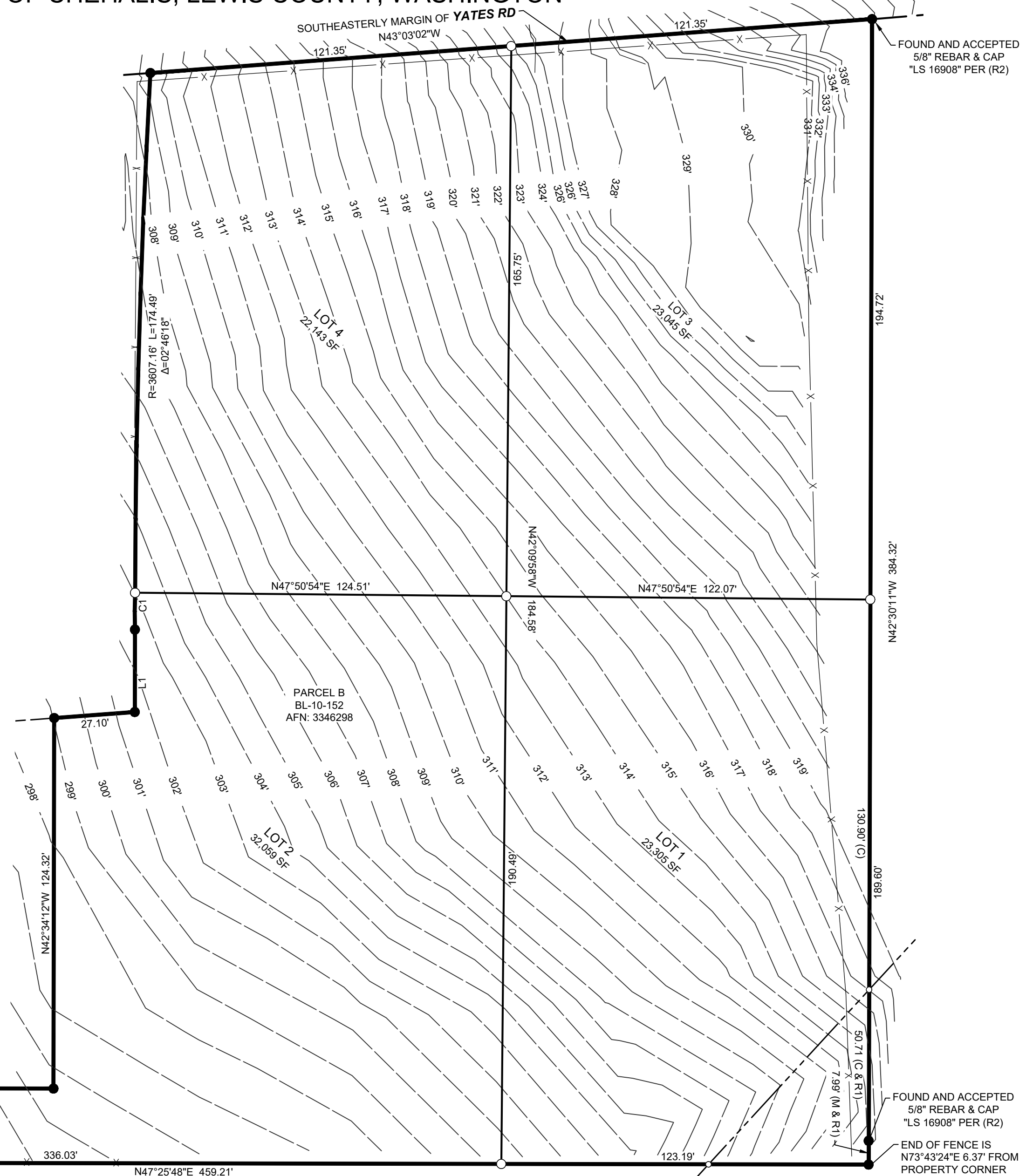
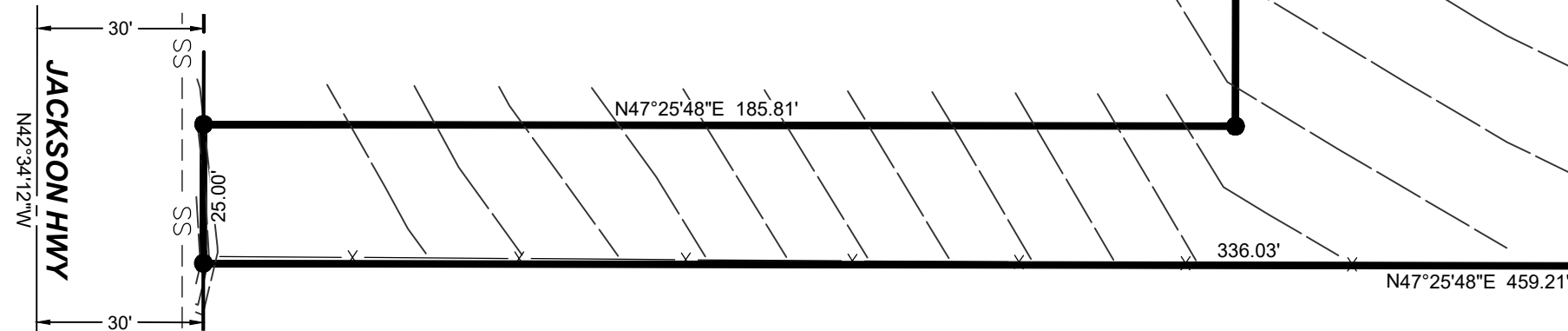
CITY OF CHEHALIS SHORT PLAT NO 2023-XXXX

PORTION OF THE NE 1/4 NE 1/4 SEC 14, AND NW 1/4 NW 1/4 SEC 13, T 13 N, R 2 W, W.M.
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> --- SECTION LINE --- CENTERLINE --- RIGHT-OF-WAY LINE --- LOT LINE --- NEW LOT LINE --- EASEMENT LINE --- SITE BOUNDARY/ PARENT PARCEL -X- FENCE LINE -SS- SANITARY SEWER | <ul style="list-style-type: none"> ● FOUND AND ACCEPTED 1/2" REBAR & CAP
"LS 36792" PER (R1) OR AS NOTED ○ SET 1/2" REBAR & CAP LS 54051 ○ CALCULATED POINT ONLY ⊙ SANITARY SEWER MANHOLE |
|---|---|



FORESIGHT SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1583 N NATIONAL AVE
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

**CITY OF CHEHALIS
SHORT PLAT NO. 2023-XXXX**
ASSESSOR'S PARCEL NO.
017854011002
LEWIS COUNTY, WASHINGTON

Drawn By: B. RAINS	Date: 12/04/2023	Job No.: 5356
Checked By: J. GOODMAN	Scale: 1" = 30'	Sheet: 2 OF 2

**Short Plat/Boundary Line Adjustment
Permit Attachment**

**City of Chehalis
Community Development Department
1321 S MARKET BLVD
CHEHALIS, WA 98532
(360) 345-2229**

Site Address: 1176 SE Washington Ave, Chehalis

<p>Permit Type:</p> <p><input type="checkbox"/> Short Plat</p> <p><input checked="" type="checkbox"/> Boundary Line Adjustment</p>	<p>Date: _____</p> <p>Lewis County Parcel # <u>005604192001, 005853001000,</u> <u>005492002000, 005490000000, 005490001000</u></p>
<p>Owner Name: <u>Thomas and Cara Nicholas</u> Phone: <u>(360)269-0914</u></p> <p>Email: <u>caraleenicholas@msn.com</u> Mailing Address: <u>103 Macronovic Rd Chehalis, WA 98532</u></p> <p>Owner Name (If Applicable): _____ Phone: _____</p> <p>Email: _____ Mailing Address: _____</p> <p>Surveyor Name: <u>John Goodman</u> Phone: <u>(360)748-4000</u></p> <p>Email: <u>John@foresightsurveying.com</u> Mailing Address: <u>1583 N. National Ave Chehalis, WA 98532</u></p>	

Current Legal Description (abbreviated form-lot, block, plat or section-township-range): See face of map

Proposed Legal Description: Tract A, B, C, D, and E of City of Chehalis Boundary Line Adjustment Number BLA-23-XXX, records of Lewis County Washington. Together with and subject to easements, covenants, conditions, restrictions and reservations of record, if any.

For short plats and boundary line adjustments, these must be addressed on the application plat;

- ✓ *Must be drawn to scale, dated, and with a north arrow.*
 - ✓ *Lot/block numbers and dimensions in square feet.*
 - ✓ *Clearly shown distinction between existing and proposed features.*
 - ✓ *All permanent topographic and utility features- e.g., streets, utility lines and connections, slopes greater than or equal to 15%, wetlands, etc.*
 - ✓ *Existing zoning designation.*
 - ✓ *Existing structures.*
 - ✓ *Clearly defined existing and proposed easements.*
 - ✓ *Existing covenants and deed restrictions.*
 - ✓ *Proposed access and roads.*
 - ✓ *Include current and proposed legal descriptions.*
 - ✓ *Names and addresses of owners and surveyor.*
 - ✓ *Locations, widths, lengths, and names of streets and alleys within or adjacent to the parcels.*
 - ✓ *Full address of each lot.*
 - ✓ *Vicinity map showing project location in relation to the rest of the city.*
 - ✓ *Approximate curve radii of any existing or proposed street or road within the parcel(s).*
 - ✓ *Designation of existing buildings to remain or be removed after project completion.*
 - ✓ *Locations of existing water-impacted areas such as FEMA 100-year floodplains, wetlands, and shorelines.*
 - ✓ *Preliminary public facilities plan for any proposed water or sewer service, or storm drainage, flood control, and erosion control.*
 - ✓ *Designation of development phases, if any.*
- *Additional information may be requested by Community Development Staff after submittal***

CW

Short Plat/Boundary Line Adjustment
Permit Attachment

I, (Print) Cara Nicholas, do hereby state that the information contained in this application, map and supporting documents is true and correct to the best of my knowledge. Signature grants city staff authority to enter my property for the purposes of reviewing this application.

Signature:

x Cara Nicholas

Boundary Line Adjustment ONLY

I certify that this Boundary Line Adjustment does not create a new parcel as per RCW 58.17.040(6).

Signature:

x Cara Nicholas

For an application to be deemed complete, all fees must be paid. Visit our website to determine what fees will be owed at the time of submittal: <https://www.ci.chehalis.wa.us/building>

CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NO. BLA-23-XXX

IN A PORTION OF THE THE McCORD & PHILLIP'S ADDITION AND A PORTION OF AUST'S ADDITION

LYING IN GOVERNMENT LOT 5 (NE 1/4 OF THE SE 1/4) SEC. 32, TWN. 14 N., RGE. 2 W., W.M.

CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON

ORIGINAL LEGAL DESCRIPTIONS:

TRACT A

LOTS 19, 20, AND 21, AUST ADDITION TO THE CITY OF CHEHALIS AS FILED IN VOLUME 4 OF PLATS, PAGE 35, AUDITOR'S FILE NUMBER 2002436, RECORDS OF LEWIS COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF VACATED 12TH STREET ABUTTING TO AND ADJACENT TO THE ABOVE DESCRIBED LOTS AS REQUIRED BY LAW PER ORDINANCE NO. 1021-B AND FILED UNDER AUDITOR'S FILE NUMBER 3594147, RECORDS OF LEWIS COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO THE CITY OF CHEHALIS SHALL RETAIN EXISTING ACCESS AND EASEMENTS CURRENTLY IN USE AS WELL AS THE RIGHT TO GRANT EASEMENTS OVER, UNDER AND ACROSS ALL SAID VACATED PORTION OF RIGHT-OF-WAY FOR THE PROVISION OF UTILITY SERVICES PER SAID ORDINANCE NO. 1021-B.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

TRACT B

THAT PORTION OF GOVERNMENT LOT 5, SECTION 32, TOWNSHIP 14 NORTH, RANGE 2 WEST, W.M., LEWIS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 5, BLOCK 2, MCCORD AND PHILLIP'S ADDITION TO CHEHALIS, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 128; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 5 A DISTANCE OF 135.6 FEET TO THE SOUTHWESTERLY LINE OF LOT 6, BLOCK 3, MCCORD AND PHILLIPS ADDITION; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOTS 6 AND 7 OF SAID BLOCK 3 A DISTANCE OF 100 FEET TO THE NORTHWESTERLY LINE OF TWELFTH STREET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE 135.6 FEET TO THE NORTHEASTERLY LINE OF WASHINGTON AVENUE; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE 100 FEET TO THE POINT OF BEGINNING
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

TRACT C

LOTS 4, 5, 6 AND 7, BLOCK 3 McCORD AND PHILLIPS ADDITION AS FILED IN VOLUME 1 OF PLATS, PAGE 123 AUDITOR'S FILE NUMBER 2002128, RECORDS OF LEWIS COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF VACATED SE ADAMS AND ALLEY ABUTTING TO AND ADJACENT TO THE ABOVE DESCRIBED LOTS AS REQUIRED BY LAW PER ORDINANCE NO. 1021-B AND FILED UNDER AUDITOR'S FILE NUMBER 3594147, RECORDS OF LEWIS COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO THE CITY OF CHEHALIS SHALL RETAIN EXISTING ACCESS AND EASEMENTS CURRENTLY IN USE AS WELL AS THE RIGHT TO GRANT EASEMENTS OVER, UNDER AND ACROSS ALL SAID VACATED PORTION OF RIGHT-OF-WAY FOR THE PROVISION OF UTILITY SERVICES PER SAID ORDINANCE NO. 1021-B.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

TRACT D

LOT 5, BLOCK 2 McCORD AND PHILLIPS ADDITION AS FILED IN VOLUME 1 OF PLATS, PAGE 123 AUDITOR'S FILE NUMBER 2002128, RECORDS OF LEWIS COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF VACATED ALLEY ABUTTING TO AND ADJACENT TO THE ABOVE DESCRIBED LOTS AS REQUIRED BY LAW PER ORDINANCE NO. 1021-B AND FILED UNDER AUDITOR'S FILE NUMBER 3594147, RECORDS OF LEWIS COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO THE CITY OF CHEHALIS SHALL RETAIN EXISTING ACCESS AND EASEMENTS CURRENTLY IN USE AS WELL AS THE RIGHT TO GRANT EASEMENTS OVER, UNDER AND ACROSS ALL SAID VACATED PORTION OF RIGHT-OF-WAY FOR THE PROVISION OF UTILITY SERVICES PER SAID ORDINANCE NO. 1021-B.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

TRACT E

LOT 4, BLOCK 2 BLOCK 3 McCORD AND PHILLIPS ADDITION AS FILED IN VOLUME 1 OF PLATS, PAGE 123 AUDITOR'S FILE NUMBER 2002128, RECORDS OF LEWIS COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF VACATED ALLEY ABUTTING TO AND ADJACENT TO THE ABOVE DESCRIBED LOTS AS REQUIRED BY LAW PER ORDINANCE NO. 1021-B AND FILED UNDER AUDITOR'S FILE NUMBER 3594147, RECORDS OF LEWIS COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO THE CITY OF CHEHALIS SHALL RETAIN EXISTING ACCESS AND EASEMENTS CURRENTLY IN USE AS WELL AS THE RIGHT TO GRANT EASEMENTS OVER, UNDER AND ACROSS ALL SAID VACATED PORTION OF RIGHT-OF-WAY FOR THE PROVISION OF UTILITY SERVICES PER SAID ORDINANCE NO. 1021-B.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

NEW LEGAL DESCRIPTIONS:

TRACT A

TRACT A OF CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NUMBER BLA-23-_____, RECORDS OF LEWIS COUNTY WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

TRACT B

TRACT B OF CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NUMBER BLA-23-_____, RECORDS OF LEWIS COUNTY WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

TRACT C

TRACT C OF CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NUMBER BLA-23-_____, RECORDS OF LEWIS COUNTY WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

TRACT D

TRACT D OF CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NUMBER BLA-23-_____, RECORDS OF LEWIS COUNTY WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

TRACT E

TRACT E OF CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NUMBER BLA-23-_____, RECORDS OF LEWIS COUNTY WASHINGTON.
TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

LOT AREAS		
TRACT A: PIN: 005604192001		
ORIGINAL AREA	57,639.15 S.F.	1.32 AC
NEW AREA	15,888.80 S.F.	0.36 AC
TRACT B: PIN: 005853001000		
ORIGINAL AREA	13,721.90 S.F.	0.31 AC
NEW AREA	26,774.33 S.F.	0.61 AC
TRACT C: PIN: 005492002000		
ORIGINAL AREA	42,344.06 S.F.	0.97 AC
NEW AREA	25,370.15 S.F.	0.58 AC
TRACT D: PIN: 005490000000		
ORIGINAL AREA	8,531.70 S.F.	0.20 AC
NEW AREA	37,344.54 S.F.	0.86 AC
TRACT E: PIN: 005490001000		
ORIGINAL AREA	8,504.21 S.F.	0.20 AC
NEW AREA	25,363.21 S.F.	0.58 AC

OWNER(S)

THOMAS NICHOLAS AND CARA NICHOLAS
ADDRESS: 103 MACRONOVIC RD., CHEHALIS, WA 98532

ZONING

CITY OF CHEHALIS R-3

LOT addresses

TRACT A: PIN: 005604192001
MACRONOVIC RD., CHEHALIS WA 98532

TRACT B: PIN: 005853001000
MACRONOVIC RD., CHEHALIS WA 98532

TRACT C: PIN: 005492002000
SE WASHINGTON, CHEHALIS WA 98532

TRACT D: PIN: 005490000000
SE WASHINGTON, CHEHALIS WA 98532

TRACT E: PIN: 005490001000
SE WASHINGTON, CHEHALIS WA 98532

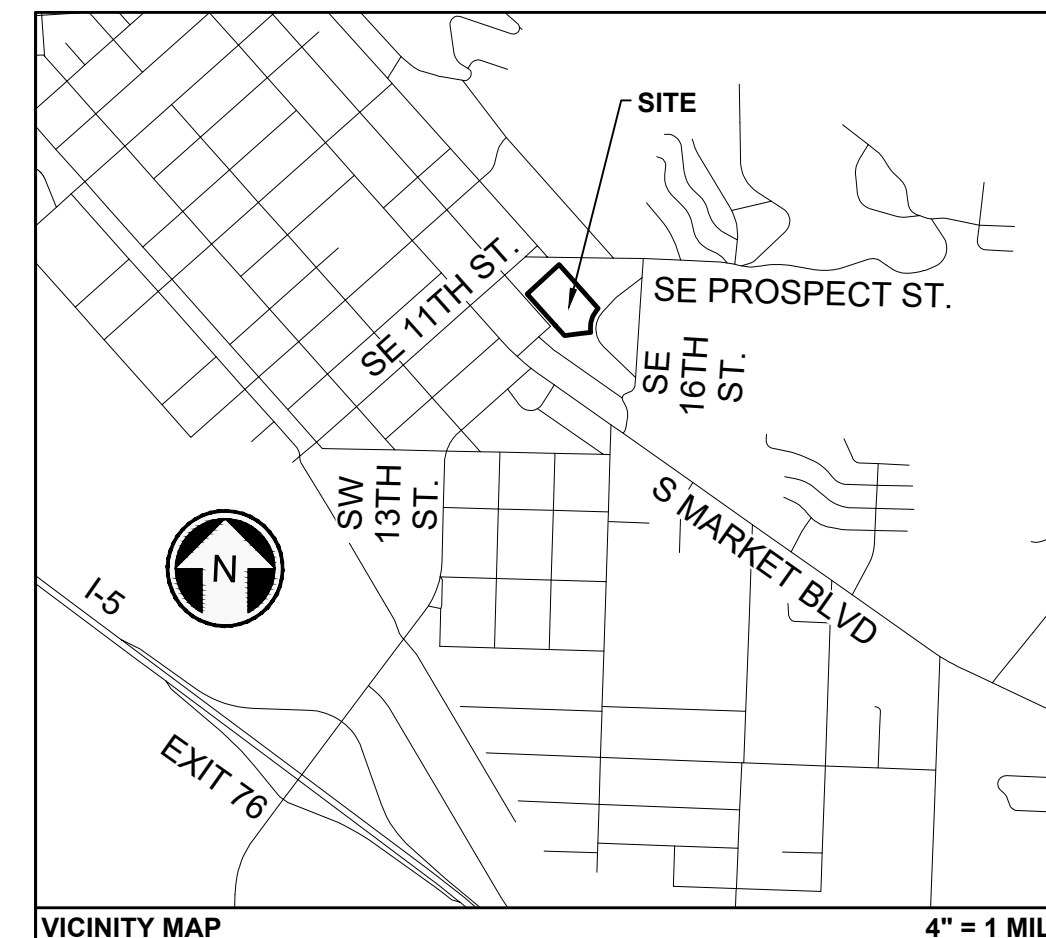
CONDITIONS OF APPROVAL

- THIS SHORT PLAT WAS REVIEWED FOR COMPLIANCE WITH THE RUGA, RESIDENTIAL URBAN GROTH AREA CITY OF CHEHALIS ZONING CLASSIFICATION.
- IF SEASONAL DRAINAGE CROSSES THE SUBJECT PROPERTY; FILLING OR DISRUPTION OF THE EXISTING DRAINAGE IS PROHIBITED.
- ALL NEW DEVELOPMENT EXCEEDING 5000 SQUARE FEET OF HARD SURFACE MUST CONFORM TO THE STORMWATER BEST MANAGEMENT PRACTICES AS ADOPTED AT THE TIME OF FUTURE PERMIT ACTIVITY.
- ALL FURTHER SITE DEVELOPMENT MUST MEET THE FOLLOWING: INTERNATIONAL FIRE CODE, THE INTERNATIONAL BUILDING CODE, THE CITY OF CHEHALIS ENGINEERING GUIDELINES AND THE CITY OF CHEHALIS MUNICIPAL CODE AS WELL AS ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

LEGEND AND REFERENCES

	SECTION LINE		FOUND 1/2" REBAR WITH CAP "KJB LS 40518" (R1)
	CENTERLINE		OR FOUND MONUMENT AS NOTED
	RIGHT-OF-WAY LINE		SET 1/2" REBAR & CAP LS 54051
	LOT LINE		CALCULATED POINT ONLY
	PLAT LOT LINE		
	EASEMENT LINE		
	SITE BOUNDARY/ PARENT PARCEL		

- (C) DATA CALCULATED THIS SURVEY
(M) DATA MEASURED THIS SURVEY
(PLAT 1) DATA PER PLAT OF McCORD & PHILLIPS ADDITION TO CHEHALIS, WASHINGTON RECORDS OF LEWIS COUNTY, RECORDED JANUARY 2, 1911, UNDER AUDITOR'S FILE NO. 2002128, VOLUME 1 PLATS, PAGE 123.
(PLAT 2) DATA PER PLAT OF AUST'S ADDITION TO CHEHALIS, WASHINGTON RECORDS OF LEWIS COUNTY, RECORDED OCTOBER 14, 1946, UNDER AUDITOR'S FILE NO. 2002463, VOLUME 4 PLATS, PAGE 35.
(R1) DATA PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3531692, VOLUME 33, PAGE 138.
(R2) DATA PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3223000, VOLUME 23, PAGE 247.
(R3) DATA PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3588650, VOLUME 35, PAGE 117.
(R4) DATA PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3268653, VOLUME 25, PAGE 78.
(R5) DATA PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3138175, VOLUME 21, PAGE 124.



BASIS OF BEARING

HOLDING SURVEY CONTROL BEARINGS PER RECORD OF SURVEY RECORDED UNDER LEWIS COUNTY RECORDING NO. 3531692 VOLUME 33 OF SURVEYS AT PAGE 138

SURVEY DATA

TRIMBLE R12 RTK GPS AND S5 1-SECOND TOTAL STATION. METHOD: CLOSED GROUND TRAVERSE WITH ACCURACIES AND CLOSURES EXCEEDING THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090

CITY ENGINEER APPROVAL

REVIEWED FOR COMPLIANCE WITH THE CITY OF CHEHALIS ENGINEER GUIDELINES AT THE TIME OF APPROVAL.

CITY OF CHEHALIS ENGINEER _____ DATE _____

CITY PLANNER

REVIEWED FOR COMPLIANCE WITH ZONING CODES IN EFFECT AT THE TIME OF APPROVAL.

PLANNER _____ DATE _____

TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

TREASURER _____ DATE: _____

OWNERS CERTIFICATE

BY OUR SIGNATURES HEREIN, WE SWEAR OR AFFIRM, UNDER PENALTY OR PERJURY, THAT WE ARE THE LEGAL OWNERS OF THE SUBJECT PROPERTIES, HAVE THE RIGHT TO ALTER SAID PROPERTY AS DEPICTED HEREON, AND THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

THOMAS NICHOLAS _____ DATE _____

CARA NICHOLAS _____ DATE _____

AUDITOR'S CERTIFICATE

RECORDING NO. _____

FILED FOR RECORD THIS _____ DAY OF _____, 2023,
AT _____ M. IN BOOK _____ OF BLAM 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 THOMAS & CARA NICHOLAS IN _____ MAY, 2023

REGISTERED PROFESSIONAL LAND SURVEYOR _____ DATE: _____

CERTIFICATE NUMBER 54051



FORESIGHT
SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

1583 N NATIONAL AVE
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

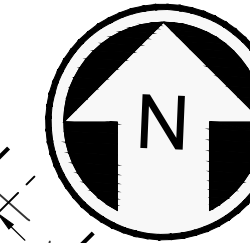
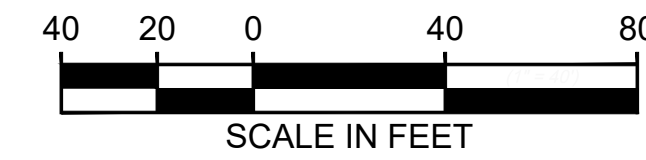
"BOUNDARY LINE ADJUSTMENT"

ASSESSOR'S PARCEL NOS.
005853001000, 005490000000, 005490001000,
005492002000, 005604192001
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON

Drawn By: M. WILHELMI	Date: 8/15/2023	Job No.: 5253
Checked By: J. GOODMAN	Scale: N/A	Sheet: 1 OF 2

CITY OF CHEHALIS BOUNDARY LINE ADJUSTMENT NO. BLA-23-XXX

IN A PORTION OF THE THE McCORD & PHILLIP'S ADDITION
AND A PORTION OF AUST'S ADDITION
LYING IN GOVERNMENT LOT 5 (NE 1/4 OF THE SE 1/4)
SEC. 32, TWN. 14 N., RGE. 2 W., W.M.
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON



HORIZONTAL DATUM
3-30-2021 FOUND WASHINGTON STATE
DEPARTMENT OF TRANSPORTATION
BRASS MONUMENT
DESIGNATION: SMB
MONUMENT ID: 8821
NAVD 88
ELEV.=221.47'

NOTES

- NOTE 1**
60' WIDE EASEMENT FOR ACCESS AND UTILITIES OVER, ACROSS AND UNDER THAT PORTION OF SE ADAMS ROAD AS VACATED UNDER ORDINANCE NO. 1021-B AS FILED UNDER AUDITOR'S FILE NUMBER 3594147, RECORDS OF LEWIS COUNTY, WASHINGTON.
- NOTE 2**
50' WIDE EASEMENT FOR ACCESS AND UTILITIES OVER, ACROSS AND UNDER THAT PORTION OF 12TH STREET AS VACATED UNDER ORDINANCE NO. 1021-B AS FILED UNDER AUDITOR'S FILE NUMBER 3594147, RECORDS OF LEWIS COUNTY, WASHINGTON.
- NOTE 3**
16' WIDE EASEMENT FOR ACCESS AND UTILITIES OVER, ACROSS AND UNDER THAT PORTION OF ALLEY AS VACATED UNDER ORDINANCE NO. 1021-B AS FILED UNDER AUDITOR'S FILE NUMBER 3594147, RECORDS OF LEWIS COUNTY, WASHINGTON.

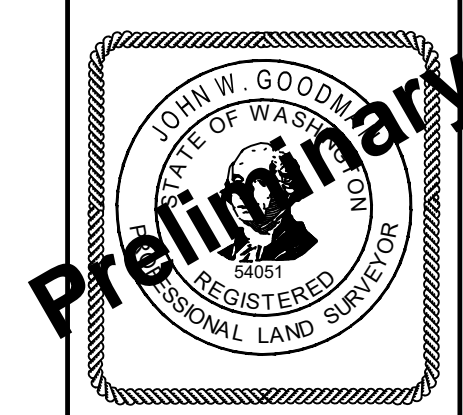
CORNER NOTES

- ① FOUND 1/2" REBAR WITH CAP "KJB LS 40518" (R1) 0.2' ABOVE SURFACE
ALSO FOUND 1/4" IRON PIPE N45°46'12"W 1.87' FROM ACCEPTED POSITION (R1)
- ② FOUND 1/2" REBAR WITH CAP "KJB LS 40518" (R1) 0.4' ABOVE SURFACE
ALSO FOUND 1" IRON PIPE N60°39'31"W 2.40' FROM ACCEPTED POSITION

LEGEND AND REFERENCES

- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PLAT LOT LINE
- EASEMENT LINE
- SITE BOUNDARY/ PARENT PARCEL
- FOUND 1/2" REBAR WITH CAP "KJB LS 40518" (R1) OR FOUND MONUMENT AS NOTED
- SET 1/2" REBAR & CAP LS 54051
- CALCULATED POINT ONLY
- ⊗ SEE CORNER NOTES

- (C) DATA CALCULATED THIS SURVEY
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"BOUNDARY LINE ADJUSTMENT"
ASSESSOR'S PARCEL NOS.
005853001000, 005490000000, 005490001000,
005492002000, 005604192001
CITY OF CHEHALIS, LEWIS COUNTY, WASHINGTON

Drawn By: M. WILHELMI	Date: 8/15/2023	Job No.: 5253
Checked By: J. GOODMAN	Scale: 1" = 40'	Sheet: 2 OF 2

1176 SE Washington Ave Vicinity Map and surrounding parcels



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