

REPLAT OF THE MINT FARM INDUSTRIAL PARK NO. 1

LEGAL DESCRIPTION

THOSE PORTIONS OF SECTIONS 30 AND 31, TOWNSHIP 8 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

LOT 10, TRACT B, TRACT C AND WEBER AVENUE ACCORDING TO THE MINT FARM INDUSTRIAL PARK PLAT NO. 1 AS RECORDED IN VOLUME 13 OF PLATS AT PAGE 71 UNDER AUDITOR'S FILE NUMBER 3007473, RECORDS OF COWLITZ COUNTY, WASHINGTON.

BASIS OF BEARING

N. 00°05'23"W BETWEEN FOUND MONUMENTS AS SHOWN ON THE CENTERLINE OF PRUDENTIAL AVENUE BASED ON PLAT OF THE MINT FARM INDUSTRIAL PARK NO. 1 RECORDED IN VOLUME 13, PAGE 71 OF PLAT 5 RECORDS OF COWLITZ AUDITOR.

METHODS & EQUIPMENT

FIELD MAPPING COMPLETED IN SEPTEMBER, 2007. INSTRUMENT USED, TRIMBLE 5603 DR200+ ROBOTIC TOTAL STATION AND TRIMBLE 5800 RTK GPS. INSTRUMENTS CALIBRATED ON NGS BASELINE WITHIN THE LAST 6 MONTHS. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS REPLAT IS TO VACATE THE RIGHT-OF-WAY OF WEBER AVENUE BETWEEN LOTS 10 AND TRACT B OF THE MINT FARM INDUSTRIAL PARK PLAT NO. 1. THE VACATED STREET IS APPORTIONED AS SHOWN HEREON TO THE ADJACENT LOT & TRACTS AND THE BUILDING SETBACK ADJACENT TO VACATED WEBER AVENUE OVER LOT 10 IS REMOVED. A PORTION OF THE EXISTING 10-FOOT WIDE ACCESS & UTILITY EASEMENT ADJACENT TO VACATED WEBER AVENUE OVER LOT 10 IS HEREBY RELINQUISHED AND A NEW 40-FOOT WIDE ACCESS AND UTILITY EASEMENT IS CREATED OVER VACATED WEBER AVENUE AS SHOWN.
- *NOTE: NO OTHER LOTS/TRACTS PUBLIC RIGHT-OF-WAYS OR EASEMENTS WITHIN THE PLAT OF MINT FARM INDUSTRIAL PARK NO. 1 HAVE BEEN ALTERED BY THIS REPLAT.
2. ALL MONUMENTS NOTED AS FOUND WERE VISITED IN JUNE, 2007.
3. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MINT FARM INDUSTRIAL PARK NO. 1 ARE RECORDED UNDER AUDITOR'S FILE NO. 3007472, RECORDS OF COWLITZ COUNTY, WASHINGTON.

EASEMENT NOTES

- ① 10' WIDE JOINT TRENCH UTILITY EASEMENT ADJACENT TO RIGHT-OF-WAYS.
- ② 10' WIDE ACCESS & UTILITY EASEMENT OVER THE NORTH, NORTHWESTERLY AND WESTERLY 10 FEET OF TRACT B.
- ③ EXISTING 10'X10' WATER SERVICE EASEMENT.
- ④ NEW ACCESS AND UTILITY EASEMENT CREATED BY THIS PLAT.

PROTECTIVE COVENANTS

THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE MINT FARM INDUSTRIAL PARK NO. 1 ARE RECORDED IN VOLUME 13, PAGES 71 THROUGH 71, AUDITOR'S FILE NO. 3289842, RECORDS OF COWLITZ COUNTY, WASHINGTON.

THE DEDICATORS HEREBY AGREE THAT PRIOR TO THE OCCUPANCY OF ANY IMPROVEMENT BUILT ON ANY LOT WITHIN THIS PLAT THAT THEY (THE DEDICATORS) SHALL PROVIDE FOR THE IMPROVEMENTS WITHIN SAID PLAT AS REQUIRED BY THE CITY OF LONGVIEW UNDER REGULATIONS RELATING TO PLATTING AND SUBDIVIDING OF LAND, CONSISTING OF THE PAVING OF STREETS, SIDEWALKS, AND INSTALLATION OF UTILITIES, STREET LIGHTING, WATER, SANITARY AND STORM SEWER FACILITIES AS GUARANTEED BY THE DEDICATORS AS PER LONGVIEW MUNICIPAL CODE 19.80.290.

Kristina K. Swanson
COWLITZ COUNTY AUDITOR
AP Paul
DEPUTY AUDITOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF LONGVIEW WASHINGTON UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY SUBDIVIDED. HEREBY DECLARE THIS SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS 15 DAY OF NOVEMBER, 2007

SIGNED AND SEALED

Robert J. Gragory

ACKNOWLEDGEMENTS
STATE OF WASHINGTON)
COUNTY OF COWLITZ) SS

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF November 2007

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED,

Robert J. Gragory

TO ME KNOWN TO BE THE City Manager of Longview

RESPECTIVELY, OF THE CITY OF LONGVIEW, THE MUNICIPAL CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Tamara Ames Larson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Longview



MY COMMISSION EXPIRES: 11/30/07

CITY ENGINEER
APPROVED THIS 16th DAY OF November 2007

Chris Bennett
CITY ENGINEER

CITY OF LONGVIEW PLANNING COMMISSION
APPROVED THIS 19th DAY OF NOVEMBER 2007

Christian C. Whitehead
CHAIRMAN, ATTEST, SECRETARY
LONGVIEW PLANNING COMMISSION

CITY OF LONGVIEW
APPROVED THIS 19 DAY OF Nov. 2007

Ann C. Davis
MAYOR, CITY OF LONGVIEW ATTEST, CITY CLERK

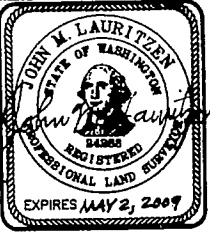
COWLITZ COUNTY TREASURER
I HEREBY CERTIFY THAT THE TAXES OF THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR OF 2007.

Kathleen Banks Admin Asst.
COWLITZ COUNTY TREASURER DATE 1-16-2008
053603510
05603509

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 22nd DAY OF Jan 2008 AT 2:20 PM IN BOOK 14 OF PLATS AT PAGE 72 AT THE REQUEST OF CITY OF LONGVIEW
RECORDING FEE NO. 3357319
Kristina K. Swanson by: AP Paul
AUDITOR

SURVEYOR'S CERTIFICATE
I, JOHN M. LAURITZEN, DO HEREBY CERTIFY THAT THE REPLAT OF THE MINT FARM INDUSTRIAL PARK NO. 1 IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND.
John M. Lauritzen 11/2/07
JOHN LAURITZEN, PLS 24288

NOVEMBER 2, 2007

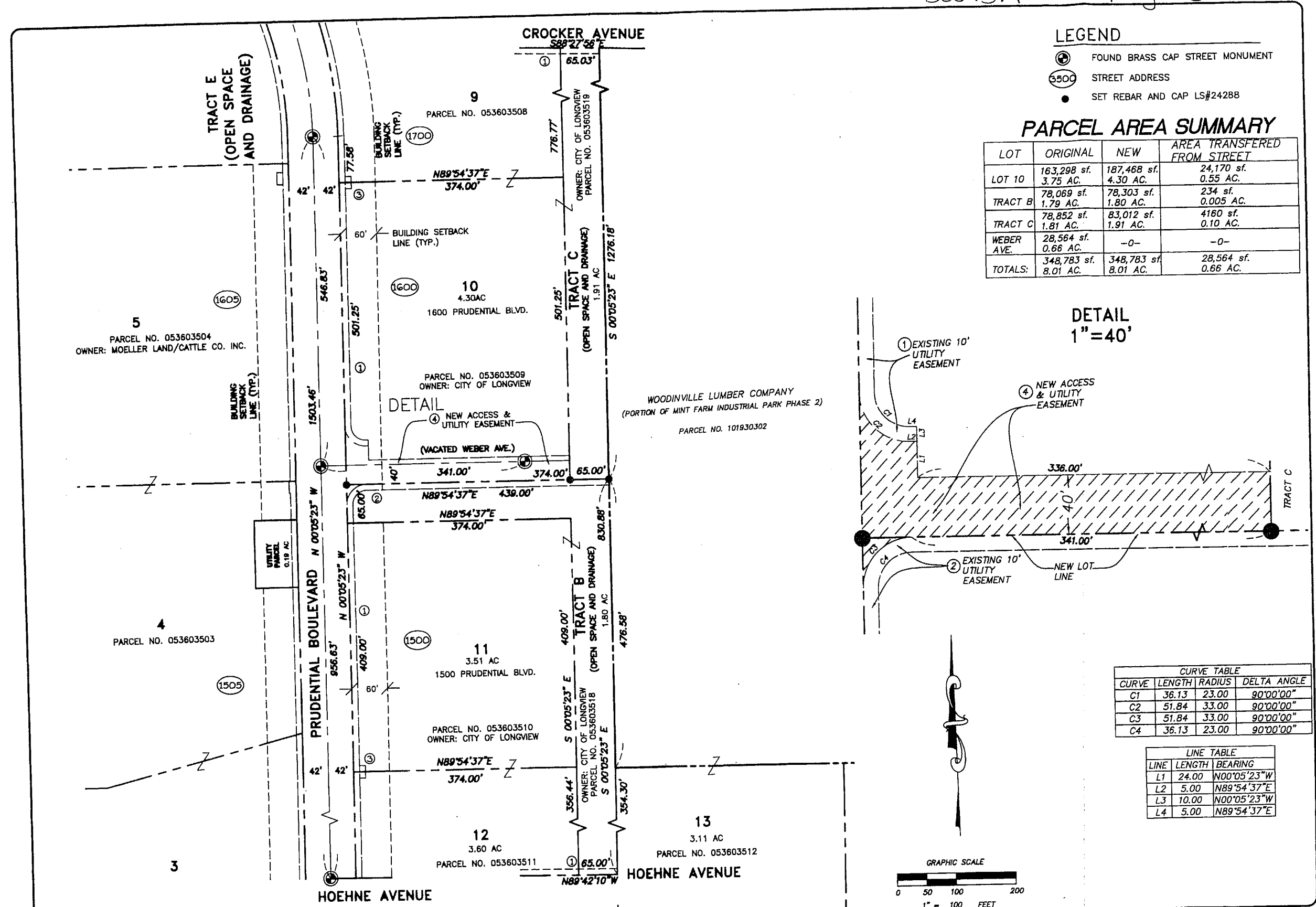


HUITT-ZOLLARS
302 South 9th Street, Suite 101
Tacoma, Washington 98402
Phone (253) 827-9531 Fax (253) 827-4730

DRAFTED: RET	CHECKED: JML
DATE: 11-01-07	JOB NO.: 15-0578-01
SCALE: 1"=100'	FIELD CREW:

SECTIONS 30 AND 31, TOWNSHIP 8 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON
REPLAT OF THE MINT FARM INDUSTRIAL PARK PLAT NO. 1
CITY OF LONGVIEW, COWLITZ COUNTY, WASHINGTON

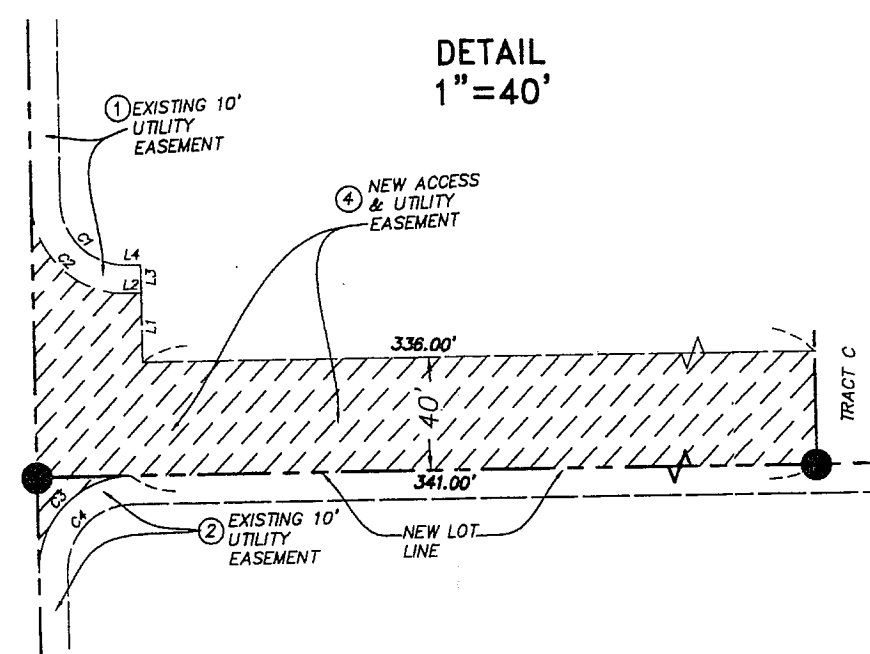
SHT. 1 OF 2



- LEGEND**
- ⊙ FOUND BRASS CAP STREET MONUMENT
 - 5500 STREET ADDRESS
 - SET REBAR AND CAP LS#24288

PARCEL AREA SUMMARY

LOT	ORIGINAL	NEW	AREA TRANSFERED FROM STREET
LOT 10	163,298 sf. 3.75 AC.	187,468 sf. 4.30 AC.	24,170 sf. 0.55 AC.
TRACT B	78,069 sf. 1.79 AC.	78,303 sf. 1.80 AC.	234 sf. 0.005 AC.
TRACT C	78,852 sf. 1.81 AC.	83,012 sf. 1.91 AC.	4160 sf. 0.10 AC.
WEBER AVE.	28,564 sf. 0.66 AC.	-0-	-0-
TOTALS:	348,783 sf. 8.01 AC.	348,783 sf. 8.01 AC.	28,564 sf. 0.66 AC.

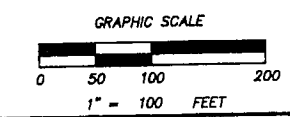


CURVE TABLE

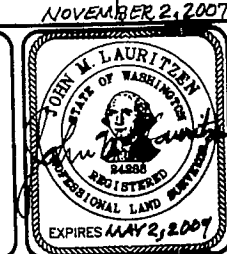
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	36.13	23.00	90°00'00"
C2	51.84	33.00	90°00'00"
C3	51.84	33.00	90°00'00"
C4	36.13	23.00	90°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L1	24.00	N00°05'23"W
L2	5.00	N89°54'37"E
L3	10.00	N00°05'23"W
L4	5.00	N89°54'37"E



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SHT. 2 OF 2