

NOTES:

1. Refer to Record of Survey/BLA CR 2021-01 as filed in volume 41, page 115 under AFN 3695505 and amended in volume 41, page 178 under AFN 3701628 for boundary details.
2. Sequence of Record Documents as follows:
 - A. Statutory Warranty Deed AFN 748291.
 - B. Statutory Warranty Deed AFN 752568
 - C. Record of Survey for Boundary Line Adjustment vol. 31, pg 145 AFN 3427228 - 11/22/2010
 - D. Record of Survey for Boundary Line Adjustment vol. 31, pg 146 AFN 3427229 - 11/22/2010
 - E. Boundary Line Adjustment -Donna Nicholson to City of Castle Rock AFN 3427230- 11/22/2010
 - F. Boundary Line Adjustment -City of Castle Rock to Donna Nicholson AFN 3427232 -11/22/2010
 - G. Statutory Warranty Deed AFN 3647824 Donna Nicholson to M&C Vorse LLC 6/22/2020.
 - H. Boundary Line Adjustment Agreement between M&C Vorse LLC and the City of Castle Rock Designation of Lots 1-3 - AFN 3692115 8/18/2021.
 - I. Quit Claim Deed AFN 3692372 Lots 2 & 3 from M&C Vorse LLC to Michael K. Vorse & Carla J. Vorse 8/20/2021.
 - J. Quit Claim Deed AFN 3692373 Lot 1 from M&C Vorse LLC to Riverfront Front Towers LLC - 8/20/2021.
 - K. Declaration of Condominium by Riverfront Towers LLC on Lot 1 AFN 3693407. 8/31/2021.
 - L. Boundary Line Adjustment Survey CR BLA21-01 vol. 41, pg 115 AFN 3695505 - 9/23/2021 Amended by Vol.41, pg 178 AFN 3701628 -11/30/2021
 - M. Record of Survey for Condominium Riverfront Towers CR2021-001 vol. 2, pg 10 AFN 3701629. AFN 3701629. 11/30/2021. Superceded by this plat.
 3. Refer to Record of Survey filed in volume 31, page 69 under AFN 3412715.
 4. Refer to Record of Survey/BLA as filed in volume 31, page 145 under AFN 3427228.
 5. Refer to Record of Survey/BLA as filed in volume 31, page 146 under AFN 3427229.
 6. Refer to plat "Beek's Civic Centre Addition to Castle Rock" by W. Ober dated November 21, 1916 as filed in volume 3, page 158.
 7. Refer to plat of "Congers Addition to Castle Rock" as filed in volume 3, page 33.
 8. Refer to SUBDIVISION GUARANTEE from Stewart Title Guarantee Company G-6329-11825 dated September 16, 2021.
 9. Levee Easement filed in volume 911, page 28 under AFN 80092013, which states the levee easement area consists of that area which extends riverward from the Southerly toe of the existing levee. Does not affect this site.
 10. City of Castle Rock retains an easement and restrictions over this area for the purpose of maintaining utilities per AFN 3692115.
 11. Basis of Bearing: Record of Survey filed in volume 31, page 69 under AFN 3412715.
 12. Vertical Datum: NAVD88.
 13. Building location from plans by RB Engineering dated 9/02/25
 14. Information for this map from field survey during August 2020 using a 2" total station (NWI 89596). Linear and angular closures met the standards set forth by W.A.C. 332-130-090.
 16. Differences in linear and / or angular measurements between controlling monuments and locations of public record are deemed to be discrepancies when such differences are in excess of 0.5 feet, as per R.C.W. 58.09.090.

CASTLE ROCK SHORT PLAT**RIVERFRONT SHORT PLAT
A FOUR LOT SHORT PLAT BY:
RIVERFRONT TOWERS LLC**

**ON PARCEL 30216AS DESCRIBED BY STATUTORY WARRANTY
DEED FILED UNDER AFN 3261586 ON LOT 1 OF CASTLE ROCK BOUNDARY
LINE ADJUSTMENT SURVEY CR BLA 2021-001 AS FILED IN VOLUME 41 , PAGE
115 UNDER AFN 3695505 AND AMENDED AS FILED IN VOLUME 41, PAGE 178,
UNDER AFN 3701628, AND SUPERCEDED THE CONDOMINIUM PLAT
FILED IN VOLUME 2, PAGE 10 UNDER AFN 3701629;
IN PORTIONS OF THE PLAT OF BEEKS CIVIC CENTRE ADDITION TO
CASTLE ROCK & THE PLAT OF CONGERS ADDITION TO CASTLE ROCK
ALL WITHIN PORTIONS OF THE SE 1/4 OF THE NE 1/4
& THE NE 1/4 OF THE SE 1/4 OF SECTION 10
TOWNSHIP 9 NORTH, RANGE 2 WEST W.M.**

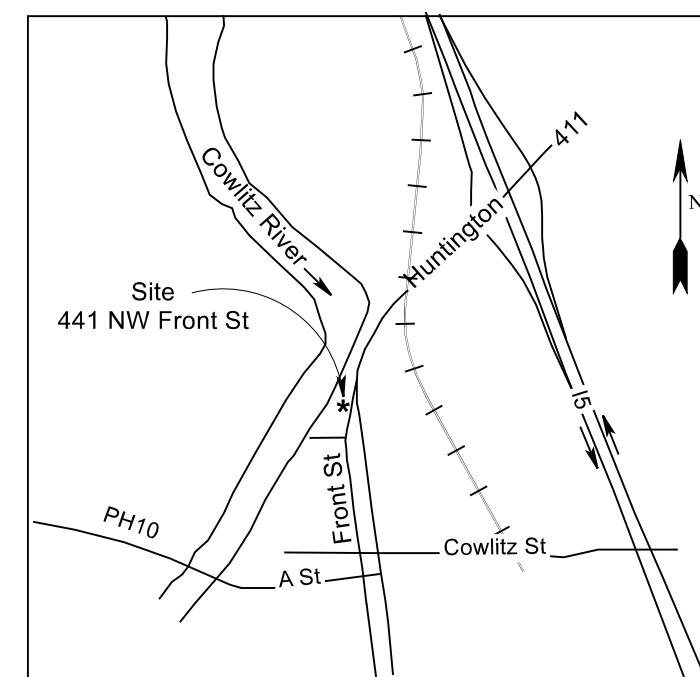
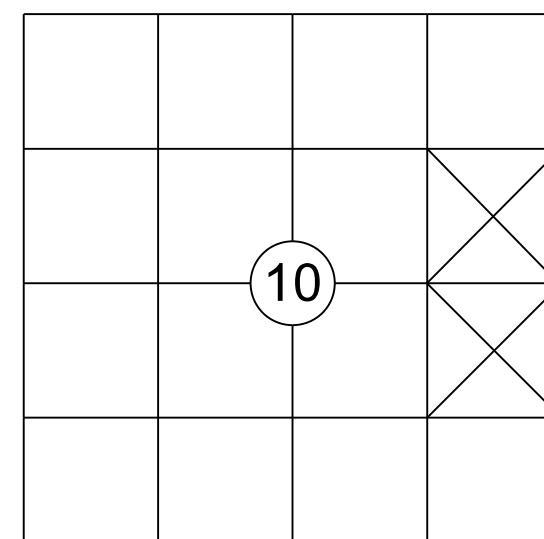
OWNER INFO:

Parcel 30216:
Riverfront Towers LLC ,a Washington Limited Liability Company
Michael K. Vorse - manager
402 W. Main St.
Kelso, WA 98626

Legal Description:
Lot 1 per Quit Claim Deed AFN 3692373
as shown on BLA ROS vol. 41, pg 115 AFN 3695505

NEW LEGAL DESCRIPTIONS:

Lot 1- Lot 1 of CR SP 2026-_____
Lot 2- Lot 2 of CR SP 2026-_____
Lot 3- Lot 3 of CR SP 2026-_____
Lot 4- Lot 1 of CR SP 2026-_____

**9 North 2 West****OWNER ACKNOWLEDGEMENT:**

Riverfront Towers LLC
Michael K. Vorse, member/manager

Date

STATE OF Washington
ss. {
COUNTY OF Cowlitz

I certify that I know or have satisfactory evidence that Michael Vorse is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge to be the free and voluntary act of such party for the uses mentioned in this instrument.

Dated:

Notary name printed or typed:
Notary Public in and for the State of
Residing at
My appointment expires:

ADMINISTRATOR'S APPROVAL:

Examined and approved this _____ day of _____, 2026

City of Castle Rock Planner

Examined and approved this _____ day of _____, 2026.

City of Castle Rock Engineer

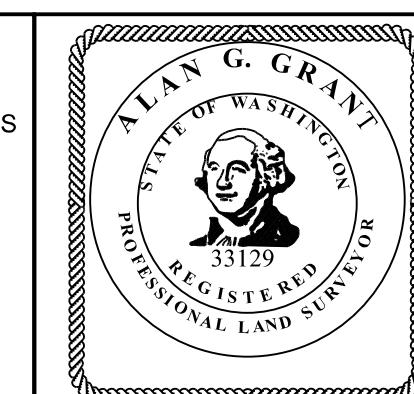
TREASURER CERTIFICATION:

I hereby certify that all taxes on the land described hereon have been fully paid to and including the year 2026.

Cowlitz County Treasurer

AUDITOR'S CERTIFICATE:	
RECORDING NO. _____ FILED FOR RECORD THIS _____ DAY OF _____ 2026 AT _____ M. IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE REQUEST OF MICHAEL VORSE	

SURVEYOR'S CERTIFICATE:	
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MICHAEL VORSE ON MAY 14, 2025.	



GRANT & ASSOCIATES SURVEYING L.L.C.	
P.O. BOX 878 CASTLE ROCK, WASHINGTON 98611 (360) 274-6842	

DRAWN BY : A. G. GRANT	
DATE : 1-13-2026	
SCALE : 1" = 30'	JOB NUMBER : 2025.030

INDEX DATA :
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PLAT OF CONGER'S ADDITION TO CASTLE ROCK,
SE 1/4 OF THE SE 1/4 & NE 1/4 of the SE 1/4
SEC. 10, TWP. 9N., RGE. 2W., W.M.,**

SHORT PLAT FOR:
RIVERFRONT TOWERS LLC
COWLITZ COUNTY, WASHINGTON

SHT
1
OF
5

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CASTLE ROCK SHORT PLAT

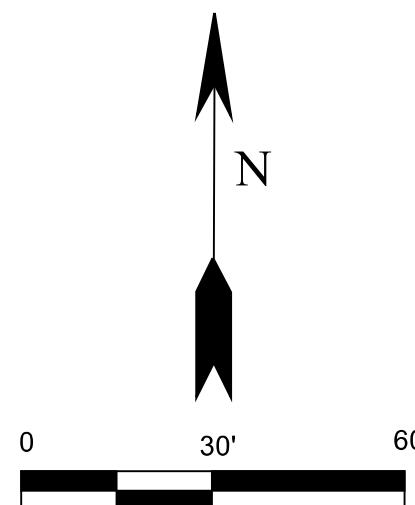
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A FOUR LOT SHORT PLAT BY:

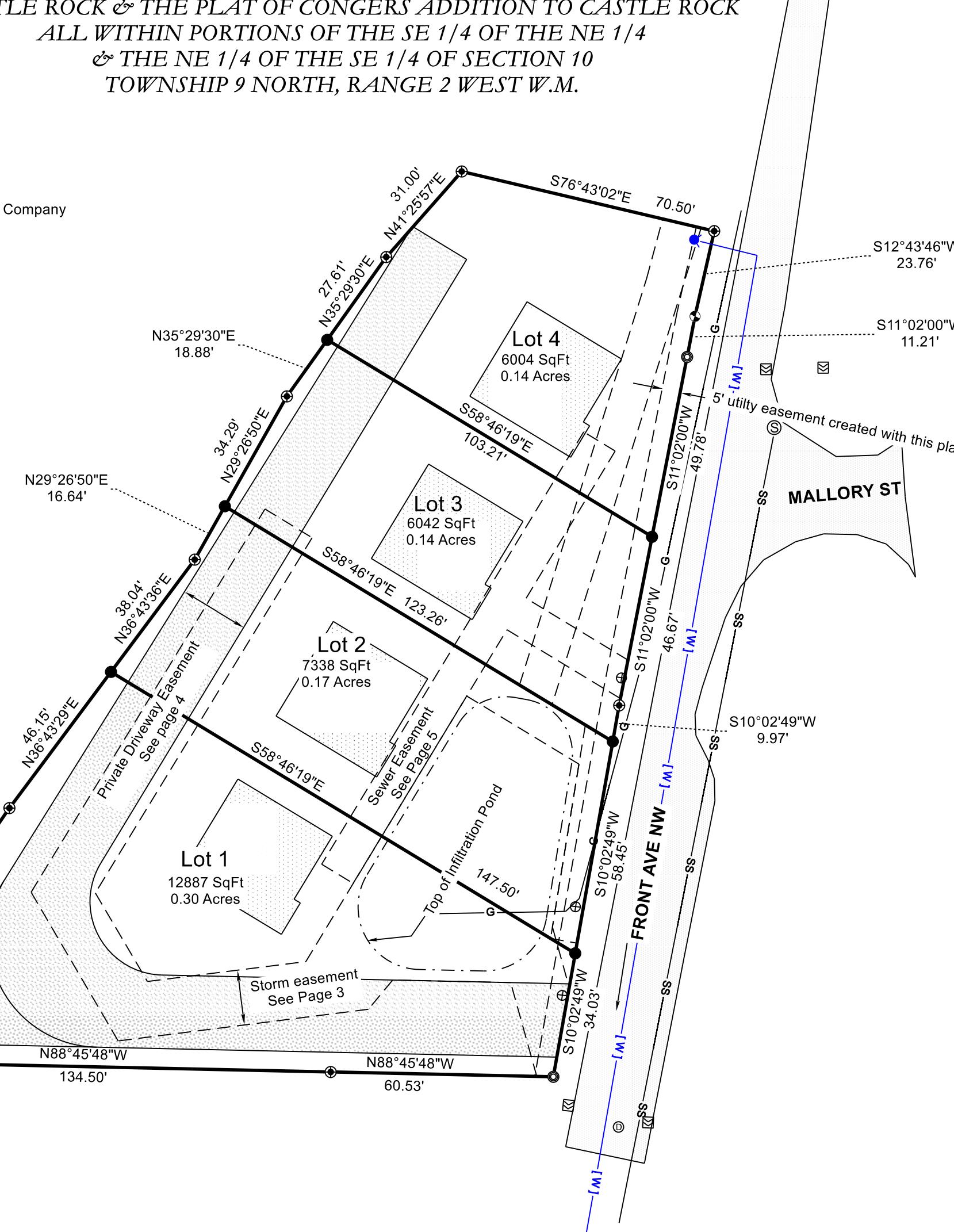
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LEGEND



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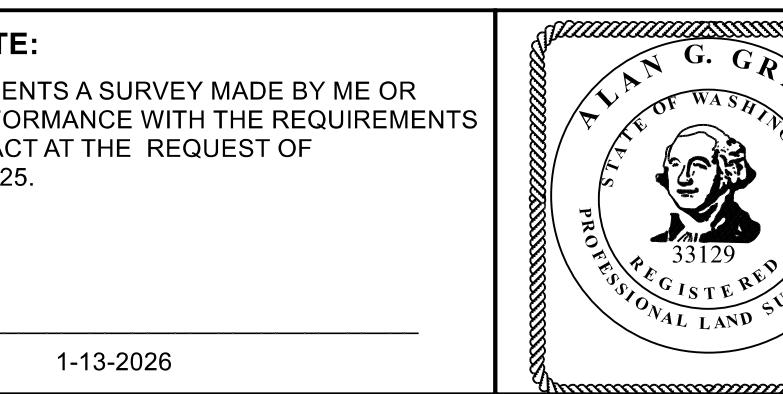
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UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS
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MICHAEL VORSE ON MAY 14, 2025.

ALAN G GRANT, P.L.S.
LICENSE # 33129



GRANT & ASSOCIATES SURVEYING L.L.C.
P.O. BOX 878
CASTLE ROCK, WASHINGTON 98611
(360) 274-6842

DRAWN BY : A. G. GRANT
DATE: 1-13-2026
SCALE : 1" = 30' JOB NUMBER : 2025.030

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RIVERFRONT TOWERS LLC
COWLITZ COUNTY, WASHINGTON

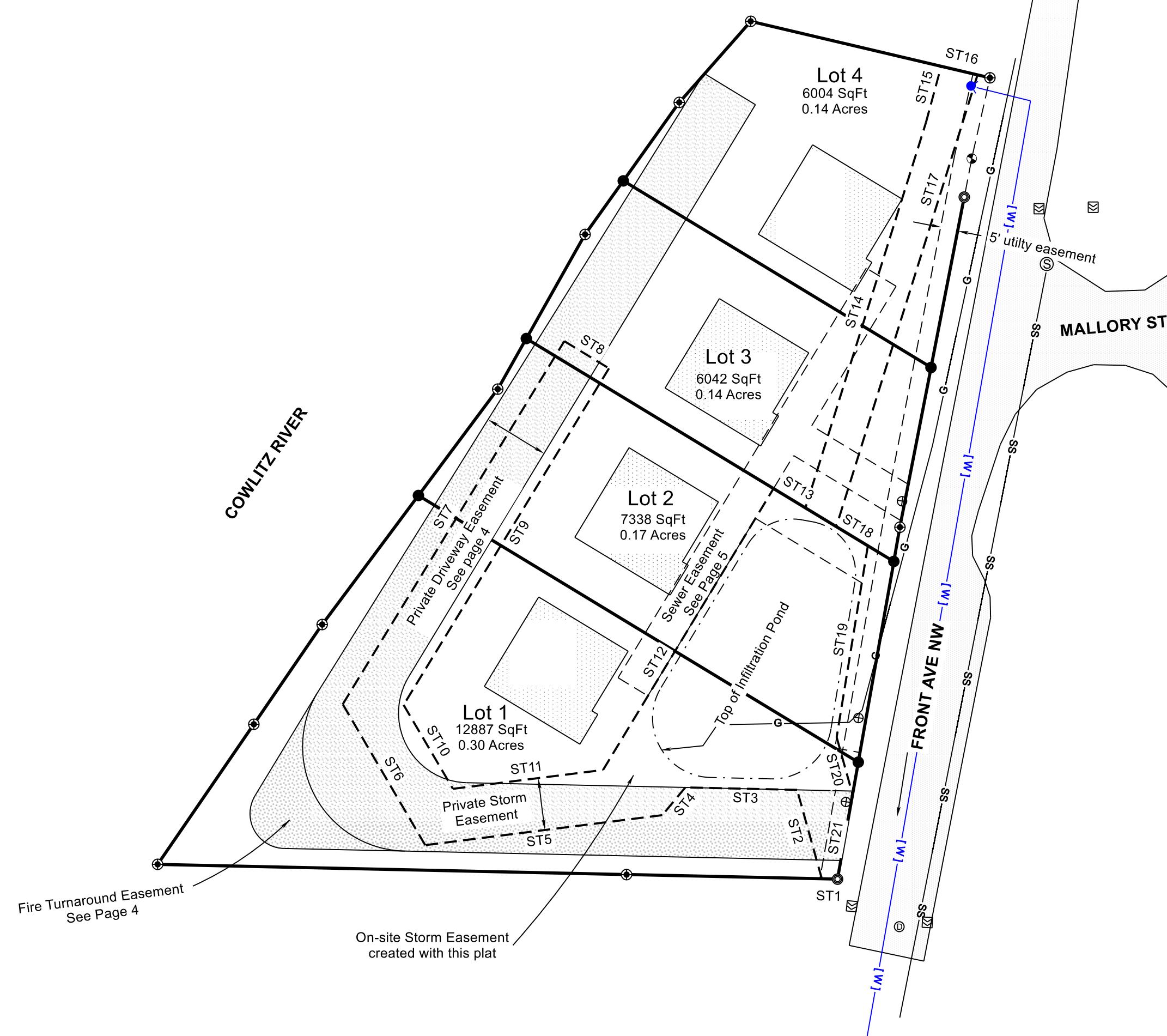
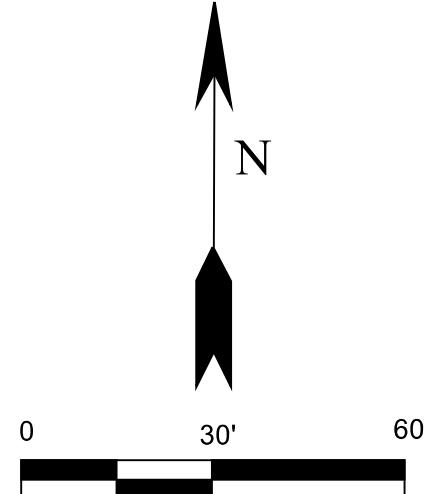
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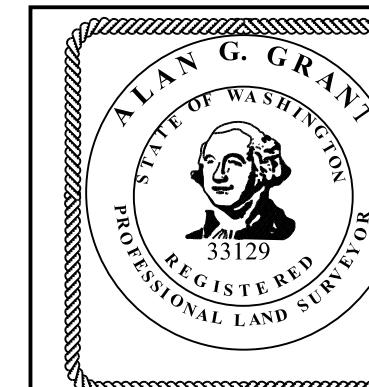
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TOWNSHIP 9 NORTH, RANGE 2 WEST W.M.



ON-SITE STORM EASEMENT

Line Table: Storm Easement		
LINE	BEARING	DISTANCE
ST1	N88°45'48"W	4.51'
ST2	N15°36'30"W	26.47'
ST3	N88°45'47"W	32.05'
ST4	S39°30'48"W	10.31'
ST5	S82°48'18"W	68.55'
ST6	N30°23'09"W	46.80'
ST7	N31°23'45"E	121.96'
ST8	S58°46'19"E	15.00'
ST9	S31°23'45"W	113.03'
ST10	S30°23'09"E	27.93'
ST11	N82°48'18"E	43.37'
ST12	N31°13'45"E	94.36'
ST13	S58°46'19"E	10.72'
ST14	N17°22'07"E	115.76'
ST15	N15°01'41"E	16.70'
ST16	S76°43'02"E	10.71'
ST17	S17°22'07"W	135.67'
ST18	S58°46'19"E	10.62'
ST19	S9°16'51"W	55.62'
ST20	S15°36'30"E	17.02'
ST21	S10°02'53"W	24.68'



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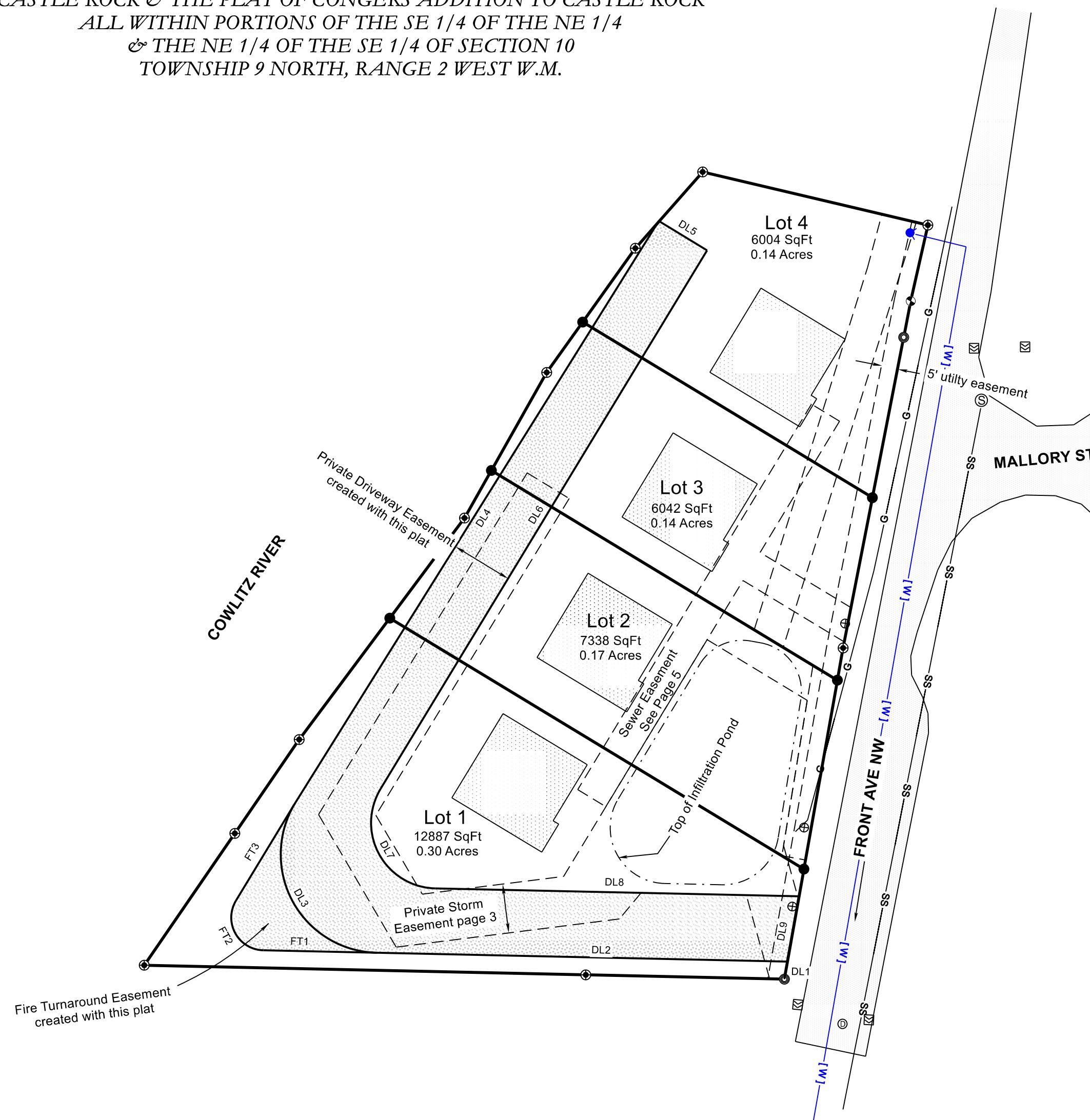
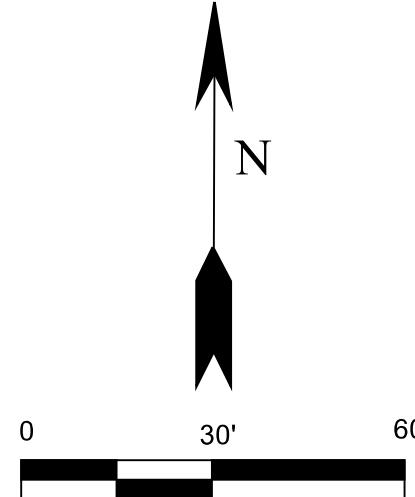
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CASTLE ROCK SHORT PLAT

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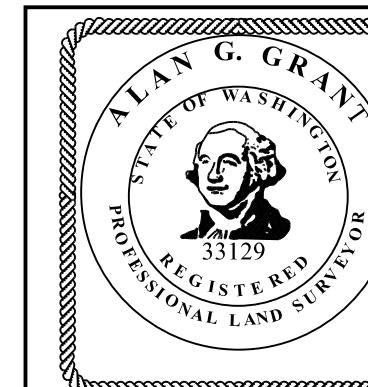


Line Table: Driveway Easement

LINE	BEARING	DISTANCE	RADIUS	ARC LENGTH	DELTA
DL1	N10°02'49"E	5.40'	0.00'	0.00'	0°00'00"
DL2	N88°45'44"W	125.06'	0.00'	0.00'	0°00'00"
DL3	N29°12'48"W	51.72'	30.00'	62.35'	119°04'46"
DL4	N31°59'29"E	209.67'	0.00'	0.00'	0°00'00"
DL5	S58°46'15"E	17.21'	0.00'	0.00'	0°00'00"
DL6	S31°13'45"W	191.86'	0.00'	0.00'	0°00'00"
DL7	S28°46'01"E	34.64'	20.00'	41.89'	119°59'33"
DL8	S88°45'48"E	110.84'	0.00'	0.00'	0°00'00"
DL9	S10°02'49"W	20.24'	0.00'	0.00'	0°00'00"

Line Table: Fire Turnaround Easement

LINE	BEARING	DISTANCE	RADIUS	ARC LENGTH	DELTA
FT1	N88°45'44"W	34.63'	0.00'	0.00'	0°00'00"
FT2	N28°46'00"W	17.32'	10.00'	20.94'	119°59'29"
FT3	N31°13'45"E	34.16'	0.00'	0.00'	0°00'00"



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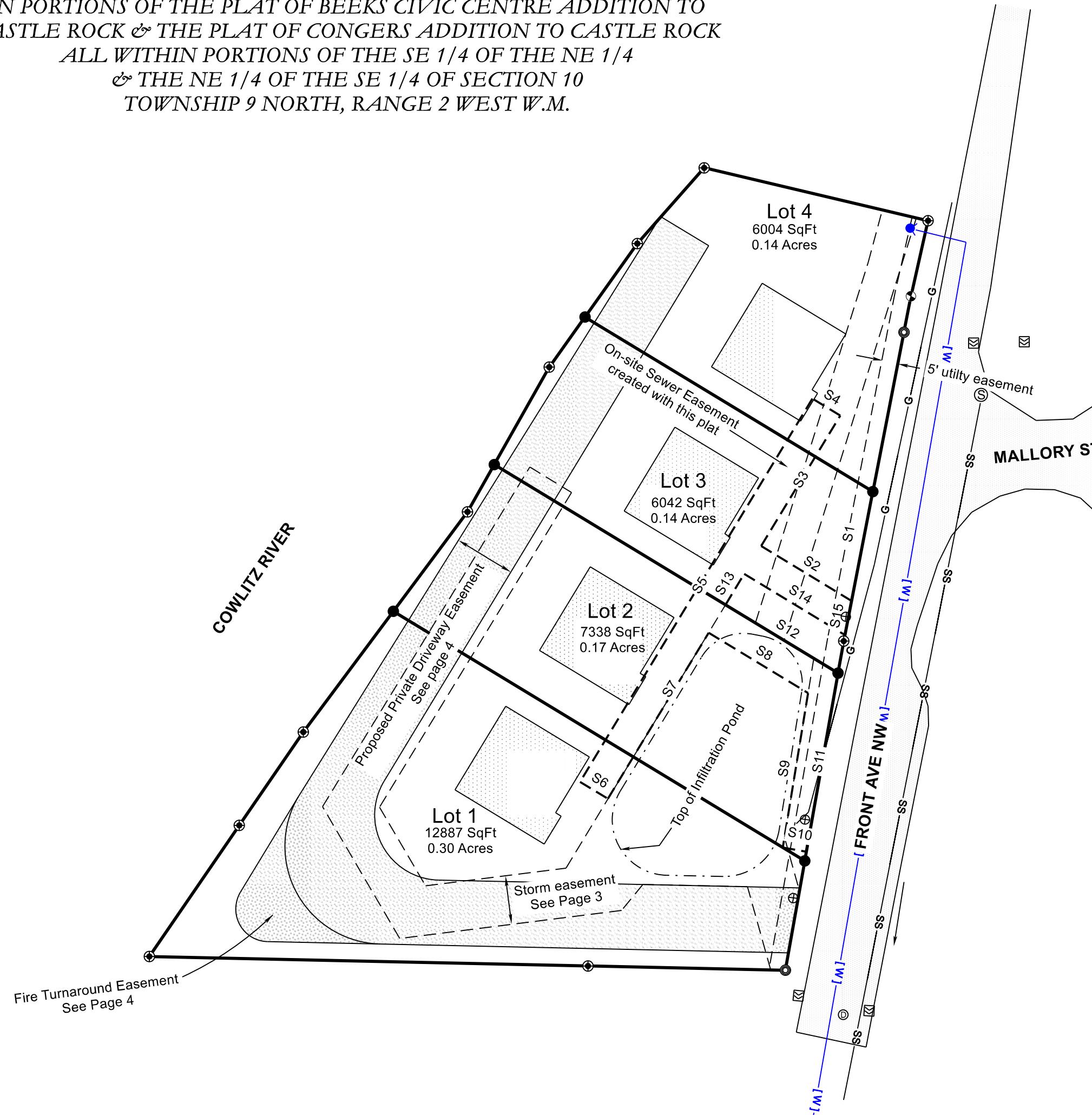
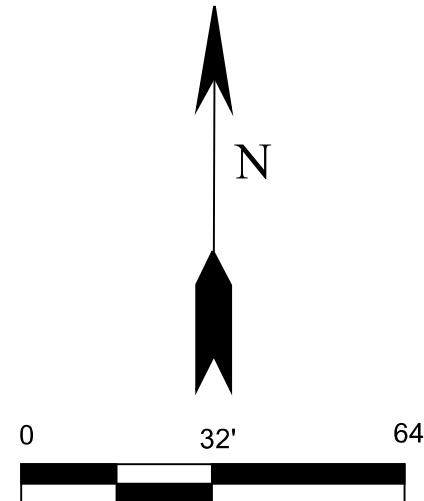
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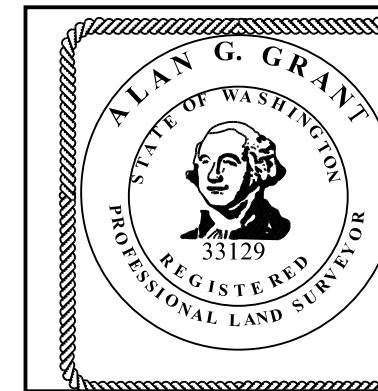
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Line Table:Sewer Easement		
LINE	BEARING	DISTANCE
S1	S11°02'00"W	34.11'
S2	N58°46'15"W	32.41'
S3	N31°13'45"E	46.76'
S4	N58°46'15"W	10.00'
S5	S31°13'45"W	137.34'
S6	S58°46'15"E	10.00'
S7	N31°13'45"E	59.50'
S8	S58°46'19"E	35.67'
S9	S9°16'51"W	47.98'
S10	S79°57'10"E	7.32'
S11	N10°02'49"E	55.61'
S12	N58°46'19"W	40.34'
S13	N31°13'45"E	11.08'
S14	S58°46'15"E	36.08'
S15	N11°02'00"E	10.66'



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