

City of Castle Rock

Letter of Completeness



City of Castle Rock
PO Box 370
Castle Rock, WA 98611

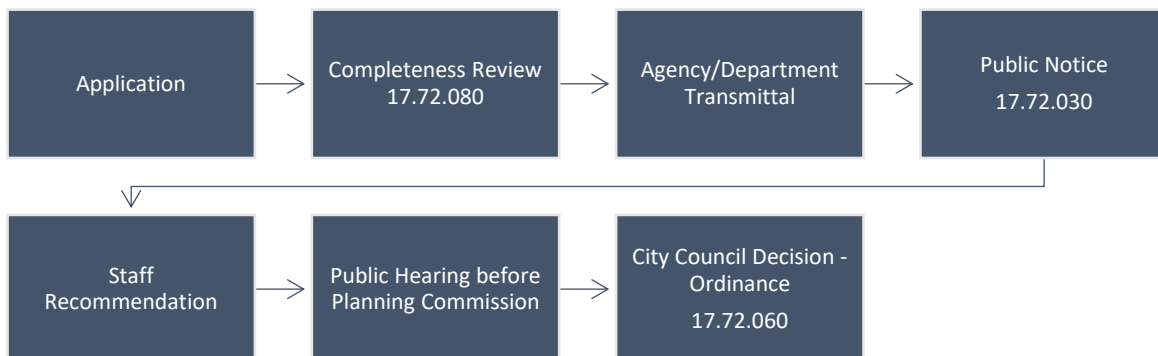
August 20, 2026

Re: Letter of Completeness: Comprehensive Plan/Zoning Map Amendment and Boundary Line Adjustment Permit Request - 1220 Mt. St. Helens Way NE, Castle Rock, WA, #CRP-25-025 & #CRP-26-011

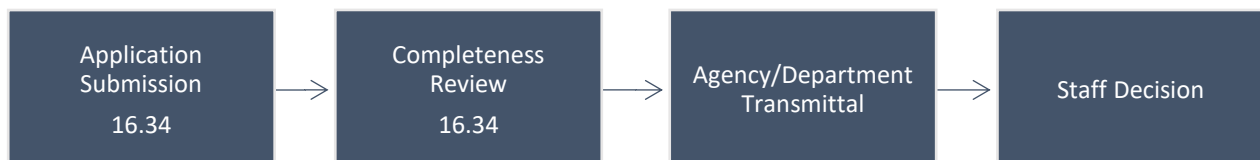
Dear Mr. Gourde,

The City has reviewed your application materials submitted on May 4, 2026, regarding the proposed Boundary Line Adjustment (BLA), SEPA/Comprehensive Plan Amendment, and Rezone. Additional application materials and revisions were subsequently submitted on April 26, June 9, June 22, and June 25, 2026, including updated forms and a Title Report dated May 11, 2026. City review comments were provided by Tom Gower, City Engineer, on June 26, 2026, with a revised comment letter issued to the applicant on July 8, 2026. Based on the materials submitted and the City's review, this letter identifies the status of the application and the items necessary to complete the application review process.

Comprehensive Plan Map Amendment & Rezone Process



Boundary Line Adjustment (BLA) Process



This letter confirms that the application has been determined to be **complete** for the purpose of beginning the formal review process. Further review may identify the need for additional information or clarification as the project proceeds. The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 16.34, CRMC 16.37, (CRMC) 17.72.

If you have any questions, please don't hesitate to contact us at 360-274-8181.

Sincerely,

A handwritten signature in black ink, appearing to read 'RGR', with a long horizontal flourish extending to the right.

Rachel Granrath, Contract City Planner

Rachel.granrath@kimley-horn.com

Cc: Karlene Akesson, Deputy Clerk, kakesson@ci.castle-rock.wa.us
Carie Cuttonaro, Clerk-Treasurer, ccuttonaro@ci.castle-rock.wa.us



City of Castle Rock

Building & Planning Department

Comprehensive Plan Amendment/ Rezone Application Packet Contents Page

141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: 360-274-8181
finance@ci.castle-rock.wa.us
bldgdept@ci.castle-rock.wa.us

Complete & Submit		☐ = Forms that need to be completed and returned to the City of Castle Rock Finance Office. ☐ = Forms and/or links that are informational and do not need to be submitted.
1	☒	Comprehensive Plan Amendment/Rezone Application Packet Contents (1 page)
2	☐	A Pre-Application Conference / Site Plan Review is required. Please contact City Hall for more information if you have not scheduled a pre-application conference.
3	☐	Environmental Questionnaire – <i>Submit with Pre-Application Forms – Please contact City Hall for more information if you have not scheduled a pre-application conference.</i>
4	☐	Master Application (1 page)
5	☐	Comprehensive Plan Amendment/Rezone Application (3 pages)
6	☐	General Land Use Application (2 pages)
7	☒	SEPA - Environmental Checklist – online printable form: http://ci.castlerock.wa.us/download/SEPAchecklist_2017_locked.docx
8	☐	Castle Rock Municipal Code (CRMC) Chapter 17.72 Amendments and Review Procedures (4 pages)
9	☐	Fee Schedules 1 & 5 of Resolution No. 2025-12 (6 pages) Additional costs* (* = Additional costs apply. Additional costs may include but are not limited to copies, postage, publishing, engineering fees, city planner fees, contracted building official fees, and hearing examiner fees. Each additional cost will be billed at actual cost plus 10%). Fees are nonrefundable. The entire Master Fee Schedule is available in the Finance Office or upon request.
10	☐	View the Castle Rock Municipal Code (CRMC) online at: https://ecode360.com/CA4379 The Castle Rock Municipal Code may also be viewed in the Finance Office located in City Hall.
	☐	CRMC – Title 17 Zoning
	☐	CRMC – Title 18 Environmental Protection

I acknowledge the above documents and/or web addresses/links were provided to me in the Comprehensive Plan Amendment/Rezone Application Packet.

Furthermore, I acknowledge that information sheets are intended to assist the public in understanding the effect of codes and regulations. Information sheets are not complete statements of these codes and should not be used as a substitute for them. If conflicts arise, the codes and regulations are the final authority. To ensure you have the most current information and applications, consult City Staff. It may also be beneficial to contact City Staff to be sure you understand all requirements before submitting materials or payments.

I also acknowledge there are fees associated with a Comprehensive Plan Amendment/Rezone Application and the applicant shall pay fees according to the City of Castle Rock Fee Schedule to defray a portion of the expenses encountered in processing the application.

Fees are non-refundable.

Name: Gabe Gourde - Gourde LLC

(Please Print)

Signature: 

Date: 6/22/2026



City of Castle Rock

Department Of Building and Planning

City Hall, PO Box 370 / 141 'A' St SW, Castle Rock, WA 98611
Phone: 360.274.8181 / Email: finance@ci.castle-rock.wa.us

CR

PLEASE PRINT IN INK OR
TYPE

MASTER APPLICATION

PROPERTY INFORMATION

Project Address: 1220 Mt. St. Helens Way City: Castle Rock Parcel #: 30835
Short Plat/Subdivision: _____ Block: _____ Lot: _____

OWNER/APPLICANT INFORMATION

Applicant/Authorized Agent: Gabe Gourde - Gourde LLC Phone: 360-957-0956
Mailing Address: 627 Spirit Lake Highway City: Castle Rock State: WA Zip: 98611
Property Owner: Same Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Contractor: NA Lic #: _____ Phone: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Lender Name: NA Phone: _____
Lender's Address: _____

PROJECT INFORMATION

Building/Construction

- ☐ Building Permit
☐ Excavation & Grading Permit
☐ Manufactured/Structure Placement
☐ Mechanical Permit
☐ Plumbing Permit
☐ Roofing Permit
☐ Signage Permit
☒ Other Zoning

Planning

- ☐ Critical Areas
☐ Flood Plain
☐ Home Occupation Business License
☐ Master Plan
☐ Mobile Home Park
☐ Plat (Preliminary)
☐ Plat (Final)
☐ Site Plan (Preliminary)
☐ Site Plan (Final)

Environmental

- ☐ Critical Areas
☐ Flood Plain Permits
☐ SEPA
☐ Surface Mining
☐ Other _____

PROJECT DESCRIPTION

Occupancy Group: _____ Type of Construction: _____ Sq. Ft. _____ No. of Stories: _____ No. of Bedrooms: _____

Is there any grading, filling, or excavation associated with this project? _____ Quantity (cubic yards): _____
(Including grading for road construction, site preparation, and landscaping.) **NO SITE WORK MAY BE DONE PRIOR TO CRITICAL AREAS DETERMINATION.**

Water Supply: _____ Sewage Disposal: _____ Type of Heat: _____ Fair Market Value: _____

Does project involve Asbestos? ☐ YES ☐ NO

PROVIDE A BASIC DESCRIPTION OF THE PROPOSED PROJECT: This application is to adjust the zoning on
parcel 30835 to follow the boundary line adjustment.

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

APPLICANT'S SIGNATURE: [Signature] DATE: 5/10/2026

APPLICATION ACCEPTED BY: _____ DATE: _____

APPLICATION APPROVED BY: _____ DATE: _____

PERMIT NUMBER
CR _____



City of Castle Rock

Building & Planning Department

Comprehensive Plan Amendment/Rezone Application

141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: (360) 274-8181
finance@ci.castle-rock.wa.us
bldgdept@ci.castle-rock.wa.us

Owner/Applicant Information

Property Owner(s): Gabe Gourde - Gourde LLC Daytime Phone: 360-957-0956

Mailing Address: 627 Spirit Lake Hwy City: Castle Rock State: WA Zip Code: 98611

E-mail address: ggourde@jhkelly.com Fax: NA

Applicant: Same Daytime Phone: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

E-mail address: _____ Fax: _____

Applicant's Representative: NA Daytime Phone: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

E-mail address: _____ Fax: _____

Property Information

Project Address(es): 1220 Mt. St. Helens Way

Property		Existing Designations		Requested Amendment	
Parcel #	Size (acres)	Comprehensive Plan Designation	Zoning District	Comprehensive Plan Designation	Zoning District
30835	.15 BLA portion	C2	C2	C2	R2

Property Information - continued

Property Description: (Please discuss the natural and built environment). The property is an existing single family dwelling.

Will you need to extend water, sewer, or power to the property? No If yes, how do you propose to do so? Not as a part of this application.

☐ Please attach additional sheets as necessary, numbered and signed.

SURROUNDING USES

Direction	Comprehensive Plan Designation	Zoning District	Land Use
North	C2	C2	Commercial Building
South	C2	C2	Gas Station
East	C2	R2	Single Family Home
West	C2	C2	Gas Station

Decision Criteria

1. How is this proposal consistent with the provisions of state planning statutes? Will the amendment result in comprehensive plan or regulatory conflicts?
2. How will the proposed change increase the development or use potential of a site or area without creating significant adverse impacts on existing uses and critical areas?
3. How will the property be adequately served by applicable services, facilities, and utilities, including transportation?
4. How will the proposal help implement City goals and/or policies contained within the plan?

☒ Please attach additional sheets as necessary, numbered and signed.

Site Plan

A site development plan for Comprehensive Plan Amendment proposals shall be reviewed in accordance with Castle Rock Municipal Code 17.77.040 and the results of the review shall accompany the application for amendment. The site development plan shall be drawn to a scale of not more than fifty feet to the inch showing at a minimum:

1. Identification of the proposed use;
2. Boundaries of the site;
3. Adjacent streets, properties, and land uses;
4. Site topography;
5. Proposed points of entrance and exit;
6. Interior streets and circulation pattern, if any;
7. Off-street parking and outdoor storage areas;
8. Railway sidings and loading areas, if any;
9. Location of all buildings and pertinent structures;
10. Horizontal (plan view) and vertical (elevation view) views of all buildings and pertinent structures, showing all dimensions and setbacks;
11. Location and, for development proposals, design of sewer lines and connection, drainage facilities and storm sewers, water lines, and fire hydrants;
12. Plans for general site grading, landscaping, signs and outdoor advertising structures, site screening, and other pertinent features required by this title and of the zoning district.

Application Checklist

- ☐ Comprehensive Plan Amendment/Rezone Application Packet Contents Page
- ☐ Pre-Application/Site-Plan Review Notes - One copy of the comments received after attending the required preapplication/Site-plan review meeting
- ☐ Master Application
- ☐ Comprehensive Plan Amendment/Rezone Application (this application-including attachments)
- ☐ One (1) reproducible copy (8-1/2" x 11" or 11" by 17") or (7) oversized copies of a site plan/drawing
- ☐ General Land Use Application
- ☐ SEPA (State Environmental Protection Act) checklist – completed and signed
- ☐ Any Additional Information/Documents Necessary and/or Required to Process the Request – all pages numbered and signed.
- ☐ The fees required for processing these permits. The fees differ depending on the scope of the project, such as whether a subdivision of land is involved or if a Shoreline Substantial Development permit is required. Please consult with the City Planner for fee determination.

Required Signatures

Only the property owner may sign an application to amend the Comprehensive Plan. I certify that I am the owner of the property(ies) included in this application and certify that the information provided in this application is true and correct.

 Gabe Gourde 5/10/2026
Property Owner's Signature Print Name Date

Applicant's Signature Print Name Date

Applicants Representative Signature Print Name Date

- ☐ **Representation Authorization** I authorize the person(s) listed as the Applicant and Applicant's Representative on page 1 to represent me in this application process. Property Owner(s) initials: _____
- ☐ **I do** want to be sent a copy of all correspondence transmitted by the City. I understand I will be charged fees, as outlined in the fee schedule for copies of public records, per page for copied and/or electronic files. Property Owner(s) initials: _____
- ☐ **I do not** wish to be sent a copy of all correspondence transmitted by the City. Property Owner(s) initials: _____

☒ There are 2 pages of additional information attached to this application.

 Property Owner(s) initials

Decision Criteria Narrative

1. Consistency with State Planning Statutes / Conflicts

This proposal is consistent with Washington State planning statutes, including the Growth Management Act, by promoting logical and orderly land use patterns. The requested rezone aligns the zoning designation with an approved boundary line adjustment, ensuring consistency between parcel boundaries and zoning classifications.

The amendment does not introduce new or incompatible land uses and remains consistent with the surrounding Comprehensive Plan designation (C2). It eliminates a mapping inconsistency rather than creating regulatory conflict. As such, the proposal will not result in conflicts with the Comprehensive Plan or applicable development regulations.

2. Increased Development Potential Without Adverse Impacts

The proposed rezone increases the usability of the property by aligning zoning with the adjusted parcel boundary, allowing for development consistent with surrounding land uses.

The property is currently developed as a single-family residence and is surrounded by a mix of commercial and residential uses. No new development, grading, or infrastructure expansion is proposed with this application.

Because the request is administrative in nature and does not intensify land use, it will not create significant adverse impacts to neighboring properties, critical areas, or environmental conditions.

3. Adequate Services, Facilities, and Utilities

The property is adequately served by existing infrastructure. The application confirms that no extensions of water, sewer, or power are required.

The site has existing access from Mt. St. Helens Way, and no changes to transportation or access are proposed. Because the rezone does not increase demand or introduce new development, existing public services and utilities are sufficient to serve the property.

4. Implementation of City Goals and Policies

The proposal supports City of Castle Rock goals by improving consistency and clarity in land use regulation. It aligns zoning with legal parcel boundaries, reduces the potential for future permitting conflicts, and reinforces existing development patterns.

The surrounding area includes commercial and residential uses, and the rezone maintains compatibility within this context.

Additionally, the Castle Rock Municipal Code allows zoning amendments when public convenience and general welfare are served. This proposal meets that intent by correcting a zoning inconsistency without creating new impacts.


Property Owner's Signature

Gabe Gourde
Print Name

5/10/2026
Date



General Land Use Application

141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: (360) 274-8181
finance@ci.castle-rock.wa.us

OFFICIAL USE ONLY

Case # _____ Related File # _____ Received By: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

TITLE 16 SUBDIVISIONS

- ☐ Binding Site Plan
- ☐ Boundary Line Adjustment
- ☐ Condominium Subdivision
- ☐ Final Plat (Subdivision)
- ☐ Final Short Plat
- ☐ Preliminary Plat (Subdivision)
- ☐ Preliminary Short Plat

TITLE 18 ENVIRONMENTAL PROTECTION

- ☐ Critical Areas Determination
- ☐ Critical Areas Permit
- ☐ Environmental Questionnaire
- ☐ SEPA Checklist
- ☐ Shorelines Conditional Use
- ☐ Shorelines Substantial Development
- ☐ Shorelines Variance

TITLE 17 ZONING

- ☐ Annexation
- ☐ Bed & Breakfast – (CUP)
- ☐ Comprehensive Plan Amendment
- ☐ Conditional Use Permit = (CUP)
- ☐ Home Occupancy Business License
- ☐ Home Occupancy in an Accessory Building – (CUP)
- ☐ Manufactured Home Park
- ☐ Recreational Vehicle Park – (CUP)
- ☐ Request for Clarification
- ☒ Rezone
- ☐ Similar Use Authorization
- ☐ Special Use Permit
- ☐ Variance

OTHER

- ☐ Request for Pre-Application Meeting
- ☐ Wireless Communications Facilities - (CUP)
- ☐ Other _____

Project Name: 1220 Rezone

Project Address: 1220 Mt. St. Helens Way
Castle Rock, WA 98611

Applicant: Gabe Gourde - Gourde LLC
Phone: 360-957-0956
E-mail Address: ggourde@jhkelly.com

Mailing Address: 627 Spirit Lake Hwy
Castle Rock, WA 98611

Owner: _____
(If other than applicant)
Phone: _____
E-mail Address: _____

Mailing Address: _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone: _____

E-mail Address: _____

Project Description: This application is to adjust the zoning on parcel 30835
to follow the boundary line adjustment.Size of Project Site: .15 acres (the BLA portion)Assessor Tax Parcel Number(s): 30835Full Legal Description of Subject Property (Attached ☐):Zoning: R2

Special Areas On or Near Site (show areas on site plan):

☐ Creek, Stream or River (name): _____☐ Wetland ☐ Flood Hazard Area _____☐ Steep Slopes/Draw/Gully/Ravine ☐ None**Water Service**Existing pipe size and material: WellProposed pipe size and material: Well**Sewage Disposal**Existing: City SewerProposed: City Sewer**Access**Name of Street(s) from which access will be gained: Existing access - no change. Mt. St.
Helens Way.**Owner's Consent and Authorization**

I affirm that I am the owner of the subject site and all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

I agree to pay all fees of the City that apply to this application.

Gabe Gourde - Gourde LLC
Owner's Name (Print Name)
Owner's Signature5/10/2026
Date

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025
PORTION OF THE SE 1/4 SW 1/4 SEC 2 AND THE NE 1/4 NW 1/4 SEC 11, ALL IN T 9 N, R 2 W, W.M.
CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON

ORIGINAL LEGAL DESCRIPTIONS:

TRACT A APN: 30847
(PER STATUTORY WARRANTY DEED RECORDED UNDER COWLITZ COUNTY AUDITOR FILE NO. 3543278)
A PORTION OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING 670 FEET WEST OF THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE W.M., AND RUNNING; THENCE WEST 154.5 FEET;
THENCE NORTH TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ACCESS ROAD TO P.S.H. NO. 1;
THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ACCESS ROAD TO A POINT DUE NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH TO THE POINT OF BEGINNING;
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

TRACT B APN: 30835
(PER STATUTORY WARRANTY DEED RECORDED UNDER COWLITZ COUNTY AUDITOR FILE NO. 3749724)
A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 670.00 FEET WEST OF THE QUARTER CORNER COMMON TO SECTION 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH 208.00 FEET;
THENCE WEST 174.50 FEET;
THENCE NORTH 208.00 FEET;
THENCE EAST 174.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
AND
BEGINNING AT THE QUARTER CORNER OF SECTIONS 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;
THENCE WEST A DISTANCE OF 670.00 FEET ALONG THE SECTION LINE COMMON TO SECTIONS 2 AND 11 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 23°30' EAST A DISTANCE OF 222.28 FEET TO A POST ON THE BOUNDARY LINE BETWEEN THE LAND HEREIN DESCRIBED AND THAT OF C.E. WILSKEY;
THENCE DUE WEST A DISTANCE OF 87.00 FEET;
THENCE DUE NORTH A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING;
AND
BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 88°34'10" WEST A DISTANCE OF 670.00 FEET ALONG THE SECTION LINE COMMON TO SECTIONS 2 AND 11 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH 88°34'10" WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 154.50 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN AFN 3543278; THENCE NORTH 01°25'50" EAST ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 39.15 FEET TO THE TOE OF A SLOPE;
THENCE NORTH 89°59'28" EAST ALONG THE TOE OF SLOPE FOR A DISTANCE OF 154.55 FEET; TO THE EAST LINE OF SAID PARCEL; THENCE SOUTH 01°25'30" WEST ALONG THE EAST LINE OF SAID PARCEL 43.03 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS:

TRACT A OF CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025.
TRACT B OF CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025.

SURVEY NOTE

THE FIELD WORK AND CALCULATIONS ON WHICH THIS BOUNDARY LINE ADJUSTMENT IS BASED WAS PERFORMED UNDER THE DIRECTION OF KEVIN D. BLUMH, PLS 29269 WHO PASSED AWAY BEFORE THIS MAP COULD BE CERTIFIED AND RECORDED. THE UNDERSIGNED HAS REVIEWED THIS SURVEY FOR COMPLETENESS AND APPLICABILITY WITH THE APPROPRIATE STATUTES AND HEREBY CERTIFIES THAT THIS SURVEY IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

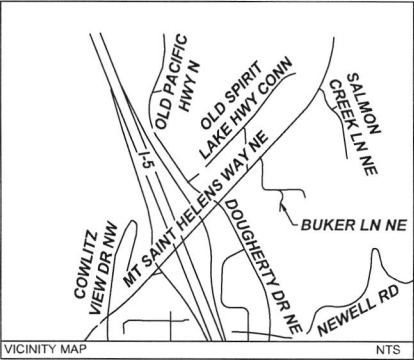
THE PURPOSE OF THIS SURVEY IS TO LEGALIZE THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON APN: 3749723. THE BOUNDARY LINE ADJUSTMENT MET THE COUNTY'S REQUIREMENTS, NOT TAKING INTO ACCOUNT THE CITY OF CASTLE ROCK'S MAPPING REQUIREMENTS.

BASIS OF BEARING

HOLDING SURVEY CONTROL BEARINGS PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3776917, VOLUME 46, PAGE 180, BY HOLDING THE NORTH QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 11, THE BEARING BETWEEN BEING N46°42'34"E.

SURVEY DATA

EQUIPMENT USED: TRIMBLE R12 RTK GPS AND S5 1-SECOND TOTAL STATION.
METHOD: RADIAL RTK GPS TIES AND CLOSED GROUND TRAVERSE WITH ACCURACIES AND CLOSURES EXCEEDING THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTERS 332-130-085 AND 332-130-090



OWNERS:
GOURDE LLC
1220 NE MT ST HELENS WAY
CASTLE ROCK, WA 98626
ZONING: HIGH DENSITY RESIDENTIAL

RADWILL ENTERPRISES LLC
1254 NE MT ST HELENS WAY
CASTLE ROCK, WA 98626
ZONING: HIGHWAY BUSINESS

TREASURER

I HEREBY CERTIFY THAT ALL 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.

COWLITZ COUNTY TREASURER DATE:
DEPUTY TREASURER DATE:

ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THIS _____ DAY OF _____, 2026.

CITY PLANNER DATE:
CITY ENGINEER DATE:
CITY MAYOR DATE:
CITY PLANNING COMMISSION REPRESENTATIVE DATE:

AUDITOR'S CERTIFICATE

RECORDING NO. _____
FILED FOR RECORD THIS _____ DAY OF _____, 2026,
AT _____ M. IN BOOK _____ OF BLAMS 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 GABE GOURDE
IN _____ MARCH, 2026

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 CASTLE ROCK
BOUNDARY LINE ADJUSTMENT CRP-25-025
ASSESSOR'S PARCEL NOS.
30835 & 30847
CITY OF CASTLE ROCK
COWLITZ COUNTY, WASHINGTON

Drawn By: M. NOWELS Date: 04/27/2026 Job No.: 5742
Checked By: J. GOODMAN Scale: N/A Sheet: 1 OF 2

RECEIVED MAY 11 2026

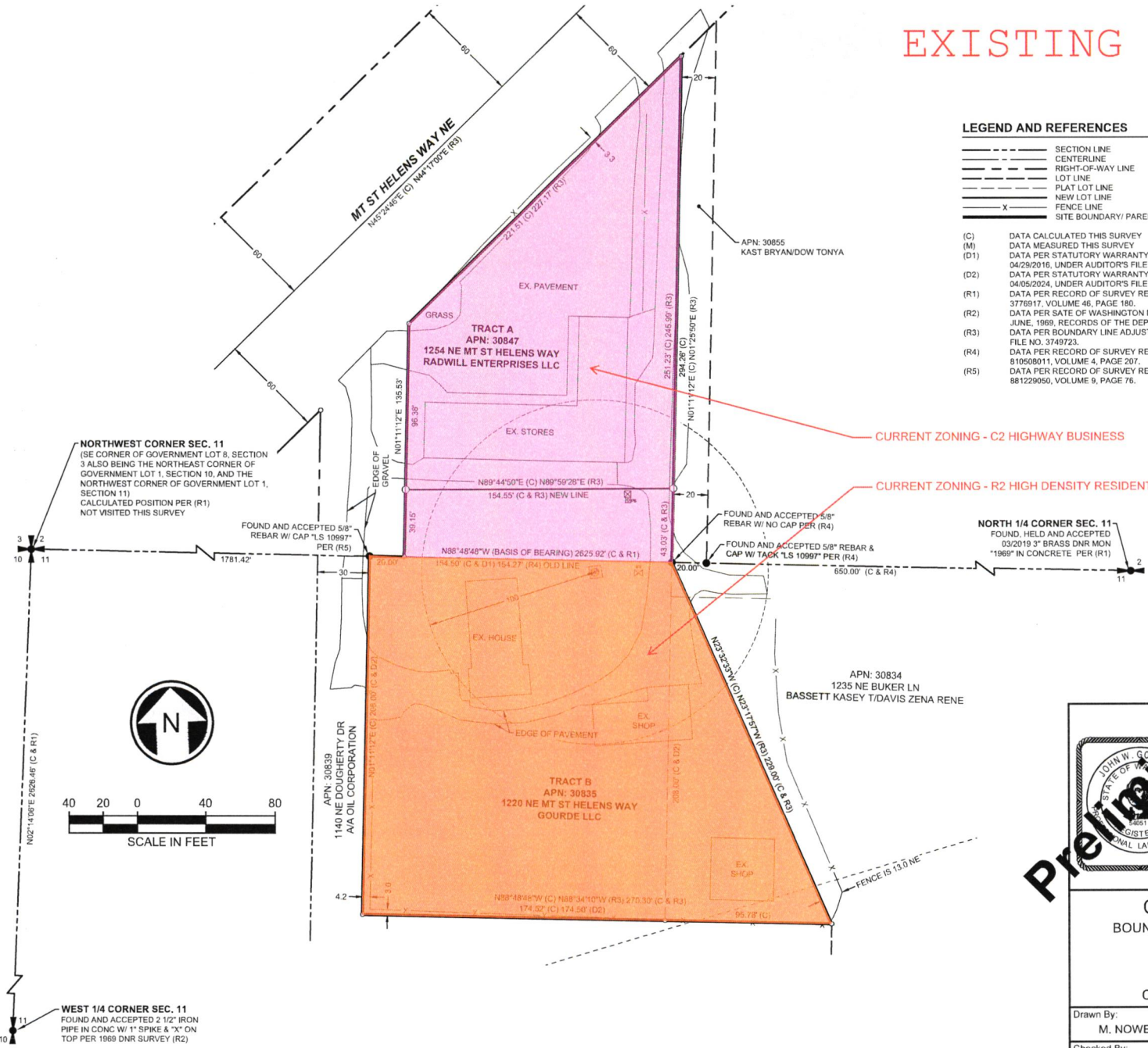
RECEIVED JUN 08 2026

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025
PORTION OF THE SE 1/4 SW 1/4 SEC 2 AND THE NE 1/4 NW 1/4 SEC 11, ALL IN T 9 N, R 2 W, W.M.
CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON

EXISTING ZONING

LEGEND AND REFERENCES

- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PLAT LOT LINE
- NEW LOT LINE
- FENCE LINE
- SITE BOUNDARY/ PARENT PARCEL
- FOUND MONUMENT AS NOTED 01/2026
- SET 1/2" REBAR & CAP LS 54051 XX/XXXX
- CALCULATED POINT ONLY
- WELL
- TELEPHONE PEDESTAL
- POWER BOX
- WATER VALVE
- (C) DATA CALCULATED THIS SURVEY
- (M) DATA MEASURED THIS SURVEY
- (D1) DATA PER STATUTORY WARRANTY DEED RECORDS OF COWLITZ COUNTY, RECORDED 04/29/2016, UNDER AUDITOR'S FILE NO. 3543278.
- (D2) DATA PER STATUTORY WARRANTY DEED RECORDS OF COWLITZ COUNTY, RECORDED 04/05/2024, UNDER AUDITOR'S FILE NO. 3749724.
- (R1) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3776917, VOLUME 46, PAGE 180.
- (R2) DATA PER STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES SURVEY, DATED JUNE, 1969, RECORDS OF THE DEPARTMENT OF NATURAL RESOURCES.
- (R3) DATA PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3749723.
- (R4) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 810508011, VOLUME 4, PAGE 207.
- (R5) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 881229050, VOLUME 9, PAGE 76.



CURRENT ZONING - C2 HIGHWAY BUSINESS

CURRENT ZONING - R2 HIGH DENSITY RESIDENTIAL

Preliminary



FORESIGHT
SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

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

CITY OF CASTLE ROCK
BOUNDARY LINE ADJUSTMENT CRP-25-025
ASSESSOR'S PARCEL NOS.
30835 & 30847
CITY OF CASTLE ROCK
COWLITZ COUNTY, WASHINGTON

Drawn By:	Date:	Job No.:
M. NOWELS	04/27/2026	5742
Checked By:	Scale:	Sheet:
J. GOODMAN	1" = 40'	2 OF 2

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Drawn By: M. NOWELS	Date: 04/27/2026	Job No.: 5742
Checked By: J. GOODMAN	Scale: 1" = 40'	Sheet: 2 OF 2

RECEIVED MAY 11 2026

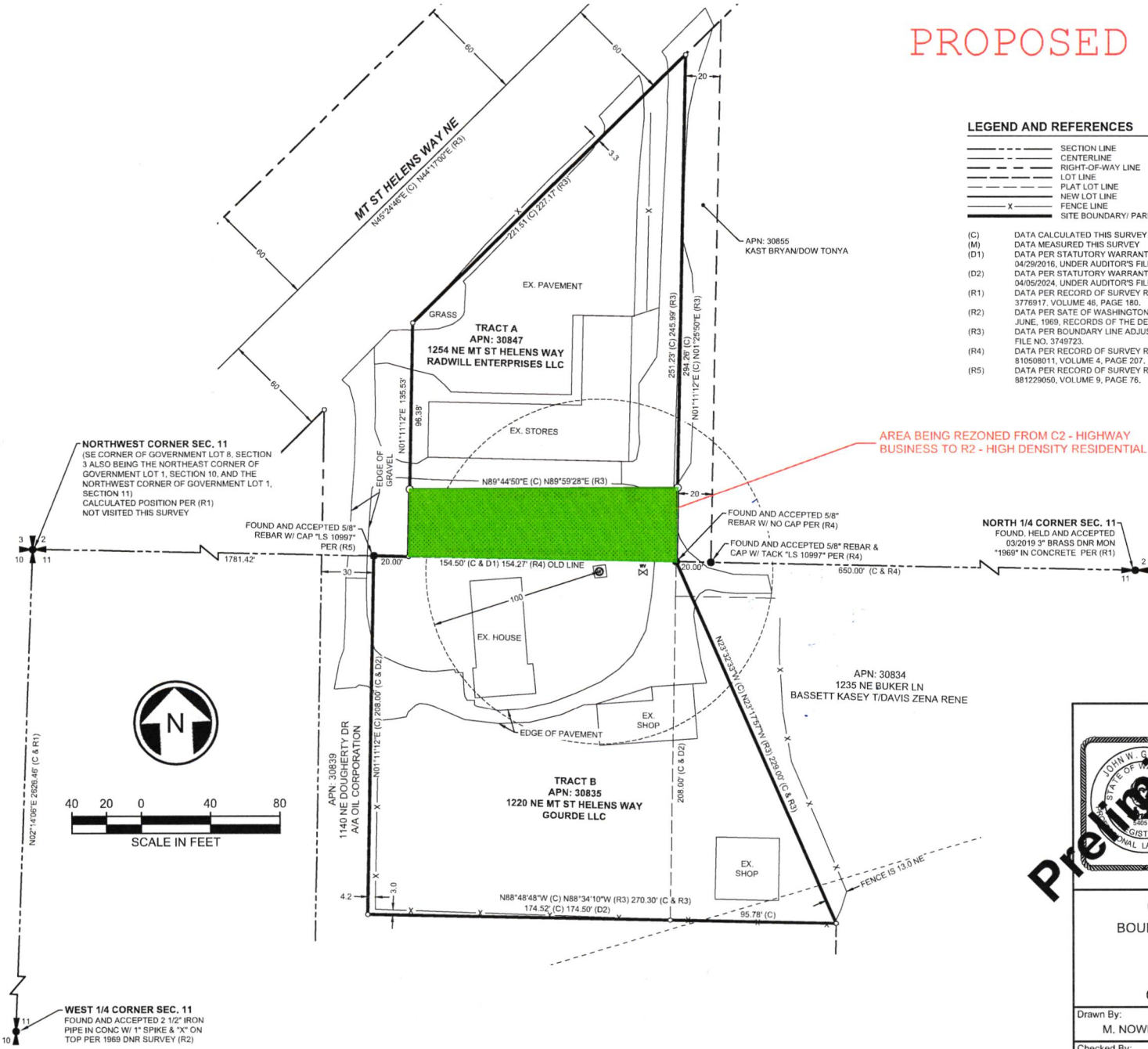
RECEIVED JUN 08 2026

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025
PORTION OF THE SE 1/4 SW 1/4 SEC 2 AND THE NE 1/4 NW 1/4 SEC 11, ALL IN T 9 N, R 2 W, W.M.
CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON

PROPOSED ZONING

LEGEND AND REFERENCES

- SECTION LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PLAT LOT LINE
- NEW LOT LINE
- FENCE LINE
- SITE BOUNDARY/ PARENT PARCEL
- FOUND MONUMENT AS NOTED 01/2026
- SET 1/2" REBAR & CAP LS 54051 XX/XXXX
- CALCULATED POINT ONLY
- WELL
- TELEPHONE PEDESTAL
- POWER BOX
- WATER VALVE
- (C) DATA CALCULATED THIS SURVEY
- (M) DATA MEASURED THIS SURVEY
- (D1) DATA PER STATUTORY WARRANTY DEED RECORDS OF COWLITZ COUNTY, RECORDED 04/29/2016, UNDER AUDITOR'S FILE NO. 3543278.
- (D2) DATA PER STATUTORY WARRANTY DEED RECORDS OF COWLITZ COUNTY, RECORDED 04/05/2024, UNDER AUDITOR'S FILE NO. 3749724.
- (R1) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3776917, VOLUME 46, PAGE 180.
- (R2) DATA PER STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES SURVEY, DATED JUNE, 1969, RECORDS OF THE DEPARTMENT OF NATURAL RESOURCES.
- (R3) DATA PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3749723.
- (R4) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 810508011, VOLUME 4, PAGE 207.
- (R5) DATA PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 881229050, VOLUME 9, PAGE 76.



Preliminary



FORESIGHT SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

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

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025 ASSESSOR'S PARCEL NOS. 30835 & 30847 CITY OF CASTLE ROCK COWLITZ COUNTY, WASHINGTON		
Drawn By: M. NOWELS	Date: 04/27/2026	Job No.: 5742
Checked By: J. GOODMAN	Scale: 1" = 40'	Sheet: 2 OF 2

CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025
PORTION OF THE SE 1/4 SW 1/4 SEC 2 AND THE NE 1/4 NW 1/4 SEC 11, ALL IN T 9 N, R 2 W, W.M.
CITY OF CASTLE ROCK, COWLITZ COUNTY, WASHINGTON

ORIGINAL LEGAL DESCRIPTIONS:

TRACT A APN: 30847

(PER STATUTORY WARRANTY DEED RECORDED UNDER COWLITZ COUNTY AUDITOR FILE NO. 3543278)

A PORTION OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING 870 FEET WEST OF THE QUARTER CORNER COMMON TO SECTIONS 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE W.M., AND RUNNING, THENCE WEST 154.5 FEET;

THENCE NORTH TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ACCESS ROAD TO P.S.H. NO. 1;

THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ACCESS ROAD TO A POINT DUE NORTH OF THE POINT OF BEGINNING;

THENCE SOUTH TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON

TRACT B APN: 30835

(PER STATUTORY WARRANTY DEED RECORDED UNDER COWLITZ COUNTY AUDITOR FILE NO. 3749724)

A TRACT OF LAND LOCATED IN SECTION 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 670.00 FEET WEST OF THE QUARTER CORNER COMMON TO SECTION 2 AND 11, TOWNSHIP 9 NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;

THENCE SOUTH 208.00 FEET;

THENCE WEST 174.50 FEET;

THENCE NORTH 208.00 FEET;

THENCE EAST 174.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

AND

BEGINNING AT THE QUARTER CORNER OF SECTIONS 2 AND 11, TOWNSHIP 9

NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;

THENCE WEST A DISTANCE OF 870.00 FEET ALONG THE SECTION LINE COMMON

TO SECTIONS 2 AND 11 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 23°30' EAST A DISTANCE OF 222.20 FEET TO A POST ON THE BOUNDARY LINE BETWEEN THE LAND HEREIN DESCRIBED AND THAT OF C.E. WILSKEY;

THENCE DUE WEST A DISTANCE OF 87.00 FEET;

THENCE DUE NORTH A DISTANCE OF 208.00 FEET TO THE POINT OF BEGINNING,

AND

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 9

NORTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN;

THENCE NORTH 88°34'10" WEST A DISTANCE OF 670.00 FEET ALONG THE SECTION LINE COMMON TO SECTIONS 2 AND 11 TO THE POINT OF BEGINNING OF

THIS DESCRIPTION;

THENCE CONTINUING NORTH 88°34'10" WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 154.50 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN AFN 3543278, THENCE NORTH 01°25'50" EAST ALONG THE

WEST LINE OF SAID PARCEL A DISTANCE OF 39.15 FEET TO THE TOE OF A SLOPE;

THENCE NORTH 89°59'28" EAST ALONG THE TOE OF SLOPE FOR A DISTANCE OF 154.55 FEET; TO THE EAST LINE OF SAID PARCEL; THENCE SOUTH 01°25'50" WEST

ALONG THE EAST LINE OF SAID PARCEL 43.03 FEET TO THE POINT OF BEGINNING, SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS:

TRACT A OF CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025.

TRACT B OF CITY OF CASTLE ROCK BOUNDARY LINE ADJUSTMENT CRP-25-025.

SURVEY NOTE

THE FIELD WORK AND CALCULATIONS ON WHICH THIS BOUNDARY LINE ADJUSTMENT IS BASED WAS PREPARED UNDER THE DIRECTION OF KEVIN D. BLUHM, P.L.S. 29289 WHO PASSED AWAY BEFORE THIS MAP COULD BE CERTIFIED AND RECORDED. THE UNDERSIGNED HAS REVIEWED THIS SURVEY FOR COMPLETENESS AND APPLICABILITY WITH THE APPROPRIATE STATUTES AND HEREBY CERTIFIES THAT THIS SURVEY IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT.

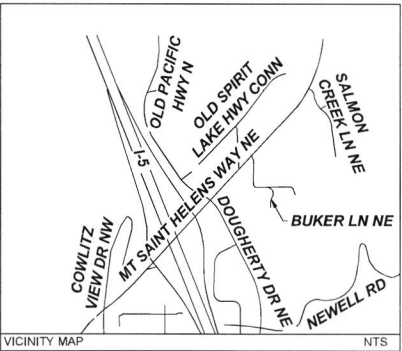
THE PURPOSE OF THIS SURVEY IS TO LEGALIZE THE BOUNDARY LINE ADJUSTMENT AS SHOWN ON AFN: 3749723. THE BOUNDARY LINE ADJUSTMENT MEET THE COUNTY'S REQUIREMENTS, NOT TAKING INTO ACCOUNT THE CITY OF CASTLE ROCKS MAPPING REQUIREMENTS.

BASIS OF BEARING

HOLDING SURVEY CONTROL BEARINGS PER RECORD OF SURVEY RECORDED UNDER COWLITZ COUNTY AUDITOR'S FILE NO. 3776917, VOLUME 46, PAGE 160, BY HOLDING THE NORTH QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 11, THE BEARING BETWEEN BEING N46°42'34"E.

SURVEY DATA

EQUIPMENT USED: TRIMBLE R12 RTK GPS AND S5 1-SECOND TOTAL STATION.
METHOD: RADIAL RTK GPS TIES AND CLOSED GROUND TRAVERSE WITH ACCURACIES AND CLOSURES EXCEEDING THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTERS 332-130-085 AND 332-130-090



OWNERS:

GOURDE LLC
1220 NE MT ST HELENS WAY
CASTLE ROCK, WA 98626
ZONING: HIGH DENSITY RESIDENTIAL

RADWILL ENTERPRISES LLC
1254 NE MT ST HELENS WAY
CASTLE ROCK, WA 98626
ZONING: HIGHWAY BUSINESS

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.

COWLITZ COUNTY TREASURER

DATE:

DEPUTY TREASURER

DATE:

ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THIS _____ DAY OF _____, 2026.

CITY PLANNER

DATE:

CITY ENGINEER

DATE:

CITY MAYOR

DATE:

CITY PLANNING COMMISSION REPRESENTATIVE

DATE:

AUDITOR'S CERTIFICATE

RECORDING NO.

FILED FOR RECORD THIS _____ DAY OF _____, 2026.

AT _____ M. IN BOOK _____ OF BLAMS 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 GABE GOURDE IN MARCH, 2026

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE:

CERTIFICATE NUMBER 54051



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30835 & 30847
CITY OF CASTLE ROCK
COWLITZ COUNTY, WASHINGTON

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N/A

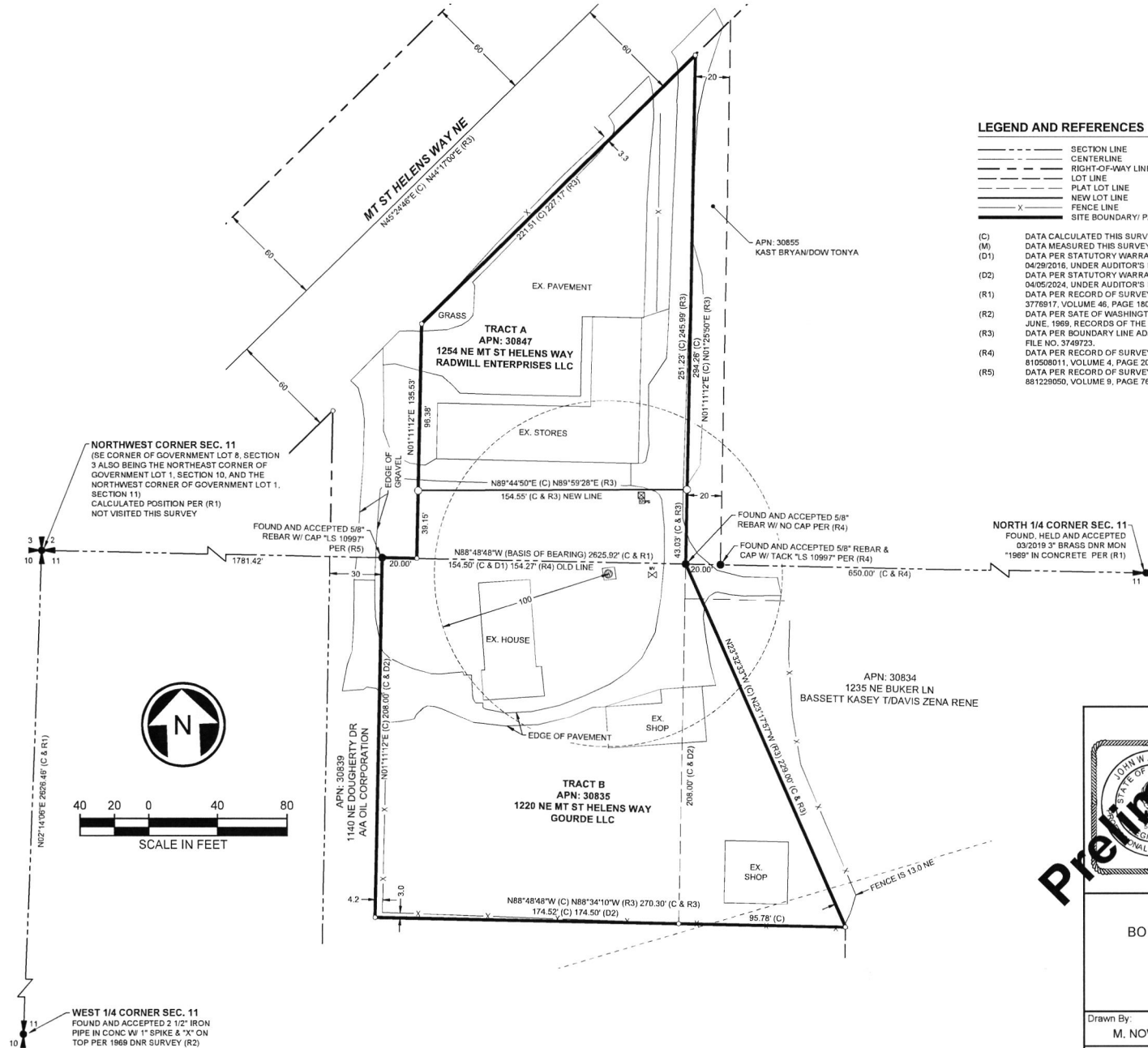
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