



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
Peter Goldmark - Commissioner of Public Lands

## Application for Use of State-owned Aquatic Lands

**Applicant Name:** Jack Sundstrom  
**County:** Cowlitz County  
**Water Body:** Lewis River  
**Type of Authorization - Use:** Lease – Float House  
**Authorization Number:** 20-076099  
**Term:** 12 years

**Description:** This agreement will allow the use of State-owned aquatic lands for the sole purpose of private marina. It is located on Lewis River, in Cowlitz County, Washington.

Use within this lease area is for moorage of a single float house and boat moorage.

# Jack Sundstrom Lease - Private Marina Lewis River, Woodland, Cowlitz County

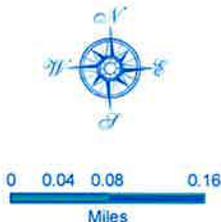


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## Vicinity Map

Every attempt was made to use the most accurate and current geographic data available. However, due to multiple sources, scales, and the currency of the data used to develop this map Washington Department of Natural Resources cannot accept responsibility for errors and omissions in the data. Furthermore, this data is not survey grade information and cannot be substituted for an official survey. Therefore, there are no warranties that accompany this material



Coordinate System: Washington State Plane South  
Projection: Lambert Conformal Conic  
Datum: NAD83 HARN

**Lease No. 20-076099**

**Section 31, Twn. 5N, Rge. 1E, W.M.**

**Latitude/ Longitude  
45.87002/ -122.73039**

STATE OF WASHINGTON  
DEPARTMENT OF NATURAL RESOURCES  
DOUG SUTHERLAND  
COMMISSIONER OF PUBLIC LANDS

**APPLICATION FOR AUTHORIZATION TO USE STATE-OWNED AQUATIC LANDS**

NO WORK CAN BE STARTED ON THE PROJECT AREA UNTIL A USE AUTHORIZATION HAS BEEN GRANTED BY THE DEPARTMENT OF NATURAL RESOURCES

**I. SUBMISSION OF APPLICATION**

Enclose a \$25.00 non-refundable application processing fee with the application. (this fee is not required for local, state, and other government agencies). This application form will be reviewed by the Department of Natural Resources upon receipt at the address given below. Applicants will be notified in writing if the application will be accepted for further review. However, this application may be rejected at any time before signed execution of a use authorization.

Please send the completed application form to your region land manager at:

Department of Natural Resources  
Rivers District/Aquatic Region  
PO Box 280  
Castle Rock, WA 98611

**II. APPLICANT INFORMATION**

Date of Application: 12/22/03

Authorization to be Issued To (how name is to appear in the lease document): Jack L. Sundstrom

PO Box 87243  
VANCOUVER, WA 98668  
(360) 892-4864

Applicant's Representative: William D. Robison

Relationship to Applicant: Friend-Attorney

Address: 900 Wash. St. Ste 900	City: Vancouver	State: WA	Zip Code: 98660
Telephone: 360.699.3001	Fax: 360.699.3012	E-Mail: wrobison@ccrslaw.com	

**FOR OFFICIAL USE ONLY** *Received w/ previous <sup>incomplete</sup> app. Jan 8, 2004*  
*Support:* Application Fee Received  Date: Feb. 6, 2004  
 Land Manager:  New Application;  Renewal Application; Land Manager Initials MM  
 Land Records: New Application Number 20-076099; Trust 21; County 8; AQR Plate No. T506-002 (Notes)

*EM 2/25/2004*

**II. APPLICANT INFORMATION con't**

Department of Revenue Tax \*Registration Number (Unified Business Identifier) is **Required**: none-non business

Which of the following applies to Applicant (**Check One** and **Attach written authority to sign** - bylaws, power of attorney, etc): Owner

Corporation <input type="checkbox"/> State of Registration:	Limited Partnership <input type="checkbox"/> State of Registration:	General Partnership <input type="checkbox"/> State of Registration:
Sole Proprietorship <input checked="" type="checkbox"/>	Marital Community Spouse: <input type="checkbox"/>	Government Agency <input type="checkbox"/>

Other  (Please Explain:)

Has the site use been authorized before or is it currently under lease? Yes  Lease Number: 20012491  
 No  Don't Know  *Calvin Tipton*

**III. LOCATION**

The Body of Water on which the state property is located: Lewis River	County in which the state property is located: Cowlitz	Government Lot: 4
	Section: 31	Township: 5N
	Range: 1E	E <input type="checkbox"/> or W <input type="checkbox"/>

**Note:** A legal property survey including the legal description and other information about the property is **required** to obtain a use authorization. WA DNR survey requirements are attached to this form. The survey plat will be attached to the lease/easement as Exhibit A. **DO NOT HAVE THIS SURVEY CONDUCTED UNTIL YOU HAVE BEEN NOTIFIED IN WRITING THAT THE APPLICATION HAS BEEN ACCEPTED FOR PROCESSING.**

Physical description of Project Area (For example, Marsh, Tideflat adjacent to the Chehalis River, etc.): The waters of the Lewis River adjacent to the Dike and lying <sup>above</sup> the 2<sup>nd</sup> class tide lands, *beds of Lewis River*  
*below*

Name of Owner(s) of Uplands, Shorelands, and/or Tidelands shoreward and adjacent to the Property: ~~The State of Washington~~

Address:	City:	State:	Zip Code:
Phone Number:	Fax Number:	E-mail:	

**Note:** Except for property located within established Harbor Areas, proof of ownership, or authorization to use the adjacent tidland, shoreland, or upland property may be required. If the applicant is the owner of the adjacent land, attach a copy of the deed.

County Parcel No(s). for adjacent properties, upland, and/or adjacent tideland properties: S. Pekin Road extension would be the only parcel adjacent to the dike.

**IV. USE OF PROPERTY**

Describe, in detail, the proposed use of the Property: *recreational float house*  
The property will be used for recreational purposes, temporary moorage of the lessee's personal boat, fishing, picnics and camping on some occasions during the spring and summer. A work boat will remain moored at the site year round if possible to support maintenance and removal of logs/debris from the structure and the docks at Pekin Ferry. A float will remain moored to the structure to provide a fishing platform. All moorage is within the shear boom. Guest boats will be tied up from time to time for a day to a week, this is not commercial, no charge is made. Such use will be exclusively spring and summer. Owner is retired and plans to keep use as low key as possible!

Is or will the Property be subleased to another party? Yes  No xxxx  
If yes, submit a copy of the sublease agreement.

What are the current and past uses of the site? Current use is moorage of the owners boats, fishing and occasional camping during spring and summer. Former lessee David Miller used for much the same purposes but also for scuba diving salvage operation he ran. Cal Tipton used to moor boats and float planes before that.

Do you have any knowledge of contamination of the site by toxic or hazardous substances, or of past uses or practices that might have lead to contamination by such substances? Yes  No xxxx  
If so, please explain: There is no apparent contamination.

Do you know if any fill material has been placed on the property in question? Yes  No   
If yes, please explain: The entire upland area and the bottom are a man made dike.

**V. IMPROVEMENTS**

Physical improvements are structures placed on the land that cannot be removed without damage to the land. Examples of such structures include: pilings, dolphins, piers, wharves, piling-supported buildings, structures built on fill or concrete foundations, buried pipelines and cables, and support structures for bridges.

What physical improvements currently exist on the site? (Photos may be required.) Please see prior application also. The primary structure is a floating structure containing a boat well (Dry) and lifting apparatus. There is an adjacent room with a loft and some cooking/food storage area. There is an incinerating toilet. There is a walkway. These structures can be removed without damage to the land.  
There is a concrete gravity pad to which cables attach at the up stream side of the structure and approximately 20-30 feet north of the river bank. These hold the structure in place. The concrete pad is integral to the dike. There is a concrete anchor point at the top of the ramp also poured into the dike. The ramp attaches to this with steel bolts. There are two concrete anchor points poured into the dike at the downstream end. A steel truss runs from the structure to the first of these preventing the structure from moving closer or farther from the shore. The second is an anchor point for cables holding the structure.  
There is a floating log "shear boom" that is attached to the dike approximately 100 feet upstream of the structure. A cable holds the shear boom in place at the upsteam end. A cable is attached to a snag in the river bottom at the downstream end. A knee brace (log) is held against the bank by water pressure to maintain the shear boom position relative to the dike.  
There are multiple pilings spaced at intervals of approximately 8 feet along the entire dike. Those pilings are not part of the applicants use. The shear boom has a cable attached to one of the pilings. It is presumed that the state/corps of

engineers placed those pilings when the dike was built. There is no evidence of the two pilings referenced in Cal Tipton's application and lease.

If there are physical improvements currently on the site, who owns them? Jack L. Sundstrom

If there are physical improvements currently on the site, describe their condition: Serviceable and in good repair.

Which, if any, of the existing physical improvements will be removed, remodeled, or reconstructed? None

Describe any physical improvements that the applicant is proposing to construct on the site: None

Has any fill material been placed on the site? Yes  No

If Yes, please describe: The entire upland area is a manmade dike. Some of the dike extends below the northernmost part of the structure.

**VI. LOCAL, STATE, AND FEDERAL REGULATORY PERMITS** Copies of all Government Regulatory Permits, or Permit Waivers Are Required Before Issuance of a DNR Use Authorization. Your project may require all or some of the following.

**Please include the following permit applications, permits, or waivers with the application:**

**JARPA (Joint Aquatic Resource Permit Application)** - This one form is used to apply for all of the following individual permits:

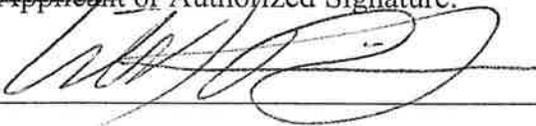
1. **Section 10 Permit** (Required by the US Army Corps of Engineers for any work in or affecting navigable waters, e.g., floats, docks, piers, dredging, pilings, bridges, overhead power lines.)
2. **Shoreline Substantial Development, Conditional Use, Variance Permit or Exemption** (Issued by Local Government, and is required for work or activity in the 100 year flood plain, or within 200 feet of the Ordinary High Water mark of certain waters; and which included any one of the following: dumping, drilling, dredging, filing, placement or alteration of structures or any activity which substantially interferes with normal public use of the waters.)
3. **Hydraulic Project Approval** (Required by the Department of Fish and Wildlife if the project includes work that will use, divert, obstruct, or change the natural flow or bed of any fresh or salt water of the state.)
4. **Section 404 Permit** (Required by the US Army Corps of Engineers if your project will discharge or excavate any dredged or fill material waterward of the Ordinary High Water mark or the Mean Higher High Tide Line in tidal areas.)
5. **Section 401 Water Quality Certification** (Required by the Department of Ecology if a Section 404 permit is required.)

**NPDES (National Pollutant Discharge Elimination System Permit)** - Required by the Department of Ecology under delegated authority from the Federal Environmental Protection Agency for projects that include the discharge of fluid on or into surface water.

**SEPA (State Environmental Policy Act) Checklist and Environmental Assessments** - When you submit a permit application to any agency, if the project is not exempt, the lead agency will ask you to fill out an environmental checklist. Based on checklist answers and the reviewers knowledge of the project site, agency personnel will determine the types of impacts the project may have on the environment. The agency assessments may be the following forms: Determination of Nonsignificance, Determination of Significance, scoping documents, draft or final Environmental Impact Statements (EIS) or others prepared for the purpose of compliance.

**Describe any habitat mitigation required** by any of the permitting agencies identified above and identify where such mitigation is proposed to occur:

**All answers and statements are true and correct to the best of my knowledge.**

Applicant Name (please print): Jack L. Sundstrom	Title: Owner
Applicant or Authorized Signature: 	Date: January 28, 2004

**STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES  
REQUIREMENTS FOR RECORDS OF SURVEY FOR LEASES AND  
EASEMENTS**

**Records of Survey are required for easements and leases granted by the department for:**

- § County roads
- § Highways
- § Easements across high value lands
- § Easements across transition lands
- § Utilities
- § Upland leases
- § Communication sites
- § Other grants as determined by the department based upon site specific considerations
- § Drainage or irrigation easements
- § Railroads
- § Aquatic land uses: exemptions are provided for recreational docks and mooring buoys per RCW 79.90.105 and for those permits issued as a Right of Entry

**The applicant is responsible for:**

- § All costs and work associated with creating, submitting, revising and recording the Record of Survey
- § Submitting a preliminary Record of Survey for review and approval by the department prior to approval of the agreement.
- § Recording the final Record of Survey with the county auditor's office.
- § Submitting a digital copy in AutoCAD.DWG or DXF (drawing exchange format) of the final survey.
- § Submitting two full size copies and one 8 ½ X 11" copy and of the recorded survey including the auditor's recording information to the department.

### **A Record of Survey must:**

1. **Be produced by a licensed surveyor.**
2. **Meet the requirements of Title 58 RCW and Chapter 332-130 WAC.**
3. Include the name of the applicant, the purpose of the easement or lease and the DNR easement or lease number.
4. Clearly show easement or lease boundaries with distances and directions of all boundary lines.
5. Show the easement or lease area to an accuracy of ( $\pm$ ) 0.5% of the total area or ( $\pm$ ) 10 square feet, whichever is greater.
6. **(Not required for aquatic lands lease across the bed of Puget Sound or the Pacific Ocean)** Indicate the acreage encompassed by the lease or easement within each quarter-quarter section or government lot.
7. Show distances and directions from two or more controlling corners of a recorded subdivision, recorded survey or government survey (GLO) corners.
8. Be related by meridian and coordinate to the Washington Coordinate System NAD'83(1991) by closed ties to NGS Control monuments, or the extension thereof. The designation of the control stations used shall appear on the plat.
9. Include a narrative legal description describing the servient estate (grantor's parcel) on the Record of Survey.
10. Show a detailed plan of improvements to be constructed or already existing on the easement or lease area. All improvements must be shown in sufficient detail to determine what they are used for and to ensure they are entirely within the easement area.
11. Show the location of any proposed utility.
12. **(linear lease or easement)** Show the lineal footage along the centerline.
13. **(linear lease or easement)** Show the complete alignment information and width including any necessary curve data.

### **A Record of Survey must (cont.):**

14. **(Easements or leases crossing a section line or state ownership boundary, not required for aquatic lands lease across the bed of Puget Sound or the Pacific Ocean)** Provide ties to the centerline of an easement along the section or subdivision line from the nearest appropriate Public Land Survey System (PLSS) section corner, quarter section or subdivision corner, where the easement enters and leaves the section or state ownership.
15. **(Easements or leases falling entirely within one section and not crossing a section line or state ownership boundary)** Provide ties from both end points of the linear easement to PLSS corners or other subdivision corners shall be provided.
16. **(A lease which encroaches on a previously leased site)** Show the boundary for the senior lease in the vicinity of the proposed lease shall also be shown, together with ties between the two leases sufficient to determine the full extent of the encroachments.

### **Additional Requirements for Communication Site Leases**

17. Show ties to the corners of previously monumented communication sites adjacent to, or in the immediate vicinity of the proposed communication site.
18. Show access to the site.
19. Mark the corners of the communication site, as described and granted, with substantial permanent magnetically locatable monuments. The monuments shall be in place and obviously marked on the ground after the construction of installations and improvements.
20. Show the center of any communication site tower by Washington Plane Coordinates, NAD83 (1991), or latitude and longitude having an accuracy of and showing 3 decimals of a second.
21. On all communication sites where towers or beam paths are shown, an elevation is required at the base of the tower.

22. Show the tower height, and the height of the antenna or microwave dish and any beam path used shall have the diameter and tilt thereof shown.
23. The elevation shall be derived from an established benchmark in the vicinity of the site, or an elevation designated by the Department of Natural Resources.

**Additional Requirements for Aquatic Land Uses**

24. The lease of aquatic lands is often subject to preference rights. Applicants and surveyors should carefully determine the direction, and show details of the proration of coves and irregular shoreline:
25. **(lease sites which contain existing or proposed structures and improvements that are classified as a non water-dependent or a water oriented use as described within RCW 79.90.465 and WAC 332-30-106)** Provide the square footage of each structure and improvement.
26. Where applicable, the survey of aquatic lands must show the location of the following lines for:
  - a. Tidal areas –Government meander line, the original and current locations of line of mean high tide, line of mean low tide, and line of extreme low tide. The survey must include the name of tidal bench mark(s) used or describe the alternate method employed for determining a Tidal Datum. **Lease areas which contain tidelands and bedlands** at a minimum must show the location of the line of extreme low tide crossing the lease area. **Lease areas containing bedlands exclusively** may be required to show the relationship to the line of extreme low tide and the -18 foot contour line only.

**Additional Requirements for Aquatic Land Uses (cont.):**

- b. Lakes –Government meander line, line of ordinary high water (original ordinary high water if the lake has experienced artificial raising or lowering of the water level), and line of ordinary low water (include source of data) and line of navigability if established.
- c. Rivers - Line of ordinary high water and line of ordinary low water (include source of data) and line of navigability if established.
- d. Lots and blocks of platted tide lands or shore lands, inner and outer harbor lines, waterway lines, street boundaries, any local construction limit lines, any dredge or fill areas, and easements of record within the lease site.
- e. All lines must be shown in sufficient detail to compute and show the area of each area of State-owned bedlands, tidelands, shore lands, harbor area, or waterways included within the proposed lease site.

**Include any other data necessary for the complete understanding of the information shown on the survey. If, in the opinion of the department, such information is lacking, the survey may be rejected.**

**Record of Survey Revisions:**

- 27. Any differences between the as-built road and the regulation plat must be reflected in a revised Record of Survey and recorded with the county by the applicant.
- 28. When any portion of the completed improvements are located outside of the granted lease site, the as-built locations must be reflected in a revised Record of Survey and legal description. In this instance, a new application for an amended lease site may be required if the as-built location creates adverse impacts. In the case of linear leases across the bed lands of the sound or the ocean, an as-built Record of Survey and a revised legal description of the linear lease must be provided.

**For additional information contact one of the following region offices:**

**Central Region**

1405 Rush Rd  
Chehalis, WA 98532-8763  
360-748-2383  
TTY: 360-740-6841

**Olympic Region**

411 Tillicum Ln  
Forks, WA 98331-9797  
360-374-6131  
TTY: 360-374-2819

**Northwest Region**

919 N Township St  
Sedro-Woolley, WA 98284-9333  
360-856-3500  
TTY: 360-856-1371

**Northeast Region**

P.O. Box 190  
225 S Silke Rd  
Colville, WA 99114-0190  
360-684-7474  
TTY: 509-684-7474

**Southwest Region**

P.O. Box 280  
601 Bond Rd  
Castle Rock, WA 98611-0280  
360-577-2025  
TTY: 360-577-2025

**South Puget Sound Region**

950 Farman Ave N  
Enumclaw, WA 98022-9282  
360-825-1631  
TTY: 360-825-6381

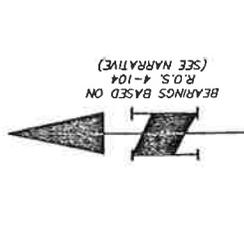
**Southeast Region**

713 Bowers Rd  
Ellensburg, WA 98926-9341  
509-925-8510  
TTY: 509-925-8527

**LEASE # 20-076099**

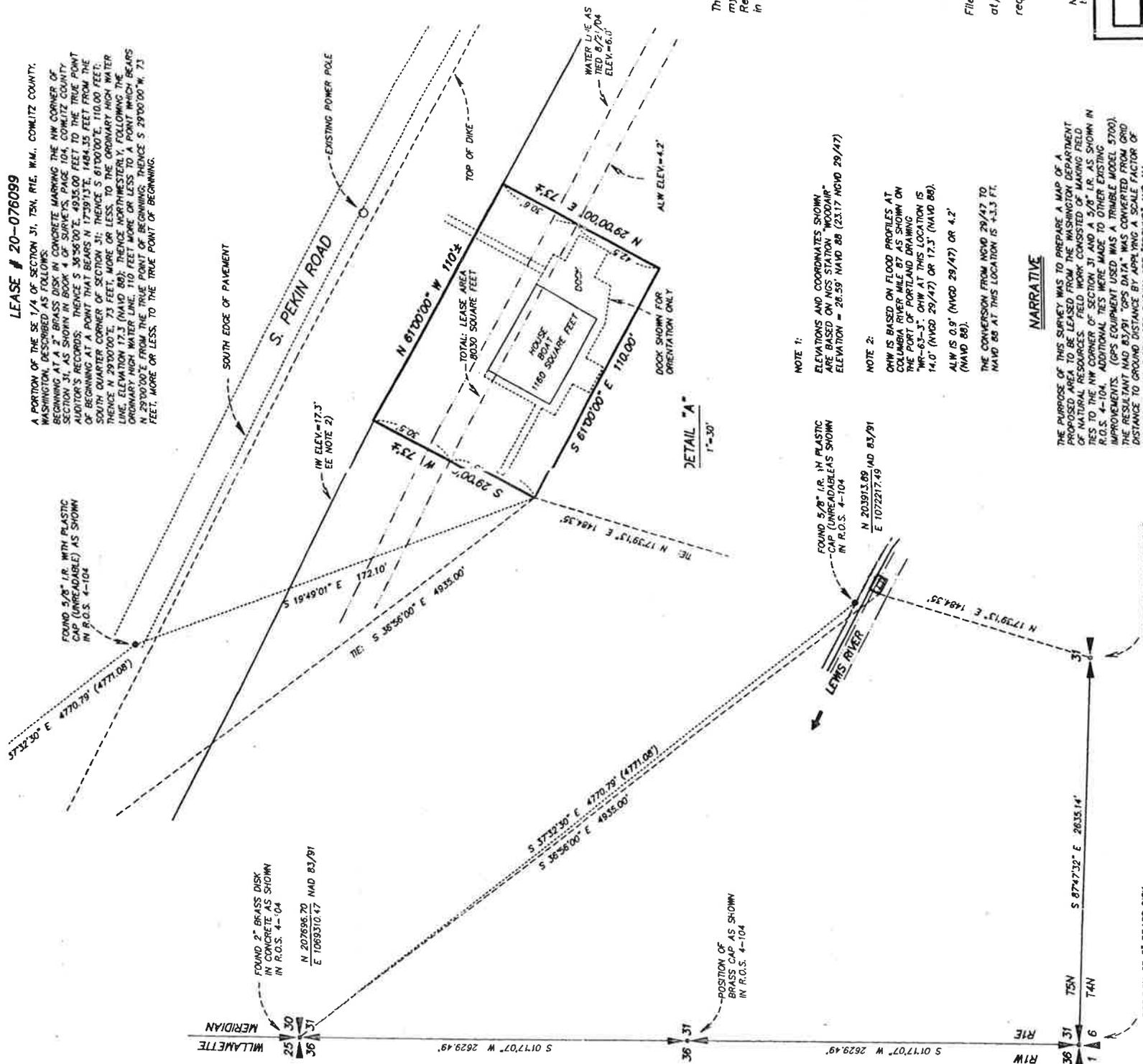
A PORTION OF THE SE 1/4 OF SECTION 31, T5N, R1E, W4M., COWLITZ COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 2" BRASS DISK IN CONCRETE MARKING THE NW CORNER OF SECTION 31, AS SHOWN IN BOOK 4 OF SURVEYS, PAGE 104, COWLITZ COUNTY AUDITOR'S RECORDS; THENCE S 36°56'00" E, 4935.00 FEET TO THE TRUE POINT OF BEGINNING AT A POINT THAT BEARS N 17°39'15" E, 1484.35 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31; THENCE S 61°00'00" E, 110.00 FEET; THENCE N 29°00'00" E, 73 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE, ELEVATION 17.3 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER LINE, 110 FEET MORE OR LESS TO A POINT WHICH BEARS N 29°00'00" E FROM THE TRUE POINT OF BEGINNING; THENCE S 29°00'00" W, 73 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

in the SE 1/4 of  
 SECTION 31, T5N, R1E, W4M.  
 COWLITZ COUNTY, WA.  
 LEASE #20-076099



**LEGEND**

- MONUMENT AS SHOWN
- R.O.S. = RECORD OF SURVEY
- ( ) RECORD DATA
- I.R. = IRON ROD
- OHW = ORDINARY HIGH WATER
- ALW = ADAPTED LOW WATER
- (COLUMBIA RIVER DATUM AT WP 87 FOR THE PURPOSES OF THIS SURVEY)



**DETAIL "A"**  
 1"=50'

**NOTE 1:**  
 ELEVATIONS AND COORDINATES SHOWN ARE BASED ON NGS STATION "WOODAIR" ELEVATION = 26.59' NAD 88 (2317 NGVD 29/17)

**NOTE 2:**  
 OHW IS BASED ON FLOOD PROFILES AT COLUMBIA RIVER MILE 87 AS SHOWN ON THE PORT OF PORTLAND DRAWING "WR-63-3". OHW AT THIS LOCATION IS 14.0' (NGVD 29/17) OR 17.3' (NAD 88).  
 ALW IS 0.9' (NGVD 29/17) OR 4.2' (NAD 88).  
 THE CONVERSION FROM NGVD 29/17 TO NAD 88 AT THIS LOCATION IS +3.3 FT.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO PREPARE A MAP OF A PROPOSED AREA TO BE LEASED FROM THE WASHINGTON DEPARTMENT OF NATURAL RESOURCES. FIELD WORK CONSISTED OF MAKING FIELD TIES TO THE NW CORNER OF SECTION 31 AND A 5/8" I.R. AS SHOWN IN R.O.S. 4-104. ADDITIONAL TIES WERE MADE TO OTHER EXISTING IMPROVEMENTS. (GPS EQUIPMENT USED WAS A TRIMBLE MODEL 5700). THE RESULTANT NAD 83/91 "GPS DATA" WAS CONVERTED FROM GRID DISTANCE TO GROUND DISTANCE BY APPLYING A SCALE FACTOR OF 1.0000098. ALL DISTANCES SHOWN ARE GROUND, AND ALL

**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 JACK SUNDBOSTROM in OCTOBER, 2004



**AUDITOR'S CERTIFICATE**  
 01-21-2005

Filed for record this 25th day of JAN, 2005 at 10:22 AM in Book 26 of surveys at Page 35 of the request of Hagedorn, Inc. Pat Spred

(Signed) Pat Spred (Deputy County Auditor)

NOTE: Hagedorn, Inc. makes no warranties as to matters of unwritten title such as acquiescence, estoppel, adverse possession, etc.

**HAGEDORN, INC.**  
 Surveying and Engineering  
 1924 Broadway Vancouver, Wa. 98663