

HIDEAWAY ESTATES 2.0
 LOT 1 OF LEWIS COUNTY SHORT PLAT SP20-0010
 BEING A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 15
 AND IN THE NE 1/4 OF THE NE 1/4 OF SECTION 22
 ALL IN TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M.,
 LEWIS COUNTY, WASHINGTON

KNOW ALL MEN BY THESE PRESENT THAT RYAN WALTERS, MANAGER FOR MINTER CREEK LLC, DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE HIDEAWAY ESTATES HOMEOWNERS ASSOCIATION FOREVER ALL PRIVATE ROADS, DESIGNATED TRACTS AND ANY OTHER COMMON AREAS SHOWN HEREON TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS ON SAID PRIVATE ROADS, AND THE RIGHT TO CONTINUE TO DRAIN SAID PRIVATE ROADS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE PRIVATE ROADS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF THE PRIVATE ROADS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY ROADS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

THE UNDERSIGNED DO ALSO HEREBY DEDICATE TO LEWIS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON, ALL RIGHT, TITLE AND INTEREST IN A 30.00 FOOT WIDE STRIP OF REAL PROPERTY ADJOINING THE CENTERLINE OF SNYDER COUNTY ROAD AS THE SAME IS DEPICTED ON THIS SUBDIVISION.

THE UNDERSIGNED DO ALSO HEREBY DEDICATE TO LEWIS COUNTY WATER DISTRICT NO. 3 A PERPETUAL EASEMENT FOR USE OF WATER MAIN AND ITS APPURTENANCES AND THE RIGHT TO REPAIR, CONSTRUCT, OPERATE, MAINTAIN, AND INSPECT, ALTER, MODIFY, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS, THE SAID WATER MAIN AND RELATED APPURTENANCES OVER, ACROSS AND UNDER THE AREA DESIGNATED ON THE FACE OF THIS PLAT AS "PRIVATE ROADS".

THE UNDERSIGNED DO ALSO HEREBY DEDICATED THE PROPERTY SHOWN ON THIS PLAT TO THE USE OF THE LOT OWNERS THEREOF, TOGETHER WITH ALL EASEMENTS SHOWN THEREON FOR INGRESS, EGRESS AND UTILITIES AND FURTHER DO HEREBY REPRESENT AND WARRANT ACCESS TO THE TRUE AND ADEQUATE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL THIS _____ DAY OF _____, 20____.

SIGNED AND SEALED _____

STATE OF WASHINGTON

SS.

COUNTY OF LEWIS

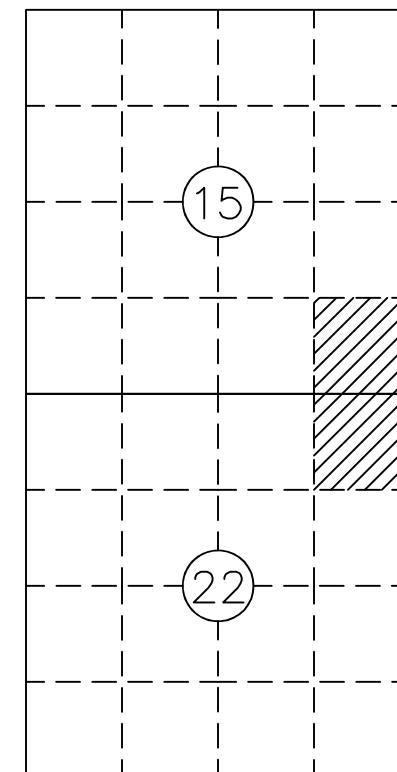
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT _____ SIGNED AND SEALED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE
 STATE OF WASHINGTON, RESIDING AT



VICINITY MAP
 NTS



T13N, R9E, WM.

SHEET INDEX
 PAGE 1 - DEDICATIONS AND ACKNOWLEDGMENTS
 PAGE 2 - OVERVIEW OF PHASE II DEVELOPMENT

PAGE 1 OF 2

AUDITORS' INDEX:
 NE 1/4 NE1/4 SEC. 22 &
 SE 1/4 SE 1/4 SEC.15, T13N, R09E, W.M.

SURVEYOR'S NOTES:

DURING THE COURSE OF THIS SURVEY NO EVIDENCE OF EASEMENTS WAS FOUND OTHER THAN THOSE DISCLOSED ON THE FACE OF THIS PLAT. THIS SURVEY WAS CONDUCTED TO MEET OR EXCEED A LINEAR TOLERANCE OF 1 PART IN 5000 OR +/- 0.05' FOR DISTANCES SHORTER THAN 250 FEET. BEARINGS AND DISTANCES SHOWN HEREON REPRESENT COMPUTED COURSES FOR MATHEMATICAL CLOSURE. THIS SURVEY WAS PERFORMED WITH A LEICA 1203 ROBOTIC TOTAL STATION USING CONVENTIONAL GROUND TRAVERSE METHODS. IN ADDITION, WE UTILIZED LEICA GS16 DUAL FREQUENCY GPS RECEIVERS TO ESTABLISH BASELINE CONTROL POINTS. THIS SURVEY WAS CONDUCTED WITH PERSONNEL, METHODS AND EQUIPMENT TO MEET OR EXCEED THE REQUIREMENTS OF W.A.C. 332-130-90. FORESIGHT SURVEYING INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS: ACQUIESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC.

DRAWN BY: M. WILHELM	DATE: MAY 4, 2023	JOB #4876
CHECKED BY: J. GOODMAN	SCALE: N/A	PAGE 1 OF 2

APPROVALS

BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED.

CHAIRMAN, LEWIS COUNTY _____ DATE _____
 BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

EXAMINED FOR SURVEY DATUM, RIGHTS-OF-WAY LAYOUT, AND DESIGN OF BRIDGES AND OTHER STRUCTURES REQUIRED BY A RESOLUTION OF APPROVAL AND APPROVED.

COUNTY ENGINEER _____ DATE _____

BOARD OF HEALTH

EXAMINED FOR ABILITY TO CONFORM TO LEWIS COUNTY HEALTH DISTRICT REGULATIONS PERTAINING TO WATER SUPPLY AND SEWAGE DISPOSAL AND APPROVED.

HEALTH OFFICER, _____ DATE _____
 LEWIS COUNTY, BOARD OF HEALTH

PLANNING CERTIFICATION

EXAMINED AND APPROVED PURSUANT TO LCC CHAPTER 16.12, THIS _____ DAY OF _____, 2023.

SUBDIVISION ADMINISTRATOR LEWIS COUNTY COMMUNITY DEVELOPMENT PLANNING DIVISION

TREASURER'S CERTIFICATION

ALL TAXES LEVIED AGAINST THE PROPERTIES INCLUDED IN THIS LARGE LOT SUBDIVISION HAVE BEEN PAID TO AND INCLUDING THE YEAR 2023.

LEWIS COUNTY TREASURER _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF FORESIGHT SURVEYING INC., THIS _____ DAY OF _____, 2023 AND RECORDED IN BOOK _____ OF PLATS, ON PAGE _____ RECORDS OF LEWIS COUNTY, WASHINGTON.

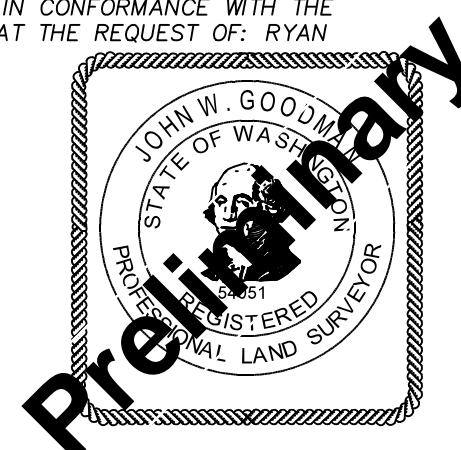
LEWIS COUNTY AUDITOR _____



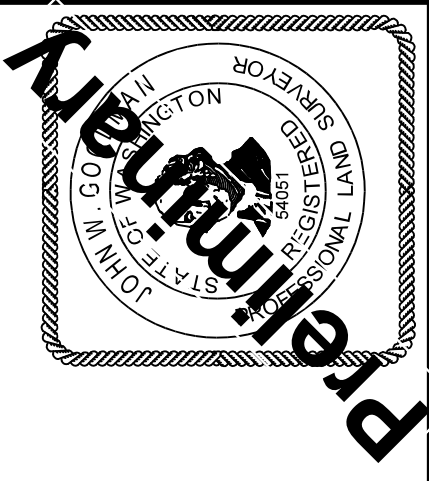
1583 N. NATIONAL AVE.
 CHEHALIS, WA 98532 Ph (360) 748-4000

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF: RYAN WALTERS, APRIL 2023



JOHN GOODMAN PLS 54051 DATE _____

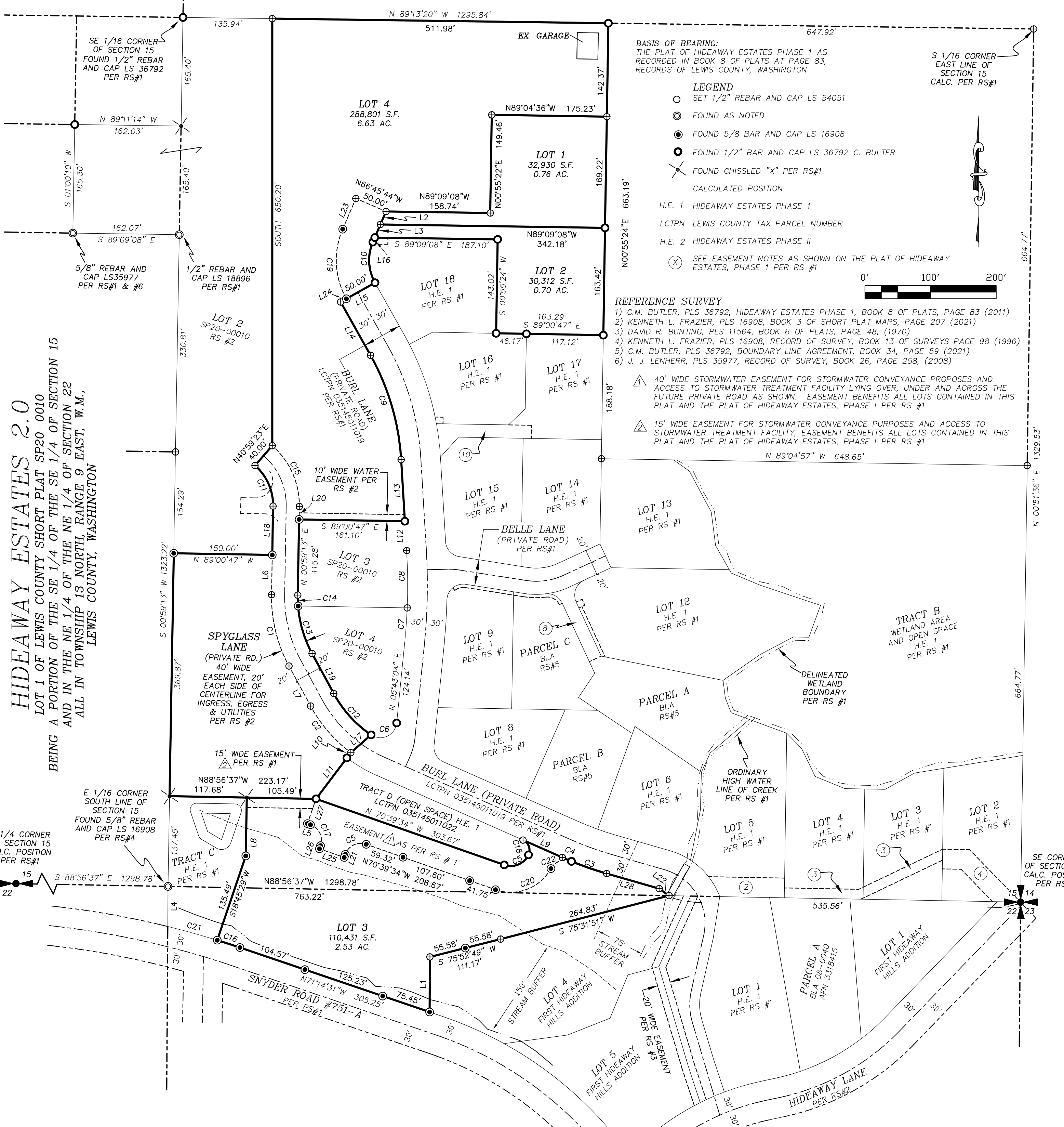


LINE TABLE

NO.	BEARING	DISTANCE
L1	N00°16'22"E	83.88'
L2	N23°14'16"E	21.63'
L3	N23°14'16"E	21.63'
L4	S00°21'38"W	60.99'
L5	N70°34'58"W	5.00'
L6	N00°59'13"E	60.50'
L7	N28°27'23"W	69.30'
L8	N00°59'13"E	88.88'
L9	N66°09'37"W	65.38'
L10	N36°57'11"E	10.00'
L11	N36°57'11"E	78.01'
L12	N03°26'53"W	44.68'
L13	N03°26'53"W	94.03'
L14	N29°17'11"W	93.08'
L15	N60°42'49"E	50.00'
L16	N23°14'16"E	7.51'
L17	N48°51'50"E	41.08'
L18	S00°59'13"W	74.38'
L19	N28°27'23"W	69.30'
L20	N23°14'16"E	21.63'
L21	S19°20'26"W	5.00'
L22	N54°41'21"W	18.36'
L23	S23°14'16"W	50.77'
L24	S60°42'49"W	10.00'
L25	N70°39'34"W	40.00'
L26	N19°20'26"E	5.00'
L27	N19°20'26"E	40.00'
L28	N73°56'17"W	83.27'

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	220.00'	28°26'36"	113.05'
C2	220.00'	24°35'25"	94.42'
C3	530.00'	6°07'58"	56.73'
C4	530.00'	1°38'42"	15.22'
C5	25.00'	90°00'00"	39.27'
C6	25.00'	118°32'07"	51.72'
C7	870.00'	32°4'45"	51.82'
C8	870.00'	5°45'12"	87.36'
C9	370.00'	25°50'18"	166.86'
C10	70.00'	52°31'27"	64.17'
C11	80.00'	49°59'50"	69.81'
C12	180.00'	27°17'25"	85.74'
C13	180.00'	24°09'50"	75.91'
C14	180.00'	5°16'46"	16.59'
C15	120.00'	49°59'50"	104.71'
C16	1330.00'	1°33'42"	36.25'
C17	25.00'	90°00'00"	39.27'
C18	16.69'	91°53'26"	26.76'
C19	120.00'	52°31'27"	110.01'
C20	70.00'	80°21'08"	98.17'
C21	1330.00'	3°22'04"	78.17'
C22	25.00'	83°12'23"	36.31'



BASIS OF BEARING:
 THE PLAT OF HIDEAWAY ESTATES PHASE 1 AS RECORDED IN BOOK 8 OF PLATS AT PAGE 83, RECORDS OF LEWIS COUNTY, WASHINGTON

LEGEND

- SET 1/2" REBAR AND CAP LS 54051
- ⊙ FOUND AS NOTED
- FOUND 5/8 BAR AND CAP LS 16908
- ⦿ FOUND 1/2" BAR AND CAP LS 36792 C. BULTER
- ✕ FOUND CHISSELED "X" PER RS#1
- CALCULATED POSITION

H.E. 1 HIDEAWAY ESTATES PHASE 1
 LCTPN LEWIS COUNTY TAX PARCEL NUMBER
 H.E. 2 HIDEAWAY ESTATES PHASE II

⊗ SEE EASEMENT NOTES AS SHOWN ON THE PLAT OF HIDEAWAY ESTATES, PHASE 1 PER RS #1

REFERENCE SURVEY

- 1) C.M. BUTLER, PLS 36792, HIDEAWAY ESTATES PHASE 1, BOOK 8 OF PLATS, PAGE 83 (2011)
- 2) KENNETH L. FRAZIER, PLS 16908, BOOK 3 OF SHORT PLAT MAPS, PAGE 207 (2021)
- 3) DAVID R. BUNTING, PLS 11564, BOOK 6 OF PLATS, PAGE 48, (1970)
- 4) KENNETH L. FRAZIER, PLS 16908, RECORD OF SURVEY, BOOK 13 OF SURVEYS PAGE 98 (1996)
- 5) C.M. BUTLER, PLS 36792, BOUNDARY LINE AGREEMENT, BOOK 34, PAGE 59 (2021)
- 6) J. J. LENHERR, PLS 35977, RECORD OF SURVEY, BOOK 26, PAGE 258, (2008)



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