

HIDEAWAY ESTATES 2.0 LP 22-00001

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

WARNING

- LEWIS COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS SHORT SUBDIVISION.
- THE APPROVAL OF THIS SHORT SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMIT OR APPROVALS.
- COUNTY ROAD RIGHT-OF-WAY SHOWN ON PLAT IS NOT GUARANTEED BY LEWIS COUNTY, NOR DOES LEWIS COUNTY ASSUME ANY LIABILITY FOR MISREPRESENTATION OF COUNTY ROAD RIGHT-OF-WAY LOCATIONS, WIDTHS AND TITLE SHOWN ON THE PLAT.
- ACCESS TO THIS SHORT SUBDIVISION IS NOT GUARANTEED BY LEWIS COUNTY.
- THE LOTS WITHIN THIS SHORT SUBDIVISION SHALL NOT BE RE-DIVIDED FOR FIVE (5) YEARS FROM THE DATE OF RECORDING WITHOUT FILING FOR PLAT, SHORT SUBDIVISION, OR LARGE LOT SUBDIVISION AS PROVIDED IN LEWIS COUNTY CODE AND THE FUTURE DIVISION IS CONSISTENT WITH THE ZONING IN EFFECT AT THE TIME OF FUTURE APPLICATION.

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.



VICINITY MAP
NTS

ORIGINAL LEGAL DESCRIPTION

LOT 1 OF LEWIS COUNTY SHORT PLAT NO. SP20-00010 AS FILED UNDER AUDITOR'S FILE NUMBER 3564695, VOLUME 3 OF SHORT PLATS PAGE 207, RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, CONDITIONS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

NEW LEGAL DESCRIPTIONS

LOT 1

LOT 1 OF LEWIS COUNTY LONG PLAT NO. LP22-00001 RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, CONDITIONS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

LOT 2

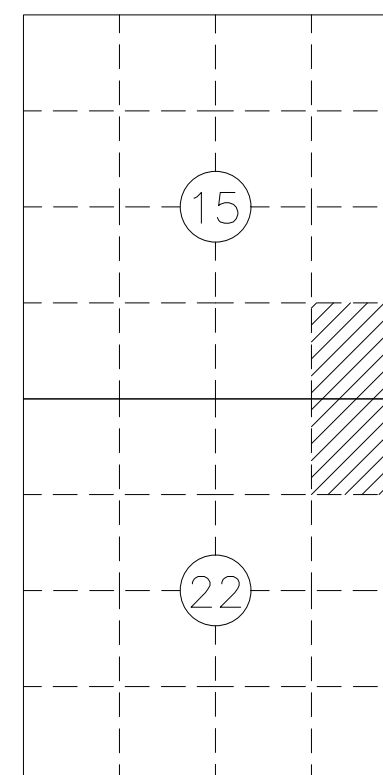
LOT 2 OF LEWIS COUNTY LONG PLAT NO. LP22-00001 RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, CONDITIONS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

LOT 3

LOT 3 OF LEWIS COUNTY LONG PLAT NO. LP22-00001 RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, CONDITIONS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.

LOT 4

LOT 4 OF LEWIS COUNTY LONG PLAT NO. LP22-00001 RECORDS OF LEWIS COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, CONDITIONS, COVENANTS, AND RESTRICTIONS OF RECORD, IF ANY.



T13N, R9E, WM.

ADDRESSES

- LOT 1 ----- BURL LANE
- LOT 2 ----- BURL LANE
- LOT 3 ----- BURL LANE
- LOT 4 ----- BURL LANE

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

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

DRAWN BY: M. WILHELM	DATE: DEC. 22, 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.

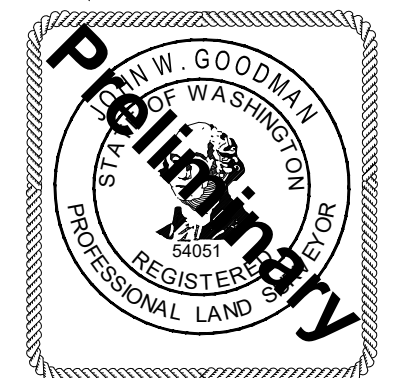
LEWIS COUNTY AUDITOR _____



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 _____

HIDEAWAY ESTATES 2.0 LP 22-00001

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

LINE TABLE BEARING DISTANCE

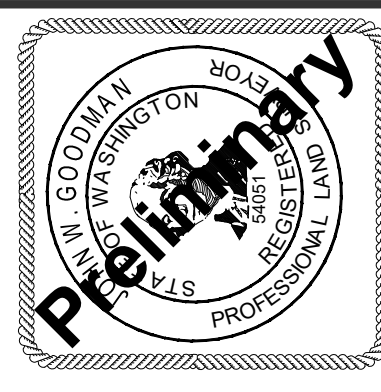
L1	N00°16'22"E	83.88'
L2	N23°14'16"E	21.63'
L3	N23°14'16"E	21.63'
L4	S00°21'38"W	60.99'
L5	N23°50'23"E	16.25'
L6	N00°59'13"E	60.50'
L7	N28°27'23"W	69.30'
L8	N00°59'13"E	88.88'
L9	N66°09'37"W	28.68'
L10	N36°57'11"E	10.00'
L11	N36°57'11"E	78.01'
L12	N03°26'53"W	44.68'
L13	N03°26'53"W	94.03'
L14	N29°17'11"W	93.08'
L15	N66°09'37"W	36.70'
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	20.00'
L22	N54°41'21"W	18.36'
L23	S23°14'16"W	54.79'
L24	N23°14'16"E	4.02'
L28	N73°56'17"W	83.27'
L29	N81°46'10"W	60.00'

LINE NUMBERS L25, L26, & L27 INTENTIONALLY NOT USED

CURVE TABLE RADIUS DELTA LENGTH

C1	220.00'	29°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	30.00'	83°36'37"	43.78'
C6	25.00'	118°32'07"	51.72'
C7	870.00'	3°24'45"	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°17'26"	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	50.00'	85°30'03"	74.61'
C18	16.69'	91°53'26"	26.77'
C19	130.00'	52°31'27"	119.17'
C21	1350.00'	3°22'04"	78.17'
C22	170.00'	15°00'26"	44.53'
C24	230.00'	15°00'26"	60.24'

CURVE NUMBERS C20 & C22 INTENTIONALLY NOT USED

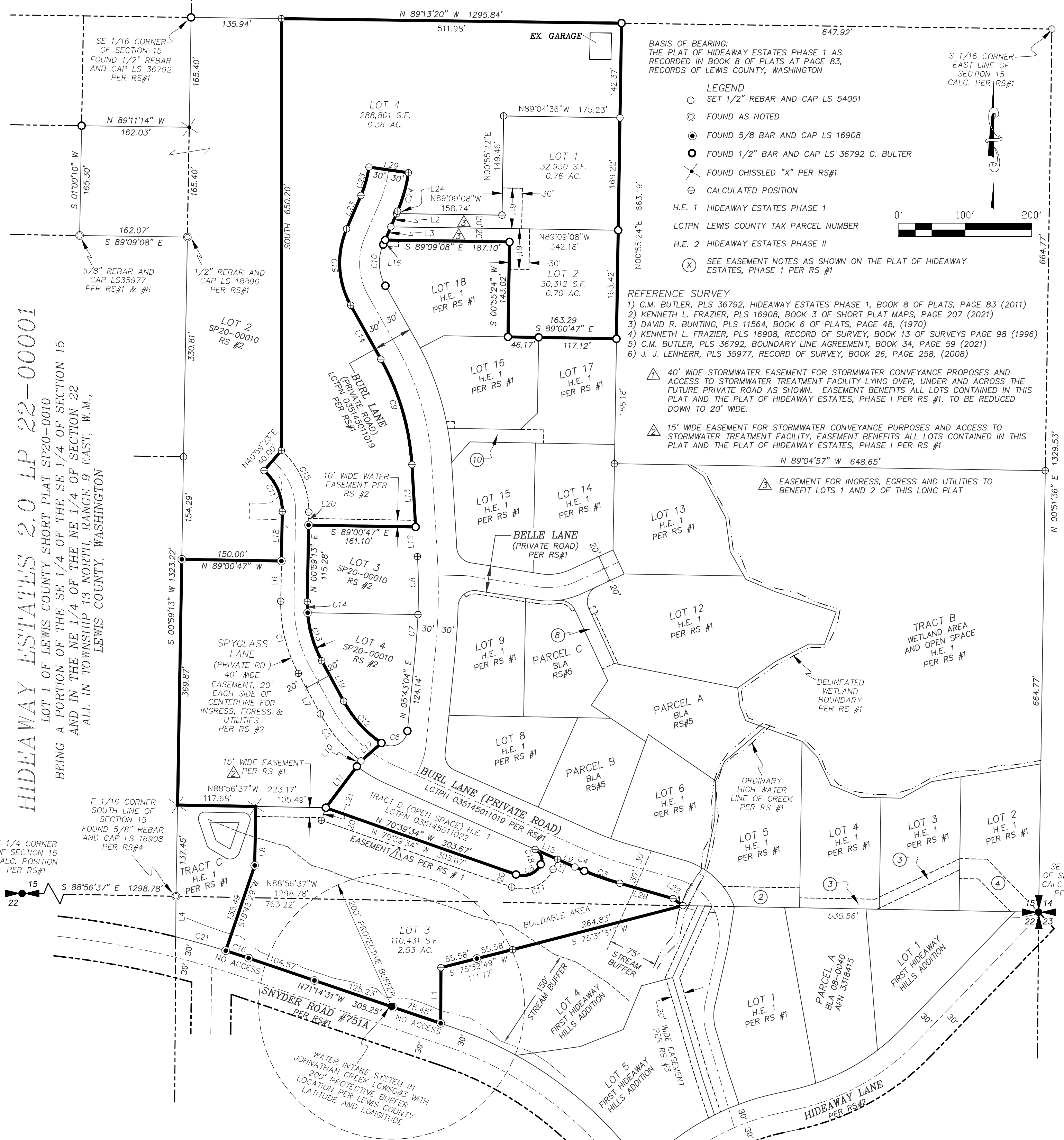


FORESIGHT SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

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

DRAWN BY: M. WILHELM
DATE: DEC. 22, 2023
JOB #4876

CHECKED BY: J. GOODMAN
SCALE: 1" = 100'
PAGE 2 OF 2



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 CHISSELD "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

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

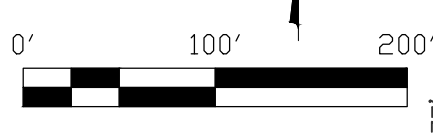
REFERENCE SURVEY

- 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)

40' WIDE STORMWATER EASEMENT FOR STORMWATER CONVEYANCE PROPOSES AND ACCESS TO STORMWATER TREATMENT FACILITY LYING OVER, UNDER AND ACROSS THE FUTURE PRIVATE ROAD AS SHOWN. EASEMENT BENEFITS ALL LOTS CONTAINED IN THIS PLAT AND THE PLAT OF HIDEAWAY ESTATES, PHASE I PER RS #1. TO BE REDUCED DOWN TO 20' WIDE.

15' WIDE EASEMENT FOR STORMWATER CONVEYANCE PURPOSES AND ACCESS TO STORMWATER TREATMENT FACILITY, EASEMENT BENEFITS ALL LOTS CONTAINED IN THIS PLAT AND THE PLAT OF HIDEAWAY ESTATES, PHASE I PER RS #1

EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO BENEFIT LOTS 1 AND 2 OF THIS LONG PLAT



N 89°04'57" W 648.65'

N 00°51'36" E 1329.53'

664.77'

664.77'