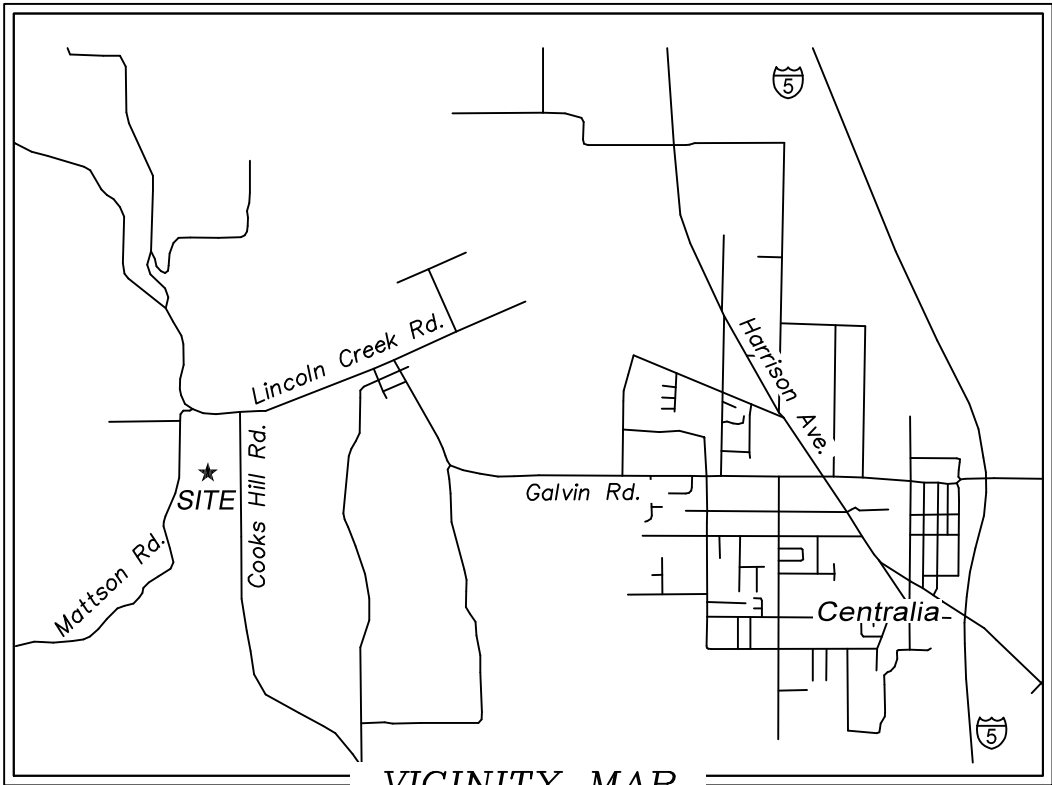


Lewis County Large Lot Subdivision – No. LLS 25–XXXXX

Being a portion of the Southwest Quarter of the Southeast Quarter of Section 34,
Township 15 North, Range 3 West, W.M., in Lewis County, Washington.

(Page 1 of 3 Pages)

I, THE UNDERSIGNED, BEING THE SOLE VESTED OWNER OF THE LAND CONTAINED WITHIN THIS LARGE LOT SIMPLE SEGREGATION SURVEY; DO HEREBY REPRESENT AND WARRANT THAT THE LARGE LOT SUBDIVISION HAS LAWFUL ACCESS TO A PUBLIC ROAD, FOR THE PURPOSES OF SATISFYING REQUIREMENTS OF LCC 16.12.



BASIS OF BEARINGS: WASHINGTON STATE PLANE, SOUTH ZONE FROM TIES TO WSDOT CONTROL POINTS "GALVIN" AND "CGM–C". TRUE BEARINGS DERIVED BY HOLDING THE PUBLISHED COORDINATES FOR POINT "GALVIN" AND A CONVERGANCE ANGLE OF –01°50'56" AT SAID POINT.

- FOUND CORNER AS NOTED
- SET 1/2" REBAR WITH CAP "PLS 36792–86894 PLS"
- CALCULATED POSITION

- REFERENCE SURVEYS:
- 1) K.D. BLUHM, PLS 29269, BOOK 14, PAGE 109 (1996)
 - 2) K.D. BLUHM, PLS 29269, BOOK 18, PAGE 47 (1998)
 - 3) K.D. BLUHM, PLS 29269, BOOK 1 (LLSM), PAGE 130 (2006)
 - 4) K.D. BLUHM, PLS 29269, BOOK 25, PAGE 184 (2007)
 - 5) C.M. BUTLER, PLS 36792, BOOK 29, PAGE 138 (2013)
 - 6) K.D. BLUHM, PLS 29269, BOOK 3 (SPM), PAGE 203 (2021)
 - 7) C.M. BUTLER, PLS 36792, BOOK 2 (LLSM), PAGE 105 (2021)
 - 8) C.M. BUTLER, PLS 36792, BOOK 36, PAGE 17 (2023)

METHOD OF SURVEY: GNSS OBSERVATIONS USING TOPCON HIPER–RTK RECEIVERS AND CLOSED LOOP FIELD TRAVERSES USING A TOPCON ES–105 (00°00'05") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN WAC 332–130–090.

WARNING:

COUNTY ROAD RIGHT OF WAY SHOWN ON THIS LARGE LOT SUBDIVISION MAP 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 THIS MAP.

ACCESS TO THIS LARGE LOT SUBDIVISION IS NOT GUARANTEED BY LEWIS COUNTY.

LEWIS COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDE ACCESS TO THE PROPERTY DESCRIBED IN THIS LARGE LOT SUBDIVISION.

THE APPROVAL OF THIS LARGE LOT SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMITS OR APPROVALS.

APPROVAL:

EXAMINED AND APPROVED PURSUANT TO LCC CHAPTER 16.12, ON THIS _____ DAY OF _____, 2026.

SUBDIVISION ADMINISTRATOR LEWIS COUNTY COMMUNITY DEVELOPMENT–PLANNING DIVISION

CONDITIONS OF DEVELOPMENT:

- THE APPLICANT SHALL OBTAIN ALL OTHER REQUIRED LOCAL, STATE AND FEDERAL PERMITS AND APPROVALS.
- THE APPLICANT SHALL MEET THE MINIMUM REQUIREMENTS OF LLC CHAPTER 15.45, EROSION AND SEDIMENT CONTROL.
- THIS LAND DIVISION IS LOCATED FLOOD ZONE A, THE 100 YEAR FLOOD PLAIN AND FLOOD ZONE C, TYPICALLY AREAS OF MINIMAL FLOODING. DEVELOPMENT IN THESE AREAS SHALL BE CONSISTENT WITH THE LEWIS COUNTY FLOOD DAMAGE PREVENTION ORDINANCE LCC CHAPTER 15.35.
- THIS LAND DIVISION IS LOCATED WITHIN MAPPED AREAS THAT WERE INUNDATED DURING THE 2007 FLOOD EVENT.
- THIS LAND DIVISION IS LOCATED IN TWO ZONING DISTRICTS AND DEVELOPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE ZONING DISTRICT IN WHICH IT IS LOCATED. THE TWO ZONING DISTRICTS ARE: RURAL DEVELOPMENT DISTRICT ZONING DISTRICT, ONE RESIDENCE PER 5 ACRES (RDD–5), PER LCC CHAPTER 17.100 AND RURAL DEVELOPMENT DISTRICT ZONING DISTRICT, ONE RESIDENCE PER 20 ACRES (RDD–20), PER CHAPTER 17.100.
- THIS LAND DIVISION IS LOCATED IN WR1A 23 UPPER CHEHALIS. FUTURE BUILDING PERMITS SHALL MEET THE REQUIREMENTS OF ESSB 6091.S.L.
- THIS LAND DIVISION CONTAINS AREAS OF MAPPED HYDRIC SOIL. FUTURE DEVELOPMENT MAY REQUIRE WETLAND DETERMINATION AND/OR DELINEATION CONSISTENT WITH LCC CHAPTER 17.38.
- PORTIONS OF THIS LAND DIVISION CONTAIN AREAS OF MAPPED EROSION HAZARD AREAS. FUTURE DEVELOPMENT MAY REQUIRE A GEO–TECHNICAL ENGINEERING REPORT CONSISTENT WITH THE REQUIREMENTS LISTED IN LCC CHAPTER 17.39.
- THIS LAND DIVISION IS LOCATED IN A MAPPED AREA OF MODERATE TO HIGH SOIL LIQUEFACTION SUSCEPTIBILITY. FUTURE DEVELOPMENT MAY REQUIRE A GEO–TECHNICAL ENGINEERING REPORT CONSISTENT WITH LLC CHAPTER 17.38.
- THIS LAND DIVISION CONTAINS A MAPPED TYPE F STREAM. TYPE F STREAMS HAVE A 150 FOOT BUFFER ON EACH LANDWARD SIDE OF THE ORDINARY HIGH WATER MARK. FUTURE DEVELOPMENT SHALL BE CONSISTENT WITH LLC CHAPTER 17.38.
- DOMESTIC WATER USE OF THIS SUBDIVISION IS SUBJECT TO A WATER USE LIMITATION OF A MAXIMUM ANNUAL AVERAGE TOTAL WITHDRAWAL OF THREE THOUSAND GALLONS PER DAY, PER CONNECTION, SUBJECT TO A DOMESTIC USE LIMITATION OF FIVE THOUSAND GALLONS PER DAY, IN AGGREGATE, AND IRRIGATION LIMIT OF NO MORE THAN A 1/2 ACRE LAWN AREA OR NONCOMMERCIAL GARDEN, COLLECTIVELY, IN THE SUBDIVISION PER RCW 90.44.050 AND RCW 90.94.020.
- PER LCC 8.40.310: ALL WELLS SHALL MAINTAIN A 100 FOOT RADIUS WATER SUPPLY PROTECTION ZONE TO FIT WITHIN THE LOT LINES. IF THIS CONDITION CANNOT BE MET, THEN A RESTRICTIVE COVENANT APPROVED BY LEWIS COUNTY PUBLIC HEALTH AND SOCIAL SERVICES SHALL BE FILED ACCORDINGLY.

ACKNOWLEDGMENT:

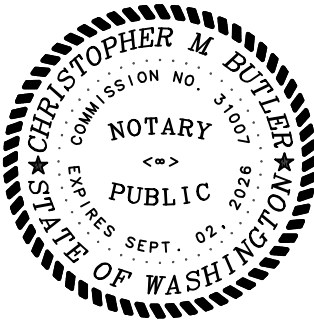
STATE OF WASHINGTON } SS
COUNTY OF LEWIS }

ON THIS _____ DAY OF _____, 2026, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JASON MCCARTER, TO ME KNOWN TO BE THE GOVERNOR OF TCI GROUP, LLC., THE LIMITED LIABILITY COMPANY DESCRIBED IN WHICH EXECUTED THE WITHIN AND FORGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

NAME PRINTED: CHRISTOPHER M. BUTLER
RESIDING AT: CHEHALIS, WA
MY COMMISSION EXPIRES: SEPTEMBER 02, 2026



ORIGINAL PARCEL DESCRIPTION (per Deed):

PARCEL B AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3619337, RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

NEW LEGAL DESCRIPTIONS:

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 AND LOT 6 OF LEWIS COUNTY LARGE LOT SUBDIVISION – LSS 25–XXXXX, RECORDS OF LEWIS COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORD INCLUDING THOSE SHOWN ON THE FACE OF ANY RECORDED PLAT OR SURVEY.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 20____
at _____, M in Book ____ of _____ at Page _____
under Auditor's File Number _____ at the request
of Butler Surveying, Incorporated.

County Auditor _____ by Deputy Auditor _____

TREASURER'S CERTIFICATION:

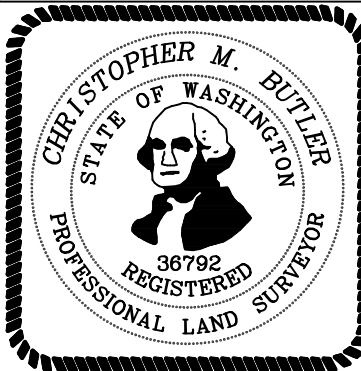
ALL TAXES LEVIED AGAINST THE PROPERTIES INCLUDED IN THIS LARGE LOT SUBDIVISION HAVE BEEN PAID TO AND INCLUDING THE YEAR 2026.

LEWIS COUNTY TREASURER _____ DATE _____

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 TCI Group, LLC. in May of 2026.

Christopher M. Butler, PLS 36792 Date _____



BUTLER SURVEYING INC.

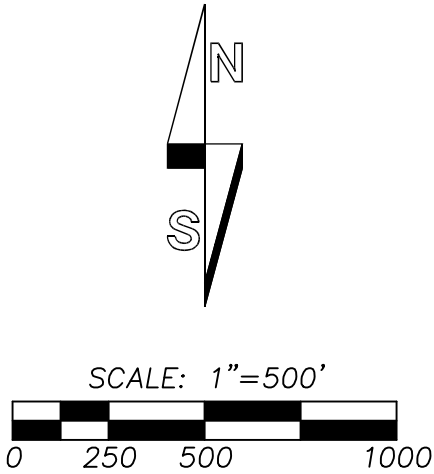
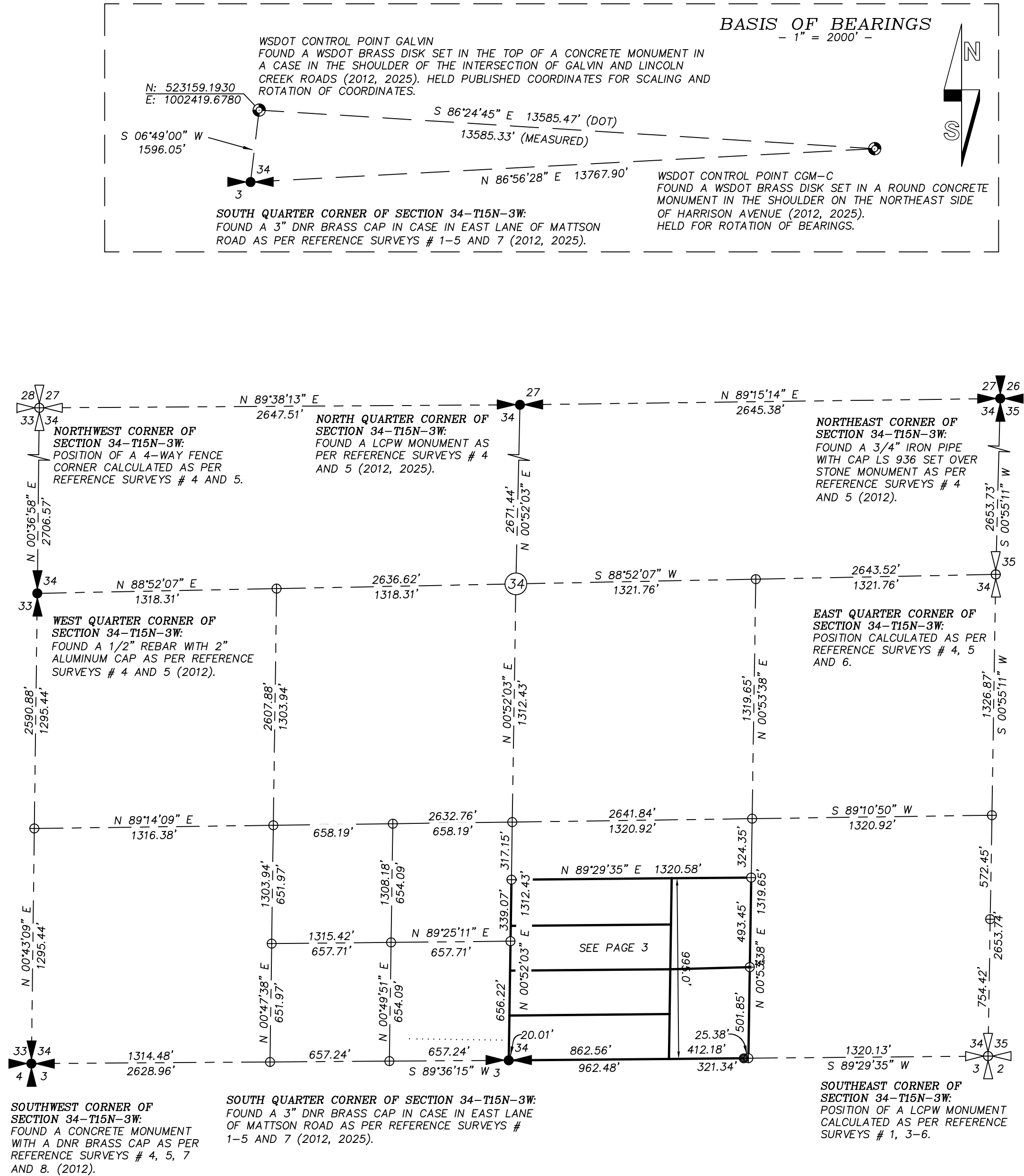
475 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748–8803

Drawn: L. Scott	Date: 06/02/2026
Checked:	Job No.: 25–103
Scale: No Scale	Sheet 1 of 3

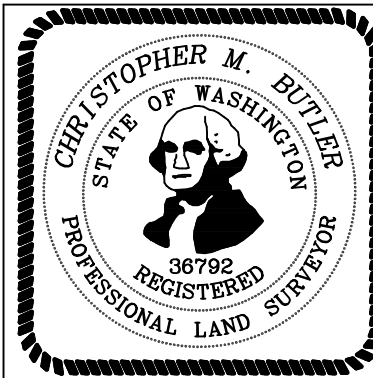
Lewis County Large Lot Subdivision - No. LLS 25-XXXXX

Being a portion of the Southwest Quarter of the Southeast Quarter of Section 34,
Township 15 North, Range 3 West, W.M., in Lewis County, Washington.

(Page 2 of 3 Pages)

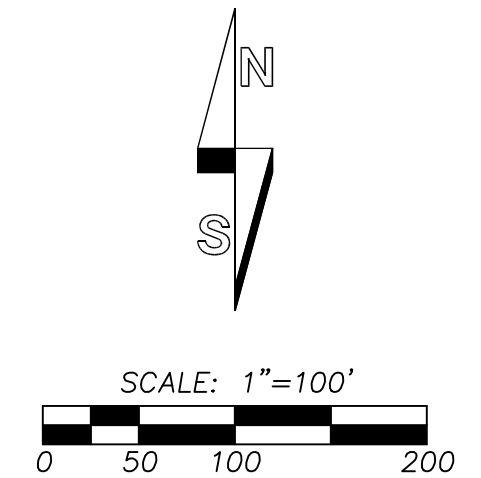


LEGEND	
	FOUND CORNER AS NOTED
	SET 1/2" REBAR WITH CAP "PLS 36792-86894 PLS"
	CALCULATED POSITION
AFN	AUDITOR'S FILE NUMBER
TPN	TAX PARCEL NUMBER
R.S.	REFERENCE SURVEY
(R)	RADIAL BEARING



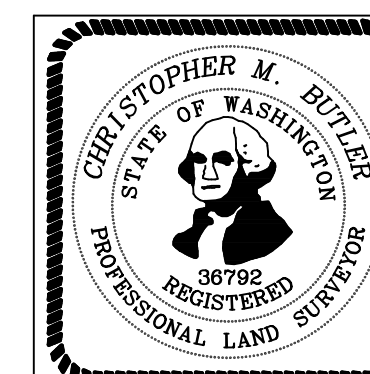
BUTLER SURVEYING INC. 475 NW CHEHALIS AVENUE P.O. BOX 149, CHEHALIS, WA 98532 360/748-8803	
Drawn: L. Scott	Date: 06/02/2026
Checked: LSV	Job No.: 25-103
Scale: 1" = 500'	Sheet 2 of 3

Being a portion of the Southwest Quarter of the Southeast Quarter of Section 34,
Township 15 North, Range 3 West, W.M., in Lewis County, Washington.

[illegible]

	FOUND CORNER AS NOTED
	SET 1/2" REBAR WITH CAP "PLS 36792-86894 PLS"
	CALCULATED POSITION
AFN	AUDITOR'S FILE NUMBER
TPN	TAX PARCEL NUMBER
R.S.	REFERENCE SURVEY
(R)	RADIAL BEARING
—X—	FENCE LINE
℄	CENTERLINE
SCA	SANITARY CONTROL AREA

☐ A RA26-00021
☐ B RA26-00020
☐ C RA25-00313
☐ D RA26-00022



BUTLER SURVEYING INC.
 475 NW CHEHALIS AVENUE
 P.O. BOX 149, CHEHALIS, WA 98532
 360/748-8803

Drawn: L. Scott	Date: 06/02/2026
Checked: LSV	Job No.: 25-103
Scale: 1" = 100'	Sheet 3 of 3