

3367197

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Page 1 - Dedication, Notary Acknowledgments, County Approval, Conditions of Development
Page 2 - Plat
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Page 6 - Easement Details and Line and Curve Tables

DEDICATION

Know all men by these presents that PSP Enterprises LLC, a Washington State Limited Liability Company and Kathleen G. Brodrow, a single woman, do hereby dedicate 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 stages for cuts and fills on said private roads, and the right to contribute to open, said private roads over and across any lot or lots where water might take a course, and the right to install, maintain, repair, 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 hereof, no drainage wetters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage wetters in culverts or drains or resulting thereof across any lot or lots may be undertaken by or for the owner of any lot 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 30,000 foot wide strip of real property adjoining the centerline of Sawyer County Road as the same is depicted on this subdivision.

The undersigned do also hereby dedicate to Lewis County, a political subdivision of the State of Washington, all right, title and interest in appurtenances and the right to repair, construct, operate, maintain, inspect, 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.

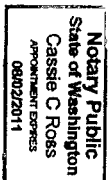
The undersigned do also hereby dedicate the property shown on this plat to the use of the lot owners thereof, together with all easements shown thereon for ingress, egress, and utilities, and further do hereby represent and warrant access to be true and adequate.

By: [Signature]
PSP Enterprises, LLC
By: [Signature]
Kathleen G. Brodrow
It is TESTED

STATE OF WASHINGTON)
COUNTY OF LEWIS)
On this 30th day of August 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly and constitutionally sworn, personally appeared Mark Wenzel known to me as the Record Keeper of said community and of said LLC for the uses and purposes therein mentioned, and on each stated that he is authorized to execute the said instrument and that the said offered (if any) is the official seal of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year in this certificate first above written.
Notary Public in and for the State of Washington
Name printed: Christopher M. Bartz
Residing at: Chehalis, WA
My commission expires: 4-10-2011

STATE OF Washington)
COUNTY OF LeWiss)
On the 1st day of August 2011, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kathleen G. Brodrow to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged the said instrument to be her true and voluntary act and deed for the uses and purposes therein mentioned.
Witness my hand and official seal the day and year above written.



Name Printed: Cassie C. Ross
Residing at: Chehalis
My Commission Expires: 8-2-2011

BUTLER SURVEYING INC.
475 HWY CHEROKEE AVENUE
P.O. BOX 146, CHEROKEE, WA 98832
360/746-9600

Drawn C. Butler Date 7-25-11
Checked DB Job No. 08-05
Scale none Sheet 1 of 6

The Plat of
Hideaway Estates, Phase 1
Being a portion of the South 1/2 of the Southeast 1/4 of Section 15 and the Northeast 1/4 of the Northeast 1/4 of Section 22, all in Township 13 North, Range 9 East, W.M. in Lewis County, Washington
(Page 1 of 6 Pages)

Conditions of Development and General Notes

Prior to the sale of a lot in LP 08-00001, Hideaway View Estates, a water connection must be purchased from LWC # 3 and dedicated to the lot.
Per LOC 8-40-130, all lots shall be provided water from an approved public water supply.
Residential structures built on lots 2 through 18 shall require construction of designed/engineered on-site sewage disposal systems prior to final Occupancy of Homes.

All new road approaches to the county road, physical changes, and changes in use, require a permit by the Lewis County Public Works Department prior to construction.
Diverse construction on any lot of this subdivision shall be to County standards for private driveways in effect at the time of construction.

WARNING: Access to this Subdivision is not guaranteed by Lewis County. Lewis County does not assume any liability for misrepresentation of County road right-of-way locations, widths and title shown on the plat.
During the course of the survey, no evidence of easements was found other than disclosed on the face of this plat.
Road Maintenance Agreement for the private roads providing access to the lots contained in this subdivision is recorded under Auditor's File Number 2310330 Records of Lewis County, Washington.
Deposition of Comments for the lots contained in this subdivision is recorded under Auditor's File Number 2310330 Records of Lewis County, Washington.

Disclaimer provision
An easement is hereby reserved for and granted to Lewis County Public Utility District 1, any Telephone Company, any Cable and other utilities, and their respective successors and assigns, under and over the area shown hereon denoted and retained as RFD easements in which to install, maintain, repair, replace, remove and update to present and future technological standards the said water main and related appurtenances with necessary facilities and other equipment for the purpose of serving this subdivision and other property with utility services, together with the right to enter upon said private roads at all times for the purpose of installing, maintaining, repairing, replacing, removing and updating electric current, or for telephone use, cable television, fire or police signals, or other purposes, shall be placed upon any lots unless the same shall be underground or in conduit attached to a building, providing that said easement shall terminate without cost to Lewis County Public Utility District 1.

Original legal description(s):
Parcels B and C of Boundary Line Adjustment No. 08-0940 recorded under Auditor's File Number 2310330 and Parcel 2 of Boundary Line Adjustments at Page 125, Records of Lewis County, Washington.
TOGETHER with and subject to easements, covenants, conditions, restrictions and reservations of record.
Original Assessor's Tax Parcel Numbers:
035145001001, 010596023002, 010596023003

Approvals

Examined for survey return, rights-of-way layout, and design of bridges and other structures required by a resolution of approval and approval:
[Signature] 8/25/11
County Engineer

Examined for ability to conform to Lewis County Health District Regulations pertaining to water supply and sewage disposal and approval:
[Signature] 8/25/11
Health Officer, Lewis County

I certify that all taxes and delinquent assessments for which the deposit is required by law against taxes that may become payable in the year have been made.
[Signature] 8/24/11
Lewis County Treasurer

Examined for conformance to the conditions of preliminary plat approval and approval:
[Signature] 8/25/11
Director of Lewis County Community Development Department

Examined and approved:
[Signature] 29 Aug 11
Chairman, Lewis County Board of County Commissioners

Auditor's Certificate
Filed for record at the request of Butler Surveying, Inc. this 24th day of August 2011, at 3:33 minutes past o'clock P.M., and recorded in Book 336117 Records of Lewis County, Washington.
[Signature] Val Hardin
Deputy Auditor

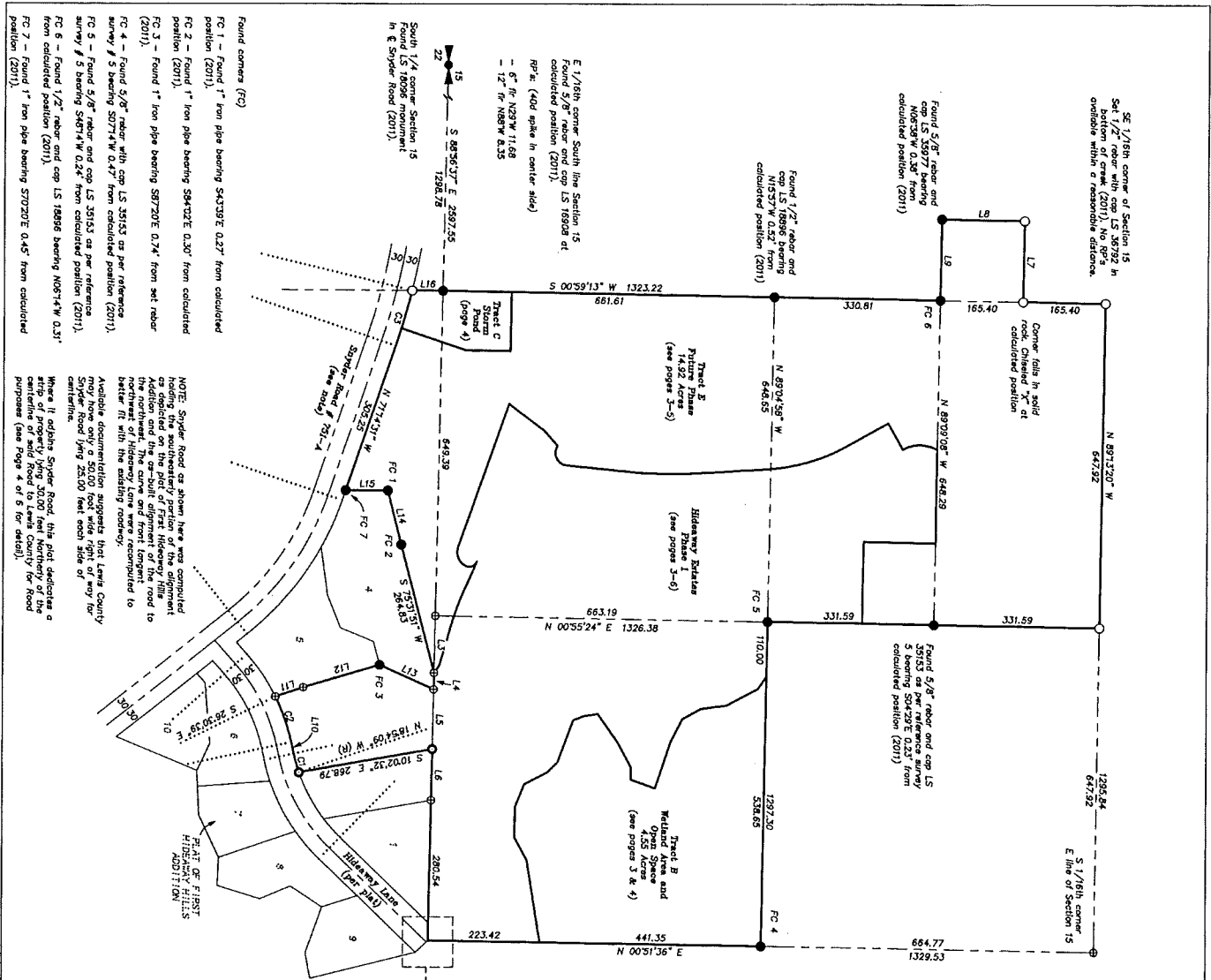
Surveyor's Certificate
I, Christopher M. Butler, PLS do hereby certify that the plat of Hideaway Estates, Phase 1 is based on an actual survey and that the distances, courses, and angles are shown thereon correctly and that monuments have been set and lot corners staked on the ground as shown on the plat.
[Signature] 8-25-11
Christopher Butler, PLS 36792



3367197 D: 8 P: 83 PLAT
02/20/2011 03:33:36 PM Total Pages: 6 Fees: 193.00
Mary E. Zardell, Lewis County Auditor, Chehalis, Washington

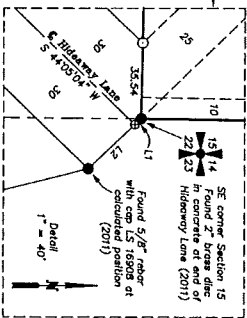
3367197

REVIEWED FOR COMPLIANCE WITH RECORDING REGULATIONS
DATE: 8-27-11
BY: [Signature]



Found corners (FC)
 FC 1 - Found 1" iron pipe bearing S43°39'E 0.27' from calculated position (2011).
 FC 2 - Found 1" iron pipe bearing S84°42'E 0.30' from calculated position (2011).
 FC 3 - Found 1" iron pipe bearing S87°20'E 0.74' from set rebar (2011).
 FC 4 - Found 5/8" rebar with cap LS 35153 as per reference survey # 5 bearing S07°14'W 0.47' from calculated position (2011).
 FC 5 - Found 5/8" rebar and cap LS 35153 as per reference survey # 5 bearing S45°14'W 0.24' from calculated position (2011).
 FC 6 - Found 1/2" rebar and cap LS 18986 bearing N05°14'W 0.31' from calculated position (2011).
 FC 7 - Found 1" iron pipe bearing S70°20'E 0.45' from calculated position (2011).

NOTE: Snyder Road as shown here was computed holding the westerly portion of the alignment constant. The curve and front tangent to the northwest. The curve and front tangent to the northeast. The curve and front tangent to the southeast. The curve and front tangent to the southwest. The curve and front tangent to the northwest. The curve and front tangent to the northeast. The curve and front tangent to the southeast. The curve and front tangent to the southwest.



Reference Survey:

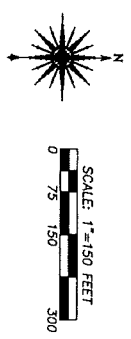
- 1) First Highway Hill Addition, Book 6 of Plats, Page 48 (1970)
- 2) K.L. Frazier, PLS 18908, Book 13, Page 98 (1993)
- 3) C.M. Butler, PLS 36792, Book 21, Page 128 (2002)
- 4) C.M. Butler, PLS 36792, Book 21, Page 279 (2004)
- 5) C.M. Butler, PLS 36792, Book 24, Page 165 (2006)
- 6) C.M. Butler, PLS 36792, Book 24, Page 165 (2006)
- 7) C.M. Butler, PLS 36792, B.L.A. 08-0040, Book 2, Page 155 (2008)

* See reference survey # 7 for detailed section subdivision for the survey of the parcels contained in this plat.

Method of survey: Closed loop field traverse using a Topcon GTS-200 (00000057) total station. This survey meets or exceeds precision requirements as set forth in WAC 525-150-090.

Scale of bearings: Lewis County Boundary Line Adjustment No. B.L.A. 08-0040 as recorded in Book 2 of B.L.A.s of Page 125, Records of Lewis County, Washington.

● Found corner as noted
 ○ Previously set 1/2" rebar w/ cap LS 36792
 ○ Set 1/2" rebar w/ cap LS 36792 or as noted
 ⊙ Set 1/2" rebar w/ cap LS 36792 "this only"
 ⊕ Calculated position



Being portions of the Southeast Quarter of the Southeast Quarter and Northeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 22, all in Township 13 North, Range 9 East, W.M. in Lewis County, Washington

(Page 2 of 6 Pages)

Plat of Hideaway Estates, Phase I

BUTLER SURVEYING INC.
 406 NW CHESTER AVENUE
 P.O. BOX 148 CHESTER, WA 99532
 509.726-9605

Drawn C. Butler
 Checked JS
 Date 8-24-11
 Job No. 08-65
 Sheet 2 of 6
 Scale 1" = 150'

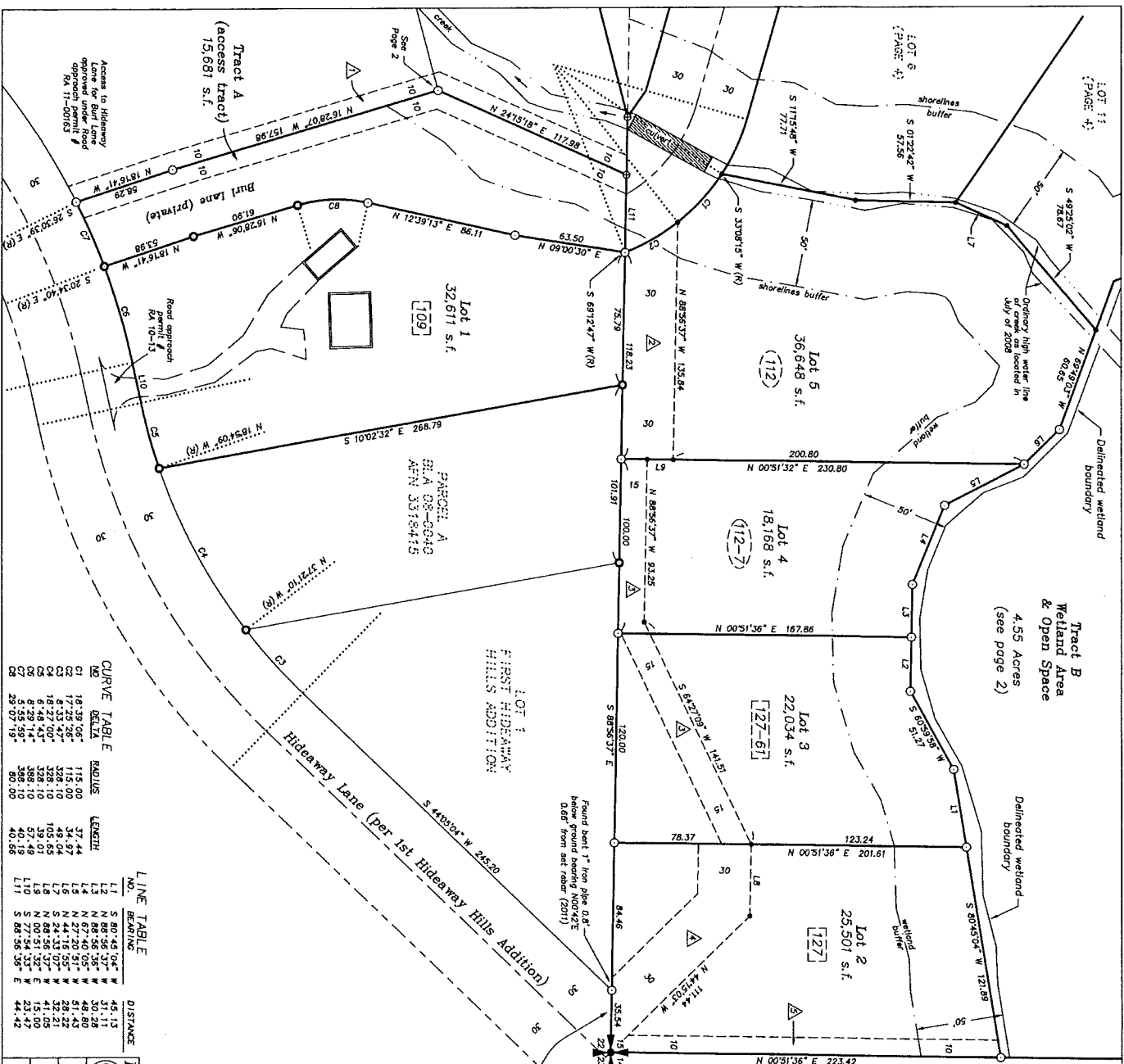
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	6°48'43"	398.10	39.01
C2	14°25'12"	368.10	37.65
C3	4°55'45"	1330.00	114.42

8-25-11

3367197

APPROVED FOR COMPLETION
WITH RECORDING BOARD
LEWIS COUNTY ENGINEERING
DATE 8-27-11



CURVE TABLE

NO.	BEARING	RADIUS	LENGTH
C1	S 18° 39' 06"	119.00	37.44
C2	N 1° 53' 26"	119.00	37.44
C3	N 1° 53' 26"	119.00	37.44
C4	S 18° 39' 06"	119.00	37.44
C5	N 1° 53' 26"	119.00	37.44
C6	N 1° 53' 26"	119.00	37.44
C7	S 18° 39' 06"	119.00	37.44
C8	N 1° 53' 26"	119.00	37.44
C9	N 1° 53' 26"	119.00	37.44
C10	S 18° 39' 06"	119.00	37.44
C11	N 1° 53' 26"	119.00	37.44
C12	N 1° 53' 26"	119.00	37.44
C13	S 18° 39' 06"	119.00	37.44
C14	N 1° 53' 26"	119.00	37.44
C15	N 1° 53' 26"	119.00	37.44
C16	S 18° 39' 06"	119.00	37.44
C17	N 1° 53' 26"	119.00	37.44
C18	N 1° 53' 26"	119.00	37.44
C19	S 18° 39' 06"	119.00	37.44
C20	N 1° 53' 26"	119.00	37.44
C21	N 1° 53' 26"	119.00	37.44
C22	S 18° 39' 06"	119.00	37.44
C23	N 1° 53' 26"	119.00	37.44
C24	N 1° 53' 26"	119.00	37.44
C25	S 18° 39' 06"	119.00	37.44
C26	N 1° 53' 26"	119.00	37.44
C27	N 1° 53' 26"	119.00	37.44
C28	S 18° 39' 06"	119.00	37.44
C29	N 1° 53' 26"	119.00	37.44
C30	N 1° 53' 26"	119.00	37.44

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 80° 43' 04"	45.13
L2	N 88° 56' 37"	31.11
L3	N 88° 56' 36"	40.28
L4	N 88° 56' 36"	51.43
L5	N 27° 20' 57"	51.43
L6	N 44° 18' 55"	28.22
L7	S 24° 33' 07"	27.25
L8	N 80° 51' 32"	15.00
L9	N 80° 51' 32"	23.42
L10	S 88° 56' 36"	44.42

20.00 foot wide easement for ingress, egress and utilities as per the Plat of First Hideaway Hills Addition.

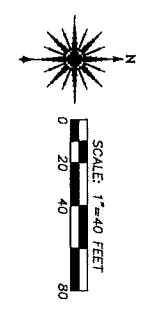
30.00 foot wide easement for ingress, egress and utilities benefiting Lots 4 and 5. Also, the South 15.00 feet of road easement, pond and any telephone and/or cable provider for the installation and maintenance of power, water and phone/cable utilities respectively.

15.00 foot wide easement benefiting RUD #1 of Lewis County, Lewis County Water District #3 and any telephone and/or cable provider for the installation and maintenance of power, water and phone/cable utilities respectively.

30.00 foot wide easement for ingress, egress and utilities benefiting Lots 2 and 3.

10.00 foot wide easement for pedestrian ingress and egress for the purpose of access to Tract B benefiting all lots contained in the plat and the future lots to be created in the Plat of Hideaway Estates Phase 2.

Lot 5 note: The altered boundary line between Lot 5 and Lot 6 and 11 shall be the centerline of the creek. The dimensioned line computation only and is not intended to form a boundary.



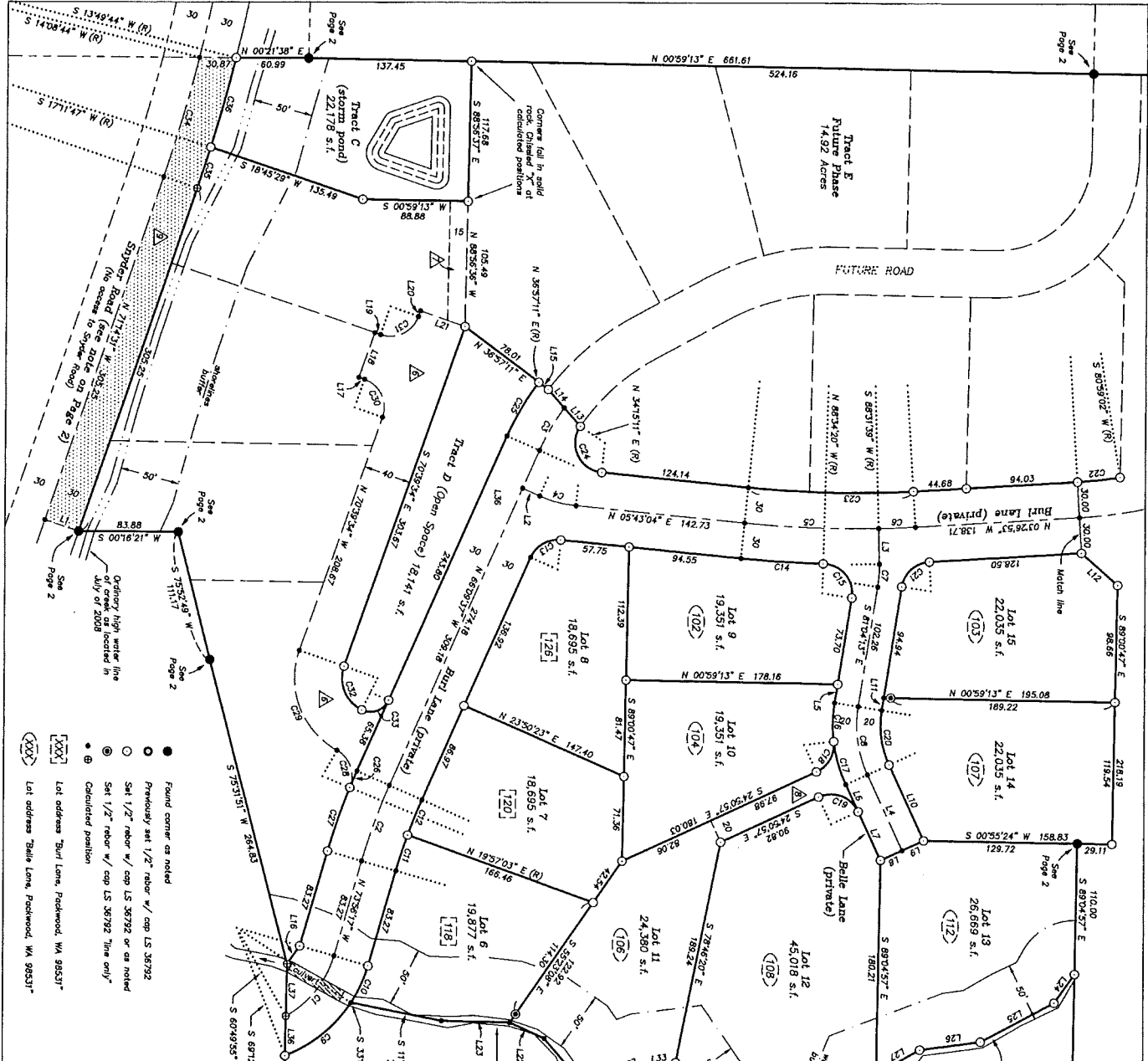
Plat of
Hideaway Estates, Phase I
(Page 3 of 6 Pages)

BUTLER SURVEYING INC.
475 AN CHEVALS AVENUE
P.O. BOX 146, CHEVALS, VA 98532
360/746-9903

Drawn C. Butler
Checked DB
Date 8-24-11
Job No. 08-65
Scale 1" = 40'
Sheet 3 of 6

3367197

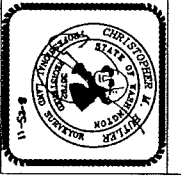
REVIEWED FOR COMPLIANCE
WITH RECORDING FORMAT
LEWIS COUNTY ENGINEERING
DATE 8-29-11



- Found corner as noted
- Previously set 1/2" rebar w/ cap LS 36792 or as noted
- Set 1/2" rebar w/ cap LS 36792 or as noted
- Set 1/2" rebar w/ cap LS 36792 "this only"
- Calculated position
- ⊙ Lot address "Burl Lane, Parkwood, WA 99531"
- ⊙ Lot address "Belle Lane, Parkwood, WA 99531"

BUTLER SURVEYING INC.
475 NW CHEROKEE AVENUE
P.O. BOX 149 CHEROKEE, WA 99326
360/748-9905

Drawn C. Butler
Checked [initials]
Date 8-24-11
Job No. 08-65
Scale 1" = 60'
Sheet 4 of 6



40.00 foot wide easement for stormwater conveyance purposes 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.

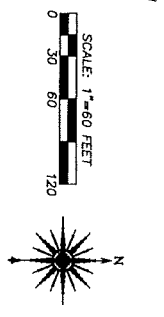
15.00 foot wide easement for stormwater conveyance purposes and access to stormwater treatment facility. Easement benefits all lots contained in this plat.

20.00 foot wide easement for ingress, egress and utilities benefiting Lot 12. Said easement shall also benefit PUD # 1 of Lewis County, Lewis County Water District # 1 and any telephone line/ or cable provider for the purpose of providing ingress, egress and phone/cable utilities respectively. The northwesterly 50 feet of this easement shall serve as a home-routed turn around for EMS and Fire Vehicles.

30.00 foot wide strip dedicated to Lewis County for right of way purposes for Snyder Road (see page 1).

Lots 6 and 11 note: The shared boundary line between Lot 2 and Lot 6 and Lot 11 shall be the centerline of the future private road as shown. Easement benefits all lots contained in this plat and is not intended to form a boundary.

* See page 6 of 6 for Line and Curve Tables *

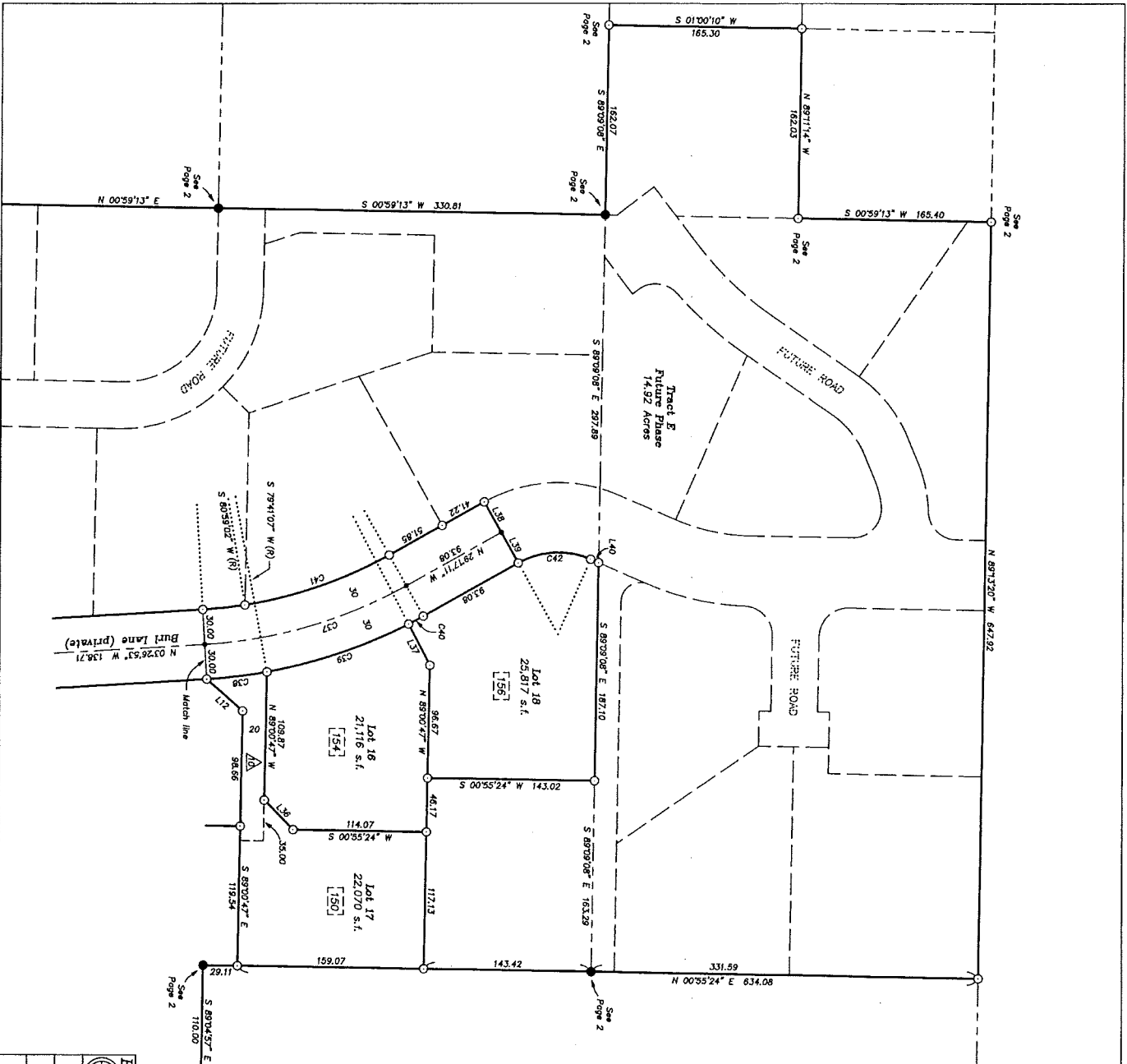


Plat of
Hideaway Estates, Phase I
(Page 4 of 6 Pages)

Tract B
Reland Area &
Open Space
4.55 Acres
(see page 2)

3367197

REMOVED FOR COMPLIANCE
WITH RECORDING STATUTE
LEWIS COUNTY ENGINEERING
DATE 8-29-11



Plat of
Hideaway Estates Phase I
(Page 5 of 6 Pages)



- Found corner as noted
- Previously set 1/2" rebar w/ cap LS 36792
- Set 1/2" rebar w/ cap LS 36792 or as noted
- Set 1/2" rebar w/ cap LS 36792 "like only"
- ⊙ Calculated position
- ⓧ Lot address 'Burl Lane, Rockwood, WA 98031'

Exempt for utility purposes hereafter, PUD # 1 of Lewis County, Lewis County Water District # 3 and any telephone and/or cable provider for the installation and maintenance of power, water and phone/cable utilities same as a 90-degree turn around for EAS and Fire Vehicles until such time as the roads in the plat of Hideaway Estates, Phase I are constructed and approved.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L12	N 41°42'17" E	40.98
L23	S 28°04'32" E	70.25
L36	S 49°57'18" W	35.34
L37	N 65°36'55" E	40.00
L38	N 65°36'55" E	30.00
L39	N 65°42'49" E	30.00
L40	N 23°14'17" E	7.51

CURVE TABLE

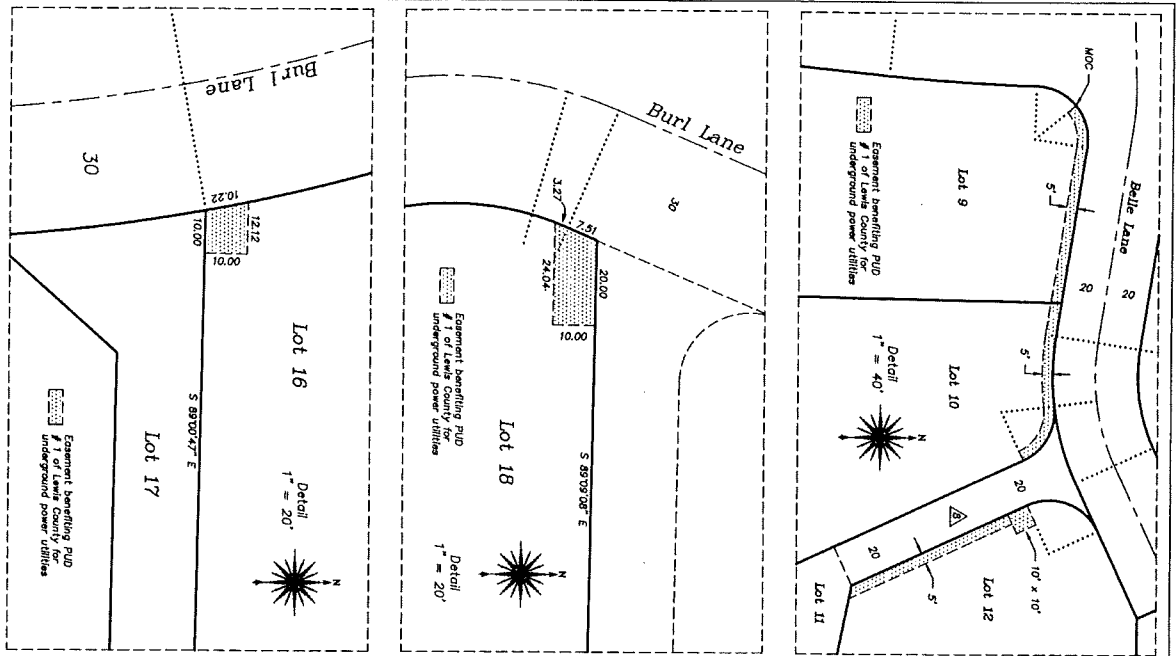
CURVE NO.	BEARING	RADIUS	LENGTH
C22	S 14°05' E	370.00	35.96
C27	S 50°18' E	400.00	180.59
C28	S 52°00' E	430.00	51.54
C29	S 52°00' E	430.00	51.54
C40	N 1°54'05" E	420.00	12.27
C41	N 20°16'13" E	370.00	130.80
C42	S 23°31'27" E	70.00	84.17

BUTLER SURVEYING INC.
400 N. CENTRAL AVENUE
P.O. BOX 140
CHEMUNDA, VA 98632
360.748-8905

Drawn C. Butler Date 8-24-11
Checked OS Job No. 08-65
Scale 1" = 60' Sheet 5 of 6

3367197

REVIEWED FOR COMPLIANCE
LEWIS COUNTY ENGINEERING
DATE: 8-29-11



Page 4 Line and Curve Tables

LINE NO.	BEARING	DISTANCE	CURVE NO.	DELTA	RADIUS	LENGTH
L1	S 18°45'29" W	30.00	C1	44°46'15"	86.00	67.47
L2	N 23°50'23" E	15.88	C2	7°46'40"	500.00	7.87
L3	N 85°09'00" E	70.00	C3	11°54'09"	200.00	41.55
L4	S 81°04'13" E	15.88	C4	18°07'26"	100.00	13.63
L5	S 81°04'13" E	15.88	C5	1°58'32"	800.00	31.03
L6	N 85°09'00" E	23.00	C6	10°24'08"	107.61	19.54
L7	N 24°50'57" W	20.00	C7	38°46'14"	100.00	26.96
L8	N 24°50'57" W	20.00	C8	38°46'14"	100.00	26.96
L9	N 85°09'00" E	20.00	C9	17°04'32"	116.00	34.27
L10	N 85°09'00" E	170.04	C10	3°53'20"	430.00	31.90
L11	N 85°09'00" E	20.00	C11	7°13'22"	210.00	31.90
L12	N 41°47'17" E	40.88	C12	4°17'25"	630.00	69.64
L13	S 48°51'50" W	20.60	C13	9°30'07"	25.00	42.54
L14	S 54°41'21" E	18.36	C14	1°12'23"	120.00	37.87
L15	S 54°41'21" E	18.36	C15	18°04'48"	120.00	37.87
L16	S 54°41'21" E	18.36	C16	71°56'12"	25.00	31.36
L17	S 19°20'26" W	43.00	C17	18°04'48"	25.00	31.36
L18	N 70°38'35" E	5.00	C18	59°06'40"	25.00	49.27
L19	N 19°20'26" W	5.00	C19	59°06'40"	25.00	49.27
L20	S 19°20'26" W	5.00	C20	33°04'00"	25.00	33.87
L21	S 19°20'26" W	5.00	C21	77°37'20"	25.00	33.87
L22	S 19°20'26" W	5.00	C22	5°34'05"	370.00	35.96
L23	S 54°41'21" E	29.71	C23	1°18'32'07"	59.12	19.12
L24	S 54°41'21" E	29.71	C24	13°06'49"	230.00	52.64
L25	S 29°30'10" E	42.33	C25	7°38'42"	330.00	63.22
L26	S 29°30'10" E	42.33	C26	1°38'42"	330.00	63.22
L27	S 29°30'10" E	42.33	C27	83°12'23"	225.00	36.31
L28	S 63°14'39" E	52.72	C28	80°21'08"	70.00	98.17
L29	S 63°14'39" E	52.72	C29	80°21'08"	70.00	98.17
L30	N 89°08'36" E	21.70	C30	80°00'00"	25.00	39.27
L31	S 62°13'31" W	57.12	C31	91°52'26"	16.69	26.76
L32	S 62°13'31" W	57.12	C32	83°38'37"	30.00	43.76
L33	S 21°32'46" E	23.42	C33	1°33'42"	1300.00	104.65
L34	S 21°32'46" E	23.42	C34	1°33'42"	1300.00	104.65
L35	S 69°48'24" E	29.67	C35	3°22'04"	1300.00	76.17
L36	N 88°58'37" W	33.00				

Plat of
Hideaway Estates, Phase I
(Page 6 of 6 Pages)



BUTLER SURVEYING, INC.
201 W. CENTER ST. ALTOONA, PA 16602
P.O. BOX 140, CHESBROUGH, PA 16832
360.744-8095

Drawn C. Butler Date 8-24-11
Checked CB Job No. 08-65
Scale Variable Sheet 6 of 6