

PLAT OF KIRSOP CROSSING

A PORTION OF THE SOUTHEAST AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

DEDICATION

WE, EVERGREEN HEIGHTS, LLC, OWNER IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED AND WASHINGTON FEDERAL, THE MORTGAGEE THEREOF, HEREBY DEDICATE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND EASEMENTS FOR THE USE OF THE PUBLIC FOREVER AND HEREBY GRANT TO THE PUBLIC THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THE STREETS.

WE DEDICATE AND CONVEY TO THE CITY OF TUMWATER, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND CONTRACTORS, FOR THE USE OF THE PUBLIC, FOREVER, PERPETUAL EASEMENTS WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF SEWER PIPELINES, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES, OR UNDERGROUND DRAINAGE FACILITIES, WATER MAINS AND APPURTENANCES, OVER, UNDER AND ACROSS THE EASEMENTS AND/OR PRIVATE STREETS AND ALLEYS SHOWN ON THE FACE OF THIS PLAT.

TRACTS "A" THROUGH "M", AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE KIRSOP CROSSING OWNERS ASSOCIATION.

TRACTS "X-1" & "X-2" IS RESERVED BY DECLARANT, THEIR SUCCESSORS AND/OR ASSIGNS FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 3 DAY OF July, 2018

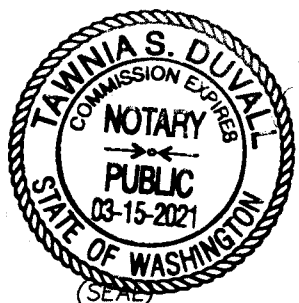
BY: ROY C. RICE
EVERGREEN HEIGHTS, LLC

BY: Eric Seidenberger
WASHINGTON FEDERAL

ACKNOWLEDGMENTS

STATE OF WASHINGTON > SS
COUNTY OF THURSTON

ON THIS 3 DAY OF July, 2018, BEFORE ME PERSONALLY APPEARED ROY C. RICE TO ME KNOWN TO BE THE Sole Member OF EVERGREEN HEIGHTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.



Tawnia S. Duval
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) Tawnia S. Duval
RESIDING AT: Olympia
MY COMMISSION EXPIRES: March 15, 2021

STATE OF WASHINGTON > SS
COUNTY OF THURSTON

ON THE 2nd DAY OF July, 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Eric Seidenberger (NAME) TO ME KNOWN TO BE THE Vice President (TITLE) OF WASHINGTON FEDERAL AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

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



Sadhia North
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) Sadhia North
RESIDING AT: Everett
MY COMMISSION EXPIRES: 09-13-2020

DESCRIPTION

TRACT 23 OF THURSTON COUNTY FARMS, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 41 IN THURSTON COUNTY, WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF TUMWATER, PUGET SOUND ENERGY, CENTURY LINK CORPORATION TELEPHONE COMPANY, COMCAST OF WASHINGTON IV, KIRSOP CROSSING OWNERS' ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREETS DESIGNATED AS TRACTS "I", "J" AND "K", THE PRIVATE ALLEYS; TOGETHER WITH THE FRONT 10 FEET OF THE LOTS AND TRACTS PARALLEL WITH AND ADJOINING THE PUBLIC AND PRIVATE STREETS RIGHT OF WAYS WITHIN THIS PLAT; AND TOGETHER WITH A 3 FOOT WIDE STRIP ADJOINING PORTIONS OF THE PRIVATE ALLEYS AND THOSE CERTAIN EASEMENTS DEPICTED HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, WATER, STORMWATER, STREET LIGHTING AND UTILITY SERVICE; TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

A PERPETUAL EASEMENT IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF TUMWATER FOR USE FOR WATER MAIN AND ITS APPURTENANCES AND THE RIGHT TO REPAIR, CONSTRUCT, OPERATE, MAINTAIN, INSPECT, ALTER, MODIFY, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS THAT SAID WATER MAIN AND RELATED APPURTENANCES OVER, ACROSS AND UNDER THE AREAS DESIGNATED ON THE FACE OF THIS PLAT. GRANTOR HAS NOT PLACED AND SHALL NOT PLACE ANY UTILITY, BUILDING OR OTHER STRUCTURE WITHIN THE WATER MAIN EASEMENTS.

A PERPETUAL EASEMENT IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF TUMWATER FOR THE USE FOR SEWER MAIN AND ITS APPURTENANCES AND THE RIGHT TO REPAIR, CONSTRUCT, OPERATE, MAINTAIN, INSPECT, ALTER, MODIFY, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS THE SAID SEWER MAIN AND RELATED APPURTENANCES OVER, ACROSS AND UNDER THE AREAS DESIGNATED ON THE FACE OF THIS PLAT. GRANTOR HAS NOT PLACED AND SHALL NOT PLACE ANY UTILITY, BUILDING OR OTHER STRUCTURE WITHIN THE SEWER MAIN EASEMENTS.

SHEET INDEX

SHEET 1.....DEDICATION, EASEMENT PROVISIONS, APPROVALS, PLAT DESCRIPTION, AND LAND SURVEYOR'S CERTIFICATE
SHEET 2.....SECTION DETAIL WITH PLAT BOUNDARY, SURVEY REFERENCES, SURVEY NOTES, PLAT NOTES AND LOT AREA TABLE
SHEET 3.....EAST HALF OF PLAT, ADDRESSES, CURVE & LINE TABLE
SHEET 4.....WEST HALF OF PLAT, ADDRESSES,

APPROVALS

EXAMINED AND APPROVED THIS 11th DAY OF July, A.D., 2018

[Signature]
TUMWATER PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS 27 DAY OF June, A.D., 2018

[Signature]
THURSTON COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 11th DAY OF July, A.D., 2018

[Signature]
TUMWATER COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 11th DAY OF July, A.D., 2018

[Signature]
MAYOR, CITY OF TUMWATER

ATTEST: [Signature]
CITY CLERK, CITY OF TUMWATER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID.

[Signature] 6/27/2018
THURSTON COUNTY TREASURER

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID.

[Signature] 7/12/18
FINANCE DIRECTOR, CITY OF TUMWATER

AUDITOR'S CERTIFICATE

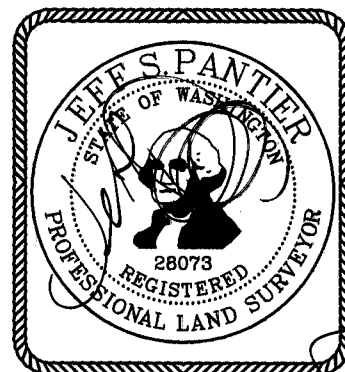
FILED FOR RECORD AT THE REQUEST OF HATTON GODAT PANTIER THIS 27th DAY OF JULY, 2018, AT 19 MINUTES PAST 10 O'CLOCK A.M., AND RECORDED UNDER FILE NO. 4639030

[Signature]
THURSTON COUNTY AUDITOR

[Signature]
DEPUTY

CERTIFICATE OF LAND SURVEYOR

I, JEFF S. PANTIER, HEREBY CERTIFY THAT THE PLAT OF KIRSOP CROSSING IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, W. M.; THAT THE DISTANCES AND COURSES SHOWN THEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND WITH 5/8" REBAR WITH PLASTIC CAPS STAMPED "JSP 28073" OR "MAG" NAIL W/ BRASS WASHER STAMPED "JSP 28073".



[Signature]
JEFF S. PANTIER PROF. REGISTERED
LAND SURVEYOR CERTIFICATE NO. 28073

June 25, 2018
DATE



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

EEP
17-035

PLAT 4639030 1/4

PLAT 4639030 2/4

PLAT OF KIRSOP CROSSING

A PORTION OF THE SOUTHEAST AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

LOT AREAS

LOT #	S.F.	AC.
BOUNDARY	454,081	10.42
1	4,478	0.10
2	3,980	0.09
3	4,425	0.10
4	4,425	0.10
5	4,000	0.09
6	4,500	0.10
7	4,476	0.10
8	4,000	0.09
9	4,408	0.10
10	4,383	0.10
11	4,000	0.09
12	4,476	0.10
13	5,775	0.13
14	4,200	0.10
15	4,200	0.10
16	4,200	0.10
17	4,200	0.10
18	4,200	0.10
19	4,198	0.10
20	3,697	0.08
21	3,700	0.08
22	3,700	0.08
23	4,100	0.09
24	4,100	0.09
25	4,100	0.09
26	4,100	0.09
27	4,100	0.09
28	3,700	0.08
29	3,700	0.08
30	3,700	0.08
31	3,700	0.08
32	3,700	0.08

LOT AREAS

LOT #	S.F.	AC.
33	3,700	0.08
34	3,700	0.08
35	3,700	0.08
36	3,669	0.08
37	3,700	0.08
38	3,700	0.08
39	3,700	0.08
40	3,700	0.08
41	3,700	0.08
42	3,700	0.08
43	3,700	0.08
44	3,700	0.08
45	3,700	0.08
46	3,700	0.08
47	4,291	0.10
48	4,275	0.10
49	4,275	0.10
50	5,062	0.12
51	4,775	0.11
52	3,820	0.09
53	3,820	0.09
54	3,820	0.09
55	3,820	0.09
56	3,820	0.09
57	3,820	0.09
58	3,820	0.09
59	4,775	0.11
60	7,867	0.18
61	4,664	0.11
62	3,820	0.09
63	3,820	0.09
64	5,225	0.12

TRACT AREAS

TRACT	USAGE	SQUARE FEET	ACRES
TRACT A	OPEN SPACE/TREE TRACT	2,898	0.07
TRACT B	OPEN SPACE/TREE TRACT	3,738	0.09
TRACT C	OPEN SPACE	873	0.02
TRACT D	OPEN SPACE	5,040	0.12
TRACT E	OPEN SPACE	1,500	0.03
TRACT F	OPEN SPACE	561	0.01
TRACT G	OPEN SPACE/STORM TRACT	4,930	0.11
TRACT H	OPEN SPACE/TREE TRACT	11,563	0.27
TRACT I	PRIVATE STREET	4,722	0.11
TRACT J	PRIVATE STREET	22,512	0.52
TRACT K	PRIVATE STREET	3,870	0.09
TRACT L	OPEN SPACE	910	0.02
TRACT M	PARK/STORM	11,450	0.26
TRACT X-1	FUTURE DEVELOPMENT	36,018	0.83
TRACT X-2	FUTURE DEVELOPMENT	3,007	0.07

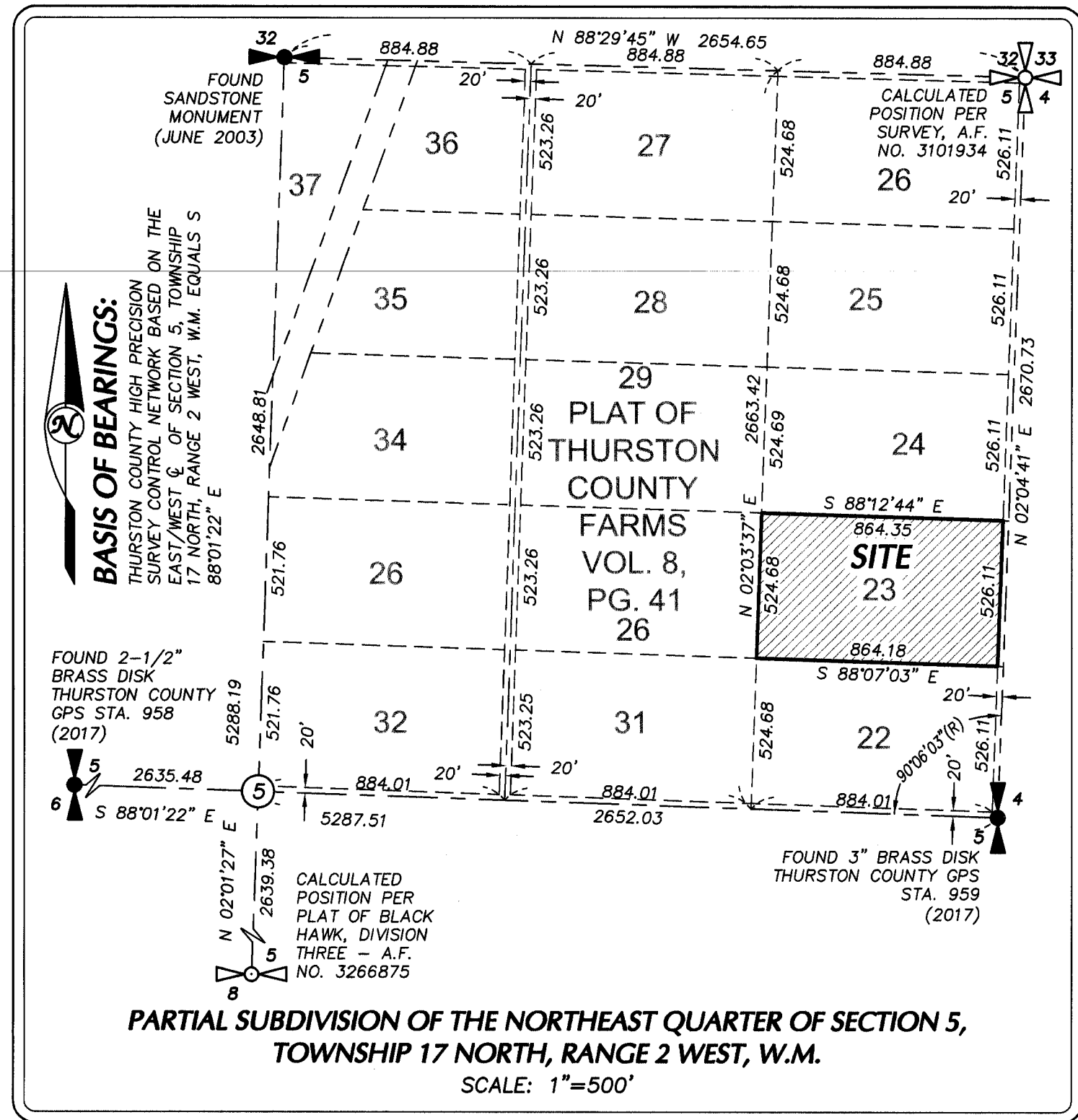
THIS SURVEY WAS CONDUCTED BY FIELD TRAVERSE METHODS USING A LIECA THREE SECOND TOTAL STATION SURVEY INSTRUMENT IN APRIL, 2017. THE RESULTS OF THIS SURVEY EXCEED THE STANDARDS CONTAINED IN WAC 332.130.090.

SURVEY NOTES

1. TITLE INFORMATION NOTED HEREON IS BASED ON SUBDIVISION GUARANTEE ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED MARCH 7, 2018 UNDER ORDER NO. 180022445.
2. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT RECORDED FOR ELECTRIC AND/OR TELEPHONE LINE RECORDED UNDER AUDITOR'S FILE NO. 244981. SAID EASEMENT IS ALIGNED ALONG THE COMMON LINE BETWEEN TRACTS 22 AND 23 OF THE PLAT OF THURSTON COUNTY FARMS
3. A PORTION OF THE LAND HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 8207010022.
4. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO COVENANTS FOR WELL SITE AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8508150038.
5. A PORTION OF THE LAND DESCRIBED HEREON IS DESCRIBED IN COVENANT FOR CONTROL OF SEWAGE SYSTEM RECORDED UNDER AUDITOR'S FILE NO. 9109120071. (SAID COVENANT AFFECTS THE NEIGHBORING PARCEL TO THE SOUTH.)
6. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO COVENANTS FOR WELL SITE AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO'S. 3075407 AND 8508150038.
7. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO DECLARATION OF WELL RIGHTS RECORDED UNDER AUDITOR'S FILE NO. 3093465 AND AS MODIFIED BY AMENDMENT RECORDED UNDER AUDITOR'S FILE NO. 3103021.
8. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO TEMPORARY EASEMENT FOR MAINTENANCE OF IMPROVEMENTS RECORDED UNDER AUDITOR'S FILE NO. 3103022. SAID EASEMENT INCLUDES PROVISIONS FOR TERMINATION OF RIGHTS ASSOCIATED WITH SAID EASEMENT. PURSUANT TO SAID TERMS, EASEMENT HAS BEEN TERMINATED.
9. THE LAND DESCRIBED HEREON IS SUBJECT TO VOLUNTARY MITIGATION AGREEMENT BETWEEN TRIWAY ENTERPRISES AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 3714694.
10. THE LAND DESCRIBED HEREON IS SUBJECT TO SPECIAL POWER OF ATTORNEY RECORDED UNDER AUDITOR'S FILE NO. 3906944.
11. THE LAND DESCRIBED HEREON WAS ANNEXED INTO THE CITY OF TUMWATER, WHICH IS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 3983782.
12. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AND AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 4584396.
13. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4600683.

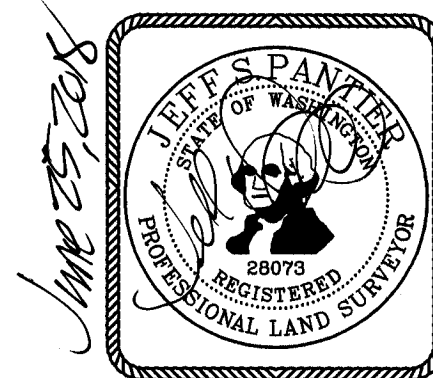
PLAT NOTES

1. ALL LANDSCAPED AREAS IN PUBLIC RIGHT OF WAYS SHALL BE MAINTAINED BY THE ADJOINING LOT OWNER AND HIS/HER SUCCESSORS AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
2. TRACTS "A" THROUGH "M" SHALL BE OWNED AND MAINTAINED BY KIRSOP CROSSING OWNERS ASSOCIATION.
3. STORM WATER DRAINAGE FROM ROOF TOPS FOR ALL LOTS, EXCEPT LOTS 29, 31, 33, 38, 41, 43 AND 50 THROUGH 60 INCLUSIVE SHALL BE INFILTRATED ON EACH LOT WITH DRYWELLS SIZED AT 125 CUBIC FEET OF STORAGE FOR EACH 1,000 SQUARE FEET OF ROOF AREA. LOTS 29, 31, 33, 38, 41, 43 AND 50 THROUGH 60 INCLUSIVE SHALL CONNECT ROOF TOPS TO THE STORM DRAIN SYSTEM LOCATED IN TRACTS "G" AND "M". A CONNECTION TO SAID SYSTEM IS LOCATED WITHIN THE 3 FOOT WIDE EASEMENT ADJOINING THE ALLEYS, AS SHOWN HEREON.
4. ALL SALEABLE LOTS ARE SUBJECT TO ALL SERVICE FEES, AND CHARGES WHICH MAY BE LEVIED BY THE KIRSOP CROSSING OWNERS' ASSOCIATION FOR MAINTENANCE, OPERATION AND IMPROVEMENT OF COMMUNITY FACILITIES AND FOR LIENS FOR ANY UNPAID SERVICE FEES OR CHARGES.
5. A COMMUNITY FACILITIES DISTRICT IS HEREBY FORMED FOR THE PURPOSE OF PROVIDING THE CITY OF TUMWATER THE OPPORTUNITY FOR MAINTENANCE OF COMMON FACILITIES IN THE EVENT OF THE FAILURE OF THE KIRSOP CROSSING OWNERS ASSOCIATION. THE CITY MAY UNDERTAKE RESPONSIBILITIES ASSOCIATED WITH MAINTENANCE OF COMMON IMPROVEMENTS AND BILL RESIDENTS WITHIN THE DISTRICT FOR ALL COSTS OF SUCH MAINTENANCE. RESPONSIBILITY FOR ALL COSTS SHALL BE BINDING ON ALL PRESENT AND FUTURE PROPERTY OWNERS TO THE COMMUNITY FACILITIES DISTRICT. THE CITY ALSO HAS THE RIGHT TO ASSUME OWNERSHIP OF ALL COMMON OPEN SPACE WITHIN THIS SUBDIVISION IF IT IS DEEMED BY THE CITY TO BE IN THE PUBLIC'S BEST INTEREST TO DO SO.
6. AN EASEMENT FOR STORM WATER MANAGEMENT IS LOCATED ON AN ADJOINING PARCEL WITHIN EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 3593854. THE KIRSOP CROSSING OWNERS ASSOCIATION SHALL MAINTAIN THE STORM WATER MANAGEMENT SYSTEM LOCATED WITHIN SAID EASEMENT PURSUANT TO THE MAINTENANCE PLAN RECORDED UNDER AUDITOR'S FILE NO. 463 9028.
7. TRACTS "I", "J" AND "K" ARE DESIGNATED AS PRIVATE STREETS. THE KIRSOP CROSSING OWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS WITHIN THIS SUBDIVISION.
8. ALL DRAINAGE EASEMENTS, SWALES, PONDS, CONVEYANCE DITCHES, STORM FACILITIES AND ALL OTHER APPURTENANCES SHALL BE MAINTAINED BY KIRSOP CROSSING OWNERS ASSOCIATION. THESE AREAS SHALL NOT BE MODIFIED IN ANY WAY THAT WILL REDUCE THE TREATMENT, STORAGE AND CONVEYANCE CAPACITY OF THE STORM SYSTEM UNLESS APPROVAL IS GRANTED BY THE CITY OF TUMWATER. NO STRUCTURES ARE ALLOWED WITHIN THE EASEMENT AREAS.
9. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT, ARE RECORDED UNDER AUDITOR'S FILE NO. 463 9029.
10. TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "L" AND "M" ARE DESIGNATED FOR OPEN SPACE/TREE TRACT, ACTIVE RECREATION AND STORM DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY KIRSOP CROSSING OWNERS ASSOCIATION. TRACTS "G" AND "N" CONTAIN COMMUNITY STORM WATER FACILITIES/DRYWELLS FOR LOTS 29, 31, 33, 38, 41, 43 AND 50 THROUGH 60 INCLUSIVE. THE KIRSOP CROSSING OWNERS ASSOCIATION SHALL MAINTAIN SAID COMMUNITY STORM WATER FACILITIES/DRYWELLS IN ACCORDANCE WITH THE STORM WATER MAINTENANCE PLAN RECORDED UNDER AUDITOR'S FILE NO. 463 9028.
11. TRACTS "X-1" & "X-2" ARE RESERVED BY THE DECLARANT, THEIR SUCCESSORS AND/OR ASSIGNS FOR FUTURE DEVELOPMENT. TRACT "X-1" IS CURRENTLY SUBJECT TO EASEMENT AND COVENANT FOR A WATER SYSTEM THAT SERVES ADJOINING PROPERTY, RECORDED UNDER AUDITOR'S FILE NO.'S 3075407 AND 8508150038. ANY DEVELOPMENT OF TRACT "X-1" WILL REQUIRE DECOMMISSIONING OF EXISTING WELL AND RELINQUISHMENT OF EASEMENT RIGHTS.
12. THE COST OF MAINTAINING ALL STREETS AND ALLEYS NOT HEREIN DEDICATED AS PUBLIC STREETS, SHALL BE THE OBLIGATION OF THE KIRSOP CROSSING OWNERS ASSOCIATION.



SURVEY REFERENCES

1. SUBDIVISION GUARANTEE ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED MARCH 7, 2018 UNDER ORDER NO. 180022445
2. PLAT OF THURSTON COUNTY FARMS RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 41 AND 42
3. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3101934
4. SHORT SUBDIVISION NO. SS1925 RECORDED UNDER AUDITOR'S FILE NO. 840110018
5. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9201060166
6. SHORT SUBDIVISION NO. SS2440 RECORDED UNDER AUDITOR'S FILE NO. 9102220047
7. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 8904260099
8. BOUNDARY LINE ADJUSTMENT NO. BLA 020383TC RECORDED UNDER AUDITOR'S FILE NO. 3449159
9. PLAT OF BLACKHAWK DIVISION THREE RECORDED UNDER AUDITOR'S FILE NO. 3266875
10. PLAT OF BLACK LAKE PALISADES RECORDED UNDER AUDITOR'S FILE NO. 4257956
11. THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK
12. BOUNDARY LINE ADJUSTMENT NO. BLA 02-0133TC RECORDED UNDER AUDITOR'S FILE NO. 3458020
13. SHORT SUBDIVISION NO. SS 990557TC RECORDED UNDER AUDITOR'S FILE NO. 3403025



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PLAT 4639030 3/4

PLAT OF KIRSOP CROSSING

A PORTION OF THE SOUTHEAST AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

SHEET 3 OF 4

LEGEND

- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 11019"
- ⊙ SET BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- SET 5/8" REBAR & PLASTIC CAP STAMPED "JSP 28073"
- ⊕ SET "MAG" NAIL WITH BRASS WASHER STAMPED "JSP 28073"
- ③③① STREET ADDRESS: 63rd AVENUE SW TUMWATER, WA 98512
- ③③③ STREET ADDRESS: 64th LANE SW TUMWATER, WA 98512
- ⑥②④① STREET ADDRESS: PATIO STREET SW TUMWATER, WA 98512
- ⑥②② STREET ADDRESS: COURTYARD LANE SW TUMWATER, WA 98512
- ⑥②④⑨ STREET ADDRESS: KIRSOP ROAD SW TUMWATER, WA 98512
- XXX DESIGNATED BUS WAITING AREA
- //// NO VEHICULAR ACCESS STRIP
- ① 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1)
- ② PRIVATE ALLEY EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF THE KIRSOP CROSSING HOMEOWNERS ASSOCIATION (ALSO SEE EASEMENT PROVISIONS ON SHEET 1)
- ③ ADDITIONAL RIGHT OF WAY DEDICATION
- ④ 3' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1)
- ⑤ 10' WIDE EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4600683
- ⑥ 10'x13' UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1)
- ⑦ EAST LINE OF 20' WIDE EASEMENT DESCRIBED IN GRANT OF EASEMENT TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 8207010022
- ⑨ TEMPORARY ACCESS EASEMENT IS HEREBY RESERVED BY THE DECLARANT FOR ACCESS TO TRACT X-2. RIGHTS TO SAID EASEMENT TERMINATE WHEN A ALTERNATE ACCESS IS PROVIDED
- ⑩ CENTERLINE OF ELECTRIC LINE EASEMENT DESCRIBED UNDER AUDITOR'S FILE NO. 244981

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 88°07'03" E	6.13
L2	N 88°07'03" W	5.39
L3	S 88°07'03" E	5.31
L4	S 88°07'03" E	5.02
L5	S 88°07'03" E	10.35
L6	S 88°07'03" E	16.18
L7	N 02°04'41" E	10.00
L8	N 01°52'57" E	10.00
L9	S 88°07'03" E	13.16
L10	S 88°07'03" E	6.13

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	89°48'16"	14.00	21.94
C2	90°00'00"	10.50	16.49
C3	90°00'00"	10.50	16.49
C4	27°18'50"	10.50	5.01
C5	62°51'49"	10.50	11.52
C6	33°03'37"	10.50	6.06
C7	56°45'45"	10.50	10.40
C8	48°31'24"	20.00	16.94
C9	41°28'36"	20.00	14.48
C10	90°00'00"	20.00	31.42
C10A	90°00'00"	20.00	31.42
C11	90°11'44"	14.00	22.04
C12	36°20'10"	26.50	16.81
C13	36°20'10"	27.50	17.44
C14	26°36'06"	27.50	12.77
C15	9°44'04"	27.50	4.67
C16	36°20'10"	27.50	17.44
C17	36°20'10"	26.50	16.81

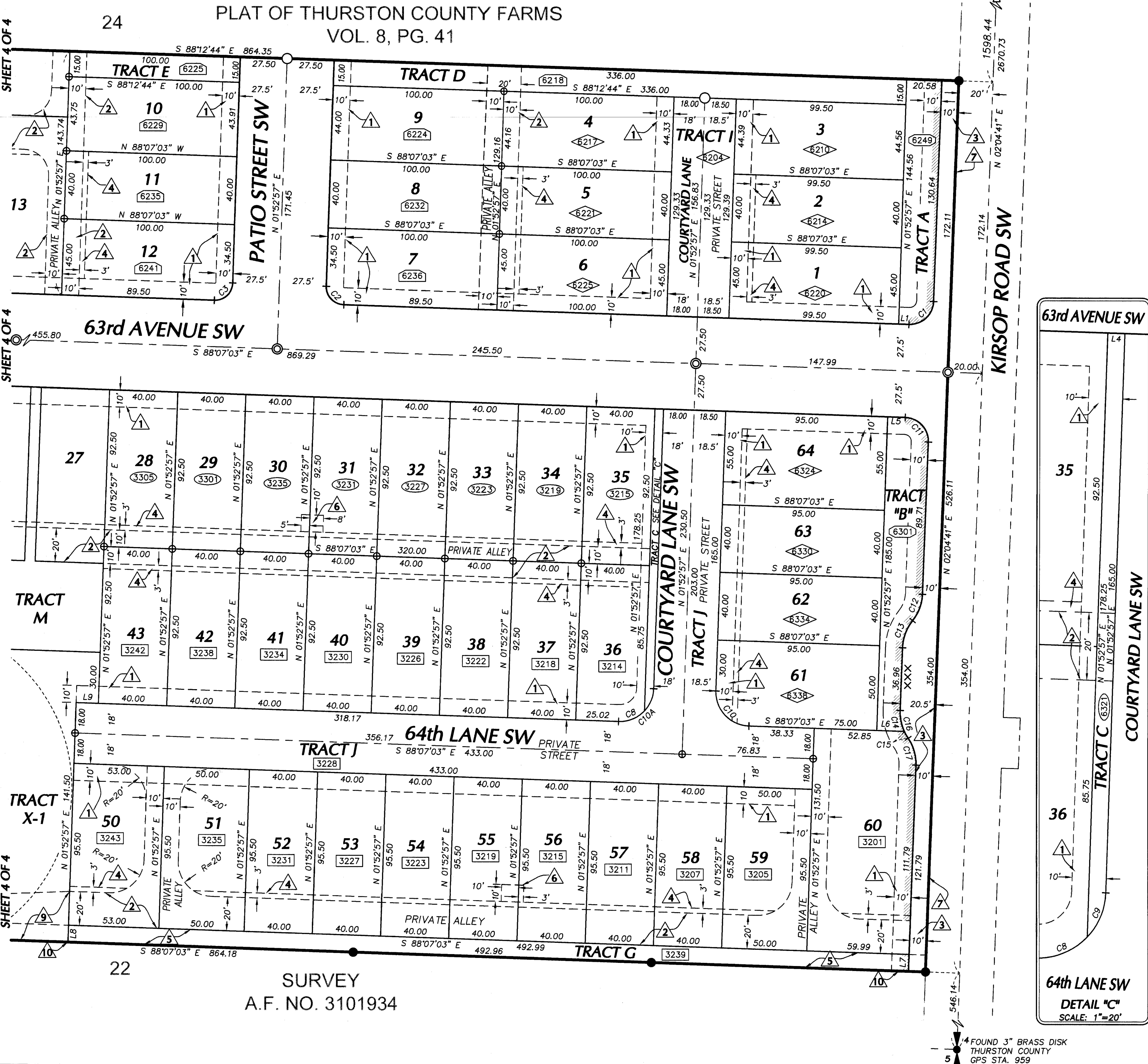
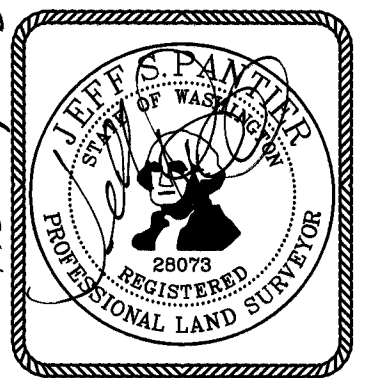
BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
SURVEY CONTROL NETWORK
BASED ON THE EAST/WEST & OF
SECTION 5, TOWNSHIP 17 NORTH,
RANGE 2 WEST, W.M.
EQUALS S 88°01'22" E

SCALE: 1"=40 FEET

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS

3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

EEP
17-035



PLAT 4639030 4/4

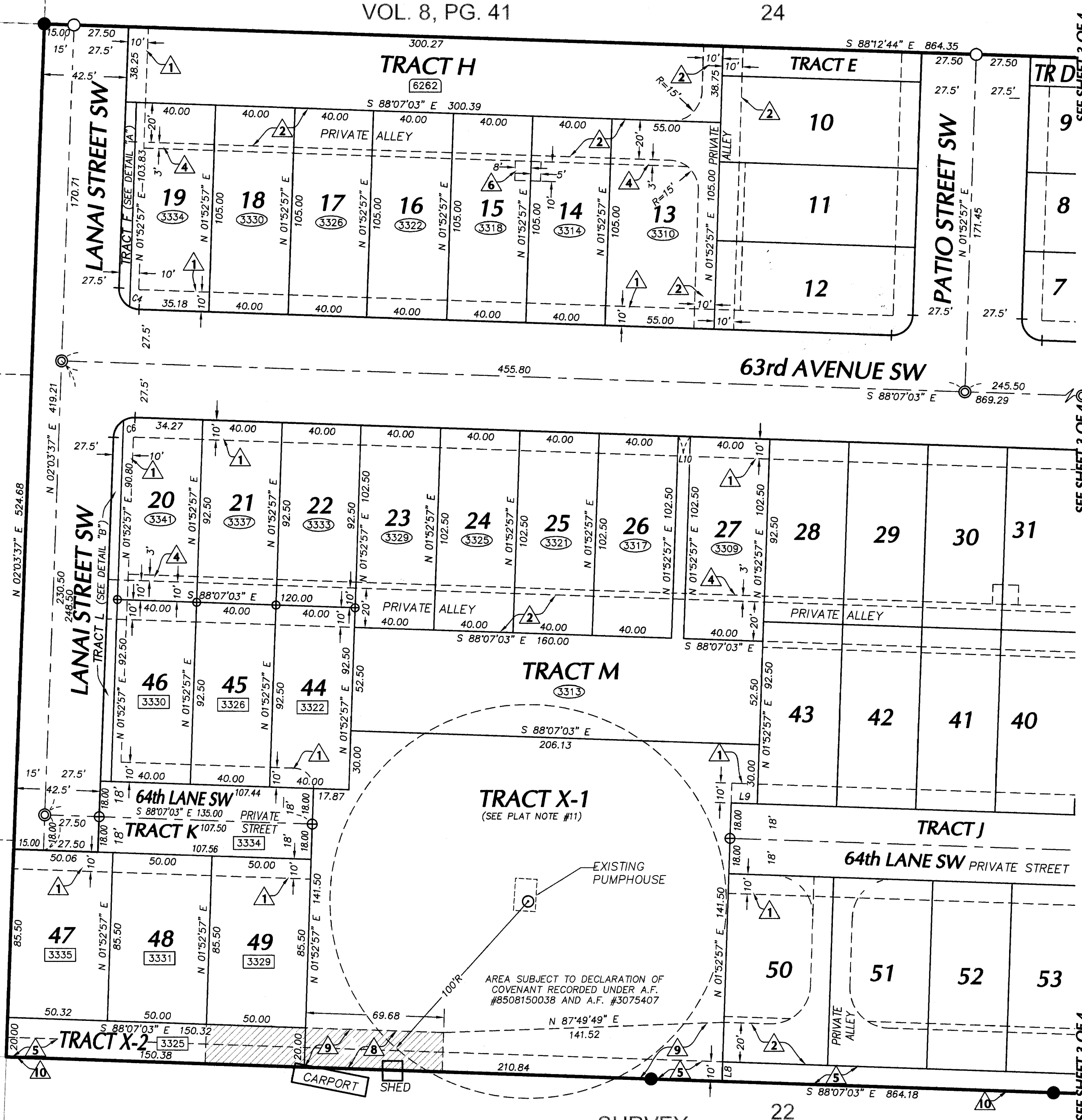
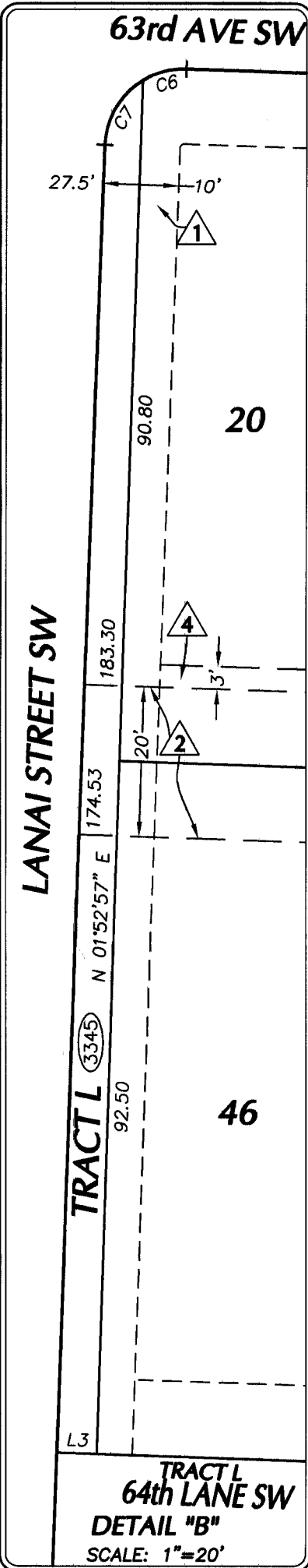
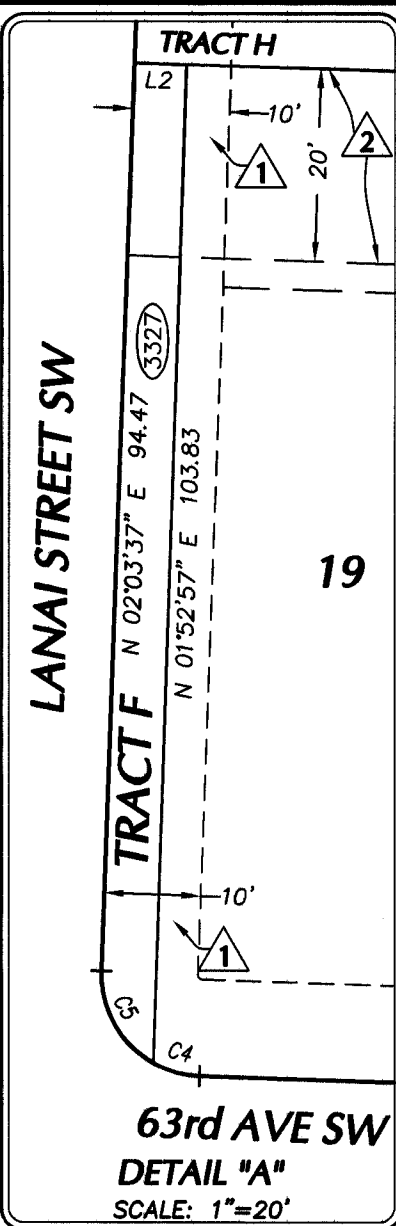
PLAT OF KIRSOP CROSSING

A PORTION OF THE SOUTHEAST AND NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

PLAT OF THURSTON COUNTY FARMS
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SHEET 4 OF 4



LEGEND

- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 11019"
- SET BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- SET 5/8" REBAR & PLASTIC CAP STAMPED "JSP 28073"
- ⊕ SET "MAG" NAIL WITH BRASS WASHER STAMPED "JSP 28073"
- 3310 STREET ADDRESS: 63rd AVENUE SW TUMWATER, WA 98512
- 3230 STREET ADDRESS: 64th LANE SW TUMWATER, WA 98512
- 6262 STREET ADDRESS: LANAI STREET TUMWATER, WA 98512
- XXX DESIGNATED BUS WAITING AREA
- NO VEHICULAR ACCESS STRIP
- 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1)
- PRIVATE ALLEY EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR THE BENEFIT OF THE KIRSOP CROSSING HOMEOWNERS ASSOCIATION (ALSO SEE EASEMENT PROVISIONS ON SHEET 1)
- ADDITIONAL RIGHT OF WAY DEDICATION
- 3' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1)
- 10' WIDE EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4600683
- 10'X13' UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1)
- TEMPORARY EASEMENT DESCRIBED UNDER AUDITOR'S FILE NO. 4584396 (HATCHED AREA)
- TEMPORARY ACCESS EASEMENT IS HEREBY RESERVED BY THE DECLARANT FOR ACCESS TO TRACT X-2. RIGHTS TO SAID EASEMENT TERMINATE WHEN AN ALTERNATE ACCESS IS PROVIDED
- CENTERLINE OF ELECTRIC LINE EASEMENT DESCRIBED UNDER AUDITOR'S FILE NO. 244981

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
SURVEY CONTROL NETWORK BASED ON
THE EAST/WEST LINE OF SECTION 5,
TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.
EQUALS S 88°07'22" E

SCALE: 1"=40 FEET
0 20 40 80



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