

DESCRIPTION:

PARCEL "A" OF BOUNDARY LINE ADJUSTMENT NO. BLA-1247, AS RECORDED AUGUST 14, 1992 UNDER AUDITOR'S FILE NO. 9208140328, RECORDS OF THURSTON COUNTY, WASHINGTON

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

DEDICATION:

KNOWN TO ALL PEOPLE PRESENT THAT DONALD AND CHRISTINE GENDLEK THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND HEREBY DIVIDED, HEREBY DECLARE THIS LAND DIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE DIVISION AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSE. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

Donald A Gendlek
(SIGNATURE)

DONALD A GENDLEK
(PRINT NAME)

4/2/2020
(DATE)

Christine A. Gendlek
(SIGNATURE)

CHRISTINE GENDLEK
(PRINT NAME)

4/2/2020
(DATE)

APPROVED FOR
RECORDING
City of Tumwater

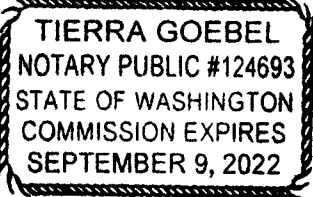
ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF THURSTON

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF April 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Donald + Christine Gendlek TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Tierra Goebel
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Lacey, WA

MY APPOINTMENT EXPIRES 09-09-2022



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, LOT OWNERS' ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET DESIGNATED AS TRACT "A"; TOGETHER WITH THE FRONT 10 FEET OF THE LOTS AND TOGETHER WITH THE EASEMENT AREA OF VARYING WIDTH ON LOTS 4 AND 5; 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 SHORT PLAT AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, WATER, 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 SHORT PLAT. GRANTOR HAS NOT PLACE AND SHALL NOT PLACE ANY UTILITY, BUILDING OR OTHER STRUCTURE WITHIN THE WATER MAIN EASEMENTS.

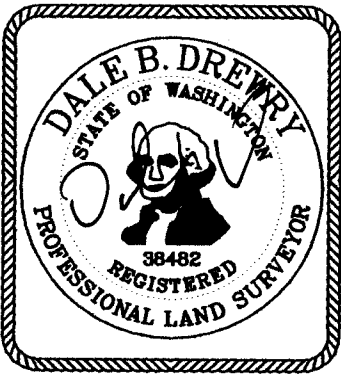
A PERPETUAL EASEMENT IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF TUMWATER FOR USE FOR SEWER MAIN AND ITS APPURTENANCES AND THE RIGHT TO REPAIR, CONSTRUCT, OPERATE, MAINTAIN, INSPECT, ALTER, MODIFY, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS THAT SAID SEWER MAIN AND RELATED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

SURVEYOR'S CERTIFICATE:

I, DALE B. DREWRY, HEREBY CERTIFY THAT THIS SHORT PLAT NO. SS 20-0133 TW IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 2 WEST W.M.; THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS ARE STAKED ON THE GROUND, AS SHOWN HEREON.

Dale B. Drewry
DALE B. DREWRY REGISTERED PROFESSIONAL LAND SURVEYOR,
L.S. CERTIFICATE # 38482

4/2/2020
DATE



AUDITOR'S CERTIFICATE

Filed for record this 7 day of April, 2020
at 11:04 AM. in book of at page
at the request of DALE B. DREWRY, AF# 4746402
Mary Hall BY *J. Ryan*
THURSTON COUNTY AUDITOR DEPUTY

PUBLIC WORKS DIRECTOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 2nd DAY OF April A.D., 2020
[Signature]
PUBLIC WORKS DIRECTOR, CITY OF TUMWATER

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 2nd DAY OF April A.D., 2020
[Signature]
DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF TUMWATER

FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR April 1, 2020
[Signature]
FINANCE DIRECTOR, CITY OF TUMWATER

COUNTY ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 7th DAY OF April A.D., 2020
[Signature]
THURSTON COUNTY ASSESSOR

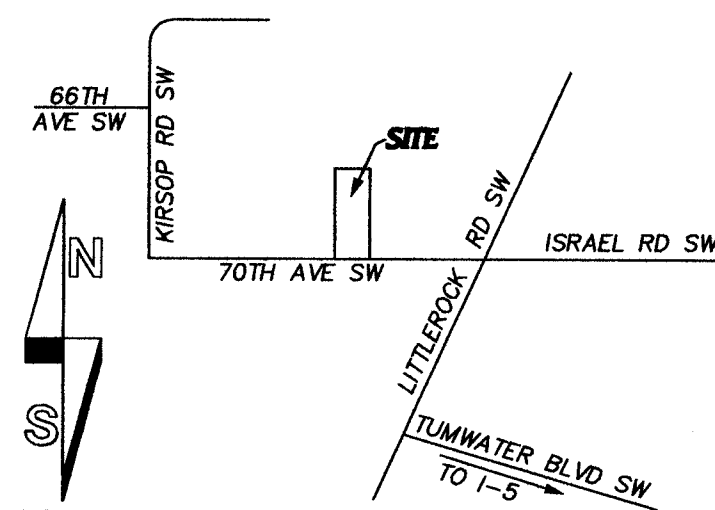
COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2020
[Signature]
THURSTON COUNTY TREASURER

CONDITIONS:

- ALL SALABLE LOTS ARE SUBJECT TO ALL FEES AND CHARGES WHICH MAY BE LEVIED BY THE OWNERS' ASSOCIATION FOR THE MAINTENANCE, OPERATION, AND IMPROVEMENT OF COMMUNITY FACILITIES AND FOR LIENS FOR ANY UNPAID FEES OR CHARGES.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY AND COMMON AREAS SHALL BE MAINTAINED BY THE OWNERS(S) AND HIS/HER SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY PURPOSES.
- THE COST OF CONSTRUCTION AND MAINTAINING ALL STREETS NOT HEREIN DEDICATED AS PUBLIC STREETS SHALL BE THE PERMANENT OBLIGATION OF ALL OF THE OWNERS AND ANY CORPORATION IN WHICH TITLE OF THE STREETS MAY BE HELD.
- COMMUNITY TRACT "A", INCLUDING STORMWATER FACILITIES, SHALL BE PERMANENTLY OWNED AND MAINTAINED IN COMMON FOR THE BENEFIT OF ALL LOT OWNERS. ALL LOTS HAVE AN UNDIVIDED INTEREST IN THE OWNERSHIP AND MAINTENANCE OF SAID TRACT "A". THE OWNERSHIP INTEREST IN COMMUNITY TRACT "A" SHALL BE STATED IN THE DEED OF EACH LOT.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SHORT PLAT ARE RECORDED UNDER AUDITOR'S FILE NO. 4746401

VICINITY MAP NOT TO SCALE



ORIGINAL TRACT ASSESSOR'S PARCEL NO.
12704420400

CITY OF TUMWATER SHORT SUBDIVISION
NO. SS 20-0133 TW

QUARTER QUARTER	QUARTER	SECTION	TOWNSHIP	RANGE
NW	SE	4	17N	2W W.M.

SURVEY REFERENCES:

1. PLAT, A.F. NO. 991456
2. BLA NO. 1247, A.F. NO. 9208140328
3. BLA NO. 05-105032TC, A.F. NO. 3783619
4. SURVEY, A.F. NO. 971442
5. SURVEY, A.F. NO. 8711020146
6. SURVEY, A.F. NO. 3129705
7. SURVEY, A.F. NO. 4207522
8. SUBDIVISION GUARANTEE BY THURSTON COUNTY TITLE COMPANY, POLICY NO. SGW 08003680, DATED FEBRUARY 10, 2020.

SURVEYOR'S NOTES:

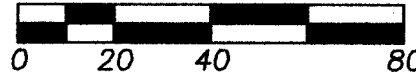
1. CENTERLINE AND RIGHT-OF-WAY OF 70TH AVE SHOWN HEREON IS PER SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4207522. THIS "NEW" RIGHT-OF-WAY LINE WAS MADE FOR THE CITY OF TUMWATER IN 2011. THE ORIGINAL "SWIFT" RIGHT-OF-WAY LINE, A.F. NO. 971442, WAS HELD FOR A 90 DEGREE DEED ANGLE FOR THE EAST AND WEST LINES OF THIS SURVEY.
2. THE BEGINNING POINT OF DEED DESCRIPTION ALONG 70TH AVE IS THE RIGHT-OF-WAY OF 70TH AVE AND LITTLEROCK RD, HELD SAID POINT ESTABLISHED BY SURVEY RECORDED UNDER AUDITOR'S FILE NO. 971442
3. TITLE GUARANTEE PROVIDED BY THURSTON COUNTY TITLE COMPANY, POLICY NO. SGW 08002341, DATED JUNE 25, 2018.
4. PARCEL SUBJECT TO EASEMENT GRANTED TO PUGET SOUND ENERGY FOR UTILITIES, 10' WIDE OVER GRANTEE'S FACILITIES A.F. NO. 4704698.
5. A STRIP OF LAND 15' IN WIDTH (1,721 SQ. FT.) IS HEREBY DEDICATED TO THE CITY OF TUMWATER FOR RIGHT-OF-WAY PURPOSES.

LEGEND:

- = SET 5/8" REBAR WITH PLASTIC CAP STAMPED "DBD 38482"
- = FOUND AS NOTED
- ⊕ = SET MAGNETIC NAIL AND WASHER STAMPED "DBD 38482"
- ⊙ = FOUND 2" BRASS DISK STAMPED "LS 28073" IN ROUNDABOUT
- ⊙ = APPROXIMATE LOCATION EXISTING WELL AND 50' PROTECTIVE RADIUS
- × = EXISTING FENCE
- ⓔ = SEE EASEMENT PROVISIONS ON SHEET 1

ALL MONUMENTS FOUND APRIL 2019

SCALE: 1"=40 FEET



THIS SURVEY WAS CONDUCTED BY FIELD TRAVERSE METHODS USING A TOPCON THREE SECOND TOTAL STATION ROBOTIC SURVEY INSTRUMENT IN JAN., 2020. THE RESULTS OF THIS SURVEY MEET OR EXCEED THE STANDARDS CONTAINED IN WAC 332.130.090.

LOT ADDRESSES:

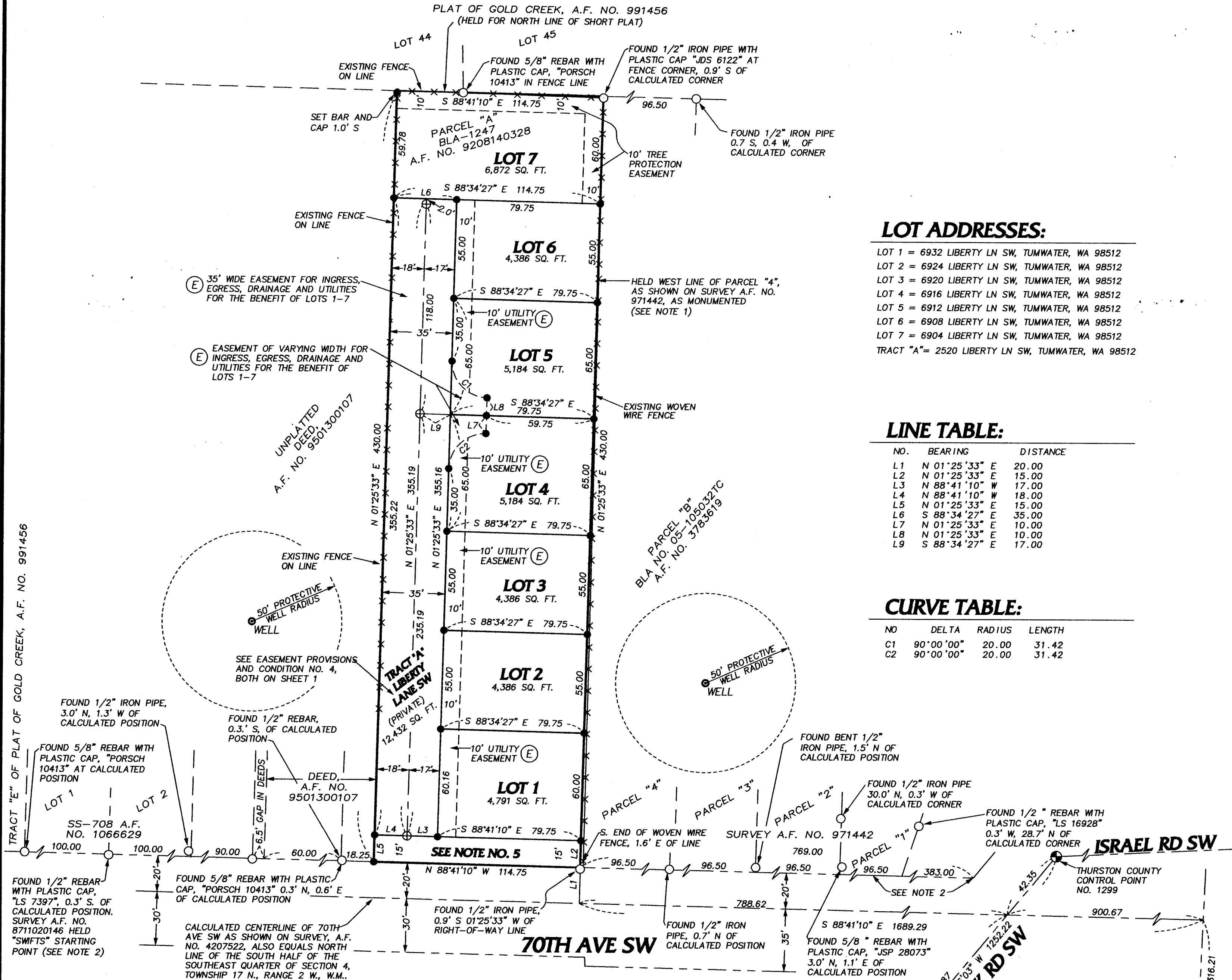
LOT 1 = 6932 LIBERTY LN SW, TUMWATER, WA 98512
LOT 2 = 6924 LIBERTY LN SW, TUMWATER, WA 98512
LOT 3 = 6920 LIBERTY LN SW, TUMWATER, WA 98512
LOT 4 = 6916 LIBERTY LN SW, TUMWATER, WA 98512
LOT 5 = 6912 LIBERTY LN SW, TUMWATER, WA 98512
LOT 6 = 6908 LIBERTY LN SW, TUMWATER, WA 98512
LOT 7 = 6904 LIBERTY LN SW, TUMWATER, WA 98512
TRACT "A" = 2520 LIBERTY LN SW, TUMWATER, WA 98512

LINE TABLE:

NO.	BEARING	DISTANCE
L1	N 01°25'33" E	20.00
L2	N 01°25'33" E	15.00
L3	N 88°41'10" W	17.00
L4	N 88°41'10" W	18.00
L5	N 01°25'33" E	15.00
L6	S 88°34'27" E	35.00
L7	N 01°25'33" E	10.00
L8	N 01°25'33" E	10.00
L9	S 88°34'27" E	17.00

CURVE TABLE:

NO	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00	31.42
C2	90°00'00"	20.00	31.42



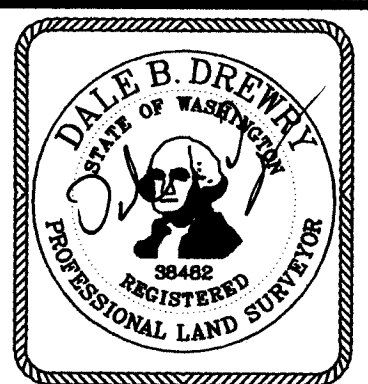
CITY OF TUMWATER SHORT SUBDIVISION
NO. SS 20-0133 TW

A-LINE LAND SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS

P.O. BOX 572
EAST OLYMPIA, WA 98540
360.570.0051 phone
alinelandsurveying@gmail.com

DRAWN BY: ALD CHECKED BY: DBD JOB NO: 1342

PAGE 2 OF 2
1342 FINAL SPM.DWG
FEBRUARY, 2020



4/2/2020

BASIS OF BEARINGS:

THURSTON COUNTY HIGH PRECISION CONTROL NETWORK
(EQUALS CITY OF TUMWATER COORDINATE SYSTEM)
BASED ON THURSTON COUNTY CONTROL POINT NO.'S
1299 AND 566A = SOUTH 39° 36' 03" WEST