

CITY OF TUMWATER SHORT SUBDIVISION NO. SS-20-0117-TW

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

DEDICATION CERTIFICATE

KNOWN TO ALL MEN PRESENT THAT ROB RICE OF EVERGREEN HEIGHTS, LLC, THE UNDERSIGNED OWNER 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 PURPOSES. 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 DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

ROB RICE
EVERGREEN HEIGHTS, LLC

March 10, 2020

(DATE)

APPROVED FOR
RECORDING
City of Tumwater

ACKNOWLEDGEMENT

STATE OF WASHINGTON > SS
COUNTY OF THURSTON

ON THE 10th DAY OF March, 2020, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROB RICE TO ME KNOWN TO BE THE Sole Member OF EVERGREEN HEIGHTS, LLC AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY 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.

Michelle L. Brown
Notary Public, State of Washington
My Commission Expires
March 20, 2022

(SEAL)

Michelle L. Brown
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) Michelle L. Brown
RESIDING AT: Tumwater
MY COMMISSION EXPIRES: 3/20/22

DESCRIPTION

PARCEL "A" OF AMENDED BOUNDARY LINE ADJUSTMENT NO. BLA-181135TW, AS RECORDED DECEMBER 21, 2018 UNDER AUDITOR'S FILE NO. 4663095; IN THURSTON COUNTY, WA

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 THAT PORTION OF THE LOTS AND TRACTS, AS DEPICTED ON SHEET 2, 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, UTILITY SERVICE AND SIDEWALKS; 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.

CONDITIONS OF APPROVAL

- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER AND HIS/HER SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
- THE COST OF CONSTRUCTION AND MAINTAINING ALL STREETS NOT HEREIN DEDICATED AS PUBLIC STREETS SHALL BE THE OBLIGATION OF ALL THE OWNERS AND THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE STREETS MAY BE HELD.
- PURSUANT TO SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 4663095 ALL LOTS WITHIN THIS SHORT SUBDIVISION ARE INCLUDED IN AND MEMBERS OF THE KIRSOP CROSSING OWNERS' ASSOCIATION AND ARE SUBJECT TO THE DECLARATION FOR KIRSOP CROSSING RECORDED UNDER AUDITOR'S FILE NO. 4639029.

APPROVALS

EXAMINED AND APPROVED THIS 10th DAY OF MARCH A.D., 2020

TUMWATER PUBLIC WORKS DIRECTOR

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR _____

Christa Eick 3/10/2020
CITY OF TUMWATER FINANCE DIRECTOR

EXAMINED AND APPROVED THIS 10th DAY OF March A.D., 2020

Michael Mattar
TUMWATER DIRECTOR OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS 10th DAY OF March A.D., 2020

Diana Roe
THURSTON COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2020.

Supriya 3/10/2020
THURSTON COUNTY TREASURER

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HATTON GODAT PANTIER THIS DAY OF March, 2020, AT 10:01 O'CLOCK A.M., IN BOOK _____ OF _____ AT PAGE _____ AND RECORDED UNDER AUDITOR'S FILE NO. 4741866, RECORDS OF THURSTON COUNTY, WASHINGTON.

Mar Hall
THURSTON COUNTY AUDITOR

Stephanie Liller
DEPUTY AUDITOR

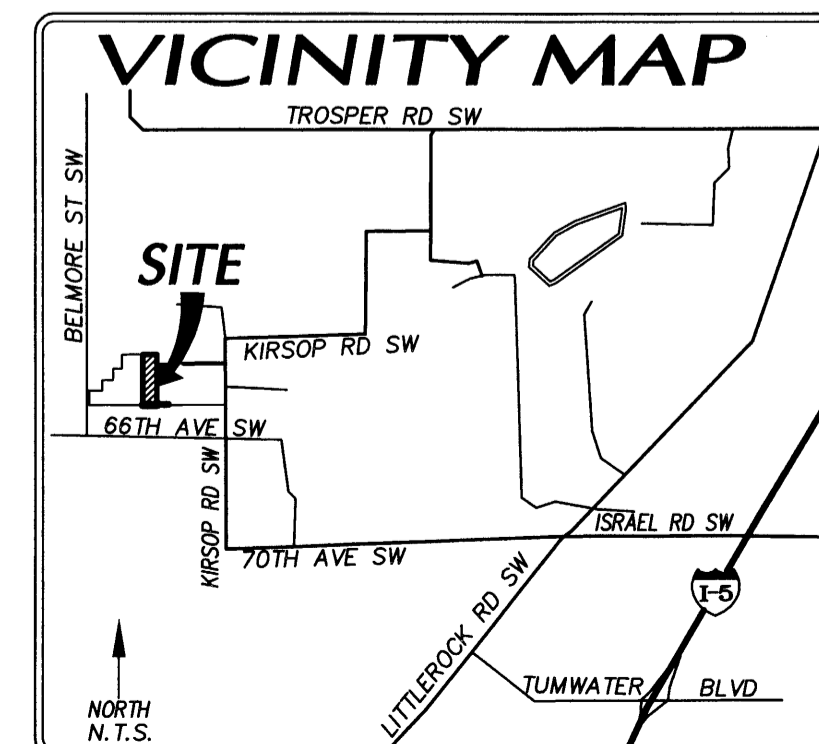
CERTIFICATE OF SURVEYOR

I, JEFF S. PANTIER, HEREBY CERTIFY THAT THIS SHORT SUBDIVISION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT, THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND WITH 5/8" REBAR WITH PLASTIC CAPS STAMPED "JSP 28073", EXCEPT AS SHOWN ON SHEET 2 OF 2.

JEFF S. PANTIER
REGISTERED PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 28073

DATE

Feb. 25, 2020



CITY OF TUMWATER SHORT SUBDIVISION NO. SS-20-0117-TW

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

ASSESSOR'S ORIGINAL PARCEL NUMBERS
57750000015 & 79900002907

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

18-025

SPM 4741866 1/2

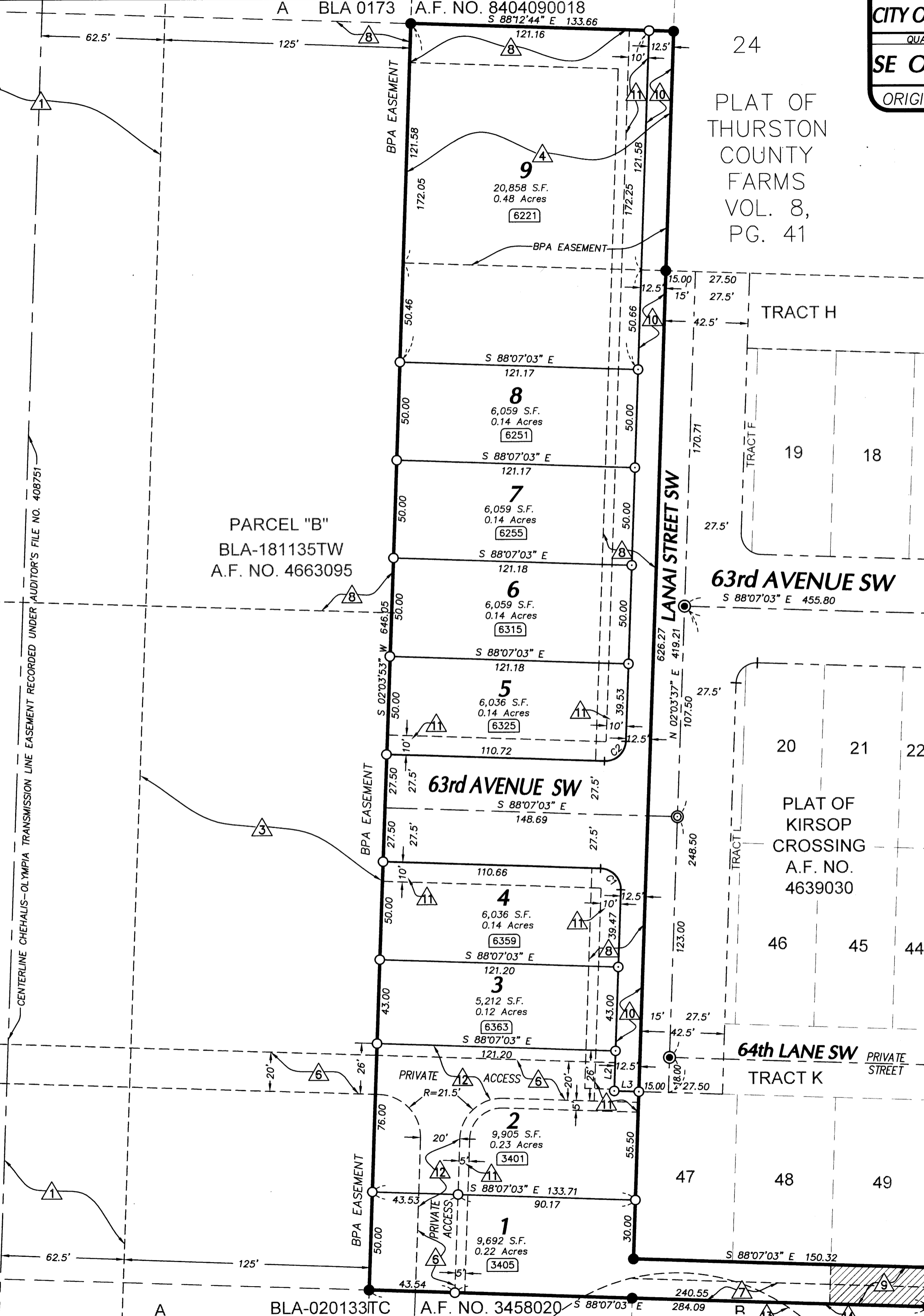
SPM 4741866 42

SURVEYOR'S NOTES

1. TITLE INFORMATION NOTED HEREON IS BASED ON SUBDIVISION GUARANTEE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY DATED DECEMBER 26, 2019 UNDER ORDER NO. TH23617.
2. INTENTIONALLY OMITTED.
3. INTENTIONALLY OMITTED.
4. A PORTION OF LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO THE UNITED STATES OF AMERICA RECORDED UNDER AUDITOR'S FILE NO. 836007.
5. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO DECLARATION OF BOUNDARY LINE ADJUSTMENT NO. BLA-0173 RECORDED UNDER AUDITOR'S FILE NO. 8404090018.
6. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO CONDITIONS OF APPROVAL IMPOSED BY SHORT SUBDIVISION NO. SS1925 RECORDED UNDER AUDITOR'S FILE NO. 8404110018.
7. THIS SURVEY SUPERSEDES THE BOUNDARY INFORMATION NOTED ON SURVEY RECORDED APRIL 11, 1984 UNDER AUDITOR'S FILE 8404110018.
8. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO CONDITIONS OF APPROVAL SHOWN ON THE FACE OF THE SHORT PLAT MAP RECORDED UNDER AUDITOR'S FILE NO. 8404110018.
9. 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.
10. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO DECLARATION OF COVENANT REGARDING NON-CONTAMINATION OF WELL SITE WITHIN A 100 FOOT RADIUS RECORDED UNDER AUDITOR'S FILE NO. 3075407.
11. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO DECLARATION OF BOUNDARY LINE ADJUSTMENT NO. BLA-970707TC RECORDED UNDER AUDITOR'S FILE NO. 3098728.
12. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO DECLARATION OF BOUNDARY LINE ADJUSTMENT NO. BLA-020383TC RECORDED UNDER AUDITOR'S FILE NO. 3449158.
13. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO TRIWAY ENTERPRISES FOR STORM DRAINAGE PURPOSES RECORDED UNDER AUDITOR'S FILE NO. 3593854.
14. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO AGREEMENT FOR ANNEXATION RECORDED UNDER AUDITOR'S FILE NO. 3610605.
15. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO THE CITY OF TUMWATER FOR SANITARY SEWER RECORDED UNDER AUDITOR'S FILE NO.'S 3696529 AND 3679111.
16. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO LAND USE AGREEMENT BETWEEN MICHAEL SIMPSON AND BONNEVILLE POWER ADMINISTRATION RECORDED UNDER AUDITOR'S FILE NO. 3943281.
17. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO AGREEMENT BETWEEN THE CITY OF TUMWATER AND TRIWAY ENTERPRISES RECORDED UNDER AUDITOR'S FILE NO. 4163183.
18. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO STORMWATER MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 4639028.
19. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4721734.

SURVEY REFERENCES

1. SUBDIVISION GUARANTEE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY DATED DECEMBER 26, 2019 UNDER ORDER NO. TH23617.
2. PLAT OF THURSTON COUNTY FARMS RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 41 AND 42 (AUDITOR'S FILE NO. 83549).
3. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3101934.
4. SHORT SUBDIVISION NO. SS1925 RECORDED UNDER AUDITOR'S FILE NO. 8404110018.
5. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9201060166.
6. SHORT SUBDIVISION NO. SS2440 RECORDED UNDER AUDITOR'S FILE NO. 9102270047.
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. 4527956.
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.
14. PLAT OF KIRSOP CROSSING RECORDED UNDER AUDITOR'S FILE NO. 4639030.
15. BOUNDARY LINE ADJUSTMENT NO. BLA-18-1135-TW RECORDED UNDER AUDITOR'S FILE NO. 4663095 AND AS AMENDED BY SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4663095.



CITY OF TUMWATER SHORT SUBDIVISION NO. SS-20-0117-TW

QUARTER	SECTION	TOWNSHIP	RANGE
SE OF NE	5	17N	2W W.M.
ORIGINAL TRACT ASSESSOR'S PARCEL NO. 79900000290			

SHEET 2 OF 2

LEGEND

- FOUND BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- ⊙ SET BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- ⊙ SET LEAD PLUG & TACK W/ BRASS WASHER STAMPED "JSP 28073" IN CONCRETE SIDEWALK
- 6325 STREET ADDRESS: LANAI STREET SW, TUMWATER, WA 98512
- 1 EASEMENT FOR POWER TRANSMISSION LINES GRANTED TO THE UNITED STATES OF AMERICA PER A.F. NO. 408751
- 3 EASEMENT FOR POWER TRANSMISSION LINES GRANTED TO THE UNITED STATES OF AMERICA PER A.F. NO. 816472
- 4 EASEMENT FOR POWER TRANSMISSION LINES GRANTED TO THE UNITED STATES OF AMERICA PER A.F. NO. 836007 (SEE SURVEYORS NOTE #4)
- 6 EASEMENT FOR SEWER MAIN GRANTED TO THE CITY OF TUMWATER PER INSTRUMENT RECORDED DECEMBER 20, 2004 UNDER A.F. NO. 3696529 AND 3679111 (SEE SURVEYORS NOTE #15)
- 7 10' WIDE EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4600683
- 8 EASEMENT FOR STORM DRAINAGE GRANTED TO TRIWAY ENTERPRISES, LLC PER INSTRUMENT RECORDED NOVEMBER 5, 2003 UNDER A.F. NO. 3593854 (SEE SURVEYORS NOTE #13)
- 9 TEMPORARY EASEMENT DESCRIBED UNDER AUDITOR'S FILE NO. 4584396 (HATCHED AREA)
- 10 12.5' ADDITIONAL RIGHT OF WAY HEREBY DEDICATED TO THE CITY OF TUMWATER
- 11 SIDEWALK & UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1 OF 2)
- 12 INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF THE CITY OF TUMWATER AND LOTS 1 & 2
- 13 PUBLIC WATER SOURCE WELL NO. 2 PER A.F. NO.'S. 8508150038 AND 3075407 (SEE SURVEYORS NOTES #9 & #10)
- 14 CENTERLINE OF EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 4631403

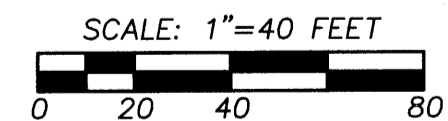
LINE TABLE

NO.	BEARING	DISTANCE
L1	S 01°52'57" W	20.00
L2	N 02°03'37" E	20.50
L3	N 88°07'03" W	12.50

CURVE TABLE

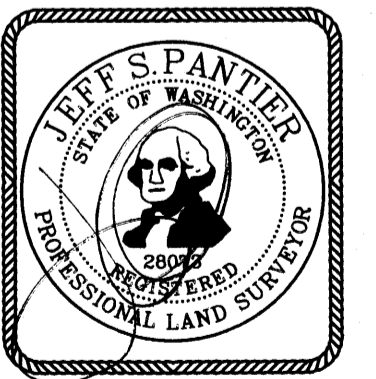
NO.	DELTA	RADIUS	LENGTH
C1	90°10'40"	10.50	16.53
C2	89°49'20"	10.50	16.46

BASIS OF BEARINGS:
PLAT OF KIRSOP CROSSING
RECORDED UNDER AUDITOR'S FILE
NO. 4639030



THIS SURVEY WAS CONDUCTED BY FIELD TRAVERSE METHODS USING A LEICA THREE SECOND TOTAL STATION SURVEY INSTRUMENT IN JANUARY, 2020. THE RESULTS OF THIS SURVEY EXCEED THE STANDARDS CONTAINED IN WAC 332.130.090.

HATTON GODAT PANTIER
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Feb 25, 2020

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