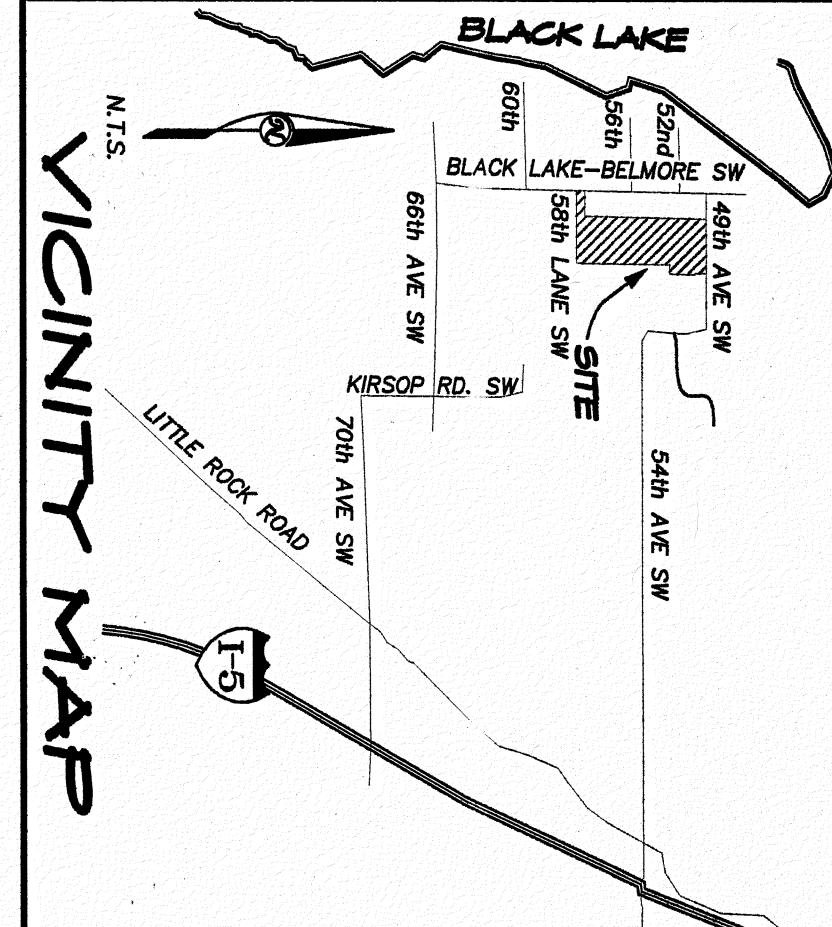
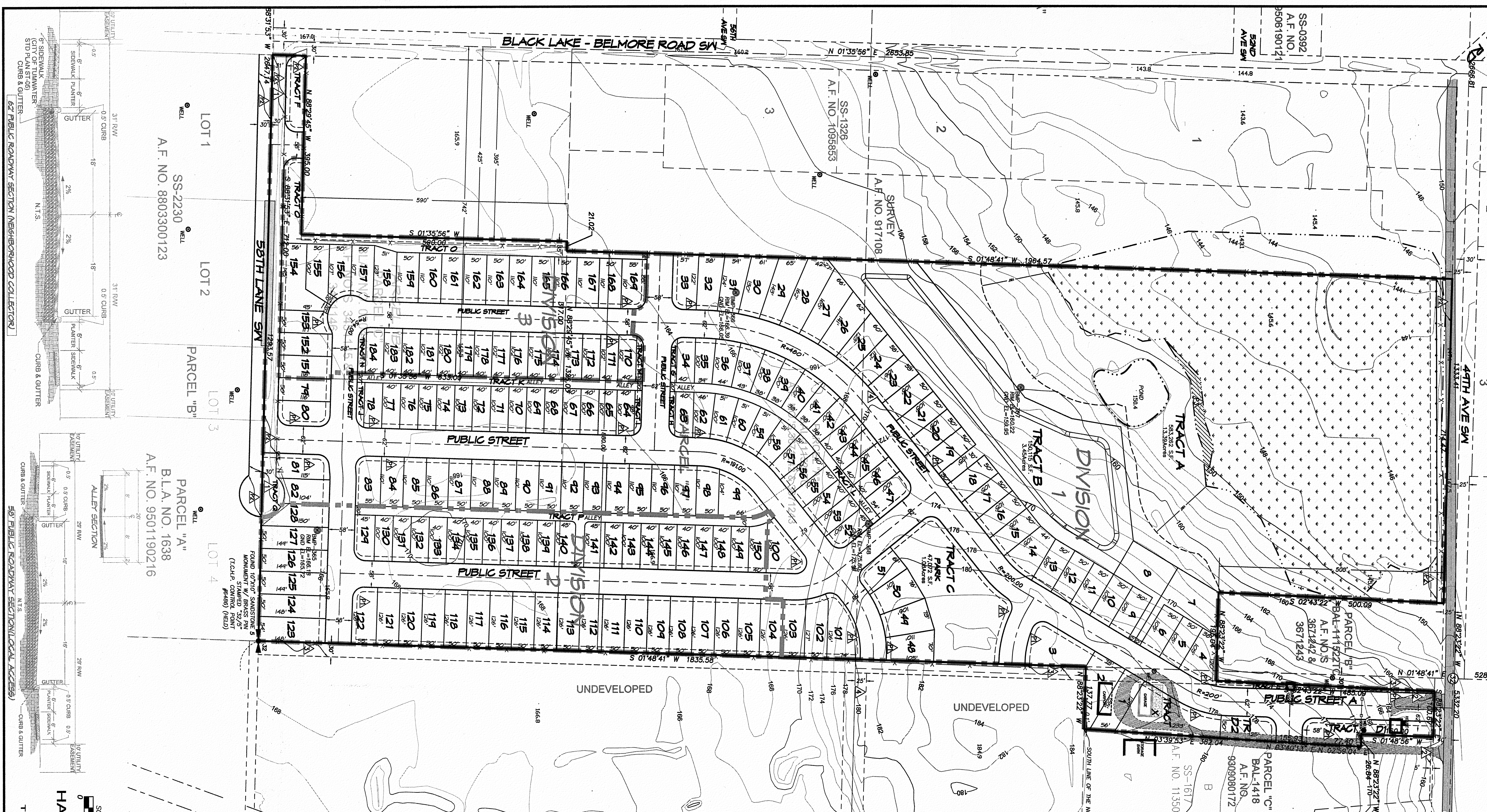


PRELIMINARY PLAT OF VISTA VIEWS AT BLACK LAKE

A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 2 WEST, 11M.

SS-0392
A.F. NO. 9506190121
SS-0319
A.F. NO. 974995



VICINITY MAP

TITLE NOTES

1. A PORTION OF THE LAND DESCRIBED HEREIN HAS BEEN ASSIGNED TO THE COUNTY OF THURSTON BY RESOLUTION NO. 94-011, AS RECORDED IN THE PUBLIC RECORDS OF THURSTON COUNTY, WASHINGTON, ON JANUARY 19, 1994.
2. A PORTION OF THE LAND DESCRIBED HEREIN HAS BEEN ASSIGNED TO THE COUNTY OF THURSTON BY RESOLUTION NO. 94-011, AS RECORDED IN THE PUBLIC RECORDS OF THURSTON COUNTY, WASHINGTON, ON JANUARY 19, 1994.
3. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO THE EASEMENTS, RESTRICTIONS, ENCUMBRANCES, DEEDS, AND OTHER MATTERS AS SET FORTH IN THE RECORDS OF THE COUNTY OF THURSTON, WASHINGTON, AS SET FORTH ON SHORT SUBDIVISION NO. 99-0230 RECORDED UNDER AUDITOR'S FILE NO. 9908080172.
4. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO THE EASEMENTS, RESTRICTIONS, ENCUMBRANCES, DEEDS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 99-0230 RECORDED UNDER AUDITOR'S FILE NO. 9908080172.
5. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO THE EASEMENTS, RESTRICTIONS, ENCUMBRANCES, DEEDS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 99-0230 RECORDED UNDER AUDITOR'S FILE NO. 9908080172.
6. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO THE EASEMENTS, RESTRICTIONS, ENCUMBRANCES, DEEDS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 99-0230 RECORDED UNDER AUDITOR'S FILE NO. 9908080172.
7. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO THE EASEMENTS, RESTRICTIONS, ENCUMBRANCES, DEEDS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 99-0230 RECORDED UNDER AUDITOR'S FILE NO. 9908080172.
8. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO THE EASEMENTS, RESTRICTIONS, ENCUMBRANCES, DEEDS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 99-0230 RECORDED UNDER AUDITOR'S FILE NO. 9908080172.
9. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO THE EASEMENTS, RESTRICTIONS, ENCUMBRANCES, DEEDS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 99-0230 RECORDED UNDER AUDITOR'S FILE NO. 9908080172.
10. A PORTION OF THE LAND DESCRIBED HEREIN IS SUBJECT TO THE EASEMENTS, RESTRICTIONS, ENCUMBRANCES, DEEDS, AND OTHER MATTERS AS SET FORTH ON SHORT SUBDIVISION NO. 99-0230 RECORDED UNDER AUDITOR'S FILE NO. 9908080172.

TRACT USAGE AREAS

TRACT	USE	AREA (ACRES)
A	RESIDENTIAL	1.34
B	RESIDENTIAL	3.45
C	RESIDENTIAL	1.28
D	RESIDENTIAL	0.14
E	RESIDENTIAL	0.16
F	RESIDENTIAL	0.04
G	RESIDENTIAL	0.04
H	RESIDENTIAL	0.04
I	RESIDENTIAL	0.04
J	RESIDENTIAL	0.04
K	RESIDENTIAL	0.04
L	RESIDENTIAL	0.04
M	RESIDENTIAL	0.04
N	RESIDENTIAL	0.04
O	RESIDENTIAL	0.04
P	RESIDENTIAL	0.04
Q	RESIDENTIAL	0.04
R	RESIDENTIAL	0.04
S	RESIDENTIAL	0.04
T	RESIDENTIAL	0.04
U	RESIDENTIAL	0.04
V	RESIDENTIAL	0.04
W	RESIDENTIAL	0.04
X	RESIDENTIAL	0.04
Y	RESIDENTIAL	0.04
Z	RESIDENTIAL	0.04

PLAT NOTES

1. TRACTS A THROUGH P TO BE OWNED AND MAINTAINED BY THE TRACT OWNER.
2. ALL RIGHTS RESERVED FOR FUTURE DEVELOPMENT.
3. ALL KNOWN WATER SUPPLIES WITHIN 200 FEET OF THE PROJECT BOUNDARY ARE IDENTIFIED HEREON (LOCATIONS ARE BASED ON FIELD SURVEY).
4. ALL EXISTING WELLS AND SEPTIC SYSTEMS TO BE ABANDONED PER THURSTON COUNTY HEALTH AND CARE STANDARDS.
5. THURSTON COUNTY RECORDATION (CONCORD) DEEMED NECESSARY FOR ALL LOTS ARE A MINIMUM OF 40 FEET WIDE AT BUILDING SETBACK LINE (SEE RECORDS).
6. ALL EXISTING BUILDINGS TO BE DEMOLISHED.
7. ALL LOTS ARE A MINIMUM OF 40 FEET WIDE AT BUILDING SETBACK LINE (SEE RECORDS).

BUILDING SETBACKS

FRONT 10' EXCEPT GARAGE BY SIDE

REAR 20'

SIDE 20'

LEGEND

- FOUND AS NOTED
- WELL EXISTING WELL (APPROX)
- MONITORING WELL
- WETLAND PER WAGE PROVIDED BY WETLAND BIOLOGIST (ENVIRONMENTAL BIOLOGIST (ENVIRONMENTAL))
- PHASE LINE
- WOOD FENCE
- WIRE FENCE
- ASPHALT
- GRAVEL
- 60' WIDE EASEMENT DESCRIBED UNDER AUDITOR'S FILE NO. 880130095 (SEE TITLE NOTES NO. 8)
- 5' DRAINAGE EASEMENT AS PER SS 0290 RECORDED UNDER AUDITOR'S FILE NO. 984806 (SEE TITLE NOTES NO. 4)
- VACATED RIGHT-OF-WAY PRESIDENT OF BOARD OF COMMISSIONERS RESOLUTION NO. 5871 RECORDED UNDER AUDITOR'S FILE NO. 1040135 (SEE TITLE NOTES NO. 5)
- UN-OPENED RIGHT-OF-WAY RECORDED UNDER AUDITOR'S FILE NO. 352883
- PLANNED 10' WIDE UTILITY EASEMENT
- PLANNED RIGHT OF WAY DEDICATION (1:10 ACRES)
- PLANNED WETLAND MITIGATION AREA (GROSS HATCHED AREA) 5,882 S.F.

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK, BASED ON CONTROL POINTS #1941 AND #6028 BEARING EQUALS NORTH 01°42'12" EAST

SCALE 1" = 100 FEET

0 50 100 200

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

NOV 18 2022