



VICINITY MAP

PRELIMINARY PLAT OF **HENDERSON 94**
FOR DJL INVESTMENTS, LLC

A PORTION OF THE NORTHEAST, SOUTHEAST, SOUTHWEST & NORTHWEST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

SURVEY
A.F. NO. 9101070282

SURVEY
A.F. NO. 957542

SURVEY
A.F. NO. 1058514

DURELL ROAD SE

HENDERSON BLVD SE

TRAILS END DRIVE SE

BLA 0718
A.F. NO. 8901120018

SS-1705
A.F. NO. 8209080011

SURVEY
A.F. NO. 3998729

SS-2686
A.F. NO. 9408110142

LOT 1 (SS 678)

TRACT A
3,216 S.F.
0.21 Acres

TRACT X
RESERVED FOR 84 UNIT
MULTI-FAMILY DEVELOPMENT
309,339 S.F.
7.10 Acres

TRACT B
3,963 S.F.
0.09 Acres

LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

DESCRIPTION
THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 140 FEET EAST AND 1,000 FEET SOUTH 84° 04' EAST FROM THE QUARTER CORNER BETWEEN SECTIONS 8 AND 11; THENCE NORTH 80° 11' EAST 1,044 FEET; THENCE SOUTH 81° 04' EAST 471 FEET; THENCE SOUTH 80° 11' WEST 1,044 FEET; THENCE NORTH 81° 04' WEST 471 FEET TO THE POINT OF BEGINNING, EXCEPTING A STRIP OF LAND 30 FEET OF BROAD WIDTH ALONG THE SOUTHEAST BOUNDARY OF SAID TRACT FOR ROAD PURPOSES.
IN THURSTON COUNTY, WASHINGTON.

SITE DATA
PARCEL NO. - 1271110300
ZONING - MFH (4-15 DU/AC)
TOTAL AREA - 4.22 ACRES
METLAND AREA - 0
CRITICAL BUFFER AREA - 1.41 ACRES
TOTAL ROAD AREA - 1.05 ACRES
NET AREA - 6.76 ACRES
TOTAL OPEN SPACE - 1.71 ACRES (10.5%) INCLUDES CRITICAL BUFFER AREA
NO. OF LOTS - 10
NO. OF PLANNED APARTMENT UNITS - 84
TOTAL UNITS - 84
DENSITY - 44 UNITS/6.76=13.40 UNITS PER ACRE
WATER - CITY OF TUMWATER
SEWER - CITY OF TUMWATER

TRACT USAGE
TRACT A - STORM DRAINAGE MANAGEMENT/ OPEN SPACE (0.21 ACRES)
TRACT B - OPEN SPACE (0.09 ACRES)
TRACT X - RESERVED FOR MULTI-FAMILY DEVELOPMENT

PLAT NOTES
1. LOTS 1-10 ARE DESIGNATED TOWNHOME LOTS AND SUBJECT TO COMMON PARTY WALL EASEMENTS.
2. TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
3. METLAND WAS DELINEATED BY ENVIROVECTOR AND PROVIDED REPORT DATED JUNE 27, 2023.
4. TRACT B SHALL BE OWNED AND MAINTAINED BY THE OWNER OF TRACT X.
5. TRACT X IS RESERVED FOR MULTI-FAMILY DEVELOPMENT CONSISTING OF 84 UNITS.

TITLE NOTES
1. INTENTIONALLY OMITTED.
2. THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 1271110300 BY THURSTON COUNTY.
3. INTENTIONALLY OMITTED.
4. INTENTIONALLY OMITTED.

LEGEND
● FOUND MONUMENT
○ OAK DECIDUOUS TREE W/ SIZE AND TYPE
⊙ MONITOR WELL
— CHAINLINK FENCE
[] METLAND AS DELINEATED BY ENVIROVECTOR REPORT DATED JUNE 27, 2023

SETBACKS
FRONT: 10' / SIDE: 5' / REAR: 5' / NORTH LINE: 40'

SURVEY NOTES
1. TITLE INFORMATION NOTED/DEPICTED BASED ON SUBDIVISION GUARANTEE ISSUED BY CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON DATED FEBRUARY 14, 2023 UNDER GUARANTEE NO. GTTC230086407.
2. THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED IN MARCH 2024.
3. ALL DISTANCES SHOWN ARE GROUND MEASUREMENTS IN U.S. SURVEY FOOT.

SURVEY REFERENCES
1. SUBDIVISION GUARANTEE ISSUED BY CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON DATED FEBRUARY 14, 2023 UNDER GUARANTEE NO. GTTC230086407.
2. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 1129112.
3. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 841160110.
4. PLAT OF KAUFMAN INDUSTRIAL PARK RECORDED UNDER AUDITOR'S FILE NO. 8701010008.
5. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9101070282.
6. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9458861.
7. THURSTON COUNTY SHORT PLAT NO. 55-2686 RECORDED UNDER AUDITOR'S FILE NO. 9408110142.
8. THURSTON COUNTY BINDING SITE PLAN NO. BSP 14 128684TC (DENALI BUSINESS PARK) RECORDED UNDER AUDITOR'S FILE NO. 4400131.
9. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9102290142.
10. UNRECORDED SURVEY BY JOHN D. SHIFT NO. 24 FOR FRED REINKE DATED NOVEMBER 1962.
11. PLAT OF HENDERSON ESTATES RECORDED UNDER AUDITOR'S FILE NO. 9107030047.
12. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4404448.
13. CITY OF TUMWATER BOUNDARY LINE ADJUSTMENT NO. BLA-16-0161TH RECORDED UNDER AUDITOR'S FILE NO. 4541781.
14. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 957542.

VERTICAL DATUM
NGVD 29
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK
CONTROL POINT NO. 283
SURFACE MONUMENT W/ 2" BRASS CAP
CENTER OF OLD HWY 98 SE 0.28 MILES SOUTH OF 79th AVE SE
ELEVATION = 200.85

BASIS OF BEARING:
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK CONTROL POINT NO. 283
THE BEARING BETWEEN SAID POINTS EQUALS NORTH 37°11'38" WEST

SCALE: 1"=50 FEET

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