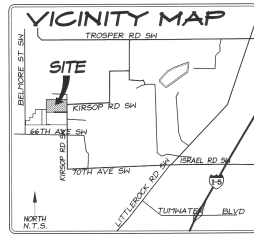


PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT OF KIRSOP CROSSING DIVISION 3
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 17 NORTH, RANGE 2 WEST, N.M.



DESCRIPTION
TRACT 24 OF THURSTON COUNTY FARMS, AS RECORDED IN VOLUME 8 OF PLATS, PAGE 41 IN THURSTON COUNTY, WASHINGTON.

SITE DATA/PROJECT INFORMATION

-APPLICANT-
ROB RICE
EVERGREEN HEIGHTS, LLC
1008 STATE AVENUE NE
OLYMPIA, WA 98506
360-754-1000
BORNWICK@GMAIL.COM

-REPRESENTATIVE-
JEFF PANTIER
HATTON GODAT PANTIER, INC.
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
360-443-5941
JEFF@HATTONPANTIER.COM

-ASSESSOR PARCEL NO.15
79000002400

-ZONING-
SEL 4-4
454,161 S.F. (10.43 ACRES)

-TOTAL AREA-
108,383 S.F. (2.47 ACRES)

-PUBLIC ROADWAY LENGTH-
403 FT

-PRIVATE ROADWAY LENGTH-
18,491 S.F. (0.42 ACRES)

-NET AREA-
8,600 ACRES

-MINIMUM DENSITY SFL-
4 X 6,800-41 UNITS

-MAXIMUM DENSITY SFL-
6 X 6,800-41 UNITS

-PLANNED DENSITY-
330 ACRES (31.6M)

-OPEN SPACE-
4,000 S.F.

-SHALLEST LOT AREA-
4,000 S.F.

-SERIES-
CITY OF TURKISH

-WATER-
CITY OF TURKISH

-ELECTRICITY-
PUGET SOUND ENERGY

-NATURAL GAS-
PUGET SOUND ENERGY

-COMMUNICATIONS-
GORDON

-REUSE-
LEHAY

-SCHOOL DISTRICT-
TURKISH

NET AREA CALC

86000 AREA-PUBLIC 4
PRIVATE ROAD/TRACT A 4.01
10.43-1.02+0.43-1.50+0.10+6.80

TRACT USAGE/AREAS

TRACT USAGE	AREA (ACRES)
TRACT 24	1.50
TRACT 25	1.44
TRACT 26	0.28
TRACT 27	0.10
TRACT 28	0.10
TRACT 29	0.33

PLAT NOTES

- ALL KNOWN WATER SUPPLIES WITHIN 200' OF THE PROJECT BOUNDARY ARE SHOWN HEREON.
- TRACTS "A", "B", "C", "D", "E" AND "F" SHALL BE OWNED AND MAINTAINED BY THE OWNERS.
- ALL EXISTING STRUCTURES, HELLS AND SEPTIC SYSTEMS TO BE DEMOLISHED/ABANDONED PRIOR TO DEVELOPMENT.

SURVEYORS NOTES

- TITLE INFORMATION NOTED/DEFECTED HEREON IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED SEPTEMBER 17, 2014 UNDER COMMITMENT NO. THURSTON COUNTY (SECOND REPORT).
- THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 79000002400 BY THURSTON COUNTY.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 820103003.
- THE LAND DESCRIBED HEREON IS INCLUDED IN THE AREA OF ANNECTION INTO THE CITY OF TURKISH PURSUANT TO ORDINANCE NO. 02006-01 RECORDED UNDER AUDITOR'S FILE NO. 3983782.

LEGEND

- FOUND BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- ~ VEGETATION PRESERVATION AREA (150 ACRES)
- △ EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 820103003 (SEE SURVEY NOTE #5)
- △ EASEMENT FOR POWER TRANSMISSION LINES GRANTED TO THE UNITED STATES OF AMERICA PER A.F. NO. 856007
- △ PLANNED 10' WIDE UTILITY EASEMENT
- △ PLANNED 11' WIDE RIGHT OF WAY DEDICATION
- △ PLANNED 26' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES
- △ RIGHT OF WAY PER 55-20-0117-TN RECORDED UNDER AUDITOR'S FILE NO. 4639030

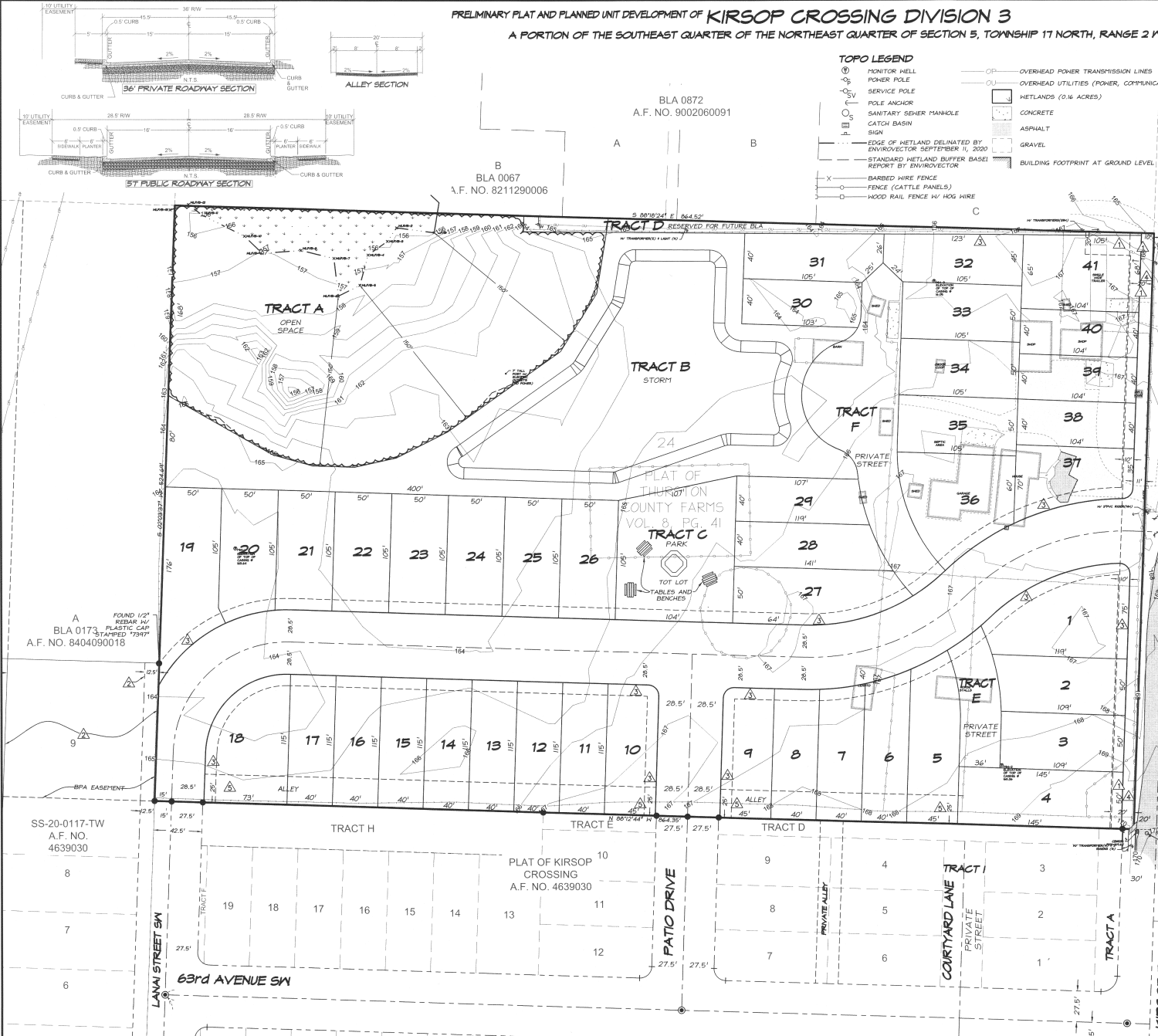
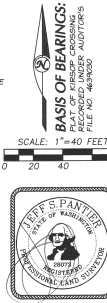
BLA-0420
A.F. NO.
8609250009



CITY OF TURKISH
BENCH MARK: BLACK
RAILROAD SPIKE IN
AND 66TH AVE.
OF INTERSECTION OF KIRSOP RD.
ELEVATION = 178.83

HATTON GODAT PANTIER

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



- TOPO LEGEND**
- MONITOR HELL
 - POWER POLE
 - SERVICE POLE
 - POLE ANCHOR
 - SANITARY SEWER MANHOLE
 - CATCH BASIN
 - SIGN
 - EDGE OF WETLAND DELINEATED BY ENVIROVECTOR SEPTEMBER 11, 2020
 - STANDARD WETLAND BUFFER BASED REPORT BY ENVIROVECTOR
 - BARBED WIRE FENCE
 - FENCE (CATTLE PANELS)
 - HOOD RAIL FENCE W/ HOG WIRE
 - OVERHEAD POWER TRANSMISSION LINES
 - OVERHEAD UTILITIES (POWER, COMMUNICATIONS)
 - WETLANDS (0.16 ACRES)
 - CONCRETE
 - ASPHALT
 - GRAVEL
 - BUILDING FOOTPRINT AT GROUND LEVEL