

PLAT OF BRIAR GLEN

A PORTION OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT NORTHWEST FAMILY HOMES, INC, A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND OLYMPIA FEDERAL SAVINGS AND LOAN ASSOCIATION, SCOTT AND PATRICIA BERGFORD, HUSBAND AND WIFE, THE MORTGAGEES THEREOF, HEREBY DECLARE THIS LAND DIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND STORM DRAINAGE AND UTILITY EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE DIVISION AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, TRACTS, ECT, SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, ECT 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 STREETS.

TRACTS "A", "B", "C" AND "D" ARE HEREBY DEDICATED TO THE BRIAR GLEN OWNERS ASSOCIATION.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 2002

(NAME & TITLE)
NORTHWEST FAMILY HOMES, INC

(NAME & TITLE)
OLYMPIA FEDERAL SAVINGS AND LOAN ASSOCIATION

SCOTT BERGFORD

PATRICIA BERGFORD

ACKNOWLEDGMENTS

STATE OF WASHINGTON > SS
COUNTY OF THURSTON

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ (NAME), TO ME KNOWN TO BE THE _____ (TITLE) OF NORTHWEST FAMILY HOMES, INC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) _____
RESIDING AT: _____

(SEAL)

MY COMMISSION EXPIRES: _____

STATE OF WASHINGTON > SS
COUNTY OF THURSTON

ON THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ (NAME) TO ME KNOWN TO BE THE _____ (TITLE) OF OLYMPIA FEDERAL SAVINGS AND LOAN ASSOCIATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ 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.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) _____
RESIDING AT: _____

(SEAL)

MY COMMISSION EXPIRES: _____

STATE OF WASHINGTON > SS
COUNTY OF THURSTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SCOTT AND PATRICIA BERGFORD, HUSBAND AND WIFE ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) _____
RESIDING AT: _____

(SEAL)

MY COMMISSION EXPIRES: _____

DESCRIPTION

PARCEL C OF CITY OF OLYMPIA BOUNDARY LINE ADJUSTMENT NO. BLA 04-2673-04, ACCORDING TO SURVEY RECORDED JANUARY 31, 2005 UNDER RECORDING NO. 3708207, IN THURSTON COUNTY, WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY INC., CENTURYLINK TELEPHONE COMPANY, COMCAST CABLE COMPANY, THE CITY OF OLYMPIA, THE BRIAR GLEN HOMEOWNERS ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT TEN FEET PARALLEL WITH THE PUBLIC AND PRIVATE STREET FRONTAGE OF ALL LOTS AND TRACTS TOGETHER TRACT "B" AS DEPICTED HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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, 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.

APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015

OLYMPIA CITY ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015

HEALTH OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015

PLANNING DIRECTOR, CITY OF OLYMPIA

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015

MAYOR, CITY OF OLYMPIA

ATTEST:

CITY CLERK

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2015

THURSTON COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR _____, AND ADVANCED TAXES FOR _____ ON THE LAND VALUE.

THURSTON COUNTY TREASURER

DATE

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 20____.

CLERK - TREASURER, CITY OF OLYMPIA

DATE

COVENANTS

COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED UNDER AUDITOR'S FILE NO. _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HATTON GODAT PANTIER THIS _____ DAY OF _____, 2002, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED UNDER FILE NO. _____

THURSTON COUNTY AUDITOR

DEPUTY

LAND SURVEYOR'S CERTIFICATE



I, JEFF S. PANTIER, HEREBY CERTIFY THAT THIS PLAT BRIAR GLEN IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT, THAT THE LOT CORNERS HAVE BEEN MARKED ON THE GROUND WITH 5/8" REBAR WITH PLASTIC CAPS STAMPED "JSP 28073".

JEFF S. PANTIER, PROFESSIONAL REGISTERED LAND SURVEYOR #28073

DATE

SHEET INDEX

SHEET 1.....DEDICATION, PLAT DESCRIPTION, EASEMENT PROVISIONS, APPROVALS, AND LAND SURVEYOR'S CERTIFICATE
SHEET 2.....PLAT BOUNDARY, PLAT NOTES CURVE DATA AND LINE TABLE

HATTON GODAT PANTIER

ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.367.6299

hattonpantier.com

EEP
05-039A

PLAT OF BRIAR GLEN
A PORTION OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 30, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

FOUND SURFACE
MONUMENT WITH PUNCH
MARK IN 2" BRASS DISK
STAMPED "OLY"
(JUNE 2009)

PLAT NOTES

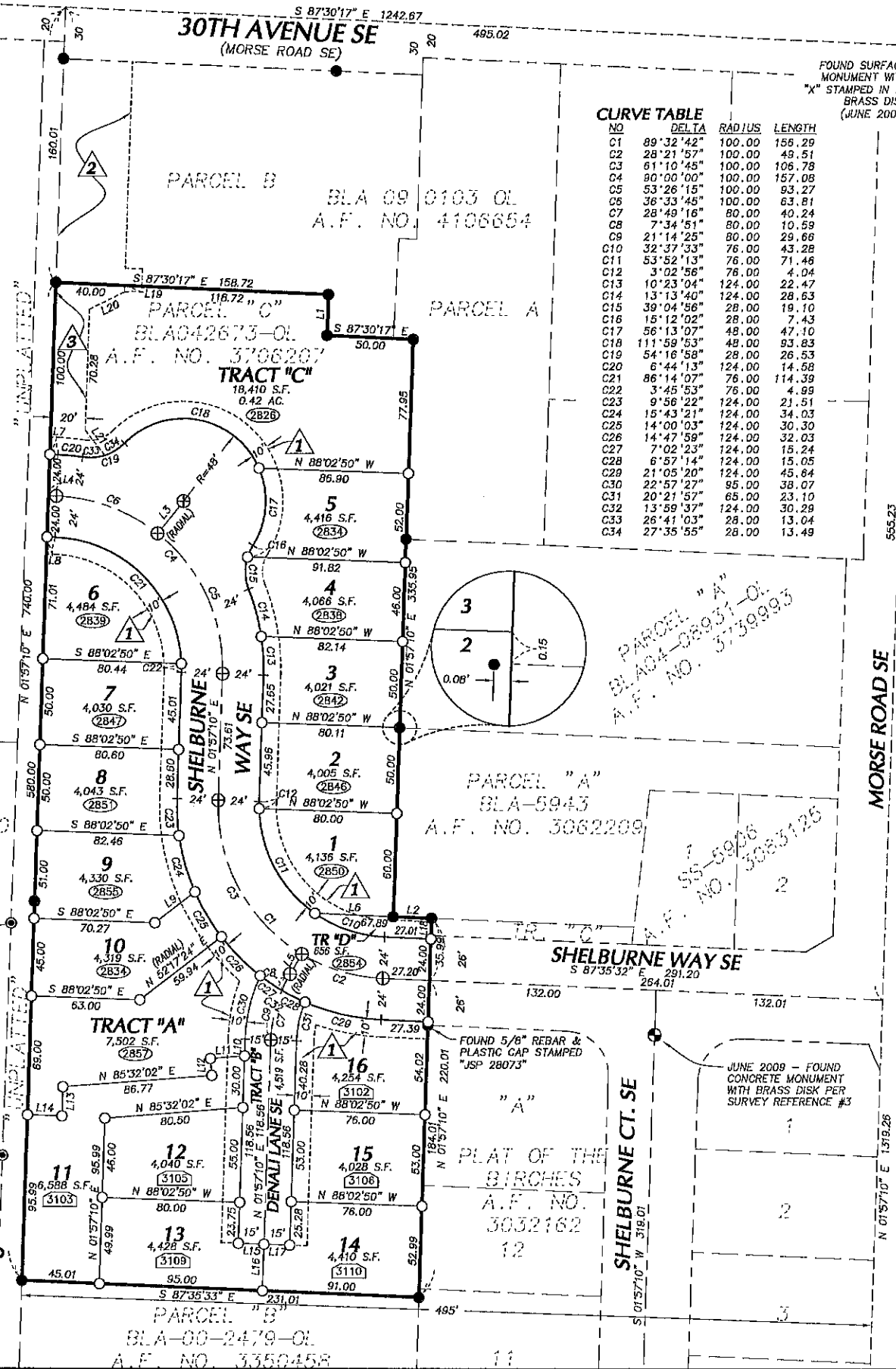
- THIS PLAT WAS REVIEWED AND APPROVED UNDER THE R4-8 ZONING DISTRICT STANDARDS.
- ALL LANDSCAPED AREAS EXCLUDING STREET TREES IN PUBLIC RIGHT-OF-WAYS SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNERS AND THEIR SUCCESSORS, AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR, OR DETRIMENTAL TO THE CITY FOR ROAD PURPOSES. STREET TREES SHALL BE MAINTAINED BY THE BRIAR GLEN OWNERS ASSOCIATION.
- TRACT "A" IS DESIGNATED AS A TREE TRACT AND SHALL BE OWNED AND MAINTAINED IN A NATURAL STATE BY THE BRIAR GLEN OWNERS ASSOCIATION. NO REMOVAL OF TREES IS PERMITTED WITHOUT PROPER APPROVAL OF THE CITY OF OLYMPIA.
- TRACT "C" IS DESIGNATED AS A STORMWATER MANAGEMENT AREA. THE BRIAR GLEN OWNERS ASSOCIATION SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER SYSTEM. THE MAINTENANCE SHALL BE CONSISTENT WITH THE PLAN RECORDED AS PART OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT.
- TRACT "B" IS DESIGNATED AS A PRIVATE ACCESS LANE. THE CITY OF OLYMPIA HAS NO RESPONSIBILITY TO MAINTAIN THE PRIVATE ACCESS LANE (TRACT "B") SERVING THIS SUBDIVISION. THE PRIVATE ACCESS LANE SHALL BE OWNED AND MAINTAINED BY THE BRIAR GLEN OWNERS ASSOCIATION.
- TRACT "D" IS DESIGNATED LANDSCAPE TRACT. THE BRIAR GLEN OWNERS ASSOCIATION SHALL OWN AND MAINTAIN TRACT "D".
- DESIGN REVIEW SHALL BE REQUIRED FOR ALL LOTS THAT ARE LESS THAN 5,000 SQUARE FEET IN SIZE. LOT AREAS ARE SHOWN ON SHEET 2.
- ALL LOTS WITHIN THIS PLAT ARE DESIGNATED AND APPROVED FOR ZERO LOT LINE DEVELOPMENT. STRUCTURES MAY BE LOCATED WITHIN 3 FEET OF SIDE YARD PROPERTY LINE AND WITHIN 10 FEET OF REAR PROPERTY LINE OF EACH LOT.
- INSTALLATION OF DRYWELLS WILL BE REQUIRED DURING THE DEVELOPMENT OF EACH LOT WITHIN THIS SUBDIVISION. 250 CUBIC FEET OF STORAGE SHALL BE PROVIDED FOR EACH 1,000 SQUARE FEET OF ROOF AREA.
- THIS SUBDIVISION IS REQUIRED TO PROVIDE FULLY AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS IN EACH HOME.

SURVEYORS NOTES

- SUBDIVISION OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. IS BASED ON THE PLAT OF THE BIRCHES RECORDED UNDER AUDITOR'S FILE NO. 3032162 (SAID PLAT WAS ROTATED 0°00'15" RIGHT TO THE CITY OF OLYMPIA COORDINATE SYSTEM.)

31 ST
COURT SE

THIS SURVEY WAS CONDUCTED BY FIELD TRAVERSE METHODS USING A LEICA THREE SECOND TOTAL STATION SURVEY INSTRUMENT IN MARCH, 2015. THE RESULTS OF THIS SURVEY EXCEED THE STANDARDS CONTAINED IN WAC 332.130.090.



CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	89°32'42"	100.00	156.29
C2	28°21'57"	100.00	49.51
C3	61°10'45"	100.00	106.78
C4	80°00'00"	100.00	157.08
C5	53°26'15"	100.00	93.27
C6	36°33'45"	100.00	63.81
C7	28°49'16"	80.00	40.24
C8	7°34'51"	80.00	10.59
C9	21°14'25"	80.00	29.88
C10	32°37'33"	76.00	43.28
C11	53°52'13"	76.00	71.46
C12	3°02'56"	76.00	4.04
C13	10°23'04"	124.00	22.47
C14	13°13'40"	124.00	28.63
C15	39°04'56"	28.00	19.10
C16	15°12'02"	28.00	7.43
C17	56°13'07"	48.00	47.10
C18	111°59'53"	48.00	93.83
C19	54°16'58"	28.00	26.53
C20	6°44'13"	124.00	14.58
C21	86°14'07"	76.00	114.39
C22	3°45'53"	76.00	4.99
C23	9°56'22"	124.00	21.51
C24	15°43'21"	124.00	34.03
C25	14°00'03"	124.00	30.30
C26	14°47'59"	124.00	32.03
C27	7°02'23"	124.00	15.24
C28	6°57'14"	124.00	15.05
C29	21°05'20"	124.00	45.84
C30	22°57'27"	95.00	38.07
C31	20°21'57"	65.00	23.10
C32	13°59'37"	124.00	30.29
C33	26°41'03"	28.00	13.04
C34	27°35'55"	28.00	13.49

LEGEND

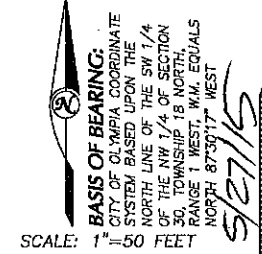
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH PLASTIC SURVEY CAP STAMPED "L.S. 36792" (UNLESS OTHERWISE NOTED)
- FOUND 5/8" REBAR & CAP STAMPED "JAP 9608" (JUNE 2009)
- FOUND 1/2" IRON PIPE 0.64" SOUTHWESTERLY OF 8" DIAMETER CONCRETE MONUMENT WITH 2" BRASS DISK WITH PUNCH MARK.
- SET 2" BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- ADDRESS: SHELburne WAY SE OLYMPIA, WA 98501
- ADDRESS: DENALI LANE SE OLYMPIA, WA 98501
- 10' UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1 OF 2)
- UTILITY EASEMENT CONVEYED TO THE CITY OF OLYMPIA RECORDED UNDER AUDITOR'S FILE NO. 4325279
- SANITARY SEWER EASEMENT HEREBY GRANTED TO THE CITY OF OLYMPIA
- CENTERLINE
- PROPERTY LINE
- EASEMENT
- ADJACENT
- LOT LINE
- PARCEL LINE

SURVEY REFERENCES

- SUBDIVISION GUARANTEE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED APRIL 28, 2015 UNDER ORDER NO. 2439717.
- BOUNDARY LINE ADJUSTMENT NO. BLA 04-26730L RECORDED UNDER AUDITOR'S FILE NO. 3706207.
- PLAT OF THE BIRCHES RECORDED UNDER AUDITOR'S FILE NO. 3032162.
- CITY OF OLYMPIA DIGITAL SURVEY CONTROL RECORDS.
- PLAT OF EDGENE ESTATES RECORDED UNDER AUDITOR'S FILE NO. 1051591.
- BOUNDARY LINE ADJUSTMENT NO. BLA 5943 RECORDED UNDER AUDITOR'S FILE NO. 3062209.
- BOUNDARY LINE ADJUSTMENT NO. BLA 0901030L RECORDED UNDER AUDITOR'S FILE NO. 4106654.
- SHORT SUBDIVISION NO. SS 5906 RECORDED UNDER AUDITOR'S FILE NO. 30873125.
- SHORT SUBDIVISION NO. SS 05-2266 RECORDED UNDER AUDITOR'S FILE NO. 3854464.
- PLAT OF ROSSMOOR DIVISION 2 RECORDED UNDER AUDITOR'S FILE NO. 3116020.
- SHORT SUBDIVISION NO. SS-5400 RECORDED UNDER AUDITOR'S FILE NO. 8702270069.

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 01°57'10" W	23.72
L2	S 87°35'33" E	22.29
L3	S 38°30'55" W	24.07
L4	S 88°02'50" E	4.60
L5	N 30°46'25" E	13.44
L6	S 87°35'33" E	45.59
L7	S 88°02'50" E	4.71
L8	S 88°02'50" E	4.71
L9	N 52°17'24" E	29.30
L10	N 01°57'10" E	9.80
L11	N 85°32'02" E	20.00
L12	S 04°27'58" E	9.81
L13	N 01°57'10" E	16.98
L14	S 88°02'50" E	20.00
L15	S 88°02'50" E	15.00
L16	N 01°57'10" E	26.89
L17	S 88°02'50" E	15.00
L18	N 01°57'10" E	11.99
L19	N 01°57'10" E	3.79
L20	S 63°36'54" W	22.72
L21	S 38°19'55" E	18.63



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