

# WOODBURY CROSSING PHASE 2

A PORTION OF THE NW1/4, NE1/4, SE1/4 & SW1/4 OF THE SW1/4, SECTION 17, T18N-R2W, CITY OF OLYMPIA, THURSTON COUNTY, WA.

## LEGAL DESCRIPTION:

TRACT Z, WOODBURY CROSSING AS RECORDED SEPTEMBER 25, 2009 UNDER AUDITOR'S FILE NO. 4112869, IN THURSTON COUNTY, WASHINGTON.  
SITUATE IN COUNTY OF THURSTON, STATE OF WASHINGTON.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR NORTHWEST, INC. THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATED, HEREBY DECLARE THIS PLAT 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 PLAT AND THE USE FOR PUBLIC 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.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LENNAR NORTHWEST, INC.  
A DELAWARE CORPORATION  
BY:  
ITS:

## ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) S.S.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF LENNAR NORTHWEST, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

## SURVEYOR'S NOTES

- HORIZONTAL DATUM/BASIS OF BEARINGS: PLAT OF WOODBURY CROSSING, AFN 4112869.
- THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE-SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

## INDEX OF SHEETS:

- SHEET 1 - LEGAL DESCRIPTION, DEDICATION, ACKNOWLEDGMENTS & APPROVALS
- SHEET 2 - PLAT NOTES, TITLE NOTES & EASEMENT PROVISIONS
- SHEET 3 - MAP
- SHEET 4 - MAP

## APPROVALS

CITY ENGINEER

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

OLYMPIA CITY ENGINEER

CERTIFICATE - HEALTH OFFICER

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

HEALTH OFFICER

CERTIFICATE - ASSESSOR

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

THURSTON COUNTY ASSESSOR

PLANNING DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

PLANNING DIRECTOR

CERTIFICATE - CITY COUNCIL

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

OLYMPIA CITY COUNCIL

ATTEST

MAYOR

CITY CLERK

CERTIFICATE - THURSTON COUNTY TREASURER

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

THURSTON COUNTY TREASURER

CERTIFICATE - CITY CLERK-TREASURER

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2013.

*Janet Ruffalo-Kern*  
CLERK-TREASURER, CITY OF OLYMPIA

CERTIFICATE - THURSTON COUNTY AUDITOR

FILED FOR RECORD AT THE REQUEST OF BRIAN D. GILLOOLY, PLS, OF BARGHAUSEN CONSULTING ENGINEERS, INC. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND RECORDED UNDER AUDITOR'S FILE NUMBER \_\_\_\_\_, RECORDS OF THURSTON COUNTY, WASHINGTON.

THURSTON COUNTY AUDITOR

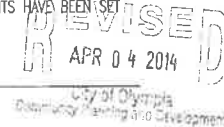
DEPUTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF WOODBURY CROSSING PHASE 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.; THAT THE DISTANCES AND COURSES SHOWN THEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND.

*Brian D. Gillooly*  
BRIAN D. GILLOOLY, PLS 46315

4/4/14  
DATE



JOB NO. 16205



INDEX DATA NW1/4, NE1/4, SE1/4 & SW1/4 OF SW1/4, SEC. 17, T18N-R2W, W.M.

**Barghausen Consulting Engineers, Inc.**  
Civil Engineering, Land Planning, Surveying, Environmental Services  
18215 72nd Avenue South - Kent, WA. 98032 (425) 251-6222

**SHEET 1 OF 4**

VOLUME/PAGE

# WOODBURY CROSSING PHASE 2

A PORTION OF THE NW1/4, NE1/4, SE1/4 & SW1/4 OF THE SW1/4, SECTION 17, T18N-R2W, CITY OF OLYMPIA, THURSTON COUNTY, WA.

## EASEMENT NOTES:

1. THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN ON THE FACE OF THE PLAT ARE HEREBY GRANTED TO THE LOT OWNERS WHO WOULD BENEFIT FROM THE EASEMENT. THE SPECIFIC EASEMENTS AND LOTS BENEFITED ARE AS LISTED BELOW:

A. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 106 IS FOR THE BENEFIT OF THE OWNERS OF LOT 109. THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

B. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 110 IS FOR THE BENEFIT OF THE OWNERS OF LOT 111. THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

C. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 112 IS FOR THE BENEFIT OF THE OWNERS OF LOT 113. THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

D. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 115 IS FOR THE BENEFIT OF THE OWNERS OF LOT 114. THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

E. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 117 IS FOR THE BENEFIT OF THE OWNERS OF LOT 116. THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

F. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 119 THROUGH 122 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 118 THROUGH 121. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

G. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 124 AND 125 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 123 THROUGH 126. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

H. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 131 THROUGH 133 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 132 THROUGH 134. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

I. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 127 THROUGH 130 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 128 THROUGH 131. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

J. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 141 THROUGH 144 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 140 THROUGH 143. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

K. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 139 AND 140 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 138 AND 139. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

L. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOT 136 IS FOR THE BENEFIT OF THE OWNERS OF LOT 137. THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

M. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 149 THROUGH 152 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 150 THROUGH 153. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

N. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 145 THROUGH 148 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 146 THROUGH 149. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

O. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 159 THROUGH 162 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 158 THROUGH 161. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

P. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 156 THROUGH 158 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 155 THROUGH 157. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

Q. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 167 THROUGH 170 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 168 THROUGH 171. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

## EASEMENT NOTES: (continued)

R. THE 3-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 163 THROUGH 166 IS FOR THE BENEFIT OF THE OWNERS OF LOTS 164 THROUGH 167. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES THEY HAVE BENEFIT OF USE AND SHALL EQUALLY SHARE IN THE MAINTENANCE OF THAT PORTION OF THE DRAINAGE FACILITIES USED IN COMMON.

2. ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES AND 5 FEET ALONG THE REAR LOTS LINES, FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENT. NO STRUCTURE OTHER THAN FENCES AND RETAINING WALLS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

## TITLE NOTES:

A PLAT CERTIFICATE PREPARED BY NEXTITLE, THEIR ORDER NO. NXWA-0121931 AND DATED FEBRUARY 10, 2014, RECORDS EXAMINED TO FEBRUARY 4, 2014, WAS RELIED UPON FOR RECORD ITEMS AFFECTING THIS SITE. ACCORDING TO SAID CERTIFICATE, THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. NOT APPLICABLE TO BE SHOWN ON SURVEY.

2. SEWER LATECOMERS AGREEMENT (CD # 04-2745) AND THE TERMS AND CONDITIONS THEREOF IMPOSED BY INSTRUMENT RECORDED: OCTOBER 13, 2009, UNDER RECORDING NO. 4115586.

3. GRANTS AND EXCEPTIONS CONTAINED IN DEED WHEREBY THE FIRST PARTY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS FOREVER, GEOTHERMAL STEAM AND HEAT, ALL ORES AND MINERALS OF ANY NATURE WHATSOEVER, IN OR UPON THE SAID LAND, INCLUDING COAL, LIGNITE, OIL AND GAS, PEAT, INCLUDING COAL, STEAM AND GAS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LANDS FOR THE PURPOSE OF EXPLORING THE SAME FOR SUCH GEOTHERMAL RESOURCES, ORES AND MINERALS AND FOR THE PURPOSE OF DRILLING, OPENING, DEVELOPING AND WORKING MINES AND WELLS THEREON AND TAKING OUT AND REMOVING THEREFROM, INCLUDING BY SURFACE MINING METHODS, ALL SUCH GEOTHERMAL RESOURCES, ORE AND MINERALS AND TO OCCUPY AND MAKE USE OF SO MUCH OF THE SURFACE OF SAID LAND AS MAY BE REASONABLY NECESSARY FOR SAID PURPOSE; GRANTEE: DRH ENERGY, INC., RECORDED OCTOBER 9, 2006, UNDER RECORDING NO.: 3871396.

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PACIFIC TELEPHONE AND TELEGRAPH COMPANY, PURPOSE: LINES OF TELEPHONE AND TELEGRAPH AND OTHER COMMUNICATION CIRCUITS, AREA AFFECTED: PORTION OF SAID PREMISES, RECORDED: AUGUST 18, 1936, UNDER RECORDING NO.: 282770.

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PACIFIC TELEPHONE AND TELEGRAPH COMPANY, PURPOSE: LINES OF TELEPHONE AND TELEGRAPH AND OTHER COMMUNICATION CIRCUITS, AREA AFFECTED: PORTION OF SAID PREMISES, RECORDED: AUGUST 18, 1936, UNDER RECORDING NO.: 282768.

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: LENNAR NORTHWEST, INC., A DELAWARE CORPORATION, PURPOSE: ACCESS, LANDSCAPING, RECREATION, INSTALLATION OF A FENCE AND OTHER MATTERS, AREA AFFECTED: PORTION OF SAID PREMISES, RECORDED: JULY 27, 2012, UNDER RECORDING NO.: 4279328. SAID EASEMENT HAS BEEN AMENDED BY THAT CERTAIN INSTRUMENT RECORDED UNDER RECORDING NO. 4306526. THIS EASEMENT AFFECTS LOTS 48-52 OF WOODBURY CROSSING.

7. AGREEMENT TO ANNEX AND THE TERMS AND CONDITIONS THEREOF IMPOSED BY INSTRUMENT RECORDED: MARCH 24, 2006, UNDER RECORDING NO. 3817839.

8. VOLUNTARY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF IMPOSED BY INSTRUMENT RECORDED: MARCH 22, 2007, UNDER RECORDING NO. 3912251.

9. DEVELOPMENT EXPENSE SHARING AGREEMENT AND GRANT OF EASEMENTS AND THE TERMS AND CONDITIONS THEREOF IMPOSED BY INSTRUMENT RECORDED: SEPTEMBER 25, 2008, UNDER RECORDING NO. 4037163 AND 4037164.

10. STORMWATER MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF IMPOSED BY INSTRUMENT RECORDED: SEPTEMBER 9, 2009, UNDER RECORDING NO. 4109400.

11. COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED: JUNE 27, 2012, UNDER RECORDING NO.: 4273582.

12. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF WOODBURY CROSSING.

13. COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED: SEPTEMBER 25, 2009, UNDER RECORDING NO.: 4112868, INCLUDING, BUT NOT LIMITED TO, LIABILITY FOR ASSESSMENTS LEVIED BY THE COMMUNITY ASSOCIATION. SAID INSTRUMENT HAS BEEN AMENDED BY THOSE CERTAIN INSTRUMENTS RECORDED UNDER RECORDING NOS. 4133874, 4160854, 4243295, AND 4296670.

14-15. NOT APPLICABLE TO BE SHOWN ON SURVEY.

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF: GRANTEE: PUGET SOUND ENERGY INC., PURPOSE: UTILITY SYSTEMS. AREA AFFECTED: PORTION OF SAID PREMISES, RECORDED: FEBRUARY 6, 2014, UNDER RECORDING NO.: 4379499, AS FOLLOWS:  
EASEMENT NO. 1: ALL STREETS AND ROAD RIGHTS-OF-WAY AS NOW OR HEREAFTER DESIGNED, PLATTED AND/OR CONSTRUCTED WITHIN THE ABOVE DESCRIBED PROPERTY.  
EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS THE FRONTSIDES OF ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE ABOVE DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PRIVATE/PUBLIC STREET AND ROAD RIGHTS-OF-WAY.  
EASEMENT NO. 3: AN EASEMENT AREA TEN (10) FEET IN WIDTH HAVING FIVE (5) FEET OF SUCH WIDTH ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: THE CENTERLINE OF GRANTEE'S FACILITIES AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED LYING WITHIN THE HEREIN DESCRIBED REAL PROPERTY, OUTSIDE OF ANY OF THE AREAS DESCRIBED IN EASEMENT AREA NO. 1 OR NO. 2.

## NOTES AND RESTRICTIONS:

1. ALL DEVELOPMENT WITHIN THIS PLAT MUST CONFORM TO THE WOODBURY CROSSING MASTER PLAN AND DESIGN CRITERIA AS ADOPTED BY ORDINANCE 6655 AND AS SUCH MAY HEREAFTER BE AMENDED.

2. TRACT S IS A PEDESTRIAN ACCESS TRACT AND IS HEREBY CONVEYED TO THE HOMEOWNERS' ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE AND LANDSCAPING WITHIN TRACT S.

3. TRACT ZZ IS A FUTURE DEVELOPMENT TRACT.

4. LOTS 108 THROUGH 124, AND LOTS 127 THROUGH 171 ARE "ZERO LOT LINE" SINGLE FAMILY LOTS. RESIDENCES CONSTRUCTED ON LOTS 108 THROUGH 124 SHALL BE AT LEAST TEN (10) FEET FROM EACH OTHER AND AT LEAST TEN (10) FEET FROM RESIDENCES ON ANY OTHER LOT. RESIDENCES CONSTRUCTED ON LOTS 127 THROUGH 171 SHALL BE AT LEAST SIX (6) FEET FROM EACH OTHER AND AT LEAST SIX (6) FEET FROM RESIDENCES ON ANY OTHER LOT.

5. LOTS 125 AND 126 ARE ATTACHED SINGLE-FAMILY LOTS (TWO-UNIT TOWNHOUSE).

6. AS A MEANS OF PROTECTING THE UPPER PERCHED AQUIFER FROM IMPACTS OF THIS PLAT, THE FOLLOWING BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED DURING CONSTRUCTION AND REQUIRED AFTER DEVELOPMENT THROUGH COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS):

- HOMEOWNER EDUCATION PROGRAMS REGARDING SENSITIVE AQUIFER AREA
- LOW INPUT PLANTINGS IN COMMON LANDSCAPED AREAS (NATIVE, DROUGHT/DISEASE/PEST RESISTANT PLANTS)
- RESTRICT THE USE OF LAWN CHEMICALS
- EMPOWER THE HOMEOWNERS' ASSOCIATION TO COLLECT A FEE FOR THE STORM POND MAINTENANCE
- PROHIBIT CAR WASHING/VEHICLE MAINTENANCE OUTSIDE OF DESIGNATED AREAS WITHIN THE PROJECT
- PROHIBIT HIGH-RISK USES (DRY CLEANERS, GAS STATIONS, FURNITURE REFINISHING) IN THE COMMERCIAL SPACE
- PROVIDE AN IMPERVIOUS TILL LINER IN WATER QUALITY POND
- PROVIDE STANDARD COLLECTION AND CONVEYANCE SYSTEM THAT CAPTURES ALL ROOF AND IMPERVIOUS SURFACE RUNOFF
- IMPLEMENT AN INTEGRATED PEST MANAGEMENT PLAN

7. WARNING: THE CITY OF OLYMPIA HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ALLEY, ROAD, OR DRIVEWAY WITHIN OR PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT.

8. INCREASED STORM WATER RUNOFF FROM THE ROAD(S), BUILDING, DRIVEWAY, AND PARKING AREAS SHALL BE RETAINED ON SITE AND SHALL NOT BE DIRECTED TO ROADWAY DITCHES ADJACENT TO THE SITE.

9. IF SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO FILLING OR DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED.

10. THE OWNER AND/OR HOMEOWNERS' ASSOCIATION SHALL MAINTAIN THE PLANTER STRIPS (WEEDING, IRRIGATION, MOWING, ETC.) IN A HEALTHY AND GROWING MANNER IN PERPETUITY.

11. ON EACH AND EVERY LOT THE PLANTING AND MAINTENANCE OF ONE TREE PER 4,000 SQUARE FEET OF LOT AREA WILL BE REQUIRED AS A CONDITION OF THE INITIAL BUILDING PERMIT.

12. THE ARTICLES OF INCORPORATION FOR THE WOODBURY CROSSING HOMEOWNERS' ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.

13. ROSEWOOD DRIVE WAS FORMERLY KNOWN AS THAYER ROAD.

## EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF OLYMPIA, A MUNICIPAL CORPORATION, PUGET SOUND ENERGY, COMCAST TELEVISION CABLE COMPANY, CENTURY LINK, THE HOMEOWNERS' ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON ALL PUBLIC STREETS AND THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND TRACTS 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, STORM DRAINAGE, STREET LIGHTING AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ARE NOTED AS "UE" HEREON.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE LOT OWNERS WITHIN THIS PLAT UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN PRIVATE LOT DRAINAGE.

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 CONDUIT ATTACHED TO A BUILDING.



INDEX DATA: NW1/4, NE1/4, SE1/4 & SW1/4 OF SW1/4, SEC. 17, T18N-R2W, W.M.

**Barghausen Consulting Engineers, Inc.**  
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**SHEET 2 OF 4**

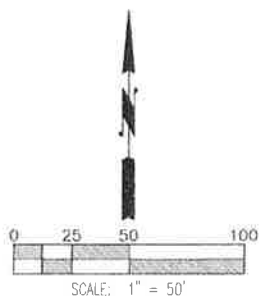
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# WOODBURY CROSSING PHASE 2

A PORTION OF THE NW1/4, NE1/4, SE1/4 & SW1/4 OF THE SW1/4, SECTION 17, T18N-R2W, CITY OF OLYMPIA, THURSTON COUNTY, WA.



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	39.07'	25.00'	89°33'09"
C2	39.47'	25.00'	90°26'51"
C3	39.07'	25.00'	89°33'09"
C4	39.47'	25.00'	90°26'51"
C5	39.07'	25.00'	89°33'09"
C6	39.47'	25.00'	90°26'51"
C7	39.27'	25.00'	90°00'00"
C8	39.27'	25.00'	90°00'00"
C9	39.27'	25.00'	90°00'00"
C10	39.27'	25.00'	90°00'00"
C11	39.27'	25.00'	90°00'00"



**LINETYPE LEGEND:**

- FLAT BOUNDARY
- LOT LINE
- ROAD CENTERLINE
- UTILITY EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT
- WATER, SEWER & STORM DRAINAGE EASEMENT (PER PLAT, AFN 4112869)

**LEGEND:**

- FOUND 2" BRASS SURFACE MONUMENT W/PUNCH LS#27328
- SET 2-1/2" BRASS SURFACE MONUMENT W/PUNCH LS#27328
- SET 1/2" REBAR W/PLASTIC CAP "BCE" 27328"
- UTILITY EASEMENT (SEE "EASEMENT PROVISIONS" NOTE ON SHEET 2)
- PSDE PRIVATE STORM DRAINAGE EASEMENT (SEE EASEMENT NOTE 1 ON SHEET 2)
- MEASURED DISTANCE



INDEX DATA NW1/4, NE1/4, SE1/4 & SW1/4 OF SW1/4, SEC. 17, T18N-R2W, W.M.

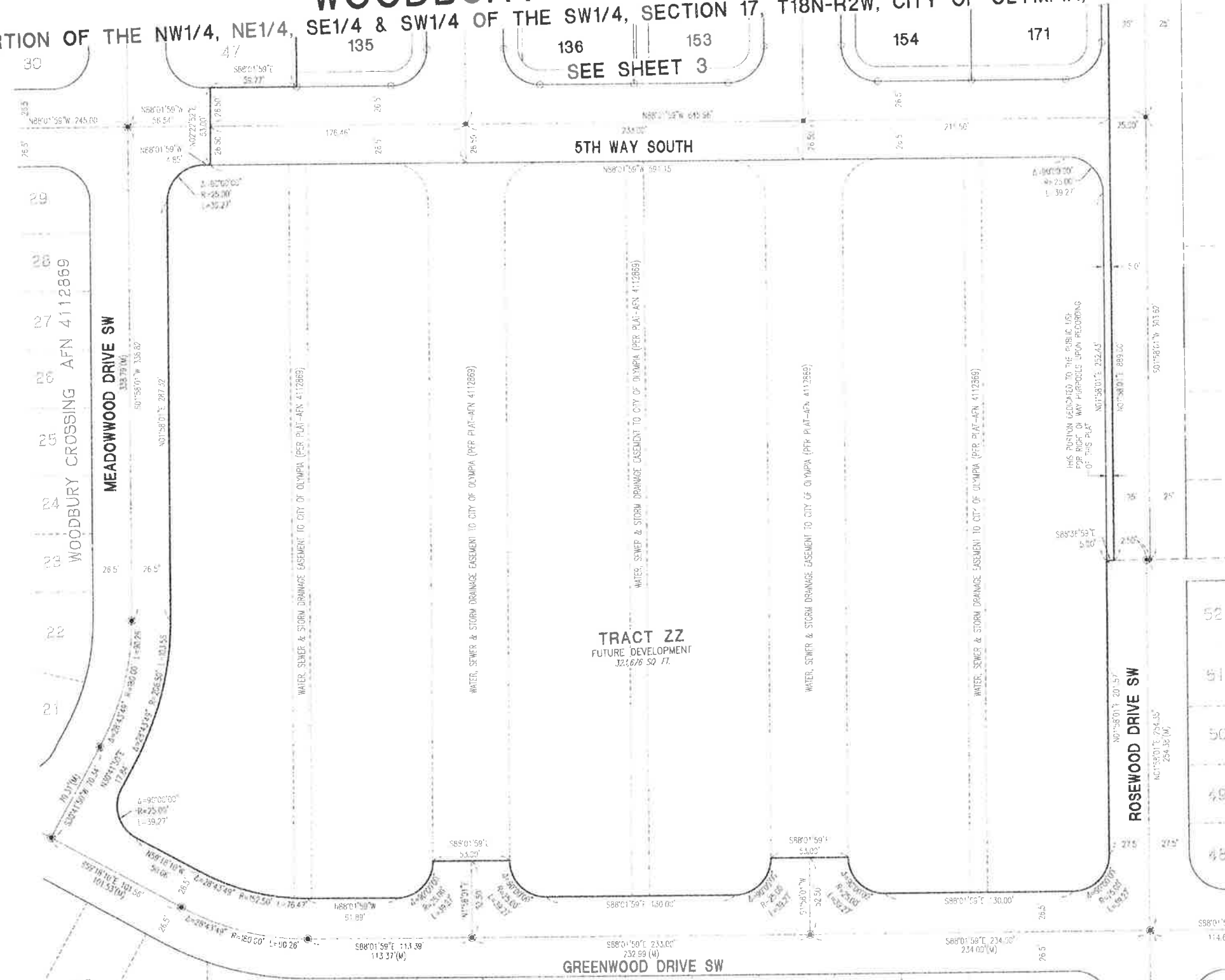
**Barghausen Consulting Engineers, Inc.**  
 Civil Engineering, Land Planning, Surveying, Environmental Services  
 18215 72nd Avenue South - Kent, WA, 98032 (425) 251-6222

**SHEET 3 OF 4**

JOB NO. 16205  
 VOLUME PAGE

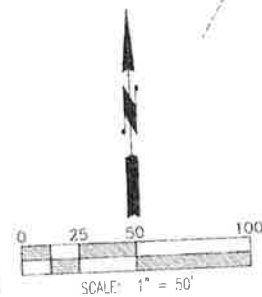
# WOODBURY CROSSING PHASE 2

A PORTION OF THE NW1/4, NE1/4, SE1/4 & SW1/4 OF THE SW1/4, SECTION 17, T18N-R2W, CITY OF OLYMPIA, THURSTON COUNTY, WA.



ADDRESSES:

108	4906	4TH WAY SW
109	4902	4TH WAY SW
110	4848	4TH WAY SW
111	4844	4TH WAY SW
112	4840	4TH WAY SW
113	4836	4TH WAY SW
114	4830	4TH WAY SW
115	4826	4TH WAY SW
116	4818	4TH WAY SW
117	4812	4TH WAY SW
118	4806	4TH WAY SW
119	4800	4TH WAY SW
120	4746	4TH WAY SW
121	4742	4TH WAY SW
122	4738	4TH WAY SW
123	4734	4TH WAY SW
124	4730	4TH WAY SW
125	4726	4TH WAY SW
126	4722	4TH WAY SW
127	499	BIRCHWOOD DR SW
128	503	BIRCHWOOD DR SW
129	507	BIRCHWOOD DR SW
130	511	BIRCHWOOD DR SW
131	515	BIRCHWOOD DR SW
132	519	BIRCHWOOD DR SW
133	523	BIRCHWOOD DR SW
134	527	BIRCHWOOD DR SW
135	531	BIRCHWOOD DR SW
136	530	BIRCHWOOD DR SW
137	526	BIRCHWOOD DR SW
138	522	BIRCHWOOD DR SW
139	518	BIRCHWOOD DR SW
140	514	BIRCHWOOD DR SW
141	510	BIRCHWOOD DR SW
142	506	BIRCHWOOD DR SW
143	502	BIRCHWOOD DR SW
144	448	BIRCHWOOD DR SW
145	449	WOODDUCK DR SW
146	503	WOODDUCK DR SW
147	507	WOODDUCK DR SW
148	511	WOODDUCK DR SW
149	515	WOODDUCK DR SW
150	519	WOODDUCK DR SW
151	523	WOODDUCK DR SW
152	527	WOODDUCK DR SW
153	531	WOODDUCK DR SW
154	530	WOODDUCK DR SW
155	526	WOODDUCK DR SW
156	522	WOODDUCK DR SW
157	518	WOODDUCK DR SW
158	514	WOODDUCK DR SW
159	510	WOODDUCK DR SW
160	506	WOODDUCK DR SW
161	502	WOODDUCK DR SW
162	448	WOODDUCK DR SW
163	449	ROSEWOOD DR SW
164	503	ROSEWOOD DR SW
165	507	ROSEWOOD DR SW
166	511	ROSEWOOD DR SW
167	515	ROSEWOOD DR SW
168	519	ROSEWOOD DR SW
169	523	ROSEWOOD DR SW
170	527	ROSEWOOD DR SW
171	531	ROSEWOOD DR SW
TRACT S	4736	4TH WAY SW



- LINE TYPE LEGEND
- PLAT BOUNDARY
  - LOT LINE
  - ROAD CENTERLINE
  - UTILITY EASEMENT
  - PRIVATE STORM DRAINAGE EASEMENT
  - WATER, SEWER & STORM DRAINAGE EASEMENT (PER PLAT, AFN 4112869)

- LEGEND:
- FOUND 2" BRASS SURFACE MONUMENT W/PUNCH LS#27328
  - SET 2-1/2" BRASS SURFACE MONUMENT W/PUNCH LS#27328
  - SET 1/2" REBAR W/PLASTIC CAP "DCE 27328"
  - MEASURED DISTANCE



INDEX DATA NW1/4, NE1/4, SE1/4 & SW1/4 OF SW1/4, SEC. 17, T18N-R2W, W.M.

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**SHEET 4 OF 4**

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