

PRE-SUBMITTAL CONFERENCE NARRATIVE

PREPARED FOR CITY OF OLYMPIA BUILDING AND PLANNING DEPT.

**-CONCEPT-**

**CLUB ZEPHYR**

Proposed Location: 120 Phoenix Ave NE, Olympia WA

Currently a 1-1/2 story residence with unfinished basement, attached 3-car garage and roof deck. Lot size .4 acres Zoned HDC-3



Soak, Steam, Sauna, Salt Bubble Cave  
Massage, Scrubs, Wraps, age 21 and over

Yoga Facility with Infrared Hot Yoga,  
3D Immersive Sessions, Floor Pilates

Bar for Patrons with pre-made Snacks, fresh juices, smoothies,  
and alcoholic beverages, spa related retail items and merch.

We are **FAM-Well, LLC**, a noteworthy Southern California health and wellness company who started Fully Loaded Micro Juicery (Encinitas) in 2012 - a cold-pressed organic fresh juice bar and cafe, which made Best of San Diego's picks in the first year. Sold to new operators in 2018. We will be doing business in Washington as **Olympia Steam Baths, LLC dba CLUB ZEPHYR**.

After 7 years in the Spa City of Desert Hot Springs and the Hi Desert (Joshua Tree area) working in spa management, design and development, Managing Members Jacqueline Grad and Kevin (Kaz) Murphy are relocating to Olympia, bringing their capital along with their development, design and operational skills to this project to launch an indoor/outdoor Day Spa with private and exotic natural surroundings, offering hot and warm soaking pools, a built-in covered swimming pool, sauna, steam bath, cold plunge, salt cave, holistic-oriented body treatments, and connected via an alley and gate to a dedicated yoga facility run by yoga instructor partner Erynn Pierce, a small boutique with apparel and merch, and a Juice Café with cold pressed juice cleanses to order, as well as juice drinks, smoothies, teas and raw snacks and alcohol choices. Olympia's world-famous artesian water will be featured in our solar-heated soaking pools, steam room, body treatments and in our award-winning juice and nut mylk recipes.



### **SCOPE OF WORK (FROM COVER SHEET)**

- 1) Change of Use of Residence to Personal Services - Spa and Yoga Facility
- 2) Secure external parking agreement for additional parking area off-site Secure agreement with private easement owners to reduce road easement per Site Plan
- 4) Obtain permission from City of Olympia to install a private well to feed pools.

#### **PROPOSED EXTERIOR IMPROVEMENTS, PARKING LOTS:**

- 5) Provide a parking area on State St for 3 parking spots, including 1 ADA van parking.
- 6) Provide (6) bike parking spots.
- 7) Street improvements may include continuous sidewalk, curb and gutter up to front gate on State St.

#### **PROPOSED GROUNDS IMPROVEMENTS:**

- 8) Install ADA path at northeast garage per plan
- 9) Install perimeter fence, walls and gates per Site Plan
- 10) Install raised walkways to pool area and Salt Bubble Sauna per Site Plan
- 11) Install roof cover over pool areas with solar panels/roofing
- 12) Install 6 small pools and one large pool per Site Plan - all 22" above ground and 4 feet deep, except Large Pool in-ground and 5' deep (at deep end).
- 13) Install outdoor showers
- 14) Install pavers, pool deck, Courtyard landscape, fountain, outdoor lights and fire pit.
- 15) Install flow-through water system (if well is approved) with heated water from solar-heated hot water to feed the hot and heated pools and a dry well to return the water back to the aquifer.
- 16) Install bigger water main as required, and bigger electrical service/panel.

#### **PROPOSED CONDITIONED SPACE IMPROVEMENTS:**

- 17) Addition of 1143 sf locker rooms detached.
- 18) Addition of 412 sf steam room and sauna detached
- 19) Addition of 176 sf pool equipment room attached to exterior of house (south)
- 20) Redesign roof and/or ceiling over primary bedroom (150 sq ft) to meet minimum ceiling height requirements.
- 21) Addition of 254 sq ft stand-alone Salt Bubble Sauna per plans, connected to covered walkway.
- 22) Remodel Garage 1008 sq ft with new barrel ceiling trusses, drywall, LVP flooring, HVAC and lighting, for Yoga Studio space.
- 23) Remodel existing main floor interior of house to provide a snack bar, (3) treatment rooms and (1) multi-user ADA restroom per plan in existing interior space, with one additional existing restroom and laundry room to remain. Retain 2nd floor rooms and portion of basement as utility and storage space.

## QUESTIONS:

- 1) What is the time frame for permit processing?
- 2) What are the street improvements required (is there a handout)?
- 3) Can we obtain permission to put a well on the property for our pools?
- 4) How will you determine Occupancy? Is it 1/ 50 sq ft?
- 5) We want to have an off-grid solar water heating system for the pools with roof tiles and solar panels. Is there any obstacle to that in your code?
- 6) We plan to have the plumbing connect at the existing "y" and add to the system.
- 7) We plan to have our main entry on State with a dedicated parking lot either across the street (as drawn option 1) or next door (shared) option 2.
- 8) Is the front set back (State) from the property line, or exclusive of the easement? We drew proposed easement adjustment at 10 feet from the edge of the garage.
- 9) If we cannot get an easement adjustment can we still use the garage as a yoga studio since it is an existing building? If all we do is replace the roof and add entries? **If we just get an agreement from the rest of the easement owners to change use, build the wall and sidewalk in the easement, is that enough for the City to allow the use change?**
- 10) The existing interior stairwells in the house are not to commercial code. Can we still use them for our own employees for office and storage (basement and second floor bedrooms?) To rip them out and replace them would be cost prohibitive and we can use the spaces for storage and supplies, and employee break spot. They meet the residential code from when they were built.
- 11) Need to confirm that City will accept our parking arrangement (3 onsite including ADA van, 8 street parking, with additional agreement for off-street parking to be determined – either 15 shared spots or 19 dedicated spots. One or two additional ADA van spots in those lots. We are in process of obtaining statistics re: other similar business and how much parking they offer.
- 9) If in the future we want to connect space on Martin Way, 2600-B, from the back to the south side of the spa - ADA ramp and gate /porch to be built - is there any objection to that from the City? It would be for additional treatment rooms.

Respectfully Submitted,

Jacqueline Grad

Sand and Stone Design

7554 Pinon Drive, Yucca Valley, CA 92284

323-972-4581

[info@sandandstonedesign.com](mailto:info@sandandstonedesign.com)   <http://clubzephyr.com>



## Parcel Information

Parcel #: **11818320400**  
Site Address: 120 Phoenix St NE  
Olympia WA 98506  
Owner: Integrity Development Services  
LLC  
Owner Address: 120 State Ave NE  
Olympia WA 98501  
Twn/Range/Section: 18S / 01W / 18  
Parcel Size: 0.40 Acres (17,336 SqFt)  
Lot Dimensions: Front: 0 Depth: 0  
Plat/Subdivision:  
Census Tract/Block: 010300 / 4020  
Waterfront:  
Levy Rate: 10.4405  
Assessment Year: 2024  
Total Land Value: \$113,500.00  
Total Impr Value: \$230,600.00  
Total Value: \$344,100.00



**120 PHOENIX ST NE OLYMPIA, WA 98506**

## Tax Information

Tax Year	Annual Tax
2024	\$3,675.25
2023	\$3,462.93
2022	\$3,276.18

## Legal

Section 18 Township 18 Range 1W Quarter NW SW BDSA Survey  
TR A Document 4963585

## Land

Land Use: 11 - SINGLE-UNIT	Zoning: HDC-3 - High Density Corridor 3
Neighborhood: 17T1	Sewer: Septic
Water: P	Watershed: McLane Creek-Frontal Puget Sound
Recreation:	School District: 111 Olympia
Primary School: Roosevelt Elementary School	Middle School: Reeves Middle School
High School: Olympia High School	

## Improvement

Year Built: 1933	Building Type: OS - 1 1/2 Story	Bldg Use: 45 - RESIDENCES
Stories: 1.5	Bedrooms: 3	Total Rooms:
Bathrooms: 1	Full Baths: 1	3 Qtr/Half Baths:
Foundation: Block	A/C:	Basement 0 / 582
		Fin/Unfin:
Fin SqFt: 1,463	Roof Covering: COMPOSITION	Garage: 1,008 - Attached
Ext Walls: WOOD-SIDING	Roof Style: Gable	Pool:
Porch SqFt: 232 SqFt	Carport SqFt:	Deck SqFt:
Patio SqFt:	Fireplace: 1	Heat: Electric - FORCED-AIR

## Transfer Section

Rec. Date: 12/23/2024

Sale Price: \$280,000.00

Doc Num: 5040887

Doc Type: Warranty Deed

Owner: Integrity Development Services LLC

Grantor: ARC OF WASHINGTON

Orig. Loan Amt: \$260,205.00

Title Co: THURSTON COUNTY TITLE

Finance Type:

Loan Type: New  
Conventional

Lender: EASTSIDE FUNDING LLC

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Thurston County Property Profile



Parcel #	11818320400	Owner	Integrity Development Services LLC
Ref Parcel		Owner Address	120 State Ave NE Olympia WA 98501 - 1131
Site Address	120 Phoenix St NE Olympia WA 98506 - 4848	Market Total Value	\$344,100.00
Lot Size	0.40 Acres (17,336 SqFt)	Assessed Total Value	\$344,100.00
Building Area	2,045 SqFt	Year Built	1933
School District	Olympia	Sale Date	12/23/2024
Zoning	HDC-3 High Density Corridor 3	Sale Price	\$280,000.00
Bedrooms	3	Subdivision	
Bathrooms	1	Land Use / Land Use Std	11 - SINGLE-UNIT / 1001 - Single Family Residential
Legal	Section 18 Township 18 Range 1W Quarter NW SW BDSA Survey TR A Document 4963585		



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Thurston County Property Profile

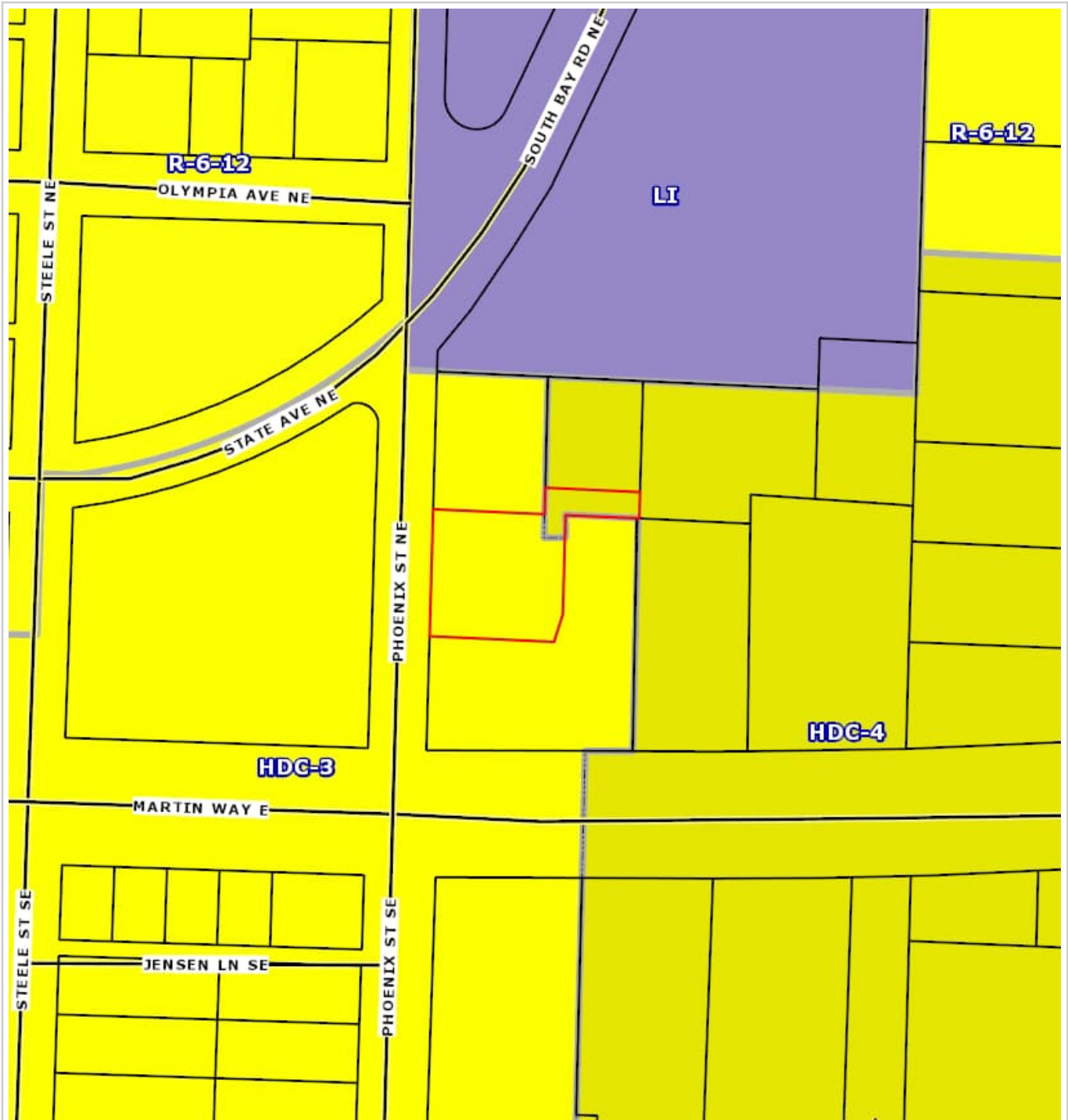


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Legal	Section 18 Township 18 Range 1W Quarter NW SW BDSA Survey TR A Document 4963585		



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## Zoning Map

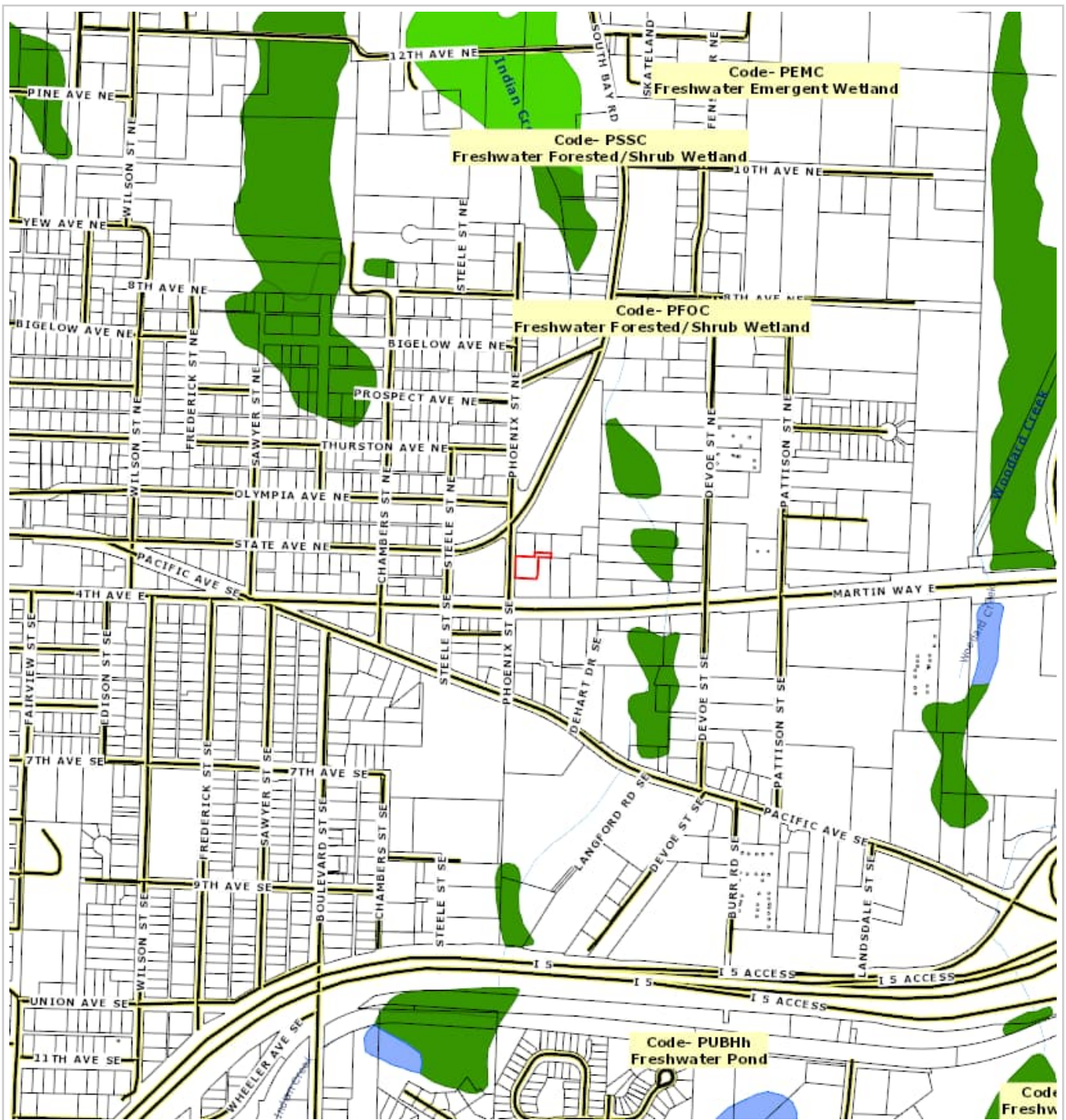


**CHICAGO TITLE**  
**THURSTON COUNTY**

**Parcel ID: 11818320400**

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# Wetland Map



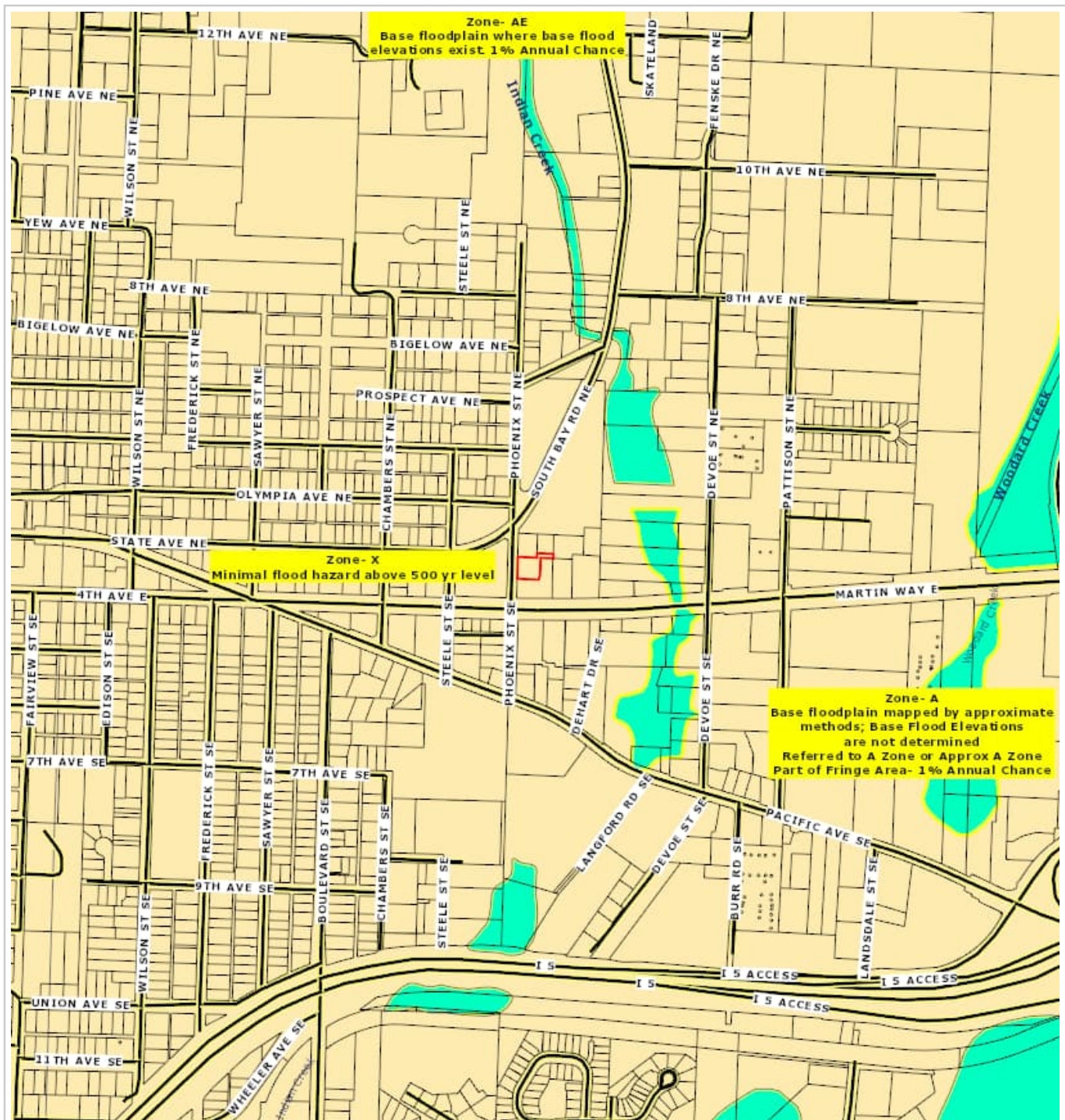
**CHICAGO TITLE**  
**THURSTON COUNTY**

**Parcel ID: 11818320400**

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# Flood Map



**CHICAGO TITLE**  
**THURSTON COUNTY**

**Parcel ID: 11818320400**

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Thurston County Treasurer  
E030980 \$0.00  
01/19/2023 Elizabeth Walker

**WHEN RECORDED RETURN TO:**

Dixon Law, PLLC  
PO Box 1777  
Battle Ground, WA 98604

**Cover Page**  
**Re-Record Statutory Warranty Deed**

<b>Grantor:</b>	Maurice J. Lawty and Melva C. Lawty, Trustees of The Lawty Family Living Trust 719 Sleater-Kinney Rd. Ste. 108 Lacey, WA 98503
<b>Beneficiary:</b>	The ARC of Washington State 2638 State Ave NE Olympia, WA 98506
<b>Abbreviated Legal:</b>	Ptn NW ¼ SW ¼ 18-18-1W
<b>Assessor's Tax Parcel No.</b>	11818320400

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This is a re-record. The legal description on the last filing was incorrect.

Original Deed information:

Auditors Filing Number - 4148702.

Previous Deed Excise – 366919.

Document Recorded – 5/03/2010.

When recorded return to:  
 THE ARC OF WASHINGTON STATE  
 2638 STATE AVE NE  
 OLYMPIA, WA 98506

3 MAY '10 356913

Thurston County Treasurer

Real Estate Taxes Paid 3987.20By ALL Deputy

THURSTON COUNTY TITLE CO.

## Statutory Warranty Deed @ 151429E

Eserow No.:00151627

MAURICE J. LAWTY and MELVA C. LAWTY, Trustees of  
 THE GRANTOR THE LAWTY FAMILY LIVING TRUST, as to Parcel A and MAURICE J. LAWTY,  
 who acquired title as MAURICE H.J. LAWTY and MELVA C. LAWTY, husband and wife, as to Parcel  
 B for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and  
 warrants to THE ARC OF WASHINGTON STATE, a Washington non-profit corporation the following  
 described real estate, situated in the County of THURSTON, State of Washington:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any.

Tax Parcel Number(s): 118-18-320400

Abbreviated Legal: Pto NW 1/4 SW 1/4 18-18-1W

Dated this 30th day of April, 2010.

THE LAWTY FAMILY LIVING TRUST

Maurice J. Lawty  
 MAURICE J. LAWTY, TRUSTEE

Maurice J. Lawty  
 MAURICE J. LAWTY

Melva C. Lawty  
 MELVA C. LAWTY, TRUSTEE

Melva C. Lawty  
 MELVA C. LAWTY

STATE OF WASHINGTON  
 COUNTY OF Thurston

} ss

I certify that I know or have satisfactory evidence that MAURICE J. LAWTY and MELVA C. LAWTY is  
 the person who appeared before me, and said persons acknowledged that they signed this instrument and  
 acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-30-10



Nancy J. Moore  
 Nancy J. Moore  
 Notary Public in and for the State of Washington  
 Residing at Shelton  
 My appointment expires: 5-20-11

Vision Form SDD01 WA Rev. 1/8/2006

LPB-10-05 (i-1)  
 Page 1 of 3

4148702

05/03/2010 11:25 AM Deed  
 Thurston County Washington  
 THURSTON COUNTY TITLE

Pages: 3



3

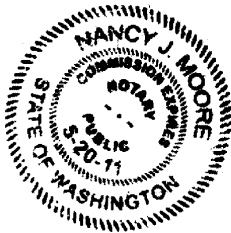
SS

Dated: 4-30-10

Nancy Moore

Residing at 5 Neilson

My appointment expires 5-20-11





**Originally submitted Incorrect Legal Description**

**Exhibit A**

**PARCEL A:**

**That part of the Northwest quarter of the Southwest quarter of Section 18, Township 18 North, Range 1 West, W.M., described as follows:**

**Beginning at a point on the West line of said subdivision, 139 feet South of the Northwest corner thereof; running thence South along said West line 139 feet; thence East 155 feet; thence North 100 feet; thence West 20 feet; thence North 39 feet; thence West 135 feet to the point of beginning; EXCEPTING therefrom county road known as North Phoenix Street along the West boundary.**

**PARCEL B:**

**That part of the Northwest quarter of the Southwest quarter of Section 18, Township 18 North, Range 1 West, W.M., described as follows:**

**Beginning at the intersection of the East line of North Phoenix Street with the North line of Martin Way; thence North 0° 13' West, along the East line of North Phoenix Street, 108.73 feet; thence East 125 feet; thence North 0° 13' West 90 feet to the true point of beginning; thence West 20 feet; thence North 0° 13' West 55 feet; thence East 89.42 feet; thence South 0° 13' East 25 feet; thence West 69.42 feet; thence South 0° 13' East 30 feet to the true point of beginning.**

**In Thurston County, Washington.**

Parcel A (TPN 11818320400): **Correct Legal Description**

That part of the Northwest quarter of the Southwest quarter of Section 18, Township 18 North, Range 1 West, WM described as follows:

Commencing at the intersection of the East line of North Phoenix Street with the North line of primary State Highway No. 1 (Martin Way) right of way;

Thence Northerly along said East line, North 01°32'38" East, 108.73 feet to the true point of beginning;

Thence Easterly parallel with the North line of said Northwest quarter, South 87°22'26" East, 117.46 feet;

Thence North 17°30'14" East, 27.43 feet;

Thence Northerly parallel with said East line, North 01°32'38" East, 93.48 feet;

Thence Easterly parallel with the North line of said Northwest quarter, South 87°22'26" East, 69.32 feet to the Southwest corner of Parcel B of city of Olympia Boundary Line Adjustment recorded under Auditor's file number 3841262;

Thence Northerly along the West line of said parcel B, North 01°35'46" East, 24.42 feet to the Southeast corner of parcel A of said Boundary Line Adjustment;

Thence Westerly parallel with the North line of said Northwest quarter and along the South line of said parcel A, North 87°22'26" West, 89.34 feet to the Southwest corner of said parcel A;

Thence Southerly parallel with the East line of North Phoenix Street, South 01°32'38" West, 24.42 feet;

Thence Westerly parallel with the North line of said Northwest quarter, North 87°22'26" West, 105.00 feet to said East line; thence Southerly along said East line South 01°32'38" West, 120.00 feet to the point of beginning;

Situate in the City of Olympia, County of Thurston, State of Washington.

# Property Account Summary

1/22/2025

<b>Property Number</b>	11818320400	<b>Property Address</b>	120 PHOENIX ST NE , OLYMPIA, WA 98506	
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<b>Tax Balance</b>
No Charges are currently due. If you believe this is incorrect, please contact our Office at 360-786-5550.
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): <input type="text" value="2024"/>

<b>Distribution of Current Taxes</b>				
District	Rate(rounded \$)	Amount	Voted Amount	Non-Voted Amount
CITY OF OLYMPIA	0.10	\$34.35	\$34.35	\$0.00
CITY OF OLYMPIA	1.90	\$668.72	\$0.00	\$668.72
CONSERVATION FUTURES	0.03	\$9.49	\$0.00	\$9.49
MEDIC ONE	0.33	\$114.18	\$114.18	\$0.00
OLYMPIA METROPOLITAN PARK DISTRICT	0.50	\$176.63	\$0.00	\$176.63
OLYMPIA S.D. #111	4.11	\$1,444.22	\$1,444.22	\$0.00
PORT OF OLYMPIA	0.13	\$45.96	\$0.00	\$45.96
PUD #1	0.01	\$1.97	\$0.00	\$1.97
STATE OF WASHINGTON	2.24	\$787.62	\$0.00	\$787.62
THURSTON COUNTY	0.86	\$300.34	\$0.00	\$300.34
TIMBERLAND LIBRARY	0.23	\$82.17	\$0.00	\$82.17
CONSERVATION DISTRICT		\$5.04	\$0.00	\$5.04
NOXIOUS WEED CONTROL		\$4.56	\$0.00	\$4.56
TOTAL	10.44	\$3,675.25	\$1,592.75	\$2,082.50

<b>Levy Rate History</b>
--------------------------

Tax Year		Total Levy Rate			
2024		10.44			
2023		9.96			
2022		11.93			
Receipts					
Date	Receipt No.	Amount Applied to Property	Total Amount Due	Receipt Total	Change
10/18/2024 00:00:00	6032121 (ReceiptDetail.aspx?receiptnumber=6032121)	\$1,837.63	\$1,837.63	\$1,837.63	\$0.00
04/18/2024 00:00:00	5925048 (ReceiptDetail.aspx?receiptnumber=5925048)	\$1,837.62	\$3,675.25	\$1,837.62	\$0.00
10/25/2023 00:00:00	5858653 (ReceiptDetail.aspx?receiptnumber=5858653)	\$1,731.47	\$1,731.47	\$1,731.47	\$0.00
04/27/2023 00:00:00	5766745 (ReceiptDetail.aspx?receiptnumber=5766745)	\$1,731.46	\$3,462.93	\$1,731.46	\$0.00
10/20/2022 00:00:00	5633135 (ReceiptDetail.aspx?receiptnumber=5633135)	\$1,638.09	\$1,638.09	\$1,638.09	\$0.00
04/25/2022 00:00:00	5537708 (ReceiptDetail.aspx?receiptnumber=5537708)	\$1,638.09	\$3,276.18	\$1,638.09	\$0.00
10/15/2021 00:00:00	5363598 (ReceiptDetail.aspx?receiptnumber=5363598)	\$1,565.33	\$1,565.33	\$1,565.33	\$0.00
04/23/2021 00:00:00	5317019 (ReceiptDetail.aspx?receiptnumber=5317019)	\$1,565.32	\$3,130.65	\$1,565.33	\$0.00
10/26/2020 00:00:00	5163828 (ReceiptDetail.aspx?receiptnumber=5163828)	\$1,457.74	\$1,457.74	\$1,457.74	\$0.00

04/27/2020 00:00:00	5093857 (ReceiptDetail.aspx? receiptnumber=5093857)	\$1,457.74	\$2,915.48	\$1,457.74	\$0.00
<b>General Information</b>					
Alternate Property #					
Property Description		Section 18 Township 18 Range 1W Quarter NW SW BDSA Survey TR A Document 4963585			
Property Category		Land and Improvements			
Status		Active, Locally Assessed			
Tax Code Area		110			
Remarks					
<b>Property Characteristics</b>					
Use Code		11 Single Unit			
Size in Acres		0.39			
<b>Related Properties</b>					
No Related Properties Found					
<b>Parties</b>					
<b>Role</b>		<b>Percent</b>	<b>Name</b>	<b>Address</b>	
Taxpayer		100	INTEGRITY DEVELOPMENT SERVICES LLC	120 STATE AVE NE # 1408, OLYMPIA, WA 98501	
Owner		100	INTEGRITY DEVELOPMENT SERVICES LLC	120 STATE AVE NE # 1408, OLYMPIA, WA 98501	
<b>Property Values</b>					
<b>Value Type</b>	<b>Tax Year 2024</b>	<b>Tax Year 2023</b>	<b>Tax Year 2022</b>	<b>Tax Year 2021</b>	<b>Tax Year 2020</b>
Taxable Value Regular	\$351,100	\$346,800	\$273,900	\$242,200	\$220,000
Exemption Amount Regular	\$0	\$0	\$0	\$0	\$0

Market Total	\$351,100	\$346,800	\$273,900	\$242,200	\$220,000
Assessed Value	\$351,100	\$346,800	\$273,900	\$242,200	\$220,000
Market Land	\$112,500	\$91,100	\$77,900	\$70,900	\$47,400
Market Improvement	\$238,600	\$255,700	\$196,000	\$171,300	\$172,600
Personal Property	\$0	\$0	\$0	\$0	\$0
<b>Active Exemptions</b>					
No Exemptions Found					

Developed by Aumentum Technologies.  
 @2005-2020 All rights reserved.  
 Version 4.5.0.0

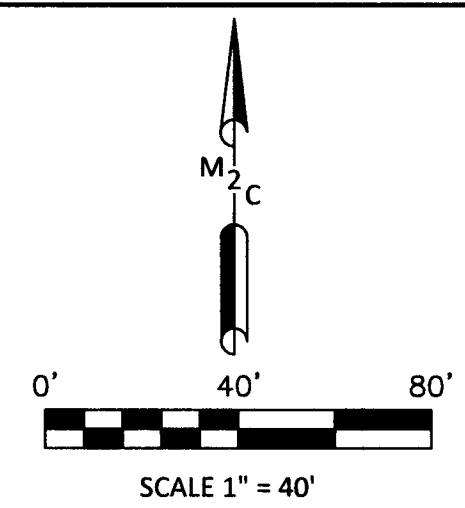




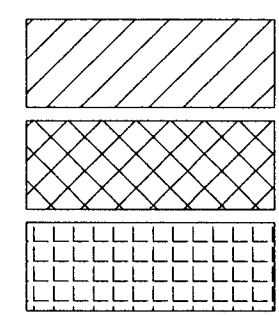
BOUNDARY LINE AGREEMENT  
PER RCW 58.04.007

ORIGINAL PARCEL ESTABLISHMENT

PLEASE NOTE THAT CORNERS SET PER THIS SURVEY ARE ONLY SHOWN ON  
PAGE ONE OF THE SURVEY FOR LEGIBILITY PURPOSES ON PAGE TWO.



HATCHING



AREA OF DEED OVERLAP, PLEASE SEE  
SURVEY NOTE 5 AND SURVEY NARRATIVE.

AREA OF DEED GAP, PLEASE SEE SURVEY  
NOTE 18 AND SURVEY NARRATIVE.

AREA OF DEED GAP, PLEASE SEE SURVEY  
NOTE 17 AND SURVEY NARRATIVE.

(X) SURVEY NOTES

1. INSTRUMENT USED: SOKKIA IX 3" TOTAL STATION.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090.
3. SURVEY COMPLETED 12/02/2022.
4. ALL MONUMENTS SHOWN AS FOUND VISITED 5/2018 AND 11/2022.
5. DEED OVERLAP OF 28.58 FEET WIDE, CREATED BY DEED UNDER AFN 4351572 AND DEED UNDER AFN 4148702. BASED ON USE LINES AND OWNERS AGREEMENT M2C HELD THE NORTHERLY LINE REPRESENTED IN RS(6) FOR THE NEW LINE.
6. WEST LINE OF BERRY FARM ADDITION, HELD 600' WESTERLY OF CENTER LINE DEVOTE ST.
7. CURB LINE OF PARKING LOT.
8. OLD BOARD FENCE.
9. BUILDING OVERHANG.
10. OFFICE BUILDING.
11. HOUSE.
12. GARAGE.
13. ±18' WIDE PAVED ROAD (STATE AVE. E.)
14. COVERED DRIVE THROUGH BETWEEN BUILDINGS.
15. HELD FOUND MONUMENTS FOR EAST LINE OF PARCEL B.
16. HELD FOUND MONUMENTS TO ESTABLISH THE CENTERLINE OF VACATED STATE AVE E.
17. GAP IN ORIGINAL DEED DESCRIPTIONS FOR PARCEL A AND B. NEW LEGAL DESCRIPTION FOR PARCEL A OF THIS BOUNDARY LINE AGREEMENT INCLUDES GAP AS NOTED IN NARRATIVE.
18. GAP IN DEED DESCRIPTIONS PER DEED AFN 4148702 AND DEED AFN 4000116. BASED ON THE SHIFTED PARCEL A M2C BELIEVES THE INTENT WAS FOR THIS AREA TO BE APART OF PARCEL A, AND THAT THE DIVIDING LINE WAS SUPPOSE TO BE THE CENTERLINE OF STATE STREET. ALSO MATCHES USE LINES FOR DRIVEWAY.
19. OLD PARCEL LINE.
20. AGREED UPON LINE.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18  
BASED ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE  
NUMBER 4631498 WITH A BEARING OF, SOUTH01°32'38" WEST.

(X) MONUMENT NOTES

1. FOUND 3" BRASS CAP WITH "X" IN MONUMENT CASE.
2. MAG NAIL WITH WASHER 0.55" S.E. OF FENCE POST.
3. REBAR 5/8" AND CAP UNREADABLE. HELD FOUND LOCATION FOR CENTERLINE OF VACATED ROAD.
4. REBAR 1/2" AND CAP UNREADABLE, VISITED 05/2018.
5. 2" BRASS CAP WITH PUNCH SET IN CONCRETE. MARKING THE WEST QUARTER CORNER OF SECTION 18.
6. MAG NAIL WITH WASHER MARKED BEEHLER, VISITED 05/2018.
7. REBAR 1/2" AND CAP MARKED "LS 17656 BEEHLER", VISITED 05/2018.
8. PREVIOUSLY SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "MTN2COAST, LS 29278" PER RS(10), SET IN 05/2018.
9. 2" BRASS CAP WITH PUNCH SET IN CONCRETE. MONUMENT IS 0.6' EAST OF THE SECTION LINE.
10. 1/2" REBAR WITH YELLOW CAP MARKED "LS 33138".
11. FOUND 5/8" REBAR WITH NO CAP.

REFERENCE SURVEYS (RS)

1. SURVEY AFN 3785911.
2. SURVEY AFN 8502010047.
3. BLA-06-0569-OL AFN 3841262.
4. BERRY FARMS ADDITION TO OLYMPIA B8 P28.
5. SURVEY AFN 1090345 V11 P150.
6. SURVEY AFN 8609260003 V21 P26.
7. SPM AFN 9410040062 V27 P592.
8. SPM AFN 3924167.
9. BLA AFN 4138771.
10. SURVEY AFN 4631498.

SEE SHEET ONE FOR REVISED PARCEL CONFIGURATION,  
LINE A CURVE TABLES, ORIGINAL LEGAL DESCRIPTIONS  
AND NEW LEGAL DESCRIPTIONS.

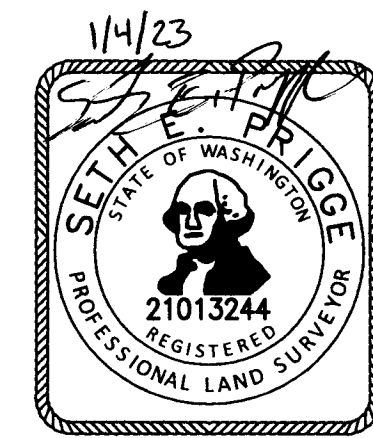
SURVEYOR'S NARRATIVE

MTN2COAST, LLC (M2C) WAS RETAINED BY THE RANTS GROUP TO COMPLETE A BOUNDARY LINE AGREEMENT SURVEY PER RCW 58.04.007 BETWEEN THURSTON COUNTY TAX PARCELS 11818320400 (PARCEL A) AND 11818320500 (PARCEL B). THE CLIENT HAD BECOME AWARE OF AN OVERLAP DESCRIBED BY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBER (AFN) 4351572 (PARCEL A) AND 4148702 (PARCEL B). THE CLIENT OWNS BOTH PARCEL A AND PARCEL B AND WANTED TO RESOLVE THE ISSUE.

M2C FOUND THE DEEDS OVERLAP 28.58'. M2C BELIEVES THIS ERROR IS FROM THE DIFFERENT STARTING CALLS IN THE DEEDS. PARCEL A BEGINS AT THE WEST QUARTER CORNER AND RUNS ALONG THE WEST LINE OF THE SECTION. THE OTHER DEEDS AROUND THAT AREA BEGIN AT THE EAST LINE OF NORTH PHOENIX STREET AND ITS INTERSECTION WITH THE NORTH LINE OF PRIMARY STATE HIGHWAY NO.1 (MARTIN WAY). WE BELIEVE THE ERROR STEMS FROM A DIFFERENCES IN DISTANCE BETWEEN MARTIN WAY AND THE WEST QUARTER CORNER.

THE OWNERS OF PARCEL A AND B AGREED TO HOLD THE SOUTH LINE OF PARCEL A AT THE NORTH LINE OF PARCEL B AS DESCRIBED AND SURVEYED IN 1986 IN RS(6) AND EVIDENCE SHOWING THAT THE LINE AND SURVEY HAS BEEN RELIED UPON SINCE THE SURVEY.

IN OUR INVESTIGATION WE ALSO FOUND THAT THE NORTH LINE AND EAST LINE OF PARCEL A HAVE GAPS. BASED ON WHAT WE FOUND WE BELIEVE THE INTENT WAS FOR THOSE GAPS TO BE APART OF PARCEL A STEMING FROM AN ERROR ON THE DISTANCE FROM SAID WEST QUARTER CORNER TO THE CENTERLINE OF VACATED STATE STREET. OUR INTURPRATATION OF THE DEEDS ALSO SEEM TO MATCH THE USE LINES.



1/4/23

**MTN2COAST LLC**

PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360.239.1497

RECORD OF SURVEY FOR BOUNDARY LINE AGREEMENT		
DRAWN BY PBJ	DATE 12/06/2022	JOB NUMBER 22-280
CHECKED BY SEP	SCALE 1"=40'	SHEET NUMBER SV 2 OF 2
AUDITORS INDEX		NW1/4 SW1/4, SEC 18, T18N, R1W, W.M.

SUR 4963585 2/12