

WOODBURY CROSSING PHASE 3
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:

PARCEL "A":
TRACTS X AND Y OF WOODBURY CROSSING, ACCORDING TO PLAT RECORDED SEPTEMBER 25, 2009 UNDER RECORDING NO. 4112869, AND AS AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF MAP RECORDED JULY 29, 2011 UNDER RECORDING NO. 42217968, IN THURSTON COUNTY, WASHINGTON.
PARCEL "B":
TRACT ZZ OF WOODBURY CROSSING PHASE 2, ACCORDING TO PLAT RECORDED MAY 15, 2014 UNDER RECORDING NO. 4391825, IN THURSTON COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR NORTHWEST, INC. AND MF WOODBURY CROSSING INVESTMENTS, LLC, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, 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:
MF WOODBURY CROSSING INVESTMENTS, LLC.
A DELAWARE LIMITED LIABILITY COMPANY
BY:
ITS:

ACKNOWLEDGMENTS

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 _____

STATE OF)
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 MF WOODBURY CROSSING INVESTMENTS, LLC., 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
RESIDING AT _____
MY COMMISSION EXPIRES _____
PRINTED NAME _____

INDEX OF SHEETS:

- SHEET 1 - LEGAL DESCRIPTION, DEDICATION, ACKNOWLEDGMENTS & APPROVALS
- SHEET 2 - PLAT NOTES, TITLE NOTES & EASEMENT PROVISIONS
- SHEET 3 - OVERALL PLAN, SECTION CONTROL
- SHEET 4 - MAP
- SHEET 5 - 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 _____.

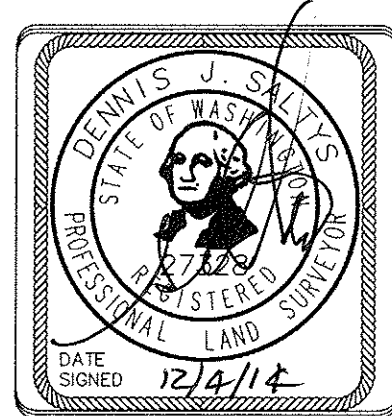
THURSTON COUNTY TREASURER
CERTIFICATE - CITY CLERK-TREASURER
I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR _____.

CLERK-TREASURER, CITY OF OLYMPIA
CERTIFICATE - THURSTON COUNTY AUDITOR
FILED FOR RECORD AT THE REQUEST OF DENNIS J. SALTYS, 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 3 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.

DENNIS J. SALTYS, PLS 27328 12/4/14 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 5

VOLUME/PAGE

WOODBURY CROSSING PHASE 3

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 STORM DRAINAGE EASEMENTS (SDE) SHOWN ON THE FACE OF THIS PLAT ARE HEREBY GRANTED TO THE CITY OF OLYMPIA FOR ALL PURPOSES NOT INCONSISTENT WITH THEIR USE FOR STORM DRAINAGE PURPOSES.
2. 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 10-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 172 THROUGH 195, INCLUSIVE, AND THE TRIANGULAR SHAPED PORTION WITHIN LOT 183, IS FOR THE BENEFIT OF THE OWNERS OF LOTS 172 THROUGH 195. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.
- B. THE 10-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 196 THROUGH 219, INCLUSIVE, IS FOR THE BENEFIT OF THE OWNERS OF LOTS 196 THROUGH 219. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.
- C. THE 10-FOOT PRIVATE STORM DRAINAGE EASEMENT SHOWN WITHIN LOTS 220 THROUGH 242, INCLUSIVE, IS FOR THE BENEFIT OF THE OWNERS OF LOTS 220 THROUGH 242. THE OWNER OF SAID LOT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.
3. 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.

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 T IS AN OPEN SPACE TRACT AND IS HEREBY CONVEYED TO THE WOODBURY CROSSING HOMEOWNERS' ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF TRACT T.
3. LOTS 243, 244 AND 245 ARE MULTI-FAMILY LOTS.
4. 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
5. 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.
6. 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.
7. IF SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO FILLING OR DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED.
8. THE OWNER AND/OR HOMEOWNERS' ASSOCIATION SHALL MAINTAIN THE PLANTER STRIPS (WEEDING, IRRIGATION, MOWING, ETC.) IN A HEALTHY AND GROWING MANNER IN PERPETUITY.
9. 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.
10. THE ARTICLES OF INCORPORATION FOR THE WOODBURY CROSSING HOMEOWNERS' ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
11. ROSEWOOD DRIVE WAS FORMERLY KNOWN AS THAYER ROAD.
12. THE CITY OF OLYMPIA WATER, SEWER AND STORM DRAINAGE EASEMENT ALONG THE REAR OF LOTS 172 THROUGH 242, INCLUSIVE, AND TRACT T, AS RECORDED UNDER AUDITOR'S FILE NO. 4112869, IS HEREBY RELINQUISHED UPON THE RECORDING OF THIS PLAT.
13. ALL NEW RESIDENTIAL UNITS SHALL BE SPRINKLED.
14. LOTS 172-242 ARE "ZERO LOT LINE" SINGLE FAMILY LOTS. RESIDENCES CONSTRUCTED ON LOTS 172-242 SHALL BE AT LEAST SIX (6) FEET FROM EACH OTHER AND AT LEAST SIX (6) FEET FROM RESIDENCES ON ANY OTHER LOT.
15. TRACT Q IS A TREE PRESERVATION TRACT AND IS HEREBY CONVEYED TO THE WOODBURY CROSSING HOMEOWNERS' ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF TRACT Q. SUCH TRACT SHALL NOT BE GRADED OR CLEARED EXCEPT AS MINIMALLY NECESSARY IN THE JUDGMENT OF THE CITY ENGINEER FOR THE CONSTRUCTION OF ROADS AND OTHER ADJACENT IMPROVEMENTS.

TITLE NOTES:

A SUBDIVISION GUARANTEE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 2254034 AND DATED MAY 20, 2014, AND 2ND REPORT DATED AUGUST 18, 2014, AND SUPPLEMENTAL REPORT 1 TO 2ND REPORT DATED OCTOBER 28, 2014 WERE RELIED UPON FOR RECORD ITEMS AFFECTING THIS SITE. ACCORDING TO SAID GUARANTEE, THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

1-4. NOT APPLICABLE TO BE SHOWN ON SURVEY.

5. FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP OR CONNECTION CHARGES AND LATECOMER CHARGES FOR WATER OR SEWER FACILITIES OF CITY OF OLYMPIA AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 4115596.

6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: AUGUST 18, 1936 RECORDING NO.: 282768
IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION
FOR: ONE (1) ANCHOR WITH WIRES, CABLES, FIXTURES AND APPURTENANCES

7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: AUGUST 18, 1936 RECORDING NO.: 282770
IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CALIFORNIA CORPORATION
FOR: ONE (1) ANCHOR WITH WIRES, CABLES, FIXTURES AND APPURTENANCES

8. RELINQUISHMENT OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED BY INSTRUMENT:
RECORDED: SEPTEMBER 19, 1956 RECORDING NO.: 576136
RECORDED: SEPTEMBER 23, 1971 RECORDING NO.: 851627
RECORDED: JANUARY 19, 1972 RECORDING NO.: 858396
RECORDED: APRIL 4, 1972 RECORDING NO.: 862846

9. AGREEMENT TO ANNEX (CD04-2745) AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CITY OF OLYMPIA, A MUNICIPAL CORPORATION
AND: VILLAGE WEST ONE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
RECORDED: MARCH 24, 2006 AND FEBRUARY 15, 2007 RECORDING NO(S): 3817839 AND 3903106

10. RESERVATION OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONTAINED IN DEED FROM THE STATE OF WASHINGTON:
RECORDED: JUNE 30, 2006 RECORDING NO.: 3845261

11. VOLUNTARY AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CITY OF OLYMPIA, A WASHINGTON MUNICIPAL CORPORATION
AND: SSHI, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED: MARCH 22, 2007 RECORDING NO.: 3912251

12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: MARCH 30, 2007 RECORDING NO.: 3914877
IN FAVOR OF: THURSTON COUNTY FIRE DISTRICT 9
FOR: INGRESS, EGRESS AND MAINTENANCE

13. EASEMENT AND CONDITIONS CONTAINED THEREIN AS RESERVED BY:
RESOLUTION NO.: 13841 APPROVED ON: JUNE 25, 2001
RECORDED: JULY 9, 2007 RECORDING NO.: 3941310
IN FAVOR OF: THURSTON COUNTY
FOR: PUBLIC UTILITIES AND SERVICES
AFFECTS: VACATED OLD MUD BAY KAMILCHE ROAD

14. TERMS, CONDITIONS AND RIGHTS CONCERNING MINERALS AND OTHER RIGHTS CONTAINED IN BARGAIN AND SALE MINERAL DEED RECORDED NOVEMBER 19, 2007 UNDER RECORDING NO. 3972482. SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO. 3871396.
WE NOTE NO EXAMINATION HAS BEEN MADE REGARDING THE TRANSFER OR TAXATION OF THE MINERAL RIGHTS.

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: SEPTEMBER 21, 2007 RECORDING NO.: 3959676
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY BUT ARE NOT LIMITED TO FACILITIES FOR COMMUNICATIONS

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CITY OF OLYMPIA ORDINANCE NO. 6488"
RECORDED: NOVEMBER 20, 2007 RECORDING NO.: 3972953
SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO. 3965473.

17. AMENDMENT NO. 1 TO DEVELOPMENT EXPENSE SHARING AGREEMENT AND GRANT OF EASEMENTS AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: KAISER SOUTH LLC, A WASHINGTON LIMITED LIABILITY COMPANY
AND: SSHI LLC, A DELAWARE LIMITED LIABILITY COMPANY DBA DR HORTON,
SUCCESSOR IN TITLE TO PAGENTRY COMMUNITIES
RECORDED: SEPTEMBER 25, 2008 RECORDING NO.: 4037163 AND 4037164

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.

TITLE NOTES: (CONTINUED)

18. AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: THE CITY OF OLYMPIA
AND: FOREST CITY COVINGTON WASHINGTON I, LLC
RECORDED: SEPTEMBER 9, 2009 RECORDING NO.: 4109400

19. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: SEPTEMBER 18, 2009 RECORDING NO.: 4111349
IN FAVOR OF: CITY OF OLYMPIA, A MUNICIPAL CORPORATION
FOR: SIDEWALK

20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: SEPTEMBER 25, 2009 RECORDING NO.: 4112608
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY BUT ARE NOT LIMITED TO FACILITIES FOR COMMUNICATIONS

21. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES:
RECORDED: SEPTEMBER 25, 2009 RECORDING NO.: 4112868
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDED: JANUARY 28, 2010 AND JULY 19, 2010 RECORDING NO(S): 4133874 AND 4160854
NOTICE OF PRIVATE TRANSFER FEE OBLIGATION:
RECORDED: DECEMBER 21, 2011 RECORDING NO.: 4243295
ASSIGNMENT OF DECLARANT'S RIGHTS:
RECORDED: OCTOBER 26, 2012 RECORDING NO.: 4296670
DECLARATION OF COVENANT TO SHARE DECLARANT COSTS:
RECORDED: MAY 1, 2013 RECORDING NO.: 4333558

22. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE WOODBURY CROSSING HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.

23. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED UNDER RECORDING NO. 4112869, IN THURSTON COUNTY, WASHINGTON.
SAID PLAT AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF MAP RECORDED JULY 29, 2011 UNDER RECORDING NO. 4221768.

24. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: FEBRUARY 6, 2014 RECORDING NO.: 4379499
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, BUT ARE NOT LIMITED TO FACILITIES FOR COMMUNICATIONS AS FOLLOWS:
EASEMENT NO. 1: ALL STREETS AND ROAD RIGHTS-OF-WAY AS NOW OR HEREAFTER DESIGNED, PLATTED AND/OR CONSTRUCTED WITHIN THE HEREIN DESCRIBED PROPERTY.

EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS THE FRONTAGES OF ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE HEREIN 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.

25. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED UNDER RECORDING NO. 4391825, IN THURSTON COUNTY, WASHINGTON.

26. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: JULY 7, 2014 RECORDING NO.: 4398907
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY, BUT ARE NOT LIMITED TO FACILITIES FOR COMMUNICATIONS AS FOLLOWS:
EASEMENT NO. 1: ALL STREETS AND ROAD RIGHTS-OF-WAY (BOTH PRIVATE AND PUBLIC) AS NOW OR HEREAFTER DESIGNED, PLATTED AND/OR CONSTRUCTED WITHIN THE HEREIN DESCRIBED PROPERTY.

EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS THE FRONTAGES OF ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE HEREIN DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PRIVATE AND PUBLIC STREETS AND ROAD RIGHTS-OF-WAY.

27. NOT APPLICABLE TO BE SHOWN ON SURVEY.



JOB NO. 16205

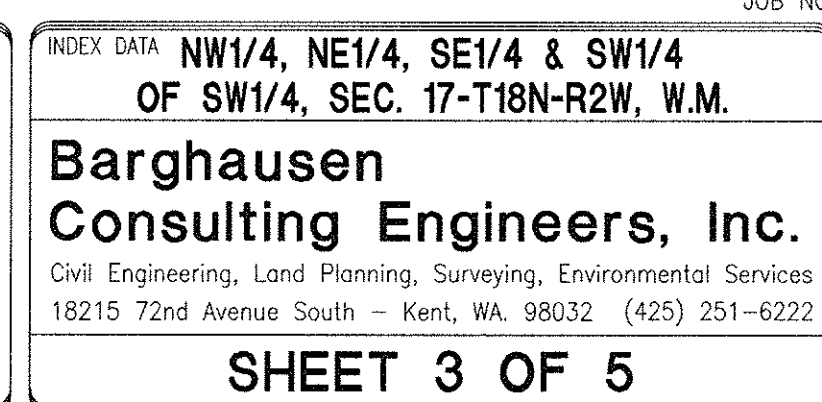
INDEX DATA **NW1/4, NE1/4, SE1/4 & SW1/4
OF SW1/4, SEC. 17, T18N-R2W, W.M.**

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

SHEET 2 OF 5

VOLUME/PAGE

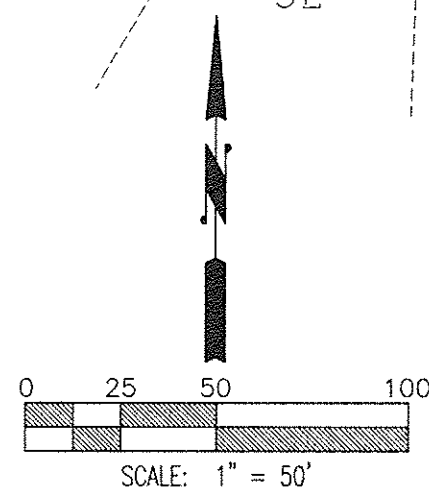
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VOLUME/PAGE

WOODBURY CROSSING PHASE 3

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.

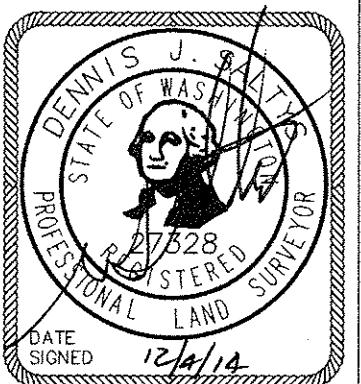


LINE TYPE LEGEND:

- PLAT BOUNDARY
- ADJOINING PLAT LOT LINE
- ROAD CENTERLINE
- UTILITY EASEMENT
- STORM DRAINAGE EASEMENT

LEGEND:

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



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
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WOODBURY CROSSING PHASE 3

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.

