

WOODBURY CROSSING PLAT AMENDMENT

A PORTION OF THE NW 1/4, NE 1/4, SE 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

PURPOSE OF AMENDMENT:

THE PURPOSE OF THIS PLAT AMENDMENT IS TO (A) CONVERT PHASE I LOTS 67 AND 74 TO ZERO LOT DETACHED SINGLE-FAMILY LOTS (FROM THEIR EXISTING STATUS AS TWO-UNIT TOWNHOUSE LOTS), (B) INCREASE THE WIDTH OF LOT 74 FROM 35.55 FEET TO 40 FEET, AND DECREASE LOT 73 BY THE SAME AMOUNT TO A WIDTH OF 31.09 FEET, (C) RELOCATE THE SHARED WALL LINES ON LOTS 67-74 TO REFLECT THE TRUE LOCATIONS OF THE CONSTRUCTED TOWNHOUSE UNITS ON LOTS 69-73.

LEGAL DESCRIPTION OF PROPERTY SUBJECT TO PLAT AMENDMENT:

LOTS 67 THROUGH 74, INCLUSIVE, WOODBURY CROSSING AS RECORDED SEPTEMBER 25, 2009 UNDER AUDITOR'S FILE NO. 4112869, IN THURSTON COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR NORTHWEST, INC., THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND SUBJECT TO PLAT AMENDMENT, HEREBY DECLARE THIS PLAT AMENDMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

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 _____ }
COUNTY OF WASHINGTON } 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 _____

REVISED "NOTES AND RESTRICTIONS" FROM SHEET 4 OF 13:

11. LOTS 1 THROUGH 56, LOT 67, AND LOTS 74 THROUGH 104 ARE "ZERO LOT LINE" SINGLE FAMILY LOTS. THE MINIMUM SIDE YARD SETBACK ON SAID LOTS IS THREE FEET.

APPROVALS

CERTIFICATE - 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

CERTIFICATE - 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

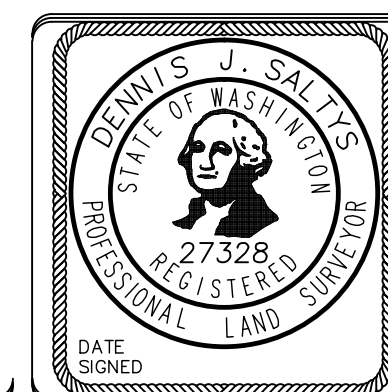
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT WOODBURY CROSSING PLAT AMENDMENT 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

DATE

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INDEX DATA
ALL 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 2

JOB NO. 16205

VOLUME/PAGE

WOODBURY CROSSING PLAT AMENDMENT

A PORTION OF THE NW 1/4, NE 1/4, SE 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON

UPDATED TITLE NOTES FROM SHEET 3 OF 13:

A PLAT CERTIFICATE PROVIDED BY NEXTITLE, THEIR ORDER NO. NXWA-0121415 WAS RELIED UPON FOR RECORD INFORMATION AFFECTING THIS SITE. ACCORDING TO THE DOCUMENT, THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

1-9. NOT APPLICABLE TO BE SHOWN ON SURVEY.

10. SEWER LATECOMERS AGREEMENT (CD #04-2745) AND THE TERMS AND CONDITIONS THEREOF IMPOSED BY INSTRUMENT RECORDED OCTOBER 13, 2009, UNDER RECORDING NO. 4115596.

11. 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.

12. 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.

13. 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.

14. 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.

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

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

17. 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.

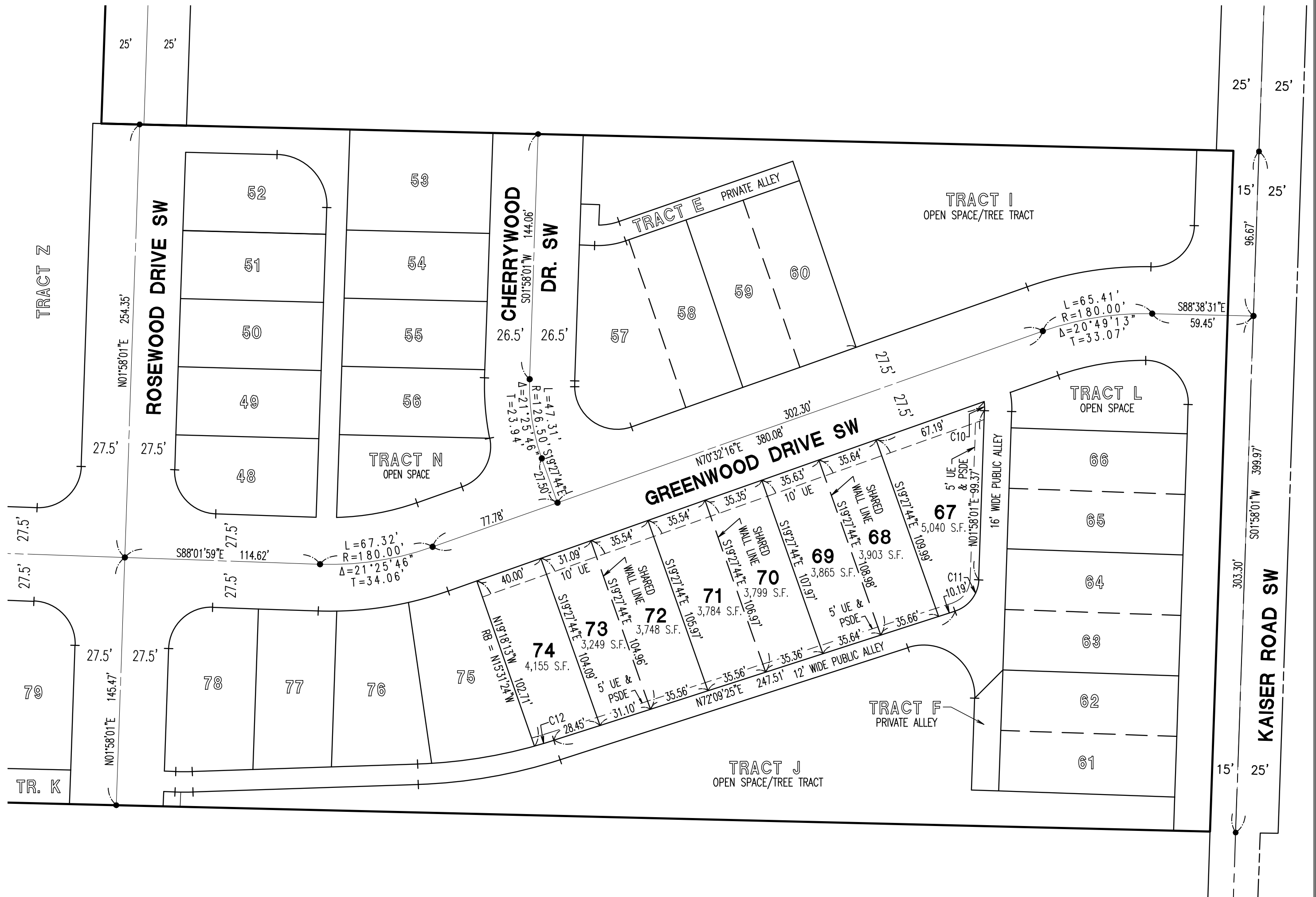
18. STORMWATER MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF IMPOSED BY INSTRUMENT RECORDED: SEPTEMBER 9, 2009, UNDER RECORDING NO. 4109400.

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

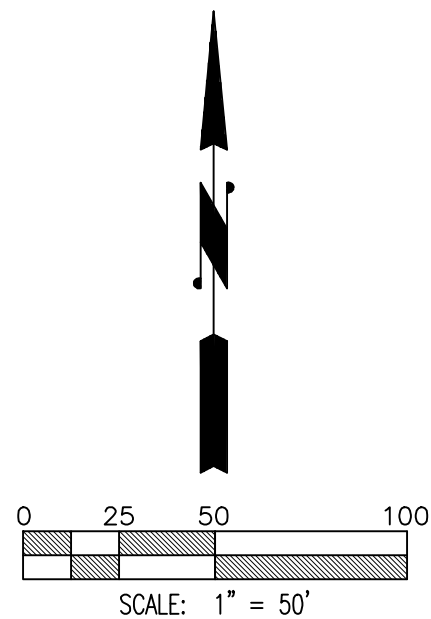
20. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF WOODBURY CROSSING.

21. 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.

22-23. NOT APPLICABLE TO BE SHOWN ON SURVEY.



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LEGEND

- CITY OF OLYMPIA STANDARD ROAD MONUMENT SET FOR PLAT OF WOODBURY CROSSING
- UE UTILITIES EASEMENT (PER PLAT)
- PSDE PRIVATE STORM DRAINAGE EASEMENT (PER PLAT)

NOTE: LOTS 48 THROUGH 56, LOT 67, AND LOTS 74 THROUGH 78 ARE ZERO LOT LINE SINGLE FAMILY LOTS (SEE NOTES 11 AND 12 ON SHEET 4, NOTES AND RESTRICTIONS). LOTS 57 THROUGH 66 AND LOTS 68 THROUGH 73 ARE TWO-UNIT TOWNHOUSE LOTS.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C10	32.00'	5.32'	9°31'21"	2.67'
C11	20.00'	24.50'	70°11'24"	14.05'
C12	293.00'	11.86'	2°19'11"	5.93'

PURPOSE OF AMENDMENT:
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