

THURSTON COUNTY LARGE LOT NO. PRELIMINARY

QUARTER/QUARTER	QUARTER	SECTION	TOWNSHIP	RANGE
NW SW	SW NW	4	18N	2W W.M.

ORIGINAL TRACT ASSESSOR'S PARCEL NO. 09370038000

DESCRIPTION
 PARCEL 2 OF SHORT SUBDIVISION NO. SS1122, AS RECORDED MARCH 23, 1979 UNDER AUDITOR'S FILE NO. 1071468, RECORDS OF THURSTON COUNTY, WASHINGTON.

SITE DATA
 ASSESSOR PARCEL NO.09370038000
 ZONING.....R1/5
 TOTAL AREA.....15.81 ACRES
 AREA OF WETLAND.....0.10 ACRES
 NET AREA.....15.71 ACRES
 TOTAL NO. LOTS.....2
 DENSITY.....1 D.U. PER 15.71 NET ACRES
 TOTAL BUILDING COVERAGE.....3,500 SQ FEET
 TOTAL IMPERVIOUS COVERAGE (INCLUDING BUILDINGS) 6,500 SQ FEET
 BUILDING COVERAGE PER LOT 3,500 SQ. FEET (1.0%)
 IMPERVIOUS COVERAGE PER LOT 3,000 SQ. FEET (1.5%)
 ESTIMATED GRADING
 CUT.....100 CUBIC YARDS
 FILL.....100 CUBIC YARDS
 SEWER.....CITY OF OLYMPIA
 WATER.....CITY OF OLYMPIA

- LEGEND**
- FOUND MONUMENT
 - FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "DBD 38482"
 - ⊙ WELL
 - ⚠ EXISTING WELL
 - △ EAST LINE OF NINA CALDER TRACT VOLUME 91 OF DEEDS PAGE 499, ESTABLISHED BY SURVEY AUDITOR'S FILE NO. 8409240010
 - △ NORTH LINE OF FRENCH DLC #66 ESTABLISHED BY LLS971790TC AUDITOR'S FILE NO. 3172759

LINE TABLE

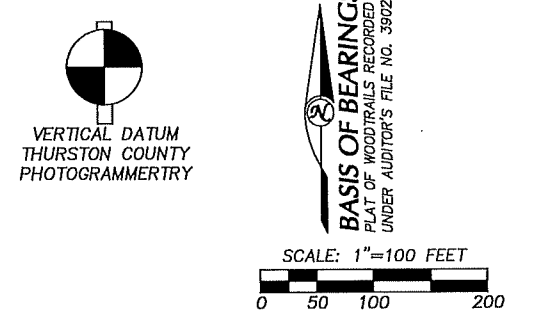
NO.	BEARING	DISTANCE
L1	N 03°07'47" E	49.53

CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	2°31'31"	444.26	19.58

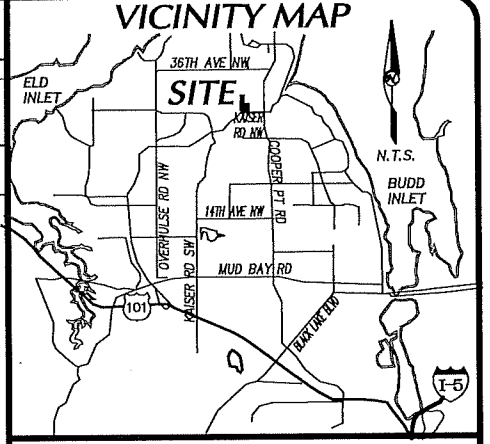
- NOTE:**
- THE PERMANENT GREEN BELT SHOWN HEREON REPRESENTS 9.89 ACRES 63% OF THE GROSS AREA OF THE SITE. PURSUANT TO CHAPTER 23.04.062 A MINIMUM OF 60% SHALL BE PROVIDED. THE EXISTING VEGETATION SHALL BE PRESERVED WITHIN SAID GREEN BELT. THIS RESTRICTION SHALL BE NOTED IN THE DEED TO EACH LOT
 - ALL KNOWN WATER SUPPLIES WITHIN 200' ARE SHOWN HEREON. RECORDS WERE OBTAIN FROM THURSTON COUNTY FOR ALL ADJOINING PROPERTIES AND CITY OF OLYMPIA RECORDS.
- SURVEYORS NOTES**
- TITLE INFORMATION DEPICTED OR NOTED ON THIS SURVEY ARE BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY DATED NOVEMBER 3, 2017 UNDER ORDER NO. TC13347.
 - A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, RECORDED UNDER AUDITOR'S FILE NO. 508421.
 - A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT FOR SLOPES AS GRANTED TO THURSTON COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 853587.
 - THE LAND DESCRIBED HEREON IS SUBJECT TO DECLARATION OF SHORT SUBDIVISION AND COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 1071568.

- SURVEY REFERENCES:**
- COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATION TITLE INSURANCE COMPANY, THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY DATED NOVEMBER 3, 2017 UNDER ORDER NO. TC13347
 - PLAT OF WOODTRAILS RECORDED UNDER AUDITOR'S FILE NO. 3902074
 - LARGE LOT SUBDIVISION NO. LLS971790TC RECORDED UNDER AUDITOR'S FILE NO. 3172754
 - SHORT SUBDIVISION NO. SS05115896TC RECORDED UNDER AUDITOR'S FILE NO. 3795920
 - LARGE LOT SUBDIVISION NO. LLS961002TC RECORDED UNDER AUDITOR'S FILE NO. 3137469
 - PLAT OF WOODLANDS END RECORDED UNDER AUDITOR'S FILE NO. 3919396



THIS SURVEY WAS CONDUCTED BY FIELD TRAVERSE METHODS USING A LEICA THREE SECOND TOTAL STATION SURVEY INSTRUMENT IN MARCH, 2018. THE RESULTS OF THIS SURVEY EXCEED THE STANDARDS CONTAINED IN WAC 332.130.090.

HATTON GODAT PANTIER
 ENGINEERS AND SURVEYORS
 3910 MARTIN WAY E, SUITE B
 OLYMPIA, WA 98506
 TEL: 360.943.1599 FAX: 360.357.6299
 hattonpantier.com



CONDITIONS OF APPROVAL

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPT. DATE

TREASURER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID

THURSTON COUNTY TREASURER DATE

AUDITOR'S CERTIFICATE
 Filed for record this ____ day of _____, 20__ at the request of Hatton Godat Pantier
 Auditor's File No. _____
 Deputy _____ County Auditor

SURVEYOR'S CERTIFICATE
 I hereby certify that this Large Lot Map is based upon an actual survey and subdivision of a portion of Section 4, Township 18 North, Range 2 West, W.M. at the request of Tracy Construction Company that the distances and courses shown hereon are correct; that the lot corners have been staked on the ground with 5/8" rebar and plastic caps.

5/1/18
 JEFF S. PANTIER DATE
 PROF. REG. L.S. #28073 17-098