

VILLAGE AT MILL POND PHASE 1

DEDICATION - 1

KNOWN BY ALL THESE PRESENT THAT THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND MILL POND LIMITED PARTNERSHIP, THE MORTGAGEE THEREOF, 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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEAL THIS DAY OF [MONTH, YEAR]

ACCESS TO STREET FROM LOTS NUMBERED IS HEREBY WAIVED, AND DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO STREET FROM LOTS NUMBERED NOR SHALL THE CITY OF OLYMPIA OR ANY OTHER LOCAL GOVERNMENT AGENCY WITHIN WHICH THE PROPERTY IS OR MAY BECOME LOCATED EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

MILL POND LIMITED PARTNERSHIP BY: ITS

ACKNOWLEDGMENTS

STATE OF WASHINGTON ) COUNTY OF THURSTON )

THIS IS TO CERTIFY THAT ON THIS DAY OF [MONTH, YEAR], BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN.

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

DEDICATION - 2

KNOWN BY ALL THESE PRESENT THAT THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND FIRST SAVINGS AND LOAN, THE MORTGAGEE THEREOF, 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.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEAL THIS DAY OF [MONTH, YEAR]

ACCESS TO STREET FROM LOTS NUMBERED IS HEREBY WAIVED, AND DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO STREET FROM LOTS NUMBERED NOR SHALL THE CITY OF OLYMPIA OR ANY OTHER LOCAL GOVERNMENT AGENCY WITHIN WHICH THE PROPERTY IS OR MAY BECOME LOCATED EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

FIRST SAVINGS AND LOAN BY: ITS

ACKNOWLEDGMENTS

STATE OF WASHINGTON ) COUNTY OF THURSTON )

THIS IS TO CERTIFY THAT ON THIS DAY OF [MONTH, YEAR], BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN.

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

TRACT PURPOSE AND OWNERSHIP: COMMUNITY TRACTS SHALL BE OWNED AND MAINTAINED IN COMMON FOR THE BENEFIT OFF ALL LOT OWNERS. ALL LOTS HAVE AN UNDIVIDED INTEREST IN THE OWNERSHIP AND MAINTENANCE OF COMMUNITY AREAS. THE OWNERSHIP INTEREST IN EACH COMMUNITY TRACT SHALL BE STATED IN THE DEED TO EACH LOT. TRACT B: COMMUNITY TRACT FOR STORM WATER PURPOSES - 2350 PARK VIEW ST NE, OYLMPIA, WA 98501 TRACT H: COMMUNITY TRACT FOR PARK PURPOSES - 3610 22ND AVE NE, OYLMPIA, WA 98501 TRACT I: COMMUNITY TRACT TREE PURPOSES - 2200 LILLY RD, OYLMPIA, WA 98501 TRACT Q: CITY OF OLYMPIA FOR SANITARY SEWER PURPOSES - 3745 26TH AVE NE, OYLMPIA, WA 98501 TRACT S: MILLPOND LLC FOR FUTURE DEVELOPMENT - 2400 LILLY RD NE, OYLMPIA, WA 98501 TRACT K: COMMUNITY TRACT FOR ALLEY PURPOSES - 3618 23RD AVE NE, OYLMPIA, WA 9850 TRACT L: COMMUNITY TRACT FOR ALLEY PURPOSES - 3618 22RD AVE NE, OYLMPIA, WA 98501 TRACT M: COMMUNITY TRACT FOR ALLEY PURPOSES - 3640 22RD AVE NE, OYLMPIA, WA 98501

APPROVALS

CITY ENGINEER EXAMINED AND APPROVED THIS DAY OF AD. 2015 OLYMPIA CITY ENGINEER

CERTIFICATE - HEALTH OFFICER EXAMINED AND APPROVED THIS DAY OF AD. 2015

HEALTH OFFICER

CERTIFICATE - ASSESSOR EXAMINED AND APPROVED THIS DAY OF AD. 2015

THURSTON COUNTY ASSESSOR

CERTIFICATE - TREASURER EXAMINED AND APPROVED THIS DAY OF AD. 2015

THURSTON COUNTY TREASURER

PLANNING DIRECTOR EXAMINED AND APPROVED THIS DAY OF AD. 2015

PLANNING DIRECTOR

CITY COUNCIL EXAMINED AND APPROVED THIS DAY OF AD. 2015

MAYOR, CITY OF OLYMPIA

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 - COUNTY AUDITOR

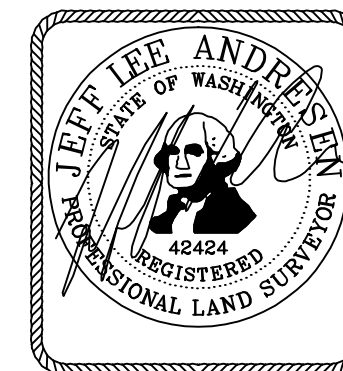
FILED FOR RECORD AT THE REQUEST OF THIS DAY OF AD. 2015 AT MINUTES PAST O'CLOCK M., AND RECORDED IN VOLUME OF PLATS, ON PAGE RECORDS OF THURSTON COUNTY, WASHINGTON.

THURSTON COUNTY AUDITOR

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE VILLAGE AT MILLPOND IS BASED ON A ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M; AND THAT DISTANCES AND COURSES SHOWN THEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND TRACT CORNERS HAVE BEEN STAKED ON THE GROUND WITH NUMBER 4 REBARS AND CAPS STAMPED LS 42424, EXCEPT THOSE AS DEPICTED ON SHEET 4 OF SHOWING WITNESS CORNERS ON LOTS 2 THROUGH 9.

JEFF LEE ANDRESEN, PLS 42424 9/28/15 DATE



ANDRESEN SURVEYING PLLC PO BOX 97 LITTLEROCK WA 98556 (360) 943-9255

AUDITOR'S INDEXING DATA

Table with 5 columns: NW 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4, SECTION 8, TOWNSHIP 18 NORTH, RANGE 1 WEST, SHEET 1 OF 5

VILLAGE AT MILL POND PHASE 1

TITLE NOTES

A SUBDIVISION GUARANTEE PREPARED BY OLD REPUBLICAN NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 174246, GUARANTEE NO. SGW 08001449, AND DATED JUNE 19, 2015 AT 8:00 AM WERE RELIED UPON FOR RECORD ITEMS AFFECTING THIS SITE, ACCORDING TO SAID GUARANTEE, THIS PROPERTY HAS THE FOLLOWING EXCEPTIONS:  
 1-5. NOT APPLICABLE TO BE SHOWN ON SURVEY.  
 6. TERMS AND CONDITIONS OF IMPACT FEE DEFERRAL AGREEMENTS, AS RECORDED FEBRUARY 23, 2015 UNDER AUDITOR'S FILE NOS. 4431893, 4431894, AND 4431895.  
 7. MITIGATION AGREEMENT BY AND BETWEEN NORTH THURSTON PUBLIC SCHOOLS AND BRIARTON DEVELOPMENT, INC., AS RECORDED JUNE 5, 2007 UNDER AUDITOR'S FILE NO. 3932426.  
 8. EASEMENT AFFECTING A PORTION OF SAID PREMISES AND FOR THE PURPOSES HERINAFTER STATED, AS GRANTED BY INSTRUMENT RECORDED ON APRIL 15, 1998 UNDER FILE NO. 8804150058.  
 IN FAVOR OF: PACIFIC NORTHWEST BELL TELEPHONE COMPANY, A WASHINGTON CORPORATION  
 FOR: UNDERGROUND COMMUNICATION LINES AND ABOVE GROUND CABINETS  
 AFFECTS: A 15' X 20' AREA IN THE NORTHWESTERLY PORTION OF SAID PREMISES  
 DECLARATION OF BOUNDARY LINE ADJUSTMENT AND COVENANTS;  
 RECORDED: AUGUST 26, 1993  
 FILE NO.: 9308260152  
 EASEMENT FOR THE TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY AND THE TERMS AND CONDITIONS CONTAINED THEREIN, TOGETHER WITH NECESSARY APPURTENANCES, RECORDED ON APRIL 2, 2015 UNDER FILE NO. 437690, TO PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION.

CONDITIONS OF APPROVAL

- IMPACT FEES FOR SCHOOLS, PARKS AND TRANSPORTATION ADOPTED BY THE CITY COUNCIL WILL APPLY TO THIS PLAT AT THE TIME OF BUILDING PERMITS.
- GENERAL FACILITY CHARGES AND RESERVE CAPACITY CHARGES ADOPTED BY THE CITY COUNCIL WILL APPLY TO THIS PLAT AT THE TIME OF BUILDING PERMITS.
- THE COST OF CONSTRUCTION AND MAINTAINING ALL STREETS NOT HEREIN DEDICATED AS PUBLIC STREETS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS, AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION ON ANY CORPORATION IN WHICH TITLE OF THE STREETS MAY BE HELD.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER AND SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED, IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY STREET PURPOSES.
- THIS PLAT IS APPROVED FOR ZERO LOT LINE DEVELOPMENT AND MUST CONFORM TO ALL PROVISIONS OF OMC 18.04.080(H)(4) AT TIME OF BUILDING PERMIT APPLICATION.
- THIS PLAT IS APPROVED FOR TOWNHOUSE DEVELOPMENT AND MUST CONFORM TO ALL PROVISIONS OF OMC 18.64 AT TIME OF BUILDING PERMIT APPLICATION.
- KNOX KEY BOXES, FIRE SPRINKLERS, AND FIRE ALARM SYSTEMS ARE REQUIRED FOR ALL MULTI-FAMILY RESIDENTIAL UNITS.
- FIRE SPRINKLERS ARE REQUIRED FOR ALL ONE AND TWO-FAMILY RESIDENTIAL UNITS PER ORDINANCE NO. 6463.
- COMMUNITY TRACTS SHALL BE OWNED AND MAINTAINED IN COMMON FOR THE BENEFIT OF ALL LOT OWNERS. ALL LOTS HAVE AN UNDIVIDED INTEREST IN THE OWNERSHIP AND MAINTENANCE OF COMMUNITY AREAS. THE OWNERSHIP INTEREST IN EACH COMMUNITY TRACT SHALL BE STATED IN THE DEED TO EACH LOT.
- PURSUANT TO CITY ORDINANCE, THE CITY OF OLYMPIA MAY DENY THE ISSUANCE OF BUILDING OR OCCUPANCY PERMITS FOR ANY STRUCTURE WITHIN THIS PLAT UNTIL REQUIRED PLAT IMPROVEMENTS HAVE BEEN APPROVED AND INSTALLED.
- ANY BUSINESS WITHIN MASTER PLANNED DEVELOPMENT INVOLVING THE USE OF HAZARDOUS MATERIALS MUST CONTACT THE HAZARDOUS WASTE PROGRAM OF THURSTON COUNTY.

ADDITIONAL NOTES

- THE ARTICLES OF INCORPORATION FOR THE MILL POND HOMEOWNERS' ASSOCIATION ARE ON THE FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
- TRACT I IS A TREE PRESERVATION TRACT
- TRACT Q IS HEREBY DEDICATED TO THE CITY OF OLYMPIA FOR SEWER PURPOSES.
- UNITS ADJACENT TO ALLEYS BE SHALL SIDE OR REAR LOADED TO ENSURE COMPLIANCE WITH THE MASTER PLAN.
- 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.
- THE WELL AND SEPTIC SYSTEM LOCATED ON PARCEL B OF BLA 1303 VOLUME 14 PAGE 309, SHALL BE DECOMMISSIONED PER DOE STANDARDS AND ABANDONED PER THURSTON COUNTY SANITARY CODE WITHIN 90 DAYS OF FINAL PLAT APPROVAL. THE EXISTING HOME WILL BE CONNECTED TO CITY OF OLYMPIA WATER AND SEWER SERVICE PRIOR TO DECOMMISSIONING THE WELL AND ABANDONING THE SEPTIC SYSTEM.

ZERO LOT LINE EASEMENT 1

THAT WHEREAS THE GRANTOR OWNS THE PROPERTY LEGALLY DESCRIBED AS PARCEL A IN THE BOUNDARY LINE ADJUSTMENT, NO. BLA-1303, RECORDED UNDER AUDITOR'S FILE NO. 9308260152 ON AUGUST 26, 1993, IN THURSTON COUNTY, WASHINGTON (HEREINAFTER "DEVELOPMENT PROPERTY"); AND WHEREAS THE GRANTOR HAS SUBDIVIDED THE DEVELOPMENT PROPERTY PURSUANT TO THE PLAT RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. (HEREINAFTER "PLAT"); AND

WHEREAS THE GRANTOR WISHES TO PROVIDE THE FUTURE OWNERS OF THE PARCELS WITHIN THE PLAT WITH CERTAIN EASEMENTS TO ENABLE FOR THE MAINTENANCE OF THE HOUSES TO BE BUILT ON THE DEVELOPMENT PROPERTY;

NOW THEREFORE, THE GRANTOR HEREBY GRANTS AND RESERVES AN EASEMENT, FOR THE FUTURE PURCHASERS OF THE PARCELS WITHIN THE PLAT, UNDER THE FOLLOWING TERMS AND CONDITIONS:

ZERO-LOT LINE EASEMENT 1.

**ZERO LOT LINE EASEMENT 1 AREA:** THE SOUTH SIX-FEET OF BURDENED PARCELS 10, 22, 23, 24, 27, 36, 37, 38, 39, AND 40 OF THE PLAT SHALL BE RESERVED FOR THE BENEFIT OF THE ADJACENT PARCELS THAT ARE DIRECTLY SOUTH OF THE EASEMENT AREA.

**BENEFITED PARCELS:** THE PARCELS BENEFITED BY THIS EASEMENT ARE PARCELS 10, 11, 21, 22, 28, 40, AND 41 OF THE PLAT. NOTWITHSTANDING ANY OTHER PROVISION HEREIN, THE BENEFITED PARTIES SHALL HAVE AN EASEMENT ONLY ON THE PORTIONS OF THE ZERO LOT LINE EASEMENT 1 AREA ADJACENT TO AND DIRECTLY NORTH OF THE BENEFITED PARCEL.

EASEMENT USES:

**ROOF OVERHANG:** THE OWNERS OF THE ADJACENT LOTS TO THE SOUTH OF THE ZERO LOT LINE EASEMENT 1 AREA SHALL BE PERMITTED TO MAINTAIN A ROOF OVERHANG INTO THE SOUTH ONE-FOOT OF THE ZERO LOT LINE EASEMENT 1 AREA.

**MAINTENANCE:** THE OWNERS OF THE ADJACENT LOTS TO THE SOUTH OF THE ZERO LOT LINE EASEMENT 1 AREA SHALL BE PERMITTED TO USE THE SOUTH THREE-FEET OF THE ZERO LOT LINE EASEMENT 1 AREA FOR THE MAINTENANCE OF ANY STRUCTURES AND IMPROVEMENTS CONSTRUCTED ON THE BENEFITED PARCEL.

**SET-BACK:** THE OWNERS OF THE BURDENED PARCEL ARE NOT PERMITTED TO CONSTRUCT OR PLACE ANY STRUCTURES, EQUIPMENT OR OTHER ABOVE-GROUND FEATURES OR ITEMS WITHIN THE ZERO LOT LINE EASEMENT 1 AREA. TO ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES ON BOTH SIDES OF THE ZERO LOT LINE EASEMENT 1 AREA, THE OWNERS OF THE BURDENED PARCEL MUST MAINTAIN A MINIMUM 2% SLOPE FOR A DISTANCE OF THREE-FEET FROM EACH STRUCTURE.

**WORK STANDARDS:** ALL WORK TO BE PERFORMED BY GRANTEE ON GRANTOR'S PROPERTIES SHALL BE COMPLETED IN A CAREFUL, NON-NEGLIGENT, AND WORKMANLIKE MANNER, FREE OF CLAIMS OR LIENS. UPON COMPLETION OF ANY CONSTRUCTION ON GRANTOR'S PROPERTIES, AND UPON COMPLETION OF ANY SUBSEQUENT WORK PERFORMED BY BENEFITED PARTIES ON GRANTOR'S PROPERTIES, BENEFITED PARTIES SHALL REMOVE ALL DEBRIS AND RESTORE THE SURFACE OF THE PROPERTY AS NEARLY AS POSSIBLE TO THE CONDITION IN WHICH IT WAS AT THE COMMENCEMENT OF SUCH WORK, AND SHALL REPLACE OR RELOCATE ANY FENCING, PROPERTY CORNER MONUMENTS, SURVEY REFERENCES OR HUBS THAT WERE DISTURBED OR DESTROYED DURING CONSTRUCTION.

ZERO LOT LINE EASEMENT 1 (CONTINUED)

**USERS' USE AND ACTIVITIES:** BENEFITED PARTIES SHALL AT ALL TIMES CONDUCT THEIR ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO UNDULY INTERFERE WITH, OBSTRUCT, OR ENDANGER GRANTOR'S PEACEFUL USE AND ENJOYMENT OF THE PROPERTY.

**INDEMNIFICATION:** BENEFITED PARTIES SHALL INDEMNIFY AND HOLD HARMLESS GRANTOR FOR ANY AND ALL ACTS BY BENEFITED PARTIES, THEIR AGENTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, SUCCESSORS, ASSIGNS, AND HEIRS IN THE CONSTRUCTION AND MAINTENANCE OF THE SYSTEM ON GRANTOR'S PROPERTY.

**TERM:** THAT THE TERM OF THIS EASEMENT SHALL BE PERPETUAL, EXCEPT AS HEREIN LIMITED.

**RUN WITH THE LAND:** THAT THE BENEFITS AND BURDENS OF THIS EASEMENT SHALL CONSTITUTE A COVENANT RUNNING WITH THE PARCELS OF LAND HEREIN DESCRIBED AND SHALL BE BINDING UPON THE HEIRS, SUCCESSORS IN TITLE AND ASSIGNS OF THE PARTIES HERETO. IN WITNESS WHEREOF, THE GRANTOR HAS SET HIS HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

ZERO LOT LINE EASEMENT 2.

**ZERO LOT LINE EASEMENT 2 AREA:** THE NORTH SIX-FEET OF BURDENED PARCELS 15, 16, 17, 45, 46, AND 47 OF THE PLAT SHALL BE RESERVED FOR THE BENEFIT OF THE ADJACENT PARCELS THAT ARE DIRECTLY NORTH OF THE EASEMENT AREA.

**BENEFITED PARCELS:** THE PARCELS BENEFITED BY THIS EASEMENT ARE PARCELS 14, 15, 44, AND 45 OF THE PLAT. NOTWITHSTANDING ANY OTHER PROVISION HEREIN, THE BENEFITED PARTIES SHALL HAVE AN EASEMENT ONLY ON THE PORTIONS OF THE ZERO LOT LINE EASEMENT 2 AREA ADJACENT TO AND DIRECTLY SOUTH OF THE BENEFITED PARCEL.

EASEMENT USES:

**ROOF OVERHANG:** THE OWNERS OF THE ADJACENT LOTS TO THE NORTH OF THE ZERO LOT LINE EASEMENT 2 AREA SHALL BE PERMITTED TO MAINTAIN A ROOF OVERHANG INTO THE NORTH ONE-FOOT OF THE ZERO LOT LINE EASEMENT 2 AREA.

**MAINTENANCE:** THE OWNERS OF THE ADJACENT LOTS TO THE NORTH OF THE ZERO LOT LINE EASEMENT 2 AREA SHALL BE PERMITTED TO USE THE NORTH THREE-FEET OF THE ZERO LOT LINE EASEMENT 2 AREA FOR THE MAINTENANCE OF ANY STRUCTURES AND IMPROVEMENTS CONSTRUCTED ON THE BENEFITED PARCEL.

**SET-BACK:** THE OWNERS OF THE BURDENED PARCEL ARE NOT PERMITTED TO CONSTRUCT OR PLACE ANY STRUCTURES, EQUIPMENT OR OTHER ABOVE-GROUND FEATURES OR ITEMS WITHIN THE ZERO LOT LINE EASEMENT 2 AREA. TO ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES ON BOTH SIDES OF THE ZERO LOT LINE EASEMENT 2 AREA, THE OWNERS OF THE BURDENED PARCEL MUST MAINTAIN A MINIMUM 2% SLOPE FOR A DISTANCE OF THREE-FEET FROM EACH STRUCTURE.

**WORK STANDARDS:** ALL WORK TO BE PERFORMED BY GRANTEE ON GRANTOR'S PROPERTIES SHALL BE COMPLETED IN A CAREFUL, NON-NEGLIGENT, AND WORKMANLIKE MANNER, FREE OF CLAIMS OR LIENS. UPON COMPLETION OF ANY CONSTRUCTION ON GRANTOR'S PROPERTIES, AND UPON COMPLETION OF ANY SUBSEQUENT WORK PERFORMED BY BENEFITED PARTIES ON GRANTOR'S PROPERTIES, BENEFITED PARTIES SHALL REMOVE ALL DEBRIS AND RESTORE THE SURFACE OF THE PROPERTY AS NEARLY AS POSSIBLE TO THE CONDITION IN WHICH IT WAS AT THE COMMENCEMENT OF SUCH WORK, AND SHALL REPLACE OR RELOCATE ANY FENCING, PROPERTY CORNER MONUMENTS, SURVEY REFERENCES OR HUBS THAT WERE DISTURBED OR DESTROYED DURING CONSTRUCTION.

**USERS' USE AND ACTIVITIES:** BENEFITED PARTIES SHALL AT ALL TIMES CONDUCT THEIR ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO UNDULY INTERFERE WITH, OBSTRUCT, OR ENDANGER GRANTOR'S PEACEFUL USE AND ENJOYMENT OF THE PROPERTY.

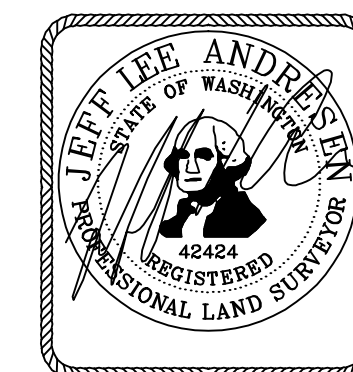
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**TERM:** THAT THE TERM OF THIS EASEMENT SHALL BE PERPETUAL, EXCEPT AS HEREIN LIMITED.

**RUN WITH THE LAND:** THAT THE BENEFITS AND BURDENS OF THIS EASEMENT SHALL CONSTITUTE A COVENANT RUNNING WITH THE PARCELS OF LAND HEREIN DESCRIBED AND SHALL BE BINDING UPON THE HEIRS, SUCCESSORS IN TITLE AND ASSIGNS OF THE PARTIES HERETO. IN WITNESS WHEREOF, THE GRANTOR HAS SET HIS HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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 UNLESS SHOWN TO BE GREATER IN WIDTH ON THE FACE OF THIS PLAT, 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.

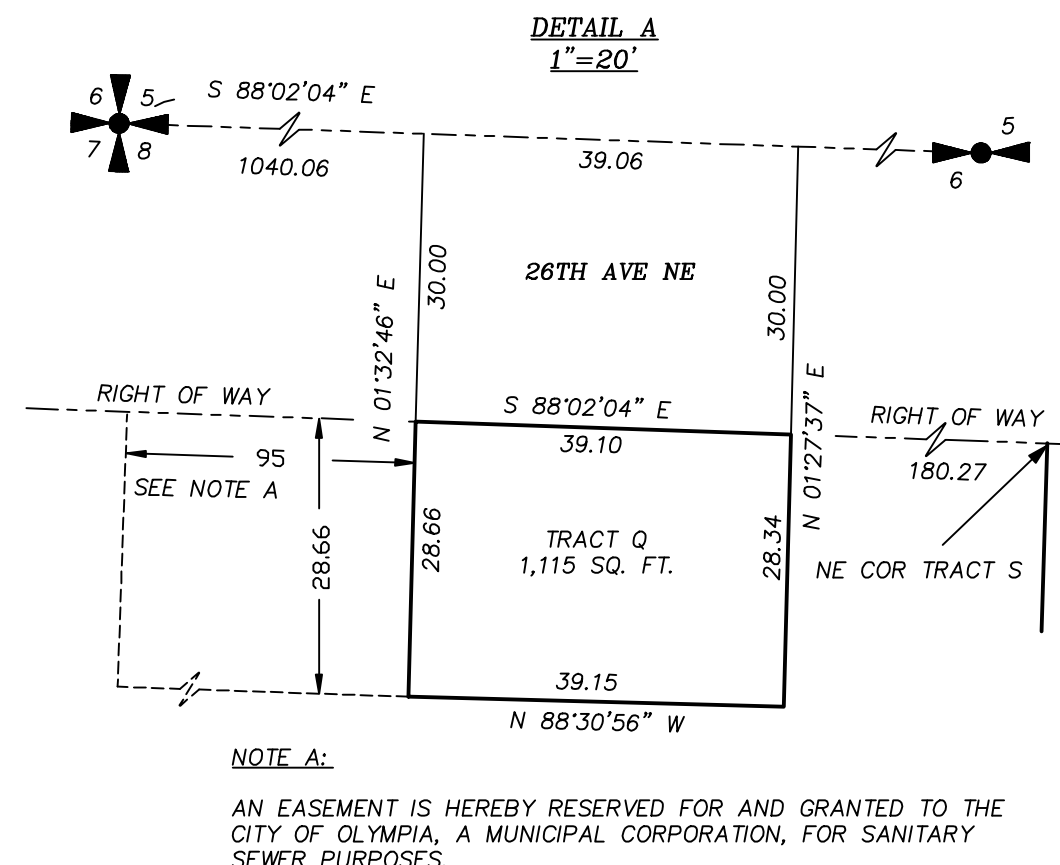
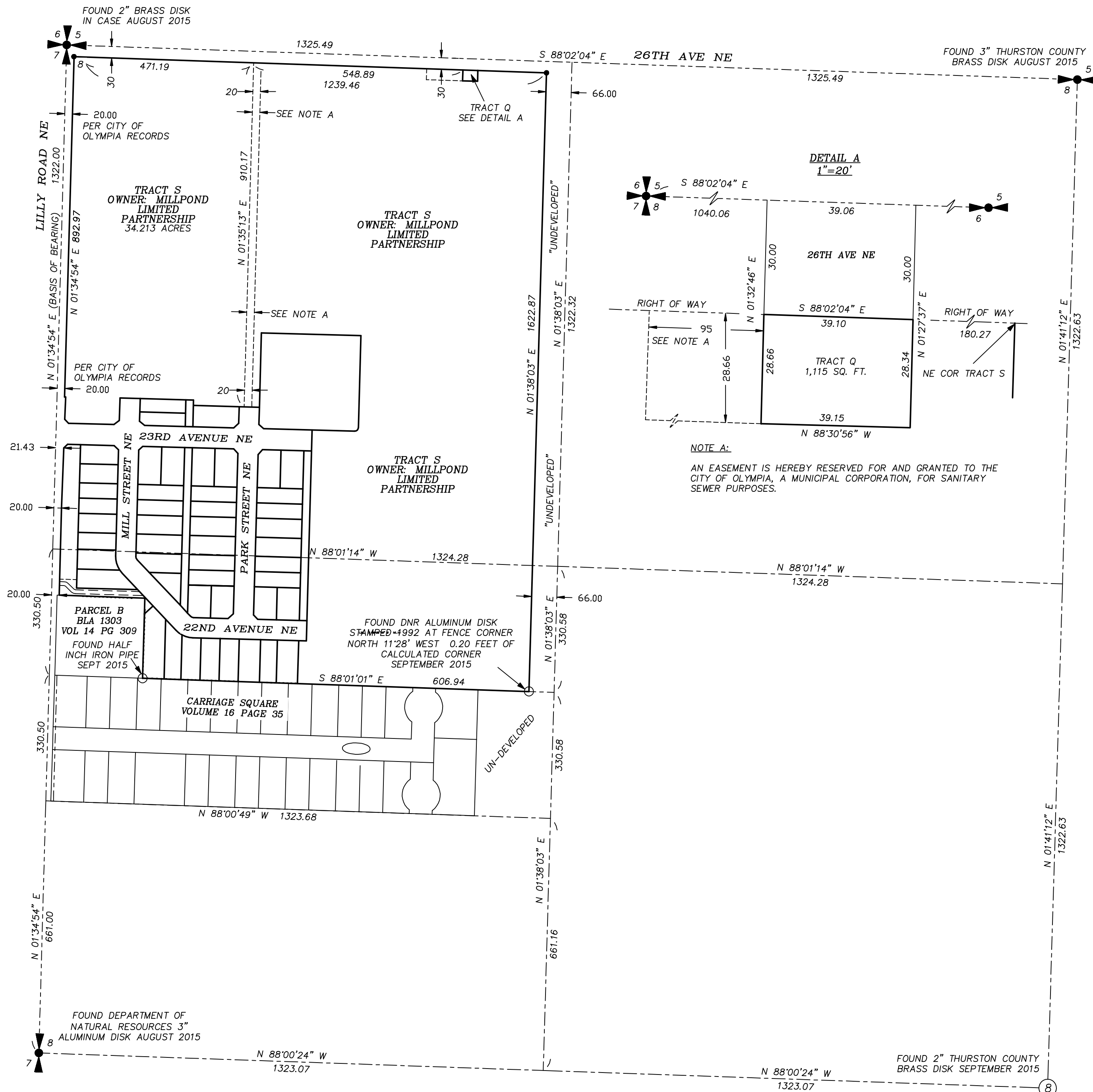
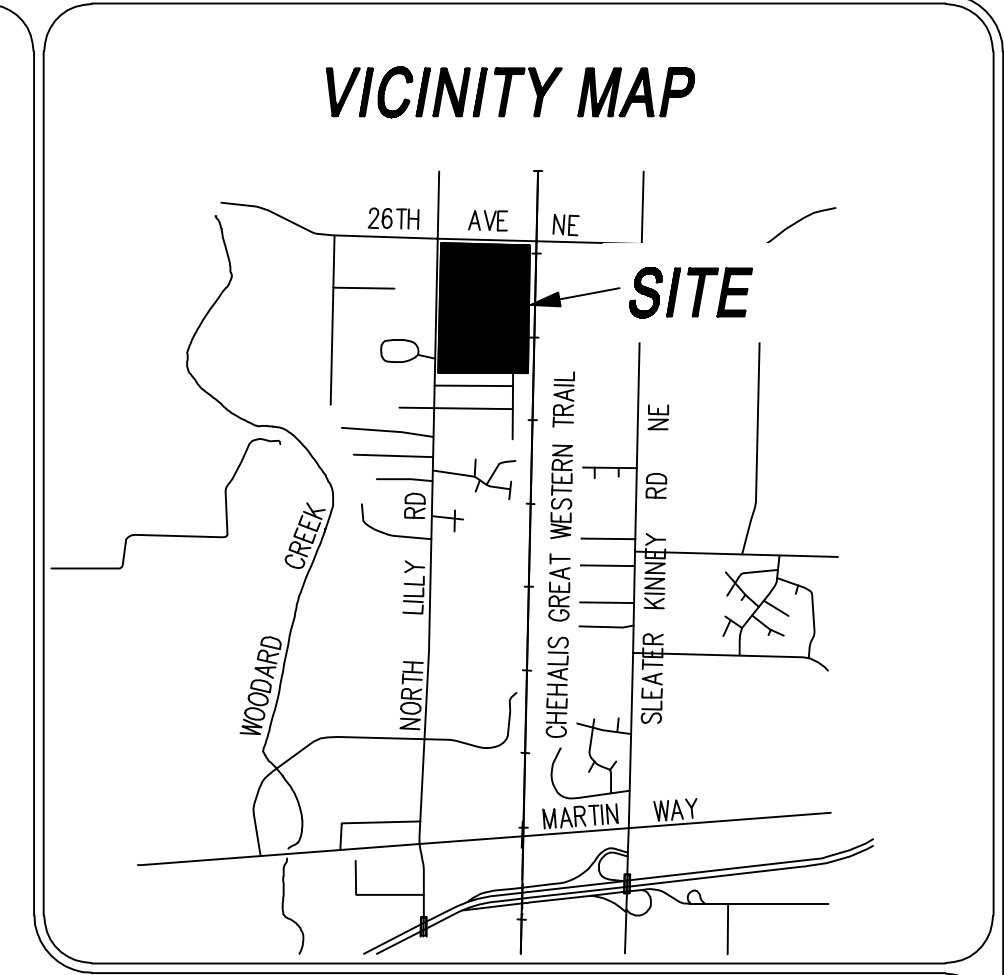


ANDRESEN SURVEYING PLLC  
 PO BOX 97 LITTLEROCK WA 98556  
 (360) 943-9255

AUDITOR'S INDEXING DATA

NW 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4	SECTION 8	TOWNSHIP 18 NORTH	RANGE 1 WEST	SHEET 2 OF 5
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# VILLAGE AT MILL POND PHASE 1

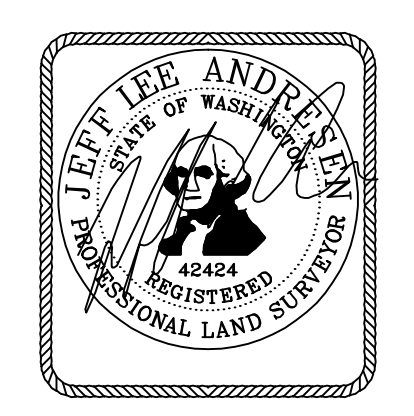
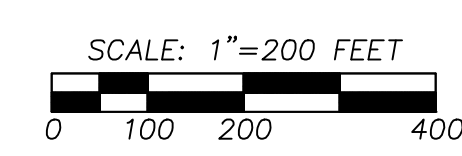
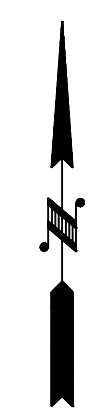


**ORIGINAL LEGAL DESCRIPTION:**  
 PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA-1303, AS RECORDED AUGUST 26, 1993 UNDER AUDITOR'S FILE NO. 9308260152, THURSTON COUNTY.  
 SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

- LEGEND**
- = PROPERTY LINE
  - - - = QUARTER SECTION LINE
  - · — = SECTION LINE
  - - - = EASEMENT LINE
  - = FOUND AS NOTED

**BASIS OF BEARING:**  
 OLYMPIA COORDINATE SYSTEM, THE WEST LINE OF THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 18 NORTH, RANGE 1 WEST W.M.

**EQUIPMENT AND PROCEDURES**  
 TOPCON GPT8023A ROBOTIC TOTAL STATION  
 —FIELD TRAVERSE  
 TOPCON HYPER+ GPS  
 —REAL TIME KINEMATIC



**ANDRESEN SURVEYING PLLC**  
 PO BOX 97 LITTLE ROCK WA 98556  
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AUDITOR'S INDEXING DATA				
NW 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4	SECTION 8	TOWNSHIP 18 NORTH	RANGE 1 WEST	SHEET 3 OF 5

LILLY ROAD



**VILLAGE AT MILL POND PHASE 1**

**NOTE "A"**  
 WALK WAY THROUGH TRACT I IS A CLASS 2 SHARED-USE FOOTPATH:  
 EASEMENT HERE BY GRANTED UPON RECORDING OF THIS DOCUMENT FROM MILL POND LIMITED PARTNERSHIP TO THE CITY OF OLYMPIA AND THE GENERAL PUBLIC FOR THE USE OF INGRESS AND EGRESS OVER THAT PORTION OF TRACT I LYING SOUTH OF THE NORTH 354.00 FEET OF SAID TRACT.  
 ALSO FOR THE OPERATION AND MAINTENANCE OF SEWER LINES THROUGH SAID PORTION OF SAID TRACT I, THE CITY OF OLYMPIA SHALL HAVE THE RIGHT TO ENTER UPON THAT PORTION OF TRACT I AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

**NOTE "B"**  
 ADDITIONAL RIGHT OF WAY GRANTED UPON RECORDING OF THIS DOCUMENT FROM MILL POND LIMITED PARTNERSHIP TO THE CITY OF OLYMPIA FOR ROAD RIGHT OF WAY PURPOSES.

**NOTE "C"**  
 AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF OLYMPIA, A MUNICIPAL CORPORATION, FOR THE PURPOSE TO OPERATE AND MAINTAIN UNDERGROUND UTILITIES. THE CITY OF OLYMPIA SHALL HAVE THE RIGHT TO ENTER UPON THAT PORTION OF TRACT I AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

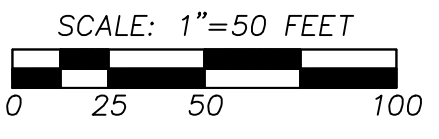
THIS PORTION OF TRACT I IS ALSO RESERVED FOR FUTURE DEVELOPMENT.

**NOTE "D"**  
 EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 4460282

**NOTE "E"**  
 COMMUNITY TRACT FOR PARK PURPOSES.

**NOTE "F"**  
 TRACT K, L AND M ARE COMMUNITY TRACT'S FOR ALLEY PURPOSES.

CURVE TABLE				LINE TABLE		
NO	DELTA	RADIUS	LENGTH	NO.	BEARING	DISTANCE
C1	34°54'20"	64.00	38.99	L1	S 43°24'47" E	11.09
C2	10°05'40"	64.00	11.28	L2	N 01°35'13" E	15.38
C3	45°00'00"	37.50	29.45	L3	N 46°35'13" E	31.14
C4	45°00'00"	11.00	8.64	L4	N 88°24'47" W	2.64
C5	45°00'00"	11.00	8.64	L5	S 88°24'47" E	13.00
C6	45°00'00"	37.50	29.45	L6	N 01°35'13" E	9.38
C7	26°34'28"	64.00	29.68	L7	N 43°09'22" W	14.21
C8	18°25'32"	64.00	20.58	L8	N 46°50'38" E	14.08
C9	90°00'00"	10.00	15.71	L9	N 45°39'27" W	16.02
C10	45°00'00"	31.00	24.35	L10	N 53°12'16" E	17.74
				L11	N 49°57'10" W	17.16
				L12	S 46°35'13" W	14.14
				L13	S 41°55'00" E	15.94
				L14	N 48°32'49" E	17.73
				L15	S 48°20'17" E	16.39
				L16	N 42°36'14" E	17.35
				L17	N 49°31'32" E	18.57
				L18	S 43°27'00" E	15.97
				L19	S 88°24'47" E	20.01
				L20	S 43°24'47" E	28.28
				L21	S 46°35'13" W	16.14



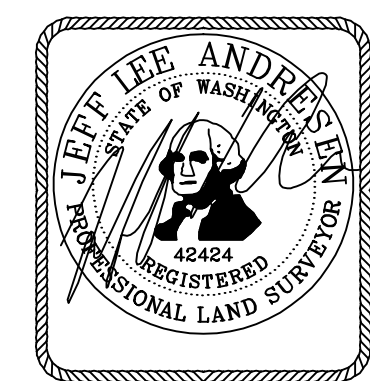
**LEGEND**

- = SET BRASS SURFACE DISK STAMPED "CITY OF OLYMPIA PUBLIC WORKS LS 42424"
- = SET MAG NAIL AND TAG STAMPED JLA 42424
- = SET #4 REBAR AND CAP STAMPED "JLA 42424"
- = EXISTING FENCE
- = PROPERTY LINE
- = EASEMENT LINE

**EQUIPMENT AND PROCEDURES**  
 TOPCON GPT8023A ROBOTIC TOTAL STATION  
 -FIELD TRAVERSE  
 TOPCON HYPER+ GPS  
 -REAL TIME KINEMATIC

PARCEL B OF BLA 1303 VOLUME 14 PAGE 309

CARRIAGE SQUARE VOLUME 16 PAGE 35



**ANDRESEN SURVEYING PLLC**  
 PO BOX 97 LITTLEROCK WA 98556  
 (360) 943-9255

AUDITOR'S INDEXING DATA				
NW 1/4 OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4	SECTION 8	TOWNSHIP 18 NORTH	RANGE 1 WEST	SHEET 4 OF 5

VILLAGE AT MILL POND PHASE 1

ADDRESSES

LOT 2 3611 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 3 3615 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 4 3619 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 5 3623 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 6 3627 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 7 3631 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 8 3635 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 9 3639 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 10 2227 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 11 2223 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 12 2219 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 13 2215 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 14 2211 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 15 2207 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 16 3624 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 17 3620 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 18 2208 22ND AVE NE, OLYMPIA, WA 98501

ADDRESSES

LOT 19 2212 MILL ST NE, OLYMPIA, WA 98501  
 LOT 20 2216 MILL ST NE, OLYMPIA, WA 98501  
 LOT 21 2210 MILL ST NE, OLYMPIA, WA 98501  
 LOT 22 2224 MILL ST NE, OLYMPIA, WA 98501  
 LOT 23 3617 23RD AVE NE, OLYMPIA, WA 98501  
 LOT 24 3613 23RD AVE NE, OLYMPIA, WA 98501  
 LOT 25 2233 MILL ST NE, OLYMPIA, WA 98501  
 LOT 26 2229 MILL ST NE, OLYMPIA, WA 98501  
 LOT 27 2225 MILL ST NE, OLYMPIA, WA 98501  
 LOT 28 2221 MILL ST NE, OLYMPIA, WA 98501  
 LOT 29 2217 MILL ST NE, OLYMPIA, WA 98501  
 LOT 30 2213 MILL ST NE, OLYMPIA, WA 98501  
 LOT 31 2209 MILL ST NE, OLYMPIA, WA 98501  
 LOT 32 2205 MILL ST NE, OLYMPIA, WA 98501  
 LOT 33 2303 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 34 2302 MILL ST NE, OLYMPIA, WA 98501  
 LOT 35 2300 MILL ST NE, OLYMPIA, WA 98501  
 LOT 36 3621 23RD AVE NE, OLYMPIA, WA 98501

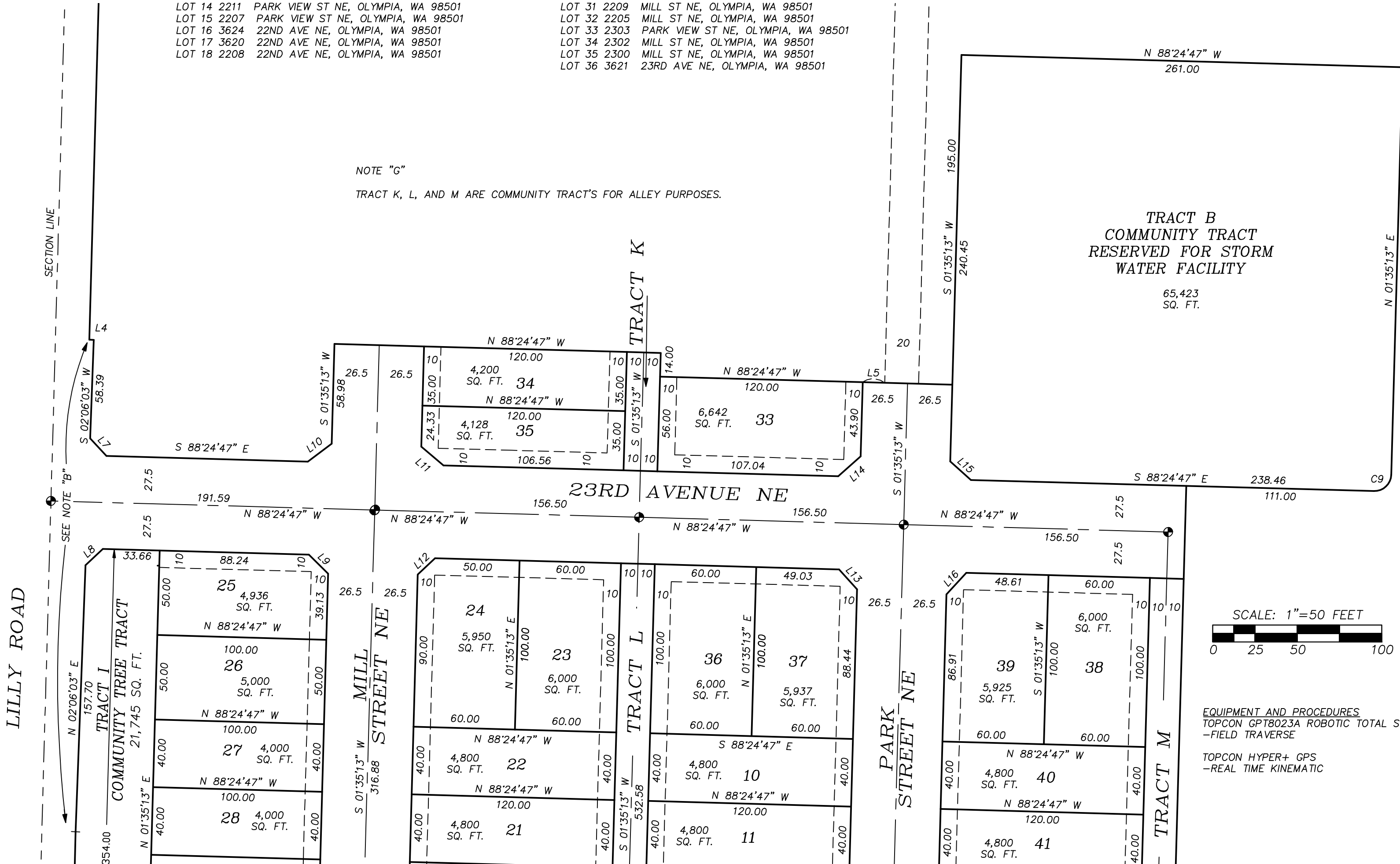
ADDRESSES

LOT 37 3625 23RD AVE NE, OLYMPIA, WA 98501  
 LOT 38 3637 23RD AVE NE, OLYMPIA, WA 98501  
 LOT 39 3633 23RD AVE NE, OLYMPIA, WA 98501  
 LOT 40 2226 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 41 2222 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 42 2218 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 43 2214 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 44 2210 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 45 2206 PARK VIEW ST NE, OLYMPIA, WA 98501  
 LOT 46 3638 22ND AVE NE, OLYMPIA, WA 98501  
 LOT 47 3634 22ND AVE NE, OLYMPIA, WA 98501

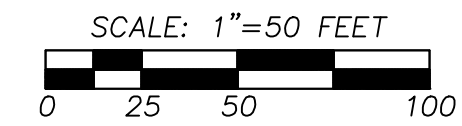
ADDRESSES

TRACT B 2350 PARK VIEW ST NE, OLYMPIA, WA 98501  
 TRACT H 3610 22ND AVE NE, OLYMPIA, WA 98501  
 TRACT J 2200 LILLY RD, OLYMPIA, WA 98501  
 TRACT Q 3745 26TH AVE NE, OLYMPIA, WA 98501  
 TRACT S 2400 LILLY RD NE, OLYMPIA, WA 98501  
 TRACT K 3618 23RD AVE NE, OLYMPIA, WA 98501- 1,400 SQ. FT.  
 TRACT L 3618 22RD AVE NE, OLYMPIA, WA 98501- 8,479 SQ. FT.  
 TRACT M 3640 22RD AVE NE, OLYMPIA, WA 98501- 8,900 SQ. FT.

NOTE "G"  
 TRACT K, L, AND M ARE COMMUNITY TRACTS FOR ALLEY PURPOSES.

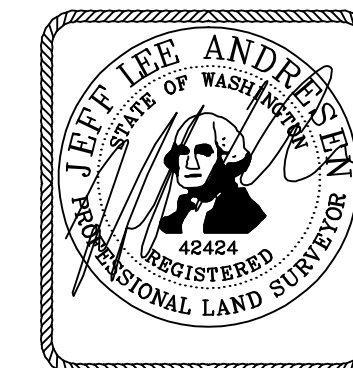


NOTE "B"  
 ADDITIONAL RIGHT OF WAY GRANTED UPON RECORDING OF THIS DOCUMENT FROM MILL POND LIMITED PARTNERSHIP SHALL BE DEDICATED TO THE CITY OF OLYMPIA FOR ROAD RIGHT OF WAY PURPOSES.



EQUIPMENT AND PROCEDURES  
 TOPCON GPT8023A ROBOTIC TOTAL STATION  
 -FIELD TRAVERSE  
 TOPCON HYPER+ GPS  
 -REAL TIME KINEMATIC

- LEGEND
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  - = SET MAG NAIL AND TAG STAMPED JLA 42424
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AUDITOR'S INDEXING DATA				
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