

DEDICATION

KNOWN BY ALL THESE PRESENT THAT THE MILL POND LIMITED PARTNERSHIP, OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND TIMBERLAND BANK 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. 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 THE GOVERNMENT AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

ACCESS TO TRAIL VIEW STREET NE AND VILLAGE STREET NE FROM LOTS NUMBERS 48, 50 THROUGH 55, 58 THROUGH 63, 65, 66 AND 68 THROUGH 72, INCLUSIVE IS HEREBY WAIVED, AND DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO SAID STREETS FROM SAID LOTS, NOR SHALL THE CITY OF OLYMPIA OR ANY OTHER LOCAL GOVERNMENTAL 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 STREETS FROM SAID LOTS.

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

MILL POND LIMITED PARTNERSHIP

BY: \_\_\_\_\_

ITS \_\_\_\_\_

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 )SS  
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 \_\_\_\_\_.

TIMBERLAND BANK

BY:

ITS \_\_\_\_\_

ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 )SS  
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 \_\_\_\_\_.

SHEET INDEX

- SHEET 1: DEDICATION, APPROVALS AND CERTIFICATE.  
SHEET 2: CONDITIONS OF APPROVAL / RESTRICTIONS, PLAT NOTES, LEGAL DESCRIPTION, SURVEYOR'S NOTES, TRACT OWNERSHIP AND PURPOSE.  
SHEET 3: MAP, VICINITY MAP  
SHEET 4: MAP, LEGEND, BASIS OF BEARINGS.

APPROVALS

CITY ENGINEER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2019

OLYMPIA CITY ENGINEER

CERTIFICATE – HEALTH OFFICER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2019

HEALTH OFFICER

CERTIFICATE – ASSESSOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2019

THURSTON COUNTY ASSESSOR

CERTIFICATE – TREASURER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2019

THURSTON COUNTY TREASURER

PLANNING DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2019

PLANNING DIRECTOR

CITY COUNCIL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2019

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 2019.

CLERK–TREASURER, CITY OF OLYMPIA

CERTIFICATE – COUNTY AUDITOR

FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. 2019  
AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O’CLOCK \_\_\_\_\_M., AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, ON PAGE\_\_\_\_.  
RECORDS OF THURSTON COUNTY, WASHINGTON.

AUDITOR’S FILE NO. \_\_\_\_\_

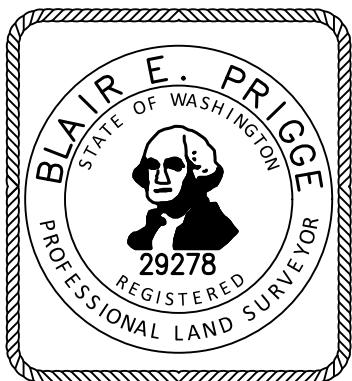
THURSTON COUNTY AUDITOR

DEPUTY \_\_\_\_\_

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE VILLAGE AT MILL POND PHASE 2 SUBDIVISION IS BASED ON AN ACTUALLY SURVEY AND SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; AND THAT DISTANCES AND COURSES SHOWN HEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND TRACT CORNERS HAVE BEEN SET WITH 5/8” X 24” LONG REBAR AND YELLOW LAND SURVEYOR CAP MARKED "MTN2COAST, PLS 29278".

BLAIR PRIGGE, PLS 29278 DATE \_\_\_\_\_



**MTN2COAST LLC**  
PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
(360) 688-1949

**VILLAGE AT MILL POND PHASE 2  
SUBDIVISION**

DRAWN BY JMG	DATE 06/27/2019	JOB NUMBER 18-879
CHECKED BY BEP	SCALE N/A	SHEET NUMBER 1 OF 4
AUDITORS INDEX NW1/4 NW1/4, SW 1/4 NW1/4, SEC 8, T 18N, R 1W, W.M.		

TITLE NOTES

A SUBDIVISION GUARANTEE PREPARED BY THURSTON COUNTY TITLE COMPANY, ORDER NUMBER TH18273, GUARANTEE NO. SGW 08002961, AND DATED DECEMBER, 10, 2018 AT 8:00 AM WERE RELIED UPON FOR RECORD ITEMS AFFECTING THIS SITE. SAID SUBDIVISION GUARANTEE ON FILE WITH THE SURVEYOR AND CITY OF OLYMPIA COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT.

CONDITIONS OF APPROVAL/ RESTRICTIONS

- 1. IMPACT FEES FOR SCHOOLS, PARKS AND TRANSPORTATION ADOPTED BY THE CITY COUNCIL WILL APPLY TO THIS PLAT AT THE TIME OF BUILDING PERMITS.
- 2. GENERAL FACILITY CHARGES AND RESERVE CAPACITY CHARGES ADOPTED BY THE CITY COUNCIL WILL APPLY TO THIS PLAT AT THE TIME OF BUILDING PERMITS.
- 3. 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.
- 4. 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.
- 5. FIRE SPRINKLERS ARE REQUIRED FOR ALL ONE AND TWO-FAMILY RESIDENTIAL UNITS PER ORDINANCE NO. 6463.
- 6. 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.
- 7. 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.
- 8. ANY BUSINESS WITHIN MASTER PLANNED DEVELOPMENT INVOLVING THE USE OF HAZARDOUS MATERIALS MUST CONTACT THE HAZARDOUS WASTE PROGRAM OF THURSTON COUNTY.

UTILITY 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.

TAX PARCEL NUMBER

81710000008

REFERENCED PLAT (PHASE 1)

VILLAGE AT MILL POND PHASE 1 AS RECORDED IN PLATS OF THURSTON COUNTY UNDER AUDITOR'S FILE NO. 4472339.

LEGAL DESCRIPTION

TRACT S OF MILL POND PHASE 1 AS RECORDED UNDER AUDITOR'S FILE NUMBER 4472339 ON OCTOBER 28TH, 2015.

SURVEY NOTES

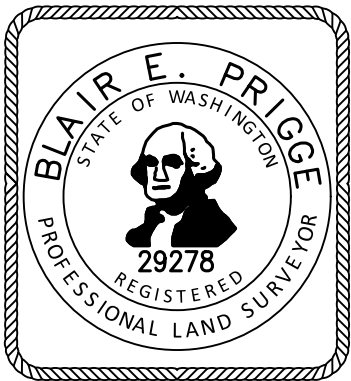
- INSTRUMENT USED: SOKKIA SRX 3 TOTAL STATION AND TOPCON GR5 GPS.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090
- SURVEY COMPLETED DECEMBER, 2018
- ALL MONUMENTS SHOWN AS FOUND VISITED 11/2018.
- SECTION SUBDIVISION PER VILLAGE AT MILL POND PHASE 1 AS RECORDED UNDER AUDITOR'S FILE NUMBER 4472339.
- ALL LOT AND TRACT ADDRESSES SHOWN HEREON ARE IN OLYMPIA, WASHINGTON 98506.
- ALL DISTANCES ARE IN US SURVEY FEET.

PLAT NOTES

- 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 ARTICLES OF INCORPORATION FOR VILLAGE AT MILL POND HOME OWNERS ASSOCIATION ARE ON THE FILE WITH SECRETARY OF STATE, STATE OF WASHINGTON, IN OLYMPIA.
- THE DECLARATION OF COVENANTS OF VILLAGE AT MILL POND ARE RECORDED UNDER AUDITOR'S FILE NO. 4517717, RECORDS OF THURSTON COUNTY, WASHINGTON.
- UNITS ADJACENT TO ALLEYS SHALL BE SIDE OR REAR LOADED TO ENSURE COMPLIANCE WITH THE MASTER PLAN. THIS INCLUDES THE LOTS ADJACENT TO PHASE 1, TRACT M.

TRACT OWNERSHIP AND PURPOSE

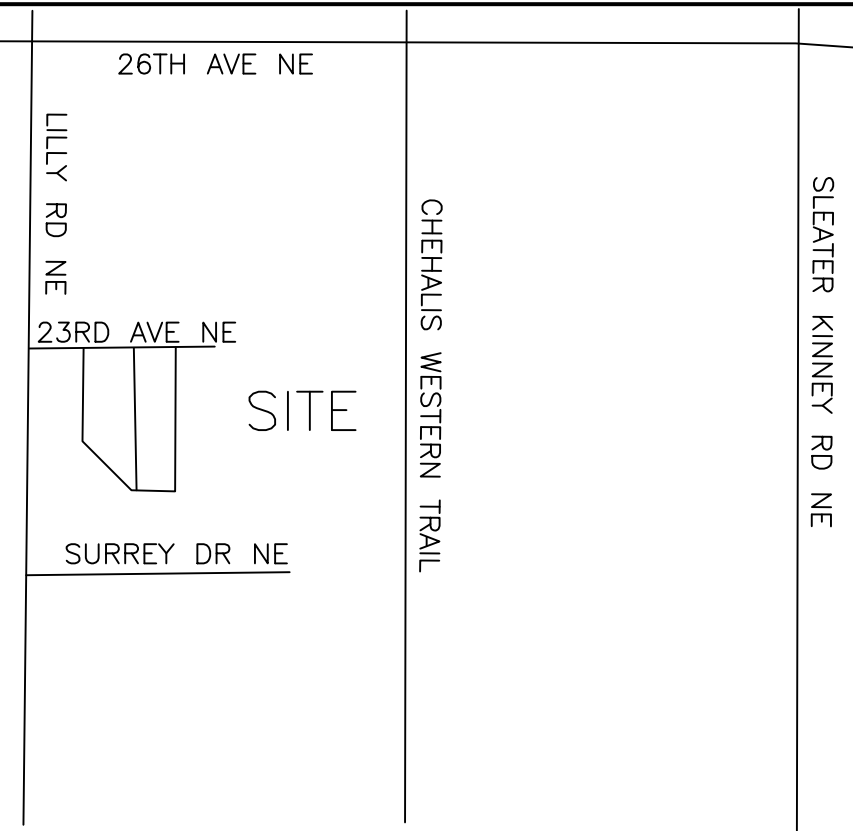
- TRACTS 2A AND 2B ARE COMMUNITY PARK TRACTS FOR OPEN SPACE AND TRAIL ACCESS AND FOR THE USE OF ALL PROPERTY OWNERS WITHIN THE PLAT AND ARE HEREBY CONVEYED TO THE MILL POND HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF TRACTS 2A AND 2B.
- TRACT 2C IS HEREBY DEDICATED TO THE CITY OF OLYMPIA FOR FUTURE STREET PURPOSES.
- TRACT 2D IS HEREBY DEDICATED TO THE MILL POND HOMEOWNERS ASSOCIATION FOR A PRIVATE ALLEY. UNITS ADJACENT TO PRIVATE ALLEY (TRACT 2D) SHALL BE SIDE OR REAR LOADED TO ENSURE COMPLIANCE WITH THE MASTER PLAN. (SEE ALSO PLAT DEDICATION).
- TRACT 2E IS FOR FUTURE DEVELOPMENT.
- TRACT B OF PHASE 1 IS A COMMUNITY TRACT RESERVED FOR STORMWATER PURPOSES. THE COST OF OPERATION AND MAINTENANCE FOR ALL STORMWATER TREATMENT, FLOW CONTROL, AND ONSITE STORMWATER MANAGEMENT FEATURES SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND SUCCESSORS, AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH OWNERSHIP OF STORMWATER IMPROVEMENTS MAY BE HELD.



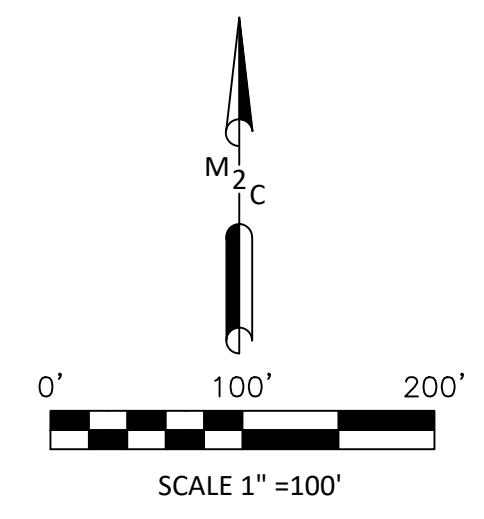
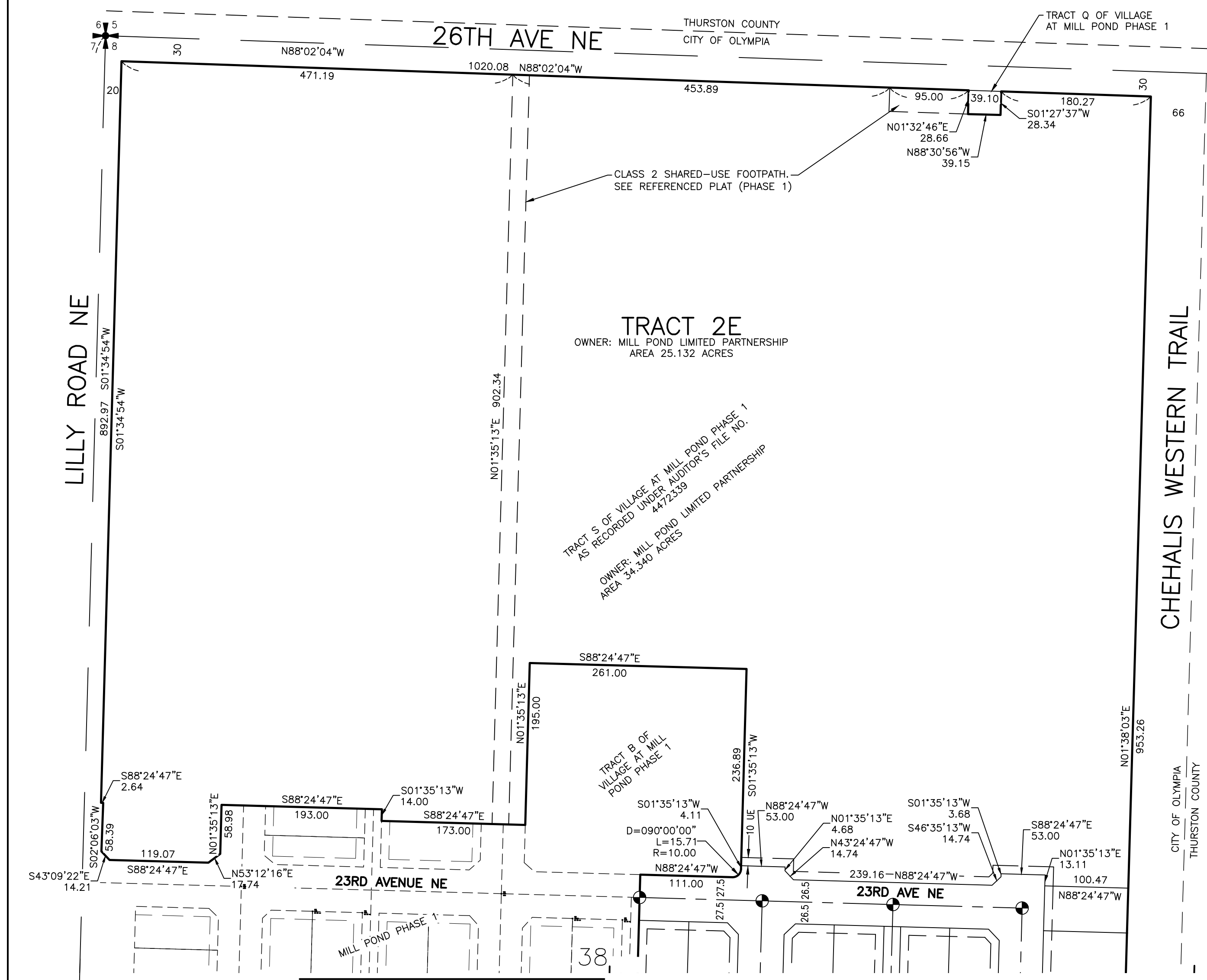


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VILLAGE AT MILL POND PHASE 2 SUBDIVISION		
DRAWN BY JMG	DATE 06/27/2019	JOB NUMBER 18-879
CHECKED BY BEP	SCALE N/A	SHEET NUMBER 2 OF 4
AUDITORS INDEX NW1/4 NW1/4, SW 1/4 NW1/4, SEC 8, T 18N, R 1W, W.M.		



VICINITY MAP N.T.S.

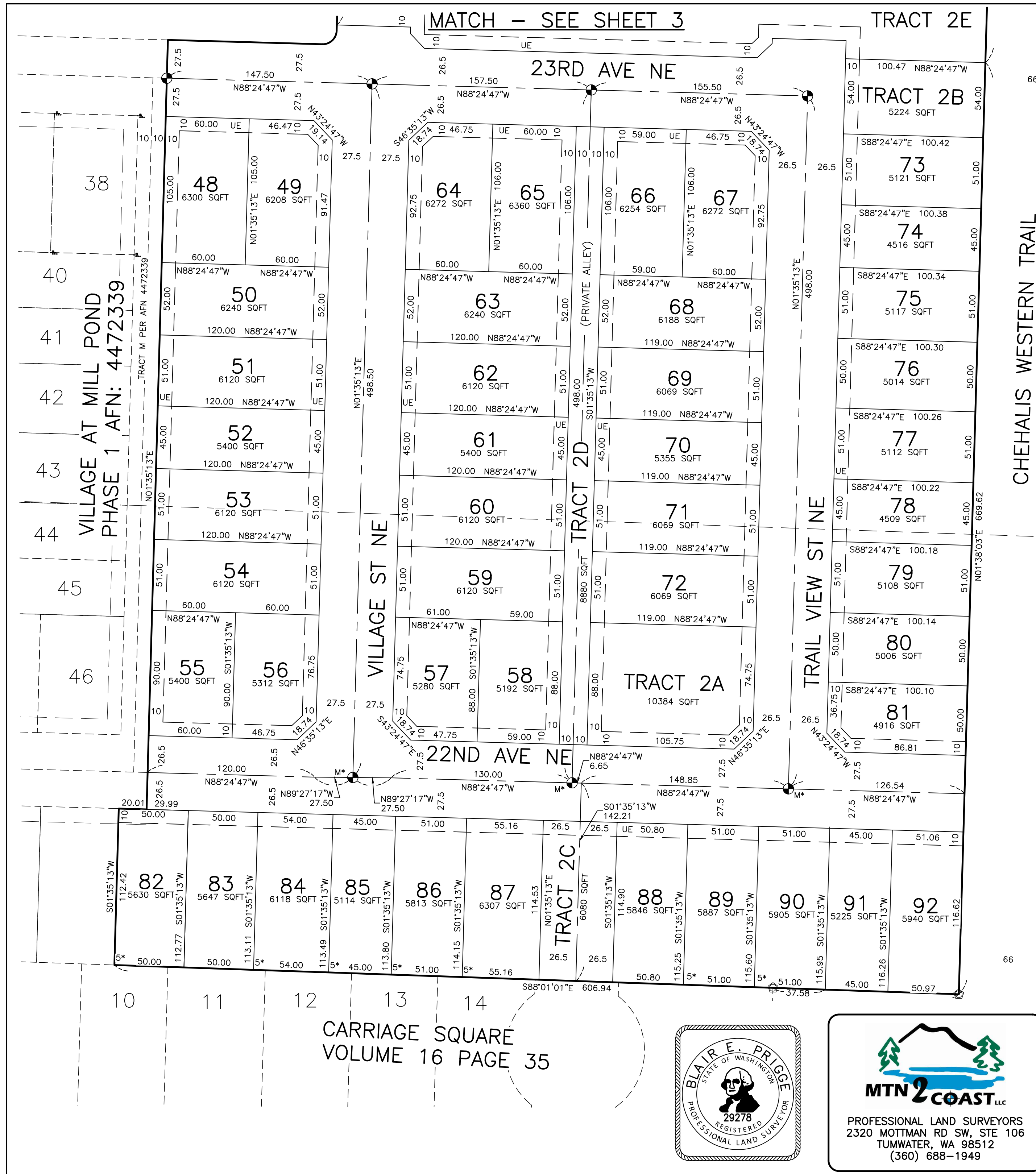




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VILLAGE AT MILL POND PHASE 2 SUBDIVISION		
DRAWN BY	DATE	JOB NUMBER
JMG	06/27/2019	18-879
CHECKED BY	SCALE	SHEET NUMBER
BEP	1"=100'	3 OF 4
AUDITORS INDEX NW1/4 NW1/4, SW 1/4 NW1/4, SEC 8, T 18N, R 1W, W.M.		





LOT ADDRESS LIST	
LOT	ADDRESS IN OLYMPIA, WASHINGTON 98506
48	3641 23RD AVENUE NE
49	3645 23RD AVENUE NE
50	2223 VILLAGE ST NE
51	2219 VILLAGE ST NE
52	2215 VILLAGE ST NE
53	2211 VILLAGE ST NE
54	2207 VILLAGE ST NE
55	3642 22ND AVE NE
56	3646 22ND AVE NE
57	3658 22ND AVE NE
58	3660 22ND AVE NE
59	2208 VILLAGE ST NE
60	2212 VILLAGE ST NE
61	2216 VILLAGE ST NE
62	2220 VILLAGE ST NE
63	2224 VILLAGE ST NE
64	3657 23RD AVE NE
65	3661 23RD AVE NE
66	3665 23RD AVE NE
67	3667 23RD AVE NE
68	2225 TRAIL VIEW ST NE
69	2221 TRAIL VIEW ST NE
70	2217 TRAIL VIEW ST NE
71	2213 TRAIL VIEW ST NE
72	2209 TRAIL VIEW ST NE
73	2234 TRAIL VIEW ST NE
74	2230 TRAIL VIEW ST NE
75	2226 TRAIL VIEW ST NE
76	2222 TRAIL VIEW ST NE
77	2218 TRAIL VIEW ST NE
78	2214 TRAIL VIEW ST NE
79	2210 TRAIL VIEW ST NE
80	2206 TRAIL VIEW ST NE
81	2202 TRAIL VIEW ST NE
82	3643 22ND AVE NE
83	3647 22ND AVE NE
84	3651 22ND AVE NE
85	3655 22ND AVE NE
86	3659 22ND AVE NE
87	3663 22ND AVE NE
88	3703 22ND AVE NE
89	3707 22ND AVE NE
90	3711 22ND AVE NE
91	3715 22ND AVE NE
92	3719 22ND AVE NE
TRACT 2A 3670 22ND AVE NE	
TRACT 2B 2300 23RD AVE NE	
TRACT 2C 3667 22ND AVE NE	
TRACT 2D 3663 23RD AVE NE	
TRACT 2E 2400 LILLY RD NE	

LEGEND

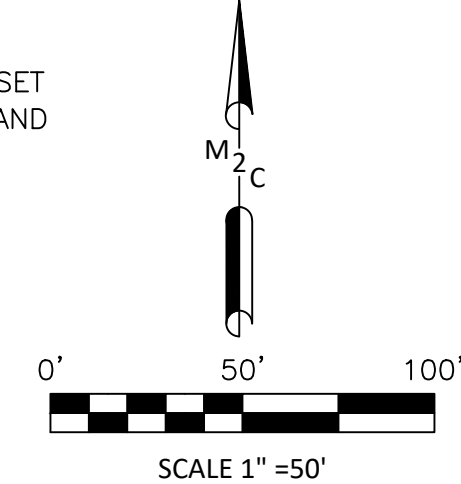
- SET 2" BRASS CAP IN MONUMENT CASE
- SEE UTILITY EASEMENT PROVISION ON SHEET 2
- MARKER SET 5.00 FEET FROM CORNER ON COMMON LOT LINE.
- MONUMENT NOT SET - WILL BE SET AFTER FINAL LIFT OF ASPHALT.
- FOUND 3-1/4" ALUMINUM CAP "DEPARTMENT OF NATURAL RESOURCES, T18N, R1W, S8, PROP COR, 1992" PER ROS AFN 9307130242.

NOTE

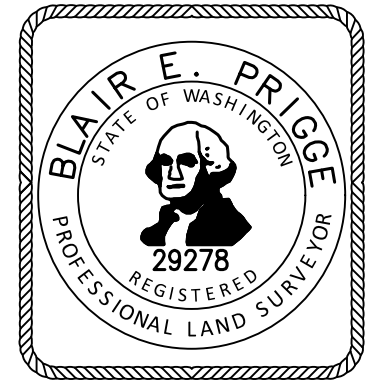
THE LOT AND TRACT CORNERS HAVE BEEN SET WITH 8" X 24" LONG REBAR AND YELLOW LAND SURVEYOR CAP MARKED "MTN2COAST, PLS 29278"

BASIS OF BEARING

OLYMPIA COORDINATE SYSTEM PER VILLAGE AT MILL POND PHASE 1 AS RECORDED UNDER AUDITOR'S FILE NO. 4472339. BEARING N 88°24'47"W ON THE CENTERLINE OF 23RD AVENUE NE.



CARRIAGE SQUARE  
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VILLAGE AT MILL POND PHASE 2 SUBDIVISION		
DRAWN BY	DATE	JOB NUMBER
JMG	06/27/2019	18-879
CHECKED BY	SCALE	SHEET NUMBER
BEP	1"=50'	4 OF 4
AUDITORS INDEX NW1/4 NW1/4, SW 1/4 NW1/4, SEC 8, T 18N, R 1W, W.M.		