

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON,
AUTHORIZING THE CITY MANAGER TO SIGN THE AMENDED HENDERSON
COMMERCIAL PARK BINDING SITE PLAN.**

WHEREAS, under RCW 35A.11.020, the City Council has all powers in regard to the use regulation, acquisition, sale, or ownership of real property of the City of Olympia and under OMC 3.16.020, all instruments relating to the City's real property must be approved by the City Council; and

WHEREAS, SPS Lands, LLC and Capitol Hospitality, LLC, seek an amendment to the Henderson Commercial Park Binding Site Plan (BSP), which will be the first amendment to the BSP for the following purposes: 1) consolidate Lots 1, 2, and 3 into two lots – Lots 5 and 6, and 2) reflect a change of use from an office building on Lot 1 and restaurant on Lot 2, as established per the approved Binding Site Plan (File No. 00-0029), to a hotel on Lot 5. The proposed amendment to the BSP is reflected in Attachment A to this Resolution; and

WHEREAS, the City owns Tract C within the BSP for a future public trail, Parcel Number 53210000003. No change in City ownership or rights within Tract C will result from this amendment; and

WHEREAS, City staff have analyzed the amendment to the BSP and believe it is in the City's interests to agree to the proposed amendment; and

WHEREAS, the purpose of this resolution is to authorize the City Manager to sign the amended BSP instrument on behalf of the City of Olympia and permit SPS Lands, LLC and Capitol Hospitality, LLC to proceed with executing and recording the Amended Henderson Commercial Park Binding Site Plan.

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE as follows:

Section 1: On behalf of the City of Olympia, the Olympia City Council hereby approves the Amended Henderson Commercial Park Binding Site Plan to consolidate Lots 1, 2, and 3 into two lots, Lots 5 and 6, and to reflect a change of use from an office building on Lot 1 and restaurant on Lot 2, as established per the original Binding Site Plan approval, to a hotel on Lot 5.

Section 2: The City Manager is authorized and directed to execute the Amended Henderson Commercial Park Binding Site Plan and all necessary documents pertaining thereto on behalf of the City of Olympia. The City Manager is also authorized to modify any terms consistent with

the intent expressed by the Olympia City Council in this Resolution, and to correct any scrivener's errors in said Binding Site Plan amendment, as may be required.

PASSED BY THE OLYMPIA CITY COUNCIL this _____ day of _____ 2021.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Michael M. Young

DEPUTY CITY ATTORNEY

AMENDED HENDERSON COMMERCIAL PARK, A BINDING SITE PLAN,
AS RECORDED UNDER FILE NO. 3986666, RECORDS OF THURSTON COUNTY, WASHINGTON

A PORTION OF THE NW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 23, TWP 18 N, RGE 2 W, W.M., CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.

APPROVALS:

CITY OF OLYMPIA

I HEREBY CERTIFY THAT THIS MAJOR AMENDMENT TO A BINDING SITE PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE CITY ORDINANCES AND IS HEREBY APPROVED.

CITY OF OLYMPIA COMMUNITY PLANNING AND DEVELOPMENT

DATE

CITY ENGINEER CERTIFICATE

EXAMINED AND APPROVED THIS DAY OF A.D., 2021.

CITY ENGINEER

COUNTY ASSESSOR CERTIFICATE

EXAMINED AND APPROVED THIS DAY OF A.D., 2021.

THURSTON COUNTY ASSESSOR

COUNTY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR

THURSTON COUNTY TREASURER

COUNTY HEALTH OFFICER CERTIFICATE

EXAMINED AND APPROVED THIS DAY OF A.D., 2021.

THURSTON COUNTY HEALTH OFFICER

COUNTY AUDITOR CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID EVANS AND ASSOCIATES THIS DAY OF 2021, AT MINUTES PAST O'CLOCK M., AND RECORDED UNDER FILE NO., RECORDS OF THURSTON COUNTY, WASHINGTON.

THURSTON COUNTY AUDITOR

THURSTON COUNTY DEPUTY AUDITOR

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS BINDING SITE PLAN AMENDMENT IS TO RECONFIGURE EXISTING LOTS 1,2 & 3 OF THE EXISTING, APPROVED HENDERSON COMMERCIAL PARK BINDING SITE PLAN AS RECORDED UNDER FILE NO. 3986666, RECORDS OF THURSTON COUNTY, WASHINGTON, FROM A 3 PARCEL CONFIGURATION TO A 2 PARCEL CONFIGURATION RESULTING IN LOTS 5 & LOT 6.

PROJECT INFORMATION

ENGINEER AND SURVEYOR:
DAVID EVANS AND ASSOCIATES, INC
2106 PACIFIC AVENUE
SUITE 400
TACOMA, WA 98402

OWNER/APPLICANT/DEVELOPER:
SPS LANDS, LLC
2200 6TH AVE
SUITE 520
SEATTLE, WA 98121

TOTAL ACREAGE:
5.88 ACRES, MORE OR LESS

ZONING:
COMMERCIAL SERVICES
HIGH DENSITY (CS-H)

SHARED ACCESS AGREEMENT

MUTUAL CROSS ACCESS EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO SPS LANDS, L.L.C., A WASHINGTON LIMITED LIABILITY CORPORATION AND CAPITOL HOSPITALITY, L.L.C., A WASHINGTON LIMITED LIABILITY CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF VEHICULAR INGRESS AND EGRESS ON OVER, UPON, AND ACROSS THE VEHICLE ENTRANCE DRIVEWAYS AND PARKING AREAS LOCATED ON, OR THAT BECOME LOCATED ON, LOTS 5 AND 6. DRIVEWAYS AND PARKING AREAS ON LOT 5 SHALL BE SUBJECT TO AND BURDENED BY THE EASEMENT FOR THE BENEFIT OF LOT 6 FOR THE PURPOSE OF VEHICULAR INGRESS AND EGRESS, AND DRIVEWAYS AND PARKING AREAS ON LOT 6 SHALL BE SUBJECT TO AND BURDENED BY THE EASEMENT FOR THE BENEFIT OF THE LOT 5 FOR THE PURPOSE OF VEHICULAR INGRESS AND EGRESS. EMPLOYEES, OFFICERS, AGENTS, INVITEES, TENANTS, LESSEES, GUESTS AND VISITORS OF SPS LANDS, L.L.C AND CAPITOL HOSPITALITY, L.L.C. AND OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SHALL SHARE THE ENJOYMENT OF SAID EASEMENTS. SAID EASEMENTS ARE NON-EXCLUSIVE, PERPETUAL AND INTENDED TO RUN WITH THE LAND AND SUCCEEDING INTERESTS THEREIN.

ACKNOWLEDGEMENT

STATE OF WASHINGTON

} S.S

COUNTY OF

THIS IS TO THAT ON THIS DAY OF A.D., 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED,

TO ME KNOWN TO BE THE OF CAPITOL HOSPITALITY, L.L.C., A

WASHINGTON LIMITED LIABILITY COMPANY, AND TO ME KNOWN TO BE THE OF SPS LANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR USES AND PURPOSES HEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING

AT

ACKNOWLEDGEMENT

STATE OF WASHINGTON

} S.S

COUNTY OF

THIS IS TO THAT ON THIS DAY OF A.D., 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED,

TO ME KNOWN TO BE THE OF THE CITY OF OLYMPIA, A WASHINGTON MUNICIPAL CORPORATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR USES AND PURPOSES HEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING

AT

ASSESSOR'S ORIGINAL PARCEL NUMBERS

PARCEL NO. 532100001100, 53210000200, AND 53210000300

LEGAL DESCRIPTION

LOTS 1- 4 AND TRACTS A,B, AND C OF HENDERSON COMMERCIAL PARK BINDING SITE PLAN, AS RECORDED FEBRUARY 1, 2008 UNDER RECORDING NUMBER 3986666;

(CHICAGO TITLE COMPANY TITLE INSURANCE ORDER NO. 170016905)

TOGETHER WITH THAT PORTION VACATED BY CITY ORDINANCE NO. 7062 AS RECORDED APRIL 10, 2017 UNDER RECORDING NUMBER 4557944.

SITUATE IN THURSTON COUNTY, WASHINGTON.

EASEMENT PROVISIONS/COVENANTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST COMMUNICATIONS TELEPHONE COMPANY AND AT&T TELEVISION CABLE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING THE PRIVATE STREET EASEMENT, AND THE PUBLIC PORTION OF HENDERSON PARK LANE, IN WHICH TO INSTALL LAY, CONSTRUCT, REPAIR, REPLACE, ENLARGE, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND OTHER UTILITY SERVICE. TOGETHER WITH THE RIGHT TO ENTER UPON THE PRIVATE STREET, LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. 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 IN CONDUIT ATTACHED TO A BUILDING.

STORM WATER AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 3986665

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SPS LANDS, L.L.C., A WASHINGTON LIMITED LIABILITY CORPORATION AND CAPITOL HOSPITALITY, L.L.C., A WASHINGTON LIMITED LIABILITY CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS OVER AND UPON TWO (2) EASEMENTS AS SHOWN ON THIS MAJOR AMENDMENT TO A BINDING SITE PLAN WITH THE RIGHT TO ENTER UPON FOR INGRESS AND EGRESS PURPOSES OVER THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES AND SHALL BE MAINTAINED FOR THE USES IDENTIFIED.

PROPOSED EASEMENT LOCATIONS DEPICTED ON SHEET 3 OF 3.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SPS LANDS, L.L.C., THE HOLDER OF A DEED OF TRUST AGAINST SAID PROPERTY, DO HEREBY MAKE MAJOR AMENDMENT TO A BINDING SITE PLAN PURSUANT TO CHAPTER 58.17 RCW AND DECLARE THIS ADDENDUM NO. 1 TO A BINDING SITE PLAN TO BE A GRAPHIC REPRESENTATION OF THE SAME AND THAT SAID BINDING SITE PLAN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER AND DEDICATES TO THE USE OF THE PUBLIC FOREVER EASEMENTS OR WHATEVER PROPERTY THERE IS SHOWN ON THE BINDING SITE PLAN AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, ETC. SHOWN ON THIS MAJOR AMENDMENT TO A BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS SHOWN HEREON.

SPS LANDS, LLC
CORPORATION

CAPITOL HOSPITALITY, LLC

CITY OF OLYMPIA, A WASHINGTON MUNICIPAL

NAME - CITY MANAGER

GBjr 02/26/21 7:47am - P:\5\SPS\00000003\0400CAD\SV\DWG\Submittal BSP 2021-01-20\SPS\00000003-BSP-SHT 1 AND 2.dwg

SURVEYOR'S CERTIFICATE

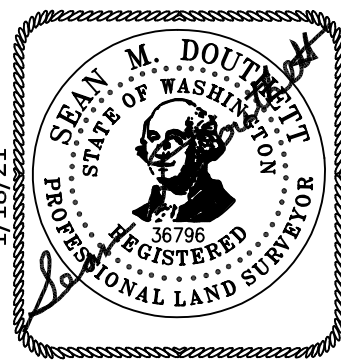
I HEREBY CERTIFY THAT THIS MAJOR AMENDMENT TO A BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND VERIFIED RECORDS AND SUBDIVISION OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.; THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT, AND THE LOT CORNERS HAVE BEEN SET IN THE GROUND.

Sean Douthett

SEAN . DOUTHETT, PLS #36796

1/18/21

DATE



PREPARED FOR:

SPS LANDS, LLC.
3926 AURORA AVE. N.
SEATTLE, WA 98103



DAVID EVANS
AND ASSOCIATES INC.

2106 Pacific Avenue, Suite 400
Tacoma Washington 98402
Phone: 253.922.9780

SHEET 1 OF 3
SCALE N/A
FIELD SURVEY X
FIELD BOOK X
DRAWN BSBO/GBJU
CHECKED BY SMD
DATE JANUARY 18, 2021

AMENDED HENDERSON COMMERCIAL PARK, A BINDING SITE PLAN,
AS RECORDED UNDER FILE NO. 3986666, RECORDS OF THURSTON COUNTY, WASHINGTON
A PORTION OF THE NW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 23, TWP 18 N, RGE 2 W, W.M.,
CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.

ORIGINAL PLAN

METHODOLOGY

FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A LIECA TS-12 TOTAL STATION AND GS-12 GPS RECEIVER. THIS SURVEY COMPLIES WITH THE MINIMAL REQUIRED "ERROR OF CLOSURE" OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-190 (AND POSITIONAL TOLERANCE LEVELS OF LESS THAN 0.011 METERS).

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-1991 EPOCH 2010.00 COORDINATES. U.S. SURVEY FEET. BASED ON GNSS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

(W.S.D.O.T.) TS34-51, MONUMENT ID 205: NAD 1983/2011 PUBLISHED, N625,988.410, E1,042,372.367

(NGS) A 461 RESET 2, DATABASE ID SY1600: NAD 1983/2011 PUBLISHED, N630,185.57, E1,045,196.50

EXISTING EASEMENTS

- EASEMENT FOR SANITARY SEWER AND STORM GRANTED TO THE CITY OF OLYMPIA PER AUDITOR'S FILE NO. 8507100048.
- 20' WIDE STORM EASEMENT GRANTED TO THE CITY OF OLYMPIA PER BINDING SITE PLAN 00-0029-01, RECORDED UNDER AUDITOR'S FILE NO. 3986666.
- 20' WIDE MOSS LAKE DRAINAGE EASEMENT PER AUDITOR'S FILE NO. 544351.
- 20' SANITARY SEWER EASEMENT PER AUDITOR'S FILE NO. 813546.
- 15' WIDE WATERLINE EASEMENT GRANTED TO THE CITY OF OLYMPIA PER BINDING SITE PLAN 00-0029-01, RECORDED UNDER AUDITOR'S FILE NO. 3986666.
- 10' WIDE UTILITY EASEMENT PER BINDING SITE PLAN 00-0029-01, RECORDED UNDER AUDITOR'S FILE NO. 813546.
- 22' WIDE PUBLIC PEDESTRIAN PATHWAY EASEMENT FOR THE BENEFIT OF THE CITY OF OLYMPIA PER CITY ORDINANCE NO.7062 AS RECORDED UNDER AUDITOR'S FILE NO.4557567. (SEE SHEET 3)

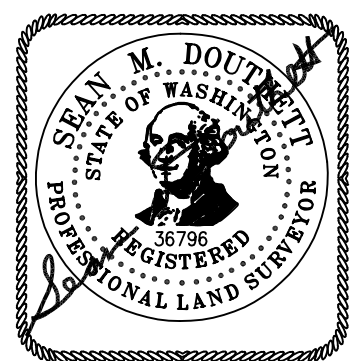
REFERENCES

R-1 = HENDERSON COMMERCIAL PARK BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 3986666.

LEGEND

	BOUNDARY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT LINE

- FOUND MONUMENT (FOUND AS NOTED)
- FOUND REBAR AND CAP STAMPED "BEEHLER 17656" 11/2014
- FOUND NAIL AND TAG STAMPED "BEEHLER 17656" 11/2014
- EXISTING FENCE LINE (6' CHAINLINK)
- (M) MEASURED
- (C) CALCULATED



1/18/21

TRACT C
HENDERSON COMMERCIAL
PARK BSP
CITY OF OLYMPIA
FOR PUBLIC TRAIL
0.05 AC/ 2246 S.F.

LOT 1
2301 HENDERSON PARK
LANE SE
OLYMPIA, WA 98501
1.94 AC / 84,576 S.F.

LOT 2
2201 HENDERSON PARK
LANE SE
OLYMPIA, WA. 98501
1.56 AC / 68,019 S.F.

LOT 3
2101 HENDERSON PARK LANE SE
OLYMPIA, WA. 98501
2.24 AC. / 97,468 S.F.

HENDERSON COMMERCIAL
PARK BSP LOT 4
SPS LANDS
PARCEL NO. 53210000400

NOTES (BOTH NEW AND ORIGINAL NOTES FROM A.F.N. 3986666 ARE INCLUDED)

- SEE SHEET 3 OF 3 FOR LINE, CURVE AND SPIRAL TABLES.
- TRACT B IS A CRITICAL AREA TRACT AND SHALL BE OWNED IN COMMON BY ALL LOT OWNERS. THE LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF THIS CRITICAL AREA. MAINTENANCE INCLUDES ENSURING THAT NO ALTERATIONS OCCUR AND THAT ALL VEGETATION REMAINS UNDISTURBED UNLESS THE EXPRESS WRITTEN AUTHORIZATION OF THE OLYMPIA COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT HAS BEEN RECEIVED.
- BEFORE BEGINNING AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION, OR OTHER DEVELOPMENT ACTIVITY, ON A LOT WITHIN THE HENDERSON PARK BINDING SITE PLAN, THE COMMON BOUNDARY BETWEEN TRACT B, A CRITICAL AREA TRACT, AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE MARKED TO THE SATISFACTION OF THE OLYMPIA COMMUNITY PLANNING AND DEVELOPMENT.
- THE TREES IN TRACT B SHALL BE PRESERVED FOR THE PURPOSE OF MEETING THE REQUIRED MINIMUM TREE DENSITY OF THE HENDERSON COMMERCIAL PARK BINDING SITE PLAN DEVELOPMENT. REMOVAL OF TREES FROM THIS AREA IS PROHIBITED UNLESS A REPORT REQUESTING SUCH REMOVAL AND JUSTIFYING THE REASON FOR THAT REMOVAL IS SUBMITTED BY A QUALIFIED PROFESSIONAL FORESTER TO CITY'S URBAN FORESTER, AND THE EXPRESS WRITTEN AUTHORIZATION OF THE OLYMPIA URBAN FORESTER HAS BEEN GIVEN.
- ELEVATIONS SHOWN ON THIS BINDING SITE PLAN ARE NGVD29 DATUM. THE CITY OF OLYMPIA'S OFFICIAL CONVERSION FROM NGVD29 TO NAVD83 IS +3.44 FEET.
- THE USE AND DEVELOPMENT OF THE PROPERTY MUST BE IN ACCORDANCE WITH THE PLAN AS REPRESENTED HEREIN OR AS HEREAFTER AMENDED, AND IN ACCORDANCE WITH THE PROVISIONS OF THE BINDING SITE PLAN REGULATIONS OF THE CITY FILE #00-0029 (ORIGINAL APPROVAL).
- IF THE ROADS AND UTILITIES SHOWN ON THIS PLAN WERE NOT CONSTRUCTED AND/OR INSTALLED AT THE TIME THAT THE PROPERTY SUBJECT TO THIS PLAN WAS DIVIDED, ANY PERMIT REQUIRED TO DEVELOP ANY PORTION OF THE PROPERTY WILL NOT BE ISSUED UNTIL THE ROADS AND UTILITIES NECESSARY TO SERVE THAT PORTION OF THIS PROPERTY HAVE BEEN CONSTRUCTED AND INSTALLED OR UNTIL ARRANGEMENTS ACCEPTABLE TO THE CITY OF OLYMPIA HAVE BEEN MADE TO ENSURE THAT THE CONSTRUCTION AND INSTALLATION OF SUCH ROADS AND UTILITIES WILL BE ACCOMPLISHED.
- THIS AMENDED BINDING SITE PLAN ELIMINATES THE STAND-ALONE RESTAURANT AND CHANGES THE USE OF LOT 1 FROM AN OFFICE TO A HOTEL.
- THIS AMENDED BINDING SITE PLAN DOES NOT SHOW ALL CONTROLLING MONUMENTS THAT MAY OR MAY NOT BE NEEDED TO ESTABLISH THE PROPERTY LINES FOR ALL OF THE LOTS SHOWN. PLEASE REFER TO THE ORIGINAL HENDERSON COMMERCIAL PARK BINDING SITE PLAN, AFN 3986666, FOR ADDITIONAL INFORMATION.
- NO NON-EMERGENCY VEHICLE ACCESS FROM HILLSIDE DRIVE.
- TRACTS "A" AND "C" WERE DEDICATED TO THE CITY OF OLYMPIA FOR PEDESTRIAN INGRESS AND EGRESS (OLYMPIA WOODLAND TRAIL) PER THE ORIGINAL HENDERSON COMMERCIAL PARK BINDING SITE PLAN, RECORDED IN A.F.N. 3986666.
- THE WESTERLY BOUNDARY LINE ALONG INTERSTATE 5 DIFFERS FROM THE ORIGINAL BINDING SITE PLAN AS RECORDED IN AUDITORS FILE NUMBER 3986666 DUE TO THE LINE BEING DESCRIBED AS A SPIRAL CURVE ON WSDOT PLANS TROSPER ROAD TO MARTIN WAY RIGHT OF WAY AND LIMITED ACCESS PLAN, DATED MAY 23, 1980, WHICH IS THE ORIGINAL BOUNDARY LINE ALONG INTERSTATE 5.

PREPARED FOR:
SPS LANDS, LLC.
3926 AURORA AVE. N.
SEATTLE, WA 98103

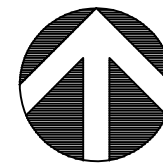


DAVID EVANS
AND ASSOCIATES INC.

2106 Pacific Avenue, Suite 400
Tacoma Washington 98402
Phone: 253.922.9780

SHEET 2 OF 3
SCALE 1" = 60'
FIELD SURVEY X
FIELD BOOK X
DRAWN BSBO/GBJU
CHECKED BY SMD
DATE JANUARY 18, 2021

CITY OF OLYMPIA BSP 17-4253-OL



CITY OF OLYMPIA
GROUND SCALED
COORDINATE SYSTEM

0 30 60 120
SCALE: 1" = 60'

FOUND 2" BRASS DISK
STAMPED LS 17686
NGVD29 ELEVATION 58.05
VISITED 11/24/14

14TH AVE. SE

HENDERSON BOULEVARD
S51°53'30"E
392.57'(R-1)
440.22'(M)
N51°53'30"W
337.50'

INTERSTATE 5

TRACT A

HENDERSON PARK
LANE SE

TRACT A

SHARILYN L. DOWNING
PARCEL NO. 83700004402

TYNAN T & HEIDI N PASCHAL
PARCEL NO. 83700003901

G:\ju02\26\21 7:52am - P:\S\SPS\000000001\0400CAD\SV\DWG\Submittal BSP 2021-01-20\SPS\000000001-BSP-SHT 1 AND 2.dwg

AMENDED HENDERSON COMMERCIAL PARK, A BINDING SITE PLAN, AS RECORDED UNDER FILE NO. 3986666, RECORDS OF THURSTON COUNTY, WASHINGTON A PORTION OF THE NW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 23, TWP 18 N, RGE 2 W, W.M., CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.

CITY OF OLYMPIA BSP 17-4253-OL

LEGEND

- (M) FOUND MONUMENT (FOUND AS NOTED)
 (C) FOUND REBAR AND CAP STAMPED "BEEHLER 17656" 11/2014
 (M) FOUND NAIL AND TAG STAMPED "BEEHLER 17656" 11/2014
 (C) SET 1/2" REBAR AND ORANGE CAP STAMPED "DEA 46890"
 (M) EXISTING FENCE LINE (6' CHAINLINK)
 (M) MEASURED
 (C) CALCULATED

AMENDED PLAN

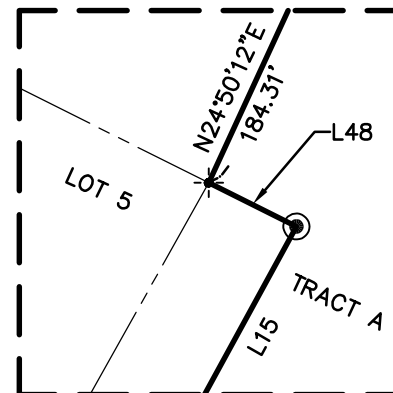
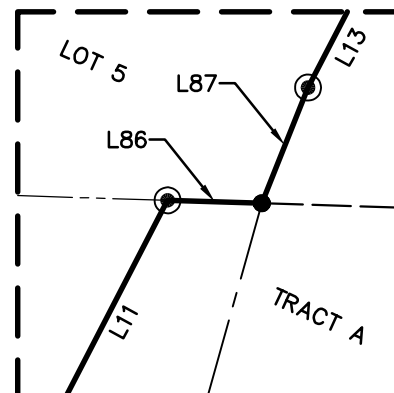
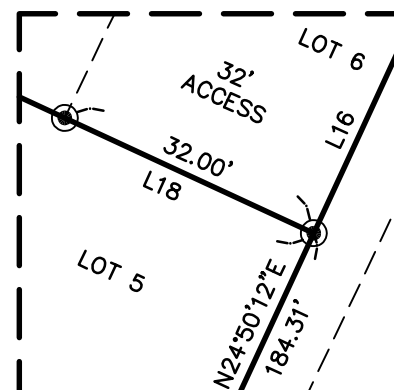
- BOUNDARY LINE
 - - - - - EXISTING RIGHT-OF-WAY
 ——— PROPERTY LINE
 ——— ROAD CENTERLINE
 - - - - - EASEMENT LINE

AMENDED / NEW EASEMENTS

- (A) ACCESS EASEMENT HEREBY DEDICATED TO SPS LANDS OVER HENDERSON PARK BSP TRACT C FOR ACCESS AND MAINTENANCE.
 (B) 20' WIDE WATER LINE EASEMENT HEREBY DEDICATED TO THE CITY OF OLYMPIA PER THIS BINDING SITE PLAN.
 (C) 22' WIDE PUBLIC PEDESTRIAN PATHWAY EASEMENT FOR THE BENEFIT OF THE CITY OF OLYMPIA PER CITY ORDINANCE NO. 7062 AS RECORDED UNDER AUDITOR'S FILE NO. 4557567. (SEE SHEET 3)

APPROVED USES AND LIMITATIONS

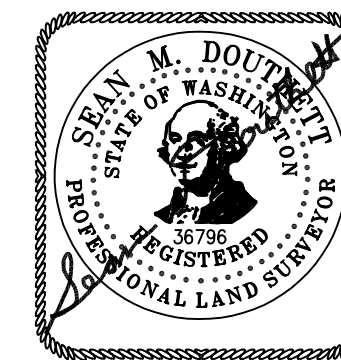
1. LOT 4 TO BE DEVELOPED WITH A COMMERCIAL OFFICE BUILDING OF NO GREATER THAN 12,000 GROSS SQUARE FEET OF FLOOR AREA.
 2. LOT 5 TO BE DEVELOPED WITH A HOTEL NOT TO EXCEED 113 ROOMS.
 3. LOT 6 TO BE DEVELOPED WITH A HOTEL NOT TO EXCEED 118 ROOMS.

DETAIL "A"**DETAIL "B"****DETAIL "C"**

LINE	BEARING	LENGTH
L1	S28°24'54"W	38.72'
L2	S11°16'24"W	12.34'
L3	N76°22'35"E	12.79'
L4	N13°37'45"W	33.39'
L5	S33°52'55"E	33.87'
L6	S51°53'30"E	160.76'
L7	N36°22'50"E	92.81'
L8	N36°25'02"E	50.01'
L9	S53°34'58"E	50.00'
L10	N03°02'40"W	52.92'
L11	N27°20'14"E	52.39'
L12	S38°06'30"W	40.00'
L13	S27°20'14"W	70.82'
L14	S29°11'45"W	78.46'
L15	S28°36'47"W	68.07'
L16	S24°50'13"W	55.43'
L17	N65°09'46"W	156.99'
L18	S65°11'51"E	45.99'

CURVE	DELTA	RADIUS	LENGTH
C1	15°56'26"	106.50'	29.63'
C2	14°54'18"	279.50'	72.71'
C3	18°31'56"	166.50'	53.85'
C4	02°33'09"	3014.80'	134.32'
C5	27°19'18"	83.02'	39.59'
C6	32°46'10"	166.50'	95.23'
C7	33°26'08"	307.50'	31.67'
C8	33°26'08"	292.50'	30.13'

LOT	SQUARE FEET	ACRES
LOT 5	125,637 SQ. FT.	2.88
LOT 6	130,583 SQ. FT.	3.00

CITY OF OLYMPIA
GROUND SCALED
COORDINATE SYSTEM0 30 60 120
SCALE: 1" = 60'FOUND 2" BRASS DISK
STAMPED LS 17686
NGVD29 ELEVATION 58.05
VISITED 11/24/14

SPIRAL	SPIRAL LENGTH
S1	123.14'
S2	78.13'
S3	45.01'

LINE	BEARING	LENGTH
L93	N27°32'27"E	2.97'
L94	S17°58'05"E	50.00'
L95	N11°18'31"E	50.00'
L96	N88°13'46"E	29.44'

LINE	BEARING	LENGTH
L71	N24°50'12"E	15.00'
L72	N64°30'54"W	14.95'
L73	N51°54'02"W	89.06'
L74	N37°06'40"E	66.34'
L75	N54°52'22"W	3.82'
L76	S36°06'29"W	17.73'
L77	N54°03'42"W	3.77'
L78	S35°07'38"W	27.27'
L79	S48°49'59"W	9.77'
L80	S37°06'27"W	128.50'
L81	S84°41'17"W	29.41'

LINE	BEARING	LENGTH
L41	S35°41'30"E	16.26'
L42	S54°18'30"W	10.00'
L43	N35°41'30"W	16.42'
L44	S55°12'41"W	11.07'
L45	S75°56'21"W	78.15'
L46	N60°11'30"W	81.08'
L47	S29°48'30"W	151.95'
L48	S63°28'16"W	0.63'

LINE	BEARING	LENGTH
L49	N65°09'46"W	2.49'
L50	S51°54'02"E	83.65'
L51	N87°58'10"E	34.36'
L52	N02°01'50"W	15.00'
L53	S87°58'10"W	33.71'
L54	N51°07'21"W	4.38'
L55	S37°06'40"W	80.07'
L56	S48°49'59"W	10.04'
L57	S37°06'27"W	133.58'
L58	S84°41'17"W	41.89'
L59	N52°35'59"W	96.05'

LINE	BEARING	LENGTH
L82	N52°35'59"W	83.89'
L83	N07°02'07"W	36.11'
L84	N36°24'04"E	100.03'
L85	N13°33'18"W	13.46'
L86	S88°23'40"E	1.10'
L87	S21°46'11"W	10.28'

LINE	BEARING	LENGTH
L88	N77°49'14"W	31.18'
L89	N77°50'12"E	75.03'
L90	N47°37'07"E	60.23'
L91	N01°46'01"E	20.02'
L92	S77°28'07"W	19.01'

LINE	BEARING	LENGTH
L19	N29°48'30"E	173.69'
L20	S60°11'30"E	93.02'
L21	N75°56'21"E	66.44'
L22	N55°12'41"E	118.96'
L23	N10°09'05"E	151.92'
L24	N79°50'55"W	1.22'
L25	N10°11'50"E	15.28'
L26	N37°48'10"W	22.61'
L27	N84°53'12"W	132.51'
L28	S71°41'48"W	46.24'
L29	S18°18'12"E	5.86'

LINE	BEARING	LENGTH
L30	S71°41'48"W	10.00'
L31	N18°18'12"W	5.86'
L32	S71°41'48"W	12.81'
L33	S27°17'47"W	78.82'
L34	N62°42'13"W	17.02'
L35	N27°20'14"E	90.10'
L36	N71°41'48"E	77.01'
L37	S84°53'12"E	145.36'
L38	S37°48'10"E	41.85'
L39	S10°09'05"W	183.30'
L40	S55°12'41"W	109.85'

PREPARED FOR:
SPS LANDS, LLC
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SUITE 520
SEATTLE, WA 98121

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SHEET 3 OF 3
SCALE 1" = 60'
FIELD SURVEY X
FIELD BOOK X
DRAWN MJC/BSBO/GBJU
CHECKED BY SMD
DATE JANUARY 18, 2021