PLAT 3371702 LOT 11LS 97-0186 OL SURVEY SHEET 2 OF 6 S 87'47'24" E VOL. 34 PG. 28-30 LLS 97-0186 OL S 2'13'41"W EASEMENT FOR PEDESTRIAN **PLAT NOTES:** S 89°09'17" E 433.81 AND BICYCLE ACCESS SOUTH LINE DLC NO. 49-RESERVED BY THE CITY OF 1.) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY 6TH FOUND OLYMPIA PER AF #3156833 SHALL BE MAINTAINED BY THE ADJACENT PROPERTY S 71°31'00"E N 87°25'38"W OWNER AND MAY BE REDUCED OR ELIMINATD IF DEEMED NECESSARY FOR, OR DETRIMENTAL TO CITY ROAD AVE. NW 0.24' 2.) TREES PLANTED OR PRESERVED IN COMPLIANCE WITH THE APPROVED TREE PLAN ON FILE WITH THE CITY, SHALL PLAT OF GRASS LAKE VILLAGE ONLY BE REMOVED WITH CITY APPROVAL. 3.) IMPACT FEES FOR SCHOOLS, STREETS, PARKS AND FIRE PROTECTION FACILITIES, ADOPTED BY THE CITY FOUND COUNCIL WILL APPLY TO LOTS/UNITS DEPICTED ON THIS DIVISION ONE N 41°59'39"E PLAT AS A CONDITION OF BUILDING PERMIT APPROVAL. 0.28' 4.) CONSTRUCTION OF ALL LOTS SHALL CONFORM WITH PORTIONS OF SECTIONS 16, 17 AND DLC NO. 49 TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M. THE SETBACKS DEPICTED ON SHEETS 5 AND 6. S 87°47'24" E 662.58 5.) OPEN SPACE/COMMUNITY AREAS, TRACTS "A", "B" AND "C" SHALL BE OWNED AND MAINTAINED BY THE GRASS LAKE VILLAGE LOT OWNERS ASSOCIATION. NE TIA, SE TIA, NE TIA FOUND 2" IRON PIPE 6.) STUB STREETS WILL BE CONNECTED AT SOME TIME S 66°23'07"W IN THE FUTURE AS DETERMINED BY THE CITY OF 0.39' 7.) GRASS LAKE VILLAGE HAS BEEN APPROVED THROUGH THE PROVISIONS FOR PLANNED RESIDENTIAL DEVELOPMENTS. ANY FUTURE SUBDIVISION OF LOTS SET 5/8" REBAR AND PLASTIC CAP STAMPED WITHIN THIS PLAT SHALL NOT EXCEED THE MAXIMUM "JSP 28073" AT ALL LOT/TRACT CORNERS UNLESS OTHERWISE NOTED HEREON. 2 DENSITY ALLOWED FOR THE PROJECT AS DESIGNATED IN OMC.18.04 TABLE 4.04 (AND AS HEREINAFTER AMENDED) OR DEVIATE FROM THE MIX OR DWELLING FOUND 5/8" REBAR AND PLASTIC CAP UNIT TYPES REQUIRED IN OMC.18.04.060(Q). 2583.64 STAMPED "JSP 28073" (SEE LLS 97-01860L) S 88°42'43" E UNLESS OTHERWISE NOTED HEREON. 8.) THE GRASS LAKE VILLAGE LOT OWNERS ASSOCIATION S 88°30'11" E 2652.93 IS RESPONSIBLE FOR MAINTENANCE OF TRACTS "A", "B" FOUND CASED FOUND 3 1/2" ALUMINUM MONUMENT AND "C". MAINTENANCE OF THE STORMWATER SYSTEM FOUND CASED MON. 1 1/2" IRON PIPE STAMPED (27134) SHALL BE CONSISTENT WITH THE STORMWATER CALCULATED POSITION AUGUST, 1995 AUGUST, 1995 MAINTENANCE AGREEMENT ON FILE WITH THE CITY OF PER SURVEY FOUND 1/2" REBAR & CAP STAMPED (19632) VOL. 23, PG. 165 9.) TRACT "X" AS SHOWN HEREON IS RESERVED FOR FOUND 1/2" REBAR & CAP STAMPED (5154) FUTURE DEVELOPMENT. THE DECLARANT, IT'S SUCCESSORS AND ASSIGNS HEREBY RESERVE AN FOUND 3/4" IRON PIPE & CAP STAMPED (22346) EASEMENT OVER AND ACROSS TRACT "A" FOR PER SURVEY RECORDED IN VOLUME 25, PAGE 144 STORMWATER PURPOSES. ALL MONUMENTS SHOWN AS FOUND WERE VISITED 10.) ALL LOTS ARE SUBJECT TO SCHOOL MITIGATION IN MAY. 2001 UNLESS OTHERWISE NOTED. AGREEMENT RECORDED UNDER AUDITOR'S FILE TRACT "X" 11.) ALL LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED GRADING PLAN UNLESS ALTERNATIVES ARE (RESERVED FOR FUTURE DEVELOPMENT) APPROVED BY THE BUILDING DEPARTMENT. ROOF DRAINS FOUND TRACT "C" -LOT 2, LLS 97-01860L-S 00°02'09"W SHALL BE CONNECTED TO THE ROOF DRAIN SYSTEM AND SHALL PROVIDE POSITIVE GRADE TO THE STORMWATER 0.39' CONVEYANCE SYSTEM. S 88°13'15" E 255.75 N 88°35'42" W 23 24 N EASEMENT RESERVED BY 25 B DEED RECORDED UNDER 30 31 *32 33* 34 35 AUDITOR'S FILE NO. 88090800 4TH AVE. N.W. WHICH HAS BEEN RELINQUISHED BY UNITY OF OWNERSHIP 4TH AVE. N.W. 21 18 17 16 15 14 13 39 40 S 88°29'08" E 497.28 38 37 36 41 SOUTH LINE NE 1/4, SE 1/4, NE 1/4-CASED MON. @ INT'X 11 2628.28 COOPERPOINT RD. 42 **SURVEY REFERENCES:** & HARRISON AVE. S **88**°28'47" E S 88°28'47" E ' 2647.83 • SURVEY VOLUME 34, PAGES 28-30 FOUND PK NAIL FOUND CONC. MON. W/PK STRADDLES • LLS 97-018606 AF #3078573 43 ÁUGUST, 1995 10 SURVEY VOLUME 25, PAGE 144 17 PER SURVEY
VOL. 23, PG. 165 • SURVEY VOLUME 8, PAGE 67 CALCULATED POSITION • PLAT OF HERITAGE WEST VOLUME 19, PAGE 97 44 • SURVEY VOLUME 23, PAGE 65 8 9 SCALE: 1"=100 FEET 3RD AVE. N.W. 45 02°04′22″ [L©] 50 WA5 YAUGER 3 16/30/200 2 TRACT "B" TRACT "A" NORTH LINE RIGHT-OF-WAY CONVEYED TO THE CITY OF OLYMPIA PER AF #3223905 50.00 S 88°28'47" E HATTON GODAT PANTIER THIS SURVEY WAS PERFORMED WITH A NORTH LINE RIGHT-OF-WAY CONVEYED TO THE CITY OF OLYMPIA PER AF #3223906 13.00 N N 02°04'22" E LEICA THREE SECOND TOTAL STATION **ENGINEERS** AND SURVEYORS _50.00 S 88**°**25'34" E BY CONVENTIONAL TRAVERSE METHODS 1840 BARNES BOULEVARD S W TUMWATER, WA 98512 TEL: 360.943.1599 FAX: 360.357.6299 -13.00 N 02*04'22" E hattonpantier.com S 88°28'47" E 115.00 S 88'25'34" E 205.75 MUD BAY ROAD WEST 98076 S 88'28'47" E CASED MONUMENT AT INTERSECTION S 88'25'34" E 🖊 🕣 COOPER POINT RD AND HARRISON AVE.