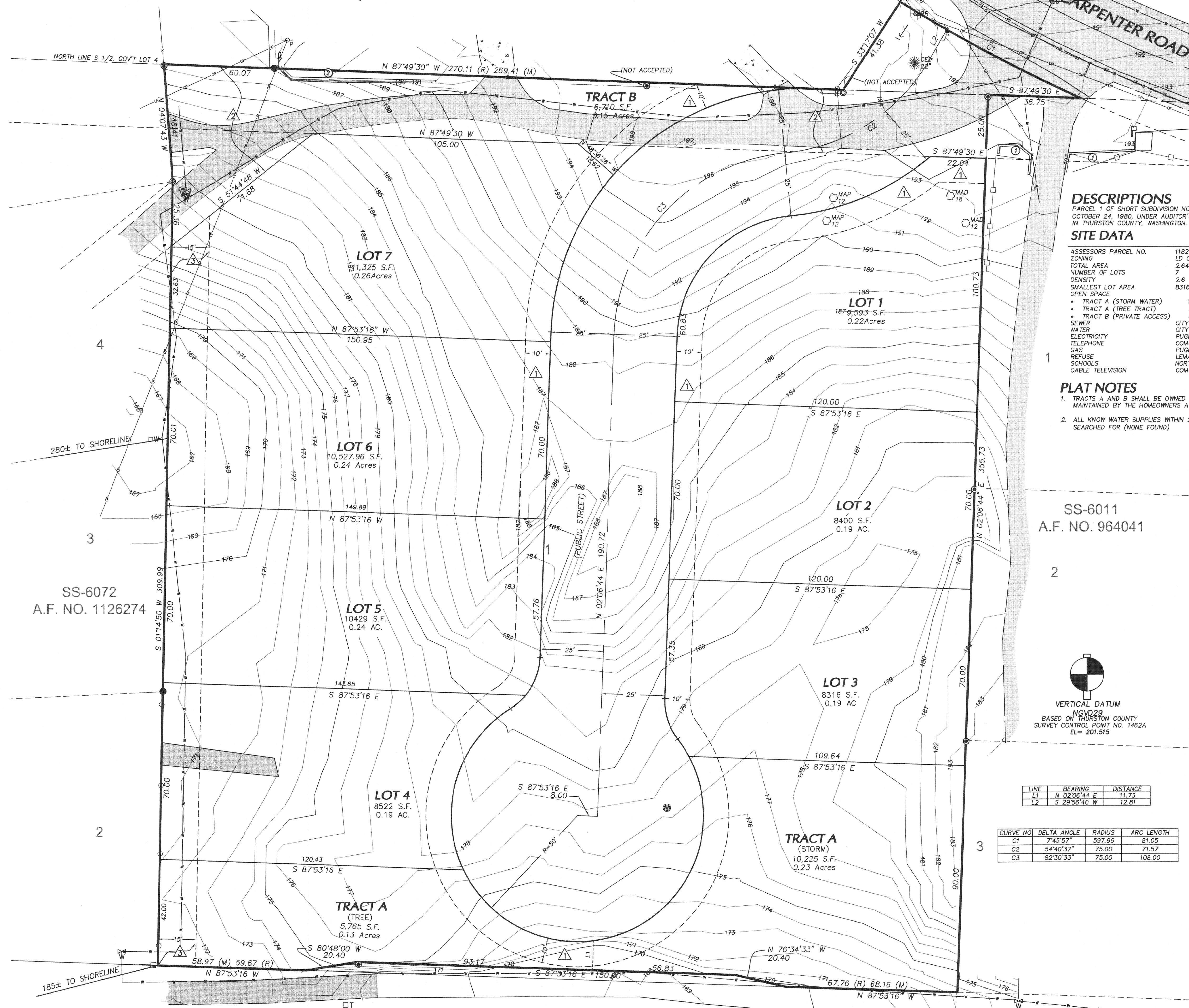


# PRELIMINARY SHORT PLAT

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

FOR  
BAR HOLDINGS LLC  
PO BOX 14996  
TUMWATER, WA. 98511



## DESCRIPTIONS

PARCEL 1 OF SHORT SUBDIVISION NO. SS-8072, AS RECORDED  
OCTOBER 24, 1980, UNDER AUDITOR'S FILE NO. 1126274;  
IN THURSTON COUNTY, WASHINGTON.

## SITE DATA

ASSESSORS PARCEL NO. 11827131206  
ZONING LD 0-4  
TOTAL AREA 2.64 AC/ 114844 S.F.  
NUMBER OF LOTS 7  
DENSITY 2.6 UNITS/ACRE  
SMALLEST LOT AREA 8316 S.F./ 0.19 AC.  
OPEN SPACE  
• TRACT A (STORM WATER) 10224 S.F./ 0.23 AC.  
• TRACT A (TREE TRACT) 5765 S.F./ 0.13 AC.  
• TRACT B (PRIVATE ACCESS) 6,710 S.F./ 0.15 AC.  
CITY OF LACEY  
CITY OF LACEY  
PUGET SOUND ENERGY  
COMCAST  
PUGET SOUND ENERGY  
LEWIS  
NORTH THURSTON SCHOOL DISTRICT  
COMCAST

## PLAT NOTES

- TRACTS A AND B SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- ALL KNOWN WATER SUPPLIES WITHIN 200' BEEN SEARCHED FOR (NONE FOUND)

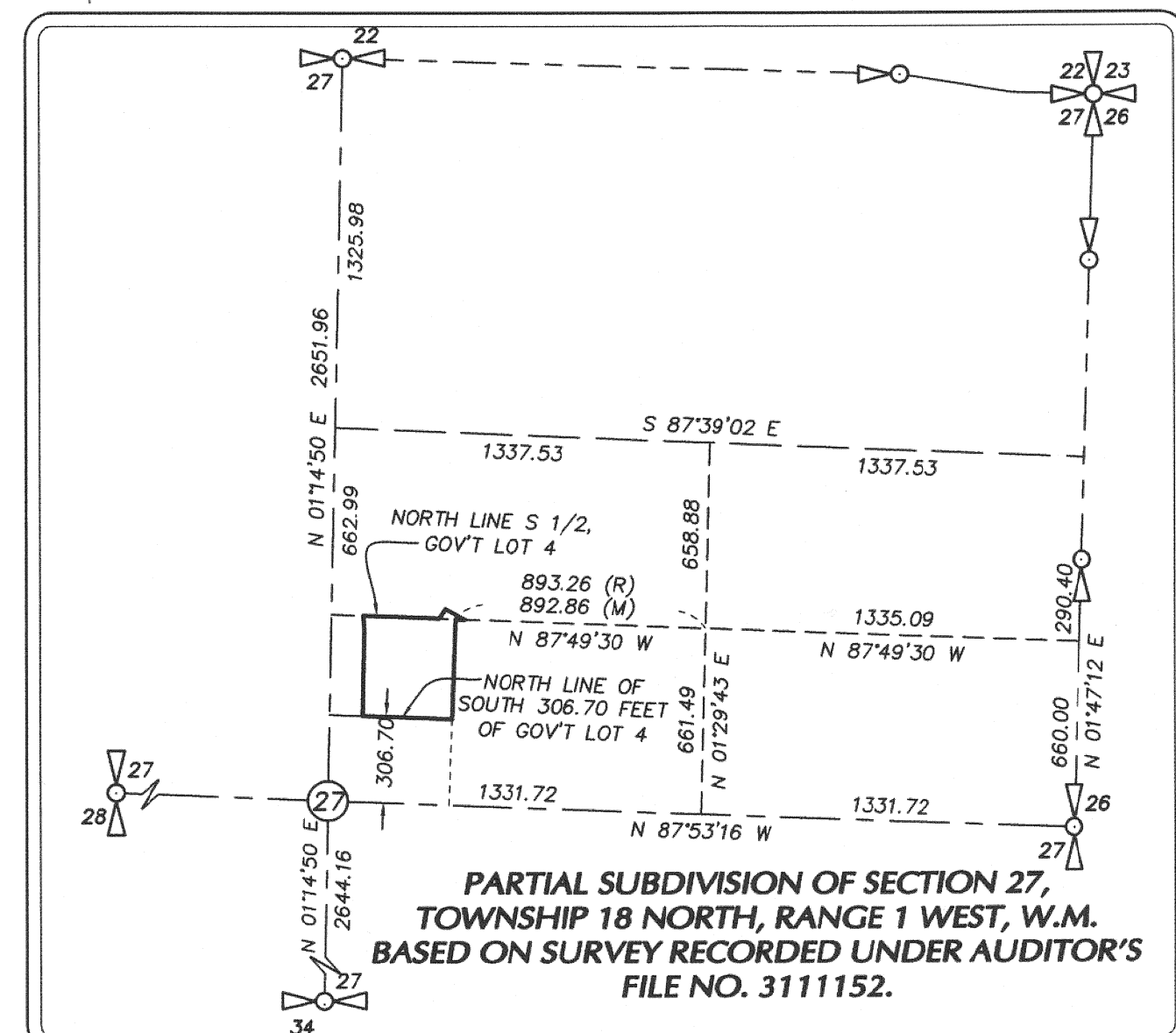
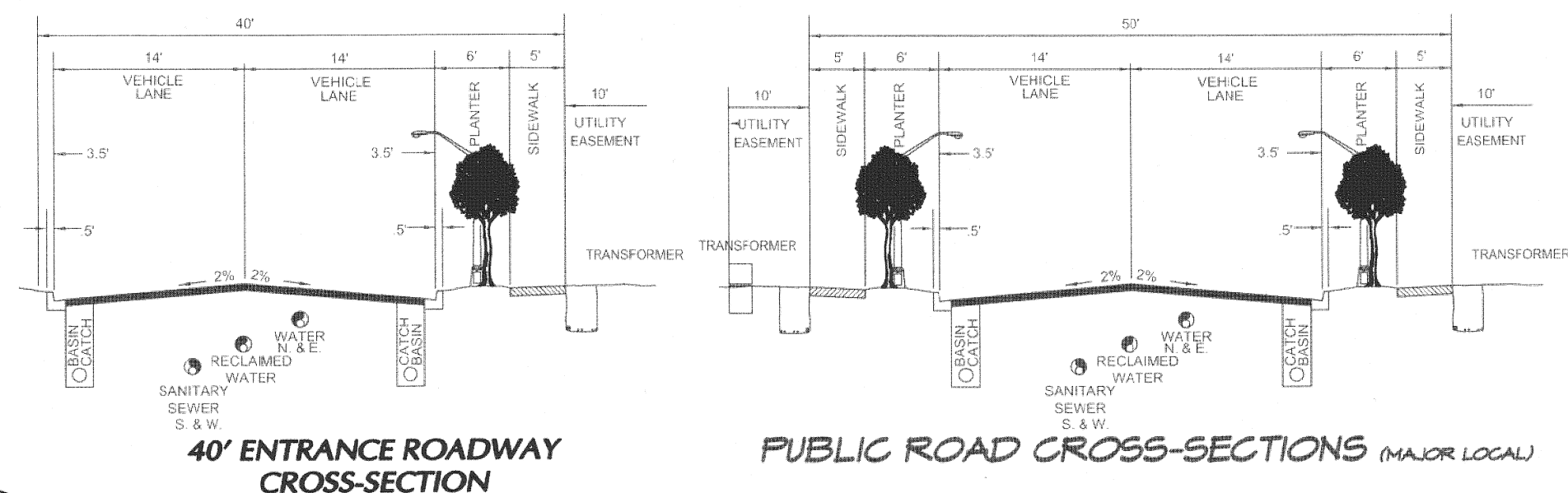
## LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "JAP", "9608" (ACCEPTED UNLESS OTHERWISE NOTED)
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED "5154" (ACCEPTED UNLESS OTHERWISE NOTED)
- FOUND 5/8" REBAR
- FOUND 3/4" IRON PIPE
- TELEPHONE PEDISTAL
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- BASALT PILLAR
- WATER MANHOLE
- POWER POLE
- PVC RISER
- MONITOR WELL
- DECIDUOUS TREE
- CONIFEROUS TREE
- SANITARY SEWER LOCATE
- UNDERGROUND TELEPHONE LOCATE
- OVERHEAD POWER
- UNDERGROUND GAS LOCATE
- UNDERGROUND POWER LOCATE
- UNDERGROUND WATER LOCATE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- SPLIT RAIL FENCE
- 6" BOARD FENCE
- ASPHALT SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE

- RAILROAD TIE BORDER
- CONCRETE STACK WALL WITH 6" WOOD FENCE
- SANITARY SEWER MANHOLE WITH FOREMAN AND VALVES
- PLANNED 10' UTILITY EASEMENT
- EASEMENT FOR INGRESS AND EGRESS RECORDED UNDER AUDITOR'S FILE NO. 778657 AND 836146 (SEE SURVEY NOTE NO. 3)
- PLANNED 15' UTILITY EASEMENT

## SURVEY REFERENCES

- COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY DATED MAY 12, 2021, UNDER ORDER NO. TH32300.
- SHORT SUBDIVISION NO. SS6072 RECORDED UNDER AUDITOR'S FILE NO. 1126274
- SURVEY RECORDED UNDER AUDITOR'S FILE NO. 1090830
- SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4206533
- SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4505829
- SURVEY RECORDED UNDER AUDITOR'S FILE NO. 1136613
- SURVEY RECORDED UNDER AUDITOR'S FILE NO. 593475
- SHORT SUBDIVISION NO. SS6011 RECORDED UNDER AUDITOR'S FILE NO. 964041
- SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3111152



## SURVEY NOTES

- THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 11827131206 BY THURSTON COUNTY.
- THE BOUNDARY OF THE PROPERTY SHOWN HEREON IS BASED ON A RETRACEMENT SURVEY OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 1126274.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT FOR INGRESS AND EGRESS AS RECORDED UNDER AUDITOR'S FILE NO. 8366146, 778627 AND THE SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 1126274.
- THE LAND DESCRIBED HEREON IS SUBJECT TO DECLARATION OF SHORT SUBDIVISION AND COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 1126274.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED IN VOLUME 123 OF DEEDS, PAGE 342.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO INGRESS, EGRESS AND UTILITIES EASEMENT AS SHOWN ON SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 1126274.
- TITLE INFORMATION NOTED/DEPICTED HEREON IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY DATED MAY 12, 2021, UNDER ORDER NO. TH 32300.
- THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY OF A PORTION OF THE EXISTING CONDITIONS IN AUGUST 2021.
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE MAPPING OF EXISTING CONDITIONS TO SUPPORT CIVIL ENGINEERING DESIGN AND SITE PLANNING SITE IMPROVEMENTS.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NGVD VERTICAL DATUM. ALL SPOT ELEVATIONS AND CONTOURS ARE A RESULT OF FIELD SURVEY MEASUREMENTS USING THURSTON COUNTY CONTROL POINT NO. 1462 AS A BASIS OF SAID DATUM. THE ELEVATION EQUALS 202.89 FEET.
- THE CONTOURS SHOWN HEREON WERE DEVELOPED FROM CONVENTIONAL FIELD SURVEY METHODS. THE CONTOUR INTERVAL IS 1 FOOT. THIS TOPOGRAPHIC SURVEY MEETS NATIONAL MAP STANDARDS AND IT IS EXPECTED THE ACCURACY OF THE CONTOURS WILL BE WITHIN 1/4" CONTOUR.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND SURFACE INDICATORS AND PAINTED LOCATIONS BY MOUNTAIN VIEW LOCATES. VERIFICATION OF UNDERGROUND UTILITIES, BY OTHER MEANS, INCLUDING POT HOLEING WAS NOT PERFORMED FOR THIS SURVEY. ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE.
- THE SCOPE OF SERVICES FOR THIS SURVEY INCLUDED COORDINATION OF UNDERGROUND UTILITY LOCATES WITH SUB-CONSULTANT, MOUNTAIN VIEW LOCATES. NO FURTHER UTILITY INVESTIGATIONS HAVE BEEN PERFORMED AS PART OF THIS SURVEY.
- UNDERGROUND UTILITY LOCATES AND THEIR USES IDENTIFIED BY COLOR AS MARKED BY UTILITY LOCATING CONTRACTOR DEPICTED HEREON ARE BASED UPON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES.

SCALE: 1"=20 FEET

HATTON GODAT PANTIER  
ENGINEERS AND SURVEYORS  
3910 MARTIN WAY E, SUITE B  
OLYMPIA, WA 98506  
TEL: 360.943.1599 FAX: 360.357.6299  
huttonpantier.com 21045