THE HICKORY, A BINDING SITE PLAN (BSP NO. _____)

A PORTION OF THE SOUTHWEST & SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH , RANGE 1 WEST, W.M.

DESCRIPTION

PARCEL "A" OF BOUNDARY LINE ADJUSTMENT NO. BLA 030019LA, AS RECORDED OCTOBER 7, 2003, UNDER AUDITOR'S FILE NO.'S 3583433 AND 3583434; EXCEPTING THEREFROM THAT PORTION CONVEYED TO CITY OF LACEY BY DEED RECORDED DECEMBER 22, 2011 UNDER AUDITOR'S FILE NO. 4243461.

IN THURSTON COUNTY, WASHINGTON.

ASSESSOR'S PARCEL NUMBER

11802340401

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN PURSUANT TO CHAPTER 58.17 R.C.W. AND DECLARE THIS BINDING SITE PLAN TO BE A GRAPHIC REPRESENTATION OF THE SAME AND THAT SAID BINDING SITE PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE KAUFMAN REAL ESTATE, LLC AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ANY EASEMENTS OR WHATEVER PUBLIC 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 BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS SHOWN HEREON.

_____
(DATE)

_____
(PRINT NAME) (TITLE)
KAUFMAN REAL ESTATE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF THURSTON > SS

ON THIS _____ DAY OF _____ 20_____, BEFORE ME PERSONALLY APPEARED TO ME KNOWN TO BE THE _____ OF **KAUFMAN REAL ESTATE, LLC**, A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) _____
RESIDING AT: _____
_____
MY COMMISSION EXPIRES: _____

(SEAL)

PROPERTY OWNER

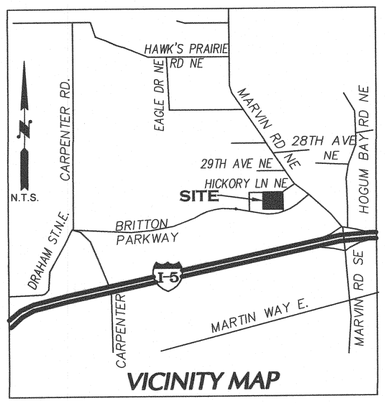
KAUFMAN REAL ESTATE, LLC
7908 SWEET IRON COURT SE
TUMWATER, WA 98501

SURVEY REFERENCES

1. SUBDIVISION GUARANTEE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY DATED JULY 19, 2022 UNDER ORDER NO. TH38331
2. BOUNDARY LINE ADJUSTMENT NO. BLA 030019LA RECORDED UNDER AUDITOR'S FILE NO. 3583434
3. BRITTON PARKWAY BINDING SITE PLAN NO. BSP 11–0001LA – SECOND AMENDMENT RECORDED UNDER AUDITOR'S FILE NO. 4544040 AND SECOND AMENDMENT RECORDED UNDER AUDITOR'S FILE NO. 4544040
4. BRITTON PARKWAY BINDING SITE PLAN NO. BSP 11–0001LA – AMENDMENT RECORDED UNDER AUDITOR'S FILE NO. 4294985
5. BRITTON PLAZA BINDING SITE PLAN NO. BSP 11–0001LA RECORDED UNDER AUDITOR'S FILE NO. 4256072
6. BOUNDARY LINE ADJUSTMENT NO. BLA 01–0833TC RECORDED UNDER AUDITOR'S FILE NO. 3392449
7. BOUNDARY LINE ADJUSTMENT NO. BLA 08–0013LA RECORDED UNDER AUDITOR'S FILE NO. 4032528
8. BOUNDARY LINE ADJUSTMENT NO. BLA 20–0006LA RECORDED UNDER AUDITOR'S FILE NO. 4799339
9. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3111152

SHEET INDEX

SHEET 1	DESCRIPTION, APPROVALS, DECLARATION, AKNOWLEDGEMENT, SURVEY REFERENCES AND PROJECT NOTES
SHEET 2	BOUNDARY, EXISTING EASEMENTS AND TITLE NOTES
SHEET 3	SITE PLAN
SHEET 4	LOT LAYOUT, ADDRESSES, LOT AREAS, NEW EASMENTS (INGRESS, EGRESS AND UTILITIES, SEWER AND STORM)



VICINITY MAP

APPROVALS

ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____.

_____
THURSTON COUNTY ASSESSOR

TREASURER'S CERTIFICATE

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

_____
THURSTON COUNTY TREASURER

CERTIFICATE OF CONFORMANCE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE PLATTING AND SUBDIVISION ORDINACE 15.06 AS THE BINDING SITE PLAN DOES NOT CREAT ANY NEW LOTS CONTAINING INSUFFICIENT LOT AREA AND DIMENSIONS TO MEET THE MINUMUM REQUIREMENTS FOR WIDTH AND AREA FOR BUILDING SITES.

_____
CITY OF LACEY PLANNING DEPARTMENT

PROJECT NOTES

1. THE PORTIONS OF THE BINDING SITE PLAN IDENTIFIED AS CITY OF LACEY UTILITY EASEMENTS INCLUDE RIGHTS GRANTED TO CITY OF LACEY TO ENTER UPON, OVER AND ALONG SAID PORTIONS FROM TIME TO TIME, TO CONSTRUCT INSPECT, REPAIR, ALTER, MODIFY, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS, AND UTILITIES, BUILDINGS OR STRUCTURES SHALL NOT BE CONSTRUCTED ON THE UTILITY EASEMENTS SHOWN ON THIS BINDING SITE PLAN.
2. TREES MAY NOT BE REMOVED FROM INDIVIDUAL LOTS WITHOUT FIRST OBTAINING A LAND CLEARING PERMIT, SITE PLAN REVIEW APPROVAL, OR A TREE REMOVAL EXEMPTION FROM THE CITY OF LACEY.
3. ALL LAND WITHIN THE BOUNDARIES OF THIS BINDING SITE PLAN IS WITHIN A COMMUNITY FACILITIES DISTRICT OF THE CITY OF LACEY AND ALL SALEABLE LOTS ARE SUBJECT TO ALL SERVICE TREES AND CHARGES WHICH MAY BE LEVIED BY THE CITY OF LACEY FOR THE MAINTENANCE, OPERATIONS AND IMPROVEMENT OF ANY COMMUNITY FACILITIES AND FOR LIENS FOR ANY UNPAID SERVICE FEES OR CHARGES.
4. NOTICE: THE CITY OF LACEY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS WITHIN OR PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS BINDING SITE PLAN.
5. ANY DEVELOPMENT ON SUBJECT LAND SHALL BE IN CONFORMANCE WITH THE CONDITIONS OF THE SITE PLAN APPROVAL. ANY DEVELOPMENT ON SUBJECT LAND SHALL BE IN CONFORMANCE WITH THE CONDITIONS OF THE SITE PLAN APPROVAL ISSUED BY THE CITY OF LACEY ON _____, PROPOSED CHANGES ISSUED BY THE CITY OF LACEY, PROPOSED CHANGES SHALL BE REVIEWED AND APPROVED BY THE CITY OF LACEY COMMUNITY DEVELOPMENT DEPARTMENT.
6. THE LOT OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING AND LOCATING ALL IRRIGATION LINES LOCATED IN THE PUBLIC RIGHT–OF–WAY ADJACENT TO THE HICKORY BINDING SITE PLAN.
7. TRACT "B" IS DESIGNATED FOR A PRIVATE ACCESS LANE. THE OWNER ASSOCIATION SHALL OWN AND MAINTAIN SAID TRACT.
8. TRACT "A" IS DESIGNATED FOR A TREE AND LANDSCAPE BUFFER TRACT. THE OWNER'S ASSOCIATION SHALL OWN AND MAINTAIN SAID TRACT.
9. THE INGRESS, EGRESS AND UTILITY EASEMENTS NOTED AND DEPICTED HEREON FOR THE BENEFIT OF LOTS 1 THROUGH 6, SHALL BE MAINTAINED BY THE OWNERS' ASSOCIATION.
10. STORM WATER RUNOFF FROM EACH LOT SHALL BE INFILTRATED WITHIN THE REGIONAL STORM WATER FACILITY LOCATED ON THE ADJACENT PROPERTY. THE FACILITY EASEMENT, MAINTENANCE REQUIREMENTS AND OTHER PROVISIONS ARE INCLUDED IN INSTRUMENT TITLED "REVISED STORMWATER DRAINAGE FACILITY EASEMENT AND TERMINATION OF EASEMENTS" RECORDED JUNE 28, 2022 UNDER AUDITOR'S FILE NO. 4273886. EACH LOT WITHIN THIS BINDING SITE PLAN SHALL CONTRIBUTE TO THE COST OF MAINTENANCE PURSUANT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED UNDER AUDITOR'S FILE NO. _____.
11. EACH LOT WITHIN THIS BINDING SITE PLAN SHALL BE REQUIRED TO PROVIDE STORM WATER QUALITY TREATMENT PRIOR TO STORM WATER RELEASE TO THE REGIONAL STORM WATER FACILITY DESCRIBED IN PROJECT NOTE NUMBER 10 ABOVE.
12. EACH LOT WITHIN THIS BINDING SITE PLAN IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED UNDER AUDITOR'S FILE NO. _____.

APPROVED FOR RECORDING

CITY OF LACEY

AUDITOR'S CERTIFICATE

Filed for record this _____day of_____, 20____

at_____.M. at the request of JEFF S. PANTIER

auditor's file no. _____

_____BY_____
THURSTON COUNTY AUDITOR DEPUTY

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of KAUFMAN REAL ESTATE, LLC

August 8, 2022

JEFF S. PANTIER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR CERT. #28073

JEFF S. PANTIER
STATE OF WASHINGTON
28073
REGISTERED
PROFESSIONAL LAND SURVEYOR

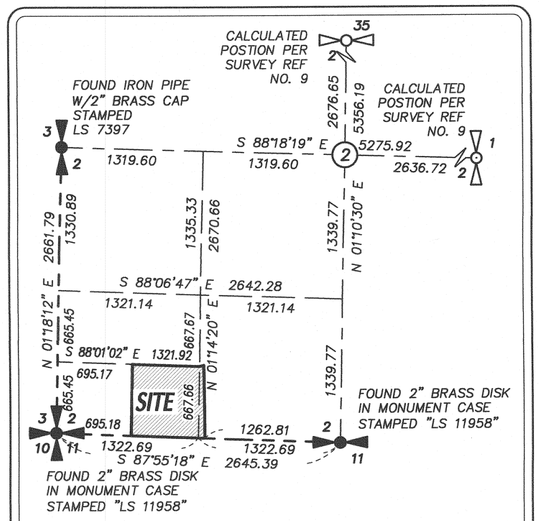
HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

DRAWN BY:	CHECKED BY:	JOB NO:
EEP	JSP	13–027

AUDITOR'S INDEXING DATA

QUARTER QUARTER	QUARTER	SECTION	TOWNSHIP	RANGE
SE & SW	SW	2	18N	1W W.M.

THE HICKORY
A BINDING SITE PLAN (BSP NO. _____)
A PORTION OF THE SOUTHWEST & SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH , RANGE 1 WEST, W.M.

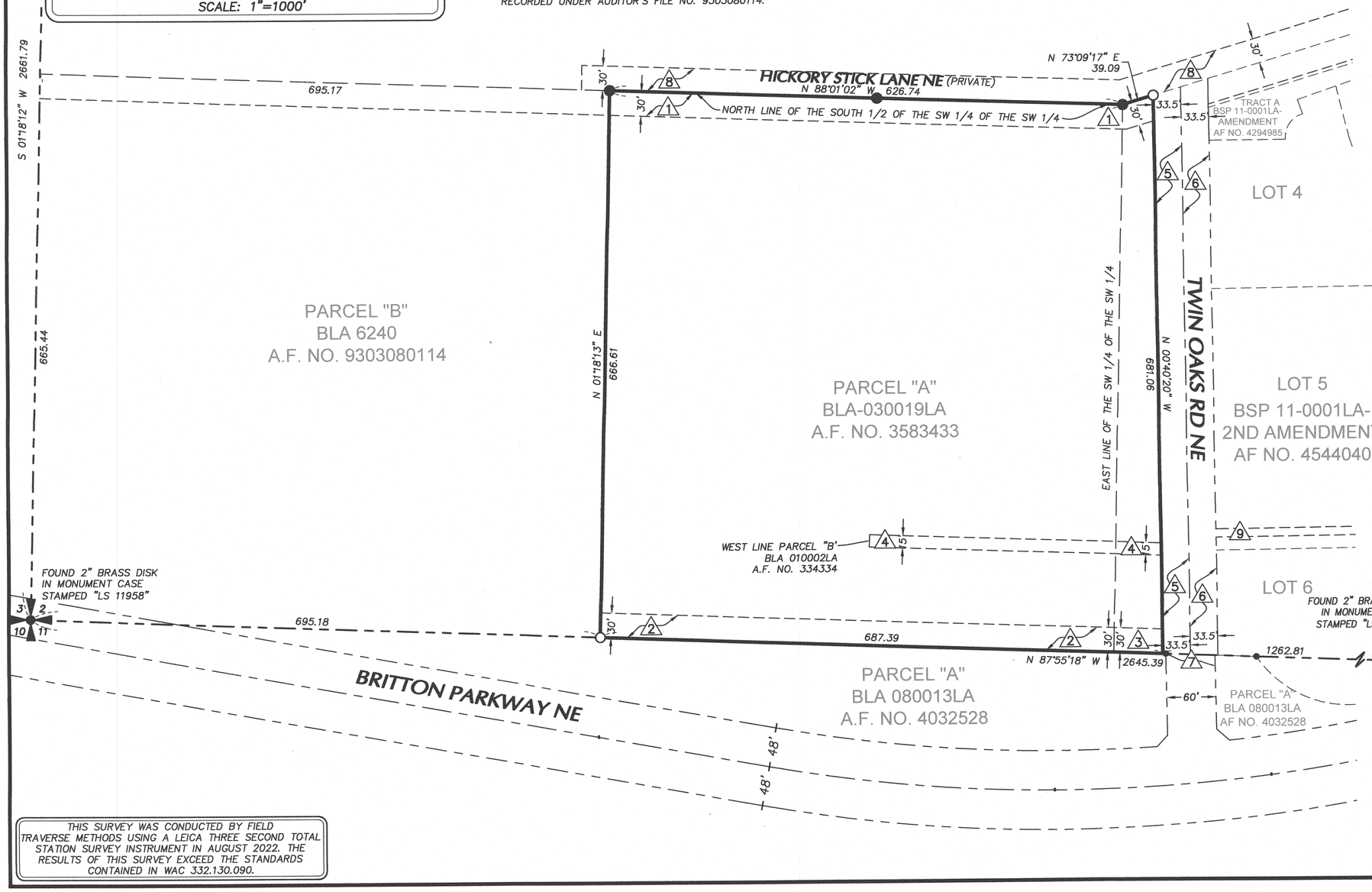


PARTIAL SUBDIVISION OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. PER SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3111152 (SURVEY REFERENCE NO. 9)

SCALE: 1"=1000'

TITLE NOTES

1. TITLE INFORMATION DEPICTED ON THIS DRAWING IS BASED ON SUBDIVISION GARANTEE DATED JULY 19, 2022 ISSURED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY UNDER ORDER NUMBER TH38331.
2. THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 11802340401 BY THURSTON COUNTY.
3. INTENTIONALLY OMITTED.
4. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO UNLOCATABLE EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 490761.
5. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO UNLOCATABLE EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 1080866.
6. EASEMENT GRANTED TO PACIFIC NORTHWEST BELL TELEPHONE COMPANY RECORDED UNDER AUDITOR'S FILE NO. 9108290029, AS DISCLOSED IN SURVEY REFERENCE NO. 1, DOES NOT AFFECT THE LAND DESCRIBED HEREIN. (REFER TO EASEMENT DEPICTION CONTAINED IN SAID EASEMENT.)
7. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO THE CITY OF LACEY RECORDED UNDER AUDITOR'S FILE NO. 9003070050.
8. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO THE CITY OF LACEY RECORDED UNDER AUDITOR'S FILE NO. 9003070051.
9. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS DISCLOSED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9304120105.
10. THE LAND DESCRIBED HEREON IS SUBJECT TO DECLARATION OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 9303080114.
11. THE LAND DESCRIBED HEREON IS SUBJECT TO DECLARATION OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 3343333.
12. THE LAND DESCRIBED HEREON IS SUBJECT TO DECLARATION OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 3583433.
13. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT DELINEATED ON THE FACE OF BOUNDARY LINE ADJUSTMENT NO. 030019LA RECORDED UNDER AUDITOR'S FILE NO. 3583434 FOR INGRESS, EGRESS AND UTILITIES AFFECTING THE NORTHERLY 30 FEET.
14. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT DELINEATED ON THE FACE OF BOUNDARY LINE ADJUSTMENT NO BLA 030019LA RECORDED UNDER AUDITOR'S FILE NO. 3583434 FOR SANITARY SEWER, AFFECTING THE SOUTHERLY 30 FEET.
15. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT, DELINEATED ON THE FACE OF BOUNDARY LINE ADJUSTMENT NO. BLA 030019LA RECORDED UNDER AUDITOR'S FILE NO. 3583434 FOR STORM DRAINAGE FACILITIES, AFFECTING A 15 FOOT WIDE STRIP.
16. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO UN-LOCATABLE EASEMENT OR QUASI-EASEMENT FOR SLOPES GRANTED TO THE CITY OF LACEY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 4243461.
17. THE LAND DESCRIBED HEREON IS SUBJECT TO TERMS AND CONDITIONS OF REVISED STORM WATER DRAINAGE FACILITY EASEMENTS RECORDED UNDER AUDITOR'S FILE NO. 4273886.
18. THE LAND DESCRIBED HEREON IS SUBJECT TO TERMS AND CONDITIONS OF RESERVE STORM DRAIN EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 4273887.
19. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO UN-LOCATABLE EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4277467.



LEGEND

- ● FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- ○ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- △1 EASEMENT FOR INGRESS, EGRESS AND UTILITIES RESERVED IN WARRANTY FULLFILLMENT DEED RECORDED UNDER AUDITOR'S FILE NO. 9304130178 AND GRANTED TO CALLISONS, INC. BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9304120105 (SEE TITLE NOTE NO. 9)
- △2 30' WIDE SANITARY SEWER EASEMENT GRANTED TO THE CITY OF LACEY, RECORDED UNDER AUDITOR'S FILE NO. 9003070050 (SEE TITLE NOTES NO.'S 7 AND 14)
- △3 30' WIDE SANITARY SEWER EASEMENT GRANTED TO THE CITY OF LACEY, RECORDED UNDER AUDITOR'S FILE NO. 9003070051 (SEE TITLE NOTES 8 AND 14)
- △4 STORM DRAINAGE FACILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 3346535 AND DEPICTED ON BOUNDARY LINE ADJUSTMENT NO. BLA 030019LA RECORDED UNDER AUDITOR'S FILE NO. 3583434 (SEE TITLE NOTE NO. 15)
- △5 33.50' STRIP CONVEYED TO THE CITY OF LACEY BY DEDICATION DEED RECORDED UNDER AUDITOR'S FILE NO. 4243461.
- △6 33.50' RIGHT OF WAY DEDICATION PER BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 4256072
- △7 RIGHT OF WAY DEDICATED TO THE CITY OF LACEY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 4038510
- △8 30' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 3277589 AND BLA 030019LA RECORDED UNDER AUDITOR'S FILE NO. 3583434
- △9 STORM DRAINAGE EASEMENT GRANTED TO KAUFMAN REAL ESTATE, LLC RECORDED UNDER AUDITOR'S FILE NO. 4273886 (SEE TITLE NOTE NO. 17)

BASIS OF BEARINGS: CITY OF LACEY COORDINATE SYSTEM BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. EQUALS SOUTH 87°55'18" EAST (ALSO REFER TO SURVEY REFERENCE NO. 9)

SCALE: 1"=100 FEET

0 50 100 200

THIS SURVEY WAS CONDUCTED BY FIELD TRAVERSE METHODS USING A LEICA THREE SECOND TOTAL STATION SURVEY INSTRUMENT IN AUGUST 2022. THE RESULTS OF THIS SURVEY EXCEED THE STANDARDS CONTAINED IN WAC 332.130.090.

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
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OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

JEFF S. PANTIER STATE OF WASHINGTON 28073 REGISTERED PROFESSIONAL LAND SURVEYOR

EEP
13-027

THE HICKORY
A BINDING SITE PLAN (BSP NO. _____)
A PORTION OF THE SOUTHWEST & SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH , RANGE 1 WEST, W.M.

HICKORY STICK LANE NE (PRIVATE)

TRACT B

TRACT A
TRACT A
TREES
22,457 SF

BLDG #6
OFFICE / RETAIL
7,500 SF

LOT 6

BLDG #5
OFFICE / RETAIL
7,500 SF

LOT 5

LOT 4

BLDG #4
OFFICE / RETAIL
7,500 SF

BUILDING #1
MEDICAL

LOT 1

LOT 3

BLDG #3
OFFICE / RETAIL
7,500 SF

LOT 2

BLDG #2
OFFICE / RETAIL
5,400 SF

TWIN OAKS RD NE

PARCEL "B"
BLA 6240
A.F. NO.
9303080114

PARCEL "A"
BLA 080013LA
A.F. NO. 4032528

TRACT A
BSP 11-0001LA-
AMENDMENT
AF NO. 4294985

LOT 4

LOT 5
BSP 11-0001LA-
2ND AMENDMENT
AF NO. 4544040

LOT 6

PARC
BLA 08
AF NO.

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- W — WATER LINE
- PLANNED SANITARY SEWER LINE
- SS — EXISTING SANITARY SEWER LINE
- PLANNED STORM DRAINAGE LINE
- SD — EXISTING STORM DRAINAGE LINE

1. EASEMENT FOR INGRESS, EGRESS AND UTILITIES RESERVED IN WARRANTY FULLFILLMENT DEED RECORDED UNDER AUDITOR'S FILE NO. 9304130178 AND GRANTED TO CALLISONS, INC. BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9304120105 (SEE TITLE NOTE NO. 9)
2. 30' WIDE SANITARY SEWER EASEMENT GRANTED TO THE CITY OF LACEY, RECORDED UNDER AUDITOR'S FILE NO. 9003070050 (SEE TITLE NOTES NO.'S 7 AND 14)
3. 30' WIDE SANITARY SEWER EASEMENT GRANTED TO THE CITY OF LACEY, RECORDED UNDER AUDITOR'S FILE NO. 9003070051 (SEE TITLE NOTES NO.'S 8 AND 14)
4. STORM DRAINAGE FACILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 3346535 AND DEPICTED ON BOUNDARY LINE ADJUSTMENT NO. BLA 030019LA RECORDED UNDER AUDITOR'S FILE NO. 3583434 (SEE TITLE NOTE NO. 15)
5. 33.50' STRIP CONVEYED TO THE CITY OF LACEY BY DEDICATION DEED RECORDED UNDER AUDITOR'S FILE NO. 4243461.
6. 33.50' RIGHT OF WAY DEDICATION PER BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 4256072
7. RIGHT OF WAY DEDICATED TO THE CITY OF LACEY BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 4038510
8. 30' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 3277589 AND BLA 030019LA RECORDED UNDER AUDITOR'S FILE NO. 3583434
9. STORM DRAINAGE EASEMENT GRANTED TO KAUFMAN REAL ESTATE, LLC RECORDED UNDER AUDITOR'S FILE NO. 4273886 (SEE TITLE NOTE NO. 17)

[1] MONUMENT SIGN
[2] MAILBOX CLUSTER

SCALE: 1"=50 FEET
0 25 50 100

JEFF S. PANTIER
STATE OF WASHINGTON
28078
REGISTERED
PROFESSIONAL LAND SURVEYOR
8/19/2022

HATTON GODAT PANTIER
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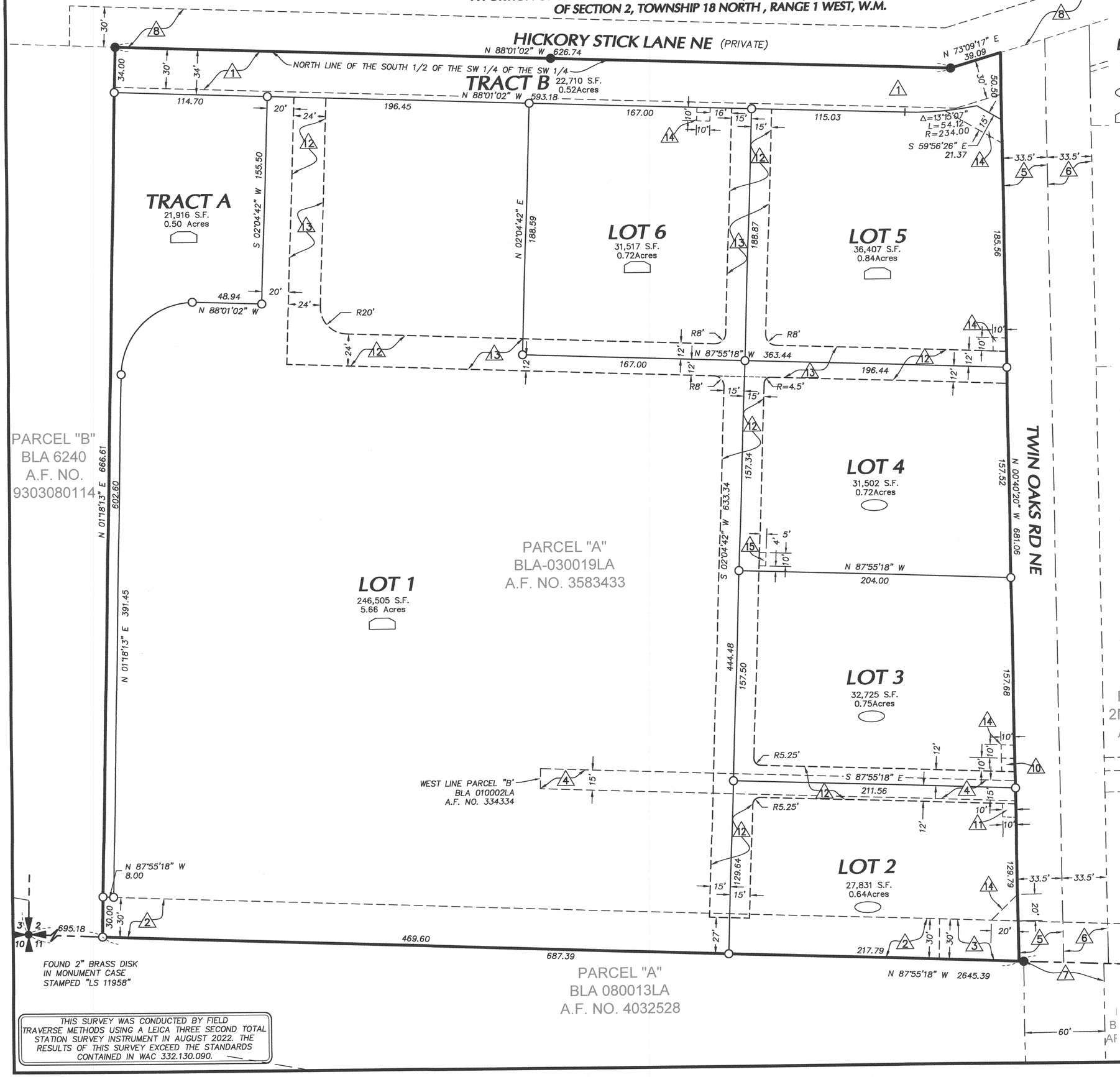

LEGEND

- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- STREET ADDRESS: TWIN OAKS ROAD NE LACEY, WA 98506
- STREET ADDRESS: HICKORY STICK LANE NE LACEY, WA 98506

1. EASEMENT FOR INGRESS, EGRESS AND UTILITIES RESERVED IN WARRANTY FULFILLMENT DEED RECORDED UNDER AUDITOR'S FILE NO. 9304130178 AND GRANTED TO CALLISONS, INC. BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9304120105 (SEE TITLE NOTE NO. 9)
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9. STORM DRAINAGE EASEMENT GRANTED TO KAUFMAN REAL ESTATE, LLC RECORDED UNDER AUDITOR'S FILE NO. 4273886 (SEE TITLE NOTE NO. 17)
10. STORM DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1–6
11. UTILITY EASEMENT FOR THE BENEFIT OF CITY OF LACEY
12. INGRESS, EGRESS & UTILITIES EASEMENT FOR THE BENEFIT OF LOTS 1–6
13. INGRESS, EGRESS & UTILITIES EASEMENT FOR THE BENEFIT OF CITY OF LACEY
14. SIGN EASEMENT FOR THE BENEFIT OF THE LOT OWNERS ASSOCIATION
15. EASEMENT FOR MAILBOX CLUSTER FOR THE BENEFIT OF THE LOT OWNERS ASSOCIATION

BASIS OF BEARINGS: CITY OF LACEY COORDINATE SYSTEM BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. EQUALS SOUTH 87°55'18" EAST. (ALSO REFER TO SURVEY REFERENCE NO. 9)

SCALE: 1"=50 FEET

0 25 50 100

JEFF S. PANTIER STATE OF WASHINGTON 28073 REGISTERED PROFESSIONAL LAND SURVEYOR

August 18 2022

THIS SURVEY WAS CONDUCTED BY FIELD TRAVERSE METHODS USING A LEICA THREE SECOND TOTAL STATION SURVEY INSTRUMENT IN AUGUST 2022. THE RESULTS OF THIS SURVEY EXCEED THE STANDARDS CONTAINED IN WAC 332.130.090.

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