

CITY OF LACEY

BRITTON PLAZA

BINDING SITE PLAN NO. BSP 11-0001LA-3RD AMENDMENT

PORTION OF THE SE1/4 OF THE SW1/4 OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

ORIGINAL TRACT:
ASSESSOR'S PARCEL NOS: 37110000400 & 37110000500

PURPOSE OF AMENDMENT:
THE PURPOSE OF THIS BINDING SITE PLAN 3RD AMENDMENT IS TO COMBINE LOTS 4 AND 5 INTO NEW LOT 4A.

NOTES

- THE PORTIONS OF THE BINDING SITE PLAN IDENTIFIED AS CITY OF LACEY UTILITY EASEMENT RESERVES THE RIGHT FOR THE CITY OF LACEY TO ENTER UPON, OVER AND ALONG SAID REAL PROPERTY FROM TIME TO TIME, TO CONSTRUCT, INSPECT, REPAIR, ALTER, MODIFY, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS, AND UTILITIES, BUILDINGS OR OTHER STRUCTURES SHALL NOT BE CONSTRUCTED OVER THE UTILITY EASEMENTS SHOWN ON THIS DOCUMENT.
- 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.
- 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 FEES 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.
- 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.
- 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 REVIEW APPROVAL ISSUED BY THE CITY OF LACEY ON MAY 14, 2008. PROPOSED CHANGES SHALL BE REVIEWED AND APPROVED BY THE CITY OF LACEY COMMUNITY DEVELOPMENT DEPARTMENT.
- THE LOTS OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING AND LOCATING ALL IRRIGATION LINES LOCATED IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE BRITTON PLAZA BINDING SITE PLAN.

CERTIFICATION OF CONFORMANCE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN CONFORMS WITH THE REQUIREMENTS OF THE PLATTING AND SUBDIVISION ORDINANCE AS THE BINDING SITE PLAN DOES NOT CREATE ANY NEW LOTS CONTAINING INSUFFICIENT LOT AREA AND DIMENSION TO MEET THE MINIMUM REQUIREMENTS FOR WIDTH AND AREA FOR BUILDING SITES.

PLANNING DEPARTMENT _____ DATE _____

ASSESSOR
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

ASSESSOR _____

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

TREASURER _____

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M
AT THE REQUEST OF BARGHAUSEN CONSULTING ENGINEERS, INC.

AUDITOR'S FILE NO. _____

DEPUTY _____ COUNTY AUDITOR _____

ORIGINAL LEGAL DESCRIPTION

LOTS 4 AND 5 OF BRITTON PLAZA BINDING SITE PLAN NO. BSP 11-0001LA, RECORDED MARCH 15, 2012 UNDER RECORDING NO. 4256072, AND AS AMENDED OCTOBER 18TH, 2012 UNDER RECORDING NO. 4294985 AND AS AMENDED JANUARY 13, 2017 UNDER RECORDING NO. 4544040.

IN THURSTON COUNTY, WASHINGTON.

DECLARATION

1. THAT WE, THE UNDERSIGNED, HEREBY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF LACEY, ITS OFFICERS, AGENTS AND EMPLOYEES FROM ANY AND ALL COSTS OR DAMAGES, INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES INCURRED AS A RESULT OF THIS SIGNATORY NOT BEING THE OWNER OF THE PROPERTY BEING ADJUSTED. SUCH COSTS AND DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LITIGATION, VOLUNTARY QUIET TITLE, BOUNDARY DISPUTES, LOSS OF USE OF ALL OR A PORTION OF REAL PROPERTY AND SLANDER OF TITLE.

2. WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT THIS BINDING SITE PLAN HAS BEEN MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

3. THE ATTACHED BINDING SITE PLAN MAP AND LEGAL DESCRIPTION OF PARCEL ARE MADE PART OF THIS DECLARATION.

MARVIN RD PHASE II LLC, A WASHINGTON LIMITED LIABILITY COMPANY
801 VALLEY AVENUE NW
PUYALLUP, WA 98371

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ KNOWN TO BE THE _____ OF MARVIN RD PHASE II LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

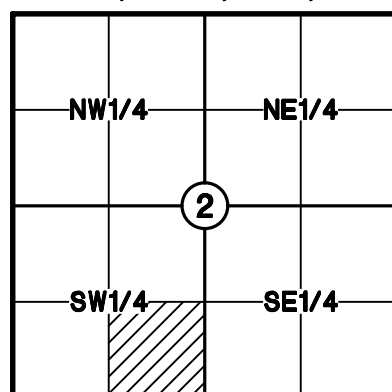
DATED _____

MY APPOINTMENT EXPIRES _____

SHEET INDEX

SHEET 1 - LEGAL DESCRIPTION, SECTION CONTROL, DECLARATION, NOTES & APPROVALS
SHEET 2 - LOT LAYOUT & DIMENSIONS, EXISTING EASEMENTS

SECTION INDEX
SEC. 2, T18N, R1W, W.M.



SURVEYOR'S NOTES

1. THE BASIS OF BEARINGS IS S87°55'18"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., AS SHOWN ON THE SURVEY RECORDED UNDER AFN 3111152 FOR THE CITY OF LACEY.

CITY OF LACEY ADDRESS

LOT 4A - _____ MARVIN ROAD NE, LACEY, WA 98516

EASEMENTS AND RESTRICTIONS

A SUBDIVISION GUARANTEE PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, THEIR ORDER NO. CTT220053770 AND DATED JUNE 17, 2022 WAS RELIED UPON FOR RECORD INFORMATION AFFECTING THIS SITE. ACCORDING TO THIS DOCUMENT, THIS SITE IS SUBJECT TO THE FOLLOWING EXCEPTIONS:

1-3. NOT APPLICABLE TO BE SHOWN ON SURVEY.

4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT NO. BLA010002LA, AFN 3343333 AND 3343334.

(PERTINENT MATTERS SHOWN HEREON.)

5. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT NO. BLA-030019LA, AFN 3583433 AND 3583434.

(PERTINENT MATTERS SHOWN HEREON.)

6. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, AS SET FORTH ON BOUNDARY LINE ADJUSTMENT NO. BLA08-0013LA, AFN 4032527 AND 4032528.

(PERTINENT MATTERS SHOWN HEREON.)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TO PUGET SOUND ENERGY, INC.
FOR: GAS AND ELECTRICITY UTILITY SYSTEM
RECORDING DATE: JULY 21, 2011 RECORDING NO.: 4220615
(10' WIDE EASEMENT CENTERED ON AS-BUILT LOCATION OF PSE FACILITIES.)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: QWEST CORPORATION
FOR: TELECOMMUNICATION UTILITY SYSTEM
RECORDING DATE: SEPTEMBER 19, 2011 RECORDING NO.: 4228978
(10' WIDE EASEMENT CENTERED ON AS-BUILT LOCATION OF QWEST FACILITIES. APPROXIMATE LOCATION OF 20' X 20' EASEMENT SHOWN HEREON PER BRITTON PLAZA BINDING SITE PLAN NO. BSP 11-0001LA 2ND AMENDMENT.)

9. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, AS SET FORTH ON BRITTON PLAZA BINDING SITE PLAN NO. BSP 11-0001LA
RECORDING NO.: 4256072
SAID INSTRUMENT WAS AMENDED BY INSTRUMENT RECORDED OCTOBER 18, 2012 UNDER RECORDING NO. 4294985.
(PERTINENT MATTERS SHOWN HEREON.)

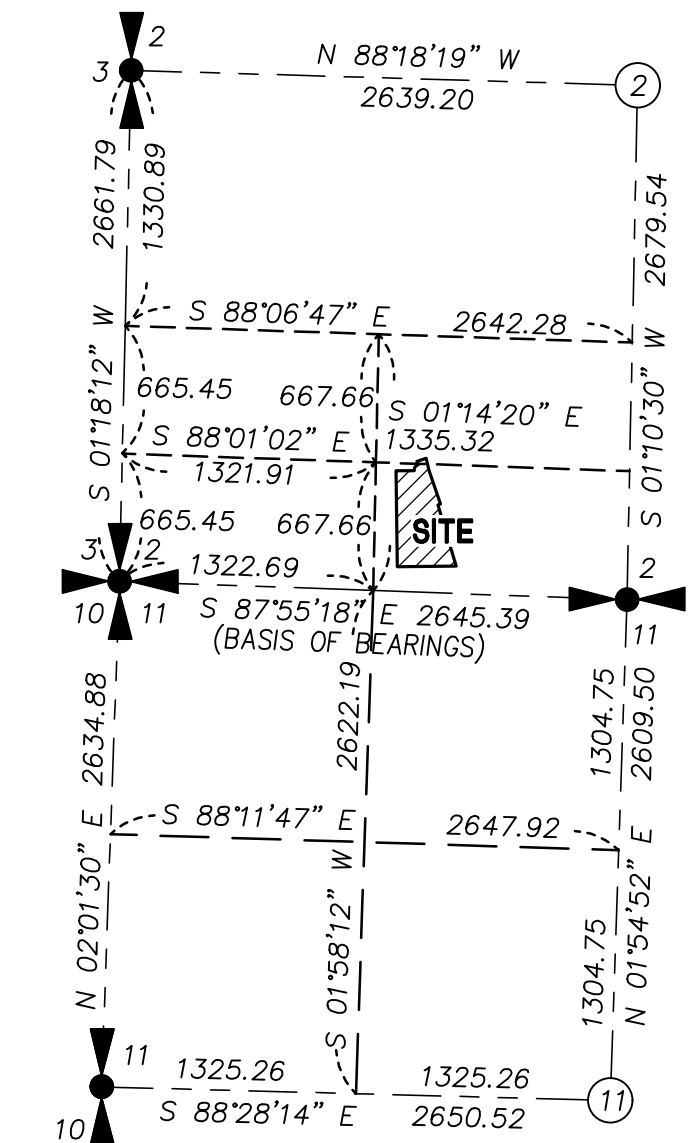
10. STORMWATER DRAINAGE FACILITY EASEMENT, AGREEMENT AND TERMINATION OF EXISTING EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: JUNE 22, 2012 RECORDING NO.: 4272612
(SHOWN HEREON.)

11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: KAUFMAN REAL ESTATE, LLC AND CITY OF LACEY
RECORDING DATE: JUNE 27, 2012 RECORDING NO.: 4273659
REGARDING: COMMERCIAL/INDUSTRIAL AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN.
(SHOWN HEREON.)

12. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: MARVIN RD, LLC AND CITY OF LACEY
RECORDING DATE: JUNE 27, 2012 RECORDING NO.: 4273660
REGARDING: COMMERCIAL/INDUSTRIAL AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN.
(STORMWATER MAINTENANCE AGREEMENT IS BLANKET IN NATURE. NOT PLOTTABLE.)

13. REVISED STORMWATER DRAINAGE FACILITY EASEMENT, AGREEMENT AND TERMINATION OF EASEMENTS AND THE TERMS AND CONDITIONS THEREOF
EXECUTED BY: MARVIN RD, LLC, AND KAUFMAN REAL ESTATE, LLC
RECORDING DATE: JUNE 28, 2012 RECORDING NO.: 4273886
(SHOWN HEREON.)

14. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE DOCUMENT ENTITLED "OPERATION AND EASEMENT DECLARATION FOR BRITTON PLAZA:
RECORDING DATE: OCTOBER 18, 2012 RECORDING NO.: 4294984
AMENDED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 4390860, 4396226 AND 4404112
(OPERATION AND EASEMENT DECLARATION IS BLANKET IN NATURE. NOT PLOTTABLE.)

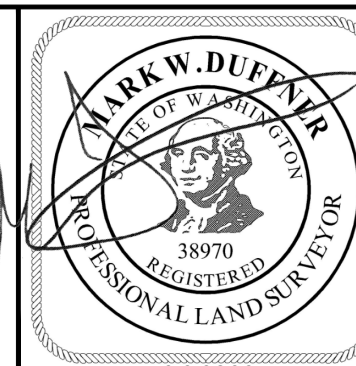


PARTIAL SUBDIVISION OF SECTION 2 AND SECTION 11,
TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.
(PER SURVEY AFN 3111152)

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A MAP MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT IN JUNE, 2022 AT THE REQUEST OF RESIDENCE INN BY MARRIOTT.

MARK W. DUFFNER, PLS
WASHINGTON REGISTRATION NO. 38970
DATE 8/8/2022



DATE 8/8/2022
DRAWN BY
CHECKED BY: KMA
MWD
SCALE: N/A

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com
BCE JOB No. 22232

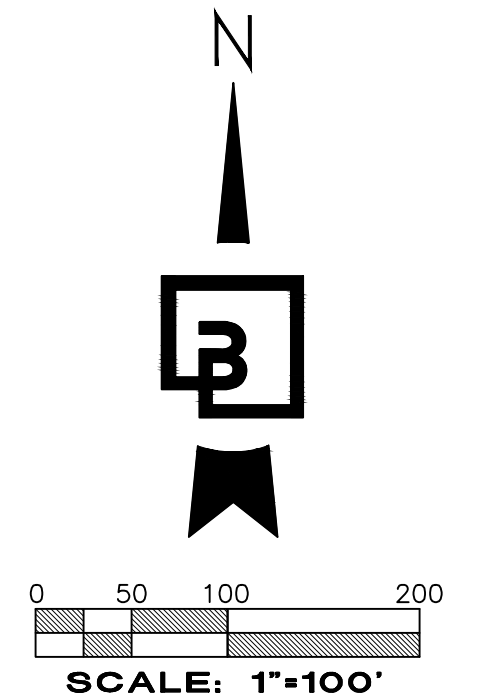
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BRITTON PLAZA BINDING SITE PLAN NO. BSP 11-0001LA 3RD AMENDMENT

LOT LAYOUT & DIMENSIONS, EXISTING EASEMENTS

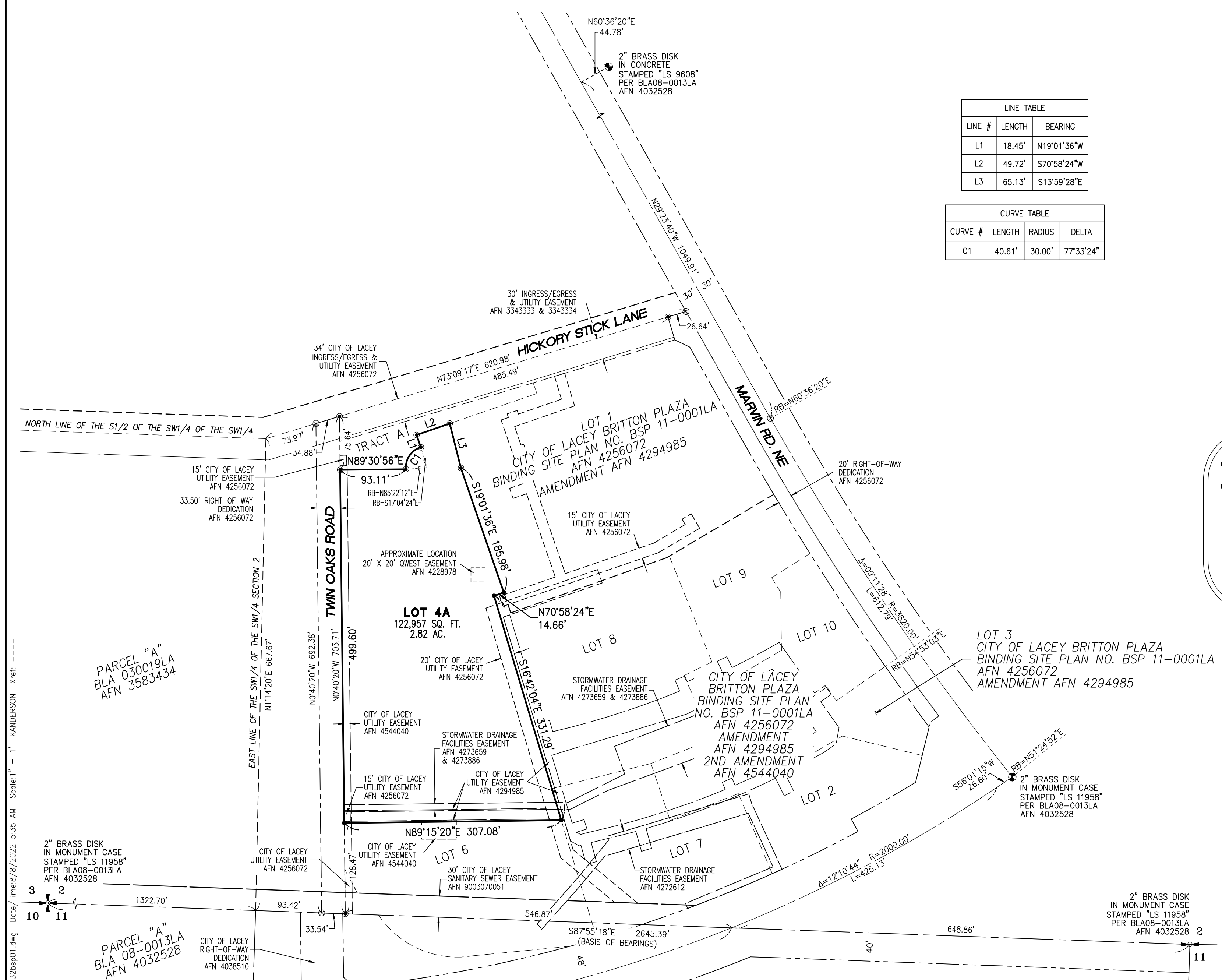
LINE TABLE		
LINE #	LENGTH	BEARING
L1	18.45'	N19°01'36"W
L2	49.72'	S70°58'24"W
L3	65.13'	S13°59'28"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	40.61'	30.00'	77°33'24"

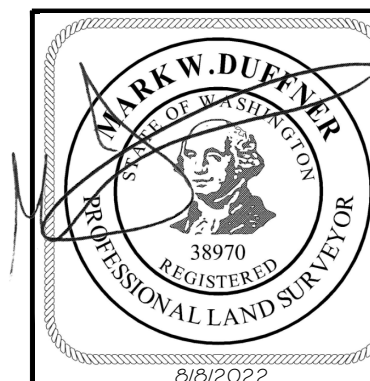


LEGEND

- SECTION CORNER AS NOTED ON BLA08-0013LA, AFN 4032528
- QUARTER CORNER AS NOTED ON BLA08-0013LA, AFN 4032528
- ROAD MONUMENT AS NOTED ON BLA08-0013LA, AFN 4032528
- 5/8" REBAR W/PLASTIC CAP STAMPED "JSP 28073" AS NOTED ON BLA08-0013LA, AFN 4032528
- REBAR AND CAP STAMPED LS#27328 SET FOR BINDING SITE PLAN, AFN 4256072 AND BINDING SITE PLAN AMENDMENT, AFN 4294985
- REBAR AND CAP STAMPED LS#27328 SET FOR BINDING SITE PLAN 2ND AMENDMENT, AFN 4544040



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DATE
8/8/2022
 DRAWN BY
KMA
 CHECKED BY:
MWD
 SCALE:
1" = 100'

Barghausen
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