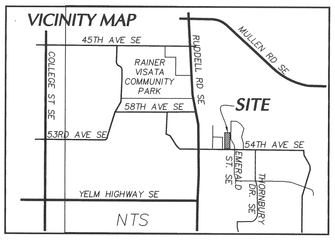
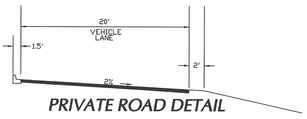
PRELIMINARY SHORT PLAT

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.





PRIVATE ROAD DETAIL

SITE DATA

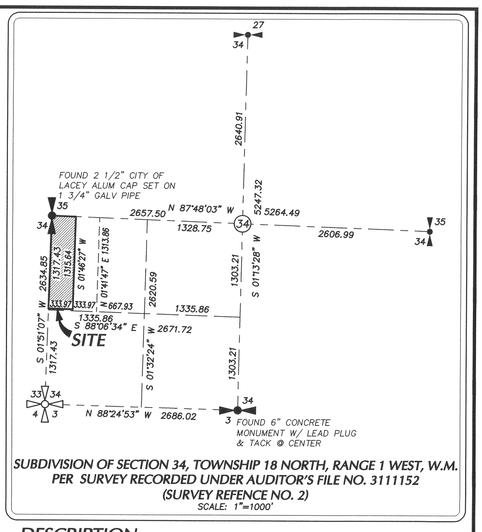
ASSESSORS PARCEL NO.	11834320000
ZONING	LD 0-4, LOW-DENSITY RESIDENTIAL
TOTAL AREA	9.91 AC./ 431822 S.F.
WETLAND/BUFFERS	3.93 ACRES
NET AREA	5.98 ACRES
NUMBER OF LOTS	3
DENSITY	0.50 UNITS/ACRE
SMALLEST LOT AREA	22555 S.F./ 0.53 AC.
SEWER	CITY OF LACEY
WATER	CITY OF LACEY
ELECTRICITY	PUGET SOUND ENERGY
TELEPHONE	COMCAST
GAS	PUGET SOUND ENERGY
REFUSE	LEMAY
SCHOOLS	NORTH THURSTON SCHOOL DISTRICT
CABLE TELEVISION	COMCAST

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	57°33'18"	65.00	65.29
C2	45°16'30"	25.00	19.75
C3	28°49'48"	50.00	25.16
C4	115°22'37"	20.00	40.27
C5	9°16'59"	35.00	5.67
C6	72°19'44"	50.00	63.12
C7	155°28'34"	50.00	135.68

LEGEND

- FOUND AS NOTED
- FOUND 3" BRASS SURFACE MONUMENT IN SQUARE CONCRETE (N 32°14'47" W 0.11' FROM CALC POSITION)
- FIRE HYDRANT
- WATER VALVE COVER
- WATER METER
- CATCH BASIN
- SEWER BOX
- SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- POWR TRANSFORMER
- COMCAST PEDISTAL
- PHONE PEDISTAL
- MAILBOX
- STRIPING
- PAINTED LOCATE (YELLOW) APWA UNIFORM COLOR CODE FOR GASEOUS MATERIALS
- PAINTED LOCATE (ORANGE) APWA UNIFORM COLOR CODE FOR COMMUNICATIONS
- PAINTED LOCATE (RED) APWA UNIFORM COLOR CODE FOR ELECTRIC POWER LINES
- PAINTED LOCATE (BLUE) APWA UNIFORM COLOR CODE FOR WATER LINES
- PAINTED LOCATE (GREEN) APWA UNIFORM COLOR CODE FOR SEWERS & DRAINS
- ROAD CHANELL BUTTONS
- GRAVEL
- CONCRETE
- PERVIOUS PAVEMENT
- 30" OAK — OAK TREE TO REMAIN
- 30" OAK — OAK TREE TO BE REMOVED
- 16" FIR — FIR TREE TO REMAIN
- 36" FIR — FIR TREE TO BE REMOVED
- 1 — BOARD FENCE 3.8' EAST OF LINE
- 2 — BOARD FENCE 3.2' EAST OF LINE
- 1 — PLANNED 10' DEDICATION TO CITY OF LACEY FOR ROADWAY
- 2 — PLANNED 20' LANDSCAPE BUFFER
- 3 — 150' WETLAND BUFFER
- 4 — PLANNED 10' UTILITY EASEMENT
- 5 — PLANNED SANITARY SEWER EASEMENT FOR THE BENEFIT OF CITY OF LACEY
- 6 — PLANNED STORM DRAINAGE EASEMENT FOR THE BENEFIT OF THE OWNERS ASSOCIATION



SUBDIVISION OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M. PER SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3111152 (SURVEY REFENCE NO. 2)

SCALE: 1"=1000'

DESCRIPTION

THE WEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.; EXCEPTING THEREFROM THE SOUTH 20 FEET FOR COUNTY ROAD KNOW AS 54th AVENUE SEOUTHEAST.

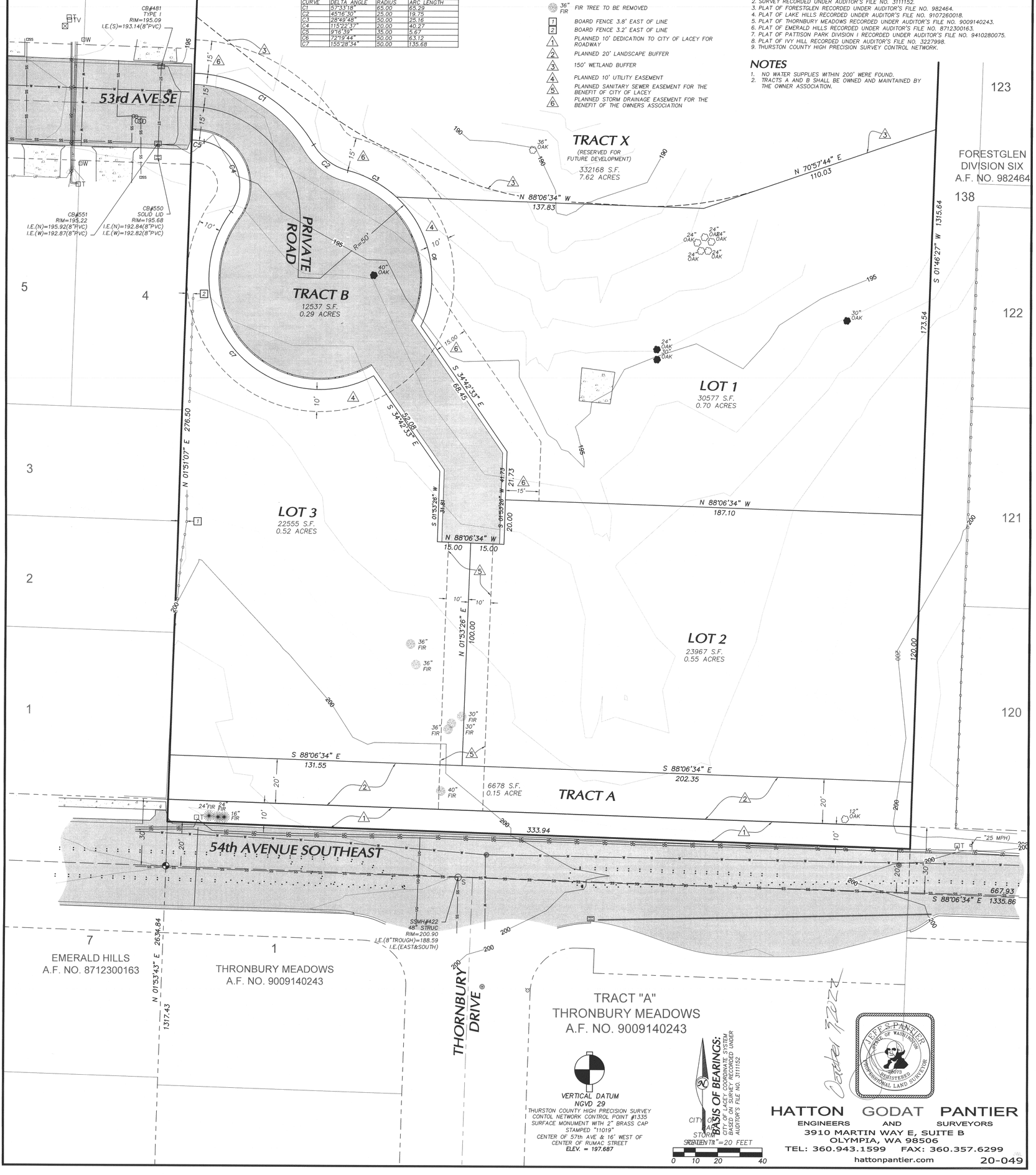
IN THURSTON COUNTY, WASHINGTON

SURVEY REFERENCES

1. DEED RECORDED UNDER AUDITOR'S FILE NO. 4796111.
2. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3111152.
3. PLAT OF FORESTGLEN RECORDED UNDER AUDITOR'S FILE NO. 982464.
4. PLAT OF LAKE HILLS RECORDED UNDER AUDITOR'S FILE NO. 9107260018.
5. PLAT OF THORNBURY MEADOWS RECORDED UNDER AUDITOR'S FILE NO. 9009140243.
6. PLAT OF EMERALD HILLS RECORDED UNDER AUDITOR'S FILE NO. 8712300163.
7. PLAT OF PATTISON PARK DIVISION I RECORDED UNDER AUDITOR'S FILE NO. 9410280075.
8. PLAT OF IVY HILL RECORDED UNDER AUDITOR'S FILE NO. 3227998.
9. THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK.

NOTES

1. NO WATER SUPPLIES WITHIN 200' WERE FOUND.
2. TRACTS A AND B SHALL BE OWNED AND MAINTAINED BY THE OWNER ASSOCIATION.



TRACT "A"
THRONBURY MEADOWS
A.F. NO. 9009140243

VERTICAL DATUM
NGVD 29
THURSTON COUNTY HIGH PRECISION SURVEY CONTOL NETWORK CONTROL POINT #1335 SURFACE MONUMENT WITH 2" BRASS CAP STAMPED "11019" CENTER OF 57th AVE & 16' WEST OF CENTER OF RUMAC STREET
ELEV. = 197.687

BASIS OF BEARINGS: THE WEST LINE OF SECTION 34 AS RECORDED UNDER AUDITOR'S FILE NO. 3111152

SCALE: 1"=20 FEET
0 10 20 40

October 2020

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