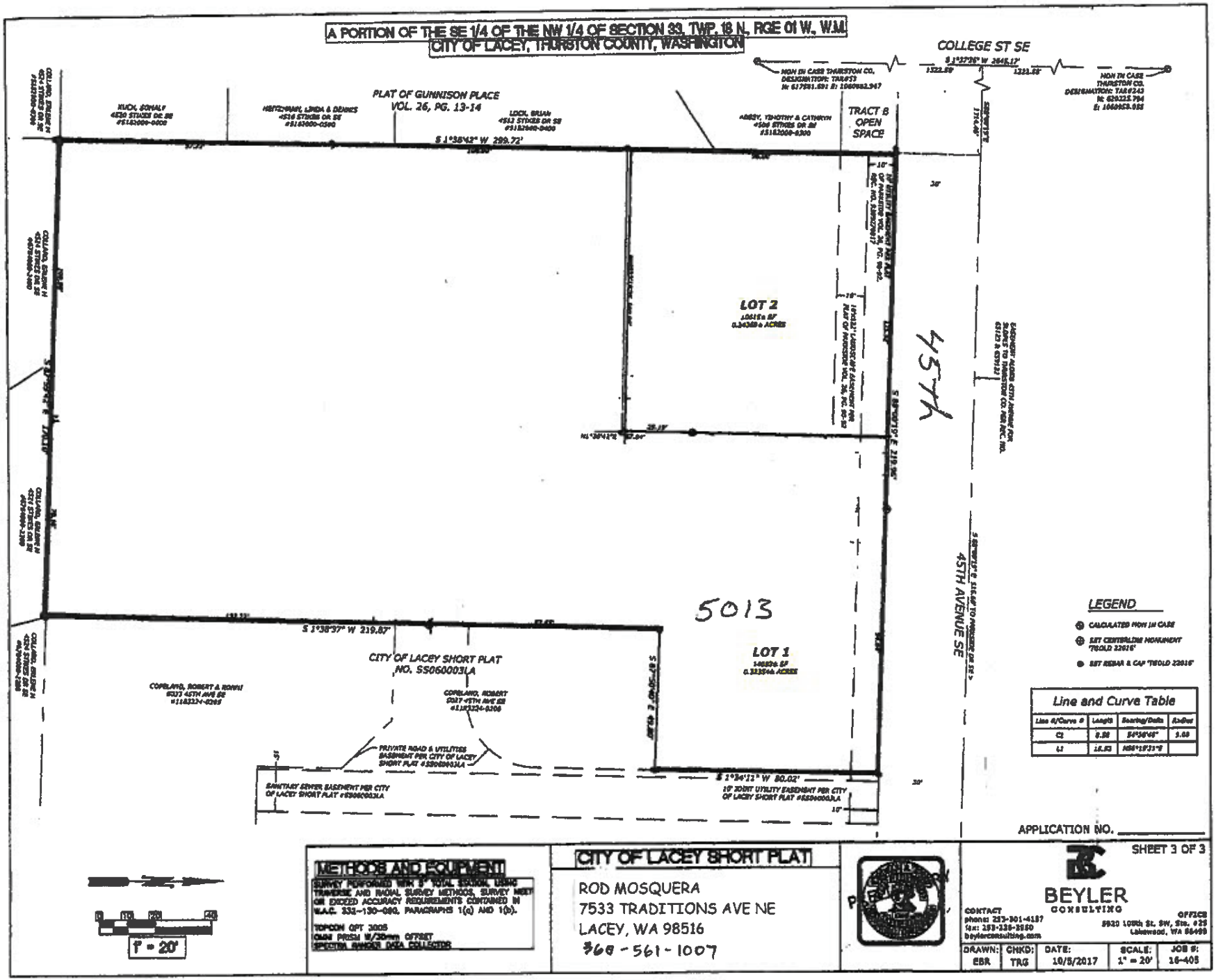

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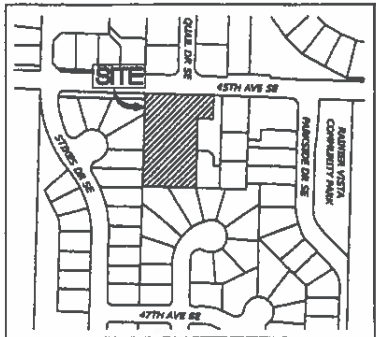

VICINITY MAP

NOT TO SCALE

"WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS SHORT PLAT, AND HAVE NO RIGHT, TITLE, OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SHORT PLAT. THIS SHORT PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

STATE OF WASHINGTON
COUNTY OF THURSTON } ss

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

_____ TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO

EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT _____ THEY

SIGNED THE SAME AS _____ THEIR _____ OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES

AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____

DAY OF _____, 2017.

_____

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT

CITY OF LACEY SHORT PLAT

PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33, TWP. 18 N., RGE. 01 W., W.M.

ORIGINAL TRACT
ASSESSOR'S PARCEL NO. 67840000100

NOTICE:

APPLICATIONS FOR FURTHER SUBDIVISION, IN ANY MANNER, OF AN EXISTING SHORT PLAT SUBDIVISION OR LARGE LOT DIVISION SHALL NOT BE ACCEPTED FOR A PERIOD OF 5 YEARS FROM THE DATE SAID APPROVED SHORT PLAT/LARGE LOT IS RECORDED WITH THE AUDITOR WITHOUT THE FILING OF A FINAL PLAT ON THE LAND WHICH IS PROPOSED TO BE FURTHER DIVIDED.

FUTURE PERMITS:

THE APPROVAL OF THIS SHORT PLAT/LARGE LOT SHALL NOT BE A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURES OR DEVELOPMENT.

DEVELOPMENT ENGINEERING SECTION
PLANNING AND LAND SERVICES

SUPERVISOR _____ DATE _____

PLANNING AND LAND SERVICES

DIRECTOR, PLANNING & LAND SERVICES _____ DATE _____

COUNTY ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE 2016 ASSESSED VALUATION ON THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID & DISCHARGED.

ASSESSOR-TREASURER _____ DATE _____

SURVEYOR'S CERTIFICATE

THIS DRAWING 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

IN _____ DAY _____ 2017.

THOMAS R. BEYLER 22078

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____

20____ AT THE REQUEST OF

(ERIK LACHEY)

RECORDING NUMBER _____

DEPUTY _____ COUNTY AUDITOR

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NUMBER 170017332, EFFECTIVE DATE MAY 10, 2017)

LOT 1 OF PARKSIDE AS RECORDED IN VOLUME 26 OF PLATS, PAGES 90, 91 AND 92;

IN THURSTON COUNTY, WASHINGTON.

SURVEYORS' NOTES

1. THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL THE INFORMATION OBTAINED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
2. ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR. NO CERTIFICATION IS MADE OR IMPLIED THAT THOSE OBJECTS APPEARING TO ENCROACH ACTUALLY ENCROACH ON THE OWNERSHIP OF THE SUBJECT OR ABUTTING PROPERTY.
3. AN ON THE GROUND SURVEY WAS PERFORMED ON 05/03/17.
4. ALL MONUMENTS VISITED AS NOTED.

BASIS OF BEARING

CITY OF LACEY NAD83: THE MONUMENT LINE OF COLLEGE STREET SE FROM MONUMENT #53 TO MONUMENT #343 IS NORTH 01°37'36" EAST.

BASIS OF ELEVATIONS

NAVD 88: BENCHMARK 840: 3" SURFACE MONUMENT IN CENTERLINE OF STOKES DRIVE SE 30' SOUTH OF CENTERLINE OF 45TH AVENUE SE. ELEVATION IS 307.258.

DEVELOPMENT ENGINEERING NOTES

1. ALL LOT OWNERSHIPS SHALL INCLUDE THEIR ADJOINING PORTIONS OF PROPERTY FOR THE PRIVATE ROAD EASEMENT AS SHOWN. THE APPLICANT AND/OR ADJOINING LANDOWNERS AND THEIR SUCCESSORS SHALL CONSTRUCT AND MAINTAIN ALL PRIVATE ROADS AND EASEMENTS FOR THIS PROJECT. BEFORE DEDICATION TO CITY OF LACEY THEY SHALL MEET CURRENT STANDARDS OF CITY OF LACEY.
2. ALL ROADS ARE PRIVATE FROM 45TH AVENUE SOUTHEAST.
3. ANY GATE ACROSS A PRIVATE DRIVEWAY, SHARED ACCESS FACILITY OR PRIVATE ROAD MUST BE CONSTRUCTED WITH A VALID BUILDING PERMIT. THE ACCESS, GATE, AND APPURTENANCES MUST BE DESIGNED IN CONFORMANCE WITH CITY OF LACEY TITLE 17B, CONSTRUCTION AND INFRASTRUCTURE REGULATIONS ROAD AND BRIDGE DESIGN AND CONSTRUCTION STANDARDS.
4. FUTURE DEDICATION OF THE PRIVATE ROADWAY TO CITY OF LACEY MAY REQUIRE THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY.
5. ACCESS TO LOTS 1 THROUGH 5 SHALL BE BY WAY OF 45TH AVE SOUTHEAST, A PUBLIC ROAD.

FIRE PREVENTION

1. FIRE FLOW AND/OR FIRE PROTECTION REQUIREMENTS SHALL BE DETERMINED AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

SITE DATA

PARCEL NUMBER: 67840000010

SITE ADDRESS: 5913 45TH AVE SE
LACEY, WA 98503

SITE AREA: 54,9866 SQ FT (1.26205± ACRES)

ADDRESSES

LOT 1 5913 45TH AVE SE LACEY, WA 98503
LOT 2 ____ ROAD 'A' LACEY, WA 98503

RESTRICTIONS

(PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NUMBER 170017332, EFFECTIVE DATE MAY 10, 2017)

1. THIS SITE IS SUBJECT TO THURSTON COUNTY'S RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS AS DISCLOSED IN INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 651234 AND 689122. AFFECTS LOTS 1 AND 2 AS SHOWN HEREON.
2. THIS SITE IS SUBJECT TO THE RIGHTS INCIDENTAL TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 9309270017. AFFECTS LOTS 1 AND 2 AS SHOWN HEREON.
3. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS DISCLOSED ON THE FACE OF THE PLAT OF PARKSIDE RECORDED UNDER RECORDING NUMBER 9311190286. AFFECTS LOTS 1 THROUGH 7 AS SHOWN HEREON.

EASEMENT PROVISIONS

1. A FORTY FOOT WIDE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SERVING THIS PLAT UNDER AND UPON LOTS 1, 2, 3 AND 5 AS SHOWN ON SHEETS 2 AND 3, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION WITH WATER, SEWER, STORM, ELECTRICITY, GAS, TELEPHONE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED PROVIDED THAT FOLLOWING ANY WORK, THE EASEMENT AREA SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.
2. A TWENTY FOUR FOOT WIDE PRIVATE ROAD EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER(S) OF LOTS 1 THROUGH 5 OVER AND UPON LOTS 1, 2, 3 AND 5 AS SHOWN ON SHEETS 2 AND 3. THE OWNER(S) OF SAID LOTS 1 THROUGH 5 SHALL HAVE AN EQUAL SHARED OBLIGATION FOR THE MAINTENANCE OF PRIVATE IMPROVEMENTS LOCATED WITHIN SAID EASEMENT AREA.
3. A TWENTY FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED TO THE OWNER(S) OF LOT 4 OVER UNDER AND UPON LOTS 3 AND 5 AS SHOWN ON SHEETS 2 AND 3, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED PROVIDED THAT FOLLOWING ANY WORK, THE EASEMENT AREA SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THE ORIGINAL CONDITION.

APPLICATION NO. _____

SHEET 1 OF 3

BEYLER CONSULTING

CONTACT
phone: 253-301-4157
fax: 253-336-3950
beylerconsulting.com

OFFICE
5020 100th St. SW, Ste. #25
Lakewood, WA 98499

DRAWN:	CHK'D:	DATE:	SCALE:	JOB #:
EBR	TRG	10/5/2017	NONE	16-405

ORIGINAL TRACT OWNER

LACEY MILLER PROPERTY, LLC

600 BROADWAY (502, VANCOUVER, WA 98660 PHONE (503) 803-5923

EXISTING ZONING: LD-04 (LOW DENSITY RESIDENTIAL-04)

SOURCE OF WATER: CITY OF LACEY RESIDENTIAL UTILITY

SEWER SYSTEM: CITY OF LACEY RESIDENTIAL UTILITY

WIDTH & TYPE OF ACCESS: 60' PUBLIC ROAD

NO. OF SHORT PLATTED LOTS: 5

SCALE: 1" = 20'