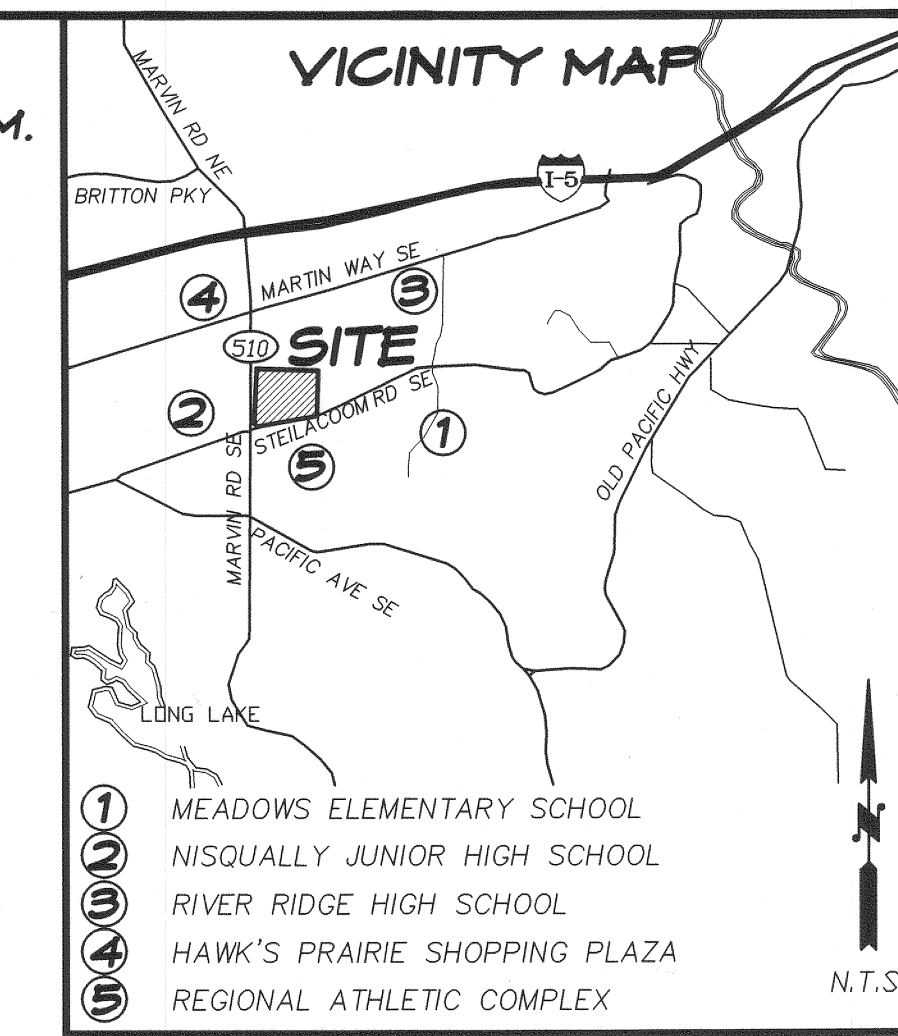


PRELIMINARY PLAT OF **MOREL MEADOWS** A PLANNED RESIDENTIAL DEVELOPMENT

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 18 NORTH RANGE 1 WEST, W.M.

HAWKSRIIDGE VOL. 20, PG. 46



**LEGAL DESCRIPTION:**

**PARCEL A:**  
 THE WEST 60 FEET OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., IN THURSTON COUNTY, WASHINGTON, LYING NORTHERLY OF THE COUNTY ROAD KNOWN AS STEILACOOM ROAD;  
 EXCEPT THE NORTH 1,355.99 FEET OF SAID NORTHWEST QUARTER;  
 ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR MATTER OF STATE ROUTE 510, HOGUM BAY ROAD, BY DEED RECORDED JUNE 16, 1989 UNDER RECORDING NO. 8906160107.

**PARCEL B:**  
 THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., IN THURSTON COUNTY, WASHINGTON, LYING NORTHERLY OF COUNTY ROAD KNOWN AS STEILACOOM ROAD AND EASTERLY OF COUNTY ROAD KNOWN AS MARVIN ROAD;  
 EXCEPT THE NORTH 1,355.99 FEET OF SAID EAST HALF OF THE NORTHEAST QUARTER;  
 ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR MATTER OF STATE ROUTE 510, HOGUM BAY ROAD, BY DEED RECORDED JUNE 16, 1989 UNDER RECORDING NO. 8906160107;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR SR 510, CT. SR 5 TO PACIFIC HIGHWAY VIC. BY DEED RECORDED MARCH 28, 2001 UNDER RECORDING NO. 3343189, IN THURSTON COUNTY, WASHINGTON.

**SITE DATA**

ASSESSOR PARCEL NO.'S	11814140500, 11813220300
TOTAL AREA	33.08 Acres
ZONING	LD 3-6
LENGTH OF ROADS	4,422 L.F.
AREA OF ROADS	262,837 S.F. (6.03 Acres)
LENGTH OF PRIVATE ST/ALLEYS	1,755 L.F.
AREA OF PRIVATE ST/ALLEYS	37,395 S.F. (0.86 Acres)
NO. LOTS	179
DENSITY	5.58 DU/AC
SMALLEST LOT AREA	2,700 S.F.
OPEN SPACE	10.40 ACRES (32.4%)
SEWER	CITY OF LACEY
WATER	CITY OF LACEY

**LEGEND**

- Ⓜ TMW#6 MONITOR WELL
- Ⓞ LARGE OAK TREE TO BE PRESERVED
- Ⓛ DIESEL IMPACTED PLUME
- Ⓛ PLANNED PLAYGROUND/PICNIC AREA
- Ⓛ EXISTING ACCESS TO REGIONAL ATHLETIC COMPLEX
- Ⓛ EASEMENT GRANTED TO PUGET SOUND ENERGY, INC. RECORDED UNDER AUDITOR'S FILE NO. 4008933
- Ⓛ UTILITY EASEMENT GRANTED TO CITY OF LACEY FOR WATERMAIN RECORDED UNDER AUDITOR'S FILE NO. 9305120281
- Ⓛ EASEMENT GRANTED TO PUGET SOUND ENERGY, INC. RECORDED UNDER AUDITOR'S FILE NO. 3428267
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- Ⓛ EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 9206100190
- Ⓛ RIGHT OF WAY BASED ON SURVEY REFERENCES NO.'S 3, 6, & 10
- Ⓛ SOUTH LINE RIGHT OF WAY DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 4890335
- Ⓛ DECLARATION OF COVENANT FOR PUBLIC WATER SUPPLY RECORDED UNDER AUDITOR'S FILE NO. 3965248 (SEE TITLE NOTE NO. 14)
- Ⓛ SLOPE EASEMENT GRANTED TO STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NO. 3387638 (SEE TITLE NOTE NO. 11)
- Ⓛ SLOPE EASEMENT GRANTED TO STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NO. 3343190 (SEE TITLE NOTE NO. 10)
- Ⓛ EXTENTS OF LANDSCAPING WITH SHED (SEE LICENSE AGREEMENT RECORDED UNDER AUDITORS FILE NO. 4462529, NOT IDENTIFIED IN TITLE COMMITMENT)

**PHASING SUMMARY**

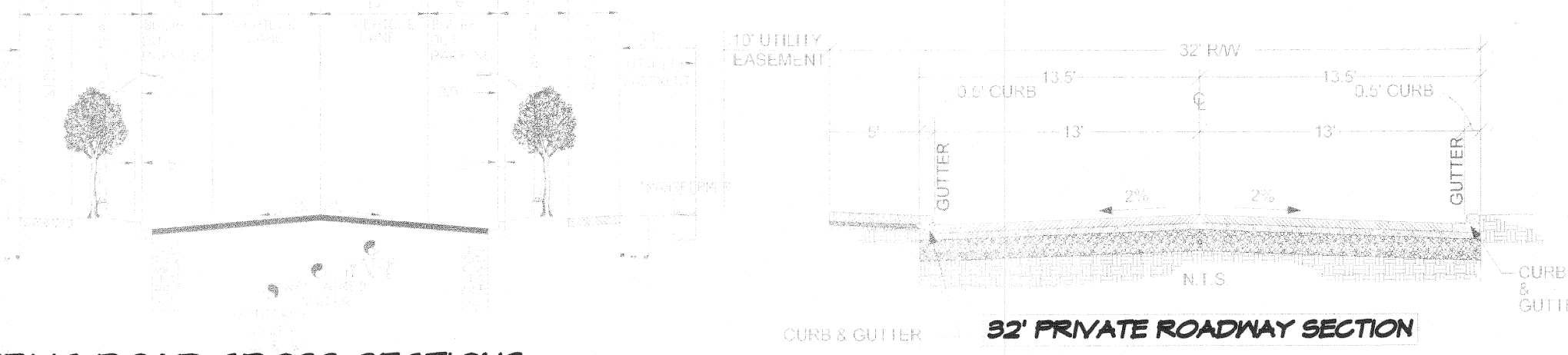
PHASE 1 21.60 ACRES 101 LOTS  
 PHASE 2 10.48 ACRES 78 LOTS

**PLAT EASEMENTS**

- Ⓛ PLANNED 10' WIDE UTILITY EASEMENT
- Ⓛ PLANNED RIGHT-OF-WAY DEDICATION
- Ⓛ PLANNED SANITARY SEWER EASEMENT

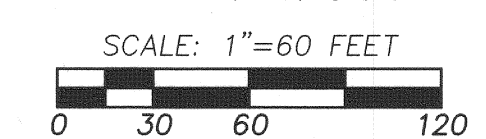
**TRACT USAGE**

TRACT A OAK HABITAT AREA/STORMWATER LANDSCAPE BUFFER	7.36 ACRES
TRACT B STORM DRAINAGE	1.23 ACRES
TRACT C LANDSCAPE BUFFER	0.04 ACRES
TRACT D LANDSCAPE BUFFER	0.22 ACRES
TRACT E PRIVATE ALLEY	0.49 ACRES
TRACT F LANDSCAPE BUFFER	0.21 ACRES
TRACT G PARK	1.34 ACRES
TRACT H PRIVATE STREET	0.11 ACRES
TRACT I PRIVATE ALLEY	0.14 ACRES
TRACT J PRIVATE ALLEY	0.12 ACRES



PUBLIC ROAD CROSS-SECTIONS (MAJOR LOCAL)

**BASIS OF BEARINGS:**  
 PRIVATE CONTROL NETWORK BASED ON CONTROL POINT NO. GP-3510-59 AND POINT NO. 7512. BEARING BETWEEN SAID POINTS IS N29°22'41"E



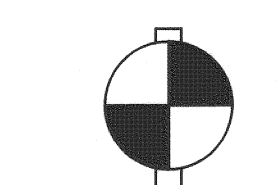
**HATTON GODAT PANTIER**  
 ENGINEERS AND SURVEYORS  
 3910 MARTIN WAY E, SUITE B  
 OLYMPIA, WA 98506  
 TEL: 360.943.1599 FAX: 360.357.6299  
 hattonpantier.com 21-100



RAINIER VISTA MOBILE HOME PARK

VEINPORT DRIVE SE

TRACT B  
 STEILACOOM HEIGHTS  
 A.F. NO. 3585435



FIRE PROTECTION DISTRICT #3

CITY OF LACEY

TRACT B  
 BLA13101203  
 A.F. NO. 4225765

