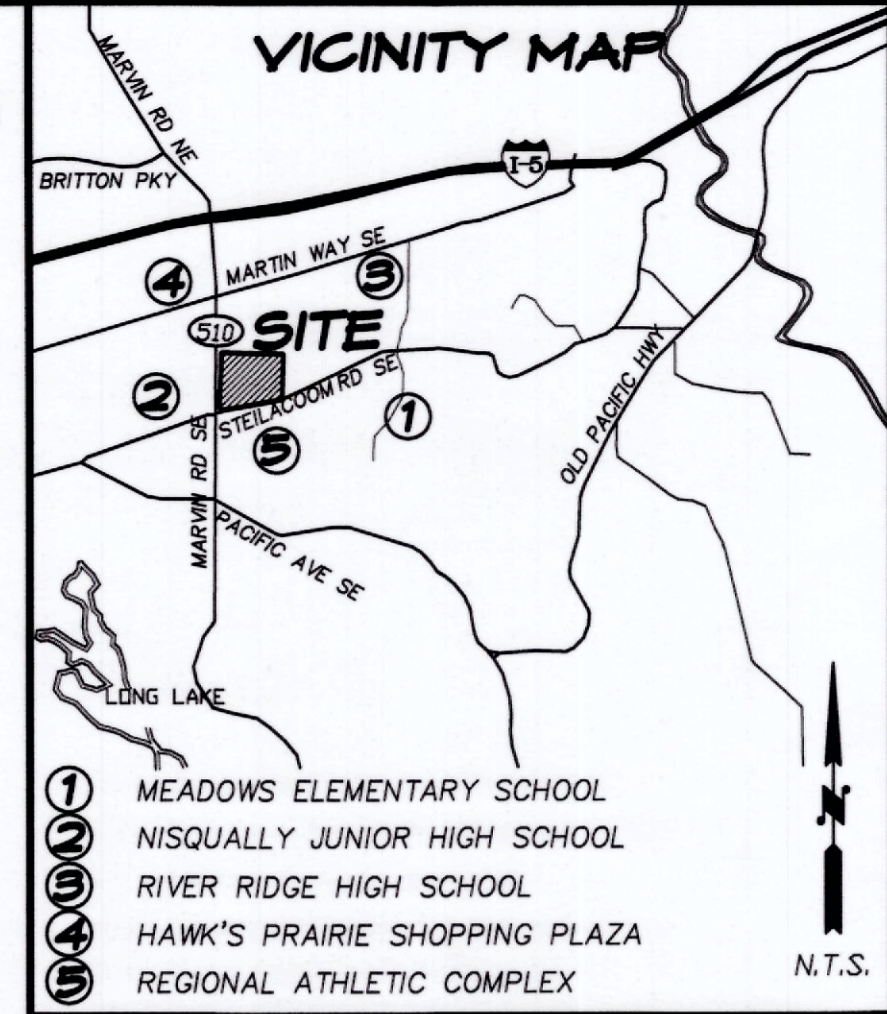


PRELIMINARY PLAT OF **MOREL MEADOWS** A PLANNED RESIDENTIAL DEVELOPMENT

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.

HAWKSRIDGE 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 COUNTY ROAD KNOWN AS STELLACOOM 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 STELLACOOM 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, JCT. 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	32.08 Acres
ZONING	LD 3-6
LENGTH OF ROADS	4,422 L.F.
AREA OF ROADS	282,837 S.F. (6.03 Acres)
LENGTH OF PRIVATE ST/ALLEYS	1,755 L.F.
AREA OF PRIVATE ST/ALLEYS	37,399 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

PHASING SUMMARY

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

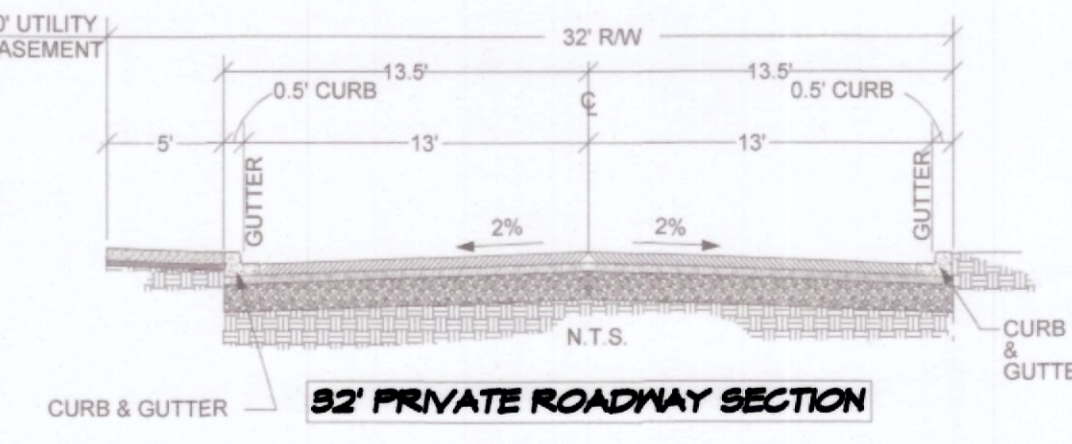
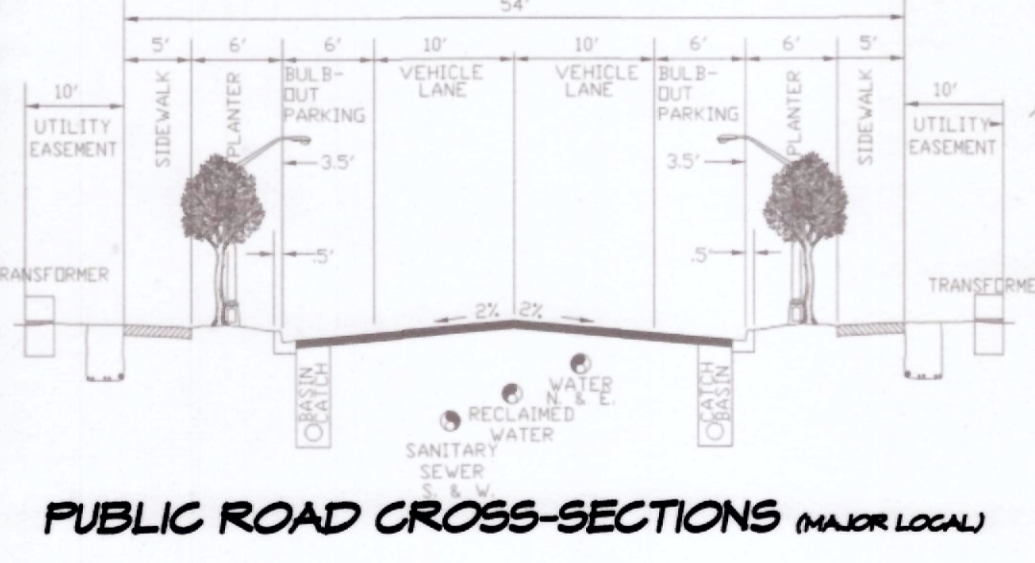
- LEGEND**
- TMW#6 MONITOR WELL
 - TMW#7 LARGE OAK TREE TO BE PRESERVED
 - DIESEL IMPACTED PLUME
 - PLANNED PLAYGROUND/PICNIC AREA
 - EXISTING ACCESS TO REGIONAL ATHLETIC COMPLEX
 - EASEMENT GRANTED TO PUGET SOUND ENERGY, INC. RECORDED UNDER AUDITOR'S FILE NO. 4008833
 - UTILITY EASEMENT GRANTED TO CITY 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)

- PLAT EASEMENTS**
- PLANNED 10' WIDE UTILITY EASEMENT
 - PLANNED RIGHT-OF-WAY DEDICATION
 - PLANNED SANITARY SEWER EASEMENT

- COLOR LEGEND**
- PLANNED PARK/ACTIVE RECREATION
 - 40' WIDE FRONT LOAD DETACHED
 - 30' WIDE REAR LOAD DETACHED
 - PAVED ROADWAYS
 - STORM POND
 - OPEN SPACE/LANDSCAPE

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



MARVIN ROAD SE (SR 510)

RAINIER VISTA MOBILE HOME PARK

PUBLIC ROAD CROSS-SECTIONS (MAJOR LOCAL)

VEINFORT DRIVE SE

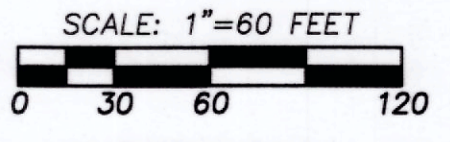
FIRE PROTECTION DISTRICT #3

TRACT B
 STELLACOOM HEIGHTS
 A.F. NO. 3585435

CITY OF LACEY
 TRACT A
 BLA13101203
 A.F. NO. 4235765

TRACT B
 BLA13101203
 A.F. NO. 4235765

BASIS OF BEARINGS
 ALL BEARINGS AND DISTANCES ARE BASED ON CONTROL POINT NO. GP-3510-59 AND POINT NO. 7512. BEARING BETWEEN SAID POINTS IS N29°22'41"E



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 hattonpantier.com 21-100



June 13, 2023