

PIAT File # 3072099 pg 1 of 6

File: 96015_11 Project: 96015 Plotted by: Island on: August 20, 1996 at 8:18 a.m. Scale: 1"=100' Attached: refs: 2 96015B(1) (R045074) (MAP)

PIAT File # 3072099 pg 1 of 6
CEDRONA
 A PORTION OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 2 WEST W.M.
 THURSTON COUNTY, WASHINGTON

SHEET 1 OF 6

LEGAL DESCRIPTION

PARCEL 1:
 THE SOUTH 1,300.2 FEET OF THE NORTH 2,620.2 FEET OF THE BUTLER DONATION CLAIM NO. 51, TOWNSHIP 18 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN.

PARCEL 2:
 THAT PART OF FRENCH DONATION CLAIM NO. 66, TOWNSHIP 18 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, DESCRIBED AS THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, SAID TOWNSHIP AND RANGE, LYING NORTH OF THE NORTH LINE AND SAID LINE EXTENDED OF THE SOUTH 1,600.9 FEET OF VACATED COVE ADDITION TO OLYMPIA AS RECORDED IN VOLUME 5 OF PLATS, PAGE 91; EXCEPTING THEREFROM THE EAST 330 FEET OF THAT PART LYING NORTH OF A LINE RUNNING WEST FROM A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 660 FEET SOUTHERLY OF ITS NORTHEAST CORNER AND EXCEPTING THE EAST 363 FEET OF THE REMAINDER.

IN THURSTON COUNTY, WASHINGTON.
 TOGETHER WITH AND SUBJECT TO RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, CEDRONA DEVELOPMENT, INC., OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN THEREON.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 22nd DAY OF August 1996

Stephan P. Williams
 CEDRONA DEVELOPMENT, INC.

Lester E. Blomherd C.D.
 U.S. BANK OF WASHINGTON N.A.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THE PLAT OF CEDRONA IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M. THAT THE DISTANCES AND COURSES SHOWN THEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS STAKED ON THE GROUND.

Terrell C. Ferguson
 TERRELL C. FERGUSON
 PROFESSIONAL LAND SURVEYOR
 DATE 8/20/96
 CERTIFICATE NO. 22956

EASEMENT RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ANY POWER COMPANY, ANY TELEPHONE COMPANY, WASHINGTON NATURAL GAS COMPANY, ANY CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON FOR THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

APPROVALS

EXAMINED AND APPROVED THIS 22 DAY OF JANU 1997
Steve P. Washburn
 THURSTON COUNTY ENGINEER

EXAMINED AND APPROVED THIS 24th DAY OF January A.D. 1997
John A. Kelly
 THURSTON COUNTY HEALTH OFFICER

EXAMINED AND APPROVED THIS 22nd DAY OF January A.D. 1997
By: Nancy R. Bunker
 THURSTON COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 1991.
William G. Gok
 THURSTON COUNTY TREASURER

EXAMINED AND APPROVED THIS 24th DAY OF January A.D. 1997
John A. Kelly
 THURSTON COUNTY HEALTH DIRECTOR

EXAMINED AND APPROVED THIS 27 DAY OF January A.D. 1997
Francis C. Berglund
 CHAIRMAN, BOARD OF THURSTON COUNTY COMMISSIONERS

Barbara L. Bowman
 COUNTY AUDITOR AND EX OFFICIO CLERK OF COUNTY COMMISSIONERS

FILED FOR RECORD AT THE REQUEST OF CEDRONA DEVELOPMENT, INC. THIS 20th DAY OF January, 1997 AT 11 PAST 3 O'CLOCK PM
 AND RECORDED IN VOLUME 11 OF PLATS AT PAGE 3
 RECORDS OF THURSTON COUNTY, WASHINGTON

Sam S Reed
 THURSTON COUNTY AUDITOR
Stema Stumel
 DEPUTY AUDITOR

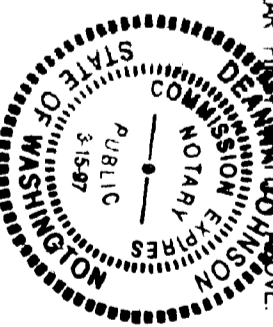


ACKNOWLEDGEMENT

STATE OF WASHINGTON }
 COUNTY OF KING }
 ON THIS 22 DAY OF August 1996, BEFORE ME PERSONALLY APPEARED *Steven P. Washburn*

TO ME KNOWN TO BE THE President OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT he is AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.



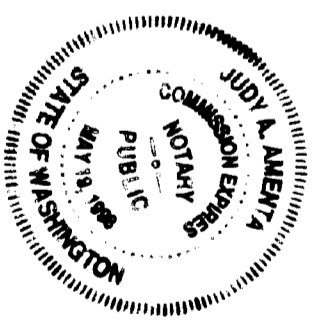
Steven P. Washburn
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON
 RESIDING AT Issaquah, WA
 MY COMMISSION EXPIRES 5-15-97

STATE OF WASHINGTON }
 COUNTY OF KING }

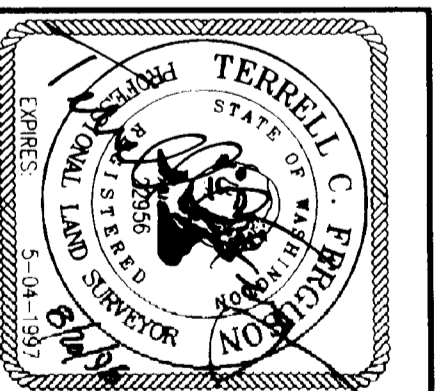
ON THIS 22nd DAY OF August 1996, BEFORE ME PERSONALLY APPEARED

Susan E. Connor
 TO ME KNOWN TO BE THE Cedrona Director AND OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT she is AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.



Susan E. Connor
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON
 RESIDING AT Edmonds, WA
 MY COMMISSION EXPIRES May 19, 1998



BASELINE ENGINEERING, INC.
Land Development Professional Services
 (206)565-4491 • Seattle (206)824-1205 • FAX (206)565-8563
 Land Planning & Use • Engineering • Surveying
 1910 84th Avenue West • Tacoma, WA 98466

DRAWN BY: LPL DATE: 3-12-96 JOB NO: 96-013
 CHECKED BY: TCF SCALE: 1"=100' SHEET:

PIAT

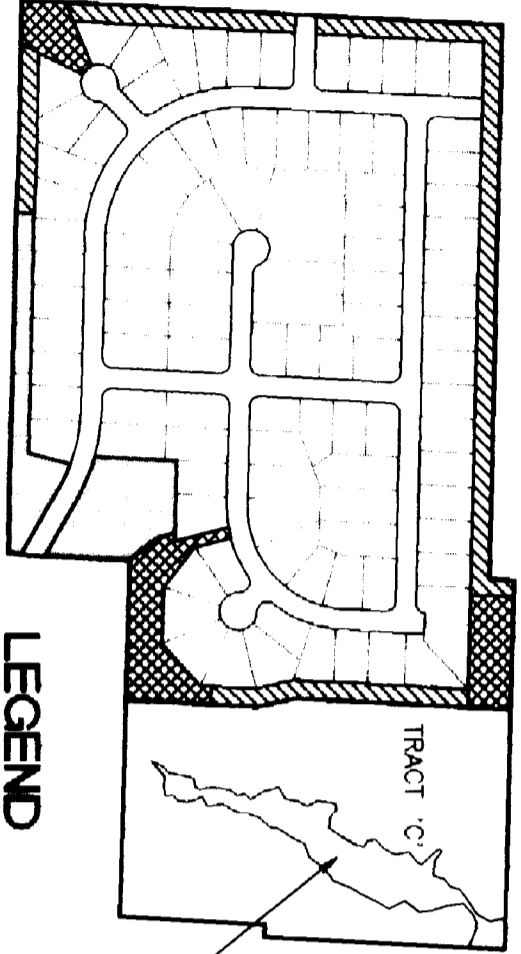
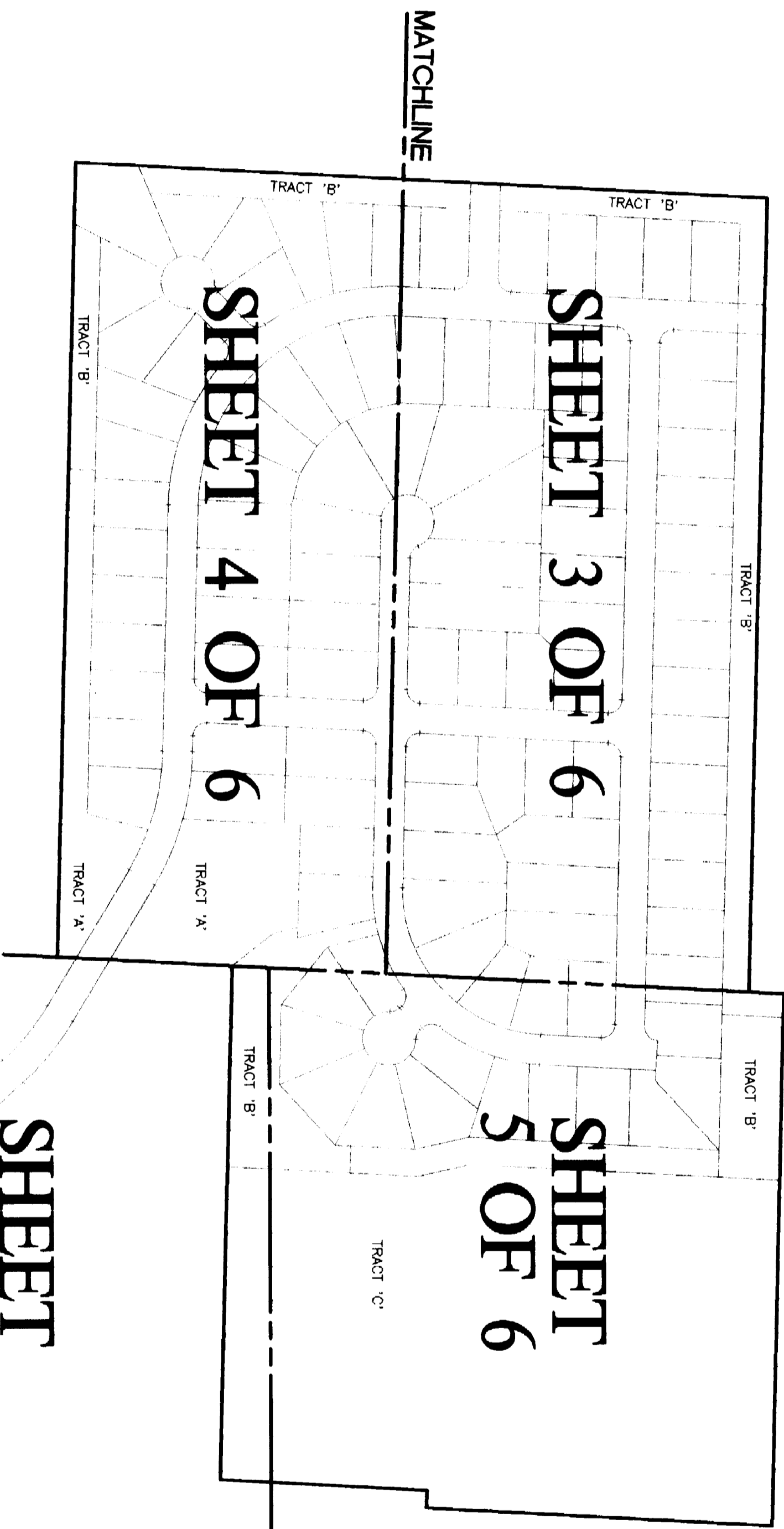
File# 3072099 pg 2 of 6

File: 96013-T6 Project: 96013 Plotted by: Don on January 13, 1997 at 7:52 a.m. Scale: 1=200 Attached Xrefs: Z-96013S,Z-96013B,FERGUSON,KEYMAP,

CEDRONA
A PORTION OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 2 WEST W.M.
THURSTON COUNTY, WASHINGTON

SHEET 2 OF 6

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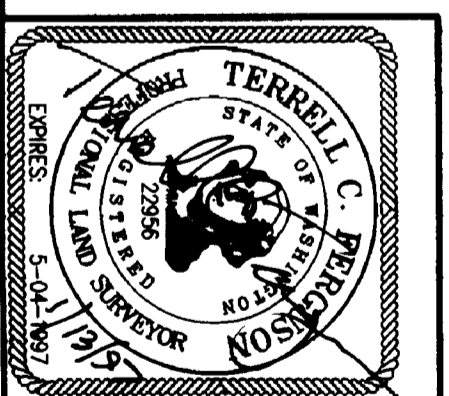
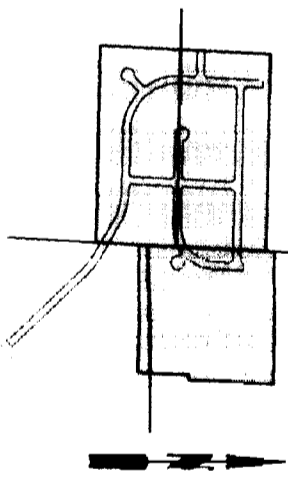


- LEGEND**
- PARK AREA (TRACT A)
 - POND AREA (TRACT B)
 - OPEN SPACE AREA (TRACT B)

AREA CALCULATIONS

NOT TO SCALE

KEY MAP



BASELINE ENGINEERING, INC.

Land Development Professional Services
Land Planning & Use • Engineering • Surveying
1910 64th Avenue West • Tacoma, WA 98466

DRAWN BY	LPL	DATE	3-12-96	JOB NO.	96-013
CHECKED BY	TCF	SCALE	1"=100'	SHEET	

PIAT

File# 3072099

pg 3 of 6

File: 96013-T2 Project: 96013 Plotted by: Don on January 13, 1997 at 7:54 a.m. Scale: 1=100 Attached Xrefs: Z-96013S,Z-96013B,FERGUSON,KEYMAP.

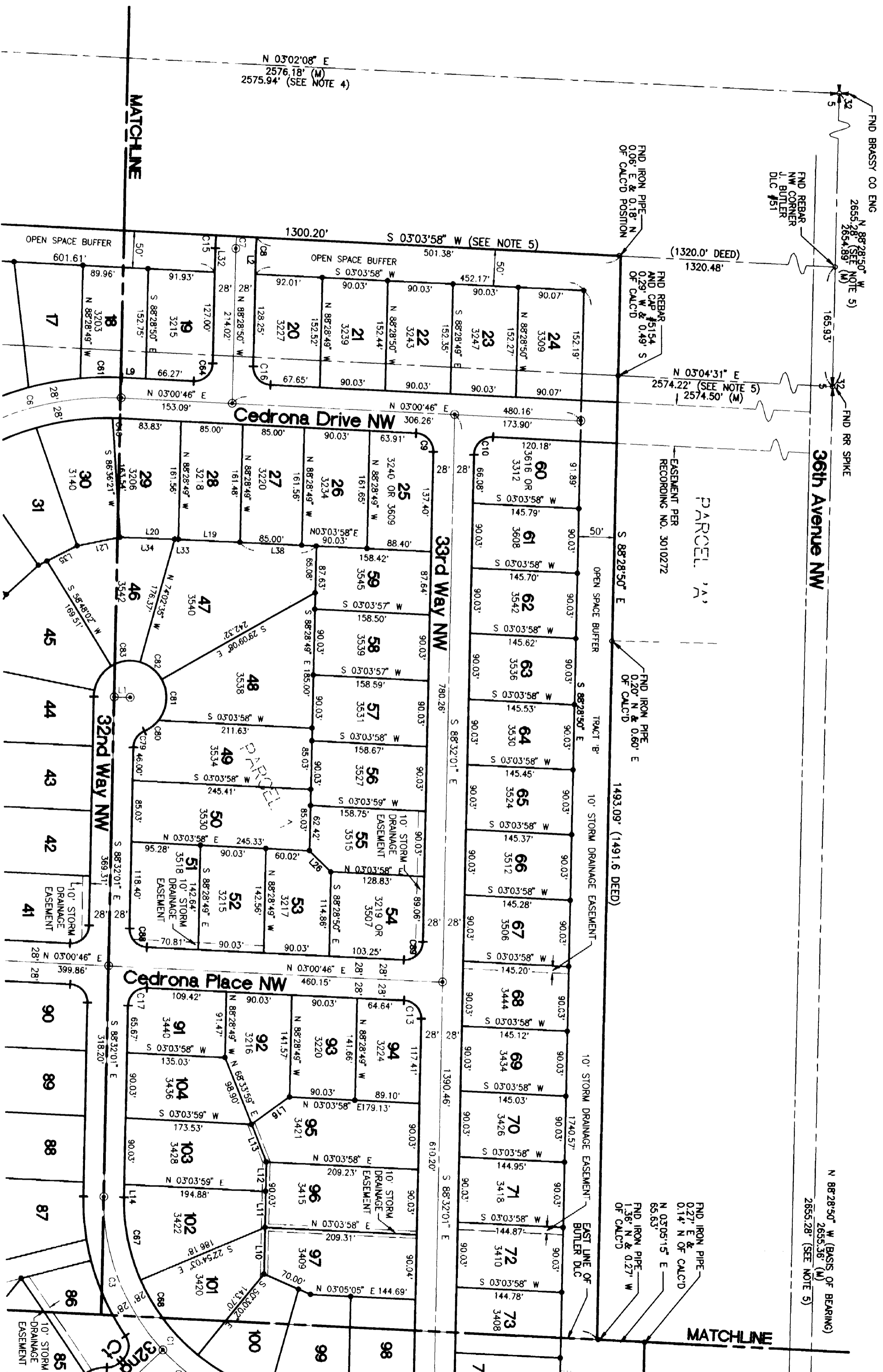
A PORTION OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 2 WEST W.M.
THURSTON COUNTY, WASHINGTON

CEDRONA

Plat

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SHEET 3 OF 6

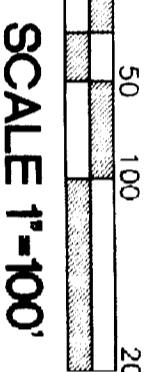


LEGEND

- FND MONUMENT AS INDICATED
- SET MONUMENT AS INDICATED
- FND SECTION CORNER AS INDICATED
- FND QUARTER CORNER AS INDICATED
- SET 1/2" REBAR AND CAP #22956
- FND AS INDICATED

BASIS OF BEARING

NORTH LINE OF THE NORTH EAST 1/4 OF SECTION 5

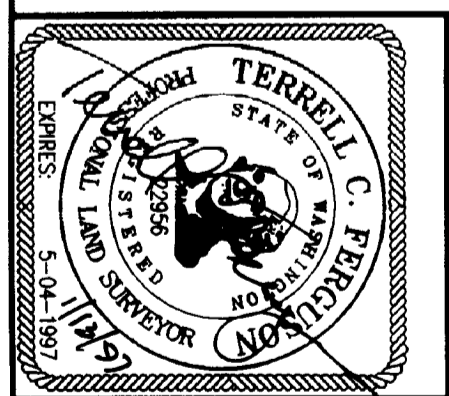
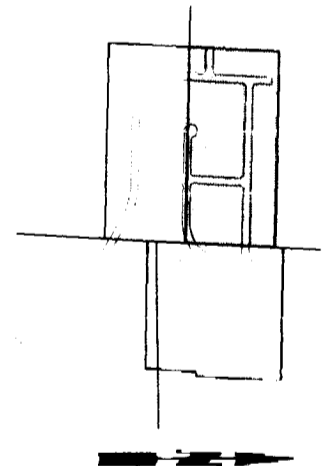


EQUIPMENT USED

- TOPCON GTS - 3C (TOTAL STATION)
- OMNI PRISM W/ -30mm OFFSET
- TDS-48 DATA COLLECTOR

KEY MAP

N.T.S.



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DRAWN BY: LPL DATE: 3-12-96 JOB NO.: 96-013
 CHECKED BY: TCF SCALE: 1"=100' SHEET:

File: 96013-T3 Project: 96013 Plotted by: Don on January 13, 1997 at 8:04 a.m. Scale: 1=100 Attached Xrefs: Z-96013S,Z-96013B,FERGUSON,KEYMAP

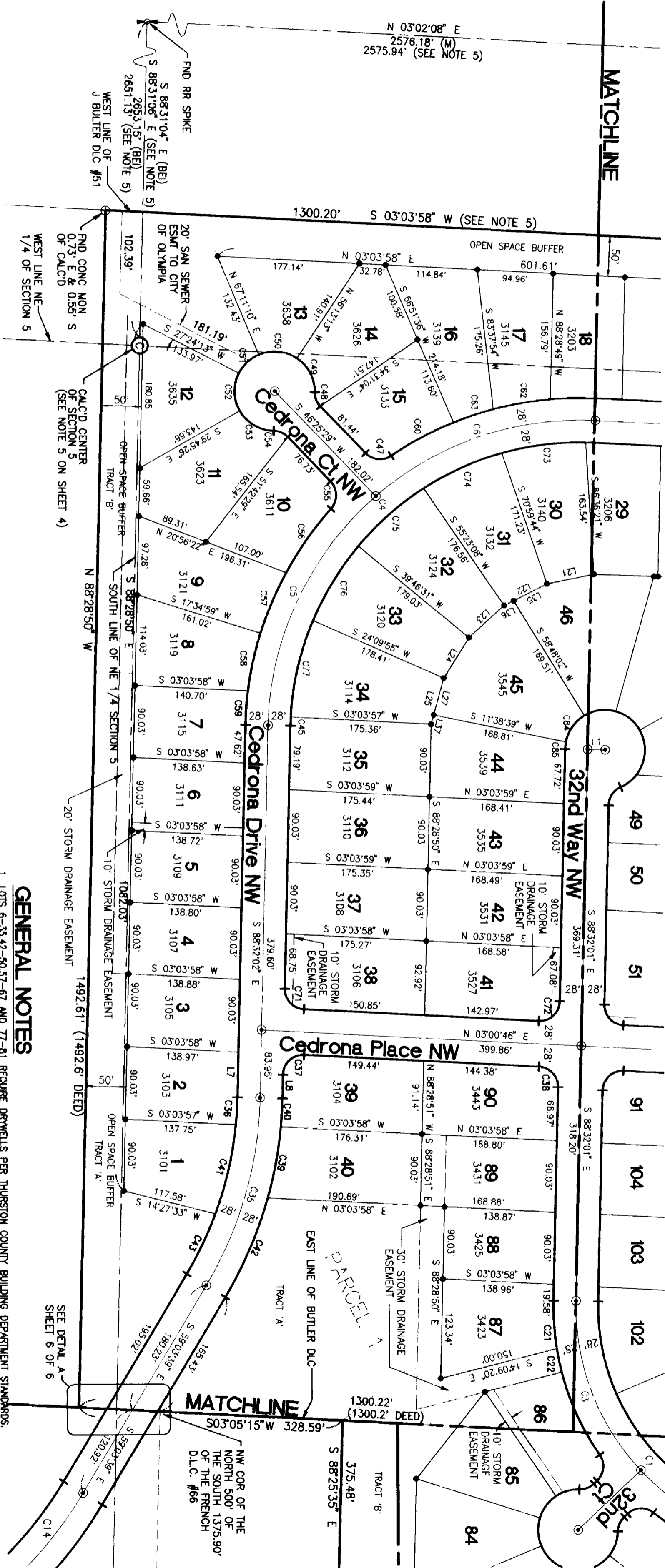
A PORTION OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 2 WEST W.M. THURSTON COUNTY, WASHINGTON

CEDRONA

Plat

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SHEET 4 OF 6



LOT AREA TABLE

LOT #	SQ.FT.	LOT #	SQ.FT.	LOT #	SQ.FT.	LOT #	SQ.FT.	LOT #	SQ.FT.
1	13,238	21	13,722	41	15,159	61	13,116	81	15,556
2	12,485	22	13,715	42	17,707	62	13,108	82	14,407
3	12,502	23	13,707	43	13,792	63	13,101	83	15,213
4	12,495	24	13,706	44	13,039	64	13,093	84	14,407
5	12,487	25	14,149	45	18,787	65	13,086	85	12,930
6	12,480	26	14,543	46	18,944	66	13,078	86	12,090
7	12,503	27	14,543	47	28,724	67	13,071	87	14,279
8	13,919	28	13,724	48	24,856	68	13,063	88	12,501
9	15,495	29	14,178	49	20,357	69	13,056	89	15,262
10	13,919	30	14,178	50	20,857	70	13,048	90	15,262
11	16,460	31	15,115	51	13,454	71	13,041	91	12,199
12	13,720	32	15,115	52	12,833	72	13,033	92	12,573
13	13,303	33	15,217	53	12,411	73	13,026	93	12,745
14	14,077	34	16,511	54	14,847	74	13,018	94	12,486
15	13,327	35	16,511	55	13,876	75	13,011	95	19,190
16	15,517	36	16,164	56	14,283	76	14,251	96	18,833
17	13,689	37	15,809	57	14,275	77	14,173	97	18,026
18	13,815	38	15,906	58	14,268	78	12,751	98	12,585
19	13,800	39	15,906	59	13,881	79	12,966	99	13,049
20	13,905	40	15,167	80	13,242	80	12,647	100	11,980

LEGEND

- FND MONUMENT AS INDICATED
- SET MONUMENT AS INDICATED
- FND SECTION CORNER AS INDICATED
- FND QUARTER CORNER AS INDICATED
- SET 1/2" REBAR AND CAP #22956
- FND AS INDICATED

BASIS OF BEARING

NORTH LINE OF THE NORTH
EAST 1/4 OF SECTION 5

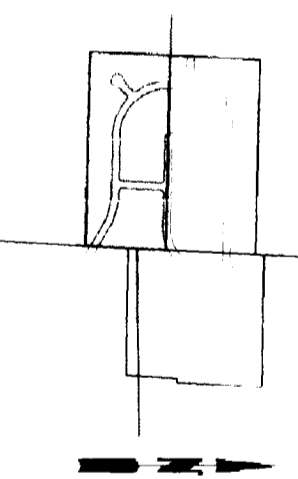


EQUIPMENT USED

TOPCON GTS - 3C (TOTAL STATION)
OMNI PRISM W/-30mm OFFSET
TDS-48 DATA COLLECTOR

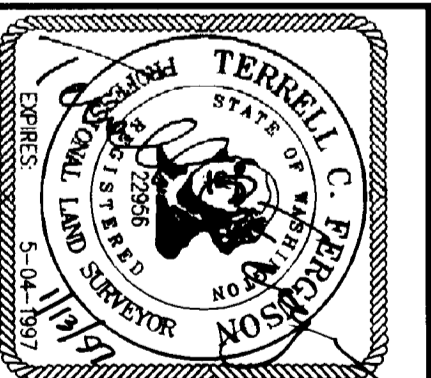
KEY MAP

N.T.S.



GENERAL NOTES

- LOTS 6-35, 42-50, 57-67 AND 77-81 REQUIRE DOWELS PER THURSTON COUNTY BUILDING DEPARTMENT STANDARDS. MINIMUM SIZE SHALL BE 40 CUBE FEET PER 1000 SQUARE FEET OF ROOF AREA. REFER TO THE THURSTON COUNTY PLUMBING CODE (SPT 2 OF 48), BY H & ASSOC. ON FILE WITH THURSTON COUNTY.
- PLACEMENT OF RILL WITHIN A WETLAND, AS DEFINED BY THE THURSTON COUNTY ZONING ORDINANCE, IS PROHIBITED WHERE EXCEPTED BY AND WHEN FROM AUTHORIZATION IS OBTAINED FROM THE PLANNING DEPARTMENT.
- INCREASED STORMWATER RUNOFF FROM THE ROAD(S), BUILDING, DRIVEWAY AND PARKING AREAS SHALL BE RETAINED IN APPROVED FACILITIES AND SHALL NOT BE DIRECTED TO ROADWAY DITCHES ADVISORY TO 36th AVENUE NW. ALL DESIGNED FACILITIES SHALL MEET WITH ROAD AND TRANSPORTATION SERVICES REQUIREMENTS.
- IF SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO FILLING OR DISRUPTION OF THE NATURAL FLOW SHALL BE ALLOWED UNLESS AS PERMITTED.
- PER BRACEY AND THOMAS SURVEY, BOOK 13, MAP PAGE 36.
- THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED BY THE SURVECTOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
- BASELINE'S FIELD TRAVERSE PROCEDURES MEET OR EXCEED ACCURACY STANDARDS AS PER W.A.C. 332-130-090, PARAGRAPHS 1(c) AND 1(b).
- ALL MONUMENTS VISITED 1/23/95 & 1/24/95.
- OPEN SPACE IS DEDICATED AS COMMUNITY AREA OPEN SPACE OWNED AND MAINTAINED BY THE LOT OWNERS IN COMMON. UNLESS DEDICATED TO THE CITY OF OLYMPIA OR OTHER ENTITY AS APPROVED BY THURSTON COUNTY.
- THE WETLAND OPEN SPACE (TRACT C) WILL BE DEDICATED TO OLYMPIA AT THE TIME OF ANNEXATION, UNLESS THE HOME OWNERS ASSOCIATION HAS PREVIOUSLY DECIDED THE PROPERTY TO A WETLAND CONSERVATION GROUP APPROVED BY OLYMPIA OR OLYMPIA ELECTS NOT TO ACCEPT THE DEDICATION.
- EACH BUILDABLE LOT WITHIN THIS PLAT IS REQUIRED TO IMPROVE SCHOOL IMPACTS BY PAVING \$1,200.00 TO THE DISTRICT AT THE TIME A BUILDING PERMIT FOR EACH DWELLING UNIT IN THIS DEVELOPMENT IS SUBMITTED.



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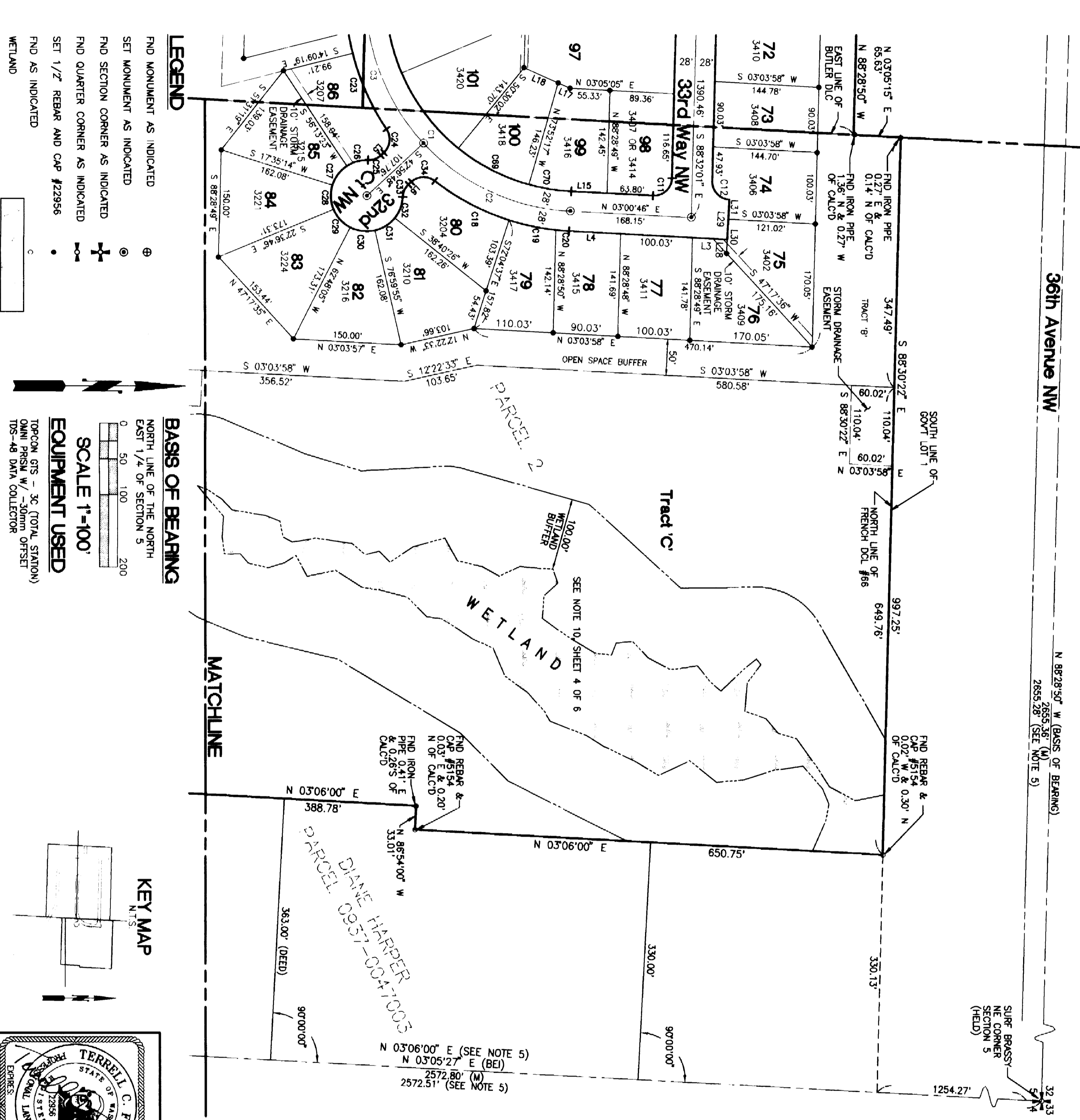
File: 96013-14 Project: 96013 Plotted by: Don on January 13, 1997 at 7:56 a.m. Scale: 1=100 Attached Xrefs: Z-96013S,Z-96013B,FERCUSON,KEYMAP,

A PORTION OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 2 WEST W.M.
 THURSTON COUNTY, WASHINGTON

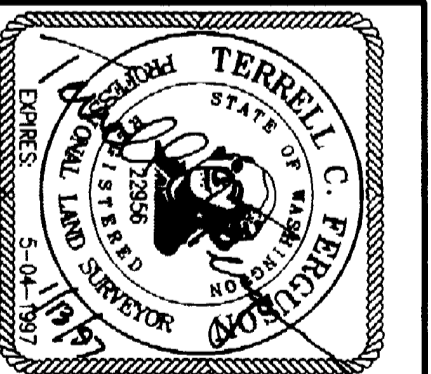
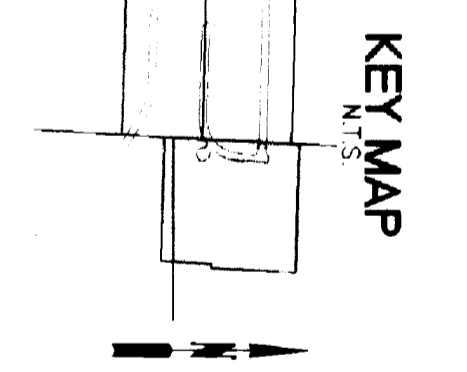
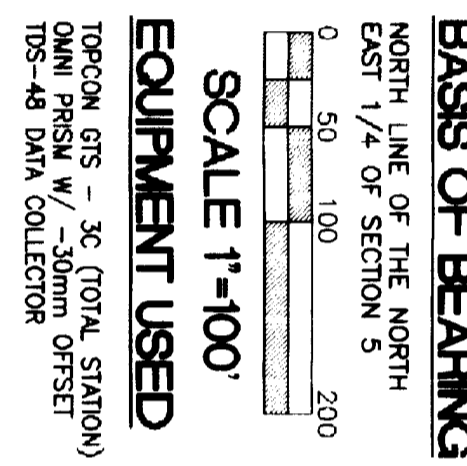
CEDRONA

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SHEET 5 OF 6



- LEGEND**
- ⊕ FND MONUMENT AS INDICATED
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 - ⊕ FND SECTION CORNER AS INDICATED
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 - ⊕ SET 1/2" REBAR AND CAP #22956
 - FND AS INDICATED
 - WETLAND



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LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 01°27'59" E	22.00'
L2	S 88°28'50" E	34.14'
L3	N 03°00'46" E	48.35'
L4	N 03°00'46" E	71.37'
L5	S 42°56'48" E	5.69'
L6	S 42°56'48" E	55.80'
L7	S 88°32'02" E	29.50'
L8	N 03°00'46" E	32.42'
L9	S 88°28'49" E	64.96'
L10	S 88°28'49" E	50.02'
L11	S 88°28'49" E	40.01'
L12	S 88°33'59" W	54.95'
L13	S 88°32'01" E	18.02'
L14	N 03°00'46" E	49.90'
L15	S 35°23'22" E	64.32'
L16	N 24°00'13" E	18.03'
L17	N 24°00'13" E	51.97'
L18	S 02°57'34" W	85.00'
L19	S 02°10'56" W	80.41'
L20	N 11°11'57" W	60.00'
L21	N 26°48'34" W	60.00'
L22	N 42°25'10" W	60.00'
L23	N 58°01'47" W	60.00'
L24	N 74°35'15" W	60.00'
L25	N 44°58'32" E	41.33'
L26	S 74°35'15" E	48.00'
L27	S 86°59'16" E	19.60'
L28	S 86°59'16" E	56.00'
L29	S 86°59'16" E	47.82'
L30	S 86°59'16" E	27.78'
L31	S 88°28'50" E	32.62'
L32	S 02°10'56" W	5.05'
L33	S 02°10'56" W	75.37'
L34	S 26°48'34" E	48.80'
L35	S 26°48'34" E	13.20'
L36	S 74°35'15" E	12.00'
L37	S 74°35'15" E	103.01'
L38	S 03°03'58" W	103.01'

