

PLAT OF MADERA DIVISION ONE

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

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT 1995 HARR FAMILY LIMITED PARTNERSHIP, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND CASCADE BANK, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS LAND DIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND STORM DRAINAGE EASEMENTS AND SANITARY SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE DIVISION AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, TRACTS, ECT. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, ECT SHOWN HEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID STREETS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 28th DAY OF March, 2001

Kirk A. Harr - Partner
(NAME & TITLE) OF 1995 HARR FAMILY LIMITED PARTNERSHIP

Steven R. Erickson E.V.P.
(NAME & TITLE) OF CASCADE BANK

APPROVALS

EXAMINED AND APPROVED THIS 29th DAY OF MARCH, 2001

Dele R. Rancom
THURSTON COUNTY ENGINEER

EXAMINED AND APPROVED THIS 29th DAY OF March, 2001

[Signature]
THURSTON COUNTY HEALTH OFFICER

EXAMINED AND APPROVED THIS 29th DAY OF MARCH, 2001

[Signature]
THURSTON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 3 DAY OF April, 2001

[Signature]
CHAIRMAN, BOARD OF THURSTON COUNTY COMMISSIONERS

ATTEST:

[Signature]
COUNTY AUDITOR AND EX OFFICIO CLERK OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 29th DAY OF March, 2001

[Signature]
THURSTON COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2000 AND ADVANCED TAXES FOR 2001 ON THE LAND VALUE: pd full year 2001 only.

Deanna Rivel 3-28-2001
THURSTON COUNTY TREASURER DATE

COVENANTS

COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED UNDER AUDITOR'S FILE NO. 3344528

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HATTON GODAT PANTIER THIS 4th DAY OF April, 2001, AT 09 MINUTES PAST 11 O'CLOCK A.M., AND RECORDED UNDER FILE NO. 3344527

Kim Wyman [Signature]
THURSTON COUNTY AUDITOR DEPUTY



SURVEYOR'S CERTIFICATE

I, JEFF S. PANTIER, HEREBY CERTIFY THAT THIS PLAT OF MADERA DIVISION ONE IS BASED ON 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 HEREON ARE CORRECT, THAT THE LOT CORNERS HAVE BEEN MARKED ON THE GROUND WITH 5/8" REBAR WITH PLASTIC CAPS STAMPED "JSP 28073".



12/6/2000

SHEET INDEX

- SHEET 1 - THIS SHEET
- SHEET 2 - PLAT BOUNDARY, SECTION SUBDIVISION, NOTES
- SHEET 3 - EASTERLY PORTION OF PLAT
- SHEET 4 - WESTERLY PORTION OF PLAT

HATTON GODAT PANTIER
CIVIL ENGINEERS AND LAND SURVEYORS

2708 WESTMOOR COURT 6326 MARTIN WAY SUITE G
OLYMPIA, WA 98502 LACEY, WA 98516
943-1599 491-9744

98162

ACKNOWLEDGMENTS

STATE OF WASHINGTON > SS
COUNTY OF THURSTON

ON THE 28th DAY OF March, 2001, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Kirk A. Harr (NAME) TO ME KNOWN TO BE THE PARTNER (TITLE) OF CASCADE BANK AND ACKNOWLEDGED THE 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 THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.



WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE-WRITTEN.
Michelle M. Allen
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) MICHELLE M. ALLEN
RESIDING AT: Lacey, wa
MY COMMISSION EXPIRES: April 29, 2004

Approved for Recording



By: RS on: 4/4/01

STATE OF WASHINGTON > SS
COUNTY OF THURSTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT X STEVEN R. ERICKSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF March, 2001



Michelle M. Allen
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) MICHELLE M. ALLEN
RESIDING AT: Lacey, wa
MY COMMISSION EXPIRES: April 29, 2004

STATE OF WASHINGTON > SS
COUNTY OF THURSTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT 1995 HARR FAMILY LIMITED PARTNERSHIP IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2000

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
(PRINT NAME) _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

(SEAL)

DESCRIPTION

GOVERNMENT LOT 2 IN SECTION 5, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, QWEST COMMUNICATIONS TELEPHONE COMPANY AND AT&T CABLE SERVICES TELEVISION CABLE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET OF ALL LOTS AND TRACTS WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING THE PUBLIC STREET RIGHT-OF-WAYS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, REPLACE, ENLARGE, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THERE 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 LOTS UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

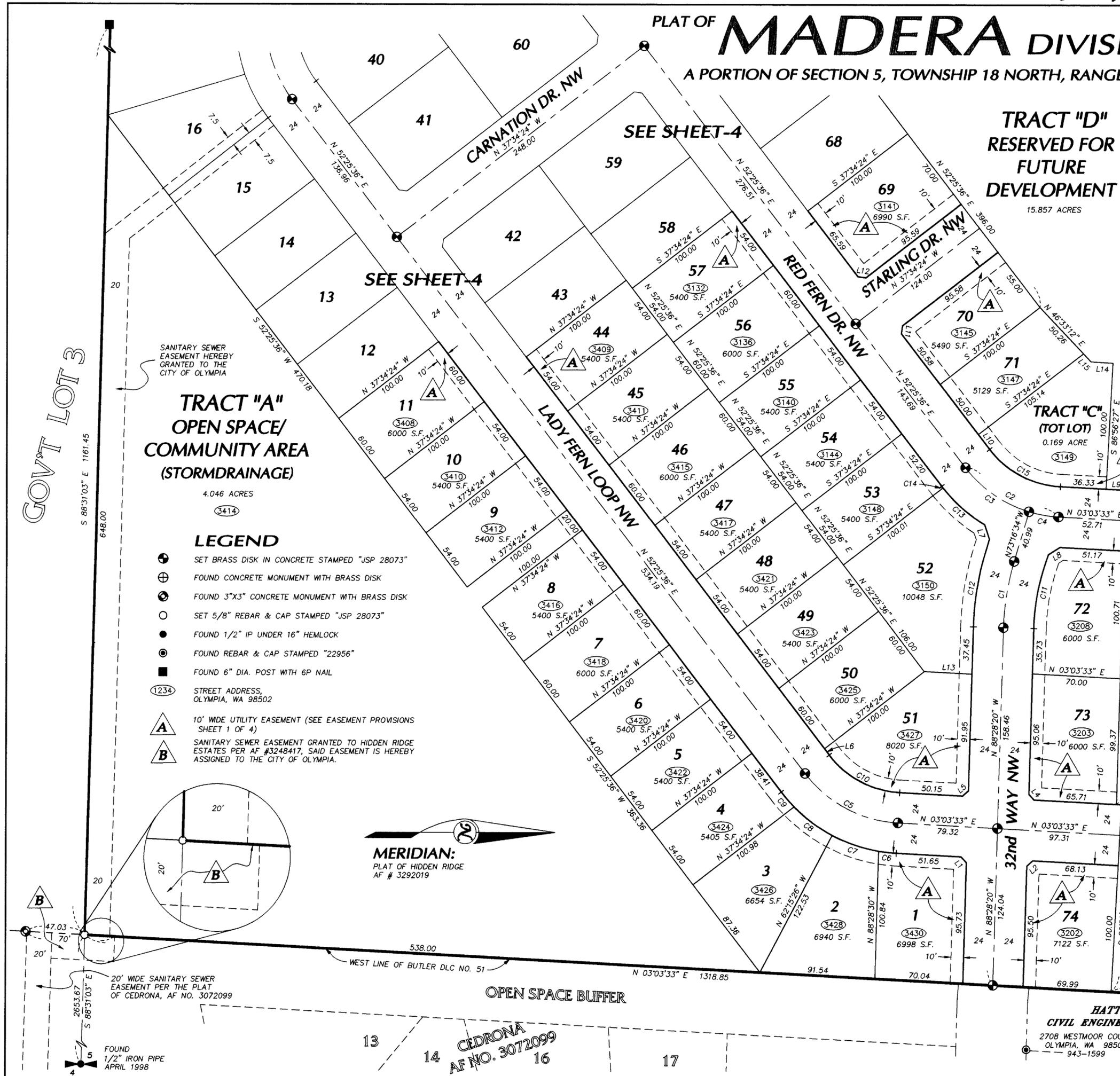
1/4
Plat # 3344527

Plat # 3344527 3/4

PLAT # 3344527 3/4

PLAT OF **MADERA** DIVISION ONE
 A PORTION OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

SHEET 3 OF 4

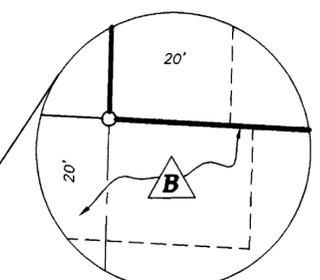


TRACT "A"
 OPEN SPACE/
 COMMUNITY AREA
 (STORMDRAINAGE)
 4.046 ACRES
 (3414)

TRACT "D"
 RESERVED FOR
 FUTURE
 DEVELOPMENT
 15.857 ACRES

TRACT "C"
 (TOT LOT)
 0.169 ACRE
 (3149)

- LEGEND**
- ⊙ SET BRASS DISK IN CONCRETE STAMPED "JSP 28073"
 - ⊕ FOUND CONCRETE MONUMENT WITH BRASS DISK
 - ⊗ FOUND 3"x3" CONCRETE MONUMENT WITH BRASS DISK
 - SET 5/8" REBAR & CAP STAMPED "JSP 28073"
 - FOUND 1/2" IP UNDER 16" HEMLOCK
 - ⊙ FOUND REBAR & CAP STAMPED "22956"
 - FOUND 6" DIA. POST WITH 6P NAIL
 - (1234) STREET ADDRESS, OLYMPIA, WA 98502
 - △ 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1 OF 4)
 - △ SANITARY SEWER EASEMENT GRANTED TO HIDDEN RIDGE ESTATES PER AF #3248417, SAID EASEMENT IS HEREBY ASSIGNED TO THE CITY OF OLYMPIA.

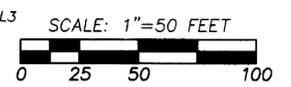


CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	15°11'47"	200.00	53.05
C2	49°22'03"	100.00	86.16
C3	35°42'10"	100.00	62.31
C4	13°39'54"	100.00	23.85
C5	49°22'03"	100.00	86.16
C6	6°32'04"	124.00	14.14
C7	18°08'58"	124.00	39.28
C8	17°27'41"	124.00	37.79
C9	7°13'20"	124.00	15.63
C10	49°22'03"	76.00	65.48
C11	19°24'31"	176.00	59.62
C12	15°11'47"	224.00	59.41
C13	20°21'53"	124.00	44.07
C14	0°49'46"	124.00	1.80
C15	49°22'03"	76.00	65.48

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 47°17'41" E	6.16
L2	N 42°42'34" W	6.32
L3	N 03°03'33" E	3.94
L4	S 47°18'01" W	6.16
L5	S 41°56'21" E	6.23
L6	S 52°25'36" W	6.19
L7	N 70°52'58" E	12.07
L8	N 32°40'16" W	10.66
L9	N 03°03'33" E	15.74
L10	N 52°25'36" E	14.69
L11	N 82°34'21" W	6.24
L12	S 07°25'39" W	6.24
L13	N 03°03'33" E	37.91
L14	N 03°03'33" E	17.32
L15	N 46°33'12" E	8.90



HATTON GODAT PANTIER
 CIVIL ENGINEERS AND LAND SURVEYORS
 2708 WESTMOOR COURT OLYMPIA, WA 98502 943-1599
 6326 MARTIN WAY SUITE G LACEY, WA 98516 491-9744
98162

GOV'T LOT 3

FOUND 1/2" IRON PIPE APRIL 1998
 20' WIDE SANITARY SEWER EASEMENT PER THE PLAT OF CEDRONA, AF NO. 3072099

WEST LINE OF BUTLER DLC NO. 51
 CEDRONA AF NO. 3072099

OPEN SPACE BUFFER

4/4
Plat # 3344527

FOUND RAILROAD SPIKE IN CONC. JANUARY 1999

SURVEY A.F. NO. 9508310205

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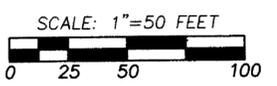
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C16	39°03'21"	100.00	68.17
C17	91°34'24"	100.00	159.83
C18	39°03'21"	100.00	68.17
C19	26°10'09"	140.58	64.21
C20	25°51'56"	140.58	63.46
C21	2°56'51"	100.00	5.14
C22	39°03'21"	76.00	51.81
C23	18°06'04"	124.00	39.17
C24	18°06'05"	124.00	39.18
C25	2°51'12"	124.00	6.18
C26	21°01'28"	124.00	45.50
C27	21°55'21"	124.00	47.44
C28	21°50'08"	124.00	47.26
C29	19°03'48"	124.00	41.26
C30	5°16'20"	124.00	11.47
C31	91°34'24"	76.00	121.47
C32	21°49'52"	124.00	47.25
C33	17°13'29"	124.00	37.28
C34	39°03'21"	76.00	51.81
C35	16°13'59"	164.58	46.63
C36	26°07'37"	116.58	53.16
C37	25°40'50"	164.58	73.77
C38	8°38'11"	116.58	17.57
C39	2°56'51"	76.00	3.91
C40	2°56'51"	124.00	6.38

LINE TABLE

NO.	BEARING	DISTANCE
L16	S 88°31'03" E	22.93
L17	N 82°34'21" W	6.24
L18	S 07°25'35" W	6.24
L19	N 88°31'03" W	6.51
L20	S 46°29'03" W	6.24
L21	N 42°23'10" W	6.13
L22	N 42°44'18" W	6.32
L23	N 47°28'24" E	6.13
L24	S 42°56'05" E	6.30
L25	S 47°28'24" W	6.14
L26	N 88°31'03" W	11.26
L27	N 88°31'03" W	1.15
L28	N 52°25'36" E	19.86
L29	N 82°34'30" W	7.28
L30	N 07°25'39" E	6.24
L31	N 37°49'33" E	5.80
L32	N 55°54'44" E	14.95
L33	S 42°44'18" E	6.32
L34	S 47°15'59" W	6.16
L35	N 03°03'21" E	9.03
L36	N 43°39'29" W	9.42
L37	N 43°39'29" W	9.02
L38	N 52°25'36" E	10.00

- LEGEND**
- ⊙ SET BRASS DISK IN CONCRETE STAMPED "JSP 28073"
 - ⊕ FOUND CONCRETE MONUMENT WITH BRASS DISK
 - ⊗ FOUND 3"x3" CONCRETE MONUMENT WITH BRASS DISK
 - SET 5/8" REBAR & CAP STAMPED "JSP 28073"
 - FOUND 1/2" REBAR & CAP STAMPED "6122"
 - ✱ FOUND REBAR & CAP STAMPED "10166"
 - FOUND 1/2" IRON PIPE STAMPED "5154"
 - (1234) STREET ADDRESS, OLYMPIA, WA 98502
 - △ 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1 OF 4)
 - △ EASEMENT FOR ACCESS TO TRACT "B" IS HEREBY GRANTED TO THE MADERA HOMEOWNERS ASSOCIATION.



HATTON CODAT PANTIER
 CIVIL ENGINEERS AND LAND SURVEYORS
 2708 WESTMOOR COURT OLYMPIA, WA 98502 943-1599
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 98162