

PLAT 3515353 1/4

# PLAT OF MADERA DIVISION TWO

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

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT HARR CONSTRUCTION, INC., THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND 1995 HARR FAMILY LIMITED PARTNERSHIP AND HARR FAMILY HOMES, INC., THE MORTGAGEES 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 10<sup>th</sup> DAY OF FEBRUARY, 2003

Ed M. Elliott  
(NAME & TITLE) ED M. ELLIOTT - Vice President  
OF HARR CONSTRUCTION, INC.

Kirk A. Harr  
(NAME & TITLE) Kirk A. Harr - President  
OF HARR FAMILY HOMES, INC. Kirk A. Harr

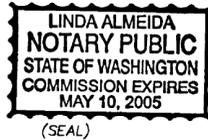
Kirk A. Harr  
(NAME & TITLE) Kirk A. Harr - Co-Trustee  
OF 1995 HARR FAMILY LIMITED PARTNERSHIP Kirk A. Harr

## ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF Pierce > SS

ON THE 12<sup>th</sup> DAY OF FEBRUARY 2003, 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 PRESIDENT (TITLE) OF HARR FAMILY HOMES, INC. 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.

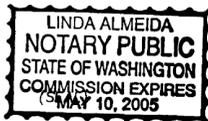


Linda Almeida  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
(PRINT NAME) LINDA ALMEIDA  
RESIDING AT: 2205 116TH ST. S.  
MY COMMISSION EXPIRES: MAY 10, 2005

STATE OF WASHINGTON  
COUNTY OF Pierce > SS

ON THE 12<sup>th</sup> DAY OF FEBRUARY 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ED ELLIOTT (NAME) TO ME KNOWN TO BE THE VICE PRESIDENT (TITLE) OF 1995 HARR FAMILY LIMITED PARTNERSHIP 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.



Linda Almeida  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
(PRINT NAME) LINDA ALMEIDA  
RESIDING AT: 2205 116TH ST. S.  
MY COMMISSION EXPIRES: MAY 10, 2005

STATE OF WASHINGTON  
COUNTY OF Thurston > SS

ON THE 19<sup>th</sup> DAY OF MARCH, 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ (NAME) TO ME KNOWN TO BE THE \_\_\_\_\_ (TITLE) OF HARR CONSTRUCTION, INC. 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 \_\_\_\_\_ 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.

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

## DESCRIPTION

TRACT "D" OF MADERA DIVISION ONE, ACCORDING TO PLAT RECORDED APRIL 4, 2001, UNDER RECORDING NO. 3344527, IN THURSTON COUNTY, WA

## 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.

## APPROVALS

EXAMINED AND APPROVED THIS 19 DAY OF MARCH, 2003

Douglas E. Bramlette  
THURSTON COUNTY ENGINEER Dr. DR.

EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF March, 2003

J. W. L.  
THURSTON COUNTY HEALTH OFFICER

EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF MARCH, 2003

Michael Wilton  
THURSTON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 25<sup>th</sup> DAY OF March, 2003

Cathy Valle  
CHAIRMAN, BOARD OF THURSTON COUNTY COMMISSIONERS

ATTEST:

LaBonita J. Bremer  
COUNTY AUDITOR AND EX OFFICIO  
CLERK OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF March, 2003

By: Dwight M. Hargaden  
THURSTON COUNTY ASSESSOR

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2003, AND ADVANCED TAXES FOR 2003 ON THE LAND VALUE.

By: M. Aurlen Cook, Deputy March 19, 2003  
THURSTON COUNTY TREASURER DATE

## COVENANTS

COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED UNDER AUDITOR'S FILE NO.'S 3344528 AND 3395453 AND 3515354

## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HATTON GODAT PANTIER THIS 27 DAY OF March 2003, AT 39 MINUTES PAST 1 O'CLOCK P.M., AND RECORDED UNDER FILE NO. 3515353

Kim Weyman  
THURSTON COUNTY AUDITOR

Heather Hirofaka  
DEPUTY



## SURVEYOR'S CERTIFICATE

I, JEFF S. PANTIER, HEREBY CERTIFY THAT THIS PLAT OF MADERA DIVISION TWO 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".



JEFF S. PANTIER, PROFESSIONAL  
REGISTERED LAND SURVEYOR #28073 DATE

## SHEET INDEX

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

## HATTON GODAT PANTIER

ENGINEERS AND SURVEYORS

1840 BARNES BOULEVARD S W

TUMWATER, WA 98512

TEL: 360.943.1599 FAX: 360.357.6299

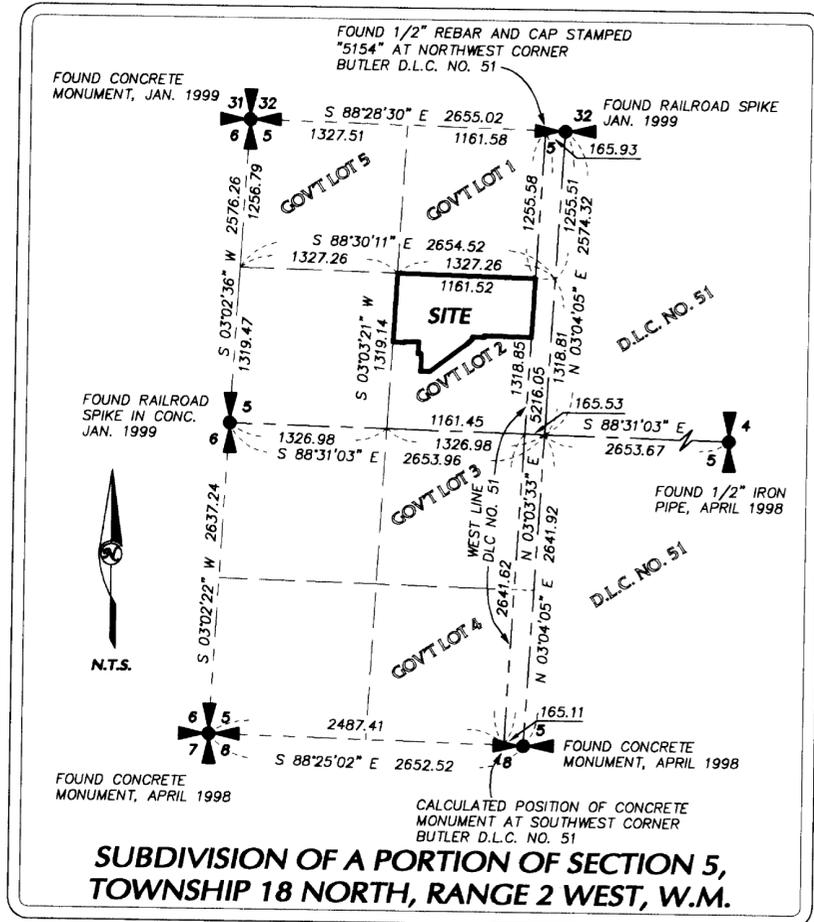
hattonpantier.com

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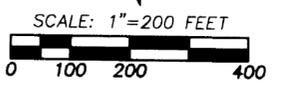
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# PLAT OF MADERA DIVISION TWO

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



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



**NOTES**

- ALL LOTS ARE SUBJECT TO MITIGATION AGREEMENT BETWEEN OLYMPIA SCHOOL DISTRICT AND HIDDEN RIDGE PARTNERSHIP RECORDED UNDER AUDITOR'S FILE NUMBER 3141644. ACCORDING TO SAID AGREEMENT, \$1200 SHALL BE PAID TO THE SCHOOL DISTRICT AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH DWELLING UNIT.
- IF SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY; NO FILLING OR DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED.
- TRACTS "E" AND "F" ARE DESIGNATED TREE TRACTS AND SHALL BE OWNED BY TO THE MADERA HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION WAS REVIEWED AND APPROVED BASED ON STANDARDS AND ALLOWANCES OF THE RESIDENTIAL FOUR-TO EIGHT DWELLING UNITS PER ACRE (R4-B) ZONING DISTRICT (TCC 23.04).
- ALL LOTS ARE SUBJECT TO AGREEMENT TO ANNEX ACCORDING TO INSTRUMENT RECORDED SEPTEMBER 23, 1998 UNDER AUDITOR'S FILE NUMBER 3180950.
- IN ACCORDANCE WITH DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, EASEMENTS & RESTRICTIONS FOR MADERA, "EASEMENTS FOR UTILITIES AND DRAINAGE ARE RESERVED FOR THE DECLARANT OR ITS ASSIGNS, OVER A FIVE-FOOT WIDE STRIP ALONG EACH SIDE OF THE INTERIOR LOT LINES AND TEN FEET OVER THE REAR AND FRONT OF EACH LOT AND OVER, UNDER AND ON THE COMMON AREAS.

THIS SURVEY WAS PERFORMED WITH A LEICA THREE SECOND TOTAL STATION IN NOVEMBER 2002, BY CONVENTIONAL TRAVERSE METHODS

- 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 IN 16" HEMLOCK TREE
  - ⊙ FOUND REBAR & CAP STAMPED "22956"
  - FOUND 1/2" REBAR & CAP STAMPED "6122"
  - ✱ FOUND REBAR & CAP STAMPED "10166"
  - FOUND 1/2" IP & CAP STAMPED "5154"
  - ⊕ FOUND REBAR & CAP STAMPED "13518"
  - FOUND 6" DIA. POST WITH 6P NAIL

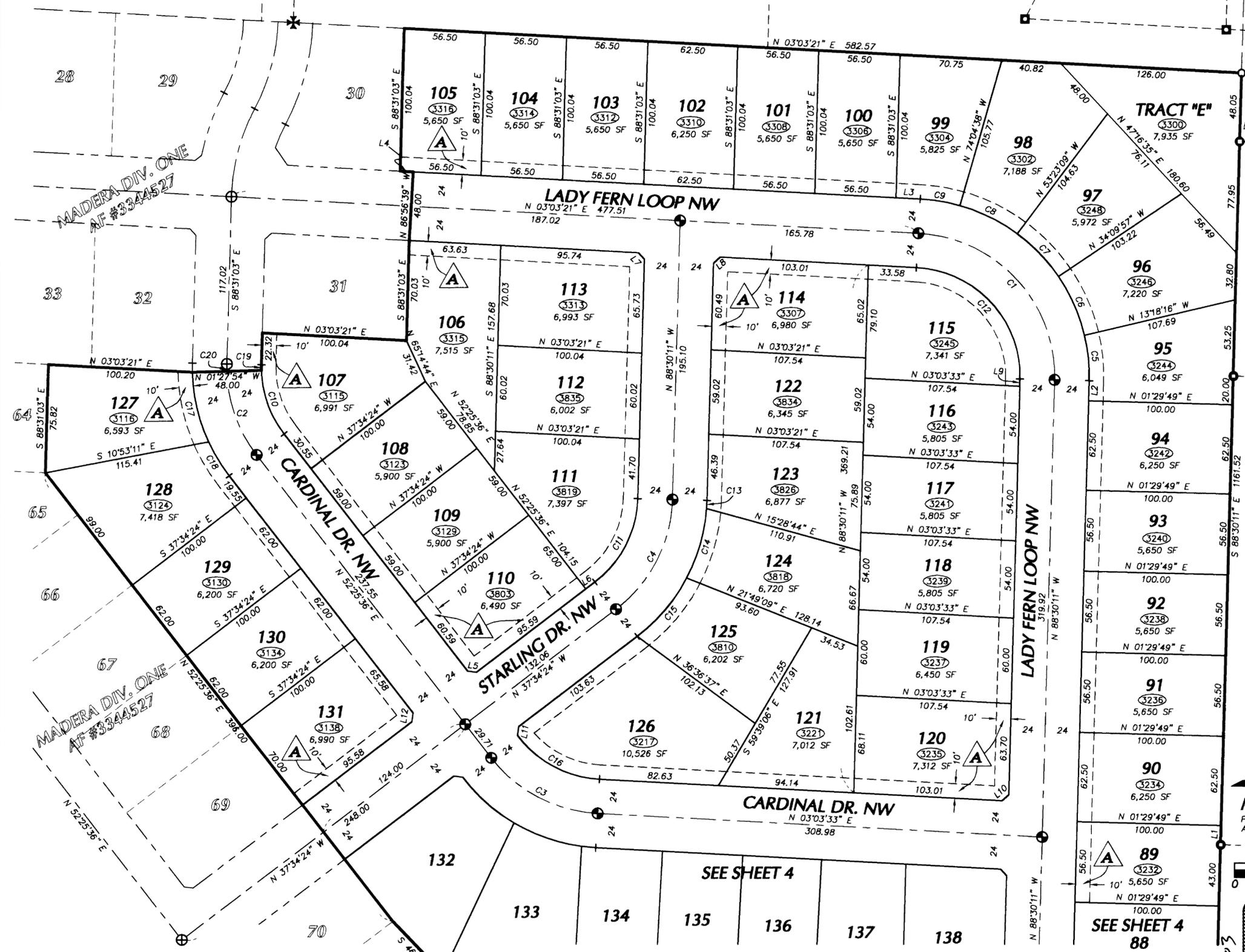


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 hattonpantier.com

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PLAT OF **MADERA** DIVISION TWO

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



SS NO. 2482  
AF# 9208190036

SS NO. 2814  
AF# 3117146

**LINE TABLE**

NO.	BEARING	DISTANCE
L1	S 88°30'11" E	13.50
L2	S 88°30'11" E	14.06
L3	N 03°03'21" E	16.84
L4	S 03°03'21" W	9.03
L5	N 07°25'43" E	6.24
L6	N 37°34'24" W	8.06
L7	N 47°16'41" E	6.16
L8	S 42°43'16" E	6.32
L9	S 88°30'11" E	5.15
L10	S 41°56'25" E	6.23
L11	S 81°53'39" E	6.17
L12	S 82°34'21" E	6.25

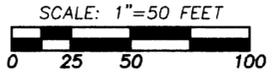
**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH
C1	88°26'28"	100.00	154.36
C2	36°06'43"	100.00	63.03
C3	49°22'03"	100.00	86.16
C4	50°55'47"	100.00	88.89
C5	14°48'05"	124.00	32.03
C6	20°51'41"	124.00	45.15
C7	19°13'12"	124.00	41.60
C8	20°41'30"	124.00	44.78
C9	12°52'01"	124.00	27.85
C10	39°03'21"	76.00	51.81
C11	50°55'47"	76.00	67.56
C12	88°26'28"	76.00	117.31
C13	2°35'55"	124.00	5.62
C14	23°31'09"	124.00	50.90
C15	24°48'44"	124.00	53.70
C16	50°25'19"	76.00	66.88
C17	23°14'27"	124.00	50.30
C18	12°52'02"	124.00	27.85
C19	2°56'51"	76.00	3.91
C20	2°56'38"	100.00	5.14

SS NO. 2814  
AF# 3117146



**MERIDIAN:**  
PLAT OF MADERA DIVISION ONE  
AF # 3344527



**LEGEND**

- ⊙ SET BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- ⊕ FOUND CONCRETE MONUMENT WITH BRASS DISK
- FOUND 1/2" REBAR & CAP STAMPED "6122"
- ✱ FOUND REBAR & CAP STAMPED "10166"
- FOUND 1/2" IP & CAP STAMPED "5154"
- FOUND REBAR & CAP STAMPED "13518"
- (1234) STREET ADDRESS, OLYMPIA, WA 98502
- △ 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1 OF 4)

SEE SHEET 4

SEE SHEET 4  
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**HATTON GODAT PANTIER**  
ENGINEERS AND SURVEYORS

1840 BARNES BOULEVARD S W  
TUMWATER, WA 98512  
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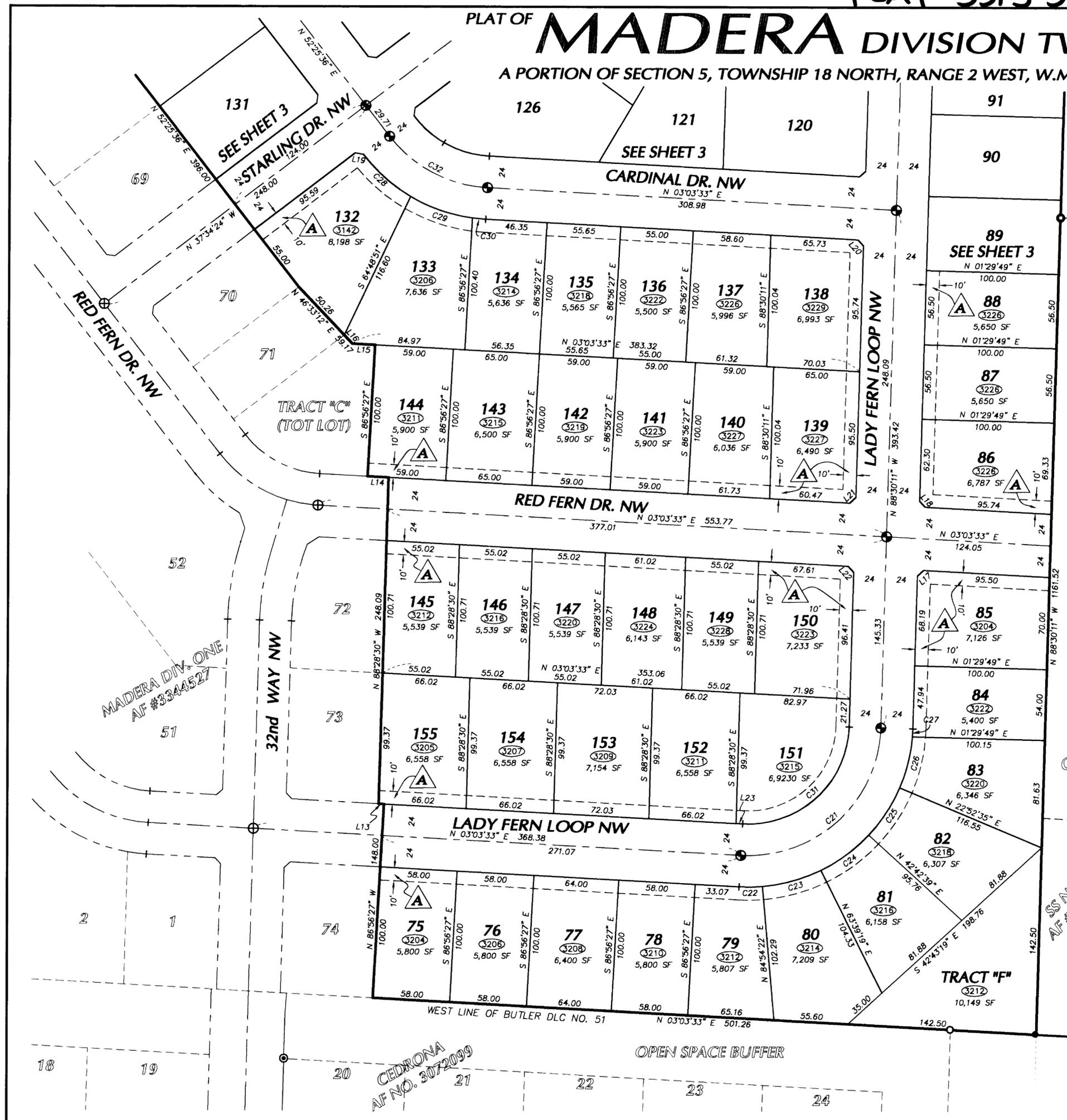
PLAT 3515 353

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SHEET 4 OF 4

# PLAT OF MADERA DIVISION TWO

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



SS NO. 2814  
AF# 3117146

**LEGEND**

- ⊕ SET BRASS DISK IN CONCRETE STAMPED "JSP 28073"
- ⊕ FOUND CONCRETE MONUMENT WITH BRASS DISK
- FOUND 1/2" REBAR & CAP STAMPED "6122"
- FOUND 1/2" IP & CAP STAMPED "5154"
- FOUND REBAR & CAP STAMPED "20706"
- FOUND 1/2" IP UNDER 16" HEMLOCK
- ⊕ FOUND REBAR & CAP STAMPED "22956"
- (1234) STREET ADDRESS, OLYMPIA, WA 98502
- A 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1 OF 4)

**LINE TABLE**

NO.	BEARING	DISTANCE
L13	N 03°03'33" E	3.94
L14	S 03°03'33" W	15.74
L15	S 03°03'33" W	17.32
L16	N 46°33'12" E	8.90
L17	S 42°42'57" E	6.32
L18	N 47°16'39" E	6.16
L19	S 07°48'29" W	6.28
L20	S 47°16'39" W	6.16
L21	S 42°42'57" E	6.32
L22	S 47°16'39" W	6.16
L23	N 03°03'33" E	4.91

**CURVE TABLE**

NO	DELTA	RADIUS	LENGTH
C21	91°33'44"	100.00	159.81
C22	8°09'11"	124.00	17.64
C23	21°15'03"	124.00	45.99
C24	20°56'40"	124.00	45.33
C25	19°50'03"	124.00	42.93
C26	18°34'37"	124.00	40.20
C27	2°48'09"	124.00	6.07
C28	22°18'23"	124.00	48.28
C29	23°00'30"	124.00	49.79
C30	4°37'32"	124.00	10.01
C31	91°33'44"	76.00	121.45
C32	49°22'03"	100.00	86.16

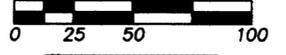
MADERA DIV. ONE  
AF #3344527

GOVT LOT 1



**MERIDIAN:**  
PLAT OF MADERA DIVISION ONE  
AF # 3344527

SCALE: 1"=50 FEET



SS NO. 2334  
AF #905030132

2/1/03

**HATTON GODAT PANTIER**  
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hattonpantier.com

98-162

CEDRONA  
AF NO. 3072099