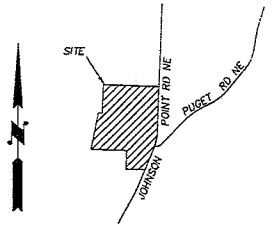
Attachment AA

SPM

FILE NO. 3273901

SPM 3273901

VICINITY MAP



NOT TO SCALE

LEGAL DESCRIPTION (ORIGINAL PARCEL)

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE OF THE SOUTHWEST QUARTER OF SECTION 28, AND THE NORTH 1320 FEET OF LOT 5 OF SECTION 29, TWP 19 N. R., 1 W.M: EXCEPTING THEREFROM THAT PART OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 28 LYING IN 100 FOOT WIDE STRIP CONVEYED TO THE PORTLAND AND PUGET SOUND RAILROAD COMPANY BY DEED DATED DEC. 13, 1890 AND RECORDED IN VOL. 24 OF DEEDS, PAGE 471, EXCEPTING ALSO THAT PART OF SAID SUBDIVISION LYING EASTERLY OF COUNTY ROAD KNOWN AS JOHNSON POINT ROAD, EXCEPTING ALSO THAT PART OF THE PROPERTY LYING SOUTH AND WEST OF A LINE DESCRIBED AS BEGINNING AT A POINT 1000 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTH 1320 FEET OF LOT 5 OF SECTION 29 AND RUNNING THENCE NORTH 440 FEET AND THENCE WEST TO THE WESTERLY BOUNDARY OF SAID LOT 5, AND EXCEPTING ALSO SAID ROAD. TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

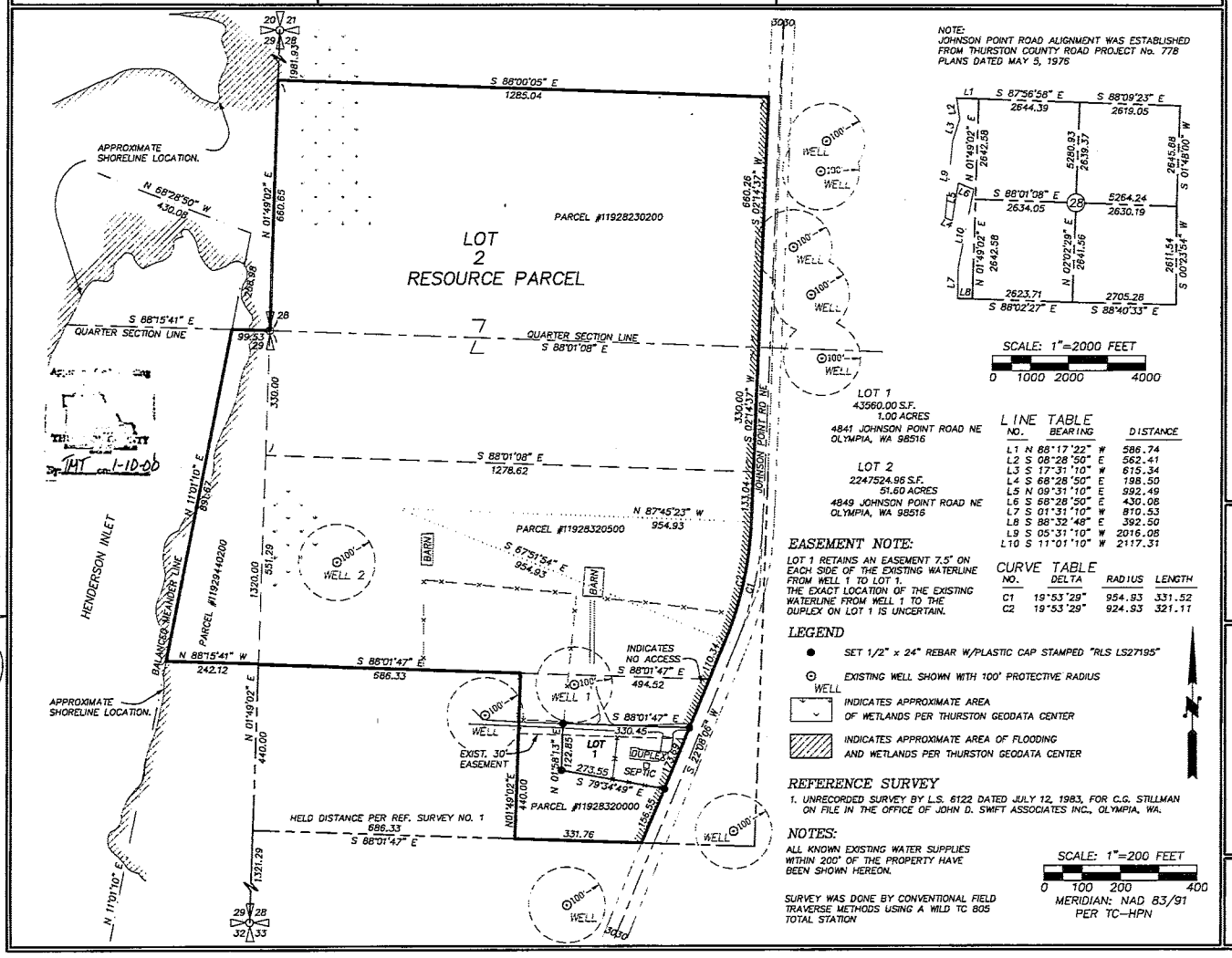
THURSTON COUNTY SHORT PLAT/PRRD No. SS990774TC (SSUB990774)

SECTION 28,29 TOWNSHIP 19 NORTH, RANGE 1 WEST, W.M.

ASSESSORS PARCEL No. ORIGINAL TRACT(S)
11929440200
11928320500
11928230200
11928320000

DEDICATIONS:

AUDITOR OF THURSTON COUNTY WASHINGTON



NOTE:
JOHNSON POINT ROAD ALIGNMENT WAS ESTABLISHED FROM THURSTON COUNTY ROAD PROJECT No. 778 PLANS DATED MAY 5, 1976

SCALE: 1"=2000 FEET
0 1000 2000 4000

LOT 1
43560.00 S.F.
1.00 ACRES
4841 JOHNSON POINT ROAD NE
OLYMPIA, WA 98516

LOT 2
2247524.96 S.F.
51.60 ACRES
4849 JOHNSON POINT ROAD NE
OLYMPIA, WA 98516

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 88°17'22" W	586.74
L2	S 08°28'50" E	562.41
L3	S 17°31'10" W	615.34
L4	S 68°28'50" E	198.50
L5	N 09°31'10" E	992.49
L6	S 68°28'50" E	430.08
L7	S 01°31'10" W	810.53
L8	S 88°32'48" E	392.50
L9	S 05°31'10" W	2016.08
L10	S 11°01'10" W	2117.31

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	19°53'29"	954.93	331.52
C2	19°53'29"	924.93	321.11

EASEMENT NOTE:

LOT 1 RETAINS AN EASEMENT 7.5' ON EACH SIDE OF THE EXISTING WATERLINE FROM WELL 1 TO LOT 1. THE EXACT LOCATION OF THE EXISTING WATERLINE FROM WELL 1 TO THE DUPLEX ON LOT 1 IS UNCERTAIN.

LEGEND

- ● SET 1/2" x 24" REBAR W/PLASTIC CAP STAMPED "RLS LS27195"
- ⊙ WELL — EXISTING WELL SHOWN WITH 100' PROTECTIVE RADIUS
- INDICATES APPROXIMATE AREA OF WETLANDS PER THURSTON GEODATA CENTER
- INDICATES APPROXIMATE AREA OF FLOODING AND WETLANDS PER THURSTON GEODATA CENTER

REFERENCE SURVEY

1. UNRECORDED SURVEY BY L.S. 6122 DATED JULY 12, 1983, FOR C.G. STILLMAN ON FILE IN THE OFFICE OF JOHN D. SWIFT ASSOCIATES INC., OLYMPIA, WA.

NOTES:

ALL KNOWN EXISTING WATER SUPPLIES WITHIN 200' OF THE PROPERTY HAVE BEEN SHOWN HEREON.

SURVEY WAS DONE BY CONVENTIONAL FIELD TRAVERSE METHODS USING A WILD TC 805 TOTAL STATION

SCALE: 1"=200 FEET
0 100 200 400
MERIDIAN: NAD 83/91
PER TC-HPN

CONDITIONS OF APPROVAL:

1. THIS SHORT PLAT SUBDIVISION HAS BEEN REVIEWED AND APPROVED TO CONNECT TO SINGLE FAMILY WELLS. ANY FUTURE DEVELOPMENT, CONSTRUCTION, OR SUBDIVISION WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE COUNTY ORDINANCES INCLUDING, BUT NOT LIMITED TO: ZONING, HEALTH DEPARTMENT REGULATIONS, DEVELOPMENT STANDARDS, AND SUBDIVISION REQUIREMENTS.

2. THIS SUBDIVISION WAS REVIEWED FOR COMPLIANCE WITH THE RURAL RESIDENTIAL-RESOURCE, ONE UNIT PER FIVE ACRES (RRR1/5) ZONING DISTRICT.

3. "WARNING": THURSTON COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS WITHIN OR PROVIDE ACCESS TO PROPERTY DESCRIBED ON THIS PLAT.

4. INCREASED STORMWATER RUNOFF FROM THE ROAD(S), BUILDING, DRIVEWAY AND PARKING AREAS SHALL BE RETAINED ON SITE AND SHALL NOT BE DIRECTED TO ROADWAY DITCHES ADJACENT TO JOHNSON POINT ROAD NE.

5. IF SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY; NO FILLING OR DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED.

6. JOHNSON POINT ROAD NE IS DESIGNATED AS A RURAL ARTERIAL ROADWAY ON THURSTON COUNTY ARTERIAL AND COLLECTOR ROAD MAP WHICH RESTRICTS ACCESS POINTS TO ONE IN 500 FEET.

7. DESIGNED SEWAGE SYSTEMS WILL BE REQUIRED FOR LOT 2 AT THE TIME OF LOT DEVELOPMENT AND FOR ANY FUTURE REPAIR/REPLACEMENT OF THE EXISTING SYSTEMS ON LOT 1.

8. THIS SHORT SUBDIVISION HAS BEEN APPROVED THROUGH PROVISIONS OF THE PRRD (TCC 20.30A). LOT 2 OF THIS SUBDIVISION IS THE RESOURCE USE PARCEL REQUIRED BY THE PRRD. LOT 2 IS APPROVED FOR USE AS A SINGLE-FAMILY RESIDENTIAL LOT (SUBJECT TO CONDITION #10) AND AGRICULTURE/FORESTRY USE. ANY SINGLE-FAMILY RESIDENCE AND ACCESSORY USES WITHIN THE RESOURCE USE PARCEL SHALL BE SITED ACCORDING TO THE IDENTIFIED BUILDING ENVELOPE SHOWN ON A NON-RECORDED, FILE COPY OF THE FINAL PLAT MAP, AND TO MAXIMIZE RESOURCE OPPORTUNITIES ON THE REMAINDER OF THE PARCEL. THESE RESTRICTIONS SHALL REMAIN IN FORCE AND THE PROPERTY CANNOT BE FURTHER SUBDIVIDED (WITH EXCEPTION OF CONDITION #9) UNTIL THE PROPERTY IS ANNEXED TO A CITY OR TOWN.

9. THIS SHORT SUBDIVISION DID NOT SUBDIVIDE TO THE EXTENT OF THE ALLOWABLE DENSITY. LANDS SUBJECT TO THE PLANNED RURAL RESIDENTIAL DEVELOPMENT MAY BE FURTHER SUBDIVIDED TO THE EXTENT OF THE ALLOWABLE DENSITY IF IN COMPLIANCE WITH APPLICABLE PROVISIONS OF THE UNDERLYING DISTRICT, CHAPTER 20.30A (TITLE 20) AND THE PLATTING AND SUBDIVISION ORDINANCE (TITLE 18). BASED UPON THE 35 PERCENT DENSITY BONUS CALCULATION, ELEVEN ADDITIONAL LOTS MAY BE PROPOSED IN THE FUTURE.

10. ANY APPLICATION FOR DEVELOPMENT OF LOT 2 PRIOR TO MARCH 13, 2004 (END OF FOREST PRACTICES MORITORIUM) IS SUBJECT TO REVIEW UNDER THE THURSTON COUNTY CRITICAL AREAS ORDINANCE AND THE FOREST LANDS CONVERSION ORDINANCE.

11. WETLANDS ARE DESIGNATED CRITICAL AREAS IN THURSTON COUNTY. DUE TO THE IMPORTANCE OF WETLANDS FOR WILDLIFE HABITAT, POLLUTION CONTROL, GROUND WATER RECHARGE AND FLOOD WATER STORAGE, NO CLEARING, FILLING, GRADING OR OTHER CONSTRUCTION ACTIVITIES SHALL BE ALLOWED WITHIN THE WETLAND OR BUFFER AREA EXCEPT WHEN EXEMPTED OR WHEN PRIOR AUTHORIZATION IS OBTAINED FROM THURSTON COUNTY DEVELOPMENT SERVICES, ENVIRONMENTAL REVIEW SECTION.

12. THIS SHORT PLAT IS REQUIRED TO MITIGATE SCHOOL IMPACTS TO THE NORTH THURSTON SCHOOL DISTRICT PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH DWELLING UNIT ON THIS DEVELOPMENT, AS SUBMITTED. PRIOR TO BUILDING PERMIT ISSUANCE, PROOF OF PAYMENT SHALL BE PROVIDED TO THE DEVELOPMENT SERVICES DEPARTMENT.

PLANNER — DATE 1-10-00

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10th DAY OF Jan, 2000
AT THE REQUEST OF: TC Planning
AUDITOR'S FILE No. 3273901
THURSTON COUNTY AUDITOR — DEPUTY

SURVEYOR'S CERTIFICATE

ROBERT L. SWIFT STATE OF WASHINGTON 27195 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 8/19/2001

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF CARL STILLMAN IN SEPTEMBER OF 1999

REGISTERED PROFESSIONAL LAND SURVEYOR CERTIFICATE No. 27195 — DATE 1/4/2000

RLS & ASSOCIATES
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(360) 753-6296

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