

PLAT

# PLAT OF GREENFIELD - DIVISION TWO

SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

### CITY ENGINEER:

EXAMINED AND APPROVED THIS 17<sup>th</sup> DAY OF Feb, 1998.  
Thomas Stone  
OLYMPIA CITY ENGINEER

### HEALTH OFFICER:

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF Feb, 1998.  
[Signature]  
HEALTH OFFICER

### ASSESSOR:

EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF Feb, 1998.  
[Signature]  
THURSTON COUNTY ASSESSOR

### TREASURER:

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 1998.  
[Signature]  
THURSTON COUNTY TREASURER

### PLANNING DIRECTOR:

EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF February, 1998.  
[Signature]  
PLANNING DIRECTOR

### CITY COUNCIL:

EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF February, 1998.  
[Signature]  
MAYOR, CITY OF OLYMPIA

### ATTEST:

[Signature]  
CITY CLERK

### CITY CLERK - TREASURER:

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1998.  
[Signature]  
CLERK - TREASURER, CITY OF OLYMPIA

### COUNTY AUDITOR:

FILED FOR RECORD AT THE REQUEST OF City of Olympia THIS 26<sup>th</sup> DAY OF Feb, 1998, AT 3:16 MINUTES PAST 2 O' CLOCK P.M. AND RECORDED IN FILE NO. 3137422  
RECORDS OF THURSTON COUNTY, STATE OF WASHINGTON.  
[Signature]  
THURSTON COUNTY AUDITOR  
[Signature]  
DEPUTY AUDITOR



### COVENANTS:

COVENANTS AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NO. 3087300 APPLY TO THIS PLAT, AND AS AMENDED UNDER AUDITOR'S FILE NO. 3137434.

### DESCRIPTION:

TRACT C OF THE PLAT OF GREENFIELD DIVISION ONE (AF# 3087309 RECORDED ON MAY 7, 1997) SITUATE IN THURSTON COUNTY, STATE OF WASHINGTON.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT D. HILDEN AND ARDITH M. HILDEN AS HUSBAND AND WIFE, ROBERT D. HILDEN AND ARDITH M. HILDEN, HUSBAND AND WIFE AS NOMINEES FOR THE JOINT VENTURE KNOWN AS GREENFIELD ASSOCIATES, J.F. RONNE AND IDA LOUISE RONNE, HUSBAND AND WIFE, AND MARK FRIEBURG, SENIOR VICE PRESIDENT/SPECIAL CREDITS OF FIRST COMMUNITY BANK THE MORTGAGEE THEREOF, THE UNDERSIGNED 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, DRAINAGE EASEMENTS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE 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 AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, ETC. 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. A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE CITY OF OLYMPIA TO ENTER STORMWATER TRACT FOR THE PURPOSE OF INSPECTING, MAINTAINING, OR REHABILITATING THE STORMWATER SYSTEM. HOWEVER, THE HOME OWNERS ASSOCIATION HAS PRIMARY RESPONSIBILITY TO MAINTAIN THIS TRACT IN ACCORDANCE WITH THE STORMWATER MAINTENANCE AGREEMENT ON FILE WITH THE CITY OF OLYMPIA.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 23<sup>rd</sup> DAY OF February, 1998.

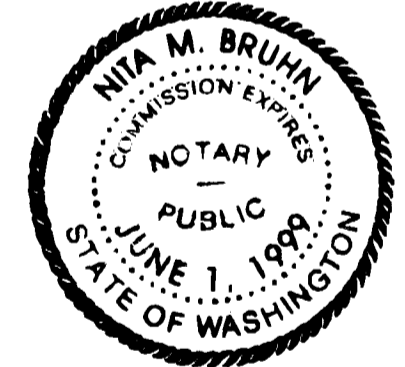
[Signatures]  
ROBERT D. HILDEN    ARDITH M. HILDEN    J.F. RONNE    IDA LOUISE RONNE

### ACKNOWLEDGMENT:

STATE OF WASHINGTON )  
COUNTY OF THURSTON )

THIS IS TO CERTIFY THAT ON THIS 23<sup>rd</sup> DAY OF February, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT D. HILDEN, ARDITH M. HILDEN, HUSBAND AND WIFE, J.F. RONNE AND IDA LOUISE RONNE, HUSBAND AND WIFE, AND MARK FRIEBURG TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.  
(SEAL)



[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
RESIDING AT Thurston County  
MY COMMISSION EXPIRES June 1, 1999

[Signature]  
APPROVED BY:  
FIRST COMMUNITY BANK  
MARK FRIEBURG  
SENIOR VICE PRESIDENT/SPECIAL CREDITS

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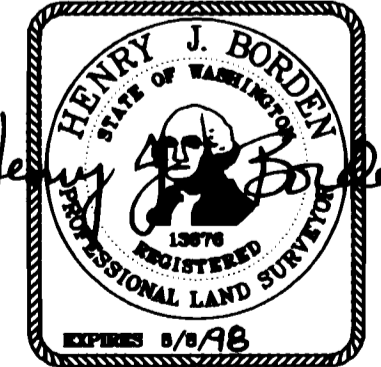
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3 OF 3	LOT LAYOUT

### LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT OF GREENFIELD DIVISION 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 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.

[Signature]  
HENRY J. BORDEN, PE, PLS CERTIFICATE # 13676

CITY OF OLYMPIA  
Approved for Recording  
By: [Signature] Senior Planner



### EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, INC., US WEST COMMUNICATIONS AND ANY CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR 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.

**S Skillings - Connolly, Inc.**  
Consulting Engineers  
CIVIL • TRANSPORTATION • ENVIRONMENTAL  
5016 LACEY BLVD. S.E. LACEY, WA. 98503  
360/491-3399 FAX 491-3857

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# PLAT OF GREENFIELD DIVISION TWO

SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

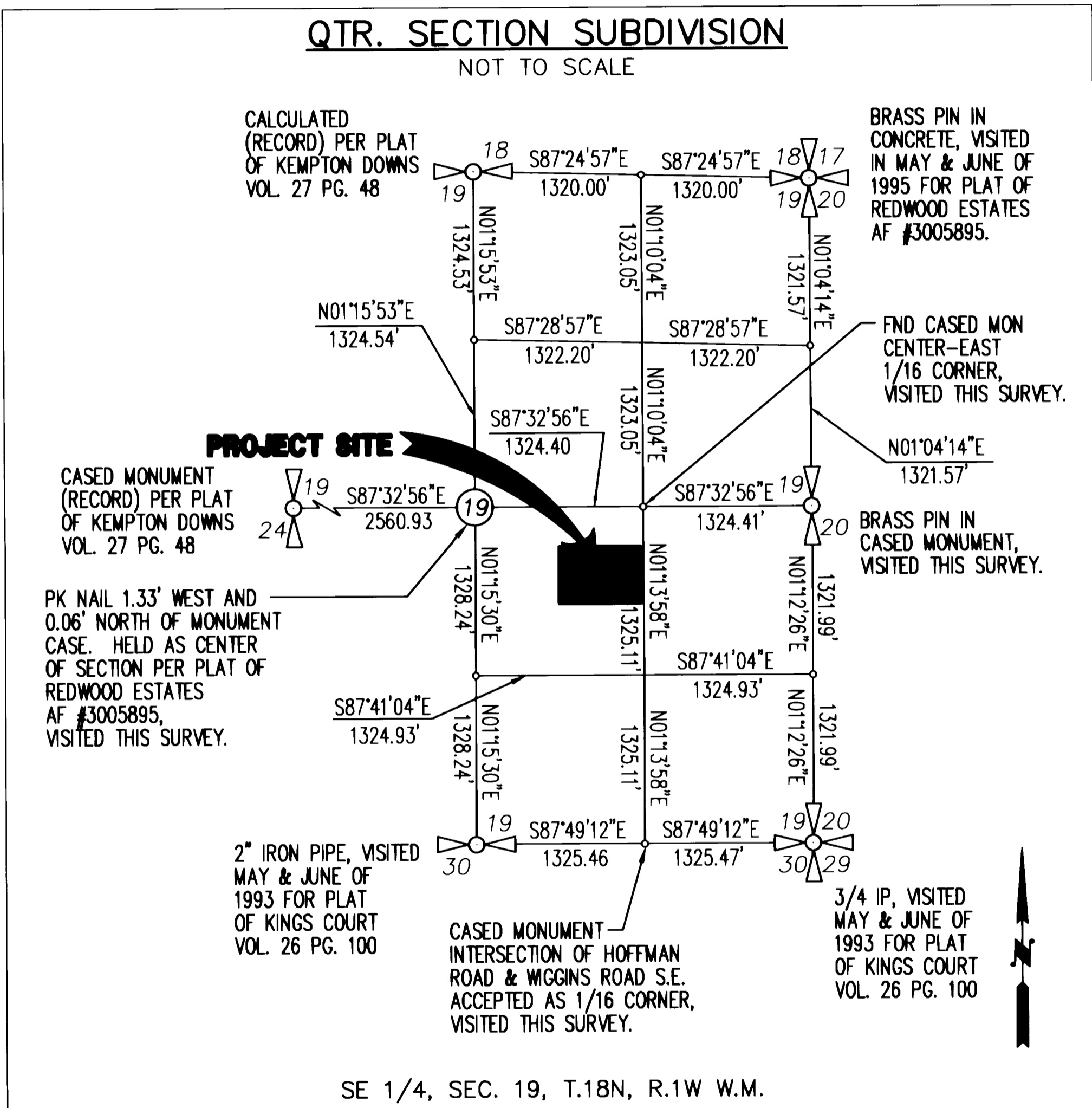
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File #

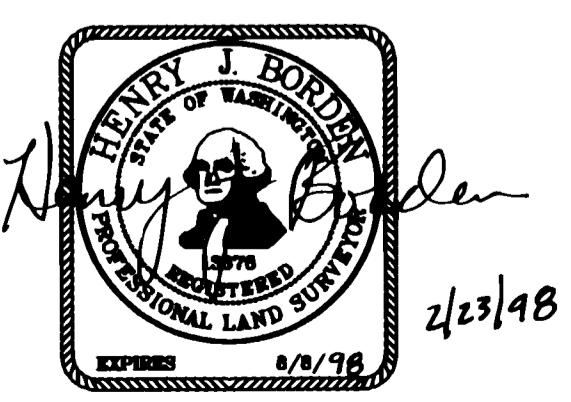
### PLAT NOTES:

1. PLAT OF GREENFIELD DIVISION II IS HEREWITH ANNEXED INTO GREENFIELD DIVISION I HOMEOWNERS ASSOCIATION.
2. A HOMEOWNER'S ASSOCIATION HAS BEEN FORMED AND VESTED WITH THE RESPONSIBILITY TO MAINTAIN ALL DRAINAGE EASEMENTS AND TRACTS HELD IN COMMON OWNERSHIP, INCLUDING THE STORMWATER/OPEN SPACE (TRACT A AND B OF DIVISION ONE OF THE PLAT OF GREENFIELD). THE STORMWATER/OPEN SPACE TRACT A OF THE PLAT OF GREENFIELD DIVISION TWO AND TRACT A AND B OF DIVISION ONE OF THE PLAT OF GREENFIELD SHALL BE OWNED AND MAINTAINED IN COMMON FOR THE BENEFIT OF ALL LOT OWNERS. ALL LOTS HAVE AN UNDIVIDED INTEREST IN THE OWNERSHIP AND MAINTENANCE OF COMMUNITY AREAS. THE OWNERSHIP INTEREST IN EACH COMMUNITY TRACT SHALL BE STATED IN THE DEED TO EACH LOT.
3. A TREE PLAN DATED AUGUST 8, 1994, HAS BEEN APPROVED FOR THIS PLAT, AND IS ON FILE WITH THE CITY OF OLYMPIA, DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT. NO TREES MAY BE REMOVED FROM ANY PORTION OF THE SITE, INCLUDING INDIVIDUAL LOTS EXCEPT IN COMPLIANCE WITH THE TREE PLAN WITHOUT OBTAINING PRIOR APPROVAL OF THE CITY URBAN FORESTER. THE HOMEOWNER'S ASSOCIATION SHALL COMPLY WITH THE TREE PROTECTION AND REPLACEMENT PLAN, DATED AUGUST 8, 1994. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE TO PROTECT THE SEVEN TREES IDENTIFIED FOR PRESERVATION THROUGH THE BUILD OUT OF THE SITE, UNLESS THE CITY'S URBAN FORESTER DESIGNATES THEM AS HAZARD TREES. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR PRUNING, VINE REMOVAL OR OTHER CULTURAL PRACTICES TO THE TREES DESIGNATED FOR PRESERVATION IN THE TREE PROTECTION AND REPLACEMENT PLAN. THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN TREES PLANTED IN COMPLIANCE WITH THE APPROVED TREE PLAN TO ENSURE THEIR SURVIVAL AND GROWTH. ALL TREES SUBJECT TO THIS PROVISION ARE LOCATED IN THE PLAT OF GREENFIELD, DIVISION ONE.
4. ALL LANDSCAPE AREAS IN PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER AND THEIR SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
5. PURSUANT TO CITY ORDINANCE, THE CITY OF OLYMPIA MAY DENY ISSUANCE OF BUILDING OR OCCUPANCY PERMITS FOR ANY STRUCTURE WITHIN THIS PLAT UNTIL STREET, SIDEWALK OR OTHER REQUIRED PLAT IMPROVEMENTS HAVE BEEN INSTALLED.
6. IMPACT FEES FOR SCHOOLS, PARKS, TRAFFIC AND FIRE PROTECTION FACILITIES, ADOPTED BY CITY COUNCIL, WILL APPLY TO THIS PLAT AT BUILDING PERMIT STAGE.
7. VEHICULAR ACCESS TO HOFFMAN ROAD FROM LOTS NUMBERED 55, 56, 57, 58, 59, 60 AND 61 IS PROHIBITED.



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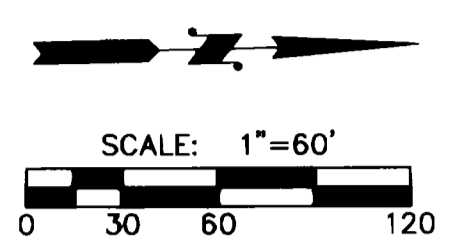
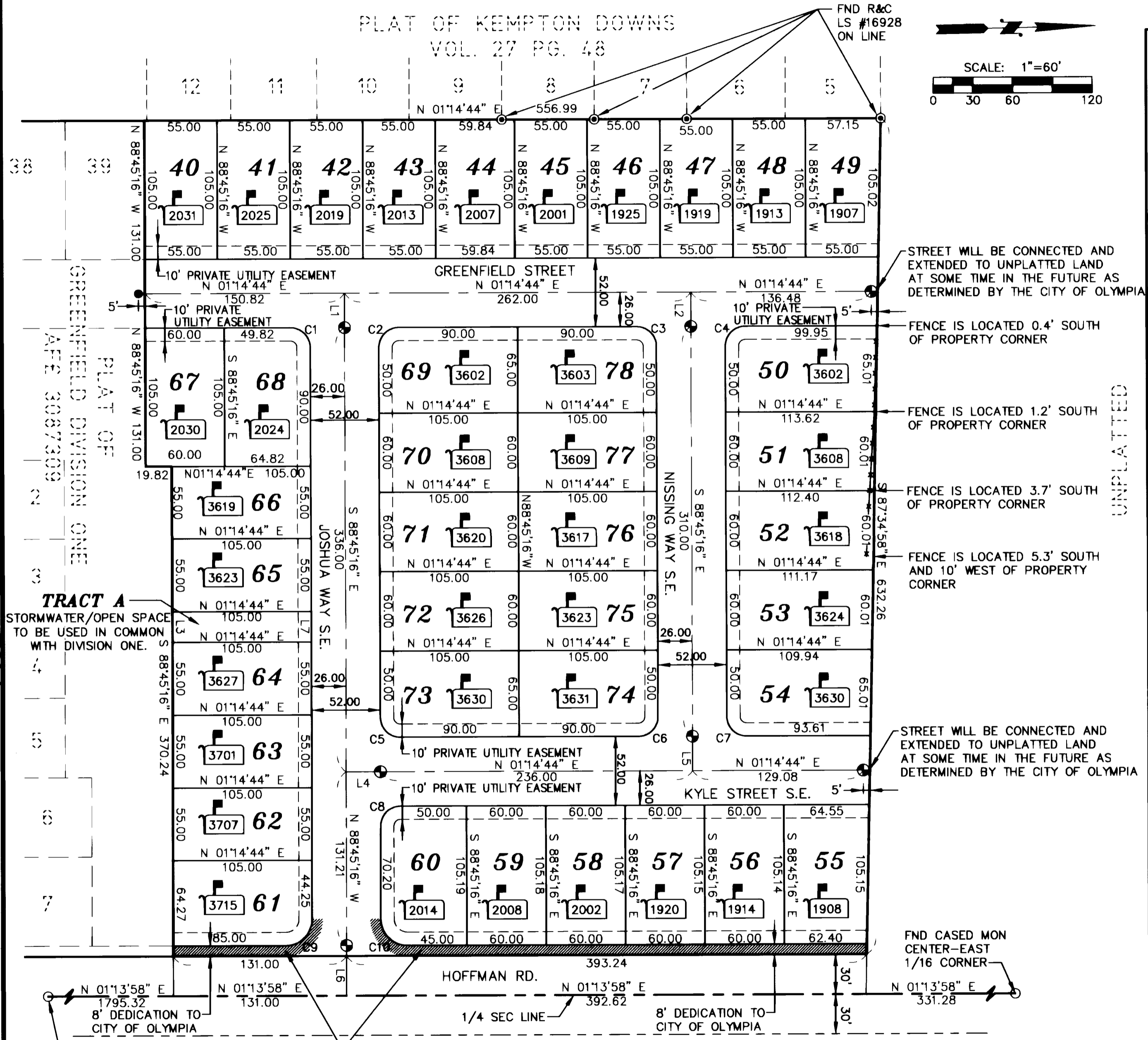
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PLAT

# PLAT OF GREENFIELD - DIVISION TWO

SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

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**LOT AND PLAT CORNERS**  
 1/2" REBAR AND YELLOW CAP LS# 13676 SET ON ALL LOT AND PLAT CORNERS.

**METHOD OF SURVEY**  
 FIELD TRAVERSE CONDUCTED IN MARCH OF 1996, USING A 3 SECOND TOTAL STATION.

**BASIS OF BEARING**  
 CITY OF OLYMPIA COORDINATES CENTERLINE OF HOFFMAN ROAD = N 01°13'58" E

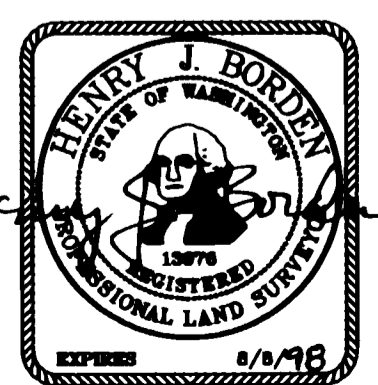
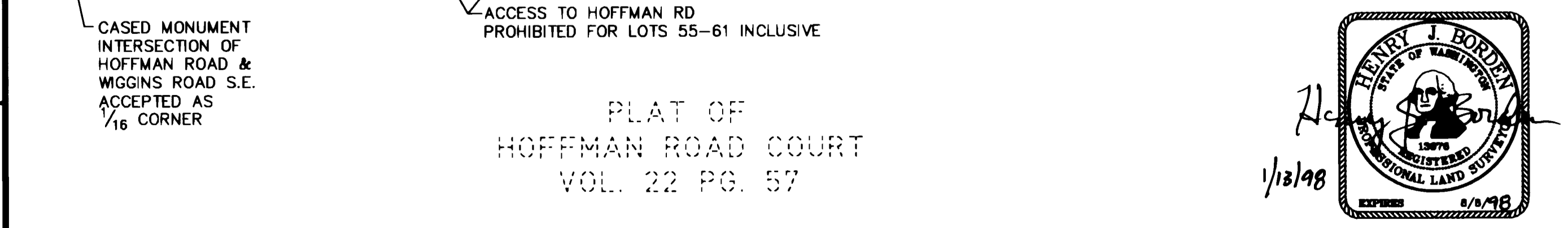
**LEGEND**

- ⊕ MONUMENT SET 2" BRASS DISK LS# 13676
- ⊙ FND R&C (REBAR AND CAP)
- 2" BRASS DISK (EXISTING)
- ⊗ PK NAIL
- DIVISION ONE OF GREENFIELD (NOT PART OF THIS PLAT)
- PLAT BOUNDARY
- ROAD CENTERLINE
- LOT LINE
- 1/16 CORNER SYMBOL
- 52 LOT NUMBER
- 3602 LOT ADDRESS
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- UTILITY EASEMENT
- ▨ PROHIBITED ACCESS
- \*\*\*\*\* EXISTING BARB WIRE FENCE

LINE TABLE			CURVE TABLE			
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH
L1	S 88°45'16" E	26.00	C1	90°00'00"	15.00	23.56
L2	S 88°45'16" E	26.00	C2	90°00'00"	15.00	23.56
L3	S 88°45'16" E	22.97	C3	90°00'00"	15.00	23.56
L4	N 01°14'44" E	26.00	C4	90°00'00"	15.00	23.56
L5	S 88°45'16" E	26.00	C5	90°00'00"	15.00	23.56
L6	S 88°45'16" E	38.00	C6	90°00'00"	15.00	23.56
L7	S 88°45'16" E	22.97	C7	90°00'00"	15.00	23.56
			C8	90°00'00"	15.00	23.56
			C9	89°59'14"	20.00	31.41
			C10	90°00'46"	20.00	31.42

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