

# PLAT OF GREENFIELD - DIVISION ONE

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

**CITY ENGINEER:**

EXAMINED AND APPROVED THIS 25<sup>th</sup> DAY OF April, 1997.  
*[Signature]*  
OLYMPIA CITY ENGINEER

**HEALTH OFFICER:**

EXAMINED AND APPROVED THIS 7<sup>th</sup> DAY OF May, 1997.  
*[Signature]*  
HEALTH OFFICER

**ASSESSOR:**

EXAMINED AND APPROVED THIS 14<sup>th</sup> DAY OF May, 1997.  
*[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 1997.  
*[Signature]*  
THURSTON COUNTY TREASURER

**PLANNING DIRECTOR:**

EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF April, 1997.  
*[Signature]*  
PLANNING DIRECTOR

**CITY COUNCIL:**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.  
*[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 1996.  
*[Signature]*  
CLERK - TREASURER, CITY OF OLYMPIA

**COUNTY AUDITOR:**

FILED FOR RECORD AT THE REQUEST OF  
CITY OF OLYMPIA THIS 7<sup>th</sup> DAY OF  
MAY, 1997, AT 50 MINUTES PAST 3 O' CLOCK  
P.M. AND RECORDED IN FILE NO. 3087309  
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.

**DESCRIPTION:**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19; THENCE S 01°13'58" W ALONG THE CENTERLINE OF HOFFMAN ROAD FOR 66.01 FEET; THENCE N 87°41'04" W FOR 180.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE N 87°41'04" W FOR 220.43 FEET; THENCE S 01°14'44" W FOR 171.77 FEET; THENCE N 87°41'12" W FOR 105.02 FEET; THENCE S 01°14'44" W FOR 81.79 FEET; TO A CURVE, THE RADIUS POINT OF WHICH IS LOCATED AT A BEARING OF S 88°45'16" E, 20.00 FEET DISTANT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 71°40'56", FOR A DISTANCE OF 25.02 FEET, TO A POINT ON A CURVE, THE RADIUS POINT OF WHICH IS LOCATED ON A BEARING OF S 19°33'48" W, 50.00 FEET DISTANT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 117°15'19", FOR A DISTANCE OF 102.32 FEET; THENCE S 01°14'44" W FOR 14.29 FEET; THENCE S 88°45'16" E FOR 40.00 FEET; THENCE S 01°14'44" W FOR 110.87 FEET TO THE PLAT OF KEMPTON DOWNS; THENCE N 87°46'13" W FOR 230.04 FEET ALONG THE BOUNDARY LINE OF THE PLAT OF KEMPTON DOWNS; THENCE N 01°14'44" E FOR 1040.89 FEET ALONG THE EAST LINE OF THE PLAT OF KEMPTON DOWNS; THENCE S 87°34'58" E FOR 632.26 FEET TO THE WESTERLY MARGIN OF HOFFMAN ROAD; THENCE S 01°13'58" W FOR 909.88 FEET ALONG THE WESTERLY MARGIN OF HOFFMAN ROAD; THENCE S 87°41'04" E FOR 150.00 FEET; THENCE S 01°13'58" W FOR 150.03 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 17.29 ACRES, MORE OR LESS, SITUATE IN THURSTON COUNTY, STATE OF WASHINGTON.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT D. HILDEN, ARDITH M. HILDEN, J.F. RONNE, IDA LOUISE RONNE, 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, ACCESS AND UNDERGROUND STORM AND SANITARY SEWER LINE 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 B FOR THE PURPOSE OF INSPECTING, MAINTAINING, OR REHABILITATING THE STORMWATER SYSTEM. HOWEVER, THE HOMEOWNERS ASSOCIATION HAS PRIMARY RESPONSIBILITY TO MAINTAIN THIS TRACT IN ACCORDANCE WITH THE STORMWATER MAINTENANCE AGREEMENT ON FILE WITH THE CITY OF OLYMPIA. ALSO, ACCESS TO HOFFMAN ROAD FROM LOTS NUMBERED 7 AND 8 IS HEREBY WAIVED, AND DEDICATED TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO HOFFMAN ROAD FROM LOTS NUMBERED 7 AND 8, NOR SHALL THE CITY OF OLYMPIA OR ANY OTHER LOCAL GOVERNMENTAL AGENCY WITHIN WHICH THE PROPERTY IS OR MAY BECOME LOCATED EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OR APPROACH TO SAID STREET FROM SAID LOTS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 6<sup>th</sup> DAY OF May, 1997.

*[Signature]*  
ROBERT D. HILDEN

*[Signature]*  
ARDITH M. HILDEN

*[Signature]*  
J.F. RONNE

*[Signature]*  
IDA LOUISE RONNE

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON )  
  ) SS  
COUNTY OF THURSTON )

CITY OF OLYMPIA  
Approved for Recording

*[Signature]*

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

THIS IS TO CERTIFY THAT ON THIS 6<sup>th</sup> DAY OF May, 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT D. HILDEN, ARDITH M. HILDEN, 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 Yelm  
MY COMMISSION EXPIRES 1-19-99

**LAND SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PLAT OF GREENFIELD 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.

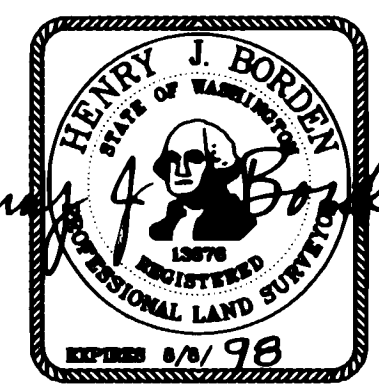
*[Signature]*  
HENRY J. BORDEN, PE, PLS. CERTIFICATE # 13676

**EASEMENT PROVISIONS:**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, US WEST, PACIFIC NORTHWEST BELL TELEPHONE COMPANY, WASHINGTON NATURAL GAS COMPANY 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.

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*[Signature]*  
4/19/97

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PLAT AF# 3087309 (1 of 3)

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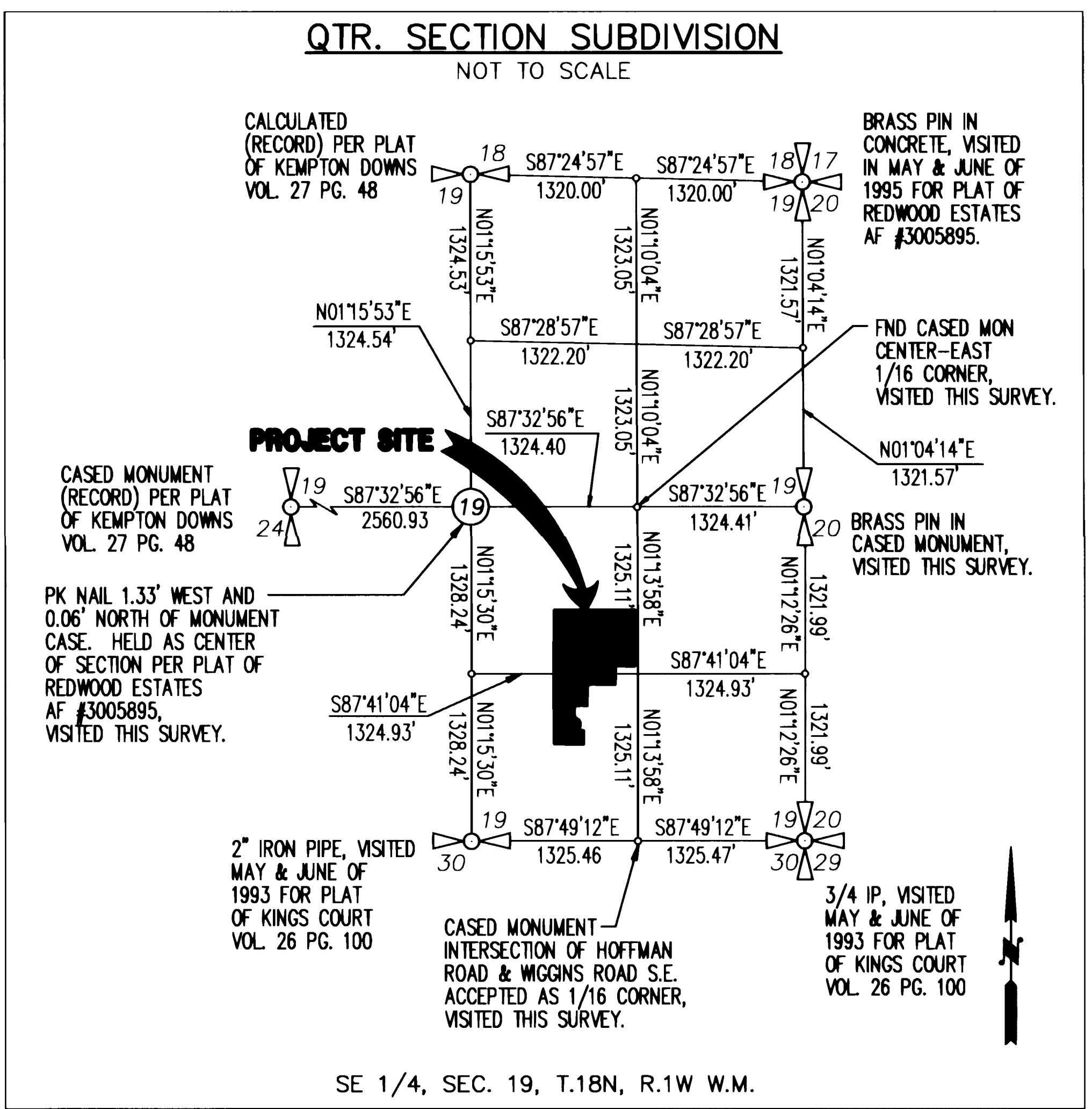
# PLAT OF GREENFIELD DIVISION ONE

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

PLAT AF # 3087309 (2 of 3) D:\019\PP2.DWG

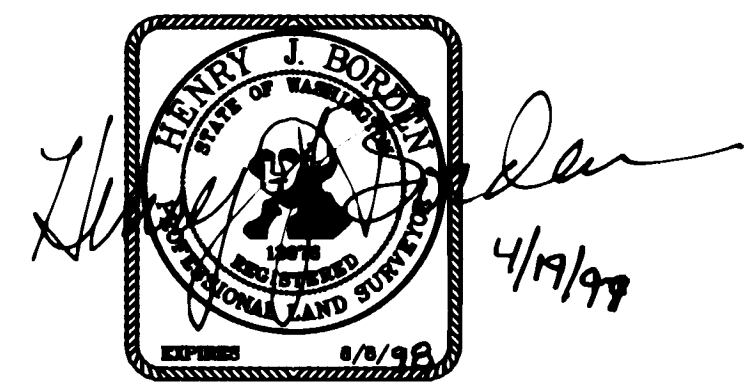
### PLAT NOTES:

1. A HOMEOWNER'S ASSOCIATION SHALL BE CREATED AND VESTED WITH THE RESPONSIBILITY TO MAINTAIN ALL DRAINAGE EASEMENTS AND TRACTS HELD IN COMMON OWNERSHIP, INCLUDING THE STORMWATER/OPEN SPACE (TRACT B) AND THE TRAFFIC ISLAND LOCATED ON 22ND AVENUE S.E. (TRACT A). THE COMMUNITY TRACTS (TRACTS A AND B) 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.
2. 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. A FOUR FOOT (MINIMUM) CHAIN LINK FENCE SHALL BE INSTALLED AROUND THE CRITICAL ROOT ZONE OF TREE #18 (BLACK WALNUT) TO ENSURE THAT IT WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES THROUGH THE DEVELOPMENT OF LOT 6. THIS FENCE SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION OF THE HOUSE ON LOT 6.
3. 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.
4. 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.
5. IMPACT FEES FOR SCHOOL, PARKS, TRAFFIC AND FIRE PROTECTION FACILITIES, ADOPTED BY CITY COUNCIL, WILL APPLY TO THIS PLAT AT BUILDING PERMIT STAGE.
6. DRYWELLS WILL BE REQUIRED ON ALL LOTS EXCEPT FOR LOTS 1, 25, 35 & 36.



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PLAT

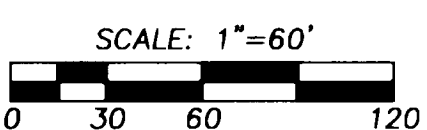
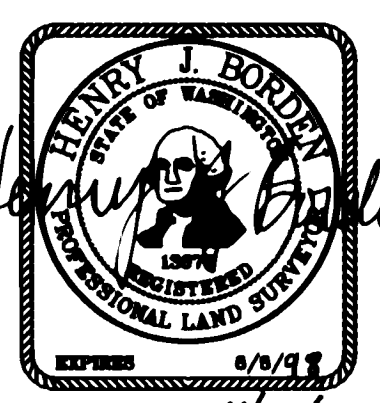
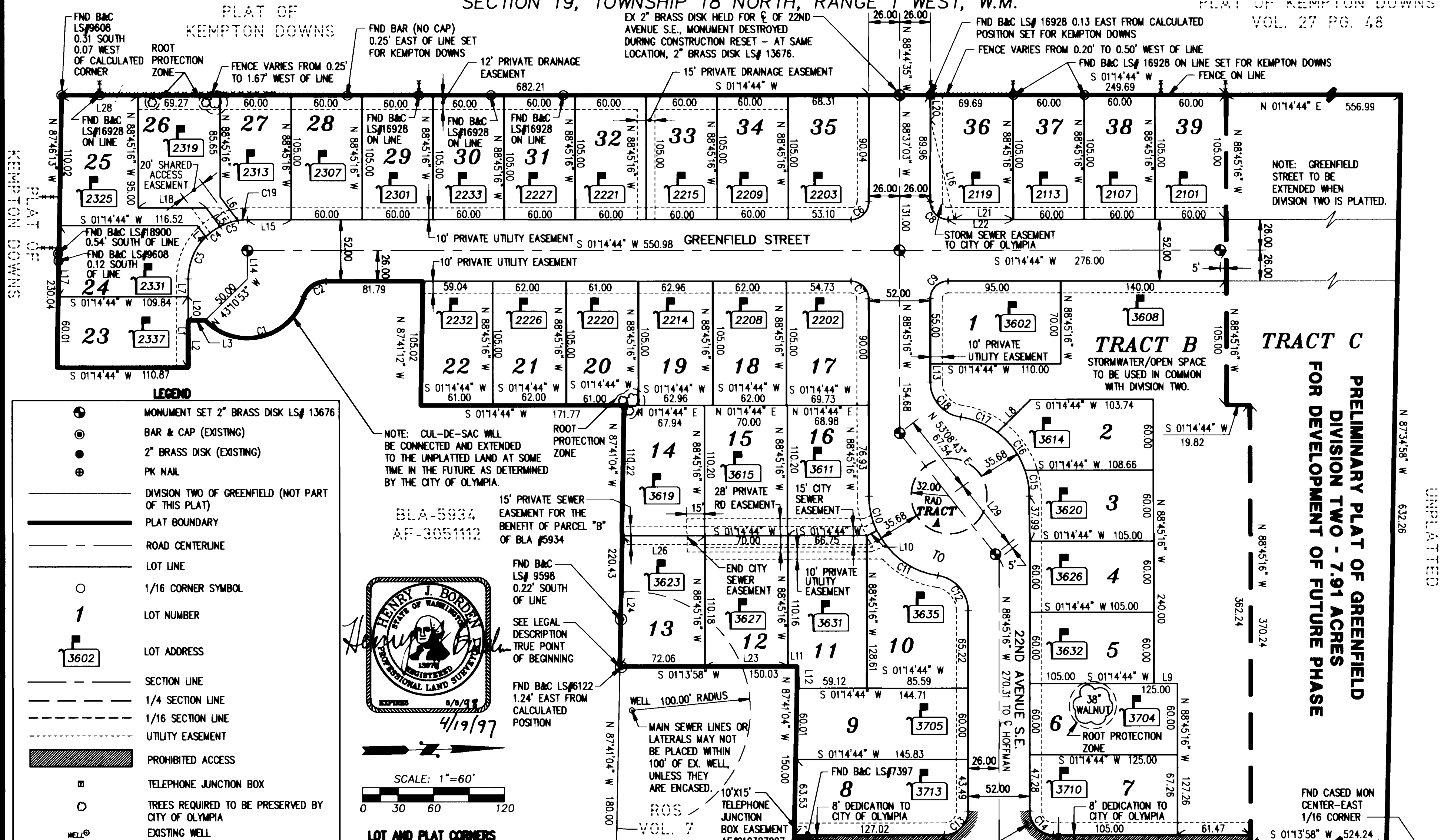
FILE NO. 3087309 (3 OF 3)

# PLAT OF GREENFIELD - DIVISION ONE

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

PLAT OF KEMPTON DOWNS VOL. 27 PG. 48

PLAT AF # 3087309 (3 OF 3)



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