

PLAT OF TROTTER DOWNS ESTATE PHASE II TO CITY OF RAINIER THE SE 1/4 OF THE NE 1/4 SEC. 9, TWP. 16 N., RGE. 1 E., W.M. THURSTON COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST, W.M., THURSTON COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°43'08" WEST 144.50 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 9 A DISTANCE OF 1100.91 FEET AND TO THE EAST LINE OF TROTTER DOWNS ESTATES PHASE I; THENCE CONTINUING NORTH 2°55'33" EAST ALONG THE EAST LINE OF TROTTER DOWNS ESTATES PHASE I A DISTANCE OF 229.05 FEET; THENCE NORTH 33°54'43" EAST 143.70 FEET; THENCE SOUTH 13°05'54" EAST 78.72 FEET; THENCE SOUTH 78°42'16" WEST 118.00 FEET; THENCE NORTH 48°51'26" EAST 200.62 FEET; THENCE NORTH 14°23'58" EAST 210.08 FEET; THENCE NORTH 09°22'26" WEST 176.00 FEET; THENCE NORTH 04°19'05" EAST 141.07 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF MYERS STREET; THENCE NORTH 04°19'05" EAST 60.00 FEET TO THE NORTHERLY RIGHT-OF-WAY AND THE BEGINNING OF A NON TANGENT CURVE IN WHICH THE RADIUS POINT BEARS SOUTH 00°21'39" WEST A DISTANCE OF 150.64 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°33'00" A DISTANCE OF 61.78 FEET; THENCE NORTH 05°44'09" WEST 108.09 FEET; THENCE NORTH 00°46'48" WEST 144.50 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°32'56" EAST ALONG SAID NORTH LINE 50.08 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST LINE OF SECTION 9; THENCE SOUTHWEST 00°13'30" WEST ALONG SAID EAST LINE 1327.79 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND:

- (R) = RECORDED DISTANCE
(M) = MEASURED DISTANCE
● = SET 5/8" REBAR & CAP STAMPED "LENHERR 3597"
○ = FOUND AS NOTED
⊙ = SET STREET MONUMENT
⊕ = SECTION CORNER FOUND
⊕ = QUARTER SECTION FOUND

SCALE: 1"=100 FEET
BASIS OF BEARING: N 0°13'30" E BETWEEN FOUND MONUMENTS AT THE NORTHEAST SECTION CORNER AND THE EAST QUARTER CORNER



NOTE: NO ADDITIONAL DRAINAGE SHALL BE DIRECTED TO THE QUARTER RIGHT-OF-WAY. VERTICAL DATUM NGVD 29 ONSITE BENCHMARK TOP OF SURFACE BRASS DISK AT INTERSECTION OF MYERS ST. AND EASY STREET IN PLAT OF TROTTER DOWNS ESTATE PHASE I. ELEV. = 428.76

Table with 4 columns: CURVE TABLE, CURVE NO., DELTA, RADIUS, LENGTH. Lists curve data for C1 through C40.

NOTE: 1) BUILDING PERMITS FOR LOTS 66 THROUGH 89, 87, 90 AND 96 THROUGH 98 CANNOT BE ISSUED UNTIL THE COMMUNITY ON-SITE SEWAGE SYSTEM ON LOT 92 HAS BEEN DESIGNED, APPROVED, CONSTRUCTED, AND ACCEPTED BY THE CITY ENGINEER AND THURSTON COUNTY ENVIRONMENTAL HEALTH. 2) ALL STREET RIGHT OF WAYS ARE EXACTLY 60 FEET. 3) ALL HOMES 2500 SQ. FT. OR LARGER WILL BE REQUIRED TO INSTALL A MONITOR FIRE ALARM SYSTEM AND ALL HOMES 3500 SQ. FT. OR LARGER WILL BE REQUIRED TO INSTALL 1 1/2" RESIDENTIAL SPRINKLER SYSTEM PER FIRE DISTRICT REQUIREMENTS.

PROCEDURE: CONVENTIONAL FIELD TRAVERSE. EQUIPMENT: NIKON DTM 520, 3 SECOND TOTAL STATION. NOTE: THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

Table with 3 columns: LINE NO., BEARING, DISTANCE. Lists line data for L1 through L14.

AUDITOR'S CERTIFICATE

CHKD BY: JAL FILED FOR RECORD THIS 20th DAY OF SEPTEMBER, 2005 AT 11:00 M. IN BOOK OF SURVEYS AT PAGE 131 AT THE REQUEST OF JEFFREY J. LENHERR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT FOR GREG MYERS IN MAY 2005. Jeffrey J. Lenherr REGISTERED PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 35977 DATE: 9/2/05

LENHERR SURVEYING P.L.L.C.

PROFESSIONAL LAND SURVEYING P.O. BOX 1155 / 209 S. 3RD ST. ELMA, WA. 98541 PH. # (360) 482-8750