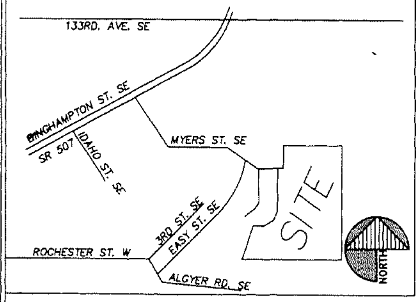
PLAT OF
TROTTER DOWNS ESTATE PHASE II
TO CITY OF RAINIER
THE SE 1/4 OF THE NE 1/4
SEC. 9, TWP. 16 N., RGE. 1 E., W.M.
THURSTON COUNTY, WASHINGTON

VICINITY MAP
NOT TO SCALE



DEDICATION:
KNOWN ALL PEOPLE BY THESE PRESENTS THE MYERS/BURNHAM FAMILY, LLC, AND WEST COAST BANK AN OREGON CORPORATION, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, UTILITY EASEMENTS, ETC., OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN (IN ANY) 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 OR FILLS UPON THE LOTS AND TRACTS SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, DRIVES, COURTS, 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.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 03 DAY OF Sept 2008.

MYERS/BURNHAM FAMILY, LLC

WEST COAST BANK

CORPORATE ACKNOWLEDGMENT
STATE OF WASHINGTON
S.S.
COUNTY OF THURSTON

ON THE 03rd DAY OF September, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jeffrey Robertson (NAME), TO ME KNOWN TO BE THE [illegible] OF WEST COAST BANK, AN OREGON CORPORATION 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\SHE 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.

Matthew G Gingerich
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Lewis County

MATTHEW G. GINGERICH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 1, 2011

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT OF "TROTTER DOWNS ESTATES, PHASE II" IS BASED UPON AN ACTUAL SURVEY OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN; AND THAT DISTANCES, COURSES, AND ANGLES AS SHOWN THEREON ARE CORRECT AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.

JEFFREY J. LENHERR, STATE OF WASHINGTON, 35977 REGISTERED PROFESSIONAL LAND SURVEYOR 9/2/08

JEFFREY J. LENHERR P.L.L.C. P.L.L.C. No. 35977

ORIGINAL 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 ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 9 A DISTANCE OF 1105.91 FEET AND TO THE EAST LINE OF TROTTER DOWNS ESTATES PHASE I;
THENCE CONTINUING NORTH 25°55'33" EAST ALONG THE EAST LINE OF TROTTER DOWNS ESTATES PHASE I A DISTANCE OF 229.06 FEET;
THENCE NORTH 33°54'43" EAST 143.70 FEET;
THENCE NORTH 13°05'54" EAST 79.72 FEET;
THENCE SOUTH 78°42'16" EAST 116.90 FEET;
THENCE NORTH 48°51'26" EAST 200.62 FEET;
THENCE NORTH 14°23'55" EAST 210.06 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 150.62 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°30'07" A DISTANCE OF 61.78 FEET;
THENCE NORTH 05°44'09" WEST 108.09 FEET;
THENCE NORTH 00°46'16" 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 561.08 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST LINE OF SECTION 9;
THENCE SOUTH 00°13'30" WEST ALONG SAID EAST LINE 1327.79 FEET TO THE TRUE POINT OF BEGINNING.

OWNERS CERTIFICATION:
KNOW ALL MEN BY THESE PRESENT, THAT WE THE UNDERSIGNED MYERS/BURNHAM FAMILY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY OWNERS OF THE PROPERTY HEREON DEPICTED, CERTIFY THAT THIS PLAT OF TROTTER DOWNS ESTATES, PHASE II HAS BEEN CREATED BY OUR FREE AND VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES HEREIN MENTIONED.
WE HEREBY SET OUR HANDS AND SEAL TO THIS 03 DAY OF Sept 2008

GREG MYERS

TERMS AND CONDITIONS

THE OWNERS, MYERS/BURNHAM FAMILY L.L.C. WILL COMPLETE THE FOLLOWING WORK ON OR BEFORE OCTOBER 29, 2008

1) GRADE THE STORM SWALE/DITCH AND CLEAN THE DEBRIS OUT THE DITCH AND THE ENDS OF TWO DRIVEWAY CULVERTS ALONG THE EAST SIDE OF EMERALD LANE FROM THE FIRST DRIVEWAY SOUTH OF 509 EMERALD LANE TO THE LAST CULVERT ON THE CUL DE SAC TO ALLOW FREE CONVEYANCE OF STORM WATER AND ELIMINATE THE POTENTIAL PONDING.
2) SEED AND COVER NEWLY GRADED DITCH ON EMERALD LANE WITH STRAW AFTER COMPLETING THE ABOVE ITEM 1 WORK.
3) COMPLETE ALL FINISH AND INTERIOR WORK ON THE WATER BOOSTER PUMP STATION BUILDING TO THE SATISFACTION OF THE CITY BUILDING INSPECTOR.
4) COMPLETE GAS SERVICE TO STANDBY GENERATOR, PERFORM GENERATOR START UP AND TESTING TO THE SATISFACTION OF THE CITY ENGINEER, PROVIDE GENERATOR OPERATIONAL TRAINING OF CITY PUBLIC WORKS STAFF AND PROVIDE TWO SET OF GENERATOR OPERATION AND MAINTENANCE MANUAL TO THE PUBLIC WORKS DEPARTMENT.
5) MOVE TWO WATER METER ASSEMBLIES CURRENTLY LOCATED IN THE BOTTOM OF DRAINAGE SWALES TO THE STREET SIDE OF THE SWALE AND RAISE METER BOXES SO METERS CAN BE READ WHEN THE SWALE IS 50% SUBMERGED.
6) REMOVE DIRT IN DITCH AND CULDESAC AT EAST END OF MYERS STREET.
7) COMPLETE AND SUBMIT DESIGN OF COMMUNITY ON-SITE SEWAGE SYSTEM TO THURSTON COUNTY AND CITY ENGINEER FOR REVIEW.

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 4 DAY OF Sept, 2008
AT 11:03 A M. IN BOOK ____ OF SURVEYS AT PAGE ____,
AT THE REQUEST OF JEFFREY J. LENHERR

THURSTON COUNTY AUDITOR BY DEPUTY

AFN # 4033391

PARCEL NUMBER: 21609130400

APPROVALS:

RAINIER PUBLIC WORKS
1.) EXAMINED AND APPROVED THIS 3rd DAY OF Sept, 2008

RAINIER PUBLIC WORKS DIRECTOR

HEALTH OFFICER
2.) EXAMINED AND APPROVED THIS 4th DAY OF September 2008

HEALTH OFFICER

ASSESSOR
3.) EXAMINED AND APPROVED THIS 3rd DAY OF Sept. 2008

THURSTON COUNTY ASSESSOR

TREASURER
4.) I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2008 Plus Advanced 2009 on land value only 9/3/08

THURSTON COUNTY TREASURER

RAINIER PLANNING DEPARTMENT
5.) EXAMINED AND APPROVED THIS 1st DAY OF September 2008

RAINIER PLANNING DEPARTMENT DIRECTOR

CITY CLERK/TREASURER

CITY OF RAINIER
6.) EXAMINED AND APPROVED THIS 3rd DAY OF September 2008

CITY CLERK/TREASURER

CITY OF RAINIER MAYOR
7.) EXAMINED AND APPROVED THIS 3rd DAY OF Sept, 200 .

MAYOR

CITY OF RAINIER ENGINEER
8.) EXAMINED AND APPROVED THIS 3rd DAY OF September 2008

CITY ENGINEER

AUDITOR OF THURSTON COUNTY WASHINGTON

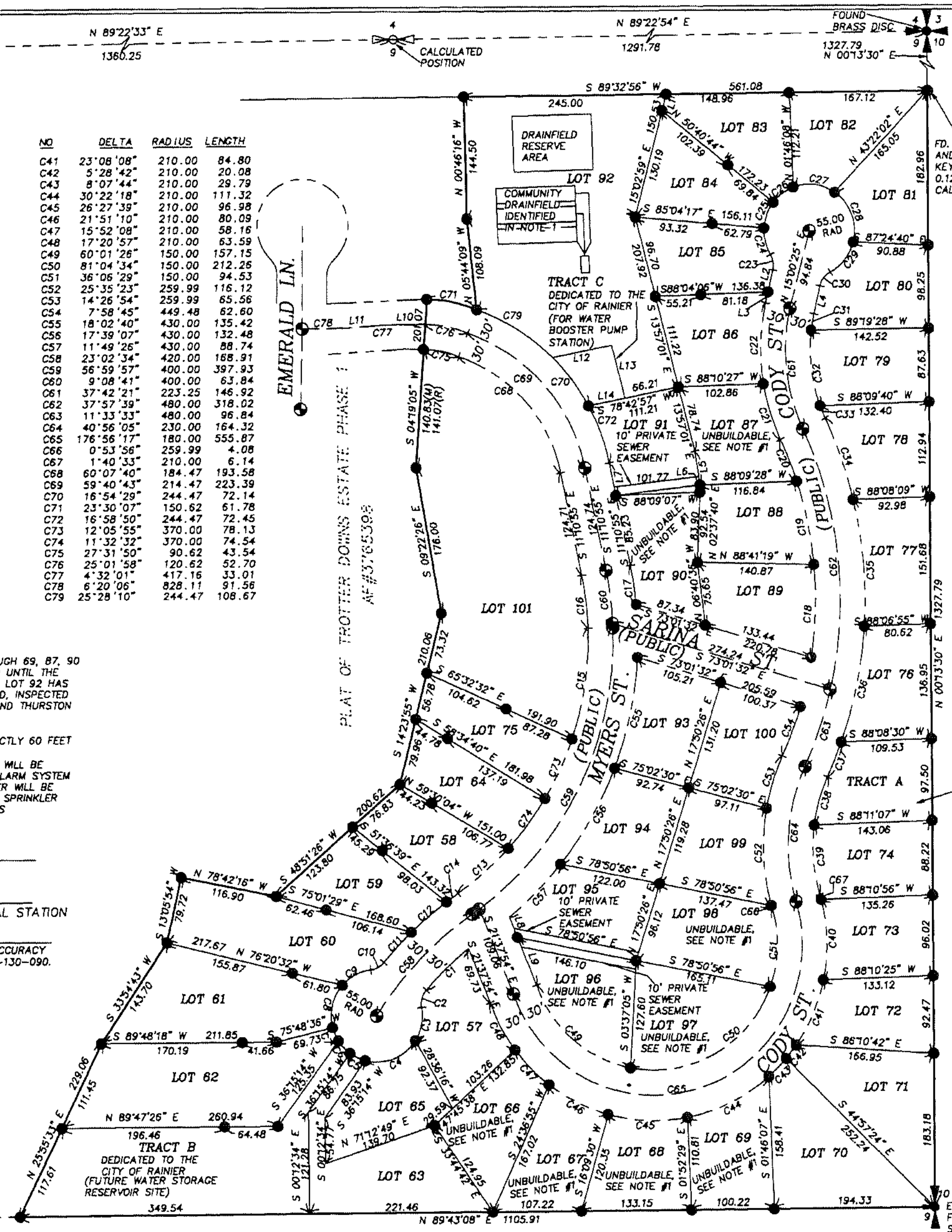
LENHERR SURVEYING P.L.L.C.
PROFESSIONAL LAND SURVEYING
P.O. BOX 1155 / 209 S. 3RD ST.
ELMA, WA. 98541 PH. # (360) 482-8750

DWN BY: MHA	AUDITOR'S INDEX DATA	
CHKD BY: JJL		
DATE: 5-09-08	SE 1/4 OF NE 1/4	SECTION 9
JOB NO.: L08-67-PLAT		
SCALE: 1" = 100'	T 16 N,	R 1 E, W.M.

4033391
09/04/2008 11:03 AM
Thurston County Washington
MYERS/BURNHAM FAMILY LLC
PLAT
Page 1 of 3

PLAT 4033391 1/3

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



CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	10°31'05"	390.00	71.59
C2	50°58'17"	25.00	22.24
C3	42°27'44"	55.00	40.76
C4	72°21'09"	55.00	69.45
C5	21°19'25"	55.00	20.47
C6	21°19'25"	55.00	20.47
C7	18°13'57"	55.00	17.50
C8	55°51'29"	55.00	53.62
C9	41°19'13"	55.00	39.66
C10	42°57'12"	25.00	18.74
C11	6°15'24"	450.00	49.14
C12	7°06'59"	450.00	55.89
C13	12°34'41"	370.00	81.22
C14	2°12'44"	450.00	17.37
C15	20°46'50"	370.00	134.19
C16	9°49'27"	370.00	63.44
C17	6°16'08"	430.00	47.05
C18	14°09'47"	450.00	111.24
C19	12°56'05"	450.00	101.59
C20	6°47'26"	450.00	53.33
C21	15°43'42"	253.25	69.52
C22	21°58'39"	253.25	97.14
C23	43°30'22"	25.00	18.98
C24	34°20'35"	55.00	32.97
C25	33°57'58"	55.00	32.61
C26	31°55'58"	55.00	30.65
C27	54°55'55"	55.00	52.73
C28	69°36'49"	55.00	66.82
C29	48°11'59"	55.00	46.27
C30	49°28'51"	25.00	21.59
C31	5°49'20"	193.25	19.64
C32	27°09'21"	193.25	91.59
C33	4°43'40"	193.25	15.95
C34	11°31'23"	510.00	102.57
C35	17°06'46"	510.00	152.32
C36	15°53'10"	510.00	141.40
C37	4°59'54"	510.00	44.49
C38	17°12'01"	200.00	60.04
C39	23°44'04"	200.00	82.85
C40	26°25'17"	210.00	96.84

NO	DELTA	RADIUS	LENGTH
C41	23°08'08"	210.00	84.80
C42	5°28'42"	210.00	20.08
C43	8°07'44"	210.00	29.79
C44	30°22'18"	210.00	111.32
C45	26°27'39"	210.00	96.98
C46	21°51'10"	210.00	80.09
C47	15°52'08"	210.00	58.16
C48	17°20'57"	210.00	63.59
C49	60°01'26"	150.00	157.15
C50	81°04'34"	150.00	212.26
C51	36°06'29"	150.00	94.53
C52	25°35'23"	259.99	116.12
C53	14°26'54"	259.99	65.56
C54	7°58'45"	449.48	62.60
C55	18°02'40"	430.00	135.42
C56	17°39'07"	430.00	132.48
C57	11°49'26"	430.00	88.74
C58	23°02'34"	420.00	168.91
C59	56°59'57"	400.00	397.93
C60	9°08'41"	400.00	63.84
C61	37°42'21"	223.25	146.92
C62	37°57'39"	480.00	318.02
C63	11°33'33"	480.00	96.84
C64	40°56'05"	230.00	164.32
C65	176°56'17"	180.00	555.87
C66	0°53'56"	259.99	4.08
C67	1°40'33"	210.00	6.14
C68	60°07'40"	184.47	193.58
C69	59°40'43"	214.47	223.39
C70	16°54'29"	244.47	72.14
C71	23°30'07"	150.62	61.78
C72	16°58'50"	244.47	72.45
C73	12°05'55"	370.00	78.13
C74	11°32'32"	370.00	74.54
C75	27°31'50"	90.62	43.54
C76	25°01'58"	120.62	52.70
C77	4°32'01"	417.16	33.01
C78	6°20'06"	828.11	91.56
C79	25°28'10"	244.47	108.67

NOTE:

1) BUILDING PERMITS FOR LOTS 66 THROUGH 69, 87, 90 AND 96 THROUGH 98 CANNOT BE ISSUED UNTIL THE COMMUNITY ON-SITE SEWAGE SYSTEM ON LOT 92 HAS BEEN DESIGNED, APPROVED, CONSTRUCTED, INSPECTED 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 13-D 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.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 15°02'59" E	20.35
L2	S 13°10'48" W	26.59
L3	S 13°10'48" W	13.13
L4	S 13°10'48" W	33.98
L5	N 08°40'30" W	40.64
L6	S 02°37'40" W	8.63
L7	S 11°08'12" E	39.54
L8	S 21°37'54" E	26.12
L9	S 21°37'54" E	60.95
L10	S 89°23'25" E	20.68
L11	S 84°51'28" E	4.59
L12	S 78°42'57" E	72.81
L13	S 13°57'01" E	65.00
L14	N 78°42'57" W	45.00

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 ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 9 A DISTANCE OF 1105.91 FEET AND TO THE EAST LINE OF TROTTER DOWNS ESTATES PHASE I;
THENCE CONTINUING NORTH 25°55'33" EAST ALONG THE EAST LINE OF TROTTER DOWNS ESTATES PHASE I A DISTANCE OF 229.06 FEET;
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THENCE SOUTH 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 35977"

○ = FOUND AS NOTED

= SET STREET MONUMENT

= SECTION CORNER FOUND

= QUARTER SECTION FOUND

MERIDIAN

SCALE: 1"=100 FEET
0 50 100 200

RESERVED BY OWNER FOR FUTURE HOME CONSTRUCTION IF PUBLIC SANITARY SEWER SERVICE BECOMES AVAILABLE

BASIS OF BEARING:

N 00°13'30" E BETWEEN FOUND MONUMENTS AT THE NORTHEAST SECTION CORNER AND THE EAST QUARTER CORNER

NOTE:

NO ADDITIONAL DRAINAGE SHALL BE DIRECTED TO COUNTY RIGHT-OF-WAY

JEFFREY J. LENHERR, STATE OF WASHINGTON, 35977, REGISTERED PROFESSIONAL LAND SURVEYOR, 9/2/08

L08-67-PLAT(SHT-2)

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 1.
ELEV. = 428.76

EAST 1/4 SEC 9, T16N, R1E, W.M.
FD. HOLMAN-KEYES REBAR AND CAP
SET PER ROS AF#1066744 AT CALC. POSITION
TIED SEPT. 2, 2005

DWN BY: MHA	AUDITOR'S INDEX DATA	
CHKD BY: JJL	SE 1/4 OF NE 1/4	SECTION 9
DATE: 5-09-08		
JOB NO.: L08-67-PLAT		
SCALE: 1" =100'	T 16 N,	R 1 E, W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF ___________, 200__
AT_____ M. IN BOOK _____ OF SURVEYS AT PAGE _______,
AT THE REQUEST OF JEFFREY J. LENHERR

THURSTON COUNTY AUDITOR _______ BY _______ DEPUTY

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 2008.

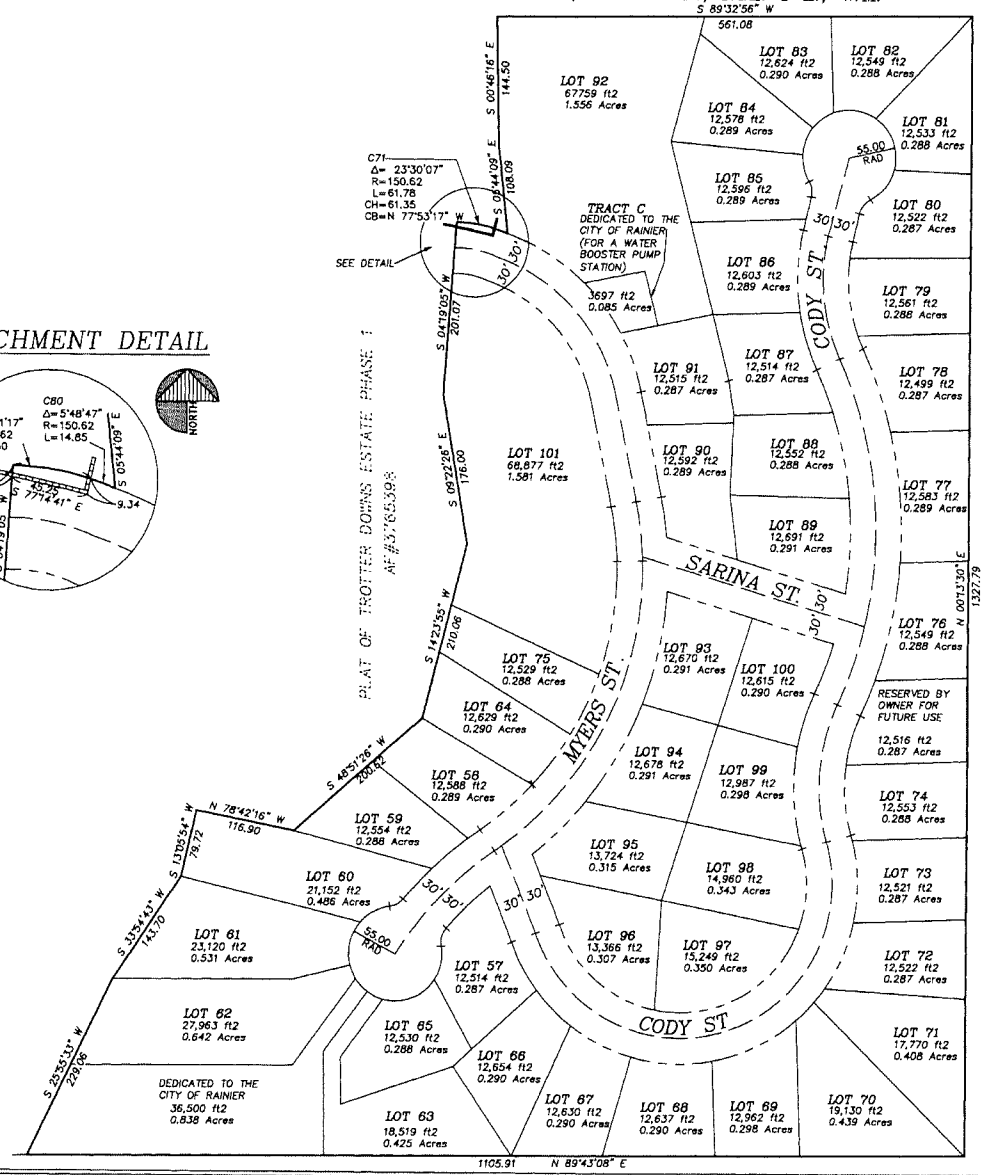
[signature] DATE: 9/2/08
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 35977

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

PLAT 4033391 2/3

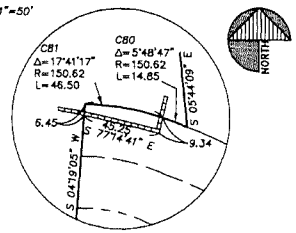
4033391 Page 2 of 3 PLAT Thurston County Washington

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.



ENCROACHMENT DETAIL

SCALE: 1"=50'



ADDRESSES:

LOT 57	801 CODY STREET	RAINIER	WA 98576
LOT 58	705 MYERS STREET	RAINIER	WA 98576
LOT 59	707 MYERS STREET	RAINIER	WA 98576
LOT 60	709 MYERS STREET	RAINIER	WA 98576
LOT 61	711 MYERS STREET	RAINIER	WA 98576
LOT 62	713 MYERS STREET	RAINIER	WA 98576
LOT 63	717 MYERS STREET	RAINIER	WA 98576
LOT 64	703 MYERS STREET	RAINIER	WA 98576
LOT 65	719 MYERS STREET	RAINIER	WA 98576
LOT 66	803 CODY STREET	RAINIER	WA 98576
LOT 67	805 CODY STREET	RAINIER	WA 98576
LOT 68	807 CODY STREET	RAINIER	WA 98576
LOT 69	809 CODY STREET	RAINIER	WA 98576
LOT 70	811 CODY STREET	RAINIER	WA 98576
LOT 71	813 CODY STREET	RAINIER	WA 98576
LOT 72	815 CODY STREET	RAINIER	WA 98576
LOT 73	817 CODY STREET	RAINIER	WA 98576
LOT 74	819 CODY STREET	RAINIER	WA 98576
LOT 75	701 MYERS STREET	RAINIER	WA 98576
LOT 76	901 CODY STREET	RAINIER	WA 98576
LOT 77	903 CODY STREET	RAINIER	WA 98576
LOT 78	905 CODY STREET	RAINIER	WA 98576
LOT 79	907 CODY STREET	RAINIER	WA 98576
LOT 80	909 CODY STREET	RAINIER	WA 98576
LOT 81	911 CODY STREET	RAINIER	WA 98576
LOT 82	913 CODY STREET	RAINIER	WA 98576
LOT 83	914 CODY STREET	RAINIER	WA 98576
LOT 84	912 CODY STREET	RAINIER	WA 98576
LOT 85	910 CODY STREET	RAINIER	WA 98576
LOT 86	908 CODY STREET	RAINIER	WA 98576
LOT 87	906 CODY STREET	RAINIER	WA 98576
LOT 88	904 CODY STREET	RAINIER	WA 98576
LOT 89	902 CODY STREET	RAINIER	WA 98576
LOT 90	606 SARINA STREET	RAINIER	WA 98576
LOT 91	604 MYERS STREET	RAINIER	WA 98576
LOT 92	602 MYERS STREET	RAINIER	WA 98576
LOT 93	702 MYERS STREET	RAINIER	WA 98576
LOT 94	704 MYERS STREET	RAINIER	WA 98576
LOT 95	706 MYERS STREET	RAINIER	WA 98576
LOT 96	802 CODY STREET	RAINIER	WA 98576
LOT 97	804 CODY STREET	RAINIER	WA 98576
LOT 98	806 CODY STREET	RAINIER	WA 98576
LOT 99	808 CODY STREET	RAINIER	WA 98576
LOT 100	810 CODY STREET	RAINIER	WA 98576
LOT 101	699 MYERS STREET	RAINIER	WA 98576

SCALE: 1"=100 FEET
0 50 100 200

BASIS OF BEARING:

N 00°13'30" E, BETWEEN FOUND MONUMENTS AT THE NORTHEAST SECTION CORNER AND THE EAST QUARTER CORNER

MERIDIAN

J. JEFFREY J. LENHERR
STATE OF WASHINGTON
35977
REGISTERED
PROFESSIONAL LAND SURVEYOR
9/2/08

L08-67-PLAT(SHT-3)

VERTICAL DATUM
ONSITE BENCHMARK TOP OF SURFACE BRASS DISK AT INTERSECTION OF MYERS ST. AND EASY STREET IN PLAT OF TROTTER DOWNS ESTATE PHASE 1. ELEV. = 428.76

DWN BY: MHA	AUDITOR'S INDEX DATA	
CHKD BY: JJL	SE 1/4 OF THE NE 1/4	SECTION 9
DATE: 5-09-08		
JOB NO.: L08-67-PLAT		
SCALE: 1" =100'	T 16 N,	R 1 E, W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 200
AT_____ M. IN BOOK _____ OF SURVEYS AT PAGE _____,
AT THE REQUEST OF JEFFREY J. LENHERR

THURSTON COUNTY AUDITOR BY _____ DEPUTY

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 2008.

Jeffrey J. Lenherr
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 35977

DATE: 9/2/08

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

4033391
09/17/2008 11:03 AM
Page 3 of 3
PLAT
Thurston County, WA
INTERPLEAD-ESTATE OF
PLAT 4033391 3/3

Plat # 3765398 1/4

PLAT OF TROTTER DOWNS ESTATE PHASE 1
IN THE CITY OF RAINIER

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 9, TOWNSHIP 16 NORTH, RANGE 01 EAST, W.M., THURSTON COUNTY, WASHINGTON

DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS THAT AVALANCHE CONSTRUCTION COMPANY, LLC AND WEST COAST BANK, AN OREGON CORPORATION,THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY DIVIDED, HEREBY DECLARES THIS LAND DIVISION AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN (IF ANY) 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 NECESSSARY SLOPES FOR CUTS AND FILLS UPON LOTS, TRACTS, ETC, SHOWN IN THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, 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.

IN WITNESS WHEREOF THEY HAVE SET THEIR HANDS AND SEALS THIS 6th DAY OF Sept. , 2005.

[signature]
AVALANCHE CONSTRUCTION COMPANY, LLC

Greg Myers Manager
NAME AND TITLE PRINTED

[signature]
WEST COAST BANK

J.A. Robertson Vice President
NAME AND TITLE PRINTED

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
SS
COUNTY OF THURSTON)

ON THE 6th DAY OF September, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Greg E. Meyers TO ME KNOWN TO BE THE manager ~~PRESIDENT, AND~~ the ~~SECRETARY, RESPECTIVELY~~ OF Avalanche Construction Company, LLC ~~THE CORPORATION~~, THAT EXECUTED THE FOREGOING INSTRUMENT, 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 HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN,

~~Colleen Holder~~ Joana Harold
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

RESIDING AT Olympia

PRINTED NAME ~~Colleen Holder~~ Joana Harold

MY COMMISSION EXPIRES ~~01-19-08~~ 5-10-2009

SEAL
JOANA HAROLD
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 10, 2009

STATE OF WASHINGTON)
SS
COUNTY OF THURSTON)

ON THE 6th DAY OF September 2005, BEFORE ME , A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BEFORE ME Jeff A. Robertson TO BE KNOWN TO BE THE Vice President (TITLE) OF WEST COAST BANK, AN OREGON CORPORATION, AND ACKNOWLEDGED THE SAID INSTURMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND AN OATH STATED THAT he IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT SEAL AFFIXED (IF ANY) IS THE OFFICIAL SEAL OF SAID CORPORATION.

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

~~Colleen Holder~~ Joana Harold
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Olympia

PRINTED NAME ~~Colleen Holder~~ Joana Harold

MY COMMISSION EXPIRES ~~1-19-08~~ 5-10-2009

JOANA HAROLD
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 10, 2009

ORIGINAL TRACT:
ASSESSOR'S PARCEL NO(S)

21609110100, 21609120200,
21609130000, AND 21609440100

PHASE 1 DESCRIPTION ON PAGE 4

ORIGINAL LEGAL DESCRIPTION

A 100 FT STRIP ACROSS THE SOUTHEAST OF THE NORTHEAST OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST, OF W.M., BEING THE FORMER RIGHT OF WAY CONVEYED TO OREGON AND WASHINGTON RAILROAD COMPANY BY DEED RECORDED APRIL 7, 1910 UNDER AUDITOR'S FILE NO. 36128 IN VOLUME 66 OF DEEDS, PAGE 335.

TOGETHER WITH, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST OF W.M. LYING SOUTHEASTERLY OF THE SOUTHEASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 5-H;

EXCEPTING THEREFROM MOORE'S ADDITION TO THE TOWN OF RAINIER, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 83, RECORDS OF THURSTON COUNTY AUDITOR'

ALSO EXCEPT THEREFROM THE NORTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY;

ALSO EXCEPT THEREFROM THE CHICAGO MILWAUKEE AND PUGET SOUND RAILWAY COMPANY'S RIGHT OF WAY;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 46 OF MOORE'S ADDITION TO RAINIER, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 83, ROCORDS OF THURSTON COUNTY AUDITOR;
THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION 311.2 FEET, MORE OR LESS, THE EAST WEST CENTER LINE OF SAID SECTION 9;
THENCE EAST ON SAID CENTER LINE 336.6 FEET, MORE OR LESS, TO THE CHICAGO MILWAUKEE AND PUGET SOUND RAILWAY COMPANY'S RIGHT OF WAY;
THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY 47.1 FEET, MORE OR LESS, TO A STAKE.
THENCE NORTHWESTERLY 215.2 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 46 OF MOORE'S ADDITION TO RAINIER, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 83, RECORDS OF THURSTON COUNTY AUDITOR;
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION 100 FEET;
THENCE AT RIGHT ANGLES SOUTHEASTERLY 226 FEET TO THE CHICAGO MILWAUKEE AND PUGET SOUND RAILWAY COMPANY'S RIGHT OF WAY;
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY 100 FEET.
THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST OF W.M.;

EXCEPT THEREFROM THAT 100-FOOT WIDE STRIP CONVEYED TO OREGON AND WASHINGTON RAILROAD COMPANY BY INSTRUMENT RECORDED IN VOLUME 67 OF DEEDS, PAGE 24;

ALSO EXCEPT THEREFROM THAT 50-FOOT WIDE STRIP CONVEYED TO CHICAGO MILWAUKEE AND PUGET SOUND RAILWAY COMPANY BY INSTRUMENT RECORDED IN VOLUME 76 OF DEEDS, PAGE 631.

TOGETHER WITH THAT PART OF THE NORTHEAST ONE-QUARTER AND OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST OF W.M., LYING WITHIN A 50 FOOT WIDE STRIP CONVEYED TO THE CHICAGO, MILWAUKEE AND PUGET SOUND RAILWAY COMPANY BY DEEDS RECORDED IN VOLUME 76 OF DEEDS, PAGE 629, VOLUME 76 OF DEEDS, PAGE 631, AND VOLUME 76 OF DEEDS, PAGE 634. AND LYING SOUTHERLY OF COUNTY ROAD KNOWN AS 133RD STREET S.E. (GHERKE ROAD) AND NORTHEASTERLY OF COUNTY ROAD KNOWN AS ALGYERS ROAD:

TOGETHER WITH BEGINNING ON THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST OF W.M., AT THE NORTHERLY CORNER OF BLOCK 39 OF MOORE'S ADDITION TO RAINIER, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 83, RECORDS OF THURSTON COUNTY AUDTIOR;
THENCE NORTH 30°53' EAST 630.3 FEET TO THE TRUE POINT OF BEGINNING FOR THE DESCRIPTION, BEING ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9 AND ON THE SOUTHEASTERLY BOUNDARY OF SECONDARY STATE HIGHWAY NO. 5-H;
THENCE ON SAID SOUTH LINE SOUTH 89°67' EAST 439.2 FEET;
THENCE NORTH 35°53' EAST 237.8 FEET
THENCE NORTH 54°67' WEST 261.2 FEET, MORE OR LESS, TO SAID SOUTHEASTERLY LINE OF RIGHT OF WAY OF SECONDARY STATE HIGHWAY NO. 5-H;
THENCE ON SAID RIGHT OF WAY LINE SOUTHWESTERLY 500 FEET TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

APPROVALS

RAINIER PUBLIC WORKS DIRECTOR
EXAMINED AND APPROVED THIS 2nd DAY OF Sept AD. 2005

[signature]
RAINIER PUBLIC WORKS DIRECTOR

ASSESSOR
EXAMINED AND APPROVED THIS 2nd DAY OF September AD. 2005

Patricia Costello
THURSTON COUNTY ASSESSOR

TREASURER
I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2005 . 2006 ADVANCE TAX PAID ON LAND VALUE.

M. Queen Cox 9/2/05
THURSTON COUNTY TREASURER

PLANNING STAFF
EXAMINED AND APPROVED THIS 6th DAY OF Sept AD. 2005

C. Frost
PLANNING STAFF

CERTIFICATE - CITY COUNCIL
EXAMINED AND APPROVED THIS 6th DAY OF Sept. AD. 2005

Sheny O'Dell
MAYOR

CERTIFICATE - CITY CLERK TREASURER
I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2006

Charmayne Frost
CLERK TREASURER

Approved for Recording - Charmayne Frost City Clerk

AUDITOR OF THURSTON COUNTY ★ WASHINGTON ★

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF Connelly, Tacon & Meserve
THIS 7th DAY OF September, 2005 AT 3:39 P.M.
AND RECORDED IN VOL. ~ OF ~ ON PAGE ~
RECORDS OF THURSTON COUNTY, WASHINGTON.
File# 3765398

Kim Wyman
COUNTY AUDITOR

Ann Olmwell
DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF TROTTER DOWNS ESTATES IS BASED UPON AN ACTUAL SURVEY, AND SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 01 EAST, W.M.; THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND.

[signature] PLS#22970

WALCZYK LAND SURVEYING,INC.
18221 MELON CT. SW ROCHESTER, WA 98579
PHONE (360) 273-7807

DRN BY : DPW	DATE: AUG. 08, 2005
CHK'D BY: DPW	JOB NO.
SCALE: 1" = 100'	SHEET 1 OF 4

DAVID P. WALCZYK REGISTERED PROFESSIONAL LAND SURVEYOR

Plat # 3765398 1/4

Plat # 3765398 2/4

PLAT OF TROTTER DOWNS ESTATE PHASE 1
IN THE CITY OF RAINIER

SCALE 1" = 100'

BASIS OF BEARING: WALCZYK SURVEY AFN 3700333

PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER. SECTION 9, TOWNSHIP 16 NORTH, RANGE 01 EAST, W.M., THURSTON COUNTY, WASHINGTON.

ORIGINAL TRACT PARCEL NOS.
21609110100, 21609120200
21609130000, 21609440100

ZONING

21609110100 - UNDEVELOPED LAND
21609120200 - COMMERCIAL / INDUSTRIAL LAND
21609130000 - SINGLE UNIT
21609440100 - COMMERCIAL / INDUSTRIAL LAND

ADDRESS

307 BINGHAMPTON STREET
RAINIER, WA 98576

LEGEND

CONTROL CORNERS FND / ACCEPTED THIS SURVEY

MONUMENTS SET THIS SURVEY (IN STREETS)
1 1/2" BRASS SET IN CONCRETE

LOT CORNERS SET THIS SURVEY
3/8" X 2' REBAR WITH YPC WALCZYK
LS# 22970
W/ 2"X2"X16" WHITE CORNER STAKE

OTHER CORNERS FND AS NOTED

CALCULATED POINTS

UTILITIES EASEMENT

SURVEY STANDARDS
THIS SURVEY CONFORMS WITH THE MINIMUM SURVEY STANDARDS AS PER WAC 332-130-090

EQUIPMENT / PROCEDURES
TOPCON 603 W/ EDM
FIELD TRAVERSE

REFERENCED SURVEYS

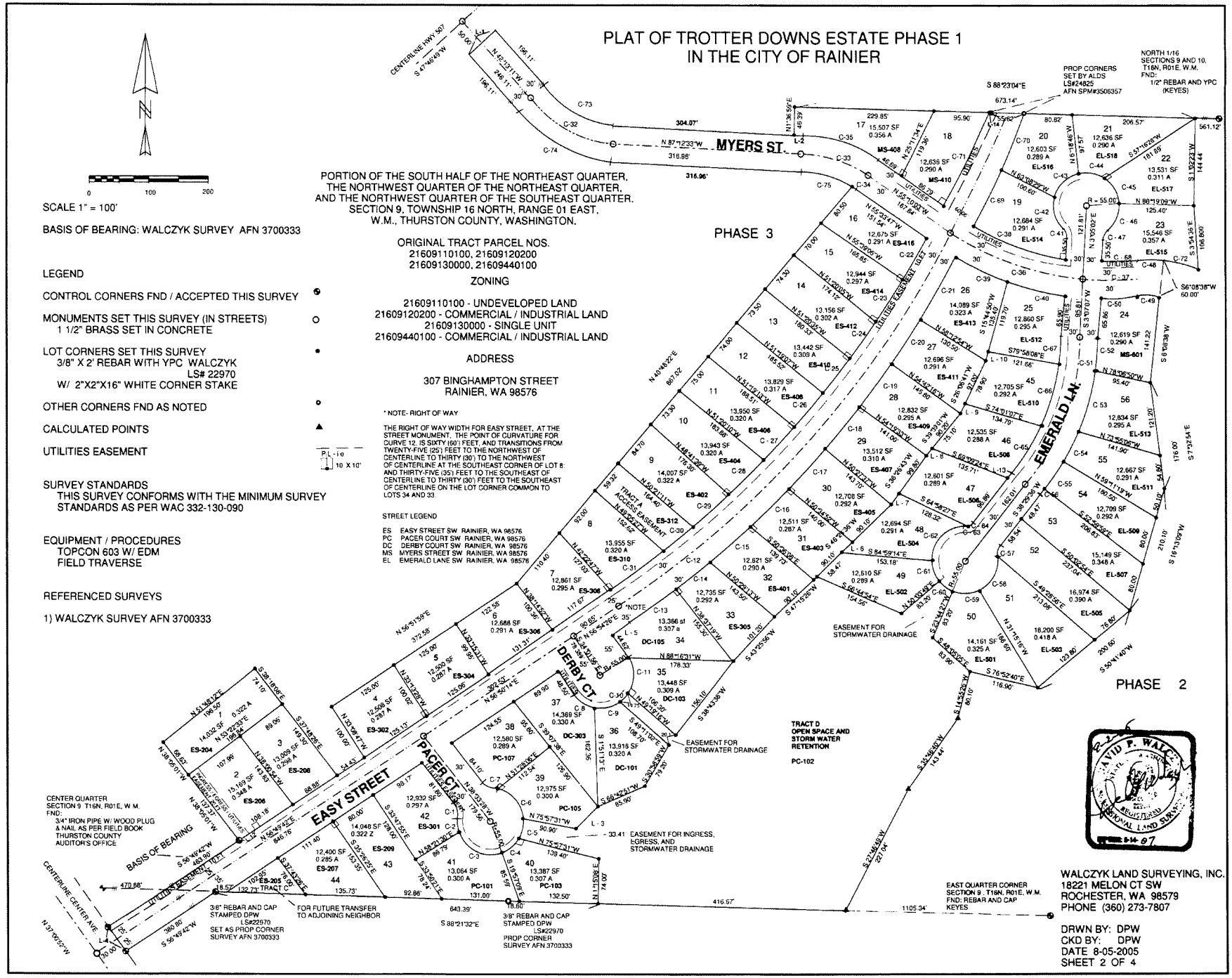
1) WALCZYK SURVEY AFN 3700333

* NOTE- RIGHT OF WAY

THE RIGHT OF WAY WIDTH FOR EASY STREET, AT THE STREET MONUMENT, THE POINT OF CURVATURE FOR CURVE 12, IS SIXTY (60') FEET, AND TRANSITIONS FROM TWENTY-FIVE (25') FEET TO THE NORTHWEST OF CENTERLINE TO THIRTY (30') TO THE NORTHWEST OF CENTERLINE AT THE SOUTHEAST CORNER OF LOT 8 AND THIRTY-FIVE (35') FEET TO THE SOUTHEAST OF CENTERLINE TO THIRTY (30') FEET TO THE SOUTHEAST OF CENTERLINE ON THE LOT CORNER COMMON TO LOTS 34 AND 33.

STREET LEGEND

ES EASY STREET SW RAINIER, WA 98576
PC PACER COURT SW RAINIER, WA 98576
DC DERBY COURT SW RAINIER, WA 98576
MS MYERS STREET SW RAINIER, WA 98576
EL EMERALD LANE SW RAINIER, WA 98576



WALCZYK LAND SURVEYING, INC.
18221 MELON CT SW
ROCHESTER, WA 98579
PHONE (360) 273-7807

DRWN BY: DPW
CKD BY: DPW
DATE 8-05-2005
SHEET 2 OF 4

Plat # 3765398 2/4

Plat # 3765398 3/4

Plat # 3765398 3/4

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC	TANGENT
C-1	54°10'41"	25.00'	23.64'	12.79'
C-2	25°55'07"	55.00'	24.88'	12.66'
C-3	92°22'54"	55.00'	88.68'	57.09'
C-4	39°18'55"	55.00'	37.74'	19.65'
C-5	35°11'24"	55.00'	33.78'	17.44'
C-6	73°59'42"	55.00'	71.03'	41.44'
C-7	56°10'22"	25.00'	24.51'	13.34'
C-8	46°58'57"	55.00'	45.10'	23.90'
C-9	46°58'57"	55.00'	45.10'	23.90'
C-10	20°48'50"	55.00'	19.98'	10.10'
C-11	64°30'17"	55.00'	61.92'	34.71'
C-12	29°17'59"	1645.88'	841.67'	430.25'
C-13	3°20'20"	1675.88'	97.66'	48.84'
C-14	2°25'41"	1675.88'	71.02'	35.52'
C-15	3°05'40"	1675.88'	90.51'	45.27'
C-16	3°05'09"	1675.88'	90.26'	45.14'
C-17	3°05'35"	1675.88'	90.47'	45.25'
C-18	3°05'14"	1675.88'	90.30'	45.17'
C-19	3°03'05"	1675.88'	89.25'	44.64'
C-20	3°00'37"	1675.88'	88.05'	44.04'
C-21	4°04'22"	1675.88'	119.13'	59.59'
C-22	2°50'14"	1615.88'	80.02'	40.02'
C-23	2°56'08"	1615.88'	82.79'	41.40'
C-24	2°38'15"	1615.88'	74.38'	37.20'
C-25	2°36'53"	1615.88'	73.74'	36.88'
C-26	2°37'25"	1615.88'	73.99'	37.00'
C-27	2°40'12"	1615.88'	75.30'	37.66'
C-28	2°54'35"	1615.88'	82.06'	41.04'
C-29	2°52'23"	1615.88'	81.03'	40.52'
C-30	2°16'31"	1615.88'	64.17'	32.09'
C-31	3°54'08"	1615.88'	110.05'	55.05'
C-32	38°11'02"	241.60'	161.01'	83.63'
C-33	29°07'21"	236.05'	119.98'	61.32'
C-34	3°15'52"	206.05'	11.74'	5.87'
C-35	29°36'42"	266.05'	137.50'	70.32'
C-36	31°36'38"	431.93'	238.30'	122.27'
C-37	6°20'11"	828.11'	91.58'	45.84'
C-38	24°43'15"	384.44'	165.87'	84.25'
C-39	11°52'40"	461.93'	95.76'	48.05'
C-40	12°34'34"	461.93'	101.39'	50.80'
C-41	35°30'02"	25.00'	15.49'	8.00'
C-42	57°41'30"	55.00'	55.38'	30.29'
C-43	60°22'46"	55.00'	57.96'	32.00'
C-44	46°04'34"	55.00'	44.23'	23.39'
C-45	52°52'06"	55.00'	50.75'	27.34'
C-46	51°37'06"	55.00'	49.55'	26.60'
C-47	42°34'56"	25.00'	18.58'	9.74'
C-48	16°47'00"	244.00'	44.12'	21.54'
C-49	89°28'34"	184.00'	32.22'	168.41'
C-50	4°11'18"	858.11'	62.73'	31.38'
C-51	35°21'56"	427.82'	264.07'	136.39'
C-52	6°55'06"	457.82'	55.28'	27.87'
C-53	13°04'59"	457.82'	104.54'	52.50'
C-54	6°58'24"	457.82'	55.72'	27.89'
C-55	6°57'25"	457.82'	55.59'	27.83'
C-56	1°46'11"	457.82'	14.14'	7.07'
C-57	39°27'55"	25.00'	17.22'	8.97'
C-58	72°50'56"	55.00'	69.63'	40.59'
C-59	49°56'28"	55.00'	47.94'	25.61'
C-60	29°45'44"	55.00'	28.57'	14.62'
C-61	39°48'55"	55.00'	38.22'	19.92'
C-62	85°54'07"	55.00'	82.46'	51.20'
C-63	21°11'55"	25.00'	9.25'	4.68'
C-64	21°29'51"	25.00'	9.38'	4.75'
C-65	13°36'53"	397.82'	94.53'	47.49'
C-66	15°21'00"	397.82'	106.58'	53.61'
C-67	6°46'35"	397.82'	47.05'	23.55'
C-68	8°52'52"	384.44'	59.59'	29.85'
C-69	3°35'44"	1675.88'	105.17'	52.60'
C-70	3°26'30"	1675.88'	100.67'	50.35'
C-71	6°12'50"	1615.88'	175.25'	87.71'
C-72	23°03'08"	150.62'	60.60'	30.71'
C-73	37°42'58"	211.60'	139.29'	72.27'
C-74	38°32'00"	271.60'	182.66'	94.94'
C-75	23°19'27"	206.05'	83.88'	42.53'

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, INC., Y - COMM NETWORK, ALL OTHER CABLE TELEVISION COMPANY, AND ANY OTHER UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. UNDER AND UPON THE OUTER TEN (10') FEET OF AND PARALLEL WITH THE RIGHT-OF-WAY ON THE NORTHWESTERLY SIDE OF EASY STREET, THE SOUTHWESTERLY SIDE OF PACER COURT, FROM LOT 42 THROUGH LOT 40, THE SOUTHWESTERLY SIDE OF DERBY COURT, FROM LOT 37 THROUGH THE SOUTHWEST LINE OF LOT 35. THE NORTHEASTERLY SIDE OF MYERS STREET FROM LOTS 18 THROUGH 23, AND THE WESTERLY SIDE OF EMERALD LANE, FROM LOT 20 THROUGH LOT 49. TOGETHER WITH A STRIP OF GROUND, BEING APPROXIMATELY TEN (10) FT BY TEN (10) FT, WHICH IS CENTERED ON THE LOT CORNER AND BEING FIVE (5) FEET TO EITHER SIDE OF THE LOT LINE, CENTERED ON THE FOLLOWING LOT CORNERS, 4 & 5, 7 & 8, 31 & 32, 9 & 10, 11 & 12, 31 & 30, 13 & 14, 29 & 28, 14 & 15, 15 & 16, 17 & 18, 21 & 22, 43 & 44, ALSO A TEN (10') FT BY TEN (10') FT STRIP AT THE FOLLOWING LOTS CORNERS 18, 19, 35, AND 40, ALSO A TEN (10') FT BY TEN (10') STRIP OF LAND LOCATED PARALLEL WITH AND ADJOINING TO THE RIGHT-OF-WAY FOR EASY STREET, AND 32.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2. IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY, WITH UTILITY SERVICES. TOGETHER PURPOSES HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRICAL CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING,

LINE TABLE

SEGMENT NO.	BEARING	LENGTH
L - 1	N 1°36'59" E	46.39'
L - 2	N87°12'33"W	11.95'
L - 3	S45°44'56"W	51.80'
L - 4	S39°07'38"E	46.00'
L - 5	N56°54'26"E	34.89'
L - 6	S46°24'36"W	24.30'
L - 7	S36°26'43"W	22.40'
L - 8	S39°39'01"W	15.10'
L - 9	S26°06'42"W	18.10'
L -10	S15°44'50"W	15.70'
L - 11	S 7°32'53"E	54.80'
L - 12	N56°49'03"E	32.00'
L - 13	N38°28'41"E	10.12'
L - 14	S88°23'04"E	4.38'

WALCZYK LAND SURVEYING,INC.
18221 MELON CT. SW ROCHESTER, WA 98579
PHONE (360) 273-7807

DRN BY : DPW	DATE: AUG. 8, 2005
CHK'D BY: DPW	JOB NO.
SCALE: 1" = 100'	SHEET 3 OF 4

DAVID P. WALCZYK STATE OF WASHINGTON 22870 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 8-14-07

Plat # 3765398 4/4

Plat # 3765398 4/4

TROTTER DOWNS ESTATE PHASE 1
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2NE1/4), NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4), AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) SECTION 9, TOWNSHIP 18 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST, W.M.. AS RECORDED IN THE THURSTON COUNTY AUDITOR'S OFFICE IN FIELD BOOK NO. 663 PAGE 57;
THENCE S88°21'35"E 470.68 FEET, TO A POINT ON THE EAST WEST CENTERLINE OF SAID SECTION 9, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE S88°21'35"E ALONG THE EAST WEST CENTERLINE OF SAID SECTION 9, 1060.26 FEET;
THENCE N27°46'49"E 227.04 FEET;
THENCE N35°46'40"E 143.44 FEET;
THENCE N14°55'26"E 80.10 FEET;
THENCE S76°52'40"E 116.90 FEET;
THENCE N50°41'40"E 200.60 FEET;
THENCE N16°13'09"E 210.10 FEET;
THENCE N7°32'54"W 176.00 FEET;
THENCE N6°08'38"E 141.22 FEET;
THENCE N6°08'38"W 60.00 FEET;
THENCE EASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 150.62 FEET AND A CURVE LENGTH OF 60.60 FEET;
THENCE N3°54'36"W 106.80 FEET;
THENCE N1°02'23"E 144.44 FEET;
THENCE N88°23'04"W, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2NE1/4) OF SAID SECTION 9, 673.14 FEET;
THENCE S1°36'58"W 46.39 FEET;
THENCE N87°12'33"W 304.07' FEET;
THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 211.60 FEET AND A CURVE LENGTH OF 139.29 FEET;
THENCE N42°13'11"W 196.11 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY OF HIGHWAY 507;
THENCE S47°46'49"W, ALONG THE SOUTHEASTERLY RIGHT OF WAY OF HIGHWAY 507, 60.00 FEET;
THENCE S42°13'11"E 196.11 FEET;
THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 271.60 FEET AND A CURVE LENGTH OF 182.66 FEET;
THENCE S87°12'33"E 316.96 FEET;
THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 206.05 FEET AND A CURVE LENGTH OF 83.88 FEET;
THENCE S40°48'22"W 867.02 FEET;
THENCE S56°51'59"W 372.58 FEET;
THENCE S33°08'47"E 100.00 FEET;
THENCE S56°49'40"W 54.43 FEET;
THENCE N37°48'26"W 149.30 FEET;
THENCE N38°18'08"W 74.10 FEET;
THENCE S51°48'12"W 196.50 FEET;
THENCE S38°05'01"E 206.10 FEET;
THENCE S56°49'42"W 463.90 FEET, TO THE NORTHEASTERLY RIGHT OF WAY OF CENTER STREET;
THENCE S37°00'52"E, ALONG THE NORTHEASTERLY RIGHT OF WAY OF CENTER STREET, 50.00 FEET;
THENCE N56°49'42"E 380.80 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON

SOUTH HALF NORTHEAST QUARTER, NORTHEAST QUARTER NORTHEAST QUARTER, AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 9, T16N, R1E, W.M., THURSTON COUNTY, WASHINGTON

0 400 800

SCALE 1" = 400'

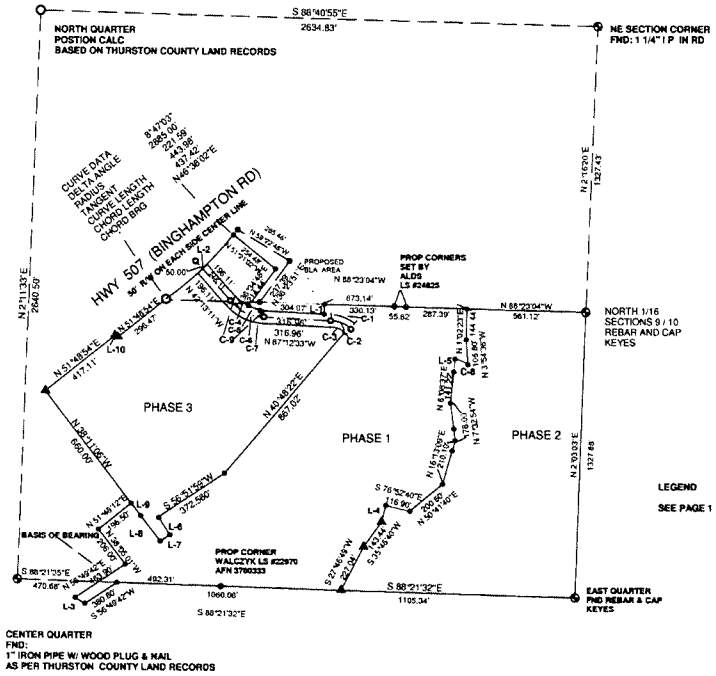
BASIS OF BEARING:
NORTH LINE RAILROAD RIGHT OF WAY
AFN# 3700333

LINE TABLE

L-1	S1°36'59"W	46.39'
L-2	S47°46'49"W	60.00'
L-3	N37°00'52"W	50.00'
L-4	N14°55'26"W	80.10'
L-5	N6°08'38"E	60.00'
L-6	S33°08'49"E	100.00'
L-7	S56°49'40"W	54.43'
L-8	N37°48'26"W	149.30'
L-9	N38°18'08"W	74.10'
L-10	S20°11'39"E	10.47'

CURVE TABLE

	DELTA	RADIUS	ARC	TANGENT
C-1	29°36'42"	266.05'	137.50'	70.32'
C-2	29°07'21"	236.05'	119.98'	61.32'
C-3	23°19'27"	206.05'	83.88'	42.53'
C-4	20°53'15"	211.60'	70.33'	35.86'
C-5	20°52'15"	211.60'	68.96'	35.18'
C-6	36°11'02"	241.60'	161.01'	83.83'
C-7	36°32'00"	271.60'	182.86'	94.94'
C-8	23°03'06"	150.62'	60.60'	30.71'
C-9	37°42'58"	211.60'	139.29'	72.27'



CERTIFICATE NO. _____

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS_____ DAY OF _____, 20__
AT _____M. IN VOL. _____ OF _____ ON PAGE_____
AT THE REQUEST OF WALCZYK LAND SURVEYING, INC.

_____
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF AVALANCHE CONST CO, LLC IN JAN 2005

LS#22970

PORTION OF THE SOUTH HALF NORTHEAST QUARTER TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER SOUTHEAST QUARTER, SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST, W.M., THURSTON COUNTY, WASHINGTON

WALCZYK LAND SURVEYING,INC.
18221 MELON CT. SW ROCHESTER, WA 98579
PHONE (360) 273-7807

DRN BY : DPW	DATE: AUG. 16, 2005
CHK'D BY: DPW	JOB NO.
SCALE: 1" = 400'	SHEET 4 OF 4

DAVID P. WALCZYK
STATE OF WASHINGTON
22970
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 8-14-07

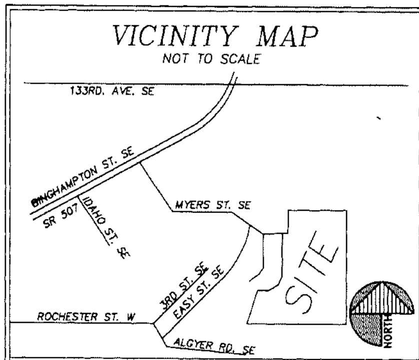
PLAT OF TROTTER DOWNS ESTATE PHASE II

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

PARCEL NUMBER: 21609130400

VICINITY MAP

NOT TO SCALE



ORIGINAL 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 ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 9 A DISTANCE OF 1105.91 FEET AND TO THE EAST LINE OF TROTTER DOWNS ESTATES PHASE I;
THENCE CONTINUING NORTH 25°55'33" EAST ALONG THE EAST LINE OF TROTTER DOWNS ESTATES PHASE I A DISTANCE OF 229.06 FEET;
THENCE NORTH 33°54'43" EAST 143.70 FEET;
THENCE NORTH 13°05'54" EAST 79.72 FEET;
THENCE SOUTH 78°42'16" EAST 116.90 FEET;
THENCE NORTH 48°51'26" EAST 200.62 FEET;
THENCE NORTH 14°23'55" EAST 210.06 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 150.62 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°30'07" A DISTANCE OF 61.78 FEET;
THENCE NORTH 05°44'09" WEST 108.09 FEET;
THENCE NORTH 00°46'16" 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 561.08 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST LINE OF SECTION 9;
THENCE SOUTH 00°13'30" WEST ALONG SAID EAST LINE 1327.79 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION:

KNOWN ALL PEOPLE BY THESE PRESENTS THE MYERS/BURNHAM FAMILY, LLC, AND WEST COAST BANK AN OREGON CORPORATION, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, UTILITY EASEMENTS, ETC., OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN (IN ANY) 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 OR FILLS UPON THE LOTS AND TRACTS SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, DRIVES, COURTS, 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.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 03 DAY OF Sept 2008.

Greg Myers
MYERS/BURNHAM FAMILY, LLC

[signature]
WEST COAST BANK

OWNERS CERTIFICATION:

KNOW ALL MEN BY THESE PRESENT, THAT WE THE UNDERSIGNED MYERS/BURNHAM FAMILY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY OWNERS OF THE PROPERTY HEREON DEPICTED, CERTIFY THAT THIS PLAT OF TROTTER DOWNS ESTATES, PHASE II HAS BEEN CREATED BY OUR FREE AND VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES HEREIN MENTIONED.
WE HEREBY SET OUR HANDS AND SEAL TO THIS 03 DAY OF Sept 2008

Greg Myers
GREG MYERS

CORPORATE ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF THURSTON } S.S.

ON THE 03rd DAY OF September, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jeffrey Robertson (NAME), TO ME KNOWN TO BE THE [illegible] OF WEST COAST BANK, AN OREGON CORPORATION 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\SHE 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.

Matthew G. Gingerich
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Lewis County
RESIDING AT:

MATTHEW G. GINGERICH
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 1 2011

TERMS AND CONDITIONS

THE OWNERS, MYERS/BURNHAM FAMILY L.L.C. WILL COMPLETE THE FOLLOWING WORK ON OR BEFORE OCTOBER 29, 2008

1) GRADE THE STORM SWALE/DITCH AND CLEAN THE DEBRIS OUT THE DITCH AND THE ENDS OF TWO DRIVEWAY CULVERTS ALONG THE EAST SIDE OF EMERALD LANE FROM THE FIRST DRIVEWAY SOUTH OF 509 EMERALD LANE TO THE LAST CULVERT ON THE CUL DE SAC TO ALLOW FREE CONVEYANCE OF STORM WATER AND ELIMINATE THE POTENTIAL PONDING.
2) SEED AND COVER NEWLY GRADED DITCH ON EMERALD LANE WITH STRAW AFTER COMPLETING THE ABOVE ITEM 1 WORK.
3) COMPLETE ALL FINISH AND INTERIOR WORK ON THE WATER BOOSTER PUMP STATION BUILDING TO THE SATISFACTION OF THE CITY BUILDING INSPECTOR.
4) COMPLETE GAS SERVICE TO STANDBY GENERATOR, PERFORM GENERATOR START UP AND TESTING TO THE SATISFACTION OF THE CITY ENGINEER, PROVIDE GENERATOR OPERATIONAL TRAINING OF CITY PUBLIC WORKS STAFF AND PROVIDE TWO SET OF GENERATOR OPERATION AND MAINTENANCE MANUAL TO THE PUBLIC WORKS DEPARTMENT.
5) MOVE TWO WATER METER ASSEMBLIES CURRENTLY LOCATED IN THE BOTTOM OF DRAINAGE SWALES TO THE STREET SIDE OF THE SWALE AND RAISE METER BOXES SO METERS CAN BE READ WHEN THE SWALE IS 50% SUBMERGED.
6) REMOVE DIRT IN DITCH AND CULDESAC AT EAST END OF MYERS STREET.
7) COMPLETE AND SUBMIT DESIGN OF COMMUNITY ON-SITE SEWAGE SYSTEM TO THURSTON COUNTY AND CITY ENGINEER FOR REVIEW.

APPROVALS:

RAINIER PUBLIC WORKS

1.) EXAMINED AND APPROVED THIS ~~Sept~~ 03 DAY OF Sept 2008

[signature]
RAINIER PUBLIC WORKS DIRECTOR

HEALTH OFFICER

2.) EXAMINED AND APPROVED THIS 4th DAY OF September 2008

[signature] R.S.
HEALTH OFFICER

ASSESSOR

3.) EXAMINED AND APPROVED THIS 3rd DAY OF Sept. 2008

Patricia Costello
THURSTON COUNTY ASSESSOR

TREASURER

4.) I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2008 Plus Advanced 2009 on land value only

[signature] 9/3/08
THURSTON COUNTY TREASURER

RAINIER PLANNING DEPARTMENT

5.) EXAMINED AND APPROVED THIS 1st DAY OF September 2008

Andrew Deffobis
RAINIER PLANNING DEPARTMENT DIRECTOR

Charmayne S. Garrison
CITY CLERK/TREASURER

CITY OF RAINIER

6.) EXAMINED AND APPROVED THIS 3rd DAY OF September 2008

Charmayne S. Garrison
CITY CLERK/TREASURER

CITY OF RAINIER MAYOR

7.) EXAMINED AND APPROVED THIS 3rd DAY OF Sept 200 .

[signature]
MAYOR

CITY OF RAINIER ENGINEER

8.) EXAMINED AND APPROVED THIS 3rd DAY OF September 2008

[signature]
CITY ENGINEER

AUDITOR OF THURSTON COUNTY ★ WASHINGTON ★

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF "TROTTER DOWNS ESTATES, PHASE II" IS BASED UPON AN ACTUAL SURVEY OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN; AND THAT DISTANCES, COURSES, AND ANGLES AS SHOWN THEREON ARE CORRECT AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.

Jeffrey J. Lenherr
JEFFREY J. LENHERR P.L.L.C. P.L.L.C. No. 35977

JEFFREY J. LENHERR STATE OF WASHINGTON 35977 REGISTERED PROFESSIONAL LAND SURVEYOR 9/2/08

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF Sept, 2008 AT 11:03 A M. IN BOOK ____ OF SURVEYS AT PAGE ____, AT THE REQUEST OF JEFFREY J. LENHERR

Kim Wyman BY [signature]
THURSTON COUNTY AUDITOR DEPUTY

AFN # 4033391

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

DWN BY: MHA	AUDITOR'S INDEX DATA	
CHKD BY: JJL	SE 1/4 OF NE 1/4	SECTION 9
DATE: 5-09-08		
JOB NO.: L08-67-PLAT		
SCALE: 1" = 100'	T 16 N.	R 1 E. W.M.

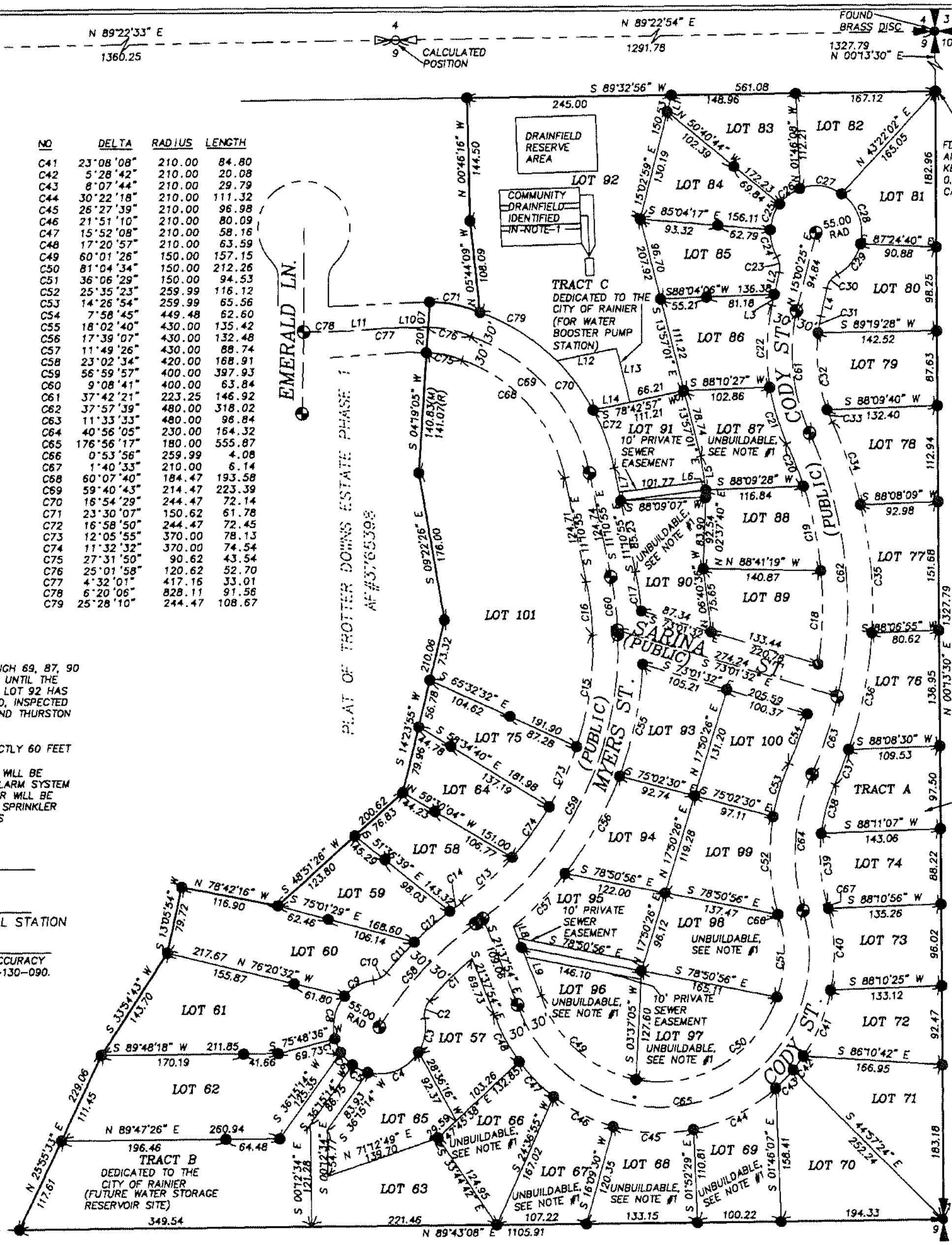
PLAT 4033391 1/3

4033391 09/04/2008 11:03 AM Plat Thurston County Washington MYERS/BURNHAM FAMILY LLC Page 1 of 3

BOOK PAGE FILE NO. 4033391 2/3

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 ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 9 A DISTANCE OF 1105.91 FEET AND TO THE EAST LINE OF TROTTER DOWNS ESTATES PHASE I;
THENCE CONTINUING NORTH 25°55'33" EAST ALONG THE EAST LINE OF TROTTER DOWNS ESTATES PHASE I A DISTANCE OF 229.06 FEET;
THENCE NORTH 33°54'43" EAST 143.70 FEET;
THENCE NORTH 13°05'54" EAST 79.72 FEET;
THENCE SOUTH 78°42'16" EAST 116.90 FEET;
THENCE NORTH 48°51'26" EAST 200.62 FEET;
THENCE NORTH 14°23'55" EAST 210.06 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 150.62 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°30'07" A DISTANCE OF 61.78 FEET;
THENCE NORTH 05°44'09" WEST 108.09 FEET;
THENCE NORTH 00°46'16" 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 561.08 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE EAST LINE OF SECTION 9;
THENCE SOUTH 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 35977"
- = FOUND AS NOTED
- = SET STREET MONUMENT
- = SECTION CORNER FOUND
- = QUARTER SECTION FOUND

SCALE: 1"=100 FEET

0 50 100 200

BASIS OF BEARING:

N 00°13' 30" E BETWEEN FOUND MONUMENTS AT THE NORTHEAST SECTION CORNER AND THE EAST QUARTER CORNER

NOTE:

NO ADDITIONAL DRAINAGE SHALL BE DIRECTED TO COUNTY 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 1. ELEV. = 428.76

JEFFREY J. LENHERR, STATE OF WASHINGTON, 35977, REGISTERED PROFESSIONAL LAND SURVEYOR 9/2/08

L08-67-PLAT(SHT-2)

CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	10°31'05"	390.00	71.59
C2	50°58'17"	25.00	22.24
C3	42°27'44"	55.00	40.76
C4	72°21'09"	55.00	69.45
C5	21°19'25"	55.00	20.47
C6	21°19'25"	55.00	20.47
C7	18°13'57"	55.00	17.50
C8	55°51'29"	55.00	53.62
C9	41°19'13"	55.00	39.66
C10	42°57'12"	25.00	18.74
C11	6°15'24"	450.00	49.14
C12	7°06'59"	450.00	55.89
C13	12°34'41"	370.00	81.22
C14	2°12'44"	450.00	17.37
C15	20°46'50"	370.00	134.19
C16	9°49'27"	370.00	63.44
C17	6°16'08"	430.00	47.05
C18	14°09'47"	450.00	111.24
C19	12°56'05"	450.00	101.59
C20	6°47'26"	450.00	53.33
C21	15°43'42"	253.25	69.52
C22	21°58'39"	253.25	97.14
C23	43°30'22"	25.00	18.98
C24	34°20'35"	55.00	32.97
C25	33°57'58"	55.00	32.61
C26	31°55'58"	55.00	30.65
C27	54°55'55"	55.00	52.73
C28	69°36'49"	55.00	66.82
C29	48°11'59"	55.00	46.27
C30	49°28'51"	25.00	21.59
C31	5°49'20"	193.25	19.64
C32	27°09'21"	193.25	91.59
C33	4°43'40"	193.25	15.95
C34	11°31'23"	510.00	102.57
C35	17°06'46"	510.00	152.32
C36	15°53'10"	510.00	141.40
C37	4°59'54"	510.00	44.49
C38	17°12'01"	200.00	60.04
C39	23°44'04"	200.00	82.85
C40	26°25'17"	210.00	96.84
C41	23°08'08"	210.00	84.80
C42	5°28'42"	210.00	20.08
C43	8°07'44"	210.00	29.79
C44	30°22'18"	210.00	111.32
C45	26°27'39"	210.00	96.98
C46	21°51'10"	210.00	80.09
C47	15°52'08"	210.00	58.16
C48	17°20'57"	210.00	63.59
C49	60°01'26"	150.00	157.15
C50	81°04'34"	150.00	212.26
C51	36°06'29"	150.00	94.53
C52	25°35'23"	259.99	116.12
C53	14°26'54"	259.99	65.56
C54	7°58'45"	449.48	62.60
C55	18°02'40"	430.00	135.42
C56	17°39'07"	430.00	132.48
C57	11°49'26"	430.00	88.74
C58	23°02'34"	420.00	168.91
C59	56°59'57"	400.00	397.93
C60	9°08'41"	400.00	63.84
C61	37°42'21"	223.25	146.92
C62	37°57'39"	480.00	318.02
C63	11°33'33"	480.00	96.84
C64	40°56'05"	230.00	164.32
C65	176°56'17"	180.00	555.87
C66	0°53'56"	259.99	4.08
C67	1°40'33"	210.00	6.14
C68	60°07'40"	184.47	193.58
C69	59°40'43"	214.47	223.39
C70	16°54'29"	244.47	72.14
C71	23°30'07"	150.62	61.78
C72	16°58'50"	244.47	72.45
C73	12°05'55"	370.00	78.13
C74	11°32'32"	370.00	74.54
C75	27°31'50"	90.62	43.54
C76	25°01'58"	120.62	52.70
C77	4°32'01"	417.16	33.01
C78	6°20'06"	828.11	91.56
C79	25°28'10"	244.47	108.67

NOTE:

1) BUILDING PERMITS FOR LOTS 66 THROUGH 69, 87, 90 AND 96 THROUGH 98 CANNOT BE ISSUED UNTIL THE COMMUNITY ON-SITE SEWAGE SYSTEM ON LOT 92 HAS BEEN DESIGNED, APPROVED, CONSTRUCTED, INSPECTED 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 13-D 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.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 15°02'59" E	20.35
L2	S 13°10'48" W	26.59
L3	S 13°10'48" W	13.13
L4	S 13°10'48" W	33.98
L5	N 08°40'30" W	40.64
L6	S 02°37'40" W	8.63
L7	S 11°08'12" E	39.54
L8	S 21°37'54" E	26.12
L9	S 21°37'54" E	60.95
L10	S 89°23'25" E	20.68
L11	S 84°51'28" E	4.59
L12	S 78°42'57" E	72.81
L13	S 13°57'01" E	65.00
L14	N 78°42'57" W	45.00

PAGE 2 OF 3

DWN BY: MHA	AUDITOR'S INDEX DATA	
CHKD BY: JJL	SE 1/4 OF NE 1/4	SECTION 9
DATE: 5-09-08		
JOB NO.: L08-67-PLAT		
SCALE: 1" =100'	T 16 N.	R 1 E, W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF __________, 200__
AT____ M. IN BOOK ____ OF SURVEYS AT PAGE ______,
AT THE REQUEST OF JEFFREY J. LENHERR

THURSTON COUNTY AUDITOR BY ______ DEPUTY

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 2008

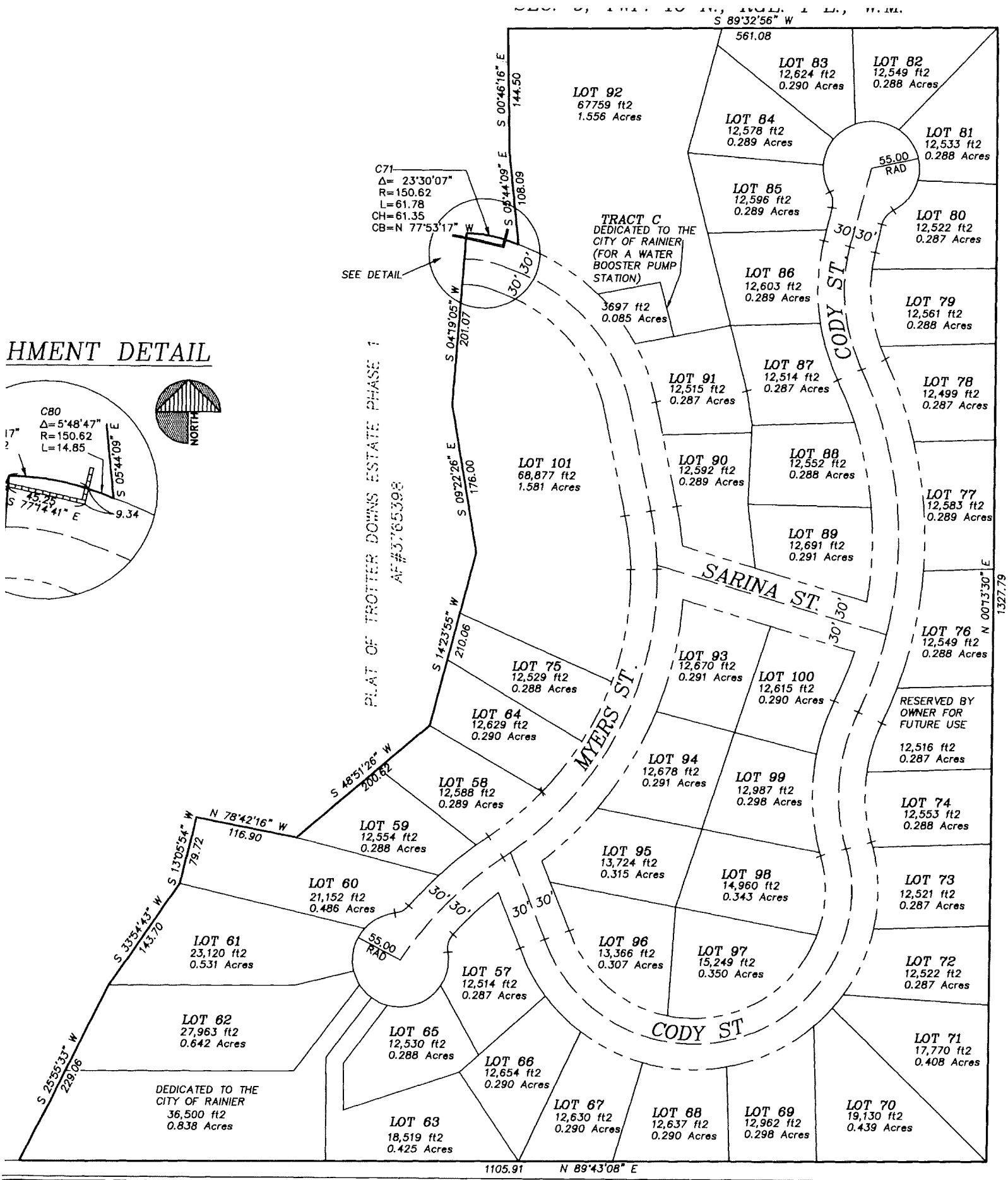
DATE: 9/2/08

REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 35977

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

PLAT 4033391 2/3

4033391
Page 2 of 3
PLAT
Thurston County Washington



AUDITOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

Plat # 3765398 1/4

PLAT OF TROTTER DOWNS ESTATE PHASE 1
IN THE CITY OF RAINIER

A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 9, TOWNSHIP 16 NORTH, RANGE 01 EAST, W.M., THURSTON COUNTY, WASHINGTON

DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS THAT AVALANCHE CONSTRUCTION COMPANY, LLC AND WEST COAST BANK, AN OREGON CORPORATION,THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY DIVIDED, HEREBY DECLARES THIS LAND DIVISION AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN (IF ANY) ON THE DIVISION AND THE USE THERE OF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSSARY SLOPES FOR CUTS AND FILLS UPON LOTS, TRACTS, ETC, SHOWN IN THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, 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.

IN WITNESS WHEREOF THEY HAVE SET THEIR HANDS AND SEALS
THIS 6th DAY OF Sept. 2005.

[signature]
AVALANCHE CONSTRUCTION COMPANY, LLC

Greg Myers Manager
NAME AND TITLE PRINTED

[signature]
WEST COAST BANK

J A Robertson Vice President
NAME AND TITLE PRINTED

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
SS
COUNTY OF THURSTON)

ON THE 10th DAY OF September, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Greg E Meyers TO ME KNOWN TO BE THE manager PRESIDENT, AND the SECRETARY, RESPECTIVELY OF Avalanche Construction Company, LLC ~~THE CORPORATION~~, THAT EXECUTED THE FOREGOING INSTRUMENT, 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 HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Colleen Holder Joana Harold
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

RESIDING AT Olympia

PRINTED NAME Colleen Holder Joana Harold

MY COMMISSION EXPIRES 1-19-08 5-10-2009

SEAL
JOANA HAROLD
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 10, 2009

STATE OF WASHINGTON)
SS
COUNTY OF THURSTON)

ON THE 10th DAY OF September 2005, BEFORE ME , A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BEFORE ME Jeff A Robertson TO BE KNOWN TO BE THE Vice President (TITLE) OF WEST COAST BANK, AN OREGON CORPORATION, AND ACKNOWLEDGED THE SAID INSTURMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND AN OATH STATED THAT he IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT SEAL AFFIXED (IF ANY) IS THE OFFICIAL SEAL OF SAID CORPORATION.

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

Colleen Holder Joana Harold
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Olympia

PRINTED NAME Colleen Holder Joana Harold

MY COMMISSION EXPIRES 1-19-08 5-10-2009

SEAL
JOANA HAROLD
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 10, 2009

ORIGINAL TRACT:
ASSESSOR'S PARCEL NO(S)

21609110100, 21609120200,
21609130000, AND 21609440100

PHASE 1 DESCRIPTION ON PAGE 4

ORIGINAL LEGAL DESCRIPTION

A 100 FT STRIP ACROSS THE SOUTHEAST OF THE NORTHEAST OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST, OF W.M., BEING THE FORMER RIGHT OF WAY CONVEYED TO OREGON AND WASHINGTON RAILROAD COMPANY BY DEED RECORDED APRIL 7, 1910 UNDER AUDITOR'S FILE NO. 36128 IN VOLUME 66 OF DEEDS, PAGE 335.

TOGETHER WITH. THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9. TOWNSHIP 16 NORTH. RANGE 1 EAST OF W.M. LYING SOUTHEASTERLY OF THE SOUTHEASTERLY MARGIN OF SECONDARY STATE HIGHWAY NO. 5-H,

EXCEPTING THEREFROM MOORE'S ADDITION TO THE TOWN OF RAINIER, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 83, RECORDS OF THURSTON COUNTY AUDITOR'

ALSO EXCEPT THEREFROM THE NORTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY;

ALSO EXCEPT THEREFROM THE CHICAGO MILWAUKEE AND PUGET SOUND RAILWAY COMPANY'S RIGHT OF WAY:

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 46 OF MOORE'S ADDITION TO RAINIER, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 83, ROCORDS OF THURSTON COUNTY AUDITOR;
THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION 311.2 FEET, MORE OR LESS, THE EAST WEST CENTER LINE OF SAID SECTION 9;
THENCE EAST ON SAID CENTER LINE 336.6 FEET, MORE OR LESS, TO THE CHICAGO MILWAUKEE AND PUGET SOUND RAILWAY COMPANY'S RIGHT OF WAY;
THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY 47.1 FEET, MORE OR LESS, TO A STAKE;
THENCE NORTHWESTERLY 215.2 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 46 OF MOORE'S ADDITION TO RAINIER, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 83, RECORDS OF THURSTON COUNTY AUDITOR;
THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID SUBDIVISION 100 FEET;
THENCE AT RIGHT ANGLES SOUTHEASTERLY 226 FEET TO THE CHICAGO MILWAUKEE AND PUGET SOUND RAILWAY COMPANY'S RIGHT OF WAY;
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY 100 FEET;
THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST OF W.M.;

EXCEPT THEREFROM THAT 100-FOOT WIDE STRIP CONVEYED TO OREGON AND WASHINGTON RAILROAD COMPANY BY INSTRUMENT RECORDED IN VOLUME 67 OF DEEDS, PAGE 24;

ALSO EXCEPT THEREFROM THAT 50-FOOT WIDE STRIP CONVEYED TO CHICAGO MILWAUKEE AND PUGET SOUND RAILWAY COMPANY BY INSTRUMENT RECORDED IN VOLUME 76 OF DEEDS, PAGE 631.

TOGETHER WITH THAT PART OF THE NORTHEAST ONE-QUARTER AND OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST OF W.M., LYING WITHIN A 50 FOOT WIDE STRIP CONVEYED TO THE CHICAGO, MILWAUKEE AND PUGET SOUND RAILWAY COMPANY BY DEEDS RECORDED IN VOLUME 76 OF DEEDS, PAGE 629, VOLUME 76 OF DEEDS, PAGE 631, AND VOLUME 76 OF DEEDS, PAGE 634, AND LYING SOUTHERLY OF COUNTY ROAD KNOWN AS 133RD STREET S.E. (GHERKE ROAD) AND NORTHEASTERLY OF COUNTY ROAD KNOWN AS ALGYERS ROAD;

TOGETHER WITH BEGINNING ON THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST OF W.M., AT THE NORTHERLY CORNER OF BLOCK 39 OF MOORE'S ADDITION TO RAINIER, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 83, RECORDS OF THURSTON COUNTY AUDTIOR;
THENCE NORTH 30°53' EAST 630.3 FEET TO THE TRUE POINT OF BEGINNING FOR THE DESCRIPTION, BEING ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9 AND ON THE SOUTHEASTERLY BOUNDARY OF SECONDARY STATE HIGHWAY NO. 5-H;
THENCE ON SAID SOUTH LINE SOUTH 89°67' EAST 439.2 FEET;
THENCE NORTH 35°53' EAST 237.8 FEET
THENCE NORTH 54°67' WEST 261.2 FEET, MORE OR LESS, TO SAID SOUTHEASTERLY LINE OF RIGHT OF WAY OF SECONDARY STATE HIGHWAY NO. 5-H;
THENCE ON SAID RIGHT OF WAY LINE SOUTHWESTERLY 500 FEET TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

APPROVALS

RAINIER PUBLIC WORKS DIRECTOR
EXAMINED AND APPROVED THIS 2nd DAY OF Sept AD. 2005
[signature]
RAINIER PUBLIC WORKS DIRECTOR

ASSESSOR
EXAMINED AND APPROVED THIS 2nd DAY OF September AD. 2005
Patricia Costello
THURSTON COUNTY ASSESSOR

TREASURER
I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2005. 2006 ADVANCE TAX PAID ON LAND VALUE.
M Queen Cox 9/2/05
THURSTON COUNTY TREASURER

PLANNING STAFF
EXAMINED AND APPROVED THIS 6th DAY OF Sept AD. 2005
C. Frost
PLANNING STAFF

CERTIFICATE - CITY COUNCIL
EXAMINED AND APPROVED THIS 6th DAY OF Sept. AD. 2005
Sherry O'Dell
MAYOR

CERTIFICATE - CITY CLERK TREASURER
I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2006
Charmayne Frost
CLERK TREASURER

Approved for Recording - Charmayne Frost City Clerk

AUDITOR OF THURSTON COUNTY WASHINGTON

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF Connolly, Tacon & Meserve
THIS 7th DAY OF September, 2005 AT 3:39 P.M.
AND RECORDED IN VOL. ~ OF ~ ON PAGE ~
RECORDS OF THURSTON COUNTY, WASHINGTON.
Kim Wyman File# 3765398
COUNTY AUDITOR
[signature]
DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF TROTTER DOWNS ESTATES IS BASED UPON AN ACTUAL SURVEY, AND SUBDIVISION OF A PORTION OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 01 EAST. W.M.; THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND.
[signature]
PLS#22970

WALCZYK LAND SURVEYING,INC.
18221 MELON CT. SW ROCHESTER, WA 98579
PHONE (360) 273-7807

DRN BY : DPW	DATE: AUG. 08, 2005
CHK'D BY: DPW	JOB NO.
SCALE: 1" = 100'	SHEET 1 OF 4

DAVID P. WALCZYK
REGISTERED PROFESSIONAL LAND SURVEYOR

Plat # 3765398 1/4

Plat # 3765398 2/4

PLAT OF TROTTER DOWNS ESTATE PHASE 1
IN THE CITY OF RAINIER

SCALE 1" = 100'

BASIS OF BEARING: WALCZYK SURVEY AFN 3700333

LEGEND

CONTROL CORNERS FND / ACCEPTED THIS SURVEY

MONUMENTS SET THIS SURVEY (IN STREETS)
1 1/2" BRASS SET IN CONCRETE

LOT CORNERS SET THIS SURVEY
3/8" X 2' REBAR WITH YPC WALCZYK
LS# 22970
W/ 2"X2"X16" WHITE CORNER STAKE

OTHER CORNERS FND AS NOTED

CALCULATED POINTS

UTILITIES EASEMENT

SURVEY STANDARDS
THIS SURVEY CONFORMS WITH THE MINIMUM SURVEY STANDARDS AS PER WAC 332-130-090

EQUIPMENT / PROCEDURES
TOPCON 603 W/ EDM
FIELD TRAVERSE

REFERENCED SURVEYS

1) WALCZYK SURVEY AFN 3700333

PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER. SECTION 9, TOWNSHIP 16 NORTH, RANGE 01 EAST, W.M., THURSTON COUNTY, WASHINGTON.

ORIGINAL TRACT PARCEL NOS.
21609110100, 21609120200
21609130000, 21609440100

ZONING

21609110100 - UNDEVELOPED LAND
21609120200 - COMMERCIAL / INDUSTRIAL LAND
21609130000 - SINGLE UNIT
21609440100 - COMMERCIAL / INDUSTRIAL LAND

ADDRESS

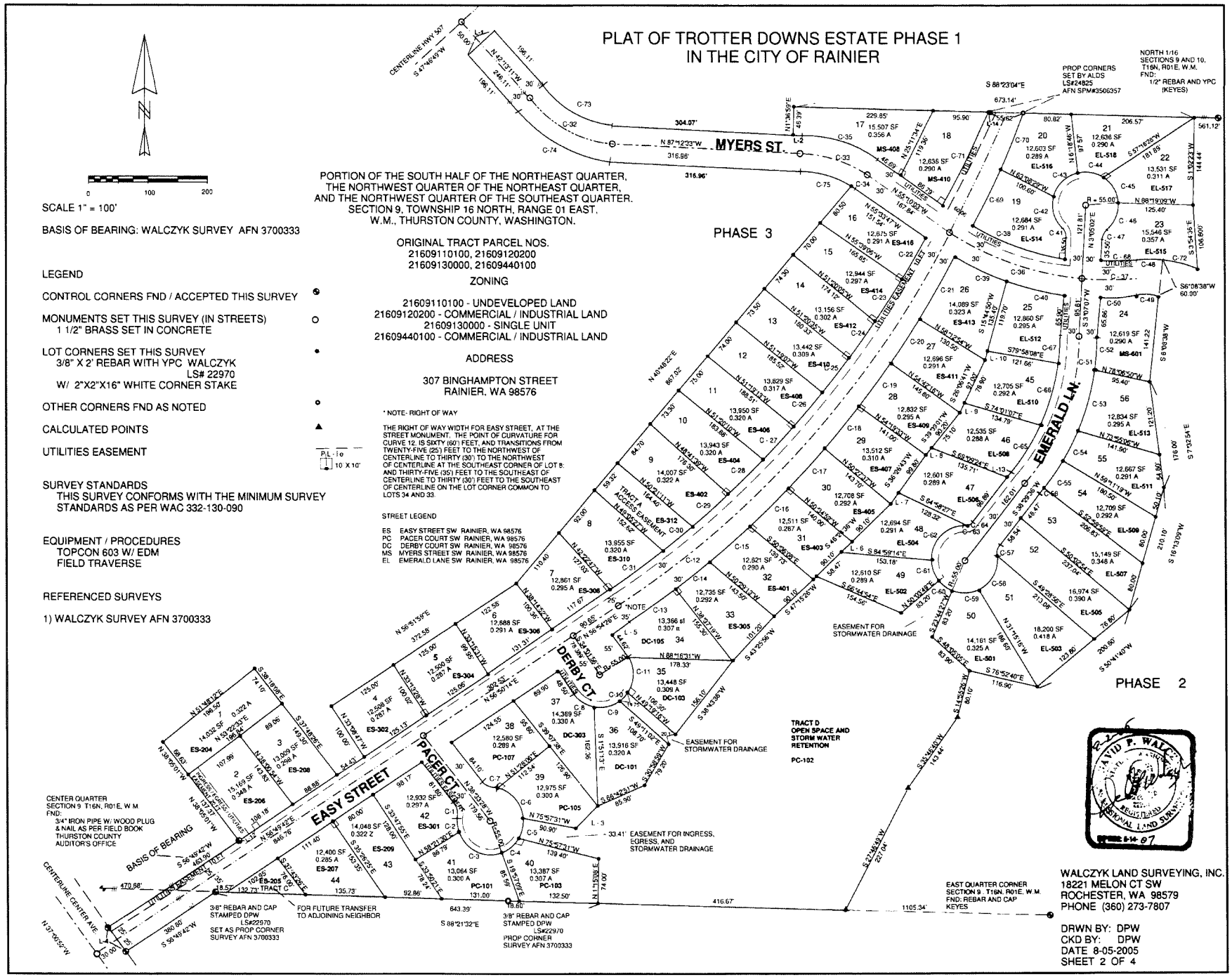
307 BINGHAMPTON STREET
RAINIER, WA 98576

* NOTE- RIGHT OF WAY

THE RIGHT OF WAY WIDTH FOR EASY STREET, AT THE STREET MONUMENT, THE POINT OF CURVATURE FOR CURVE 12, IS SIXTY (60') FEET, AND TRANSITIONS FROM TWENTY-FIVE (25') FEET TO THE NORTHWEST OF CENTERLINE TO THIRTY (30') TO THE NORTHWEST OF CENTERLINE AT THE SOUTHEAST CORNER OF LOT 8; AND THIRTY-FIVE (35') FEET TO THE SOUTHEAST OF CENTERLINE TO THIRTY (30') FEET TO THE SOUTHEAST OF CENTERLINE ON THE LOT CORNER COMMON TO LOTS 34 AND 33.

STREET LEGEND

ES EASY STREET SW RAINIER, WA 98576
PC PACER COURT SW RAINIER, WA 98576
DC DERBY COURT SW RAINIER, WA 98576
MS MYERS STREET SW RAINIER, WA 98576
EL EMERALD LANE SW RAINIER, WA 98576



WALCZYK LAND SURVEYING, INC.
18221 MELON CT SW
ROCHESTER, WA 98579
PHONE (360) 273-7807

DRWN BY: DPW
CKD BY: DPW
DATE 8-05-2005
SHEET 2 OF 4

Plat # 3765398 2/4

Plat # 3765398 3/4

Plat #3765398 3/4

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC	TANGENT
C-1	54°10'41"	25.00'	23.64'	12.79'
C-2	25°55'07"	55.00'	24.88'	12.66'
C-3	92°22'54"	55.00'	88.68'	57.09'
C-4	39°18'55"	55.00'	37.74'	19.65'
C-5	35°11'24"	55.00'	33.78'	17.44'
C-6	73°59'42"	55.00'	71.03'	41.44'
C-7	56°10'22"	25.00'	24.51'	13.34'
C-8	46°58'57"	55.00'	45.10'	23.90'
C-9	46°58'57"	55.00'	45.10'	23.90'
C-10	20°48'50"	55.00'	19.98'	10.10'
C-11	64°30'17"	55.00'	61.92'	34.71'
C-12	29°17'59"	1645.88'	841.67'	430.25'
C-13	3°20'20"	1675.88'	97.66'	48.84'
C-14	2°25'41"	1675.88'	71.02'	35.52'
C-15	3°05'40"	1675.88'	90.51'	45.27'
C-16	3°05'09"	1675.88'	90.26'	45.14'
C-17	3°05'35"	1675.88'	90.47'	45.25'
C-18	3°05'14"	1675.88'	90.30'	45.17'
C-19	3°03'05"	1675.88'	89.25'	44.64'
C-20	3°00'37"	1675.88'	88.05'	44.04'
C-21	4°04'22"	1675.88'	119.13'	59.59'
C-22	2°50'14"	1615.88'	80.02'	40.02'
C-23	2°56'08"	1615.88'	82.79'	41.40'
C-24	2°38'15"	1615.88'	74.38'	37.20'
C-25	2°36'53"	1615.88'	73.74'	36.88'
C-26	2°37'25"	1615.88'	73.99'	37.00'
C-27	2°40'12"	1615.88'	75.30'	37.66'
C-28	2°54'35"	1615.88'	82.06'	41.04'
C-29	2°52'23"	1615.88'	81.03'	40.52'
C-30	2°16'31"	1615.88'	64.17'	32.09'
C-31	3°54'08"	1615.88'	110.05'	55.05'
C-32	38°11'02"	241.60'	161.01'	83.63'
C-33	29°07'21"	236.05'	119.98'	61.32'
C-34	3°15'52"	206.05'	11.74'	5.87'
C-35	29°36'42"	266.05'	137.50'	70.32'
C-36	31°36'38"	431.93'	238.30'	122.27'
C-37	6°20'11"	828.11'	91.58'	45.84'
C-38	24°43'15"	384.44'	165.87'	84.25'
C-39	11°52'40"	461.93'	95.76'	48.05'
C-40	12°34'34"	461.93'	101.39'	50.80'
C-41	35°30'02"	25.00'	15.49'	8.00'
C-42	57°41'30"	55.00'	55.38'	30.29'
C-43	60°22'46"	55.00'	57.96'	32.00'
C-44	46°04'34"	55.00'	44.23'	23.39'
C-45	52°52'06"	55.00'	50.75'	27.34'
C-46	51°37'06"	55.00'	49.55'	26.60'
C-47	42°34'56"	25.00'	18.58'	9.74'
C-48	16°47'00"	244.00'	44.12'	21.54'
C-49	89°28'34"	184.00'	32.22'	168.41'
C-50	4°11'18"	858.11'	62.73'	31.38'
C-51	35°21'56"	427.82'	264.07'	136.39'
C-52	6°55'06"	457.82'	55.28'	27.87'
C-53	13°04'59"	457.82'	104.54'	52.50'
C-54	6°58'24"	457.82'	55.72'	27.89'
C-55	6°57'25"	457.82'	55.59'	27.83'
C-56	1°46'11"	457.82'	14.14'	7.07'
C-57	39°27'55"	25.00'	17.22'	8.97'
C-58	72°50'56"	55.00'	69.63'	40.59'
C-59	49°56'28"	55.00'	47.94'	25.61'
C-60	29°45'44"	55.00'	28.57'	14.62'
C-61	39°48'55"	55.00'	38.22'	19.92'
C-62	85°54'07"	55.00'	82.46'	51.20'
C-63	21°11'55"	25.00'	9.25'	4.68'
C-64	21°29'51"	25.00'	9.38'	4.75'
C-65	13°36'53"	397.82'	94.53'	47.49'
C-66	15°21'00"	397.82'	106.58'	53.61'
C-67	6°46'35"	397.82'	47.05'	23.55'
C-68	8°52'52"	384.44'	59.59'	29.85'
C-69	3°35'44"	1675.88'	105.17'	52.60'
C-70	3°26'30"	1675.88'	100.67'	50.35'
C-71	6°12'50"	1615.88'	175.25'	87.71'
C-72	23°03'08"	150.62'	60.60'	30.71'
C-73	37°42'58"	211.60'	139.29'	72.27'
C-74	38°32'00"	271.60'	182.66'	94.94'
C-75	23°19'27"	206.05'	83.88'	42.53'

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, INC., Y - COMM NETWORK, ALL OTHER CABLE TELEVISION COMPANY, AND ANY OTHER UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. UNDER AND UPON THE OUTER TEN (10') FEET OF AND PARALLEL WITH THE RIGHT-OF-WAY ON THE NORTHWESTERLY SIDE OF EASY STREET, THE SOUTHWESTERLY SIDE OF PACER COURT, FROM LOT 42 THROUGH LOT 40, THE SOUTHWESTERLY SIDE OF DERBY COURT, FROM LOT 37 THROUGH THE SOUTHWEST LINE OF LOT 35, THE NORTHEASTERLY SIDE OF MYERS STREET FROM LOTS 18 THROUGH 23, AND THE WESTERLY SIDE OF EMERALD LANE, FROM LOT 20 THROUGH LOT 49. TOGETHER WITH A STRIP OF GROUND, BEING APPROXIMATELY TEN (10) FT BY TEN (10) FT, WHICH IS CENTERED ON THE LOT CORNER AND BEING FIVE (5) FEET TO EITHER SIDE OF THE LOT LINE, CENTERED ON THE FOLLOWING LOT CORNERS, 4 & 5, 7 & 8, 31 & 32, 9 & 10, 11 & 12, 31 & 30, 13 & 14, 29 & 28, 14 & 15, 15 & 16, 17 & 18, 21 & 22, 43 & 44, ALSO A TEN (10') FT BY TEN (10') FT STRIP AT THE FOLLOWING LOTS CORNERS 18, 19, 35, AND 40, ALSO A TEN (10') FT BY TEN (10') STRIP OF LAND LOCATED PARALLEL WITH AND ADJOINING TO THE RIGHT-OF-WAY FOR EASY STREET, AND 32.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2. IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION, AND OTHER PROPERTY, WITH UTILITY SERVICES. TOGETHER PURPOSES HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRICAL CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING,

LINE TABLE

SEGMENT NO.	BEARING	LENGTH
L - 1	N 1°36'59" E	46.39'
L - 2	N87°12'33"W	11.95'
L - 3	S45°44'56"W	51.80'
L - 4	S39°07'38"E	46.00'
L - 5	N56°54'26"E	34.89'
L - 6	S46°24'36"W	24.30'
L - 7	S36°26'43"W	22.40'
L - 8	S39°39'01"W	15.10'
L - 9	S26°06'42"W	18.10'
L -10	S15°44'50"W	15.70'
L - 11	S 7°32'53"E	54.80'
L - 12	N56°49'03"E	32.00'
L - 13	N38°28'41"E	10.12'
L - 14	S88°23'04"E	4.38'

WALCZYK LAND SURVEYING,INC.
18221 MELON CT. SW ROCHESTER, WA 98579
PHONE (360) 273-7807

DRN BY : DPW	DATE: AUG. 8, 2005
CHK'D BY: DPW	JOB NO.
SCALE: 1" = 100'	SHEET 3 OF 4

DAVID P. WALCZYK STATE OF WASHINGTON 23970 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 5-14-07

Plat # 3765398 4/4

Plat # 3765398 4/4

TROTTER DOWNS ESTATE PHASE 1
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2NE1/4), NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4), AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) SECTION 9, TOWNSHIP 18 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER OF SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST, W.M.. AS RECORDED IN THE THURSTON COUNTY AUDITOR'S OFFICE IN FIELD BOOK NO. 663 PAGE 57;
THENCE S88°21'35"E 470.68 FEET, TO A POINT ON THE EAST WEST CENTERLINE OF SAID SECTION 9, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE S88°21'35"E ALONG THE EAST WEST CENTERLINE OF SAID SECTION 9, 1060.26 FEET;
THENCE N27°46'49"E 227.04 FEET;
THENCE N35°46'40"E 143.44 FEET;
THENCE N14°55'26"E 80.10 FEET;
THENCE S76°52'40"E 116.90 FEET;
THENCE N50°41'40"E 200.60 FEET;
THENCE N16°13'09"E 210.10 FEET;
THENCE N7°32'54"W 176.00 FEET;
THENCE N6°08'38"E 141.22 FEET;
THENCE N6°08'38"W 60.00 FEET;
THENCE EASTERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 150.62 FEET AND A CURVE LENGTH OF 60.60 FEET;
THENCE N3°54'36"W 106.80 FEET;
THENCE N1°02'23"E 144.44 FEET;
THENCE N88°23'04"W, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S1/2NE1/4) OF SAID SECTION 9, 673.14 FEET;
THENCE S1°36'58"W 46.39 FEET;
THENCE N87°12'33"W 304.07' FEET;
THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 211.60 FEET AND A CURVE LENGTH OF 139.29 FEET;
THENCE N42°13'11"W 196.11 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY OF HIGHWAY 507;
THENCE S47°46'49"W, ALONG THE SOUTHEASTERLY RIGHT OF WAY OF HIGHWAY 507, 60.00 FEET;
THENCE S42°13'11"E 196.11 FEET;
THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 271.60 FEET AND A CURVE LENGTH OF 182.66 FEET;
THENCE S87°12'33"E 316.96 FEET;
THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 206.05 FEET AND A CURVE LENGTH OF 83.88 FEET;
THENCE S40°48'22"W 867.02 FEET;
THENCE S56°51'59"W 372.58 FEET;
THENCE S33°08'47"E 100.00 FEET;
THENCE S56°49'40"W 54.43 FEET;
THENCE N37°48'26"W 149.30 FEET;
THENCE N38°18'08"W 74.10 FEET;
THENCE S51°48'12"W 196.50 FEET;
THENCE S38°05'01"E 206.10 FEET;
THENCE S56°49'42"W 463.90 FEET, TO THE NORTHEASTERLY RIGHT OF WAY OF CENTER STREET;
THENCE S37°00'52"E, ALONG THE NORTHEASTERLY RIGHT OF WAY OF CENTER STREET, 50.00 FEET;
THENCE N56°49'42"E 380.80 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF THURSTON, STATE OF WASHINGTON

SOUTH HALF NORTHEAST QUARTER, NORTHEAST QUARTER NORTHEAST QUARTER, AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 9, T16N, R1E, W.M., THURSTON COUNTY, WASHINGTON

0 400 800

SCALE 1" = 400'

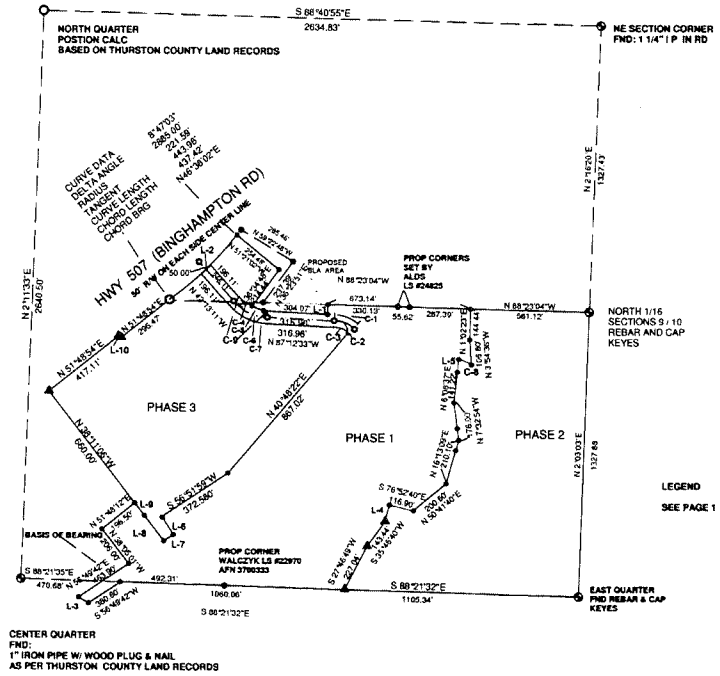
BASIS OF BEARING:
NORTH LINE RAILROAD RIGHT OF WAY
AF#/# 3700333

LINE TABLE

L-1	S1°36'58"W	46.39'
L-2	S47°46'49"W	60.00'
L-3	N37°00'52"W	50.00'
L-4	N14°55'26"W	80.10'
L-5	N6°08'38"E	60.00'
L-6	S33°08'49"E	100.00'
L-7	S56°49'40"W	54.43'
L-8	N37°48'26"W	149.30'
L-9	N38°18'08"W	74.10'
L-10	S20°11'39"E	10.47'

CURVE TABLE

	DELTA	RADIUS	ARC	TANGENT
C-1	29°36'42"	266.05'	137.50'	70.32'
C-2	29°07'21"	236.05'	119.98'	61.32'
C-3	23°19'27"	206.05'	83.88'	42.53'
C-4	20°53'15"	211.60'	70.33'	35.86'
C-5	20°52'15"	211.60'	68.98'	35.18'
C-6	38°11'02"	241.60'	161.01'	83.63'
C-7	38°32'00"	271.60'	182.66'	94.94'
C-8	23°03'06"	150.62'	60.60'	30.71'
C-9	37°42'58"	211.60'	139.29'	72.27'



CERTIFICATE NO. _____

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS_____ DAY OF _____, 20__
AT _____M. IN VOL. ____ OF _____ ON PAGE____
AT THE REQUEST OF WALCZYK LAND SURVEYING, INC.

_____
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF AVALANCHE CONST CO, LLC IN JAN 2005

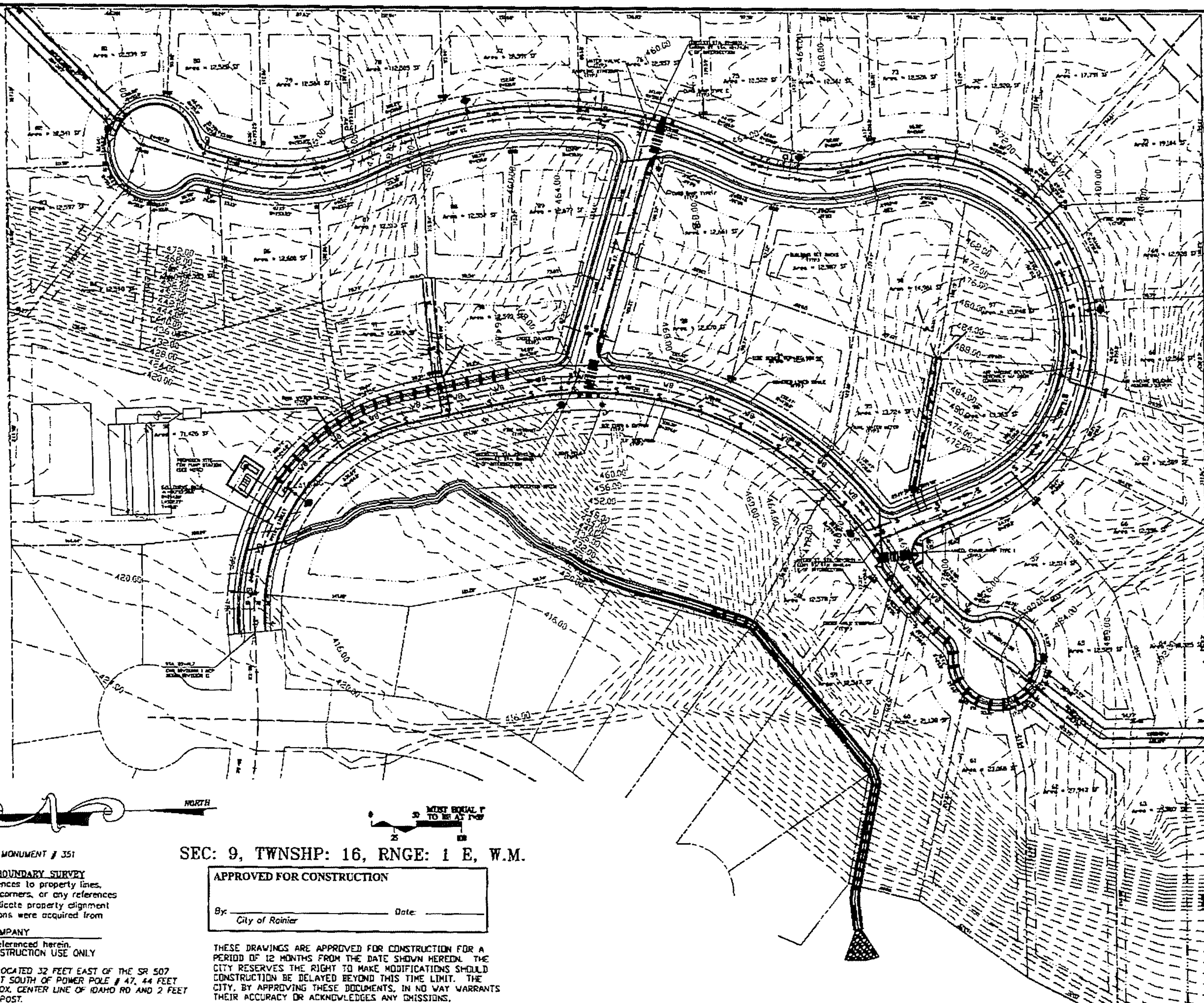
LS#22970

PORTION OF THE SOUTH HALF NORTHEAST QUARTER TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER SOUTHEAST QUARTER, SECTION 9, TOWNSHIP 16 NORTH, RANGE 1 EAST, W.M., THURSTON COUNTY, WASHINGTON

WALCZYK LAND SURVEYING,INC.
18221 MELON CT. SW ROCHESTER, WA 98579
PHONE (360) 273-7807

DRN BY : DPW	DATE: AUG. 16, 2005
CHK'D BY: DPW	JOB NO.
SCALE: 1" = 400'	SHEET 4 OF 4

DAVID P. WALCZYK
STATE OF WASHINGTON
22970
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 8-14-07



NOTE: ALL PLANS AND SPECIFICATIONS SHALL BE SUBMITED WITH BUILDING PERMIT.

DATUM
VERTICAL: W.S.D.O.T. MONUMENT # 351
433.92
HORIZONTAL: NOT A BOUNDARY SURVEY
All references to property lines, bearing, corners, or any references which indicate property alignment or locations were acquired from
TITLE COMPANY
and is referenced herein.
FOR CONSTRUCTION USE ONLY

WSDOT BRASS DISK LOCATED 32 FEET EAST OF THE SR 507 CENTER LINE, 32 FEET SOUTH OF POWER POLE # 47, 44 FEET NORTH OF THE APPROX. CENTER LINE OF IDAHO RD AND 2 FEET WEST OF A WITNESS POST.

SEC: 9, TWNSHP: 16, RNGE: 1 E, W.M.

APPROVED FOR CONSTRUCTION

By: ______________________ Date: ____________
City of Rainier

THESE DRAWINGS ARE APPROVED FOR CONSTRUCTION FOR A PERIOD OF 12 MONTHS FROM THE DATE SHOWN HEREON. THE CITY RESERVES THE RIGHT TO MAKE MODIFICATIONS SHOULD CONSTRUCTION BE DELAYED BEYOND THIS TIME LIMIT. THE CITY, BY APPROVING THESE DOCUMENTS, IN NO WAY WARRANTS THEIR ACCURACY OR ACKNOWLEDGES ANY OMISSIONS.

DESIGN INFORMATION		
PROJECT IDENTIFICATION No.		
FILE NAME:		
CAD/		
ACTION		
DESIGNED	BT/DB	9/29/06
DRAWN	MB/KK	8/29/06
CHECKED	BT/DB	9/29/06
PLOTTED DATES:		

REVIEW INFORMATION
ACTION
FINAL

Contours & Concepts Engineering
Phone: 360-438-0301
Lacey, Wa

Trotter Downs-Phase II
General
Site Plan

SHEET ID CODE
GE 3 of 3

SHEET No.
3 of 27