

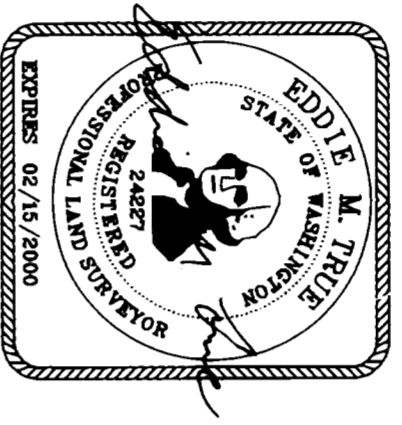
PLAT 3206024 (1)

FILE NO. 3206024 (1)

NISQUALLY ESTATES DIVISION 1, PHASE 1
 A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
 CITY OF YELM
 THURSTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

PACIFIC NORTHWEST TITLE ORDER NO. 107049
 PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA 98-82037L, RECORDED JANUARY 13, 1999,
 UNDER AUDITOR'S FILE NOS. 3203716 AND 3203725. IN THURSTON COUNTY, WASHINGTON.



ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 COUNTY OF PIERCE } S.S.

ON THIS 22ND DAY OF November, 1998, BEFORE ME PERSONALLY APPEARED KIRK A HARR TO ME KNOWN TO BE THE PRESIDENT OF HARR FAMILY HOMES, INC., A WASHINGTON CORPORATION, THE EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICER THIS 22ND DAY OF November, 1998.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: TACOMA
 MY COMMISSION EXPIRES: 8/22-99



STATE OF WASHINGTON }
 COUNTY OF PIERCE } S.S.

THIS IS TO CERTIFY THAT ON THIS 22ND DAY OF November, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED J. PAUL STEADMAN, A GENERAL PARTNER OF STEADMAN LIMITED PARTNERSHIP NUMBER 1993, A WASHINGTON LIMITED PARTNERSHIP, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREON MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: TACOMA
 MY COMMISSION EXPIRES: 8/22-99



DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT KIRK A HARR OF HARR FAMILY HOMES, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND STEVEN E. FRICKS OF CASCADE BANK, A WASHINGTON BANKING CORPORATION, AND MARK J. CARPENTER AND LINDA C. CARPENTER, HUSBAND AND WIFE, AND J. PAUL STEADMAN OF STEADMAN LIMITED PARTNERSHIP NUMBER 1993, A WASHINGTON LIMITED PARTNERSHIP, AS MORGAGES THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES SEWER EASEMENTS, ETC., OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY ORIGINAL GRADING OF ALL STREETS, AVENUES, DRIVES, ETC., SHOWN HEREON, ALSO, THE RIGHT TO DRAIN FOR CUTS OR FILLS UPON THE LOTS AND TRACTS 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 HEREBY WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 22ND DAY OF NOV., 1998

[Signature] Kirk A. Harr
[Signature] Steven E. Fricks
[Signature] Mark J. Carpenter
[Signature] Linda C. Carpenter
[Signature] J. Paul Steadman

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 COUNTY OF PIERCE } S.S.

ON THIS 22ND DAY OF November, 1998, BEFORE ME PERSONALLY APPEARED STEVEN E. FRICKS TO ME KNOWN TO BE THE EXECUTIVE VICE PRESIDENT OF CASCADE BANK, A WASHINGTON BANKING CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICER THIS 22ND DAY OF November, 1998.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: TACOMA
 MY COMMISSION EXPIRES: 8/22-99



STATE OF WASHINGTON }
 COUNTY OF PIERCE } S.S.

THIS IS TO CERTIFY THAT ON THIS 22ND DAY OF November, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED MARK J. CARPENTER AND LINDA C. CARPENTER HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREON MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: TACOMA
 MY COMMISSION EXPIRES: 8/22-99



APPROVALS

PUBLIC WORKS

EXAMINED AND APPROVED THIS 14TH DAY OF JANUARY, 1999

[Signature]
 CITY OF YELM PUBLIC WORKS DIRECTOR

HEALTH OFFICER

EXAMINED AND APPROVED THIS 14TH DAY OF JANUARY, 1999

[Signature]
 APPROVED
 City of Yelm
 Sally F. Bergin, MD

MAYOR FOR CITY OF YELM

EXAMINED AND APPROVED THIS 13 DAY OF January, 1999

BY: *[Signature]*
 ATTEST: *[Signature]*
 MAYOR CITY CLERK

ASSESSOR

EXAMINED AND APPROVED THIS 21 DAY OF January, 1999

[Signature]
 THURSTON COUNTY ASSESSOR

TREASURER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON AS OF THE DATE OF THIS CERTIFICATION HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 1999

[Signature]
 THURSTON COUNTY TREASURER
 DATE: 1/21/99



COUNTY AUDITOR

FILED FOR RECORD AT THE REQUEST OF CITY OF YELM
 THIS 22 DAY OF January 1999, AT 50 MINUTES PAST
9 O'CLOCK A. M. AND RECORDED UNDER AUDITOR'S FILE NUMBER
3206024 RECORDS OF THURSTON COUNTY, WASHINGTON.

[Signature]
 THURSTON COUNTY AUDITOR
 DEPUTY AUDITOR

SHEET INDEX
 SHEET 1 OF 4 DEDICATION, APPROVALS
 SHEET 2 OF 4 BOUNDARY CONTROL
 SHEET 3 OF 4 PLAT LAYOUT
 SHEET 4 OF 4 PLAT LAYOUT AND NOTES

E. TRUE & ASSOC.
 LAND SURVEYING
 P. O. BOX 908
 YELM, WASHINGTON 98597
 (360) 458-2894

PLAT 3206024 (2)

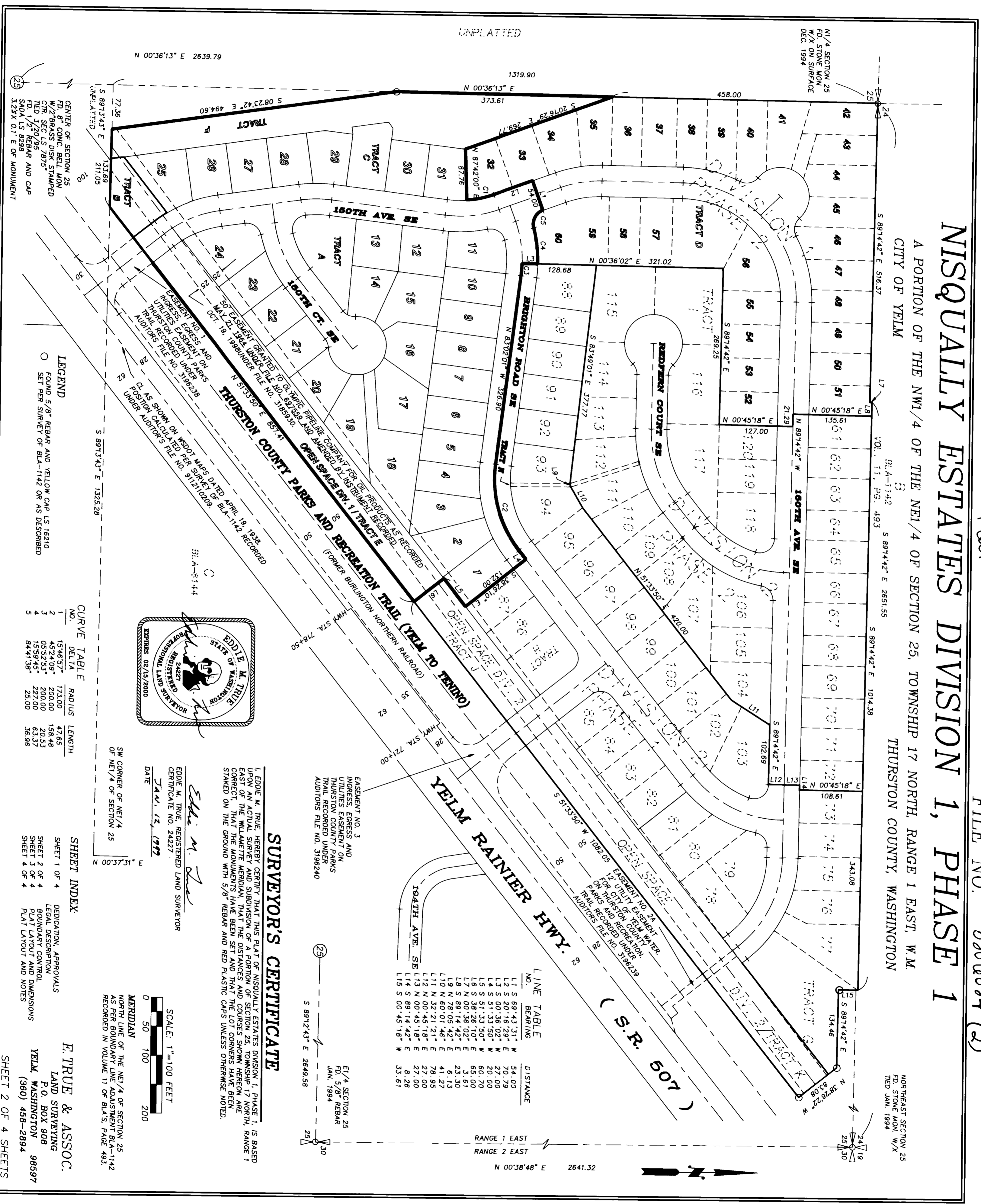
Plot

FILE NO. 3206024 (2)

NISQUALLY ESTATES DIVISION 1, PHASE 1

A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
CITY OF YELM
THURSTON COUNTY, WASHINGTON

NORtheast SECTION 25
FD. STONE MON. W/X
TIED JAN. 1994



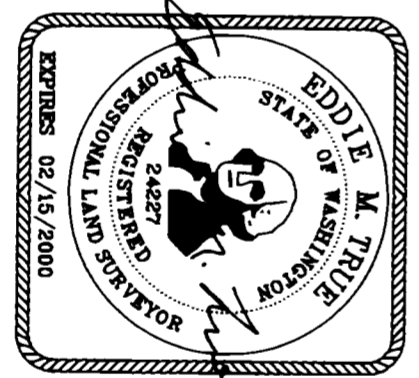
LINE TABLE

NO.	BEARING	DISTANCE
L1	S 69°43'31" W	54.00
L2	S 20°16'29" E	70.79
L3	S 00°36'02" W	27.00
L4	S 51°33'50" W	20.00
L5	S 51°33'50" W	60.70
L6	S 38°26'10" E	65.00
L7	N 00°36'02" E	3.61
L8	S 89°14'42" E	23.30
L9	N 78°05'42" E	6.13
L10	N 60°01'45" E	41.27
L11	N 32°21'21" E	78.95
L12	N 00°45'18" E	27.00
L13	N 00°45'18" E	27.00
L14	S 89°14'42" E	8.26
L15	S 00°45'18" W	33.61

SURVEYOR'S CERTIFICATE

I, EDDIE M. TRUE, HEREBY CERTIFY THAT THIS PLAT OF NISQUALLY ESTATES DIVISION 1, PHASE 1, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT, THAT THE MONUMENTS HAVE BEEN SET AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND WITH 5/8" REBAR AND RED PLASTIC CAPS UNLESS OTHERWISE NOTED.

EDDIE M. TRUE, REGISTERED LAND SURVEYOR
CERTIFICATE NO. 24227
JAN. 12, 1992



SCALE: 1"=100 FEET
0 50 100 200

MERIDIAN
NORTH LINE OF THE NE1/4 OF SECTION 25
AS PER BOUNDARY LINE ADJUSTMENT BLA-1142
RECORDED IN VOLUME 11 OF B.L.A.'S, PAGE 493.

SW CORNER OF NE1/4
OF SECTION 25

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
1	15°46'57"	173.00	47.65
2	45°24'09"	200.00	158.48
3	05°52'53"	200.00	20.53
4	15°58'45"	227.00	63.37
5	84°41'38"	25.00	36.96

SHEET INDEX:

SHEET	DESCRIPTION
SHEET 1 OF 4	DEDICATION, APPROVALS
SHEET 2 OF 4	LEGAL DESCRIPTION
SHEET 3 OF 4	BOUNDARY CONTROL
SHEET 4 OF 4	PLAT LAYOUT AND DIMENSIONS

E. TRUE & ASSOC.
LAND SURVEYING
P.O. BOX 908
YELM, WASHINGTON 98597
(360) 458-2894

SHEET 2 OF 4 SHEETS

CENTER OF SECTION 25
FD. 8" CONC. BELL MON
W/2" BRASS DISK STAMPED
CTR. SEC. LS 7875"
TIED 3/20/95
FD. 1/2" REBAR AND CAP
SADA LS 8298
325X 0.1" E OF MONUMENT

EXEMPT NO. 1 AND ON
INGRESS, EGRESS AND
UTILITIES EASEMENT PARKS
TRAIL RECORDED UNDER
AUDITORS FILE NO. 3196238

60' EASEMENT GRANTED TO OLYMPIA FIRELINE COMPANY FOR OLYMPIA RECORDS
MAY 21, 1984 UNDER FILE NO. 3185930.
MAY 21, 1984 UNDER FILE NO. 3185930.

CLAS SHOWN ON HDQ. MAPS DATED APRIL 19, 1938
POSITION CALCULATED PER SURVEY OF BLA-1142 RECORDED
UNDER AUDITORS FILE NO. 912110209

N 00°36'13" E 2639.79

UNPLATTED

NE1/4 SECTION 25
FD. STONE MON.
W/X ON SURFACE
DEC. 1994

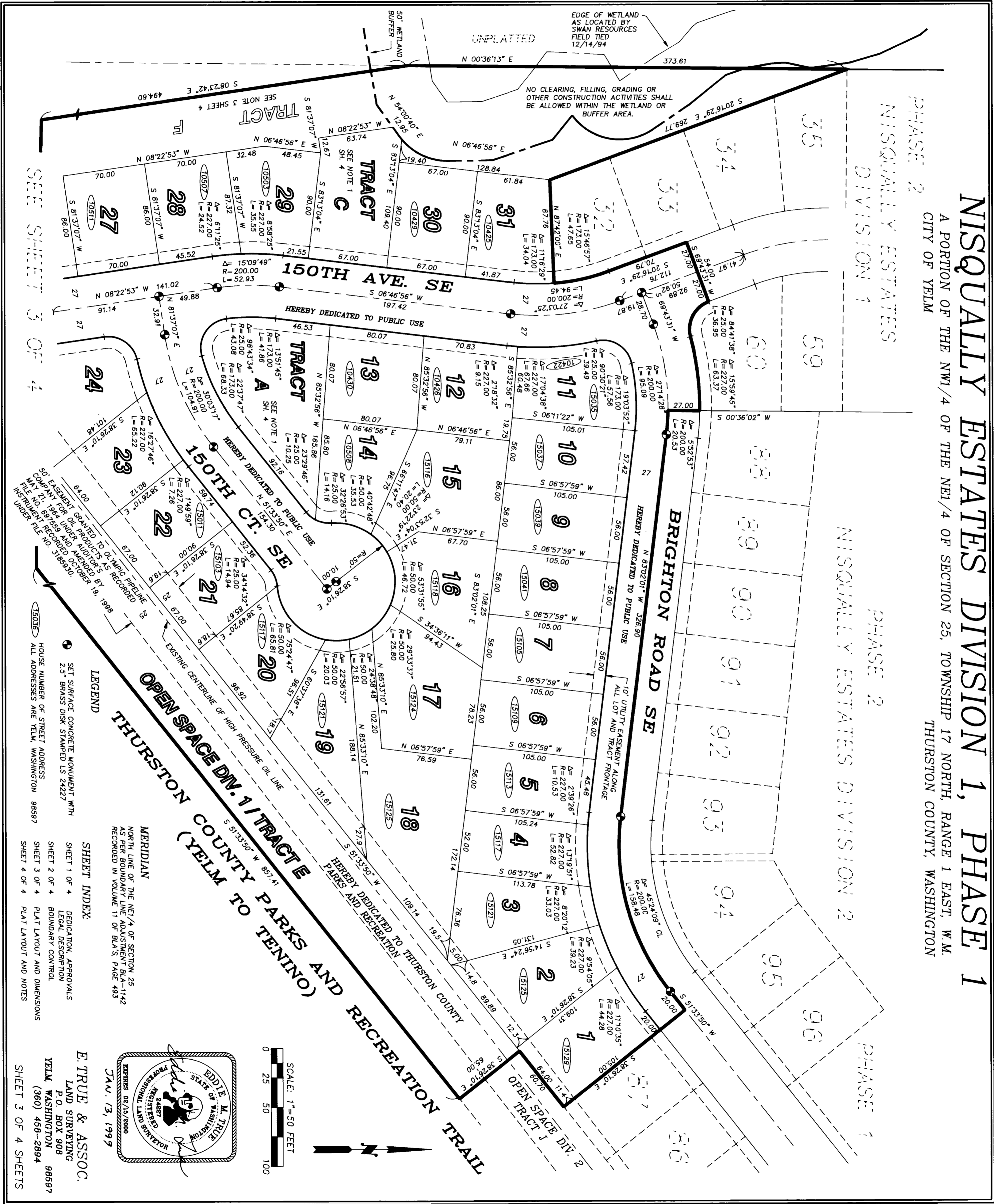
RANGE 1 EAST
RANGE 2 EAST
N 00°38'48" E 2641.32

PLAT 3206024 (3)

PLAT FILE NO. 3206024 (3)

NISQUALLY ESTATES DIVISION 1, PHASE 1

A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M. THURSTON COUNTY, WASHINGTON



PHASE 2
NISQUALLY ESTATES
DIVISION 1

PHASE 2
NISQUALLY ESTATES DIVISION 2

PHASE 1

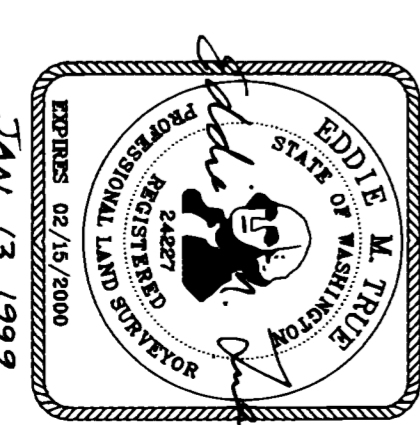
SEE SHEET 3 OF 4

50' EASEMENT GRANTED TO OIL PIPELINE COMPANY FOR OIL PRODUCTS AS RECORDED FILE NO. 89-1589 AND AMENDED BY INSTRUMENT RECORDED OCTOBER 19, 1998 UNDER FILE NO. 3189330.

LEGEND
 SET SURFACE CONCRETE MONUMENT WITH 2.5" BRASS DISK STAMPED LS 24227
 HOUSE NUMBERS OF STREET ADDRESS
 ALL ADDRESSES ARE YELM, WASHINGTON 98597

SHEET INDEX
 SHEET 1 OF 4 DEDICATION, APPROVALS
 SHEET 2 OF 4 LEGAL DESCRIPTION
 SHEET 3 OF 4 PLAT LAYOUT AND DIMENSIONS
 SHEET 4 OF 4 PLAT LAYOUT AND NOTES

MERIDIAN
 NORTH LINE OF THE NE1/4 OF SECTION 25 AS PER BOUNDARY LINE ADJUSTMENT BLA-1142 RECORDED IN VOLUME 11 OF B.L.A.'S, PAGE 493



SCALE: 1"=50 FEET
 0 25 50 100

E. TRUE & ASSOC.
 LAND SURVEYING
 P.O. BOX 908
 YELM, WASHINGTON 98597
 (360) 458-2894

PLAT 3206024 (4)

Plat

FILE NO. 3206024 (4)

NOTES:

1. TRACTS A AND C, STORMWATER RETENTION FACILITIES, SHALL BE OWNED AND MAINTAINED BY ALL LOT OWNERS IN COMMON. ALL MAINTENANCE SHALL BE AS AGREED TO BY THE CITY OF YELM. STORMWATER FACILITIES MAINTENANCE AGREEMENT. ALL LOTS SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE OWNERSHIP OF SAID TRACTS A AND C AND SUCH INTEREST SHALL BE STATED IN THE DEED TO EACH LOT. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF YELM OVER AND UPON TRACTS A AND C FOR ACCESS AND MAINTENANCE PURPOSES FOR EMERGENCY OR DEFAULT.
2. TRACTS B AND E, OPEN SPACE, ARE HEREBY DEDICATED TO THURSTON COUNTY PARKS AND RECREATION DEPARTMENT. TRACTS B AND E ARE DEDICATED FOR PARKS AND RECREATIONAL USE ONLY.
3. TRACT F WILL REMAIN IN PRIVATE OWNERSHIP AS AN UNDISTURBED BUFFER FOR THE ADJOINING PARCEL TO THE WEST OF SAID TRACT F. TRACT F SHALL BE DEEDED TO SHERILL MACHUGHIGHN AS PER THE MEMORANDUM OF UNDERSTANDING IN THE PRELIMINARY CONDITIONS OF APPROVAL.
4. SET 5/8" REBAR AND RED CAP (E. TRUE LS 24227) AT ALL FRONT AND REAR LOT CORNERS EXCEPT FRONT CORNERS FALLING ON SIDEWALK ARE SET WITH LEAD AND TACK.
5. THE MONUMENT CONTROL SHOWN FOR THIS SUBDIVISION WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A SEVEN SECOND TOTAL STATION (NIKON DTM 420). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MET THE STANDARDS OF WAC 332-130-090.
6. ALL LOTS SHALL BE VESTED WITH A RIGHT TO HOOKUP TO SEWER AND WATER AS STATED IN CITY OF YELM RESOLUTION NO. 351.

NISQUALLY ESTATES DIVISION 1, PHASE 1

A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
CITY OF YELM
THURSTON COUNTY, WASHINGTON

EASEMENTS AND RESERVATIONS

STEP SYSTEM PLAT EASEMENT PROVISIONS:
A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF YELM, ITS SUCCESSORS AND ASSIGNS, FOR OPERATIONS, MAINTENANCE AND REPAIR OF ANY OR ALL PORTIONS OF THE SEPTIC TANK EFFLUENT PUMPS (STEP) SYSTEM INCLUDING BUT NOT RESTRICTED TO: SEPTIC TANKS, CHAMBERS, PRESSURE/GRAVITY SEWER CONNECTION LINES AND PUMP STATUSES PANEL, OVER UNDER AND THROUGH THE LAND HEREBY PLATTED. THE PURPOSE OF THE EASEMENT IS TO PROVIDE ACCESS FOR THE CITY OFFICERS AND EMPLOYEES TO THE CITY OWNED PORTION OF THE STEP SANITARY SEWER SYSTEMS. THE WIDTH OF THE EASEMENT HEREIN RESERVED SHALL BE FIVE FEET EACH SIDE OF PIPE AND ELECTRICAL LINES AS CONSTRUCTED. THE WIDTH OF THE TANK EASEMENT SHALL EXTEND FIVE FEET BEYOND THE EDGES OF THE TANK. THE OWNER SHALL MAINTAIN AND IS RESPONSIBLE FOR THE HOUSE LATERAL, CONNECTING THE TANK TO THE HOUSE PLUMBING AND INLET TO THE TANK CHAMBER. THE CITY OF YELM SHALL HAVE THE RIGHT TO TEMPORARILY UTILIZE SUCH AREA BEYOND THE EASEMENT AREA DESCRIBED ABOVE THAT IS NECESSARY FOR THE OPERATION, MAINTENANCE AND REPAIR ACTIVITIES ON THE STEP SYSTEM.

IT IS POSSIBLE THAT MAJOR LANDSCAPING ITEMS, E.G., SHRUBS AND TREES, WITHIN THE ABOVE EASEMENT RIGHT-OF-WAY MAY BE DAMAGED DURING THE PERFORMANCE OF OPERATION AND MAINTENANCE ACTIVITIES. THE OWNER WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGE TO SAID ITEMS IN THE CASE WHERE WORK BY THE CITY IS DONE IN A REASONABLE MANNER. THE OWNER ALSO WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGES GENERALLY WHICH ARISE FROM "ACTS OF GOD" OR OF THIRD PARTIES, NOT INVOLVING FAULT BY THE CITY OF YELM.

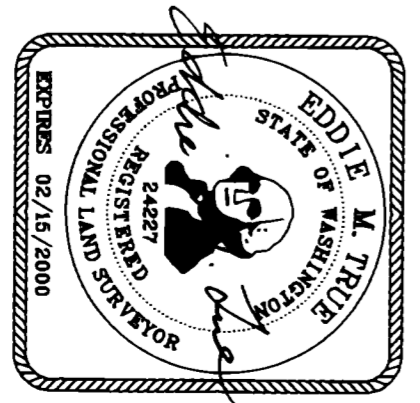
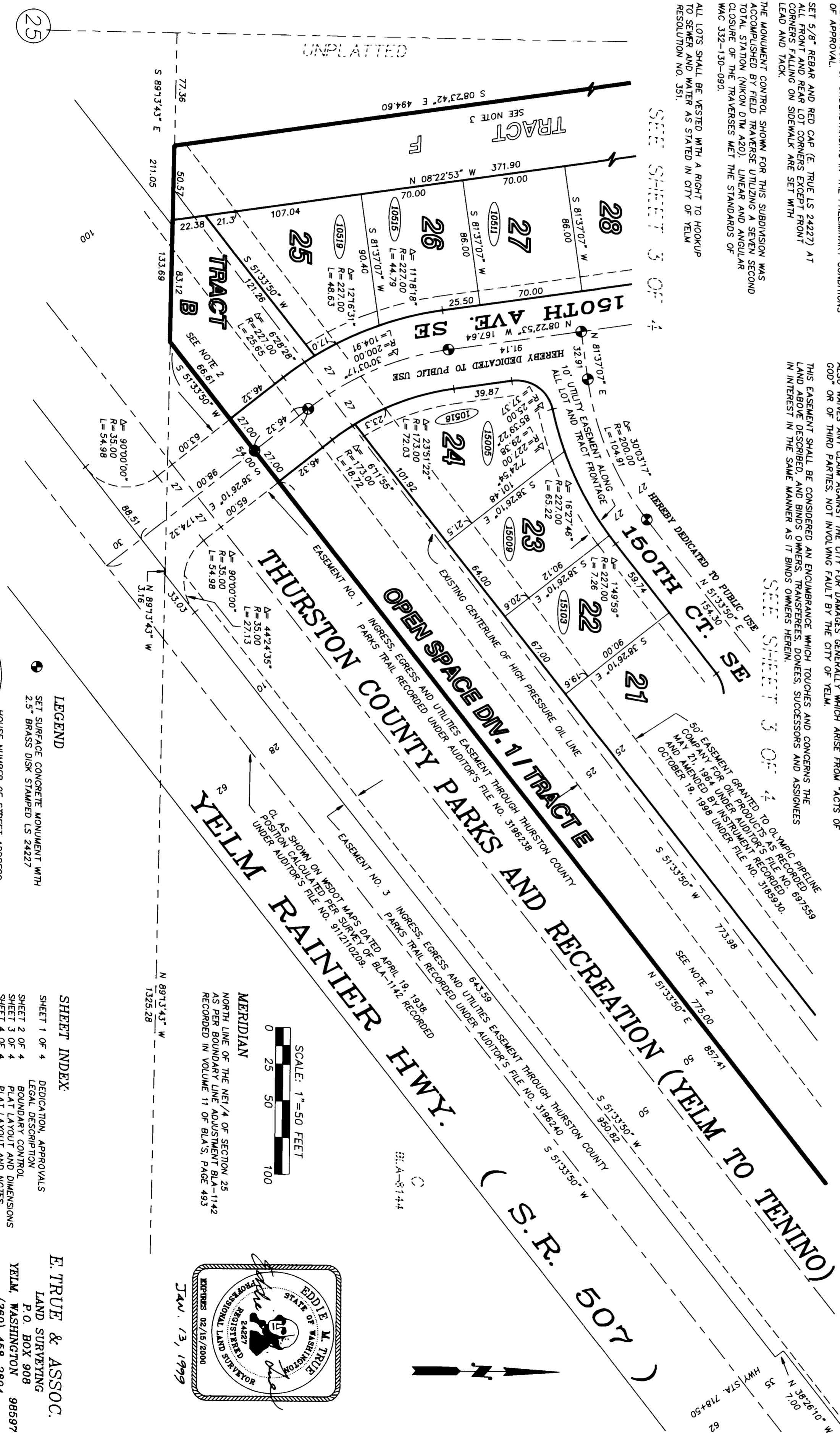
THIS EASEMENT SHALL BE CONSIDERED AN ENCUMBRANCE WHICH TOUCHES AND CONCERNS THE LAND ABOVE DESCRIBED, AND BINDS OWNERS, TRANSFEREES, DONEES, SUCCESSORS AND ASSIGNEES IN INTEREST IN THE SAME MANNER AS IT BINDS OWNERS HEREIN.

CONVEYANTS, RESTRICTIONS AND STANDARDS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND HEREBY PLATTED AS SAME ARE RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. _____

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, YELM TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE 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 TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEVISION USE OR CABLE TELEVISION SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

SEE SHEET 3 OF 4

SEE SHEET 3 OF 4



LEGEND

- SET SURFACE CONCRETE MONUMENT WITH 2.5" BRASS DISK STAMPED LS 24227
- HOUSE NUMBER OF STREET ADDRESS. ALL ADDRESSES ARE YELM, WASHINGTON 98597

SHEET INDEX

- SHEET 1 OF 4 DEDICATION, APPROVALS
- SHEET 2 OF 4 LEGAL DESCRIPTION
- SHEET 3 OF 4 BOUNDARY CONTROL
- SHEET 4 OF 4 PLAT LAYOUT AND DIMENSIONS

E. TRUE & ASSOC.
LAND SURVEYING
P.O. BOX 908
YELM, WASHINGTON 98597
(360) 458-2894

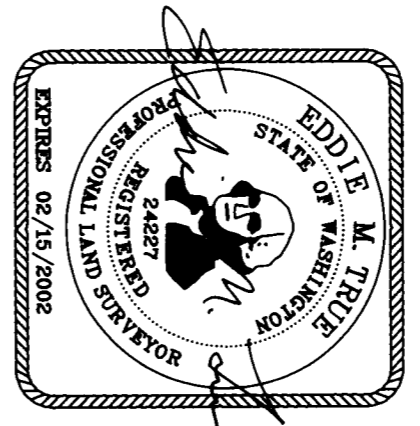
Plat # 3332087 1/4

FILE NO. Plat # 3332087 1/4

NISQUALLY ESTATES DIVISION 1, PHASE 2
 A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
 CITY OF YELM
 THURSTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

FIRST AMERICAN TITLE ORDER NO. 78827-1
 PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA 98-82031L, RECORDED JANUARY 13, 1999,
 UNDER AUDITOR'S FILE NOS. 3203716 AND 3203725. IN THURSTON COUNTY, WASHINGTON,
 EXCEPTING THEREFROM THAT PORTION KNOWN AS NISQUALLY ESTATES, DIVISION 1, PHASE 1,
 AS RECORDED JANUARY 22, 1999, UNDER AUDITOR'S FILE NO. 3206024.
 IN THURSTON COUNTY, WASHINGTON.



JAN 8, 2001

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT KIRK A HARR OF HARR FAMILY HOMES, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND STEVEN R. ERICKSON OF CASCADE BANK, A WASHINGTON BANKING CORPORATION, AND JO McLAREN OF COLUMBIA STATE BANK, A WASHINGTON BANKING CORPORATION, AS MORGAGES THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES SEWER EASEMENTS, ETC., OR WHAT EVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR FUTURE HIGHWAYS AND TRAILS. ALSO THE RIGHT TO MAKE ALL NECESSARY ORIGINAL GRADING OF ALL 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 HEREBY WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

APPROVALS

PUBLIC WORKS

EXAMINED AND APPROVED THIS 8 DAY OF January, 2001

Jim Peterson
 CITY OF YELM PUBLIC WORKS DIRECTOR

MAYOR FOR CITY OF YELM

EXAMINED AND APPROVED THIS 19 DAY OF January, 2001
 YELM CITY COUNCIL

BY: *Robert M. Liddy* ATTEST: *Catherine G. Galt*
 MAYOR CITY CLERK
Community Development Director

ASSESSOR EXAMINED AND APPROVED THIS 19 DAY OF Jan., 2001

Juan Barea
 THURSTON COUNTY ASSESSOR

TREASURER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON AS OF THE DATE OF THIS CERTIFICATION HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2001

Dannagruel 1-19-2001
 THURSTON COUNTY TREASURER DATE

COUNTY AUDITOR

FILED FOR RECORD AT THE REQUEST OF CITY OF YELM
 THIS 19th DAY OF January 2001, AT 3:00 MINUTES PAST
 9 O'CLOCK A.M. AND RECORDED UNDER AUDITOR'S FILE NUMBER
 3332087 RECORDS OF THURSTON COUNTY, WASHINGTON.

Kim Lipman *Dyanne Stanton*
 THURSTON COUNTY AUDITOR DEPUTY AUDITOR

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 COUNTY OF PIERCE } S.S.

ON THIS 9th DAY OF January 2001, BEFORE ME PERSONALLY APPEARED KIRK A. HARR TO ME KNOWN TO BE THE PRESIDENT OF HARR FAMILY HOMES, INC., A WASHINGTON CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICER THIS 9th DAY OF January 2001.
 IN WITNESS WHEREOF, I HAVE HEREIN TO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michelle M. Allen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: Tacoma
 MY COMMISSION EXPIRES: April 29, 04



Approved for Recording
[Signature]
 City of Yelm



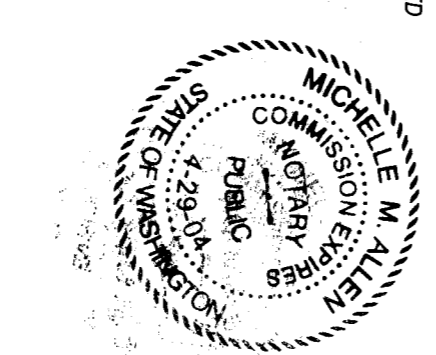
ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 COUNTY OF KING } S.S.

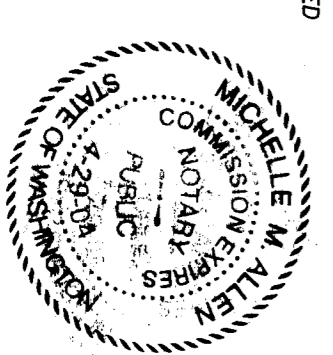
ON THIS 9th DAY OF January 2001, BEFORE ME PERSONALLY APPEARED STEVEN R. ERICKSON TO ME KNOWN TO BE THE EXECUTIVE VICE PRESIDENT OF CASCADE BANK, A WASHINGTON BANKING CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICER THIS 9th DAY OF January 2001.
 IN WITNESS WHEREOF, I HAVE HEREIN TO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michelle M. Allen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: Tacoma
 MY COMMISSION EXPIRES: April 29, 04



Michelle M. Allen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: Tacoma
 MY COMMISSION EXPIRES: April 29, 04



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 SHEET 1 OF 4 DEDICATION, APPROVALS
 SHEET 2 OF 4 LEGAL DESCRIPTION
 SHEET 3 OF 4 PLAT LAYOUT AND DIMENSIONS
 SHEET 4 OF 4 PLAT LAYOUT AND NOTES
 SHEET 1 OF 4 SHEETS

E. TRUE & ASSOC.
 LAND SURVEYING
 P.O. BOX 908
 YELM, WASHINGTON 98597
 (360) 458-2894

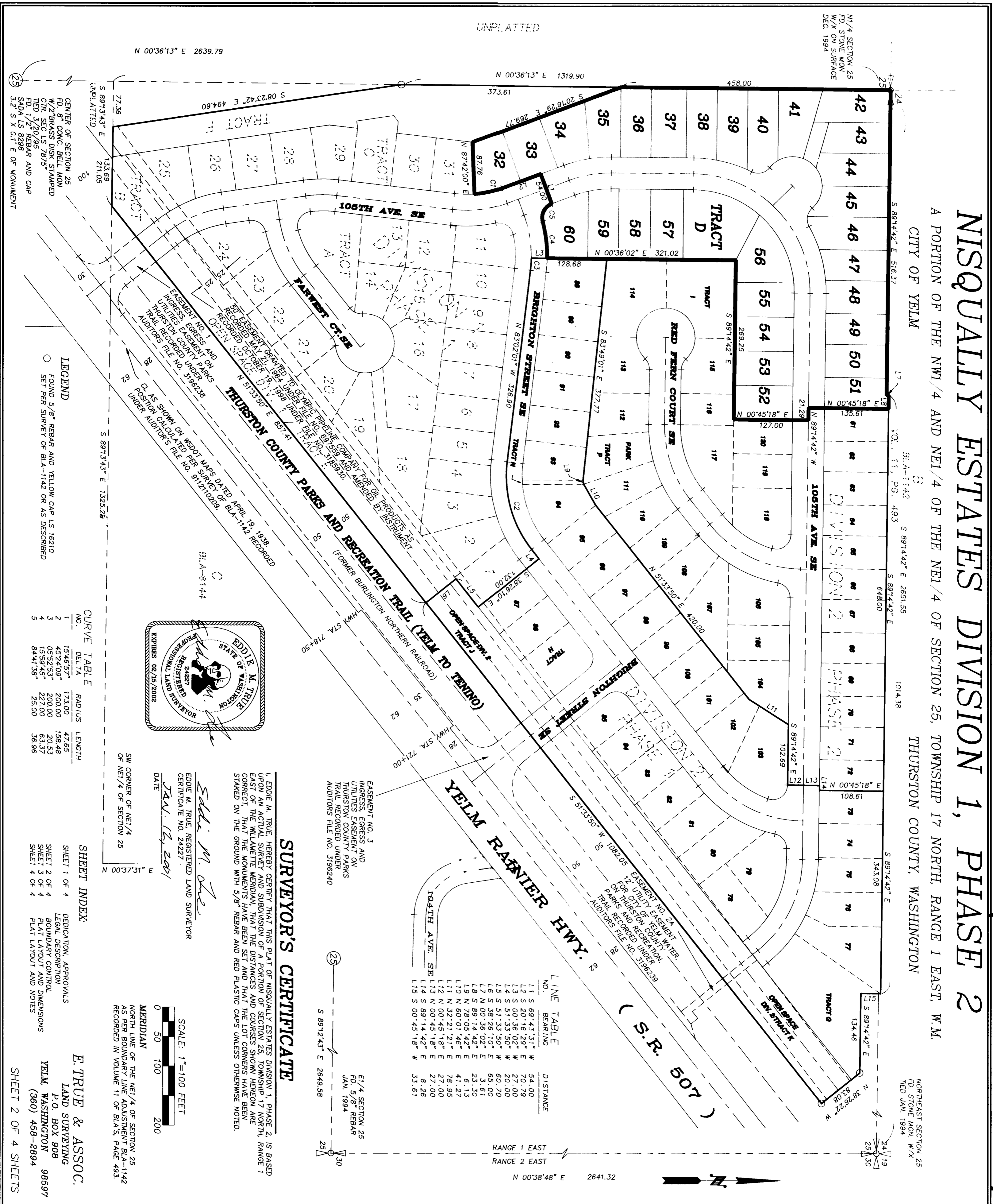
Plat # 3332087 2/4

FILE NO. **Plat #3332087 2/4**

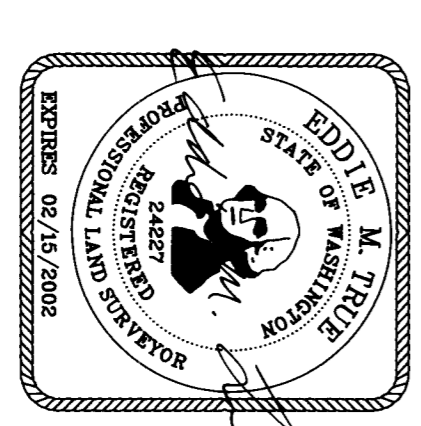
NISQUALLY ESTATES DIVISION 1, PHASE 2

A PORTION OF THE NW1/4 AND NE1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M. CITY OF YELM THURSTON COUNTY, WASHINGTON

NORTHEAST SECTION 25
FD. STONE MON. W/X
TED JAN. 1994



LINE NO.	BEARING	DISTANCE
L1	S 69°43'31" W	54.00
L2	S 20°16'29" E	70.79
L3	S 00°36'02" W	27.00
L4	S 51°33'50" W	20.00
L5	S 51°33'50" W	60.70
L6	S 38°26'10" E	65.00
L7	N 00°36'02" E	3.61
L8	S 89°14'42" E	23.30
L9	N 78°05'42" E	6.13
L10	N 60°01'46" E	41.27
L11	N 32°21'21" E	78.95
L12	N 00°45'18" E	27.00
L13	N 00°45'18" E	27.00
L14	S 89°14'42" E	8.28
L15	S 00°45'18" W	33.61



SURVEYOR'S CERTIFICATE

I, EDDIE M. TRUE, HEREBY CERTIFY THAT THIS PLAT OF NISQUALLY ESTATES DIVISION 1, PHASE 2, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT, THAT THE MONUMENTS HAVE BEEN SET AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND WITH 5/8" REBAR AND RED PLASTIC CAPS UNLESS OTHERWISE NOTED.

Eddie M. True
EDDIE M. TRUE, REGISTERED LAND SURVEYOR
CERTIFICATE NO. 24227
DATE JAN. 12, 2001

E. TRUE & ASSOC.
LAND SURVEYING
P.O. BOX 908
YELM, WASHINGTON 98697
(360) 458-2894

LEGEND
○ FOUND 5/8" REBAR AND YELLOW CAP LS 18210
○ SET PER SURVEY OF BLA-1142 OR AS DESCRIBED

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1 OF 4	DEDICATION, APPROVALS
2 OF 4	LEGAL DESCRIPTION
3 OF 4	BOUNDARY CONTROL
4 OF 4	PLAT LAYOUT AND DIMENSIONS
	PLAT LAYOUT AND NOTES

SHEET 1 OF 4 SHEETS

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH
1	154°6'57"	173.00	47.65
2	45°24'09"	200.00	158.48
3	05°52'53"	200.00	20.53
4	155°9'45"	227.00	63.37
5	84°41'36"	25.00	36.96

SHEET INDEX

SHEET 2 OF 4 SHEETS

SW CORNER OF NE1/4 OF SECTION 25
N 00°37'31" E

SCALE: 1"=100 FEET

MERIDIAN

NORTH LINE OF THE NE1/4 OF SECTION 25 AS PER BOUNDARY LINE ADJUSTMENT BLA-1142 RECORDED IN VOLUME 11 OF BLAS, PAGE 493.

UNPLATTED

9311S212

Plat # 3332087 3/4

FILE NO. Plat # 3332087 3/4

NISQUALLY ESTATES DIVISION 1, PHASE 2

A PORTION OF THE NW1/4 AND NE1/4 OF THE NE1/4 OF SECTION 25,
TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
CITY OF YELM THURSTON COUNTY, WASHINGTON

NOTES:

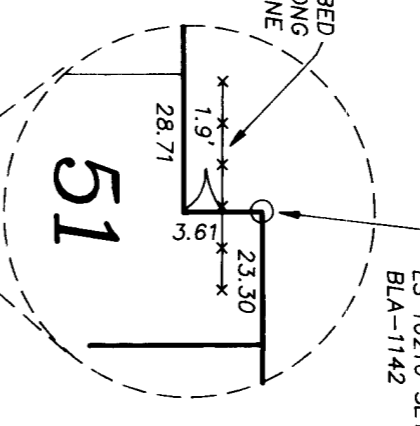
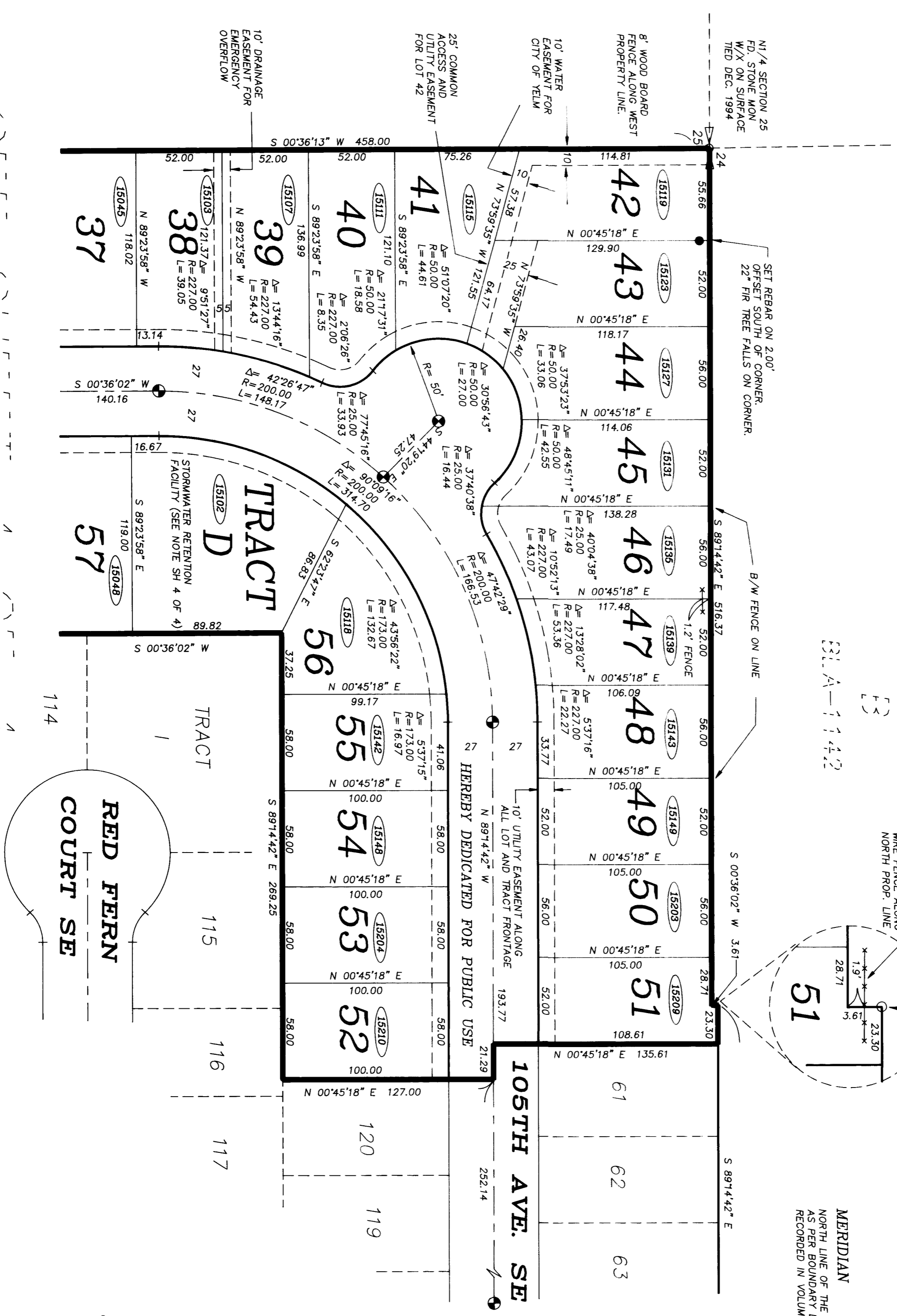
1. SET 5/8" REBAR AND RED CAP (E. TRUE LS 24227) AT ALL FRONT AND REAR LOT CORNERS EXCEPT FRONT CORNERS FALLING ON SIDEWALK ARE SET WITH LEAD AND TACK.
2. THE MONUMENT CONTROL SHOWN FOR THIS SUBDIVISION WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A SEVEN SECOND TOTAL STATION (NIKON DTM 42D). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MET THE STANDARDS OF MAC 332-130-090.

COVENANTS, RESTRICTIONS AND STANDARDS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND HEREBY PLATTED AS SAME ARE RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. _____

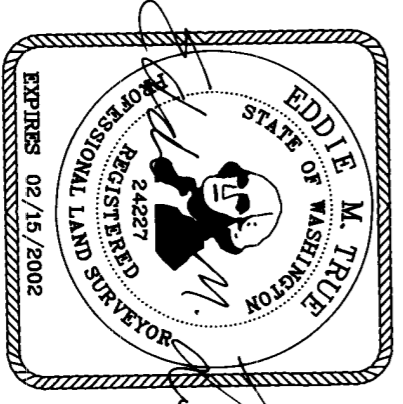
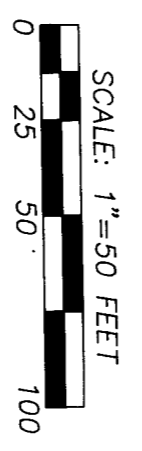
DETAIL: NTS

- SET SURFACE CONCRETE MONUMENT WITH 2.5" BRASS DISK STAMPED LS 24227
- HOUSE NUMBER OF STREET ADDRESS ALL ADDRESSES ARE YELM, WASHINGTON 98597

- (15038) MERIDIAN NORTH LINE OF THE NE1/4 OF SECTION 25 AS PER BOUNDARY LINE ADJUSTMENT BLA-1142 RECORDED IN VOLUME 11 OF BLA'S, PAGE 493.



NISQUALLY ESTATES
DIVISION 2
PHASE 2



JAN 18, 2001

E. TRUE & ASSOC.
LAND SURVEYING
P.O. BOX 908
YELM, WASHINGTON 98597
(360) 458-2894

SHEET INDEX:

- SHEET 1 OF 4 DEDICATION, APPROVALS
- SHEET 2 OF 4 LEGAL DESCRIPTION
- SHEET 3 OF 4 BOUNDARY CONTROL
- SHEET 4 OF 4 PLAT LAYOUT AND DIMENSIONS

SHEET 3 OF 4 SHEETS

9311S312

Plat # 3332087 4/4

FILE NO. Plat # 3332087 4/4

NISQUALLY ESTATES DIVISION 1, PHASE 2 A PORTION OF THE NW1/4 AND NE1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.

CITY OF YELM THURSTON COUNTY, WASHINGTON

EASEMENTS AND RESERVATIONS

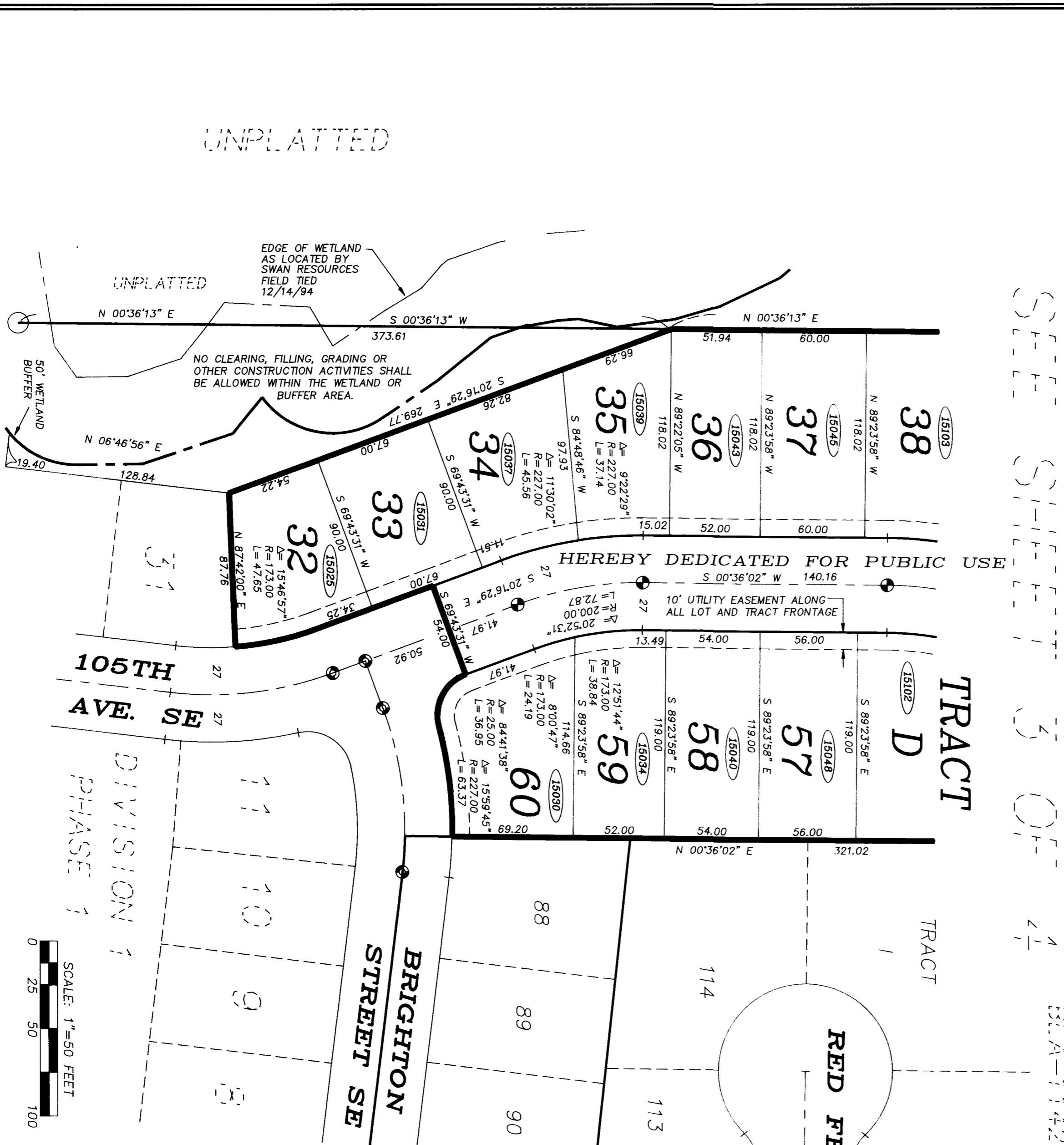
- NOTES:**
- TRACT D, STORMWATER RETENTION FACILITY, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL MAINTENANCE SHALL BE AS AGREED TO BY THE CITY OF YELM. STORMWATER FACILITIES MAINTENANCE AGREEMENT. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF YELM OVER AND UPON TRACT D FOR ACCESS AND MAINTENANCE PURPOSES FOR EMERGENCY OR DEFAULT.
 - SET 5/8" REBAR AND RED CAP (E. TRUE LS 24227) AT ALL FRONT AND REAR LOT CORNERS EXCEPT FRONT CORNERS FALLING ON SIDEWALK ARE SET WITH LEAD AND TACK.

- THE MONUMENT CONTROL SHOWN FOR THIS SUBDIVISION WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A SEVEN SECOND TOTAL STATION (NIKON DTM 420). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MET THE STANDARDS OF WAC 332-130-090.
 - ALL LOTS SHALL BE VESTED WITH A RIGHT TO HOOKUP TO SEWER AND WATER AS STATED IN CITY OF YELM RESOLUTION NO. 351.
- COVENANTS, RESTRICTIONS AND STANDARDS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND HEREBY PLATTED AS SAME ARE RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. _____

STEP SYSTEM PLAT EASEMENT PROVISIONS:
A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF YELM, ITS SUCCESSORS AND ASSIGNS, FOR OPERATIONS, MAINTENANCE, AND REPAIR OF ANY OR ALL PORTIONS OF THE SEPTIC TANK EFFLUENT PUMPS (STEP) SYSTEM INCLUDING BUT NOT RESTRICTED TO: SEPTIC TANKS, CHAMBERS, PRESSURE/GRAVITY SEWER CONNECTION LINES AND PUMP STATUS PANEL, OVER, UNDER AND THROUGH THE LAND HEREBY PLATTED. THE PURPOSE OF THE EASEMENT IS TO PROVIDE ACCESS FOR THE CITY OFFICERS AND EMPLOYEES TO THE CITY OWNED PORTION OF THE STEP SANITARY SEWER SYSTEMS. THE WIDTH OF THE EASEMENT HERIN RESERVED SHALL BE FIVE FEET EACH SIDE OF PIPE AND ELECTRICAL LINES AS CONSTRUCTED. THE WIDTH OF THE TANK EASEMENT SHALL EXTEND FIVE FEET BEYOND THE EDGES OF THE TANK. THE OWNER SHALL MAINTAIN AND IS RESPONSIBLE FOR THE HOUSE LATERAL CONNECTING THE TANK TO THE HOUSE PLUMBING AND INLET TO THE TANK CHAMBER. THE CITY OF YELM SHALL HAVE THE RIGHT TO TEMPORARILY UTILIZE SUCH AREA BEYOND THE EASEMENT AREA DESCRIBED ABOVE THAT IS NECESSARY FOR THE OPERATION, MAINTENANCE AND REPAIR ACTIVITIES ON THE STEP SYSTEM.

IT IS POSSIBLE THAT MAJOR LANDSCAPING ITEMS, E.G., SHRUBS AND TREES, WITHIN THE ABOVE EASEMENT RIGHT-OF-WAY MAY BE DAMAGED DURING THE PERFORMANCE OF OPERATION AND MAINTENANCE ACTIVITIES. THE OWNER WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGE TO SAID ITEMS IN THE CASE WHERE WORK BY THE CITY IS DONE IN A REASONABLE MANNER. THE OWNER ALSO WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGES GENERALLY WHICH ARISE FROM "ACTS OF GOD" OR OF THIRD PARTIES, NOT INVOLVING FAULT BY THE CITY OF YELM.

THIS EASEMENT SHALL BE CONSIDERED AN ENCUMBRANCE WHICH TOUCHES AND CONCERNS THE LAND ABOVE DESCRIBED, AND BINDS OWNERS, TRANSFERREES, DONEES, SUCCESSORS AND ASSIGNEES IN INTEREST IN THE SAME MANNER AS IT BINDS OWNERS HEREIN.



RED FERN COURT SE
NORTH LINE OF THE NE1/4 OF SECTION 25
AS PER BOUNDARY LINE ADJUSTMENT BLA-1142
RECORDED IN VOLUME 11 OF BLS. PAGE 493



JAN. 18, 2001

- LEGEND**
- SET SURFACE CONCRETE MONUMENT WITH 2.5" BRASS DISK STAMPED LS 24227
 - FD. SURFACE BRASS DISK SET PER PLAT OF NISQUALLY ESTATES DIV. 1 PHASE 1
 - HOUSE NUMBER OF STREET ADDRESS ALL ADDRESSES ARE YELM, WASHINGTON 98597

COVENANTS, RESTRICTIONS AND STANDARDS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND HEREBY PLATTED AS SAME ARE RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. _____

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY YELM TELEPHONE COMPANY, AND CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL LAT, CONDUIT, REMOV, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRING NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTIES WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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 TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEVISION USE OR CABLE TELEVISION SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

SHEET INDEX:

SHEET 1 OF 4	DEDICATION, APPROVALS	E. TRUE & ASSOC.
SHEET 2 OF 4	LEGAL DESCRIPTION	LAND SURVEYING
SHEET 3 OF 4	BOUNDARY CONTROL	P.O. BOX 908
SHEET 4 OF 4	PLAT LAYOUT AND DIMENSIONS	YELM, WASHINGTON 98597
		(360) 458-2894

SHEET 4 OF 4 SHEETS

9311S412

PLAT # 3332089 1/3

FILE NO. PLAT # 3332089 1/3

NISQUALLY ESTATES DIVISION 2, PHASE 2
 A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
 CITY OF YELM
 THURSTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

FIRST AMERICAN TITLE REPORT NO. 78826-1
 PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. B/LA 98-82031, AS RECORDED JANUARY 13, 1999,
 UNDER AUDITOR'S FILE NOS. 3203716 AND 3203725.
 EXCEPTING THEREFROM THAT PORTION KNOWN AS NISQUALLY ESTATES, DIVISION 2, PHASE 1,
 AS RECORDED JANUARY 22, 1999, UNDER AUDITOR'S FILE NO. 3206025, RECORDS OF THURSTON
 COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT KIRK A HARR OF HARR FAMILY HOMES, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED AND STEVEN R. ERICKSON OF CASCADE BANK, A WASHINGTON BANKING CORPORATION, AND JO McLAREN OF COLUMBIA STATE BANK, A WASHINGTON BANKING CORPORATION, AS MORGAGEES THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, SEWER EASEMENTS, ETC., OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR PUBLIC HIGHWAY 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, 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 HEREBY WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

APPROVALS

PUBLIC WORKS

EXAMINED AND APPROVED THIS 18 DAY OF January, 2001

Jim Peterson
 CITY OF YELM PUBLIC WORKS DIRECTOR

MAYOR FOR CITY OF YELM

EXAMINED AND APPROVED THIS 18 DAY OF January, 2001

BY: Kathryn M. Wiley ATTEST: Catherine Cole
 MAYOR DIRECTOR, Community Development

ASSESSOR

EXAMINED AND APPROVED THIS 19 DAY OF June, 2001

Susan Brea
 THURSTON COUNTY ASSESSOR

TREASURER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON AS OF THE DATE OF THIS CERTIFICATION HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2001

Dannagrove 1-19-2001
 THURSTON COUNTY TREASURER DATE

COUNTY AUDITOR

FILED FOR RECORD AT THE REQUEST OF CITY OF YELM
 THIS 19 DAY OF January, 2001, AT 39 MINUTES PAST
9 O'CLOCK A M. AND RECORDED UNDER AUDITOR'S FILE NUMBER
3332089 RECORDS OF THURSTON COUNTY, WASHINGTON.

Jim Weyman E. Lynette Thaxter
 THURSTON COUNTY AUDITOR DEPUTY AUDITOR

SHEET INDEX:
 SHEET 1 OF 3 DEDICATION, APPROVALS
 SHEET 2 OF 3 BOUNDARY CONTROL AND NOTES
 SHEET 3 OF 3 PLAT LAYOUT AND DIMENSIONS
 E. TRUE & ASSOC.
 LAND SURVEYING
 P.O. BOX 908
 YELM, WASHINGTON 98597
 (360) 458-2894
 SHEET 1 OF 3 SHEETS

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 COUNTY OF PIERCE } S.S.

ON THIS 9th DAY OF January, 2001, BEFORE ME PERSONALLY APPEARED KIRK A. HARR TO ME KNOW TO BE THE PRESIDENT OF HARR FAMILY HOMES, INC., A WASHINGTON CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICER THIS 9th DAY OF January, 2001.
 IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michelle M. Allen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: Tacoma
 MY COMMISSION EXPIRES: April 29, 04



Approval for Recording
City of Yelm



ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 COUNTY OF KING } S.S.

ON THIS 9th DAY OF January, 2001, BEFORE ME PERSONALLY APPEARED STEVEN R. ERICKSON TO ME KNOW TO BE THE EXECUTIVE VICE PRESIDENT OF CASCADE BANK, A WASHINGTON BANKING CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICER THIS 9th DAY OF January, 2001.
 IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michelle M. Allen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: Tacoma
 MY COMMISSION EXPIRES: April 29, 04



Approval for Recording
City of Yelm

Michelle M. Allen
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: Tacoma
 MY COMMISSION EXPIRES: April 29, 04



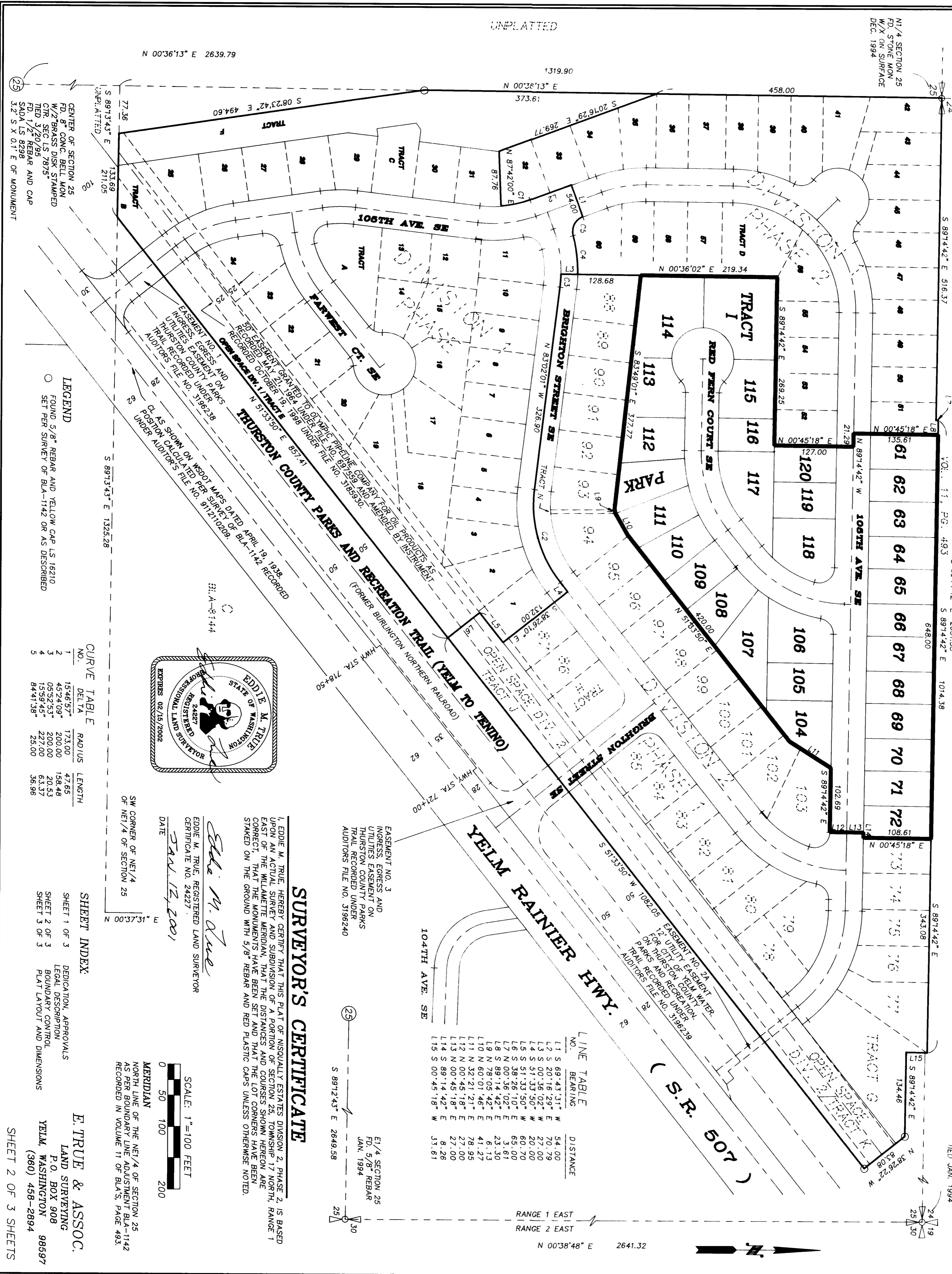
PLAT # 3332089 2/3

FILE NO. PLAT # 3332089 2/3

NISQUALLY ESTATES DIVISION 2, PHASE 2

A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M. CITY OF YELM, THURSTON COUNTY, WASHINGTON

NORTHEAST SECTION 25
FD. STONE MON. W/A
TED JAN. 1994



UNPLATTED

N 1/4 SECTION 25
FD. STONE MON.
W/A ON SURFACE
DEC. 1994

N 00°36'13" E 2639.79

1319.90
N 00°36'13" E 373.60

458.00

S 89°14'42" E 516.37

S 08°23'42" E 494.60

N 87°42'00" E 87.76

S 89°14'42" E 269.25

N 00°45'18" E 135.61

N 89°14'42" W 1014.38

S 89°14'42" E 2651.55

S 89°14'42" E 1014.38

S 89°14'42" E 648.00

N 00°45'18" E 108.61

N 89°14'42" E 343.08

S 89°14'42" E 134.46

N 89°14'42" E 582.22

N 00°36'02" E 219.34

S 89°14'42" E 269.25

N 00°45'18" E 127.00

N 89°14'42" W 21.29

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93-11522

PLAT # 3332089 3/3

FILE NO. **PLAT # 3332.089 3/3**

NISQUALLY ESTATES DIVISION 2, PHASE 2 A PORTION OF THE NW1/4 AND NE1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.

CITY OF YELM THURSTON COUNTY, WASHINGTON

EASEMENTS AND RESERVATIONS

NOTES:

- TRACT 1, STORMWATER RETENTION FACILITY AND TRACT 2, KNOWN AS THE PARK USED AS PARK AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL MAINTENANCE SHALL BE AS AGREED TO IN THE AGREEMENT. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF YELM OVER AND UPON SAID TRACT 1 AND THE PARK FOR ACCESS AND MAINTENANCE PURPOSES FOR EMERGENCY OR DEFAULT.
- SET 5/8" REBAR AND RED CAP (E. TRUE LS 24227) AT ALL FRONT AND REAR LOT CORNERS EXCEPT FRONT CORNERS FALLING ON SIDEWALK ARE SET WITH LEAD AND TACK.

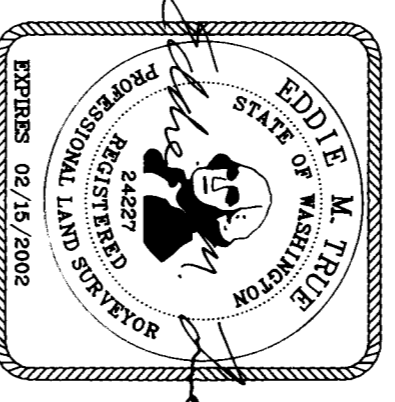
- THE MONUMENT CONTROL SHOWN FOR THIS SUBDIVISION WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A SEVEN SECOND TOTAL STATION (NIXON DTM A20). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MET THE STANDARDS OF WAC 332-130-090.
- ALL LOTS SHALL BE VESTED WITH A RIGHT TO HOOKUP TO SEWER AND WATER AS STATED IN CITY OF YELM RESOLUTION NO. 351.

COVENANTS, RESTRICTIONS AND STANDARDS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND HEREBY PLATTED AS SAME ARE RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. 3332-1142

STEP SYSTEM PLAT EASEMENT PROVISIONS:
A PERPETUAL EASEMENT IS HEREBY RESERVED TO THE CITY OF YELM, ITS SUCCESSORS AND ASSIGNS, FOR OPERATIONS, MAINTENANCE, AND REPAIR OF ANY OR ALL PORTIONS OF THE SEPTIC TANK EFFLUENT PUMPS (STEP) SYSTEM INCLUDING BUT NOT RESTRICTED TO, SEPTIC TANKS, CHAMBERS, PRESSURE/GRAVITY SEWER CONNECTION LINES AND PUMP STATUS PANEL, OVER, UNDER AND THROUGH THE LAND HEREBY PLATTED TO THE PURPOSE OF THE EASEMENT IS TO PROVIDE ACCESS FOR THE CITY OFFICERS AND EMPLOYEES TO THE CITY OWNED PORTION OF THE STEP SANITARY SEWER SYSTEMS. THE WIDTH OF THE EASEMENT HEREIN RESERVED SHALL BE FIVE FEET EACH SIDE OF PIPE AND ELECTRICAL LINES AS CONSTRUCTED. THE WIDTH OF THE TANK EASEMENT SHALL EXTEND FIVE FEET BEYOND THE EDGES OF THE TANK. THE OWNER SHALL MAINTAIN AND INLET TO THE TANK CHAMBER. THE CITY OF YELM SHALL HAVE THE RIGHT TO TEMPORARILY UTILIZE SUCH AREA BEYOND THE EASEMENT AREA DESCRIBED ABOVE THAT IS NECESSARY FOR THE OPERATION, MAINTENANCE AND REPAIR ACTIVITIES ON THE STEP SYSTEM.

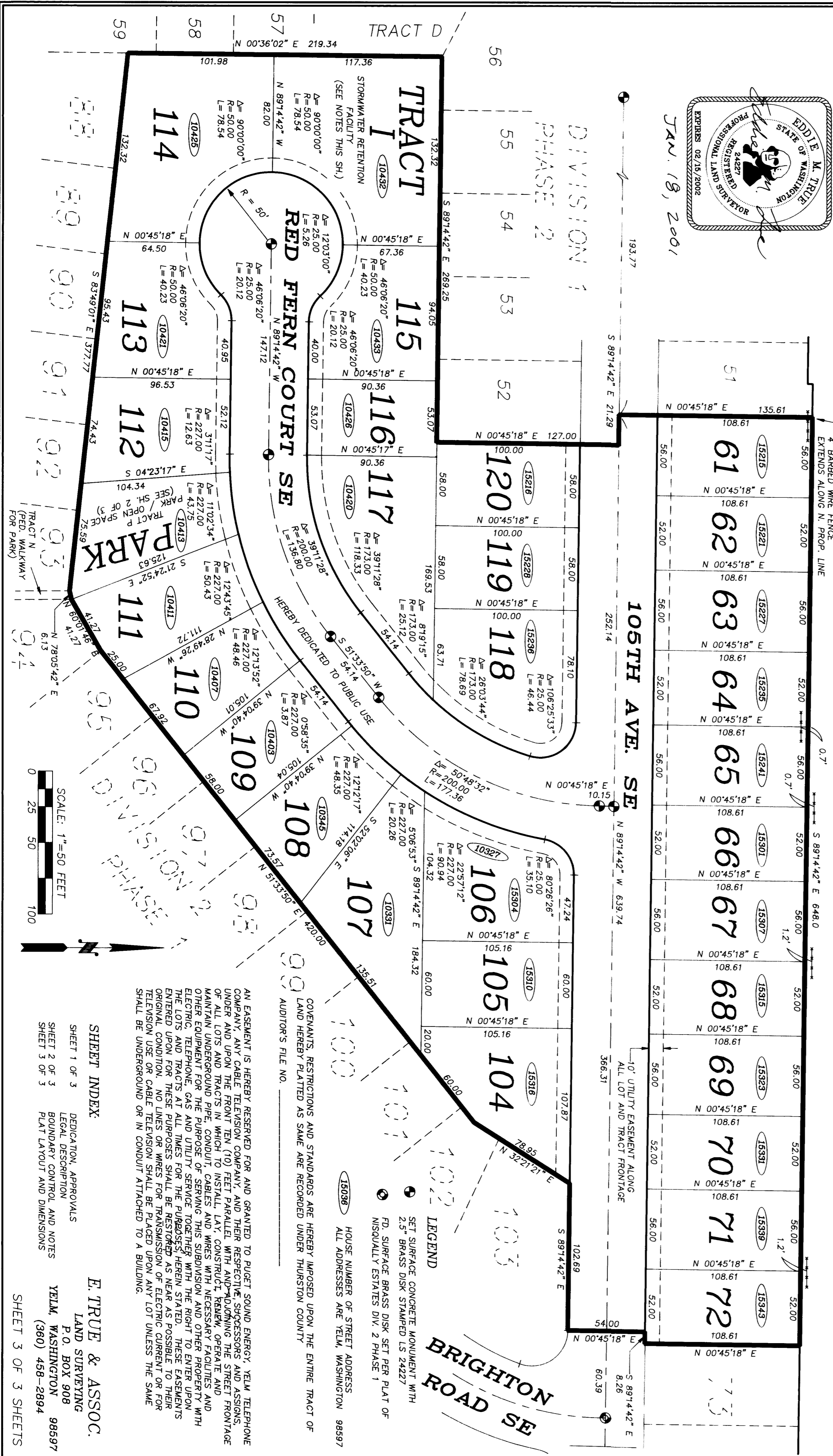
IT IS POSSIBLE THAT MAJOR LANDSCAPING ITEMS, E.G., SHRUBS AND TREES, WITHIN THE ABOVE EASEMENT RIGHT-OF-WAY MAY BE DAMAGED DURING THE PERFORMANCE OF OPERATION AND MAINTENANCE ACTIVITIES. THE OWNER WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGE TO SAID ITEMS IN THE CASE WHERE WORK BY THE CITY IS DONE IN A REASONABLE MANNER. THE OWNER ALSO WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGES GENERALLY WHICH ARISE FROM "ACTS OF GOD" OR OF THIRD PARTIES, NOT INVOLVING FAULT BY THE CITY OF YELM.

THIS EASEMENT SHALL BE CONSIDERED AN ENCUMBRANCE WHICH TOUCHES AND CONCERNS THE LAND ABOVE DESCRIBED, AND BINDS OWNERS, TRANSFERREES, DONEES, SUCCESSORS AND ASSIGNEES IN INTEREST IN THE SAME MANNER AS IT BINDS OWNERS HEREIN.



JAN 18, 2001

MERIDIAN
NORTH LINE OF THE NE1/4 OF SECTION 25
AS PER BOUNDARY LINE ADJUSTMENT BLA-1142
RECORDED IN VOLUME 11 OF B.L.A.S, PAGE 493



LEGEND
 SET SURFACE CONCRETE MONUMENT WITH 2.5" BRASS DISK STAMPED LS 24227
 FD. SURFACE BRASS DISK SET PER PLAT OF NISQUALLY ESTATES DIV. 2 PHASE 1
 HOUSE NUMBER OF STREET ADDRESS
 ALL ADDRESSES ARE YELM, WASHINGTON 98597

COVENANTS, RESTRICTIONS AND STANDARDS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND HEREBY PLATTED AS SAME ARE RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. _____

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY YELM TELEPHONE COMPANY ANY CABLE TELEVISION (C/O) AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND PIPE CONDUIT, CABLES AND WIRES WITH NECESSARY EQUIPMENT AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESPONSIBLE AS FEASIBLE FOR THE ORIGINAL CONDITION AND LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEVISION USE OR CABLE TELEVISION SHALL BE FLAGGED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

SHEET INDEX
 SHEET 1 OF 3 DEDICATION, APPROVALS
 SHEET 2 OF 3 LEGAL DESCRIPTION
 SHEET 3 OF 3 BOUNDARY CONTROL AND NOTES
 PLAT LAYOUT AND DIMENSIONS

E. TRUE & ASSOC.
 LAND SURVEYING
 P. O. BOX 908
 YELM, WASHINGTON 98597
 (360) 458-2894

PLAT 3206025

Plat

FILE NO. 3206025 (1)

NISQUALLY ESTATES DIVISION 2, PHASE 1
 A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
 CITY OF YELM
 THURSTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

PACIFIC NORTHWEST TITLE ORDER NO. 107049

PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA 98-8203YL, RECORDED JANUARY 13, 1999, UNDER AUDITOR'S FILE NOS. 3203716 AND 3203725, IN THURSTON COUNTY, WASHINGTON.



DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT KIRK A HARR OF HARR FAMILY HOMES, INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND STEVEN R. BRACKEN OF CASCADE BANK, A WASHINGTON BANKING CORPORATION, AND MARK J. CARPENTER AND LINDA C. CARPENTER, HUSBAND AND WIFE, AND J. PAUL STEADMAN OF STEADMAN LIMITED PARTNERSHIP NUMBER 1983, WASHINGTON LIMITED PARTNERSHIP, AS MORTGAGEES THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, SENIOR EASEMENTS ETC. OR WHATSOEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR PUBLIC HIGHWAY 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, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE ALTHOUGH THE STREETS OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE HEREBY WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

APPROVALS

PUBLIC WORKS

EXAMINED AND APPROVED THIS 14TH DAY OF JANUARY, 1999

[Signature]
 CITY OF YELM PUBLIC WORKS DIRECTOR

HEALTH OFFICER

EXAMINED AND APPROVED THIS 14TH DAY OF JANUARY, 1999

[Signature]
 APPROVED
 CITY OF YELM
 Kelly A. Boudry, City of Yelm

MAYOR FOR CITY OF YELM

EXAMINED AND APPROVED THIS 13 DAY OF JANUARY, 1999

BY: *[Signature]* ATTEST: *[Signature]*
 MAYOR CITY CLERK

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 COUNTY OF PIERCE } S.S.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 2ND DAY OF NOV, 1998

[Signature]
 KIRK A HARR

[Signature]
 STEVEN R. BRACKEN

[Signature]
 MARK J. CARPENTER

[Signature]
 LINDA C. CARPENTER

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 COUNTY OF PIERCE } S.S.

ON THIS 2ND DAY OF NOVEMBER, 1998, BEFORE ME PERSONALLY APPEARED KIRK A. HARR TO ME KNOWN TO BE THE PRESIDENT OF HARR FAMILY HOMES, INC., A WASHINGTON CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICER THIS 2ND DAY OF NOVEMBER, 1998.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: TACOMA
 MY COMMISSION EXPIRES: 8/22-99



ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
 COUNTY OF PIERCE } S.S.

ON THIS 2ND DAY OF NOVEMBER, 1998, BEFORE ME PERSONALLY APPEARED STEVEN R. BRACKEN TO ME KNOWN TO BE THE EXECUTIVE VICE PRESIDENT OF CASCADE BANK, A WASHINGTON BANKING CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: TACOMA
 MY COMMISSION EXPIRES: 8/22-99



TREASURER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON AS OF THE DATE OF THIS CERTIFICATION HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 1999

[Signature]
 THURSTON COUNTY TREASURER
 DATE 12/1/99

COUNTY AUDITOR

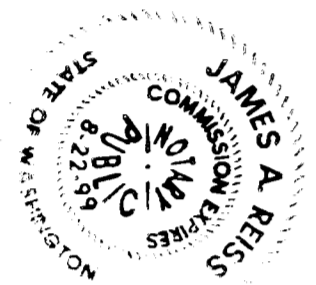
FILED FOR RECORD AT THE REQUEST OF CITY OF YELM
 THIS 22 DAY OF JANUARY, 1999, AT 49 MINUTES PAST
9 O'CLOCK A M. AND RECORDED UNDER AUDITOR'S FILE NUMBER
3206025 RECORDS OF THURSTON COUNTY, WASHINGTON.

[Signature]
 BY: *[Signature]*
 DEPUTY AUDITOR

E. TRUE & ASSOC.
 LAND SURVEYING
 P.O. BOX 908
 YELM, WASHINGTON 98597
 (360) 458-2894

SHEET 1 OF 4
 SHEET 2 OF 4
 SHEET 3 OF 4
 SHEET 4 OF 4

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: TACOMA
 MY COMMISSION EXPIRES: 8/22-99



[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: TACOMA
 MY COMMISSION EXPIRES: 8/22-99

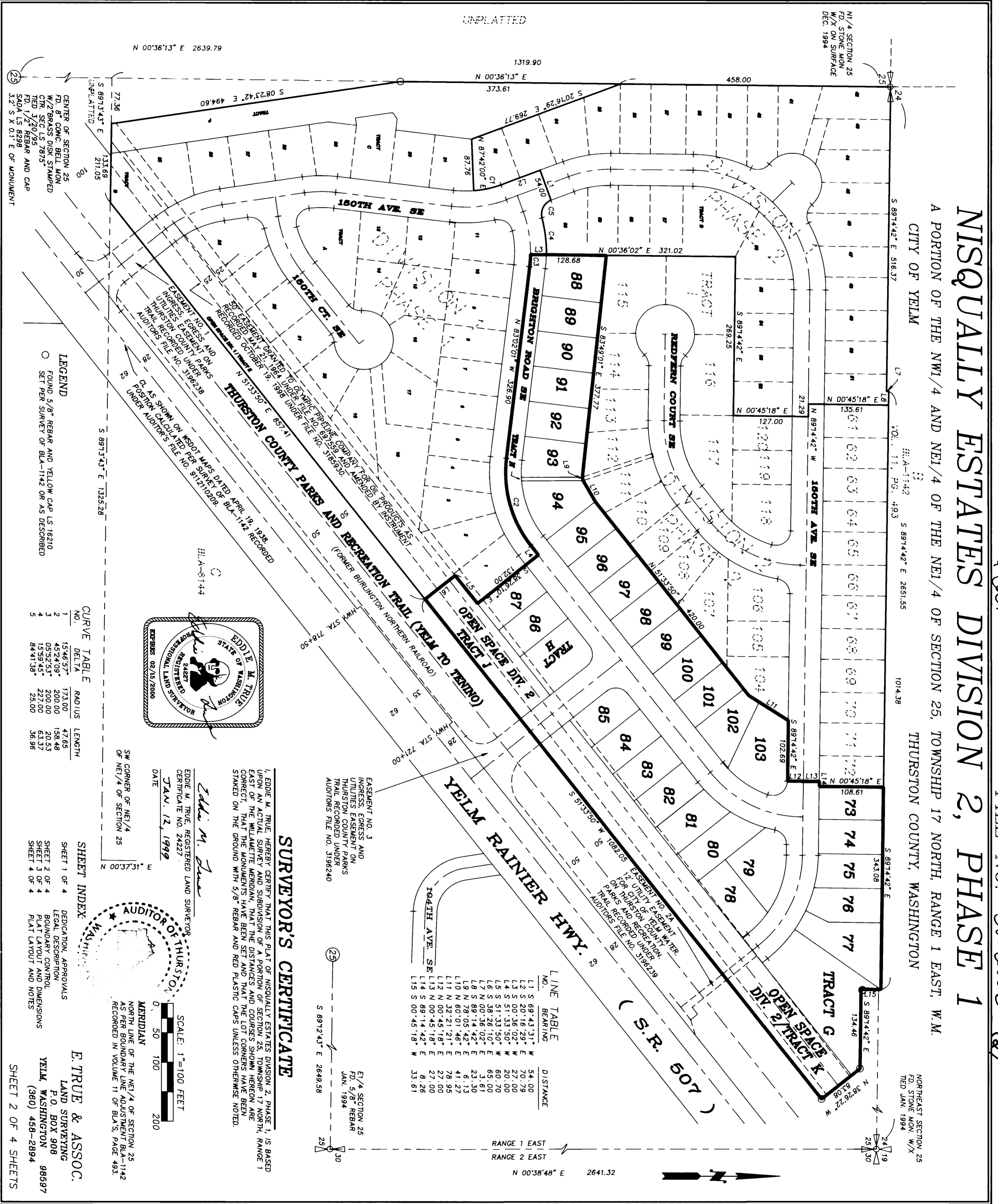


PLAT 3206025 (2)

FILE NO. 3206025 (2)

NISQUALLY ESTATES DIVISION 2, PHASE 1

A PORTION OF THE NW1/4 AND NE1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
CITY OF YELM
THURSTON COUNTY, WASHINGTON

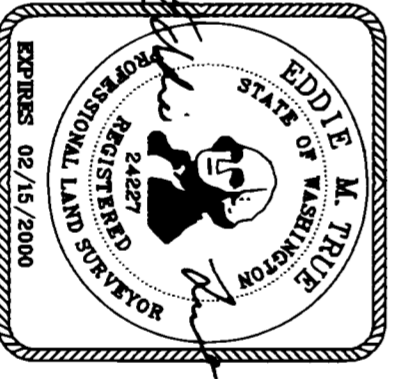


LINE TABLE

NO.	BEARING	DISTANCE
L1	S 69°43'31" W	54.00
L2	S 20°16'29" E	70.79
L3	S 07°36'02" E	27.00
L4	S 51°33'50" W	20.00
L5	S 51°33'50" W	60.70
L6	S 38°26'10" E	65.00
L7	N 00°36'02" E	3.61
L8	S 89°14'42" E	23.30
L9	N 78°05'42" E	6.13
L10	N 60°01'46" E	41.27
L11	N 32°21'21" E	78.95
L12	N 00°45'18" E	27.00
L13	N 00°45'18" E	27.00
L14	S 89°14'42" E	8.26
L15	S 00°45'18" W	33.61

SURVEYOR'S CERTIFICATE

I, Eddie M. True, hereby certify that this plat of Nisqually Estates Division 2, Phase 1, is based upon an actual survey and subdivision of a portion of Section 25, Township 17 North, Range 1 East of the Willamette Meridian. That the distances and courses shown hereon are correct. That the monuments have been set and that the lot corners have been staked on the ground with 5/8" rebar and red plastic caps unless otherwise noted.



Eddie M. True
 Registered Land Surveyor
 Certificate No. 24227
 Date: Jan. 12, 1999

SW CORNER OF NE1/4 OF NE1/4 OF SECTION 25



SCALE: 1"=100 FEET
 NORTH LINE OF THE NE1/4 OF SECTION 25 AS PER BOUNDARY LINE ADJUSTMENT BLA-1142 RECORDED IN VOLUME 11 OF BLAS, PAGE 493.

E. TRUE & ASSOC.
 LAND SURVEYING
 P.O. BOX 908
 YELM, WASHINGTON 98597
 (360) 458-2894

LEGEND
 ○ FOUND 5/8" REBAR AND YELLOW CAP LS 16210 SET PER SURVEY OF BLA-1142 OR AS DESCRIBED

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
1	15°46'57"	173.00	47.65
2	45°24'09"	200.00	158.48
3	05°52'53"	200.00	20.53
4	15°59'45"	227.00	63.37
5	84°41'38"	25.00	36.96

SHEET INDEX

SHEET	DESCRIPTION
SHEET 1 OF 4	DEDICATION, APPROVALS
SHEET 2 OF 4	LEGAL DESCRIPTION
SHEET 3 OF 4	BOUNDARY CONTROL
SHEET 4 OF 4	PLAT LAYOUT AND DIMENSIONS

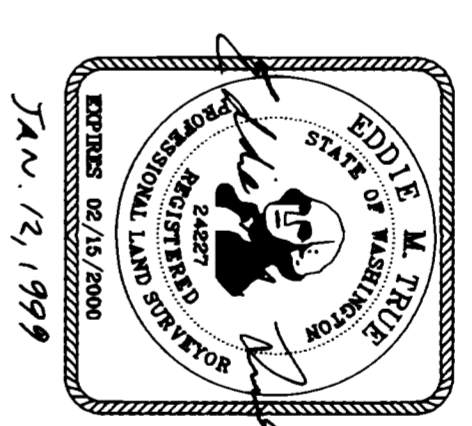
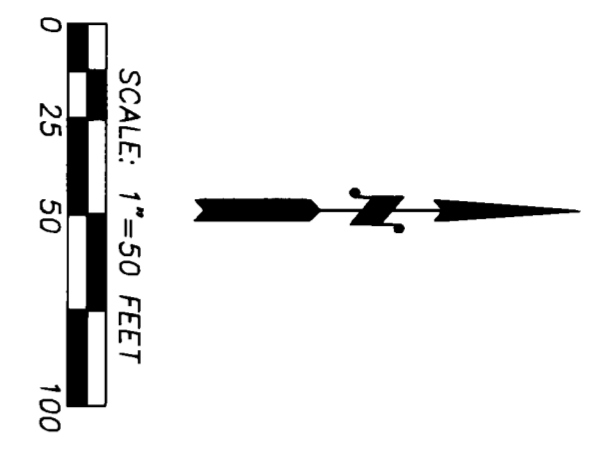
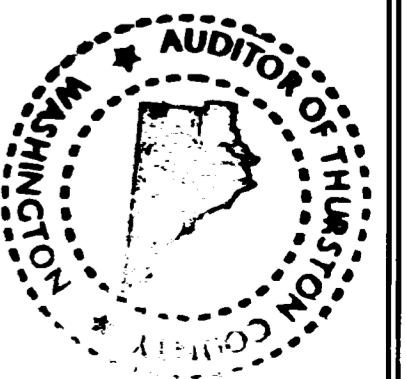
SHEET 2 OF 4 SHEETS

PLAT 3206025 (3)

PLAT

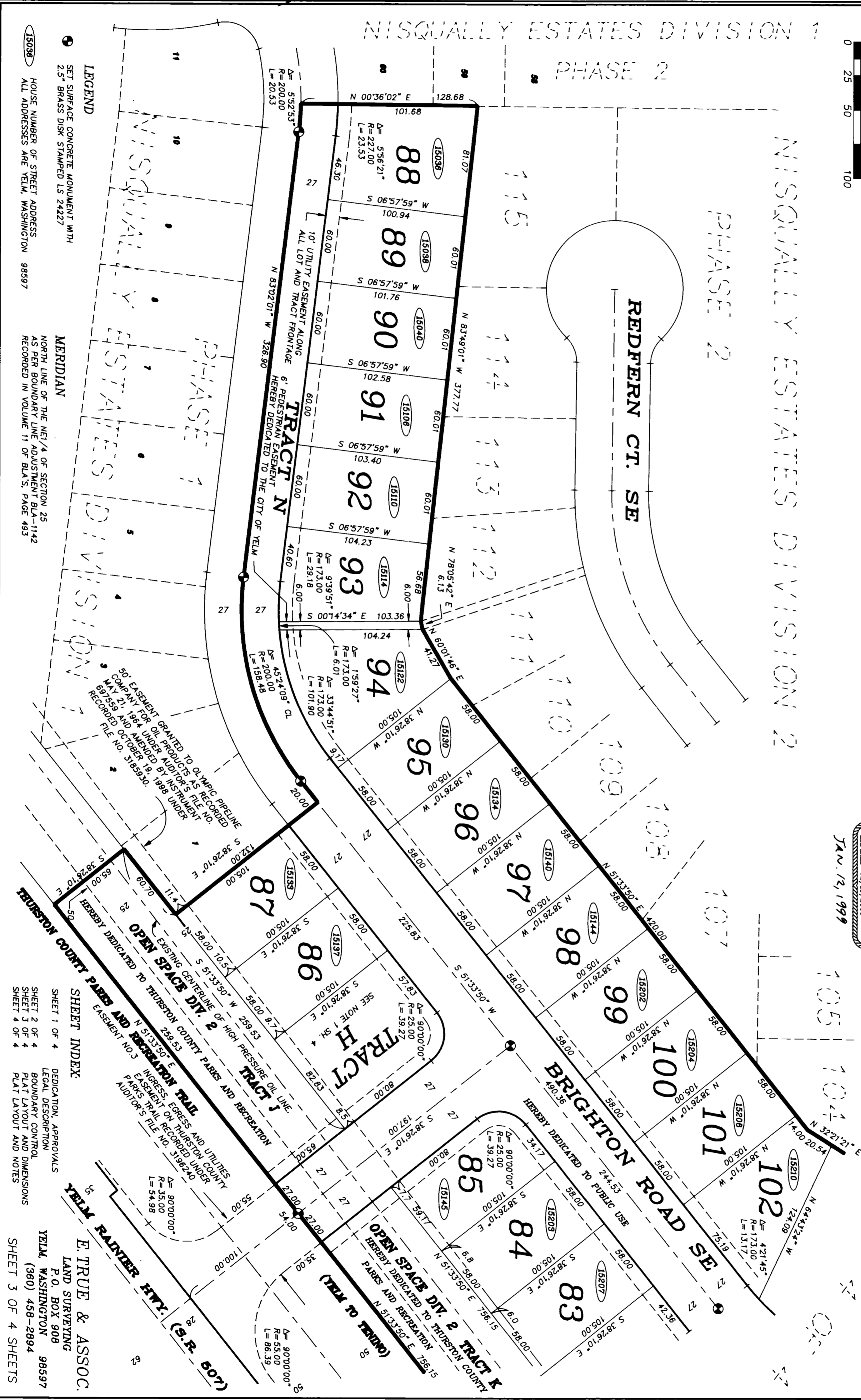
FILE NO. 3206025 (3)

NISQUALLY ESTATES DIVISION 2, PHASE 1
 A PORTION OF THE NW1/4 AND NE1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
 CITY OF YELM
 THURSTON COUNTY, WASHINGTON



NISQUALLY ESTATES DIVISION 1
 PHASE 2

NISQUALLY ESTATES DIVISION 2
 PHASE 2



LEGEND
 SET SURFACE CONCRETE MONUMENT WITH 2.5\"/>

MERIDIAN
 NORTH LINE OF THE NE1/4 OF SECTION 25 AS PER BOUNDARY LINE ADJUSTMENT BLA-1142 RECORDED IN VOLUME 11 OF B.L.A.'S, PAGE 493

SHEET INDEX:
 SHEET 1 OF 4 DEDICATION, APPROVALS
 SHEET 2 OF 4 LEGAL DESCRIPTION
 SHEET 3 OF 4 BOUNDARY CONTROL
 SHEET 4 OF 4 PLAT LAYOUT AND DIMENSIONS

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 LAND SURVEYING
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 YELM, WASHINGTON 98597
 (360) 458-2894

PLAT 3206025 (4)

04

FILE NO. 3206025 (4)

NISQUALLY ESTATES DIVISION 2, PHASE 1 EASEMENTS AND RESERVATIONS

A PORTION OF THE NW1/4 AND NE1/4 OF THE NE1/4 OF SECTION 25,
TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
CITY OF YELM THURSTON COUNTY, WASHINGTON

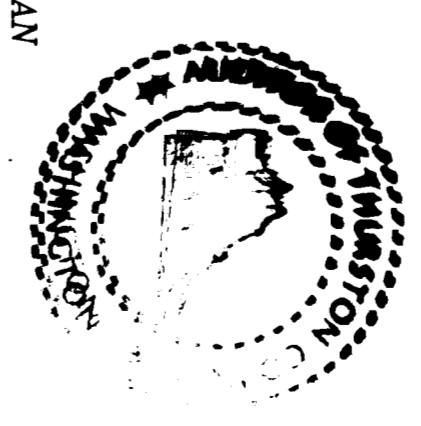
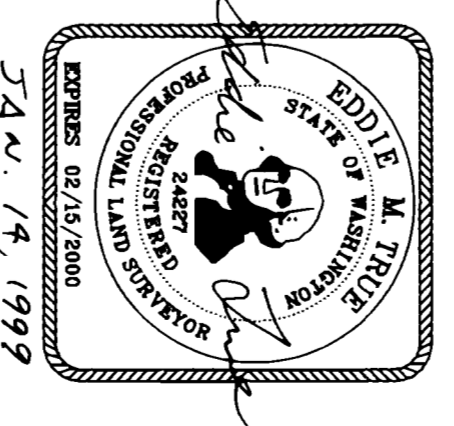
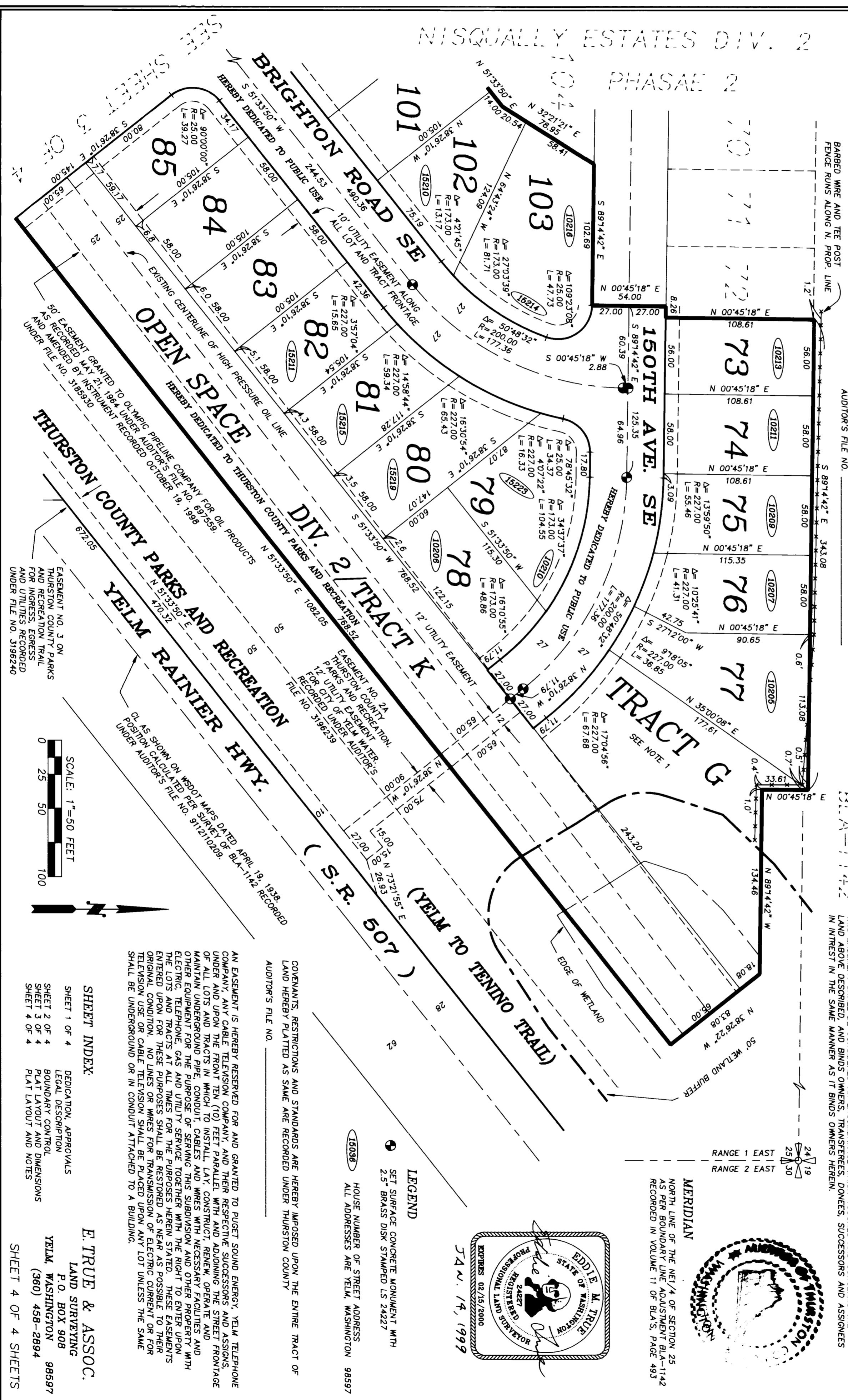
- NOTES:**
- TRACTS G AND H, STORMWATER RETENTION FACILITIES, SHALL BE OWNED AND MAINTAINED BY ALL LOT OWNERS IN COMMON. ALL MAINTENANCE SHALL BE AS AGREED TO BY THE CITY OF YELM STORMWATER FACILITIES MAINTENANCE AGREEMENT. ALL LOTS SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE OWNERSHIP OF SAID TRACTS G AND H AND SUCH INTEREST SHALL BE STATED IN THE DEED TO EACH LOT. AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF YELM OVER AND UPON TRACTS G AND H FOR ACCESS AND MAINTENANCE PURPOSES FOR EMERGENCY OR DEFAULT.
 - SET 5/8" REBAR AND RED CAP (E. TRUE L.S. 24227) AT ALL FRONT AND REAR LOT CORNERS EXCEPT FRONT CORNERS FALLING ON SIDEWALK ARE SET WITH LEAD AND TACK.

- THE MONUMENT CONTROL SHOWN FOR THIS SUBDIVISION WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A SEVEN SECOND TOTAL STATION (NIKON DTM A20). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MET THE STANDARDS OF WAC 332-130-090.
- ALL LOTS SHALL BE VESTED WITH A RIGHT TO HOOKUP TO SEWER AND WATER AS STATED IN CITY OF YELM RESOLUTION NO. 351.
- TRACTS J AND K, OPEN SPACE, ARE HEREBY DEDICATED TO THURSTON COUNTY PARKS AND RECREATION DEPARTMENT. TRACTS J AND K ARE DEDICATED FOR PARKS AND RECREATION USE ONLY. COVENANTS, RESTRICTIONS AND STANDARDS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND HEREBY PLATTED AS SAME ARE RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. _____

STEP SYSTEM PLAT EASEMENT PROVISIONS:
A PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF YELM, ITS SUCCESSORS AND ASSIGNS, FOR OPERATIONS, MAINTENANCE, AND REPAIR OF ANY OR ALL PORTIONS OF THE SEPTIC TANK EFFLUENT PUMPS (STEP) SYSTEM INCLUDING BUT NOT RESTRICTED TO: SEPTIC TANKS, CHAMBERS, PRESSURE/GRAVITY SEWER CONNECTION LINES AND PUMP STATUS PANEL, OVER, UNDER AND THROUGH THE LAND HEREBY PLATTED. THE PURPOSE OF THE EASEMENT IS TO PROVIDE ACCESS FOR THE CITY OFFICERS AND EMPLOYEES TO THE CITY OWNED PORTION OF THE STEP SANITARY SEWER SYSTEMS. THE WIDTH OF THE EASEMENT HEREIN RESERVED SHALL BE FIVE FEET EACH SIDE OF PIPE AND ELECTRICAL LINES AS CONSTRUCTED. THE WIDTH OF THE TANK EASEMENT SHALL EXTEND FIVE FEET BEYOND THE EDGES OF THE TANK. THE OWNER SHALL MAINTAIN AND INLET TO THE TANK CHAMBER. THE CITY OF YELM SHALL HAVE THE RIGHT TO TEMPORARILY UTILIZE SUCH AREA BEYOND THE EASEMENT AREA DESCRIBED ABOVE THAT IS NECESSARY FOR THE OPERATION, MAINTENANCE AND REPAIR ACTIVITIES ON THE STEP SYSTEM.

IT IS POSSIBLE THAT MAJOR LANDSCAPING ITEMS, E.G., SHRUBS AND TREES, WITHIN THE ABOVE EASEMENT RIGHT-OF-WAY MAY BE DAMAGED DURING THE PERFORMANCE OF OPERATION AND MAINTENANCE ACTIVITIES. THE OWNER WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGE TO SAID ITEMS IN THE CASE WHERE WORK BY THE CITY IS DONE IN A REASONABLE MANNER. THE OWNER ALSO WAIVES ANY CLAIM AGAINST THE CITY FOR DAMAGES GENERALLY WHICH ARISE FROM "ACTS OF GOD" OR OF THIRD PARTIES, NOT INVOLVING FAULT BY THE CITY OF YELM.

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LEGEND

- SET SURFACE CONCRETE MONUMENT WITH 2.5" BRASS DISK STAMPED L.S. 24227
- HOUSE NUMBER OF STREET ADDRESS
- ALL ADDRESSES ARE YELM, WASHINGTON 98597

COVENANTS, RESTRICTIONS AND STANDARDS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND HEREBY PLATTED AS SAME ARE RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NO. _____

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUECT SOUND ENERGY, YELM TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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 TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEVISION USE OR CABLE TELEVISION SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

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