

MUTUAL MATERIALS
BINDING SITE PLAN
MERIDIAN CAMPUS, LACEY, WASHINGTON
~ PREPARED FOR ~
VICWOOD MERIDIAN PARTNERSHIP

BS7990003L4

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, VICWOOD MERIDIAN PARTNERSHIP, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN THEREON.

Richard E. Cobb
RICHARD E. COBB, VICE PRESIDENT-DEVELOPMENT
VICWOOD MERIDIAN PARTNERSHIP,
A WASHINGTON GENERAL PARTNERSHIP

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 20th DAY OF April, 1999.
SIGNED AND SEALED IN THE PRESENCE OF

ACKNOWLEDGMENT

COUNTY OF Thurston)
THIS IS TO CERTIFY THAT ON THIS 30th DAY OF MAY, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED RICHARD E. COBB, TO ME KNOWN TO BE THE VICE PRESIDENT-DEVELOPMENT OF VICWOOD MERIDIAN PARTNERSHIP, A WASHINGTON GENERAL PARTNERSHIP THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT, WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC
State of Washington
Leonette Walters
LEONETTE WALTERS
Commission Expires March 1, 2003

Leonette Walters
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING IN Lacey
MY COMMISSION EXPIRES: 3-1-2003

LEGAL DESCRIPTION

LOT 4 OF COMMERCE PLACE PHASE TWO, BINDING SITE PLAN
AS RECORDED UNDER AUDITOR'S FILE NO. 3183427, RECORDS
OF THURSTON COUNTY, WASHINGTON.
SITUATE IN THE CITY OF LACEY, THURSTON COUNTY, WASHINGTON.

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 THE VICWOOD
MERIDIAN PARTNERSHIP IN MARCH, 1999.

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS
BASED UPON AN ACTUAL SURVEY AND THAT THE
DISTANCES AND COURSES SHOWN HEREON ARE
CORRECT; THAT THE LOT CORNERS HAVE BEEN
STAKED ON THE GROUND.

Blair E. Prigge
BLAIR E. PRIGGE, PLS REGISTRATION #29278

INSTRUMENT USED: LIETZ SET 3 TOTAL STATION.
CLOSED LOOP TRAVERSE
FINAL SURVEY MEETS OR EXCEEDS THE REQUIREMENTS
OF WAC 332-130-090.

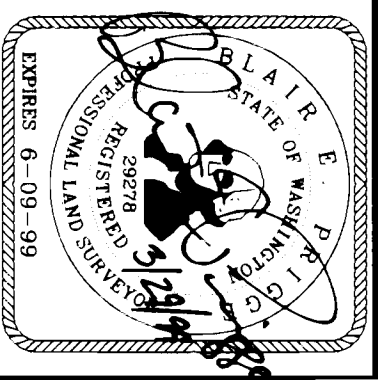
AUDITOR'S CERTIFICATE

Filed for record this 2 day of April, 1999, at
10:18 AM and recorded under file No. 3221680

At the request of BLAIR E. PRIGGE
Sam Reed
THURSTON COUNTY AUDITOR DEPUTY

NOTE

THE LOT WITHIN THIS BINDING SITE PLAN MUST
CONFORM TO THE COVENANTS, CONDITIONS, AND
RESTRICTIONS OF THE MERIDIAN CAMPUS COMMERCIAL
OWNERS ASSOCIATION.



MERIDIAN CAMPUS COMMERCIAL
OWNERS ASSOCIATION
SEE FOLLOWING DOCUMENTS:
1. VOL. 2075, PAGES 98-113
2. VOL. 2075, PAGES 178-224
3. VOL. 2106, PAGES 955-960
4. VOL. 2106, PAGES 964-969



Approved for Recording
Candice Chandler 4/2/99

APPROVALS

ASSESSOR
EXAMINED AND APPROVED THIS 2 DAY OF April, 1999.
Barbara Helander
THURSTON COUNTY ASSESSOR

TREASURER
I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY
PAID TO AND INCLUDING THE YEAR 1998 (S)
Donald G. Lane
THURSTON COUNTY TREASURER

CITY PLANNER
EXAMINED AND APPROVED THIS 2 DAY OF April, 1999.
Candice Chandler
CITY PLANNER

COMMUNITY FACILITIES DISTRICT

ALL LAND AREA WITHIN THE BOUNDARIES OF THIS BINDING SITE PLAN IS
WITHIN A COMMUNITY FACILITIES DISTRICT OF THE CITY OF LACEY AND ALL
SALABLE LOTS ARE SUBJECT TO ALL SERVICE FEES AND CHARGES
WHICH MAY BE LEVIED BY THE CITY OF LACEY FOR THE MAINTENANCE,
OPERATION AND IMPROVEMENT OF COMMUNITY FACILITIES AND FOR
LIENS FOR ANY UNPAID SERVICE FEES OR CHARGES.

ENVIRONMENTAL HEALTH NOTES

1. ANY DEVELOPMENT OF WELLS FOR PROCESS WATER MUST BE PRECEDED BY A WELL SITE INSPECTION AND APPROVED BY THURSTON COUNTY ENVIRONMENTAL HEALTH.
2. THE NEED FOR PRETREATMENT OF SEWAGE MUST BE ASSESSED BY THE CITY OF LACEY PRIOR TO ISSUANCE OF BUILDING PERMITS OR CHANGE OF USE.
3. THERE SHALL BE NO ON-SITE DISPOSAL OF CHEMICALS; ALL FACILITIES UTILIZING HAZARDOUS, DANGEROUS CHEMICALS OR CLASSIFIED SMALL WASTE GENERATORS MUST BE REVIEWED AND APPROVED BY WASHINGTON STATE DOE AND/OR THURSTON COUNTY ENVIRONMENTAL HEALTH.

HORIZONTAL DATUM

THE PLAT OF COMMERCE PLACE P.L.D. AS RECORDED UNDER
AUDITOR'S FILE NO. 9403010120, VOLUME 26
OF PLATS, PAGE 143, RECORDS OF THURSTON
COUNTY, WASHINGTON.
SITUATE IN THE CITY OF LACEY, THURSTON COUNTY, WASHINGTON.

NOTE

THIS BINDING SITE PLAN IS BASED UPON THE
SECTION SUBDIVISION INFORMATION SHOWN ON
THE PLAT OF COMMERCE PLACE P.L.D. AS RECORDED UNDER
AUDITOR'S FILE NO. 9403010120, VOLUME 26
OF PLATS, PAGE 143, RECORDS OF THURSTON
COUNTY, WASHINGTON.



RCA/HUITT-ZOLLARS

Land Planning Civil Engineering Landscape Architecture Surveying Environmental Services			
221 South 28th Street Tacoma, Wa 98402 Phone (253)627-9131 Fax (253)627-4730 www.huittz-zollars.com			
drafted	M.P.R.	checked	B.E.P.
date	03-24-99	job no.	15-0224-01
scale	1" = 100'	dwg #	X224SBS1

Index Data - SEC 1, T 18N, R 1W, W.M.	SW 1/4 OF THE SW 1/4,
BINDING SITE PLAN	
FOR	
VICWOOD MERIDIAN PARTNERSHIP	
A WASHINGTON GENERAL PARTNERSHIP	
CITY OF LACEY, THURSTON CO., WASHINGTON	

SHT	1
OF	2

0821480

VICWOOD MERIDIAN PARTNERSHIP

~ PREPARED FOR ~

CAMPUS, LACEY, WASHINGTON

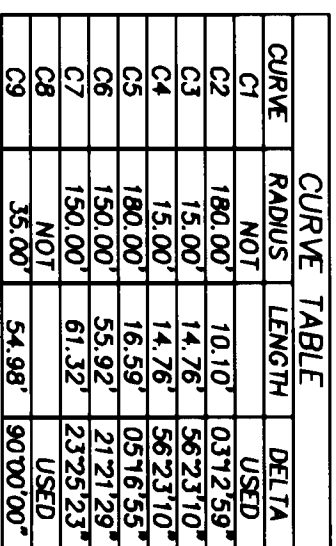
MERIDIAN

EXISTING 24' WIDE TYPICAL EASEMENT FOR:
A) 10' UTILITY/LANDSCAPE EASEMENT
B) 24' LANDSCAPE/SIDEWALK/MAINTENANCE EASEMENT

2. EXISTING 10' WIDE EASEMENT FOR UTILITIES/LANDSCAPING.
3. EXISTING 10' WIDE EASEMENT FOR UTILITIES/LANDSCAPING.
4. EXISTING 15' WIDE CITY OF LAKE STORM DRAINAGE EASEMENT.
5. EXISTING 10' WIDE PUGET SOUND ENERGY EASEMENT FOR UTILITIES.

NOTES

- 1) PRIOR TO THE DEVELOPMENT OF LOT 1 AND 2, ACCESS TO A PUBLIC STREET MUST BE PROVIDED AND APPROVED BY THE CITY OF LACY DEPARTMENT OF PUBLIC WORKS. ALL ASSOCIATED COSTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND OR PROPERTY OWNER.
- 2) A TRAFFIC GENERATION WORKSHEET SHALL BE SUBMITTED TO LACY DEPARTMENT FOR PUBLIC WORKS WITH EACH APPLICATION FOR DEVELOPMENT. ANY TRAFFIC MITIGATION FEES SHALL BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 3) TREES MAY NOT BE REMOVED FROM INDIVIDUAL LOTS WITHOUT OBTAINING A LAND-CLEARING PERMIT, SITE PLAN REVIEW APPROVAL OR A TREE REMOVAL EXEMPTION FROM THE CITY OF LACY.



LINE TABLE	
LINE	LENGTH
L1	2.07
L2	N43.23.08"W
L3	35.15
L4	S73.57.46"E
L5	9.80
L6	S43.23.08"E
L7	NOT USED
L8	18.50
L9	N27.11.29"E
L10	NOT USED
L11	NOT USED

LEGEND

- ④ FOUND STREET MONUMENT
 ● SET REBAR & CAP LS #29278
 ● FOUND REBAR & CAP LS #29278
 (R) RADIAL BEARING
 XXX STREET ADDRESS, LACEY, WA. 98516

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	NOT		USED
C2	180.00'	10.10'	0.3125°
C3	15.00'	14.76'	56.2310"
C4	15.00'	14.76'	56.2310"
C5	180.00'	16.59'	0.51655°
C6	150.00'	55.92'	21.2129°
C7	150.00'	61.32'	23.2523°
C8	NOT		USED
C9	35.00'	54.98'	90.0000°

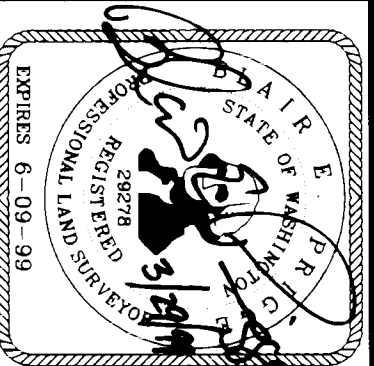
AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 1999 at _____, M., and recorded under File No. _____

At the request of BLAIR E. PRIGGE _____

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VICWOOD MERIDIAN PARTNERSHIP
A WASHINGTON GENERAL PARTNERSHIP

CITY OF LACEY, THURSTON CO., WASHINGTON

SHT
2
OF
2