

SHEET 1 OF 8
W.M.

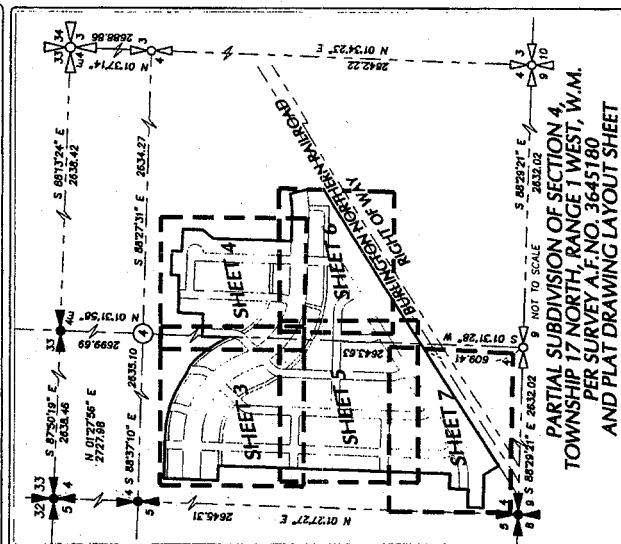
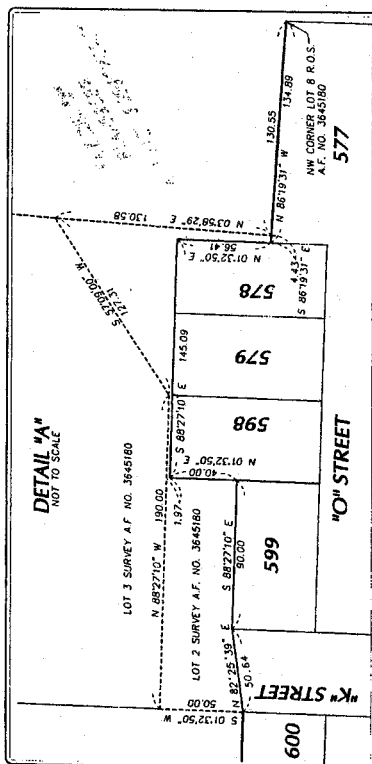
DAY OF May 2002

Dr

03234

FLAT OF **HORIZON POINTE DIVISION 2**
A PORTION OF THE SW QUARTER AND THE SE QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.

LOT 2 OF SURVEY RECORDED MAY 28, 2004 UNDER AUDITOR'S FILE NO. 3645180; TOGETHER WITH THAT PORTION OF LOT 1 OF SAID SURVEY DESCRIBED AS FOLLOWS:

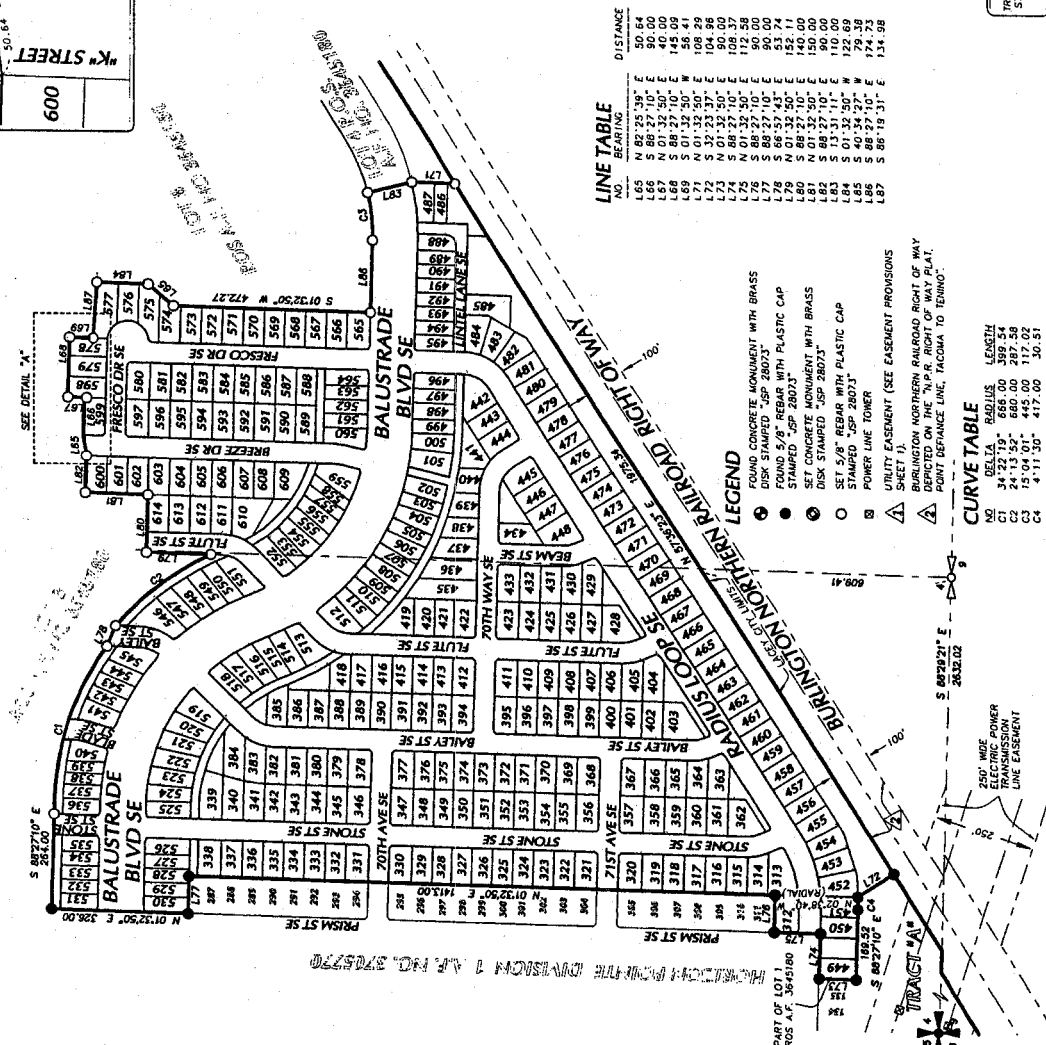
[illegible]

MERIDIAN:
 CITY OF LACEY
 COORDINATE SYSTEM
 BASED ON SURVEY
 RECORDED UNDER
 AUDITOR'S FILE
 NUMBER 311152 THE
 WEST LINE OF THE
 NORTHWEST QUARTER
 OF SECTION 4,
 TOWNSHIP 17 NORTH,
 RANGE 1 WEST, W.M.
 6E
 11.27.56E
 102/2/05

SCALE: 1"=200 FEET

HATTON **PANTIER**
ENGINEERS AND SURVEYORS
1840 BARNES BOULEVARD S W
TUMWATER, WA 98512
TEL: 360.843.1588 FAX: 360.357.6289
huttonpantier.com

THIS SURVEY WAS CONDUCTED BY FIELD TRAVERSE METHODS USING A LEICA THREE SECOND TOTAL STATION SURVEY INSTRUMENT IN MARCH 2005. THE RESULTS OF THIS SURVEY EXCEED THE STANDARDS CONTAINED IN WAC 332.150.090.



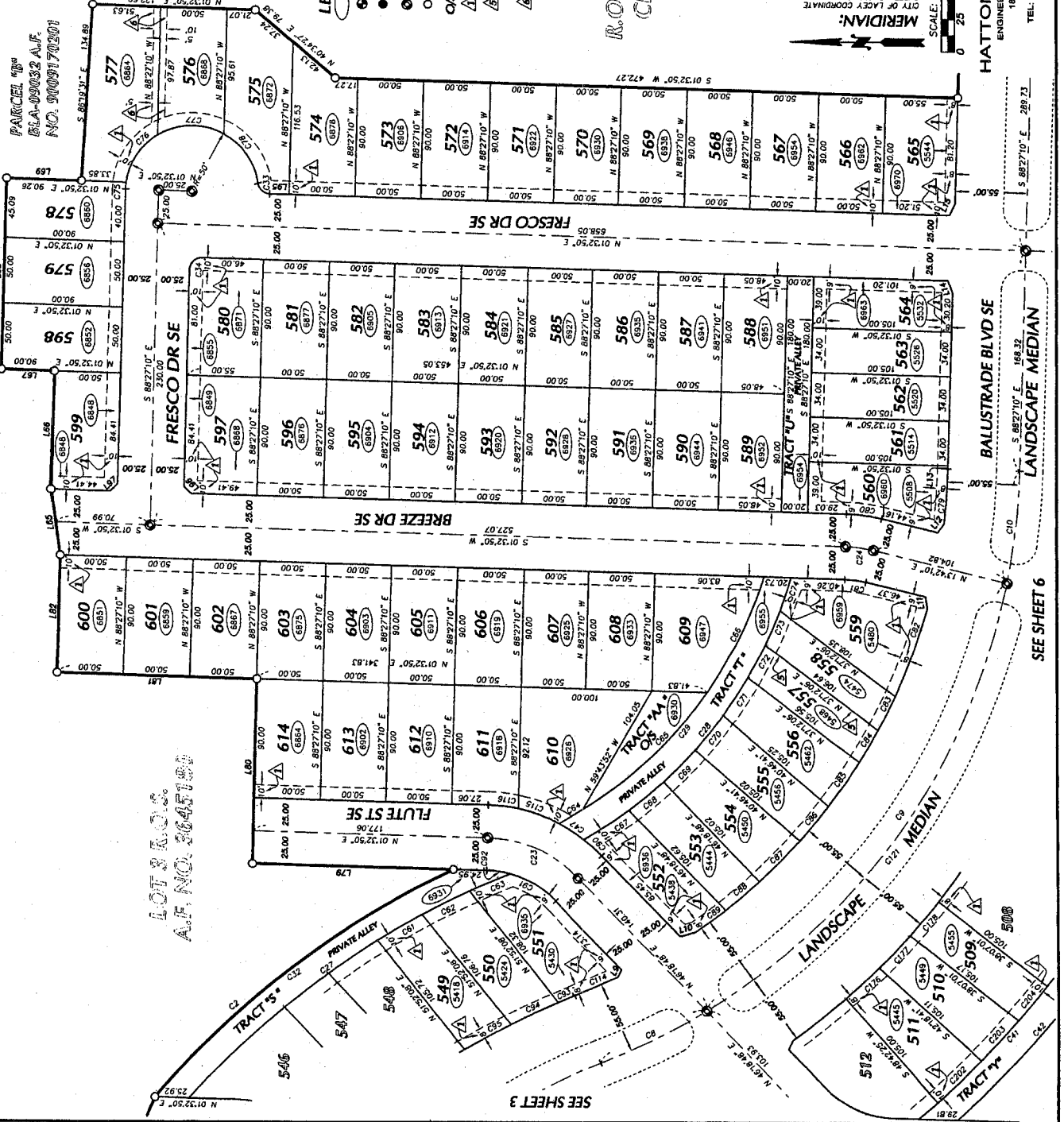
NO	DELTA	RADI
1	34° 22' 19"	666
2	24° 13' 52"	680
3	15° 04' 01"	445
4	4° 11' 30"	417

NO	DELTA	RADIUS	LENGTH
1	34°22'19"	666.00	399.54
2	24°13'52"	680.00	287.58
3	15°04'01"	445.00	117.02
4	5°11'30"	417.00	10.51

PLAT OF HORIZON POINTE DIVISION 2

A PORTION OF THE SW QUARTER AND THE SE QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.

PARCEL "B"
BLA-00032 A.F.
NO. 9009170201



SCALE: 1"=50 FEET
NAD 83
MERIDIAN
CITY OF LACEY COORDINATE
SYSTEM BASED ON SURVEY
RECORDED UNDER AUDITOR'S
FILE NUMBER 311152 THE
WEST LINE OF THE
NORTHWEST QUARTER OF
SECTION 4, TOWNSHIP 17
NORTH, RANGE 1 WEST, W.M.
EQUALS N 01°32'56"E

HATTON PANTIER
ENGINEERS AND SURVEYORS
1840 BARNES BOULEVARD S W
TUNWATER, WA 98512
TEL: 360.343.1596 FAX: 360.357.6289
hatterpantier.com

SEE SHEET 6

LANDSCAPE MEDIAN

BALLUSTRADE BLVD SE

SEE SHEET 5

PLAT

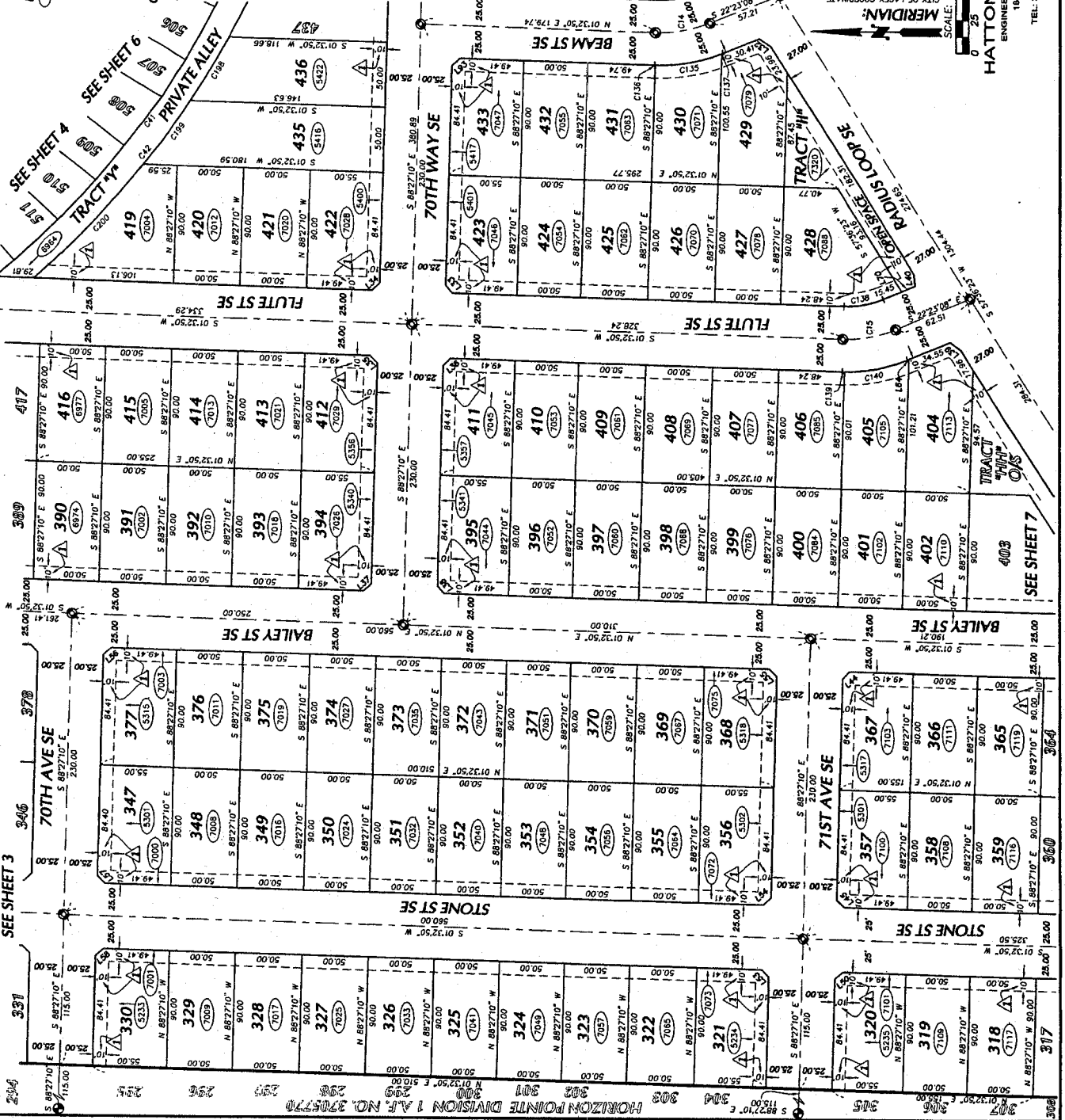
3738975

pg. 5 of 8

PLAT OF HORIZON POINTE DIVISION 2

A PORTION OF THE SW QUARTER AND THE SE QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.

- LEGEND
- ADDRESS LACEY, WA 98513
 - FOUND CONCRETE MONUMENT STAMPED "SP 28073"
 - REBAR WITH PLASTIC CAP STAMPED "SP 28073"
 - SET CONCRETE MONUMENT WITH BRASS DISK STAMPED "SP 28073"
 - SET 5/8" REBAR WITH PLASTIC CAP STAMPED "SP 28073"
 - OPEN SPACE
 - UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1)



HATTON PANTIER
ENGINEERS AND SURVEYORS
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PLAT

373 8975

P. 6 of 8

PLAT OF HORIZON POINTE DIVISION 2

A PORTION OF THE SW QUARTER AND THE SE QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.

LOT 8 R.O.S.
A.F. NO. 3645180

SEE SHEET 4

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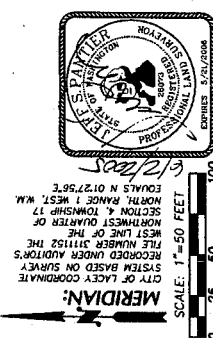
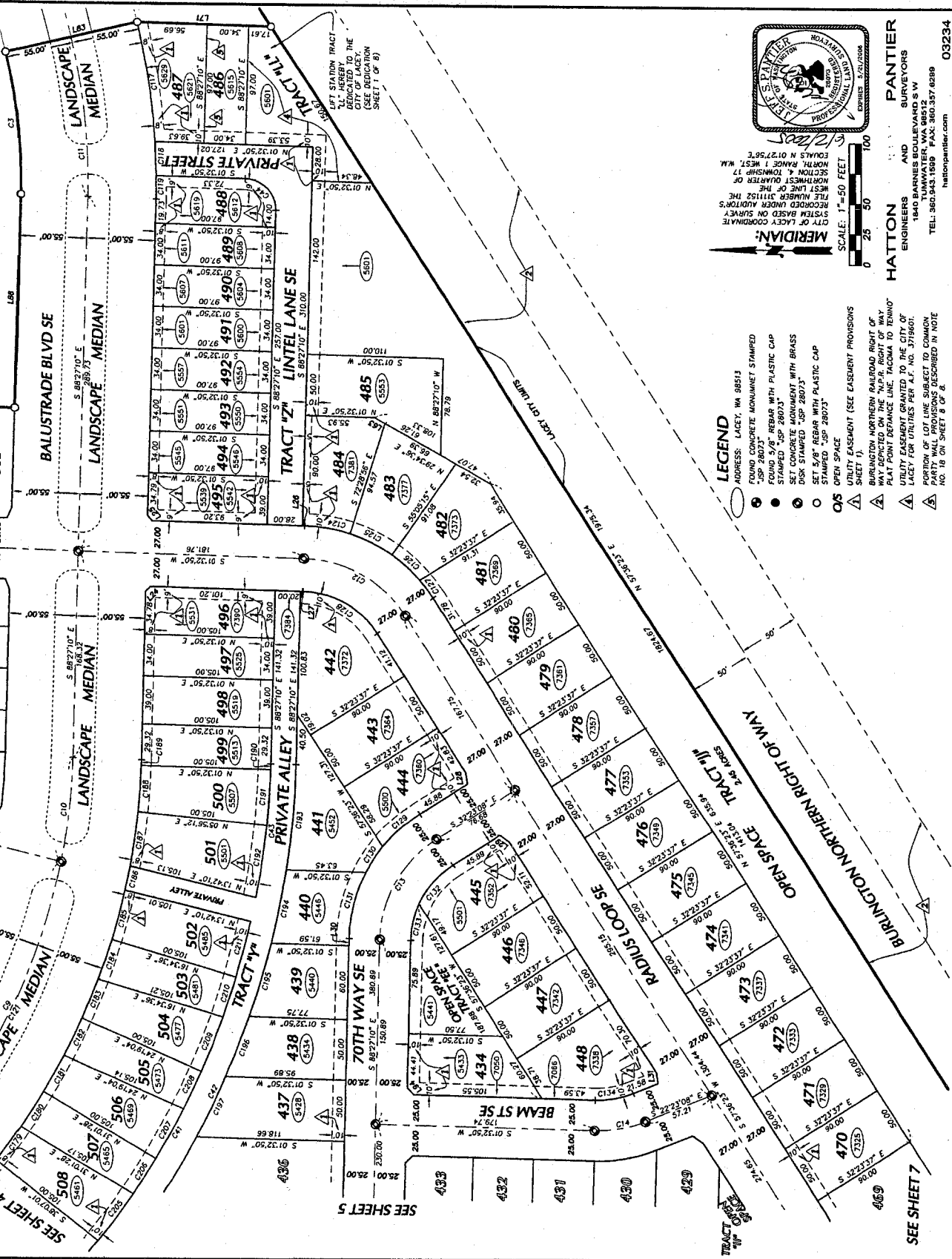
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LEGEND
ADDRESS: LACEY, WA 98513
FOUND CONCRETE MONUMENT STAMPED "SP 28073"
FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "SP 28073"
SET CONCRETE MONUMENT WITH BRASS DISK STAMPED "SP 28073"
SET 5/8" REBAR WITH PLASTIC CAP STAMPED "SP 28073"
OPEN SPACE
UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1)
BURLINGTON NORTHERN RAILROAD RIGHT OF WAY
PLAT POINT DEFENCE LINE, PACOMA TO TENINO
UTILITY EASEMENT GRANTED TO THE CITY OF LACEY FOR UTILITIES PER A.F. NO. 3719601
PORTION OF LOT LINE SUBJECT TO COMMON PARTY WALL PROVISIONS DESCRIBED IN NOTE NO. 16 ON SHEET 8 OF 8

HATTON PANTIER
ENGINEERS AND SURVEYORS
1840 BARNES BOULEVARD S.W.
TUNAWATER, WA 98512
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hatterpantier.com

SCALE: 1"=50 FEET
0 25 50 100

SEE SHEET 7

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

SEE SHEET 8

SEE SHEET 7

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PLAT

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PL 7 of 8

PLAT OF HORIZON POINTE DIVISION 2

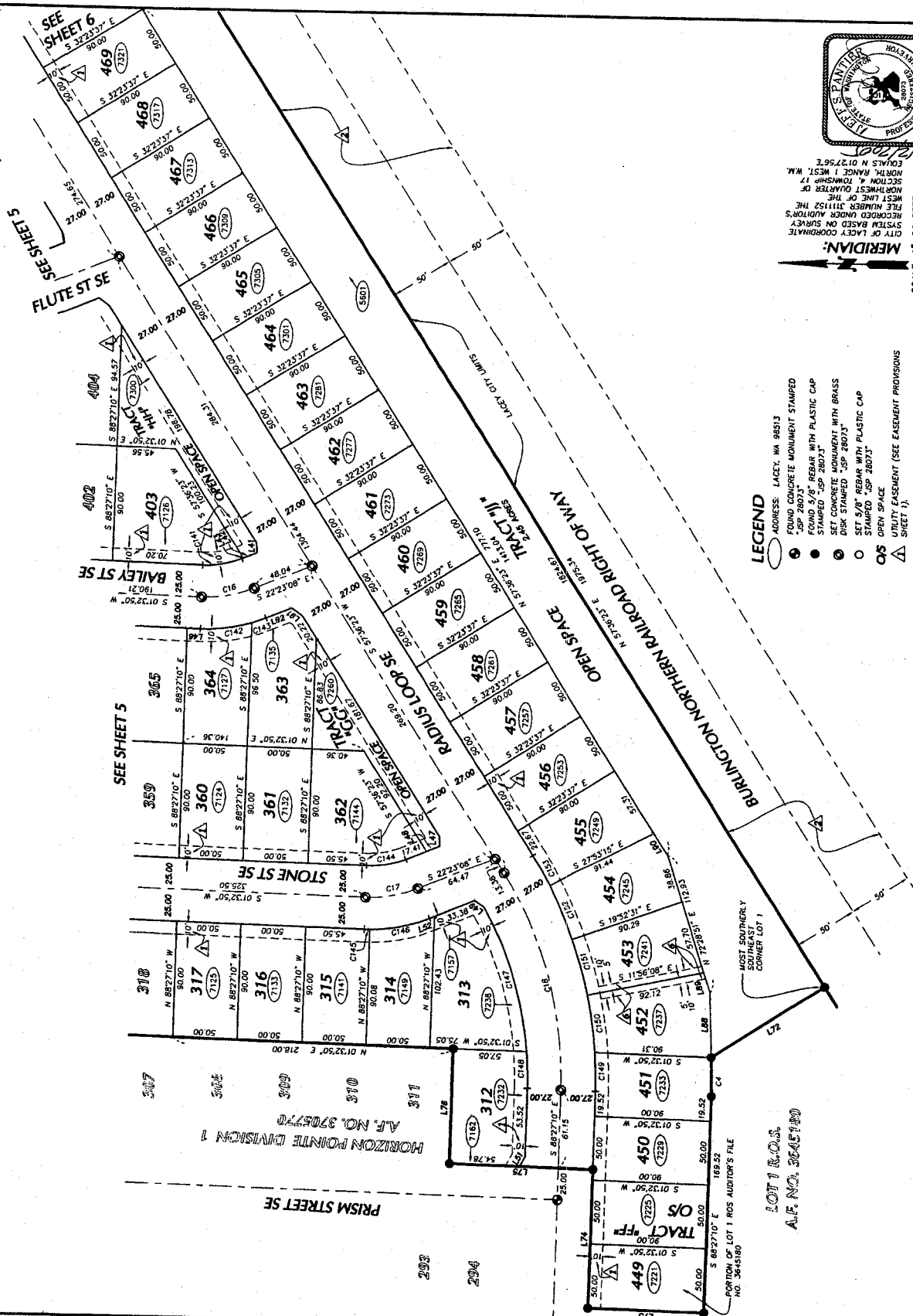
A PORTION OF THE SW QUARTER AND THE SE QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.

SHEET 7 OF 8

PS 7 of 8

#3738975

PLAT



- LEGEND**
- ADDRESS: LACEY, WA 98513
 - FOUND CONCRETE MONUMENT STAMPED "SP 28073"
 - FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "SP 28073"
 - SET CONCRETE MONUMENT WITH BRASS DISK STAMPED "SP 28073"
 - SET 5/8" REBAR WITH PLASTIC CAP STAMPED "SP 28073"
 - OPEN SPACE
 - UTILITY EASEMENT (SEE EASEMENT PROVISIONS SHEET 1)
 - BURINGTON NORTHERN RAILROAD RIGHT OF WAY
 - PLAT POINTED OUT ON THE N.E. CORNER OF LOT 1
 - 10' WIDE STRIP OF LAND EASEMENT FOR THE BENEFIT OF THE HORIZON POINTE LACEY HOMEOWNERS ASSOCIATION



HATTON
ENGINEERS
AND
SURVEYORS
1840 BARNES BOULEVARD S.W.
TACOMA, WA 98406
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hatterpantier.com

03234

PLAT OF
HORIZON POINTE DIVISION 2
A PORTION OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 1 WEST, W.M.

SURVEY REFERENCES

1. SS NO. 082
2. SS NO. 082
3. ELA NO. 932
4. ELA NO. 932
5. ELA NO. 9820C
6. ELA NO. 9820C
7. LL NO. 0812
8. LL NO. 0812
9. LL NO. 0812
10. RECORD OF SURVEY
11. RECORD OF SURVEY
12. RECORD OF SURVEY
13. RECORD OF SURVEY
14. FAIR OAKS BEACH
15. TURF ACRES
16. TURF ACRES
17. CARPIL CITY GOLF CLUB ESTABLISHMENT
18. SOURCE EVIDENCE
19. SOURCE EVIDENCE
20. LAKE POWERS
21. LAKE POWERS
22. SWEET MEADOWS DIV. 3
23. SWEET MEADOWS DIV. 3
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25. INDIAN SUMMER GOLF & COUNTRY
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LINE TABLE		DISTANCE	
LINE	READING	LINE	READING
C125	13.50-13.51	C125	127.00
C126	13.52-13.53	C126	128.00
C127	13.54-13.55	C127	129.00
C128	13.56-13.57	C128	130.00
C129	13.58-13.59	C129	131.00
C130	13.60-13.61	C130	132.00
C131	13.62-13.63	C131	133.00
C132	13.64-13.65	C132	134.00
C133	13.66-13.67	C133	135.00
C134	13.68-13.69	C134	136.00
C135	13.70-13.71	C135	137.00
C136	13.72-13.73	C136	138.00
C137	13.74-13.75	C137	139.00
C138	13.76-13.77	C138	140.00
C139	13.78-13.79	C139	141.00
C140	13.80-13.81	C140	142.00
C141	13.82-13.83	C141	143.00
C142	13.84-13.85	C142	144.00
C143	13.86-13.87	C143	145.00
C144	13.88-13.89	C144	146.00
C145	13.90-13.91	C145	147.00
C146	13.92-13.93	C146	148.00
C147	13.94-13.95	C147	149.00
C148	13.96-13.97	C148	150.00
C149	13.98-13.99	C149	151.00
C150	14.00-14.01	C150	152.00
C151	14.02-14.03	C151	153.00
C152	14.04-14.05	C152	154.00
C153	14.06-14.07	C153	155.00
C154	14.08-14.09	C154	156.00
C155	14.10-14.11	C155	157.00
C156	14.12-14.13	C156	158.00
C157	14.14-14.15	C157	159.00
C158	14.16-14.17	C158	160.00
C159	14.18-14.19	C159	161.00
C160	14.20-14.21	C160	162.00
C161	14.22-14.23	C161	163.00
C162	14.24-14.25	C162	164.00
C163	14.26-14.27	C163	165.00
C164	14.28-14.29	C164	166.00
C165	14.30-14.31	C165	167.00
C166	14.32-14.33	C166	168.00
C167	14.34-14.35	C167	169.00
C168	14.36-14.37	C168	170.00
C169	14.38-14.39	C169	171.00
C170	14.40-14.41	C170	172.00
C171	14.42-14.43	C171	173.00
C172	14.44-14.45	C172	174.00
C173	14.46-14.47	C173	175.00
C174	14.48-14.49	C174	176.00
C175	14.50-14.51	C175	177.00
C176	14.52-14.53	C176	178.00
C177	14.54-14.55	C177	179.00
C178	14.56-14.57	C178	180.00
C179	14.58-14.59	C179	181.00
C180	14.60-14.61	C180	182.00
C181	14.62-14.63	C181	183.00
C182	14.64-14.65	C182	184.00
C183	14.66-14.67	C183	185.00
C184	14.68-14.69	C184	186.00
C185	14.70-14.71	C185	187.00
C186	14.72-14.73	C186	188.00
C187	14.74-14.75	C187	189.00
C188	14.76-14.77	C188	190.00
C189	14.78-14.79	C189	191.00
C190	14.80-14.81	C190	192.00
C191	14.82-14.83	C191	193.00
C192	14.84-14.85	C192	194.00
C193	14.86-14.87	C193	195.00
C194	14.88-14.89	C194	196.00
C195	14.90-14.91	C195	197.00
C196	14.92-14.93	C196	198.00
C197	14.94-14.95	C197	199.00
C198	14.96-14.97	C198	200.00
C199	14.98-14.99	C199	201.00
C200	15.00-15.01	C200	202.00
C201	15.02-15.03	C201	203.00
C202	15.04-15.05	C202	204.00
C203	15.06-15.07	C203	205.00
C204	15.08-15.09	C204	206.00
C205	15.10-15.11	C205	207.00
C206	15.12-15.13	C206	208.00
C207	15.14-15.15	C207	209.00

PLAT NOTES

TRAFFIC MITIGATION FEES WILL BE REQUIRED (IN ACCORDANCE WITH LACEY MUNICIPAL CODE 14.27) AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS. THE HORIZON PONTI LACEY HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPING AND STORMWATER SYSTEM LOCATED WITHIN TRACTS "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "TT", "UU", "VV", "WW", "XX", "YY", "ZZ", AND "1" AND "2" TOGETHER WITH TRACTS "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "TT", "UU", "VV", "WW", "XX", "YY", "ZZ", AND "1" AND "2".

LOTS 312 THROUGH 485 INCLUSIVE, AND LOTS 565 THROUGH 814 INCLUSIVE SHALL BE PAVED WITH DRY WELLS SIZED TO ACCOMMODATE STORM WATER RUNOFF FROM THE STORM WATER RUNOFF FROM ROOF TOPS ASSOCIATED WITH LOTS 486 THROUGH 564 INCLUSIVE. SHALL BE CONNECTED TO THE STORM WATER CONVEYANCE SYSTEM THAT IS INSTALLED FOR THIS PLAT.

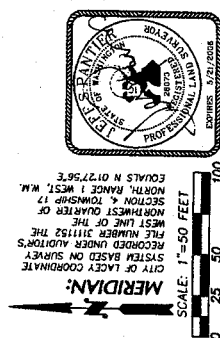
THE HORIZON PONTI LACEY HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE ALLEYS AND PRIVATE STREETS DESIGNATED AS TRACTS "KK", "O", "R", "S", "T", "U", "V", "W", "X", "Y", AND "Z" TOGETHER WITH TRACTS "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "TT", "UU", "VV", "WW", "XX", "YY", "ZZ", AND "1" AND "2".

AN ACTIVE RAILROAD IS LOCATED NEARBY THE HORIZON PONTI SUBDIVISION. RESIDENTS MAY NOTICE LONG TRAIL NOISE ASSOCIATED WITH THE ACTIVE RAILROAD. THE CITY OF LACEY HAS NO RESPONSIBILITY TO BUILD, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE ROADS, DRIVEWAYS AND ALLEYS WITHIN OR PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT. THE HORIZON PONTI LACEY HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF SAID PRIVATE ROADS AND ALLEYS.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, LOT OWNERS SHALL PAY \$183.00 MITIGATION TO NORTH THURSTON PUBLIC SCHOOLS PURSUANT TO AGREEMENT WITH NORTH THURSTON PUBLIC SCHOOLS AND HORIZON PONTI, LLC. AS REQUIRED UNDER AUDITOR'S FILE NO. 3702434. SAID AGREEMENT INCLUDES ADDITIONAL PROVISIONS, INCLUDING INCREASES IN SAID MITIGATION AMOUNT ON AN ANNUAL BASIS.

THE HORIZON PONTI LACEY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING AND LOCATING ALL EXISTING LINES LOCATED IN THE PUBLIC RIGHT OF WAY OF A HOMEOWNERS ASSOCIATION. A COMMUNITY FACILITIES DISTRICT MAY BE REQUIRED TO PERMIT LACEY MUNICIPAL CODE 3.16.

ALL LAND AREA WITHIN THE BOUNDARIES OF THIS PLAT IS WITHIN A COMMUNITY FACILITIES DISTRICT. LOT OWNERS SHALL BE SUBJECT TO THE CITY OF LACEY'S LAND USE AND SERVICE FEES AND CHARGES WHICH MAY BE LEVIED BY THE CITY OF LACEY FOR THE MAINTENANCE, OPERATION AND IMPROVEMENT OF COMMUNITY FACILITIES AND FOR THE PROJECT PROPONENT OR THEIR SUCCESSORS. IN THE EVENT THE JURISDICTION FAILS TO MAINTAIN DRAINAGE FACILITIES WITHIN THE PLAT IN THE EVENT THE JURISDICTION IS NOT RESPONSIBLE FOR THE STORM DRAINAGE SYSTEM OR REPAIRS ANY PART OF THE DRAINAGE SYSTEM OR OTHERWISE DETERMINED TO CORRECT THE PROBLEM OR PROVIDE THE FULL DESIGN CAPACITY OF THE DRAINAGE SYSTEM, THE JURISDICTION SHALL BE REQUIRED TO COLLECT SUCH PAIDMENTS, SHALL BE BOUND BY THE PROPERTIES OR FEES INCURRED BY THE JURISDICTION TO DO LEGAL ACTION BE REQUIRED TO COLLECT SUCH PAIDMENTS, SHALL BE BOUND BY THE PROPERTIES OR FEES INCURRED BY THE JURISDICTION TO DO LEGAL ACTION BE



HATTON **ENGINEERS AND SURVEYORS**
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