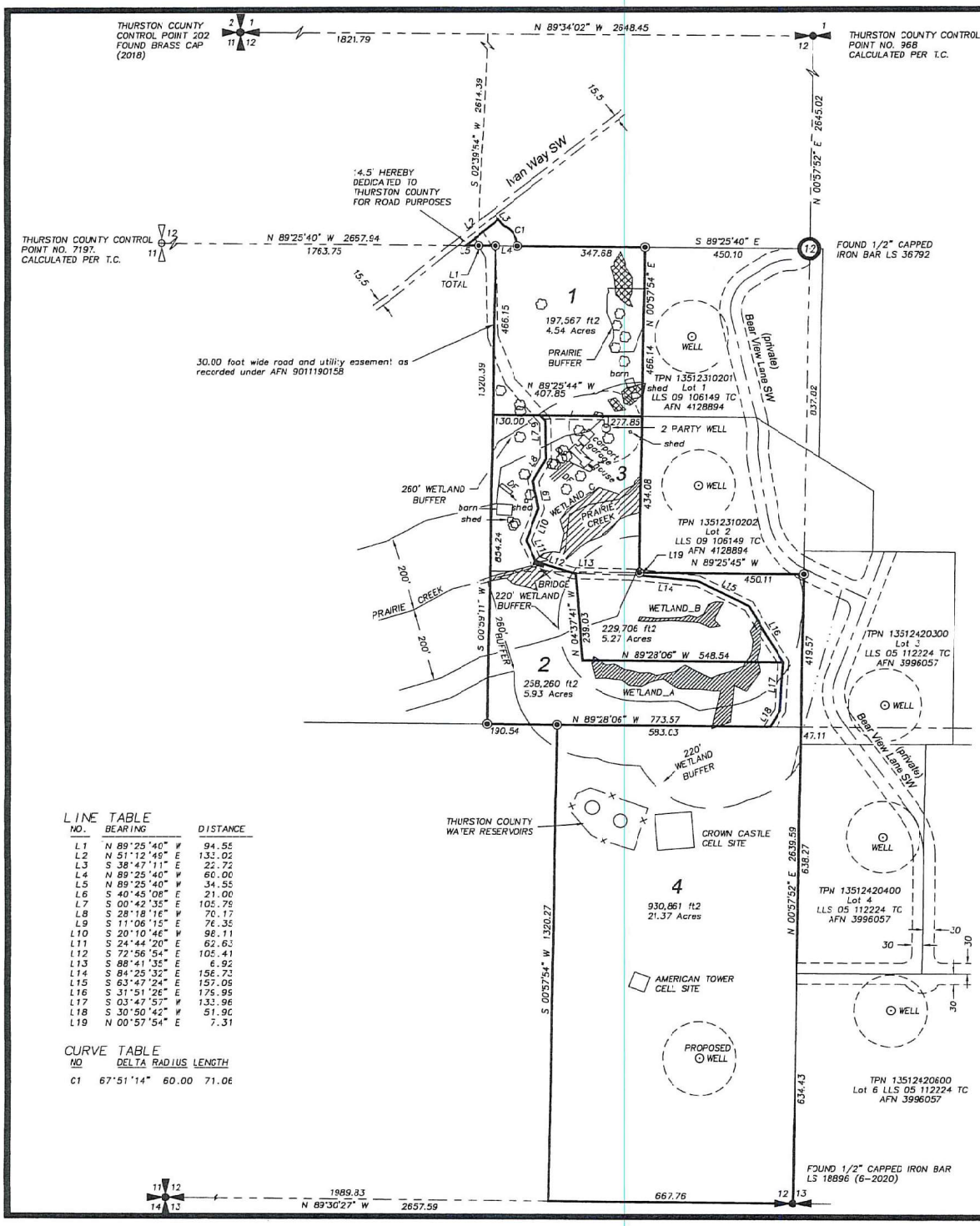
5037547
11/20/2024 1:19 PM SHORT PLAT MAP
Pages: 3
THURSTON COUNTY CASHIER
THURSTON COUNTY, WASHINGTON

SPM 5037547 1/3

THURSTON COUNTY
SHORT SUBDIVISION NUMBER SS 20 110928 TC

SE 1/4 OF SW 1/4 OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M.
NE 1/4 OF SW 1/4 OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M.
SE 1/4 OF NW 1/4 OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M.

ASSESSOR'S PARCEL NO., ORIGINAL PARCEL: 13512310300



SCALE: 1"=200 FEET
0 100 200 400

AUGUST, 2024
16152SSF.DWG

BASIS OF MERIDIAN:
THE BEARINGS DERIVED FROM TIES TO THURSTON COUNTY CONTROL PNTS NO. 968 AND 7203. HELD THE PUBLISHED COORDINATES, COMBINED SCALE FACTOR AND THE CONVERGENCE ANGLE OF -01°49'04" AT CONTROL PNT 969 TO GROUND SCALE THE PUBLISHED COORDINATES AND ROTATED THE PUBLISHED GRID BEARINGS TO TRUE.

FOUND 1/2" CAPPED IRON BAR LS 36792
SINGLE OAK TREE W/ 5' DRIP LINE
> ONE OAK TREE

ADDRESSES	
LOT 1	5911 IVAN WAY SW ROCHESTER WA. 98579
LOT 2	5921 IVAN WAY SW ROCHESTER WA. 98579
LOT 3	5919 IVAN WAY SW ROCHESTER WA. 98579
LOT 4	5923 IVAN WAY SW ROCHESTER WA. 98579

DENSITY CALCULATIONS	
WETLAND_A	25,668 sf / 0.59 ac
WETLAND_B	4,309 sf / 0.10 ac
WETLAND_C	30,403 sf / 0.70 ac
TYPE 5 STREAM	109' X 0.5' = 55 sf
TOTAL AREA	1,616,393 sf / 37.11 ac
NET AREA	1,555,958 sf / 35.72 ac

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2024

11.20.2024
THURSTON COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20 DAY OF Nov. 2024, A.D. 2024, AT THE REQUEST OF:
Thurston County CP+ED
AUDITOR'S FILE NO. 5037547

Mary Hall — THURSTON COUNTY AUDITOR
BY: — DEPUTY

Approved for Recording
THURSTON COUNTY
By: HT on: 11/20/24

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 CHAD STEINBRECHER

DATE: 10-31-24

BRUCE E. STUDEMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 33138

BRUCE E. STUDEMAN — STATE OF WASHINGTON — 33138 — REGISTERED PROFESSIONAL LAND SURVEYOR — 10/31/24

BRACY & THOMAS
LAND SURVEYORS
1520 IRVING ST. SW, SUITE B
TUMWATER, WASHINGTON 98512
(360) 357-5593

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 89°25'40" W	94.55
L2	N 51°12'49" E	133.02
L3	S 38°47'11" E	22.72
L4	N 89°25'40" W	60.00
L5	N 89°25'40" W	34.55
L6	S 40°45'08" E	21.00
L7	S 00°42'35" E	105.79
L8	S 28°18'16" W	70.17
L9	S 11°06'15" E	76.35
L10	S 20°10'46" W	98.11
L11	S 24°44'20" E	62.63
L12	S 72°56'54" E	105.41
L13	S 88°41'35" E	6.92
L14	S 84°25'32" E	156.73
L15	S 63°47'24" E	157.06
L16	S 31°51'26" E	175.95
L17	S 03°47'57" W	133.96
L18	S 30°50'42" W	51.90
L19	N 00°57'54" E	7.31

CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	67°51'14"	60.00	71.06