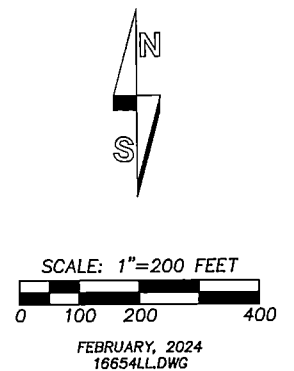


DESCRIPTION OF ORIGINAL PARCEL
 LOT 7 OF YELM MEADOWS SEGREGATION SURVEY AS RECORDED JULY 21, 2006 UNDER AUDITOR'S FILE NO. 3850419.
 IN THURSTON COUNTY, WASHINGTON.

THURSTON COUNTY
LARGE LOT SUBDIVISION NUMBER LLS 20 104501 TC
 NE 1/4 OF SE 1/4
 NW 1/4 OF SE 1/4
 SE 1/4 OF NE 1/4 OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 2 EAST, W.M.
 SW 1/4 OF NE 1/4
 NE 1/4 OF SW 1/4
 ASSESSOR'S PARCEL NO.(S), ORIGINAL PARCEL: 22611110700

CONDITIONS OF APPROVAL

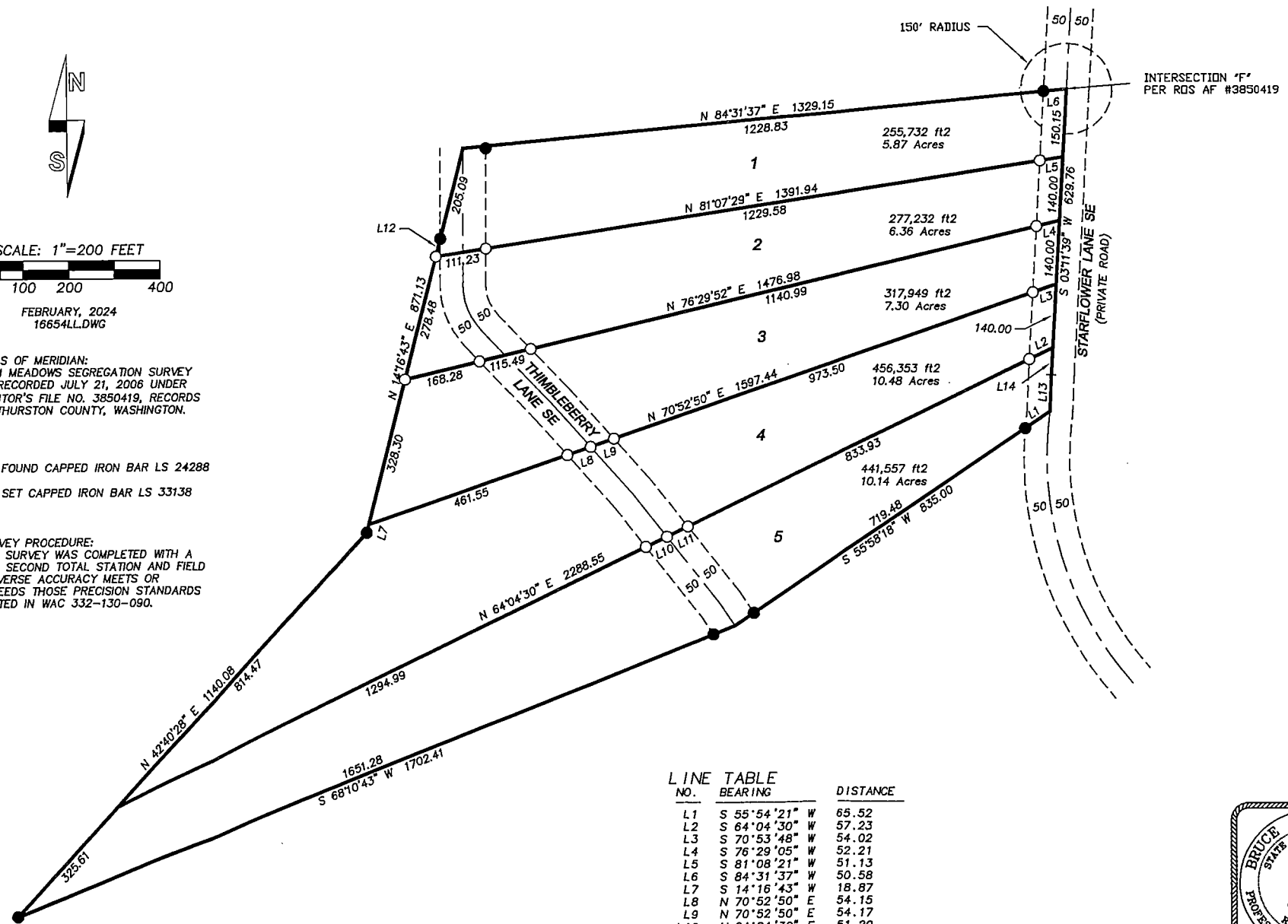
SEE PAGE 2 OF 2



BASIS OF MERIDIAN:
 YELM MEADOWS SEGREGATION SURVEY AS RECORDED JULY 21, 2006 UNDER AUDITOR'S FILE NO. 3850419, RECORDS OF THURSTON COUNTY, WASHINGTON.

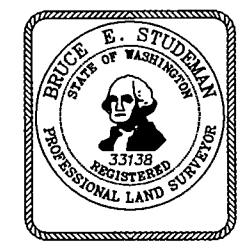
- FOUND CAPPED IRON BAR LS 24288
- SET CAPPED IRON BAR LS 33138

SURVEY PROCEDURE:
 THIS SURVEY WAS COMPLETED WITH A FIVE SECOND TOTAL STATION AND FIELD TRAVERSE ACCURACY MEETS OR EXCEEDS THOSE PRECISION STANDARDS STATED IN WAC 332-130-090.



LINE TABLE

NO.	BEARING	DISTANCE
L1	S 55°54'21" W	65.52
L2	S 64°04'30" W	57.23
L3	S 70°53'48" W	54.02
L4	S 76°29'05" W	52.21
L5	S 81°08'21" W	51.13
L6	S 84°31'37" W	50.58
L7	S 14°16'43" W	18.87
L8	N 70°52'50" E	54.15
L9	N 70°52'50" E	54.17
L10	N 64°04'30" E	51.20
L11	N 64°04'30" E	51.20
L12	N 14°16'43" E	40.39
L13	S 02°16'44" W	80.40
L14	S 03°11'39" W	59.61



TREASURER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 20____.

THURSTON COUNTY TREASURER

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____, A.D. 20____, AT THE REQUEST OF: _____

AUDITOR'S FILE NO. _____
 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 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THIMBLEBERRY PROPERTY IN, JULY, 2023

DATE: _____
 BRUCE E. STUDEMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NUMBER 33138

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

DESCRIPTION OF ORIGINAL PARCEL

LOT 7 OF YELM MEADOWS SEGREGATION SURVEY AS RECORDED JULY 21, 2006 UNDER AUDITOR'S FILE NO. 3850419.

IN THURSTON COUNTY, WASHINGTON.

THURSTON COUNTY
LARGE LOT SUBDIVISION NUMBER LLS 20 104501 TC

NE 1/4 OF SE 1/4
NW 1/4 OF SE 1/4
SE 1/4 OF NE 1/4 OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 2 EAST, W.M.
SW 1/4 OF NE 1/4
NE 1/4 OF SW 1/4

ASSESSOR'S PARCEL NO.(S), ORIGINAL PARCEL: 22611110700

CONDITIONS OF APPROVAL

A. THIS LARGE LOT SUBDIVISION WAS REVIEWED FOR COMPLIANCE WITH THE RURAL RESIDENTIAL-RESOURCE ONE UNIT PER FIVE-ACRE (RRR1/5) ZONING DISTRICT. THIS LARGE LOT SUBDIVISION WAS REVIEWED UNDER PROJECT 2020101629, FOLDER SEQUENCE 20-104501-2E. SEPA WAS REVIEWED UNDER PROJECT 2020101629, FOLDER SEQUENCE 20-104503-XA. THE ROADWAY SERVING THE LOTS WAS REVIEWED UNDER PROJECT 2020101629, FOLDER SEQUENCE

B. ALL FUTURE DEVELOPMENT, CONSTRUCTION OR SUBDIVISION WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE COUNTY ORDINANCES INCLUDING, BUT NOT LIMITED TO: ZONING, HEALTH DEPARTMENT REGULATIONS, DEVELOPMENT STANDARDS AND SUBDIVISION REQUIREMENTS.

C. IMPORTANT ANIMAL AND PLANT SPECIES, THEIR HABITATS OF PRIMARY ASSOCIATION, AND OTHER IMPORTANT HABITATS ARE PROTECTED UNDER TCC 24, CRITICAL AREAS ORDINANCE (CAO). THIS PROPERTY IS MAPPED WITH SOILS THAT OFTEN CONTAIN THE PRESENCE OF PRIORITY SPECIES (MAZAMA POCKET GOPHER) AND PRIORITY HABITAT (PRAIRIE). ON APRIL 8, 2014, THE U.S. FISH & WILDLIFE SERVICE LISTED FOUR SUBSPECIES OF THE MAZAMA POCKET GOPHER UNDER THE ENDANGERED SPECIES ACT. IT IS THE RESPONSIBILITY OF THE LANDOWNER TO BE AWARE OF ANY GOPHER LISTING UNDER THE FEDERAL ENDANGERED SPECIES ACT AND COMPLY WITH APPLICABLE FEDERAL REGULATIONS. APPROVAL OF THIS AND OTHER COUNTY PERMITS MAY BE SUPERSEDED BY FEDERAL LAW. ENDANGERED SPECIES CANNOT BE HARMED AT ANY TIME, EVEN AFTER PERMIT ISSUANCE. IF ANY ARE FOUND DURING CONSTRUCTION, THE APPLICANT SHOULD CONTACT THURSTON COUNTY AND THE U.S. FISH & WILDLIFE SERVICE. A REVIEW FOR THESE CONDITIONS RESULTED IN NO MOUNDS CHARACTERISTIC OF MAZAMA POCKET GOPHERS OR PROTECTED PRAIRIE PLANT SPECIES BEING DETECTED. BASED ON THE LACK OF CHARACTERISTIC MOUNDS AND THE CURRENT PHYSICAL, ENVIRONMENTAL AND BIOLOGICAL CONDITIONS OF THE SUBJECT PARCEL, IT WAS FOUND UNLIKELY THAT THE PROPOSED PROJECT WOULD RESULT IN TAKE OF MAZAMA POCKET GOPHERS.

D. THE PROPERTY IS MAPPED IN AN AQUIFER RECHARGE AREA 1 AND 2. APPLICABLE SECTIONS OF TCC 24 SHALL APPLY TO PROPOSED DEVELOPMENT AS THEY PERTAIN, I.E. HAZARDOUS MATERIALS, STORMWATER, WATER RESOURCES AND SEWAGE SYSTEMS.

E. THE APPLICANT AND SUBSEQUENT PROPERTY OWNERS MUST COMPLY WITH ALL REQUIREMENTS OF STATE AND/OR FEDERAL LAW TO AVOID DISTURBANCE AND ALTERATION OF ARTIFACTS, REMAINS, OR OTHER CULTURAL RESOURCES ON SITE DURING DEVELOPMENT. IN THE EVENT OF INADVERTENT DISTURBANCE OR ALTERATION, THE APPLICANT MUST IMMEDIATELY STOP WORK AND CONTACT THE TRIBE AND STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION.

F. FUTURE DEVELOPMENT WILL BE SUBJECT TO IMPACT FEES PURSUANT TO TITLE 25 AND THE MOST CURRENT IMPACT FEE SCHEDULE, UNLESS OTHERWISE AMENDED. IMPACT FEES ARE A TYPE OF CHARGE DEVELOPERS/PROPERTY OWNERS PAY TO HELP FINANCE THEIR PROPORTIONATE SHARE OF THE COST OF ROADS, PARKS, SCHOOLS AND OTHER FACILITIES NECESSARY TO SERVE NEW DEVELOPMENTS. IMPACT FEES ARE DUE AT THE TIME A BUILDING PERMIT IS ISSUED.

G. TREE CUTTING AND/OR REMOVAL OF LESS THAN 5,000 BOARD FEET (INCLUDING LIVE, DEAD AND DOWN MATERIALS) FOR PERSONAL USE (I.E. FIREWOOD, FENCE POSTS, ETC.) IN ANY TWELVE-MONTH PERIOD DOES NOT REQUIRE A FOREST PRACTICE PERMIT. TREE CUTTING AND/OR REMOVAL OTHERWISE REQUIRES REVIEW UNDER A SUBMITTED CLASS IV CONVERSION FOREST PRACTICE PERMIT AND ENVIRONMENTAL CHECKLIST, UNLESS OTHERWISE AMENDED. TCC 17.25.200 DEFINES A "TREE" AS ANY WOODY PERENNIAL PLANT WITH ONE MAIN STEM OR TRUNK WITH A DIAMETER OF MORE THAN SIX INCHES WHEN MEASURED AT FOUR AND ONE-HALF FEET ABOVE THE GROUND. THE APPLICATION/OWNER IS RESPONSIBLE FOR CALCULATING THIS FIGURE DURING DEVELOPMENT AND SUBMITTING THE REQUIRED APPLICATIONS AS APPLICABLE. ANY TREE CONSIDERED "PROTECTED", EITHER BY SPECIES OR LOCATION, IS SUBJECT TO REVIEW AND APPROVAL PRIOR TO REMOVAL.

H. ON JANUARY 19, 2018, WASHINGTON STATE ADOPTED NEW LEGISLATION AFFECTING HOW COUNTIES MANAGE DEVELOPMENT SUPPORTED BY PERMIT-EXEMPT GROUNDWATER WITHDRAWALS. APPLICABLE BUILDING PERMIT APPLICATIONS THAT PROPOSED CONNECTION TO A PERMIT-EXEMPT WELL WILL BE SUBJECT TO COMPLETION OF A STATE MANDATED WELL FORM, A FEE AND THE GROUNDWATER WITHDRAWAL LIMITATIONS ESTABLISHED FOR THE AREA UNLESS OTHERWISE AMENDED.

I. THE FINAL MAP SHALL DOCUMENT EXISTING HARD SURFACE CALCULATIONS FOR EACH LOT. "HARD SURFACE" MEANS AN IMPERVIOUS SURFACE, A PERMEABLE PAVEMENT, OR A VEGETATED ROOF, IN CONTRAST WITH VEGETATED PERMEABLE SOILS. PURSUANT TO TCC 20.09A.050(6)(B), THE MAXIMUM HARD SURFACE COVERAGE FOR NEW DEVELOPMENT ACTIVITIES SHALL BE TEN PERCENT, UNLESS OTHERWISE AMENDED. PURSUANT TO TCC 20.02.090, HARD AND IMPERVIOUS SURFACE AREAS MAY INCREASE IF STATED CODE PROVISIONS ARE MET. TCC 20.03.040(62) DEFINES "HARD SURFACE" AS AN IMPERVIOUS SURFACE, A PERMEABLE PAVEMENT, OR A VEGETATED ROOF, IN CONTRAST WITH VEGETATED PERMEABLE SOILS. THE PROVISIONS OF THE DRAINAGE DESIGN AND EROSION CONTROL MANUAL MAY FURTHER LIMIT THE AMOUNT OF HARD SURFACES.

J. PRIOR TO AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT OR DEVELOPMENT SITE CONTAINING OR ABUTTING A CRITICAL AREA AND/OR ASSOCIATED BUFFER, THE AREA OF DEVELOPMENT ACTIVITY MUST BE FENCED OR OTHERWISE MARKED TO THE SATISFACTION OF THE THURSTON COUNTY. THE CRITICAL AREA SHALL BE MAINTAINED IN ITS EXISTING CONDITION, EXCEPT AS PROVIDED FOR BY TITLE 24 CRITICAL AREAS ORDINANCE. YARD WASTE, DEBRIS, FILL, EQUIPMENT, VEHICLES, AND MATERIALS SHALL NOT BE PLACED WITHIN A CRITICAL AREA OR ASSOCIATED BUFFER.

K. WARNING: THURSTON COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS LARGE LOT SUBDIVISION.

L. SINGLE-FAMILY WELLS HAVE BEEN IDENTIFIED FOR EACH LOT AND THEIR LOCATIONS ARE ON FILE WITH THURSTON COUNTY ENVIRONMENTAL HEALTH. ANY WELL PROPOSED OR DRILLED ON THE LOTS MUST MEET ALL SETBACK REQUIREMENTS AS OUTLINED IN ARTICLE III AND IV OF THE THURSTON COUNTY SANITARY CODE AND WAC 173-160-171. WELLS PROPOSED OR DRILLED CLOSER THAN 100 FEET TO ANY PROPERTY LINE MUST SECURE RESTRICTIVE COVENANTS FROM ALL AFFECTED NEIGHBORING PROPERTY OWNERS PRIOR TO RELEASE OF ANY ON-SITE SEWAGE SYSTEM OR BUILDING PERMITS.

M. "ATTENTION": THURSTON COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROAD OR DRIVEWAY WITHIN OR PROVIDING ACCESS TO PROPERTY DESCRIBED IN THIS PLAT. THE BUILDING, MAINTENANCE, REPAIR, IMPROVEMENT, OPERATION OR SERVICING OF THE STORMWATER FACILITIES OUTSIDE OF THE COUNTY RIGHTS OF WAY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).

N. IF SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO FILLING OR DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED.

O. PRIVATE ROADS ARE REQUIRED TO REMAIN OPEN AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLE USE. ANY FUTURE IMPROVEMENTS (GATES, FENCING, ETC.) THAT WOULD NOT ALLOW FOR "OPEN" ACCESS WILL NEED TO BE APPROVED BY ALL APPLICABLE DEPARTMENTS OF THURSTON COUNTY.

P. MAINTENANCE OF THE LANDSCAPING, TREES, SIDEWALK AND ROADSIDE DRAINAGE AND STORMWATER FACILITIES SUCH AS DITCHES, SWALES AND PONDS WITHIN THE PUBLIC RIGHT OF WAY IS THE SOLE RESPONSIBILITY OF THE (PROPERTY OWNERS) OR (HOMEOWNERS ASSOCIATION) WITHIN THIS SUBDIVISION. THURSTON COUNTY HAS NO RESPONSIBILITY TO MAINTAIN OR SERVICE SAID LANDSCAPING, TREES, SIDEWALKS OR ROADSIDE STORMWATER FACILITIES.

Q. THIS PLAT IS SUBJECT TO THE RESIDENTIAL AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION CONTROL PLAN", AS RECORDED UNDER AUDITOR'S FILE NO. _____

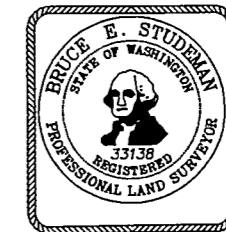
R. EASEMENTS ARE HEREBY GRANTED FOR THE INSTALLATION, INSPECTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THE PLAT FOR SUBDIVISION _____ INCLUDING UNRESTRICTED ACCESS FOR THURSTON COUNTY STAFF TO ANY AND ALL STORMWATER SYSTEM FEATURES FOR THE PURPOSE OF ROUTINE INSPECTIONS AND/OR PERFORMING MAINTENANCE, REPAIR AND/OR RETROFIT AS MAY BECOME NECESSARY. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION AND MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION AS ESTABLISHED BY COVENANT RECORDED UNDER AUDITOR'S FILE NO. _____

ADDRESSES

LOT 1	13701 STARFLOWER LANE SE, YELM WA 98597
LOT 2	13721 STARFLOWER LANE SE, YELM WA 98597
LOT 3	13811 STARFLOWER LANE SE, YELM WA 98597
LOT 4	13823 STARFLOWER LANE SE, YELM WA 98597
LOT 5	13849 STARFLOWER LANE SE, YELM WA 98597

THURSTON COUNTY COMMUNITY PLANNING
& ECONOMIC DEVELOPMENT DEPARTMENT

DATE



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