

BRICKYARD PARK
A PLANNED RESIDENTIAL DEVELOPMENT PHASE 2
 A PORTION OF THE NE 1/4 & SE 1/4 OF SECTION 18, TOWNSHIP 35 N., RANGE 5 E., WM
 FILE NO. FRD #17-2019-389

GENERAL PLAT NOTES:

1. THE PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. SURVEY METHOD:
THIS SURVEY WAS ACCOMPLISHED BY FIELD MEASUREMENT WITH A TRIMBLE S7 AND A TRIMBLE R10-2. THE SURVEY WAS CHECKED BY MEASURING BEARING INSISTANCE +/- 20" (+/- 1 PPM), AND WEIS OR EXCESS STANDBY AS SET FORTH IN W.A.C. CH. 32-1-101.
3. FOR ADDITIONAL SUBDIVISION INFORMATION SEE SURVEY RECORDED UNDER SURVEY COUNTY AUDITOR'S NO. 2089410103.
4. DISTANCES SHOWN ARE IN FEET AND DECIMALS OF A FOOT. THE HORIZONTAL DATUM IS BASED UPON THE NORTH AMERICAN DATUM (NAD) 1983/1993 ADJUSTMENT, GRID 2012.
5. SERVICE DEDICATION: CITY OF SERVO-WOODLEY STREET DEDICATION: CITY OF SERVO-WOODLEY STREET DEDICATION: CITY OF SERVO-WOODLEY POWER, FLEET SOUND ENERGY TELEPHONE: ZRYV FIBER GAS: COX COMMUNICATIONS CORPORATION CABLE COLLECTION: CITY OF SERVO-WOODLEY
6. EASEL LOT WITHIN THE SUBDIVISION MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO RESUMPTION OF BUILDING PERMIT CONSTRUCTION SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING SERVO-WOODLEY MUNICIPAL CODE.
7. EASEL LOT WITHIN THE SUBDIVISION ADJOINING THE PLATTED PARKLAND LOOP SHALL BE SUBJECT TO THE ADJACENT SIDEY FOOT EASEMENT TO PROVIDE FOR A PERMANENT SIDEWALK EASEMENT (SWE). THIS EASEMENT IS TO BE USED TO LOCATE, CONSTRUCT, MAINTAIN, REPAIR AND USE A PERPETUAL RIGHT OF WAY FOR THE PUBLIC ACCESS AND WALKWAY, INCLUDING ALL APPROPRIATE UTILITIES RESERVES WITHIN PLATTED RIGHT OF WAY PER PLANNING ACTION (NOTED AS SWK IN ABBREVIATION FOR SIDEWALK).
8. THIS PROJECT IS SUBJECT TO EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES AS DISCUSSED IN THE REPORT AS SHOWN ON SHEET 1 OF 3 UNDER SCHEDULE "B".
9. THE HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND RESERVATIONS FOR THE BRICKYARD PARK, A PLANNED RESIDENTIAL DEVELOPMENT DEEDS, AND THE RESERVATIONS UNDER SURVEY COUNTY AUDITOR'S FILE NO. 20210627011) AND AS AMENDED UNDER SURVEY COUNTY AUDITOR'S FILE NUMBER: _____.
10. SETBACKS FOR THE LOTS ARE SHOWN ON THE PLAT MAP. ALL SETBACKS SHOWN ARE MINIMUM REQUIRED. TYPICAL SETBACKS ARE AS FOLLOWS:
 FRONT WITH GARAGE 25'
 FRONT WITH DRIVEWAY 10'
 FRONT NON GARAGE 10'
 SIDE (1 AND 2 STORY) 5'
 REAR 10'
11. SETBACK EXCEPTIONS FOR LOTS AS FOLLOWS:
 A. LOTS 25-26 WILL HAVE 20' FRONT SETBACKS WITH GARAGE FROM THE EASEMENT LINE. LOTS 25-26 SHALL HAVE 0' AND LOTS 27-28 SET AS SHOWN ON THE PLAT MAP.
 B. LOTS 71-84 SHALL HAVE A ZERO (0') REAR SETBACK THAT ADJUS TRACT 900 LOT AS SHOWN ON THE PLAT MAP.
 C. LOTS 22-23, 41-43, 73-75 SHALL HAVE ZERO (0') SIDE SETBACKS AS SHOWN ON THE PLAT MAP.
 D. LOTS 71 AND 84 ARE CORNER LOTS AND SHALL HAVE TWO TYPICAL FRONT SETBACKS AS NOTED ABOVE AND SHOWN ON THE PLAT MAP.
12. THE ZONING FOR THE PROJECT IS RESIDENTIAL - 7.

| LOT NUMBER | STREET ADDRESS NUMBER | STREET NAME |
|------------|-----------------------|---------------|
| 20 | 718 | PARKLAND LOOP |
| 21 | 770 | PARKLAND LOOP |
| 22 | 772 | PARKLAND LOOP |
| 23 | 774 | PARKLAND LOOP |
| 24 | 776 | PARKLAND LOOP |
| 25 | 803 | PARKLAND LOOP |
| 26 | 805 | PARKLAND LOOP |
| 27 | 807 | PARKLAND LOOP |
| 28 | 809 | PARKLAND LOOP |
| 29 | 811 | PARKLAND LOOP |
| 30 | 813 | PARKLAND LOOP |
| 31 | 815 | PARKLAND LOOP |
| 32 | 817 | PARKLAND LOOP |
| 33 | 819 | PARKLAND LOOP |
| 34 | 821 | PARKLAND LOOP |
| 35 | 823 | PARKLAND LOOP |
| 36 | 825 | PARKLAND LOOP |
| 37 | 827 | PARKLAND LOOP |
| 38 | 829 | PARKLAND LOOP |
| 39 | 831 | PARKLAND LOOP |
| 40 | 833 | PARKLAND LOOP |
| 41 | 835 | PARKLAND LOOP |
| 42 | 837 | PARKLAND LOOP |
| 43 | 839 | PARKLAND LOOP |
| 44 | 841 | PARKLAND LOOP |
| 46 | 842 | PARKLAND LOOP |



Sound Development Group
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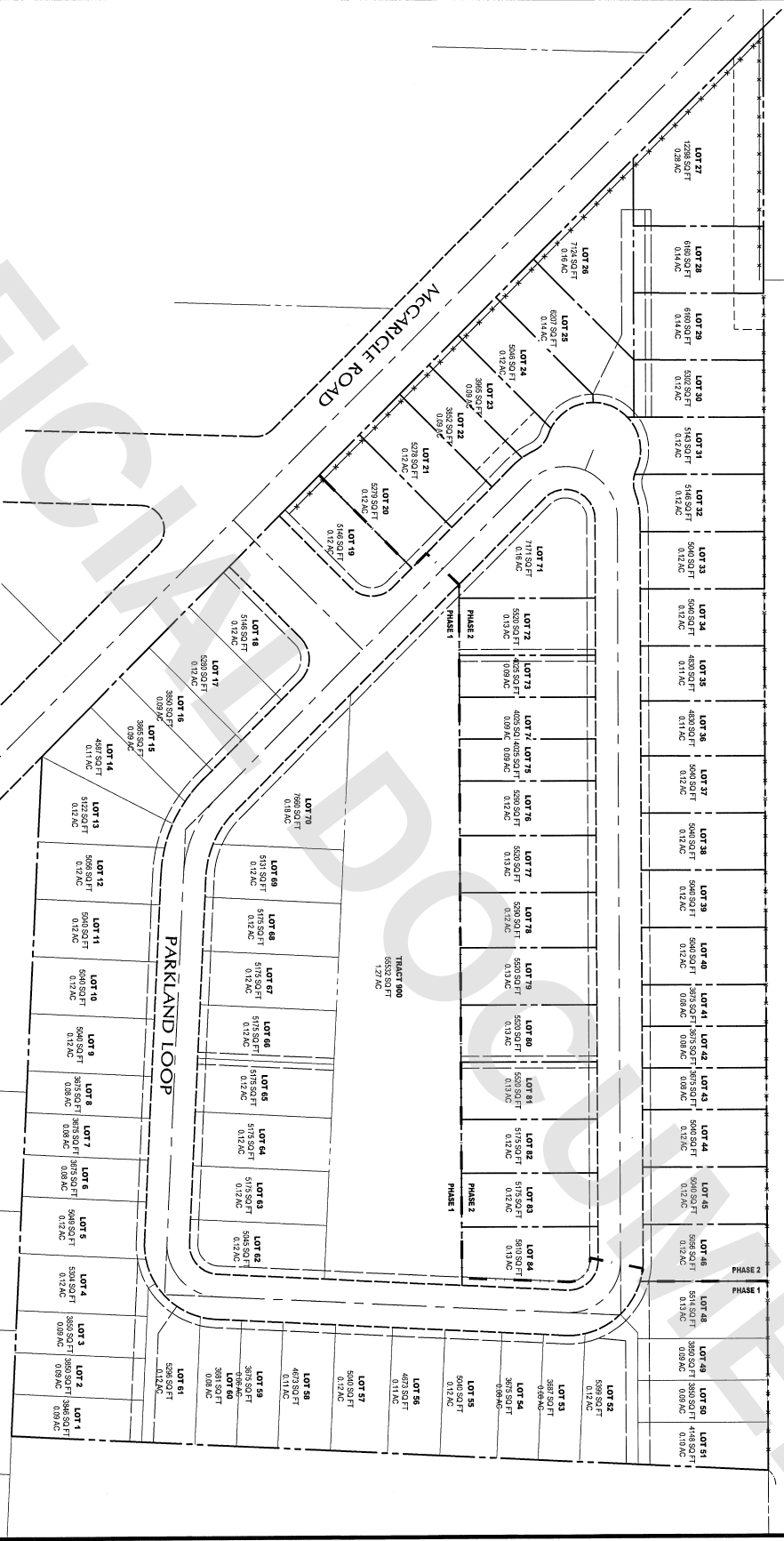
OWNERS
 BRICKYARD PARK, LLC

DATE: 8.13.2022 SCALE: AS NOTED
 PROJECT NO: 19069 FILE: 19069P-01946

BRICKYARD PARK

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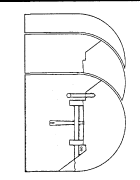
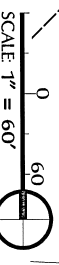


FIELD EQUIPMENT
THIS SURVEY WAS ACCOMPISHED BY FIELD TRIANGULATION USING A TRIMBLE S7 AND A TRIMBLE DUAL FREQUENCY GPS SURVEY RECEIVER. ALL DISTANCES WERE MEASURED IN METERS AND ANGLES WERE SET IN DEGREES, MINUTES AND SECONDS. ALL DISTANCES WERE SET IN METERS AND ANGLES WERE SET IN DEGREES, MINUTES AND SECONDS.

BASIS OF BEARING
THE FOUND UNADJUSTED CONTINUED OF McCARIGLE ROAD BEARS S 47°05'17" W AS SHOWN HEREON.

OCCUPATION NOTE
THE OCCUPATION OF THE LAND SHOWN HEREON IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS. THE OCCUPATION OF THE LAND SHOWN HEREON IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS. THE OCCUPATION OF THE LAND SHOWN HEREON IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS.

- LEGEND**
- SET BEARING & DISTANCE
 - SET STREET MONUMENT IN CASE STUMPED 3000 LS 32089*
 - SIMPLY CORNER SET PREVIOUSLY
 - ⊕ PROPOSED SET STREET MONUMENT IN CASE ON AS NOTED
 - ⊖ LOT ADDRESS ON LOOP ROAD



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OWNERS
BRICKYARD PARK, LLC
PR. LIS
SCALE: AS NOTED

DATE: 6.29.2022
PROJECT NO. 19066

