

PRELIMINARY PLAT OF LAKELAND VILLAGE NO. 15

IN A PORTION OF THE SE 1/4 OF
SECTION 18, TOWNSHIP 22 NORTH, RANGE 1 WEST, W.M.
MASON COUNTY, WASHINGTON

Parcel #	Square Feet	Acres
LOT 1	9596.48	0.22
LOT 2	9065.63	0.21
LOT 3	7844.43	0.18
LOT 4	8729.83	0.20
LOT 5	10185.31	0.23
LOT 6	9939.94	0.23
LOT 7	9324.82	0.21
LOT 8	9064.52	0.21
LOT 9	7626.02	0.18
LOT 10	9046.73	0.21
LOT 11	10766.17	0.25
LOT 12	10202.51	0.23
LOT 13	8315.15	0.19
LOT 14	7951.96	0.18
LOT 15	8406.97	0.19
LOT 16	13425.40	0.31
LOT 17	7148.89	0.16
LOT 18	8063.40	0.19
LOT 19	8232.65	0.19
LOT 20	8988.49	0.21

Parcel #	Square Feet	Acres
LOT 21	10423.99	0.24
LOT 22	16322.93	0.37
LOT 23	212867.32	4.89
TRACT A SD/OS	113857.89	2.61
TRACT B SEWER	5820.74	0.13
TRACT C PRIVATE ROAD	17111.36	0.39
TRACT D SD/OS	25599.18	0.59
TRACT E FOR FUTURE DEVELOPMENT 52,072.45 SQ FT 1.20 ACRES	52072.45	1.20
TRACT F FOR FUTURE DEVELOPMENT	210457.66	4.83
TRACT G FOR FUTURE DEVELOPMENT	664204.70	15.25
TRACT H FOR FUTURE DEVELOPMENT	24149.03	0.55
VIRGIL DRIVE (60' PUBLIC ROAD)	130121.21	2.99

SITE DATA

LOCATION: SE 1/4 18-22-1W
 EXISTING ZONING: RESIDENTIAL - RECREATIONAL DISTRICT - ALLYN ZONING R-1R
 TOTAL AREA: 38.22 ACRES
 SOURCE OF WATER: LAKELAND VILLAGE WATER
 SANITARY SEWER: MASON COUNTY SEWER
 SOURCE OF POWER: MASON CO. PUD NO. 3
 TELEPHONE COMPANY: CENTURYLINK
 OWNER OF RECORD: ANDERSON & SONS, INC.
 PO BOX 108
 ALLYN, WA 98524

SURVEYOR'S NOTES

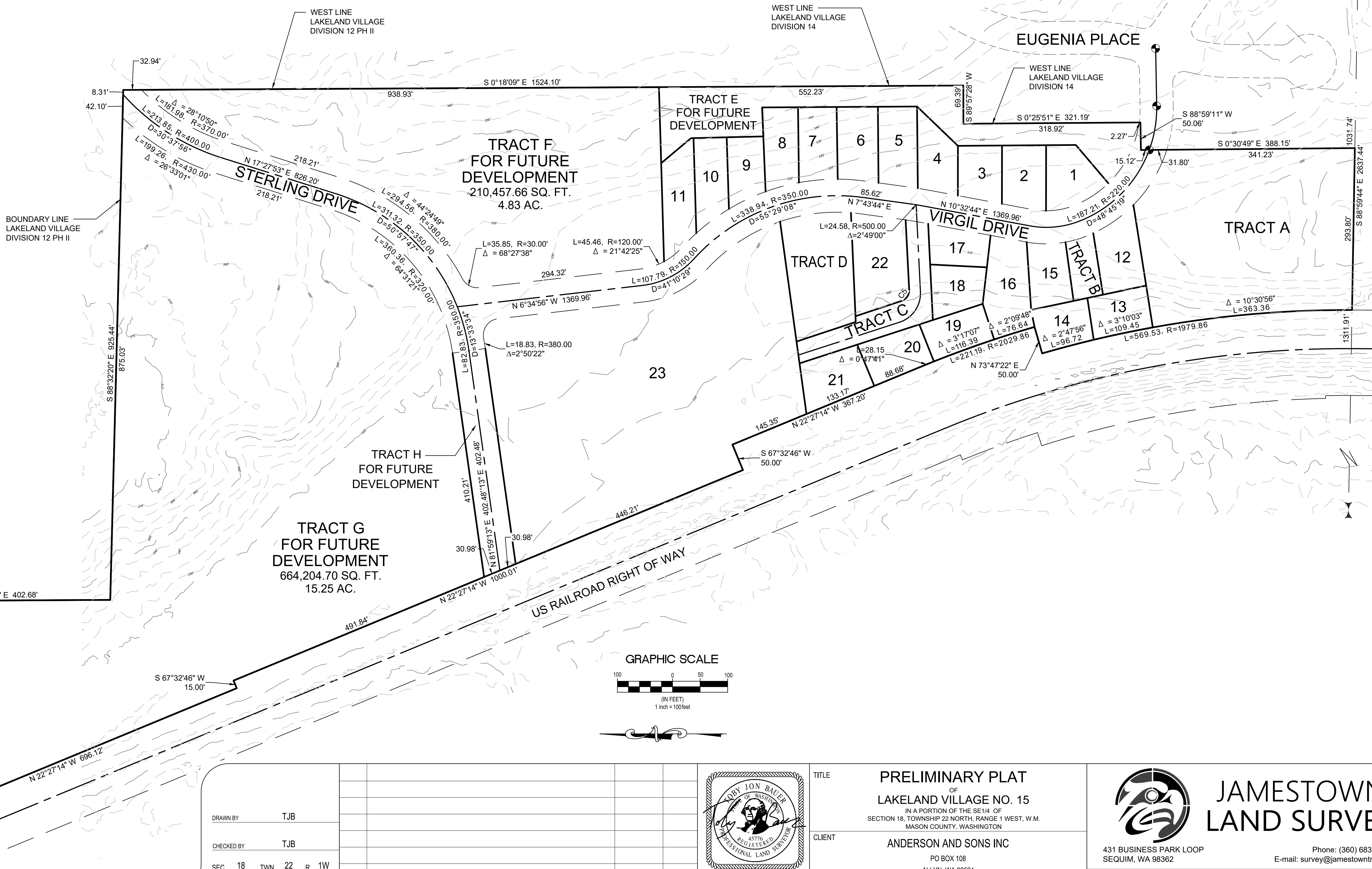
INTENDED USE OF MAP FOR CIVIL ENGINEERING DESIGN
 CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS COMBINED WITH LIDAR DATA.
 NATIONAL MAPPING STANDARDS. ONE-HALF THE CONTOUR INTERVAL
 BOUNDARY INFORMATION BASED ON AFNS 1978-0486637 AND 1998-1010484
 NO SUB-SURFACE UTILITIES LOCATED EXCEPT AS SHOWN
 SURVEY PERFORMED WITH A 3" TOTAL STATION AND/OR GNSS RECEIVER USING FIELD TRAVERSE. GNSS BASED RELATIVE STATIC AND/OR REAL TIME KINEMATIC SURVEY METHODS. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090

SECTION SUBDIVISION

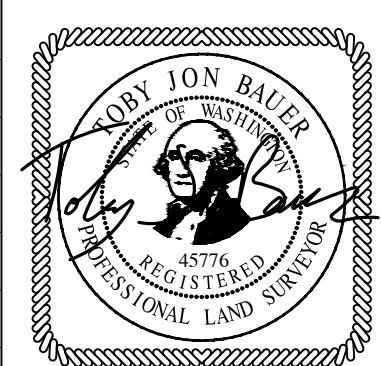
SEE SHEET 2 FOR SECTION SUBDIVISION

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 22 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOWS:
 PARCEL 1 OF BLA #07-21 PER AFN 1902615 AND REVISED PER AFN 2078519 LYING EASTERLY OF THE RIGHT-OF-WAY FOR THE UNITED STATES NAVY RAILROAD, AS ESTABLISHED IN ORDER ENTERED IN DISTRICT COURT OF THE UNITED STATES FOR THE WESTERN DISTRICT OF WASHINGTON, CAUSE NO. 619. RECORDED JULY 24, 1948, AUDITOR'S FILE NO. 125867;
 SITUATE IN THE COUNTY OF MASON, STATE OF WASHINGTON.



DRAWN BY	TJB	REV.	DESCRIPTION	DATE	BY
CHECKED BY	TJB				
SEC	18	TWN	22	R	1W
SCALE	1" = 100'				
				6/27/2023	



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 MASON COUNTY, WASHINGTON

CLIENT
ANDERSON AND SONS INC
 PO BOX 108
 ALLYN, WA 98524

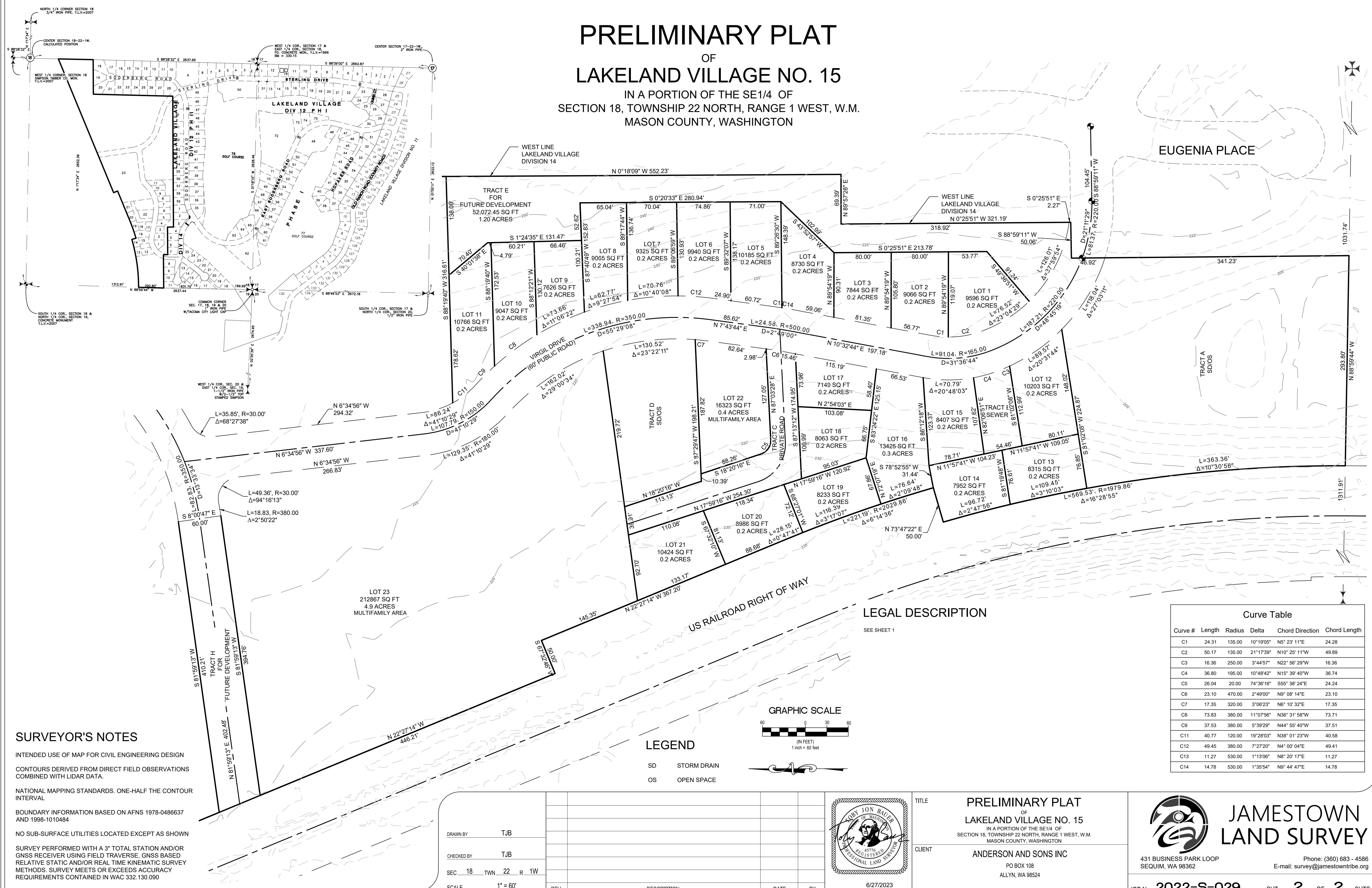
**JAMESTOWN
 LAND SURVEY**

431 BUSINESS PARK LOOP
 SEQUIM, WA 98362
 Phone: (360) 683 - 4566
 E-mail: survey@jamestowntribe.org

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PRELIMINARY PLAT

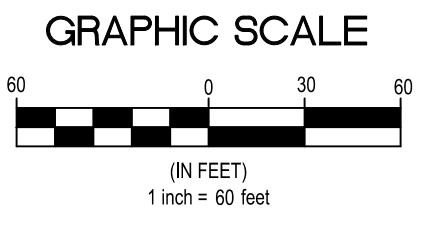
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EUGENIA PLACE

LEGAL DESCRIPTION

SEE SHEET 1



LEGEND

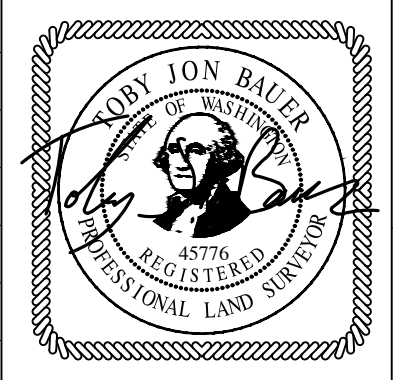
- SD STORM DRAIN
- OS OPEN SPACE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.31	135.00	10°19'05"	N5°23'11"E	24.28
C2	50.17	135.00	21°17'39"	N10°25'11"W	49.89
C3	16.36	250.00	3°44'57"	N22°56'29"W	16.36
C4	36.80	195.00	10°48'42"	N15°39'40"W	36.74
C5	26.04	20.00	74°36'16"	S55°38'24"E	24.24
C6	23.10	470.00	2°49'00"	N9°08'14"E	23.10
C7	17.35	320.00	3°06'23"	N6°10'32"E	17.35
C8	73.83	380.00	11°07'56"	N36°31'58"W	73.71
C9	37.53	380.00	5°39'29"	N44°55'40"W	37.51
C11	40.77	120.00	19°28'03"	N38°01'23"W	40.58
C12	49.45	380.00	7°27'20"	N4°00'04"E	49.41
C13	11.27	530.00	1°13'06"	N8°20'17"E	11.27
C14	14.78	530.00	1°35'54"	N9°44'47"E	14.78

SURVEYOR'S NOTES

- INTENDED USE OF MAP FOR CIVIL ENGINEERING DESIGN
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