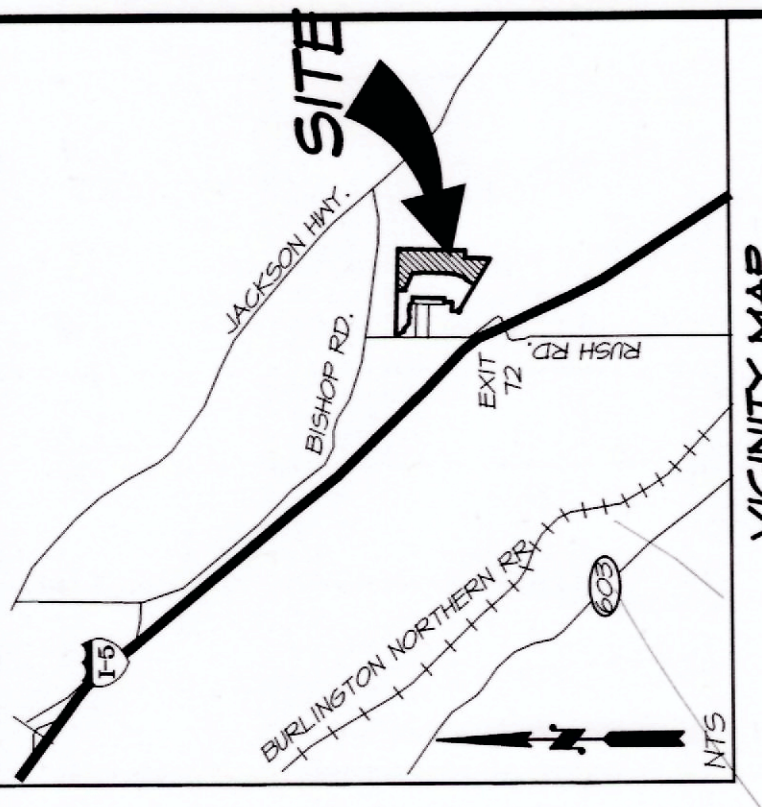


**PRELIMINARY PLAT OF HOMESTREET PLACE**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M.  
LEWIS COUNTY, WA

SP-94-050  
A.F. 9506369

4  
HOMESTREET DEVELOPMENT, LLC  
~ PREPARED FOR ~



**SITE DATA**

PARCEL NO. 011915154070

ZONING C-1 (SEE NOTE #3)

AREA 22.27 ACRES

TOTAL LOTS 64

DENSITY 3.10 DU/AC.

AVERAGE LOT SIZE 5,116 SQ. FT.

SMALLEST LOT SIZE 5,000 SQ. FT.

LENGTH OF ROADS 3,091 LF

AREA OF ROADS 4.93 AC.

OPEN SPACE TOTAL 8.89 ACRES (40%)

TRACT USAGE

TRACT "A" WETLAND/BUFFER OPEN SPACE 5.40 AC.

TRACT "B" STORMWATER 0.62 AC.

TRACT "C" STORMWATER 1.20 AC.

TRACT "D" STORMWATER 0.28 AC.

TRACT "E" ACTIVE RECREATION 0.70 AC.  
TOT LOT 8.70 AC.

**LOT AREAS**

LOT NUMBER	SQUARE FEET
1	7547
2	5,000
3	5,000
4	5,000
5	5,000
6	5,000
7	5,000
8	5,000
9	5,000
10	5,000
11	5,002
12	5,280
13	5,943
14	5,944
15	5,944
16	5,946
17	5,600
18	5,642
19	6,000
20	5,000
21	5,000
22	6,000
23	5,000
24	5,000
25	6,419
26	7,572
27	5,000
28	5,000
29	6,988
30	8,287
31	7,146
32	7,466
33	7,465
34	5,294
35	5,000
36	5,000
37	5,000
38	5,000
39	5,000
40	5,000
41	5,000
42	5,000
43	5,000
44	5,000
45	5,000
46	5,000
47	5,000
48	5,000
49	5,280
50	5,280
51	5,760
52	5,760
53	5,944
54	5,944
55	5,944
56	5,946
57	5,600
58	5,642
59	6,000
60	5,000
61	5,000
62	6,988
63	8,287
64	7,146
65	7,466
66	7,465
67	5,294
68	5,000
69	5,000
70	5,000
71	5,000
72	5,000
73	5,000
74	5,000
75	5,000
76	5,000
77	5,000
78	5,000
79	5,000
80	5,000
81	5,000
82	5,000
83	5,000
84	5,000

**TRACT AREAS**

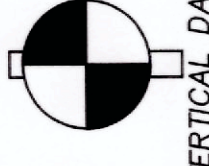
TRACT	SQUARE FEET
A	27,027
B	26,927
C	6,021
D	12,241
E	30,910

**PLANNED SETBACKS**

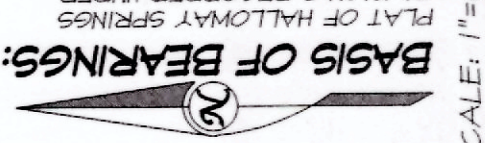
FRONT - 20 FEET (20' REQUIRED)  
REAR - 15 FEET (5' REQUIRED)  
SIDE - 5 FEET (5' REQUIRED)  
SIDE FLANKING STREET - 10 FEET (REQUIREMENT SILENT)

**LEGEND**

- EDGE OF WETLAND DELINEATED OCTOBER 31, 2019 BY ENVIRONMENTAL FIELD SURVEY BY HATTON GODAT PANTIER JANUARY 16, 2020
- EDGE OF DITCH FIELD SURVEY BY HATTON GODAT PANTIER JANUARY 16, 2020
- PLANNED 10' WIDE UTILITY EASEMENT
- SEE NOTE NO. 3
- SANITARY SEWER EASEMENT GRANTED TO THE CITY OF CHEHALIS PER AUDITOR'S FILE NO. 410345
- UTILITY EASEMENT PER AUDITOR'S FILE NO. 3054454
- 25' WIDE EASEMENT GRANTED TO THE CITY OF CHEHALIS FOR UTILITIES PER AUDITOR'S FILE NO. 343044
- INGRESS, EGRESS AND UTILITY EASEMENT FOR ADJOINING LOTS



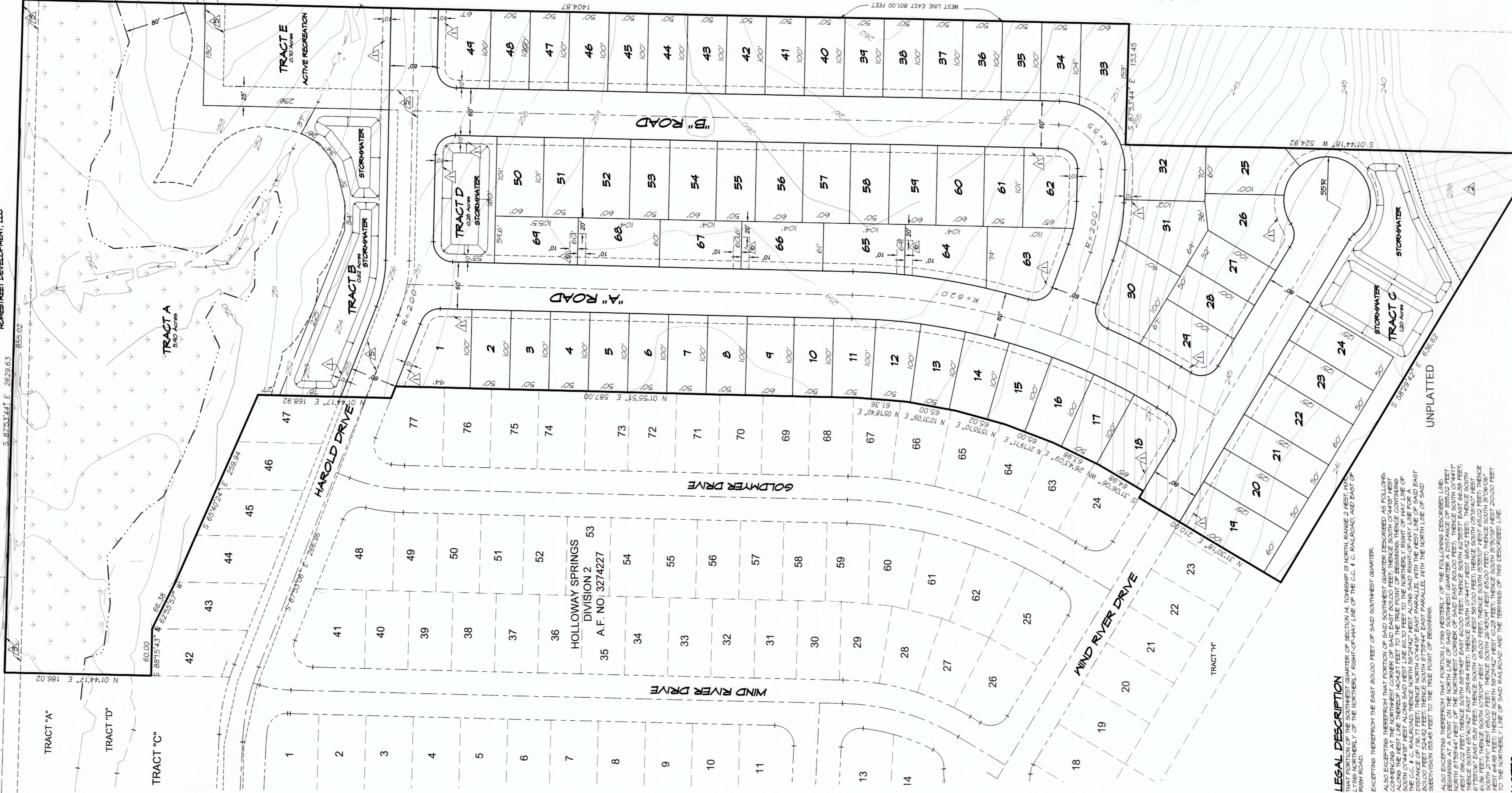
VERTICAL DATUM  
NGVD 1929 CITY OF CHEHALIS



SCALE: 1"=60 FEET



**HATTON GODAT PANTIER**  
ENGINEERS AND SURVEYORS  
3910 MARTIN WAY E, SUITE B  
OLYMPIA, WA 98506  
TEL: 360.943.1599 FAX: 360.357.6299  
hattonpantier.com



**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 2 WEST, W.M., LYING NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE C.C. & C. RAILROAD, AND EAST OF RUSH ROAD;

EXCEPTING THEREFROM THE EAST 80.00 FEET OF SAID SOUTHWEST QUARTER;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID SOUTHWEST QUARTER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 80.00 FEET BEGINNING; THENCE CONTAINING SOUTH 01°44'00" WEST ALONG SAID WEST LINE 81.70 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE C.C. & C. RAILROAD; THENCE NORTH 59°29'42" WEST ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 76.33 FEET; THENCE SOUTH 87°39'44" EAST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 155.45 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 295.02 FEET NORTH 87°59'44" WEST OF THE NORTHWEST CORNER OF SAID EAST 80.00 FEET BEGINNING; THENCE SOUTH 85°40'42" EAST 287.04 FEET; THENCE SOUTH 01°44'00" WEST 169.42 FEET; THENCE SOUTH 87°59'44" WEST 159.10 FEET; THENCE SOUTH 01°44'00" WEST 61.36 FEET; THENCE SOUTH 87°59'44" WEST 159.10 FEET; THENCE SOUTH 01°44'00" WEST 61.36 FEET; THENCE SOUTH 87°59'44" WEST 159.10 FEET; THENCE SOUTH 01°44'00" WEST 61.36 FEET; THENCE SOUTH 87°59'44" WEST 159.10 FEET; THENCE SOUTH 01°44'00" WEST 61.36 FEET TO THE NORTHERLY LINE OF SAID RAILROAD AND THE TERMINUS OF THIS DESCRIBED LINE.

**NOTES**

- TRACTS "A", "B", "C", "D", & "E" WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR HOMESTREET PLACE.
- FLOOD INSURANCE RATE MAP, PANEL 242 OF 800, COMMUNITY PANEL NUMBER 550102 0242 B, EFFECTIVE DATE: DECEMBER 15, 1981, INDICATES THE EXTENT OF THE ONE-HUNDRED YEAR FLOODING PERMISSIBLE TO ORDINANCE NO. 371 OF THE CITY OF NAPAVINE AND THE CITY OF CHEHALIS.
- MINUTES OF THE CITY OF CHEHALIS COMMUNITY DEVELOPMENT COMMITTEE MEETING OF SEPTEMBER 27, 2004, RESIDENTIAL USES INCLUDING "SINGLE FAMILY RESIDENTIAL, MULTIFAMILY RESIDENTIAL AND MOBILE HOME PARKS" ARE ALLOWED IN THE ZONING OF HOLLOWAY SPRINGS DIV. I.
- THE HOLLOWAY SPRINGS DIVISION I PROJECT WAS DEVELOPED AT A DENSITY OF 4.8 DU/AC. THIS PLAT WILL RESULT IN A DENSITY OF 3.10 DU/AC.
- ROADWAYS DESIGNATED AS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" ARE PLANNED PUBLIC ROADWAYS.