

FOUNDER'S RIDGE LARGE LOT SEGREGATION

ORIGINAL TRACT LEGAL DESCRIPTION:

TRACT Y-1, BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 31, 2007 UNDER PIERCE COUNTY RECORDING NUMBER 200710315001;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF DUPONT FOR ROAD PURPOSES BY DEED RECORDED OCTOBER 31, 2007 UNDER RECORDING NUMBER 200710310594;

ALSO EXCEPT THAT PORTION THEREOF DEFINED AS PARCEL TP, AN EXEMPT SEGREGATION OF PROPERTY, AS DEPICTED ON THAT RECORD OF SURVEY RECORDED NOVEMBER 1, 2007 UNDER RECORDING NUMBER 200711015006.

SITUATE IN THE CITY OF DUPONT, COUNTY OF PIERCE, STATE OF WASHINGTON.

DEDICATION:

WE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED PROPERTY, DEDICATE THESE LOTS TO THE PURCHASERS THEREOF, WE DEDICATE THE ROADS SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER AND HEREBY GRANT TO THE PUBLIC THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THE STREETS. THIS LARGE LOT SEGREGATION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

ALBATROSS ESTATES LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY _____

ITS:

ACKNOWLEDGMENT:

STATE OF _____ } SS
COUNTY OF _____
ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ KNOWN BY ME
TO BE THE
OF ALBATROSS ESTATES LLC THE COMPANY DESCRIBED IN
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED IT TO BE
THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY
FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON
OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID
INSTRUMENT ON BEHALF OF SAID COMPANY.

DATED THIS _____ DAY OF _____, 20____.

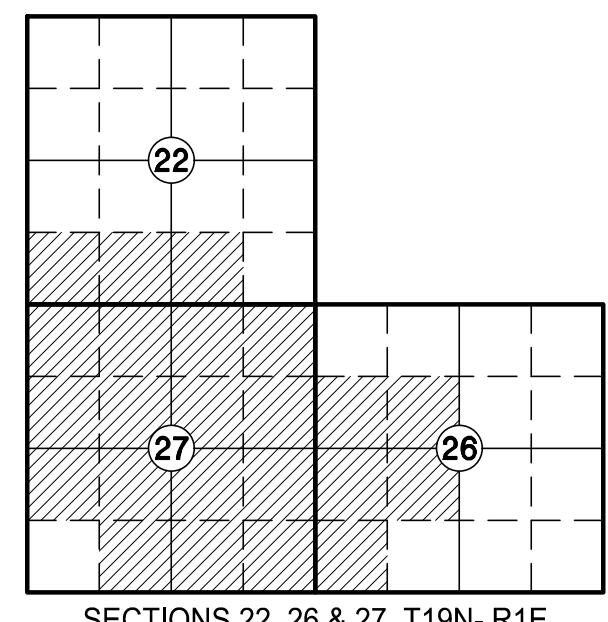
SIGNATURE OF NOTARY PUBLIC

PRINTED NAME

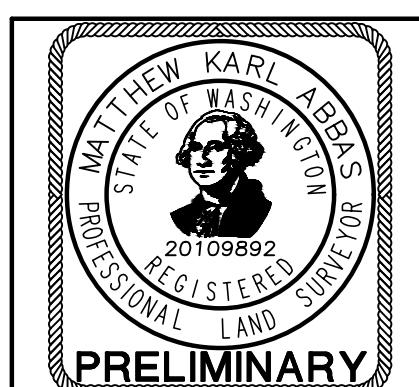
MY APPOINTMENT EXPIRES

SHEET INDEX:

SHEET 1 LEGAL DESCRIPTION, SURVEY INFORMATION, APPROVALS
SHEET 2 TITLE NOTES
SHEET 3 OVERALL SITE BOUNDARY & DIMENSIONS
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SHEET 6 EXISTING EASEMENTS



SECTIONS 22, 26 & 27, T19N-R1E



PRELIMINARY

SURVEY INFORMATION:

HORIZONTAL DATUM:

WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK

LOT AREA:

11,357.839± S.F. (260.74± AC)

DATE OF SURVEY:

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 17, 2020
ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER OF 2020.

TITLE INSURANCE:

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 193789-TC UPDATE 2ND COMMITMENT, DATED NOVEMBER 9, 2020 AT 08:00 AM, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

SURVEYOR'S NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE ABOVE REFERENCED TITLE REPORT UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPATIONAL INDICATORS (I.E. FENCE LINES, BUILDINGS, WALLS, ETC. - SEE MAP FOR PARTICULARS) PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.
- THIS IS A FIELD TRAVERSE SURVEY. TOPCON GT AND TOPCON HYPER HR GPS AND DELL TABLET DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.
- NO BUILDINGS ON SITE.

CITY OF DUPONT LARGE LOT SEGREGATION NO. PLNG2021-0--

PORTION OF SW1/4 & SE1/4 OF SW1/4 OF SECTION 22
AND SW1/4 OF SE1/4 OF SECTION 22
NE1/4, NW1/4, SW1/4 & SE1/4 OF NE1/4 OF SECTION 27
NE1/4, NW1/4, SW1/4 & SE1/4 OF NW1/4 OF SECTION 27
NE1/4, NW1/4 & SE1/4 OF SW1/4 OF SECTION 27
NE1/4, NW1/4, SW1/4 & SE1/4 OF SE1/4 OF SECTION 27
SW1/4 & SE1/4 OF NW1/4 OF SECTION 26
NE1/4, NW1/4 & SW1/4 OF SW1/4 OF SECTION 26
W.M., CITY OF DUPONT, PIERCE COUNTY, WASHINGTON

ASSESSOR'S PARCEL NUMBER
011927-2005

SITE ADDRESS
NONE ON RECORD

COMMUNITY DEVELOPMENT DEPARTMENT
EXAMINED AND APPROVED.

COMMUNITY DEVELOPMENT DIRECTOR DATE

CITY ENGINEER
EXAMINED AND APPROVED.

CITY ENGINEER DATE

PIERCE COUNTY PUBLIC WORKS & UTILITIES
SEWER DIVISION

EXAMINED AND APPROVED WITH CONDITIONS (SEE SANITARY
SEWER NOTES ON SHEET _____ OF _____)

WASTEWATER UTILITY MANAGER (AKA DIRECTOR OF UTILITIES) DATE

COUNTY ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES
HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED
HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY
OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

PIERCE COUNTY ASSESSOR/TREASURER DATE

BY: DATE

NAME AND ADDRESS - ORIGINAL TRACT OWNER

ALBATROSS ESTATES LLC
17837 1ST AVE. S, PMB 310
NORMANDY PARK, WA 98148
EXISTING ZONING MUV-5 (MIXED USE VILLAGE-5)
SOURCE OF WATER CITY OF DUPONT
SEWER SYSTEM PIERCE COUNTY PUBLIC WORKS
WIDTH AND TYPE OF ACCESS CENTER DR. (120' R/W)
NO. OF LOTS 7

SURVEYOR'S CERTIFICATION:

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 NORTHPONT DEVELOPMENT.

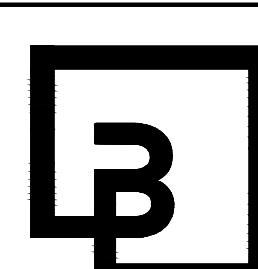
DESIRAE SCHILLING, PLS #49289 DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BARGHAUSEN
CONSULTING ENGINEERS, INC. THIS ____ DAY OF
_____, 2021, AT ____ MINUTES PAST
_____.M., RECORDS OF PIERCE COUNTY, WASHINGTON.

AUDITOR'S FILE NUMBER

AUDITOR DEPUTY AUDITOR
SHEET 1 OF 6



**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

BCE JOB NO. 21127

**CITY OF DUPONT
LARGE LOT SEGREGATION
NO. PLNG2021-0--**

SPECIAL EXCEPTIONS:
(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 211550-TC DATED SEPTEMBER 3, 2021)

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY
PURPOSE: CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES OVER AND/OR UNDER THE RIGHT OF WAY TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES
RECORDING DATE: APRIL 19, 1990
RECORDING NO.: 9004190543
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF DUPONT
PURPOSE: LANDSCAPING
RECORDING DATE: MAY 21, 1992
RECORDING NO.: 9205210946
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

3. COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: AUGUST 24, 1992
RECORDING NO.: 9208240297

MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDING NOS.: 9501100462, 9503150368, 9601090368, 9601260346, 9603120707, 9609110555, 9612240420, 9710170646, 9803107310, 9807070025, 9912200109, 200011080374, 200012060263, 200209180938, 200512050081, 200712210490, 200808150280, 20100670536, 20109301051, 201010060494, 201303260080

MODIFICATION OF ACCESS AND MAINTENANCE EASEMENT:
RECORDING DATE: MARCH 24, 1993, MARCH 18, 1996, SEPTEMBER 25, 1998
RECORDING NO.: 930340467, 9603180106, 9809250623
ASSIGNMENT OF DECLARANT RIGHTS UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST LANDING COMMERCIAL PROPERTY:
RECORDING DATE: JANUARY 8, 2002
RECORDING NO.: 200201080843

NOTICE OF TERMINATION OF CLASS "B" CONTROL PERIOD FOR NORTHWEST LANDING COMMERCIAL PROPERTY:
RECORDING DATE: OCTOBER 27, 2010
RECORDING NO.: 201010270197
(NOT PLOTTABLE) DISTANT OFFSITE 200' PUGET OUTFLOW CHANNEL

4 & 5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY
PURPOSE: CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE AN UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM UPON AND UNDER THE RIGHT OF WAY TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES
RECORDING DATE: NOVEMBER 20, 1995
RECORDING NO.: 9511200866
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: INSTALL, REPAIR AND MAINTAIN LANDSCAPING, WALKWAYS, PEDESTRIAN ACCESS AND ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, METER BOXES, TELEPHONE, GAS, AND ELECTRICITY
RECORDING DATE: JANUARY 9, 1996
RECORDING NO.: 9601090362
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF PIERCE
PURPOSE: CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF A SANITARY SEWER PIPELINE, MANHOLES AND OTHER APPURTENANT SEWER STRUCTURES
RECORDING DATE: SEPTEMBER 9, 1999
RECORDING NO.: 9909090470
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

8. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: OCTOBER 29, 1999
RECORDING NO.: 9910290750
(PLOTTED HEREON)

9. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
ENTITLED: NOTICE REGARDING HISTORIC DISTRICT DESIGNATION AND DECLARATION OF COVENANT
RECORDING DATE: JANUARY 12, 2001
RECORDING NO.: 200101120143
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
MODIFICATION(S) OF SAID NOTICE:
RECORDING DATE: JUNE 12, 2006
RECORDING NO.: 200606120310
(PLOTTED HEREON)

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY
PURPOSE: CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF A SANITARY SEWER PIPELINE, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES
RECORDING DATE: JANUARY 15, 2002
RECORDING NO.: 200201150274
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON) SAID EASEMENT DOES NOT LIE ON SUBJECT PROPERTY

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY
PURPOSE: CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF A SANITARY SEWER PIPELINE, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES
RECORDING DATE: DECEMBER 13, 2004
RECORDING NO.: 200412130297
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON) SAID EASEMENT DOES NOT LIE ON SUBJECT PROPERTY

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY
PURPOSE: CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF A SANITARY SEWER PIPELINE, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES
RECORDING DATE: APRIL 4, 2005
RECORDING NO.: 200504040337 AND 200504040338
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

13. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: NOVEMBER 1, 2006
RECORDING NO.: 200611010855
(NOT PLOTTABLE) BLANKET-IN-NATURE

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF DUPONT
PURPOSE: CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, UNDERGROUND WATER AND OTHER APPURTENANT STRUCTURES
RECORDING DATE: NOVEMBER 30, 2005
RECORDING NO.: 200511300872
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON) CREATES PREVIOUS LOT CONFIGURATION

15. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING SURVEY:
RECORDING DATE: JANUARY 27, 2006
RECORDING NO.: 200601275001
(PLOTTED HEREON) CURRENT CONDITIONS SHOWN

16. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF DUPONT BOUNDARY LINE ADJUSTMENT NO. BLA 06-01:
RECORDING NO.: 200608225007
(PLOTTED HEREON) CREATES LOT CONFIGURATION

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: IRRIGATION LINES AND ASSOCIATED IMPROVEMENTS AND APPURTENANCES
RECORDING DATE: SEPTEMBER 5, 2006
RECORDING NO.: 200609050736
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: STORM DRAINAGE AND ASSOCIATED IMPROVEMENTS AND APPURTENANCES
RECORDING DATE: SEPTEMBER 5, 2006
RECORDING NO.: 200609050737 AND 200609050738
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: SANITARY SEWER SYSTEM AND ASSOCIATED IMPROVEMENTS AND APPURTENANCES
RECORDING DATE: SEPTEMBER 5, 2006
RECORDING NO.: 200609050739
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: GOLF CART PATH AND APPURTENANCES
RECORDING DATE: SEPTEMBER 5, 2006
RECORDING NO.: 200609050740
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
PLOTTED HEREON

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: ACCESS AND UTILITIES AND APPURTENANCES
RECORDING DATE: SEPTEMBER 5, 2006
RECORDING NO.: 200609050741 AND 200609050742
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: WATER LINES AND ASSOCIATED IMPROVEMENTS AND APPURTENANCES
RECORDING DATE: SEPTEMBER 5, 2006
RECORDING NO.: 200609050743 AND 200609050744
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

23. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: NOVEMBER 1, 2006
RECORDING NO.: 200611010855
(NOT PLOTTABLE) BLANKET-IN-NATURE

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC NORTHWEST GOLF ASSOCIATION, INC. AND PNCA/WSGA PROPERTIES, INC.
PURPOSE: TEMPORARY EASEMENT FOR INGRESS AND EGRESS
RECORDING DATE: MAY 31, 2007
RECORDING NO.: 200705311264
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

25. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF DUPONT
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT ACCESS AND UTILITIES EASEMENT
RECORDING DATE: AUGUST 1, 2007
RECORDING NO.: 200708100582
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

26. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY
PURPOSE: CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF A SANITARY SEWER PIPELINE, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES
RECORDING DATE: AUGUST 16, 2007
RECORDING NO.: 200708160513
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

27. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
ENTITLED: AGREEMENT FOR RIGHT OF WAY AND LANDSCAPING MINTENANCE FOR DUPONT PUBLIC WORKS GOLF COURSE CIVIS FACILITIES PROJECT
RECORDING DATE: OCTOBER 31, 2007
RECORDING NO.: 200710310595
ASSIGNMENT AND ASSUMPTION AGREEMENT:
RECORDING DATE: DECEMBER 21, 2007
RECORDING NO.: 200712210497
(PLOTTED HEREON)

28. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF DUPONT
PURPOSE: OPERATING, MAINTAINING, REPAIRING, REPLACING, IMPROVING AND USING THE IRRIGATION, SANITARY SEWER, WATER AND STORMWATER FACILITIES, INCLUDING UNDERGROUND UTILITIES AND OTHER APPURTENANT STRUCTURES
RECORDING DATE: OCTOBER 31, 2007
RECORDING NO.: 200710310596 AND 200710310597
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

29. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF DUPONT
PURPOSE: TEMPORARY CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE FACILITIES, INCLUDING UNDERGROUND UTILITIES AND OTHER APPURTENANT STRUCTURES
RECORDING DATE: OCTOBER 31, 2007
RECORDING NO.: 200710310596
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON) EASEMENT ALSO INCLUDED BLANKET-IN-NATURE ACCESS EASEMENT

30. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAW, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF DUPONT BOUNDARY LINE ADJUSTMENT NO. BLA 07-03:
RECORDING NO.: 200710315001
(PLOTTED HEREON) CREATES LOT CONFIGURATION

31. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING SURVEY:
RECORDING DATE: NOVEMBER 1, 2007
RECORDING NO.: 200711015006
(CURRENT CONDITIONS PLOTTED HEREON)

32. RESERVATION OF ALL COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHTS TO EXPLORE FOR THE SAME CONTAINED IN THE DEED:
GRANTOR: WEYERHAUSER TIMBER CO., A WASHINGTON CORPORATION
RECORDING DATE: DECEMBER 21, 2007
RECORDING NO.: 200712210488
NOTE: NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT OWNERSHIP OR OTHER MATTERS AFFECTING SAID RESERVATIONS.
(NOT PLOTTABLE) BLANKET MINERAL RESERVATION

33. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
ENTITLED: DECLARATION FOR THE DUPONT BUSINESS AND TECHNOLOGY PARK, A DISTRICT OF THE NORTHWEST LANDING COMMERCIAL PROPERTY
RECORDING DATE: DECEMBER 21, 2007
RECORDING NO.: 200712210491
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT PLOTTABLE) BLANKET-IN-NATURE

34. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: TEMPORARY, NONEXCLUSIVE EASEMENT FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS AND INSTALLATION OF UTILITIES
RECORDING DATE: DECEMBER 21, 2007
RECORDING NO.: 200712210492
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTIES
(PLOTTED HEREON)

35. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
ENTITLED: COVENANT FOR SHARING OF BUSINESS PARK IMPROVEMENTS
RECORDING DATE: DECEMBER 21, 2007
RECORDING NO.: 200712210493
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT PLOTTABLE)

36. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
ENTITLED: DEVELOPMENT COVENANT
RECORDING DATE: DECEMBER 21, 2007
RECORDING NO.: 200712210495
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT PLOTTABLE) CREATES LAND USE RESTRICTIONS

37. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING SURVEY:
DATED: MAY 26, 2007
JOB NO.: 129-044-005-0200
PERFORMED BY: ESM CONSULTING ENGINEERS
DISCLOSED BY: STATUTORY WARRANTY DEED
RECORDED: DECEMBER 21, 2007
RECORDING NO.: 200712210496
(DOCUMENT NOT PROVIDED) DEED REFERENCES BUT DOES NOT INCLUDE ESM SURVEY

38. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
ENTITLED: FIRST PARK NORTHWEST LANDING DEVELOPMENT AGREEMENT
EXECUTED BY: FIRST INDUSTRIAL REALTY TRUST INC.
AND: CITY OF DUPONT
RECORDING DATE: FEBRUARY 2, 2010
RECORDING NO.: 201002020136
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT PLOTTABLE) CREATES BUFFERS AROUND ARCHAEOLOGICAL SITES

39. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
ENTITLED: AMENDED AND RESTATED BYLAWS FOR NORTHWEST LANDING COMMERCIAL OWNERS ASSOCIATION
RECORDING DATE: OCTOBER 6, 2010
RECORDING NO.: 2010060495
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT PLOTTABLE)

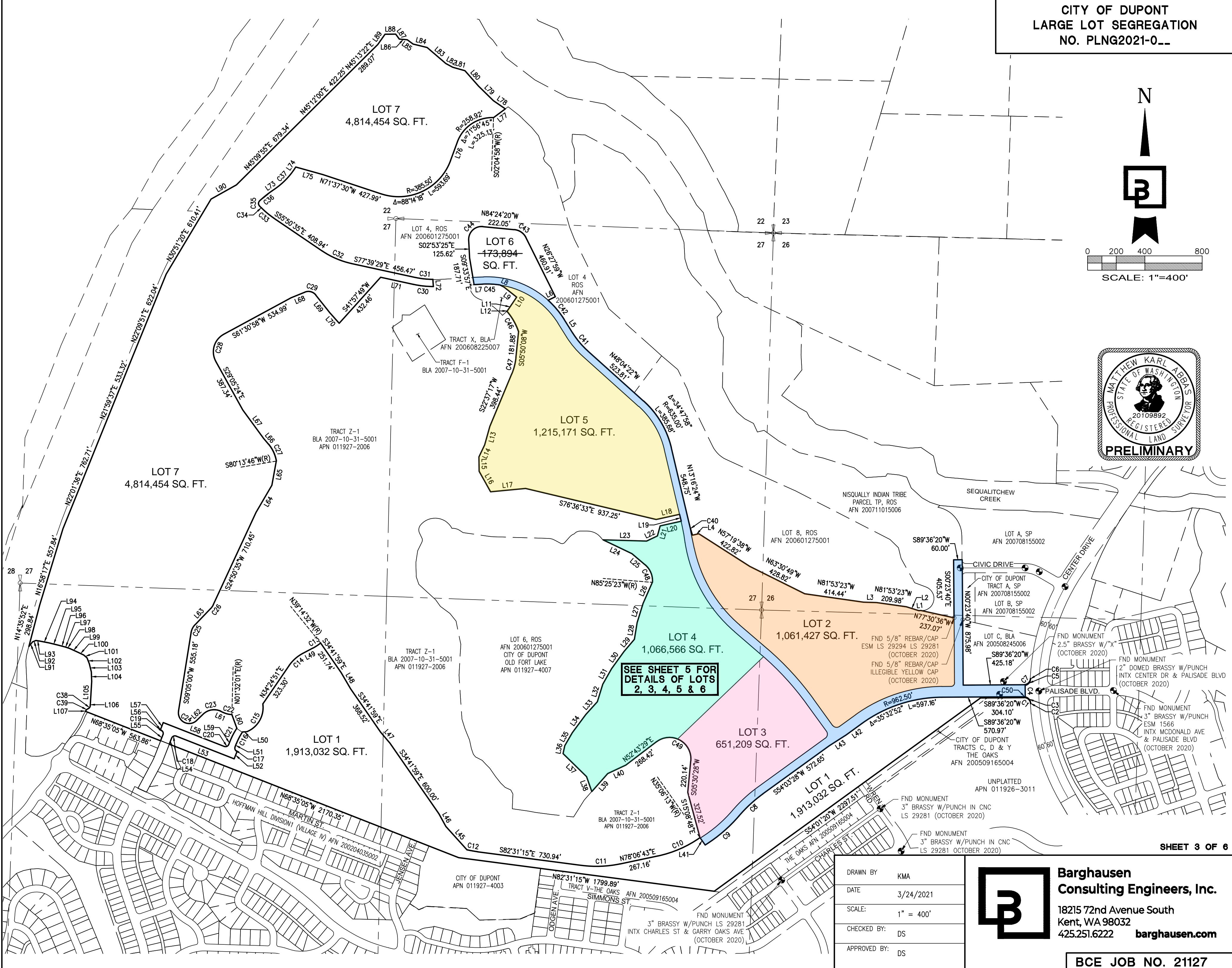
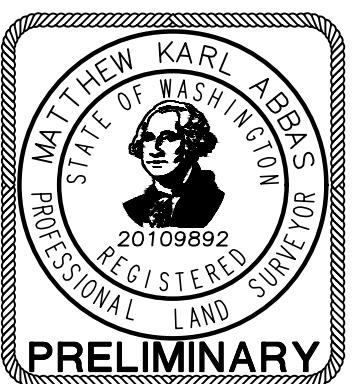
ITEMS 40-43 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR THE DETAILS ON THESE ITEMS.

SHEET 2 OF 6

CITY OF DUPONT
LARGE LOT SEGREGATION
NO. PLNG2021-0--

N
B

0 200 400 800
SCALE: 1"=400'



LINE TABLE		
LINE	DIST	BEARING
L1	14.05'	S85°00'47"W
L2	91.61'	N72°47'23"W
L3	91.46'	N88°10'01"W
L4	45.22'	S76°43'36"W
L5	113.83'	N32°09'46"W
L6	56.76'	N63°32'48"E
L7	61.01'	N87°03'49"E
L8	31.22'	S62°41'22"E
L9	112.06'	S51°34'13"E
L10	49.33'	S33°19'39"W
L11	65.84'	S34°39'09"W
L12	5.46'	S47°24'39"W
L13	133.40'	S15°43'09"W
L14	93.32'	S25°19'49"W
L15	100.08'	S00°43'27"E
L16	164.00'	S29°11'26"E
L17	245.21'	N84°26'24"E
L18	167.78'	N77°36'29"E
L19	49.96'	S13°16'24"E
L20	150.83'	S77°36'29"W

LINE TABLE		
LINE	DIST	BEARING
L21	72.75'	S15°14'23"W
L22	83.57'	S64°19'18"W
L23	303.65'	N88°16'43"W
L24	223.18'	S64°21'54"E
L25	119.97'	S49°41'56"E
L26	160.93'	S23°48'06"W
L27	139.32'	S17°09'55"W
L28	119.20'	S09°33'25"W
L29	111.59'	S40°23'29"W
L30	148.44'	S35°51'20"W
L31	124.16'	S29°29'59"W
L32	128.18'	S17°18'08"W
L33	120.33'	S42°08'22"W
L34	157.90'	S36°27'52"W
L35	104.49'	S30°12'01"W
L36	56.58'	S12°03'04"W
L37	229.60'	S45°28'03"E
L38	110.14'	S19°19'41"E
L39	167.25'	N41°25'32"E
L40	140.16'	N65°00'28"E

LINE TABLE		
LINE	DIST	BEARING
L41	62.82'	S35°06'13"E
L42	136.04'	S54°03'28"W
L43	140.89'	S57°18'46"W
L45	220.77'	S42°02'47"E
L46	100.00'	S28°52'29"E
L47	100.50'	S40°24'37"E
L48	131.86'	S30°21'01"E
L49	78.56'	N62°10'28"E
L50	29.22'	N87°10'18"E
L51	24.55'	N21°25'01"E
L52	55.00'	N21°25'01"E
L53	434.56'	S68°34'59"E
L54	45.74'	N21°25'01"E
L55	45.75'	S21°25'01"W
L56	5.00'	S68°34'59"E
L57	55.00'	S21°25'01"W
L58	457.56'	N68°34'59"E
L59	24.55'	S21°25'01"W
L60	101.52'	S20°07'21"E
L61	22.09'	S64°57'45"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	86°46'47"	45.00'	68.16'
C2	0°14'12"	1164.90'	4.81'
C3	76°21'31"	45.01'	59.99'
C4	2°55'47"	1595.00'	81.56'
C5	76°22'54"	45.00'	59.99'
C6	0°10'49"	1560.00'	4.91'
C7	86°47'08"	45.00'	68.16'
C8	13°26'27"	970.50'	227.67'
C9	17°19'25"	1029.50'	311.27'
C10	23°12'56"	803.50'	325.57'
C11	19°22'02"	803.50'	271.60'
C12	5°20'54"	803.50'	75.00'
C13	11°25'00"	330.00'	65.76'
C14	27°45'37"	270.00'	130.82'
C15	76°14'20"	182.00'	242.17'
C16	12°25'05"	426.50'	92.44'
C17	90°00'00"	24.50'	38.48'
C18	90°00'00"	24.50'	38.48'
C19	90°00'00"	24.50'	38.48'
C20	90°00'00"	24.50'	38.48'

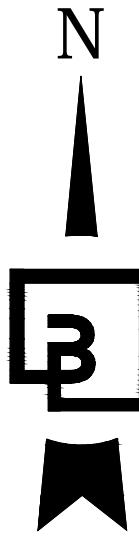
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	12°25'05"	473.50'	102.62'
C22	23°30'14"	145.00'	59.48'
C23	68°55'34"	110.00'	132.33'
C24	142°58'19"	75.00'	187.15'
C25	34°47'14"	100.00'	60.71'
C26	19°01'38"	100.00'	33.21'
C27	30°09'33"	250.00'	131.59'
C28	90°36'22"	139.00'	219.81'
C29	73°32'09"	65.00'	83.42'
C30	12°28'42"	635.00'	138.30'
C31	12°11'51"	585.00'	124.54'
C32	21°48'54"	585.00'	222.74'
C33	11°07'31"	585.00'	113.59'
C34	11°07'31"	585.00'	113.59'
C35	92°03'03"	24.50'	39.36'
C36	74°47'24"	803.50'	109.25'
C37	21°33'05"	525.00'	197.47'
C38	60°48'41"	25.00'	26.53'
C39	33°13'56"	40.00'	23.20'
C40	5°38'43"	805.00'	79.32'

LINE TABLE		
LINE	DIST	BEARING
L62	63.66'	N46°06'40"E
L63	158.11'	S43°52'13"W
L64	219.74'	S30°21'12"W
L65	171.52'	S10°17'29"W
L66	52.98'	S39°55'47"E
L67	246.04'	S36°12'43"E
L68	104.37'	S68°01'18"W
L69	158.23'	N38°26'33"W
L70	98.84'	N41°49'46"W
L71	236.00'	N77°39'29"E
L72	50.09'	N03°25'05"W
L73	27.06'	S55°07'22"W
L74	14.74'	S33°34'17"W
L75	198.15'	N74°27'00"W
L76	138.72'	S20°08'13"W
L77	102.46'	S53°19'12"W
L78	100.50'	S55°23'05"E
L79	145.55'	S45°37'04"E
L80	143.56'	S41°26'58"E
L81	88.60'	S74°19'50"E

LINE TABLE		
LINE	DIST	BEARING
L82	54.32'	S61°23'35"E
L83	172.29'	S49°20'32"E
L84	101.33'	S76°18'47"E
L85	50.25'	S53°19'45"E
L86	55.90'	S85°39'27"E
L87	42.79'	S35°43'38"E
L88	74.82'	N89°24'52"E
L89	87.77'	N35°14'22"E
L90	203.50'	N60°43'52"E
L91	40.48'	S38°07'53"W
L92	25.83'	S66°03'43"W
L93	27.29'	N80°53'28"W
L94	65.92'	N78°58'25"W
L95	69.47'	N76°11'44"W
L96	49.34'	N75°24'01"W
L97	2.87'	N68°26'48"W
L98	28.76'	N70°56'46"W
L99	60.54'	N65°42'50"W
L100	46.53'	N64°20'03"W
L101	30.69'	N49°14'55"W



**CITY OF DUPONT
LARGE LOT SEGREGATION
NO. PLNG2021-0--**



0 150 300 600

SCALE: 1"=300'

166.78'
(LOT 5)
L18(BDY)

L20(BDY)
149.78'
(LOT 4)

DETAIL
1" = 300'

LOT 4, ROS
AFN 200601275001

LOT 6
173,894 SQ. FT.

TRACT X, BLA
AFN 200608225007

TRACT F-1
BLA 2007-10-31-5001

TRACT Z-1
BLA 2007-10-31-5001
APN 011927-2006

TRACT V-THE OAKS
AFN 200509165004

LOT 1
1,913,032 SQ. FT.

LOT 2
1,061,427 SQ. FT.

LOT 3
651,209 SQ. FT.

LOT 4
1,066,566 SQ. FT.

LOT 5
1,215,171 SQ. FT.

LOT 6
173,894 SQ. FT.

LOT 8, ROS
AFN 200601275001

NISQUALLY INDIAN TRIBE
PARCEL TP, ROS
AFN 200711015006

LOT A, SP
AFN 200708155002

LOT B, SP
AFN 200708155002

LOT C, BLA
AFN 200508245006

UNPLATTED
APN 011926-3011

THE OAKS AFN 200509165004

CHARLES ST.

WREN RD.

ODGEN AVE.

JENSEN AVE.

SEQUALITCHEW CREEK

CIVIC DRIVE

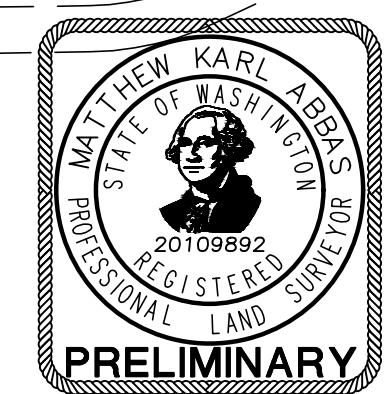
CENTER DRIVE

PALISADE BLVD

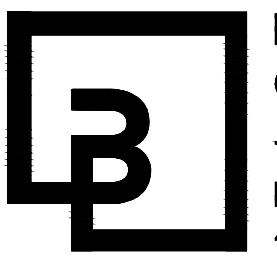
Matthew Karl Abbas
State of Washington
Professional Land Surveyor
20109892

DRAWN BY: KMA
DATE: 3/24/2021
SCALE: 1" = 300'
CHECKED BY: DS
APPROVED BY: DS

PRELIMINARY



DRAWN BY KMA
DATE 3/24/2021
SCALE: 1" = 300'
CHECKED BY: DS
APPROVED BY: DS

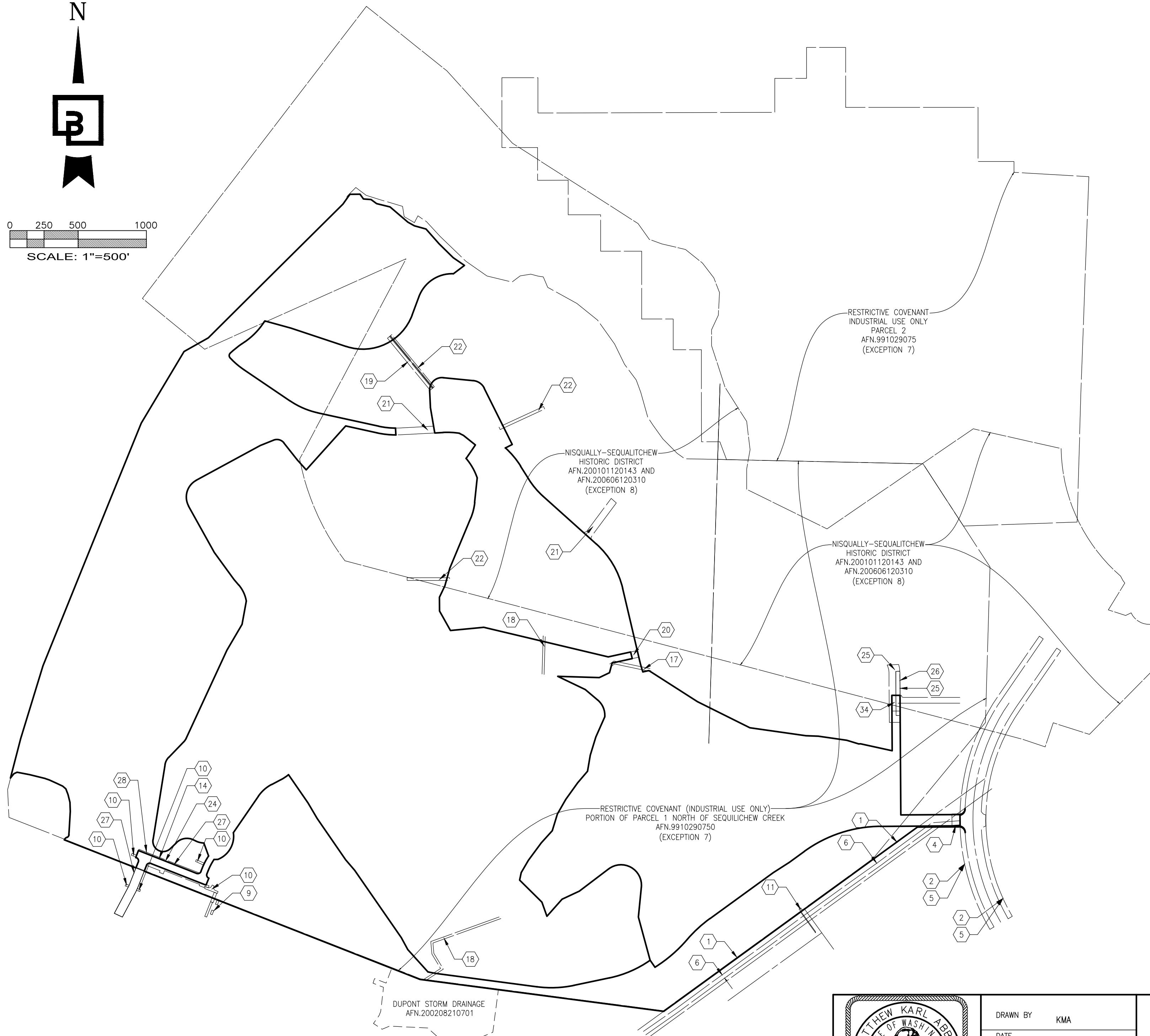


**Barghausen
Consulting Engineers, Inc.**

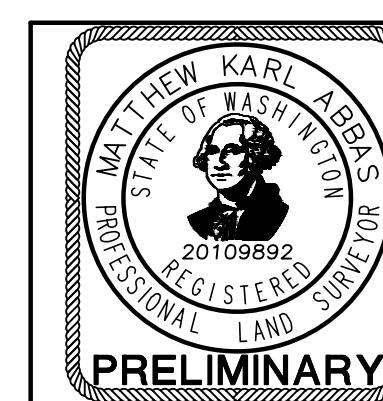
BCE JOB NO. 21127



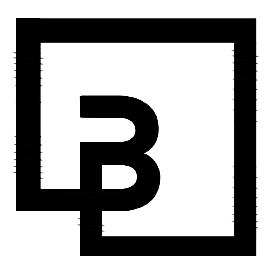
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SCALE: 1"=500'



PLOTTABLE EASEMENTS	
1	POWER EASEMENT AFN 9004190543
2	35' LANDSCAPING EASEMENT AFN.9205210946
4	POWER EASEMENT AFN 9511200886
5	35' LANDSCAPING, PEDESTRIAN, & UTILITY EASEMENT AFN.9601090362
6	SANITARY SEWER EASEMENT AFN 9909090470
7	RESTRICTIVE COVENANT (INDUSTRIAL USE ONLY) PORTION OF PARCEL 1, NORTH OF THE SEQUILICHEW CREEK AFN.9910290750
8	NISQUALLY-SEQUALITCHEW HISTORIC DISTRICT AFN.200101120143 AND AFN.200606120310
9	SEWER EASEMENT AFN.200201150274
10	SEWER EASEMENT AFN.200412130297
11	SANITARY SEWER EASEMENT AFN 200504040337 & 200504040338
14	WATER EASEMENT AFN.200511300872
17	IRRIGATION EASEMENT AFN 200609050736
18	STORM EASEMENT AFN 200609050738
19	25' SEWER ESMT AFN.200609050739
20	GOLF CART PATH EASEMENT AFN 200609050740
21	ACCESS & UTILITIES EASEMENT AFN 200609050741
22	WATER EASEMENT AFN 200609050743
24	INGRESS, EGRESS, AND UTILITIES EASEMENT AFN.200705311264
25	ACCESS & UTILITIES EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AFN 200708100582
26	SEWER EASEMENT AFN 200708160513
27	LANDSCAPING MAINTENANCE AREA AFN.200710310595 AND 200712210497
28	SANITARY SEWER & STORM SEWER UTILITY EASEMENT AFN.200710310596 & AFN.200710310597
29	SANITARY SEWER & STORM SEWER UTILITY EASEMENT AFN.200710310596
34	INGRESS, EGRESS AND UTILITIES EASEMENT AFN.200712210492



DRAWN BY KMA
DATE 3/24/2021
SCALE: 1" = 500'
CHECKED BY: DS
APPROVED BY: DS



Barghausen
Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

BCE JOB NO. 21127