

VICINITY MAP

TITLE COMMITMENT DATA

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 193789--TC UPDATED 3RD COMMITMENT, DATED ?????, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY.

LEGAL DESCRIPTION:

(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 193789--TC UPDATED 3RD COMMITMENT DATED ????

ALL THAT PORTION OF TRACT Y-1, CITY OF DUPONT BOUNDARY LINE ADJUSTMENT NUMBER BLA 07--03 RECORDED OCTOBER 31, 2007 UNDER PIERCE COUNTY RECORDING NUMBER 200710315001 LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY ANGLE POINT OF TRACT B OF THE PLAT OF THE OAKS, RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 200509165004, SAID POINT BEING COMMON WITH THE SOUTH--MOST ANGLE POINT OF SAID TRACT Y-1;

THENCE NORTH 82°31'15" WEST, ALONG THE SOUTH LINE OF SAID TRACT Y-1, A DISTANCE OF 899.59 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE NORTH 07°28'45" EAST 11.00 FEET TO THE NORTH LINE OF SAID TRACT Y-1 AND THE TERMINUS OF THIS LINE DESCRIPTION;

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.

SPECIAL EXCEPTIONS:

(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 193789--TC UPDATE 2ND COMMITMENT DATED NOVEMBER 9, 2020 AT 08:00 AM)

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 LAWS, 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, 9803170310, 9807070025, 9912200109, 200011080374, 200012060263, 200209180938, 200512050081, 200712210490, 200808150280, 201006070536, 201009301051, 201010060494, 201303260080
MODIFICATION OF ACCESS AND MAINTENANCE EASEMENT:
RECORDING DATE: MARCH 24, 1993, MARCH 18, 1996, SEPTEMBER 25, 1998

RECORDING NO.: 9303240467, 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. 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.: 9511200886
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

5. 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)

6. 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)

7. 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 LAWS, 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)

8. 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)

9. 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

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: DECEMBER 13, 2004
RECORDING NO.: 200412130297
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: APRIL 4, 2005
RECORDING NO.: 200504040337 AND 200504040338
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(PLOTTED HEREON)

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC.
PURPOSE: CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, REMOVE, AND ENLARGE ONE OR MORE UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY AND APPURTENANCES
RECORDING DATE: MAY 13, 2005
RECORDING NO.: 200505130713
AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY
(NOT PLOTTABLE) EASEMENT OVER ASBUILT LOCATION OF CURRENT FACILITIES

13. 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 LAWS, 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 05--04:
RECORDING NO: 200508245006
(PLOTTED HEREON) CREATES PREVIOUS LOT CONFIGURATION

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)

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 LAWS, 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 LAWS, 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 PNGA/WSGA PROPERTIES, INC.
PURPOSE: TEMPORARY EASEMENT FOR INGRESS AND EGRESS
RECORDING DATE: MAY 31, 2007
RECORDING NO.: 200705311264
REFERENCE IS HEREBY MADE TO 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 MAINTENANCE 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, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, 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: WEYERHAEUSER 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)

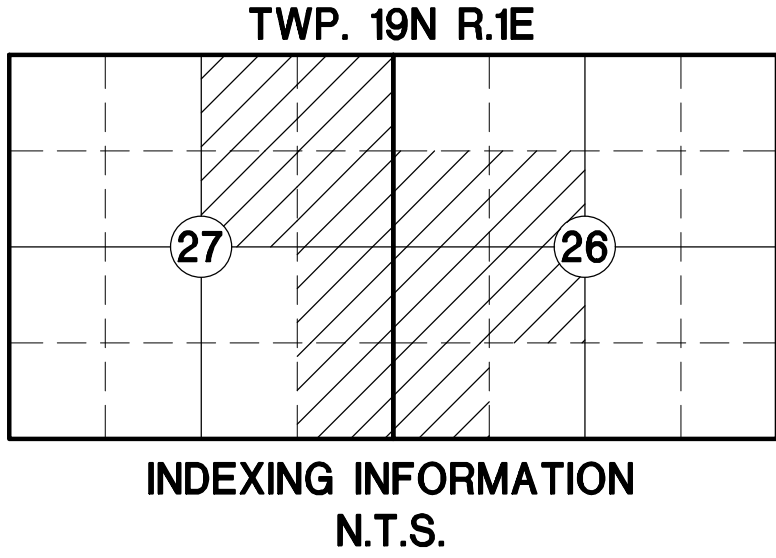
36. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:
ENTITLED: DEVELOPMENT COVENANT
RECORDING DATE: DECEMBER 21, 2007
RECORDING NO.: 200712210495
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(NOT PLOTTABLE) CREATES LAND USE RESTRICTIONS

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
RECORDING DATE: 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--44 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR THE DETAILS ON THESE ITEMS.



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:
5,385,908± S.F. (123.64± AC)

ADDRESS:
XXX CENTER DR, DUPONT, WA

TAX PARCEL NUMBER:
0119272005

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.

FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53053C0506E PANEL 506 OF 1375, DATED MARCH 7, 2017. THE SUBJECT PROPERTY IS IN "ZONE X - UNSHADED", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING INFORMATION:
NO ZONING REPORT WAS PROVIDED.

PARKING:
NO STRIPED PARKING WAS FOUND ONSITE.

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.
• UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.
• 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 (IE. 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.
• THIS SURVEY MEETS OR EXCEEDS THE "RELATIVE POSITIONAL PRECISION" REQUIREMENTS SET FORTH IN THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(C).
• BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
• BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION ON OR ADJACENT TO THE SUBJECT PROPERTY, EXCEPT AS SHOWN.
• BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
• THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.
• NO BUILDINGS ON SITE.

SURVEYOR'S CERTIFICATION:

TO: NORTHPOINT DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, AND CHICAGO TITLE COMPANY OF WASHINGTON:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 17, 2020.

DATE OF PLAT OR MAP: NOVEMBER 24, 2020

Job Number

21127

Sheet

1 of 4

Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South

Kent, WA 98032

425.251.6222

barghausen.com

FOUNDER'S RIDGE

For:

Scale:

Designed —

Drawn —

Checked —

Approved —

Date 10/27/20

Title:

ALTANSPS LAND TITLE SURVEY

Revision

Ctd.

Apr.

No.

File: P:\Z\0005\21127\Survey\21127--M01.dwg

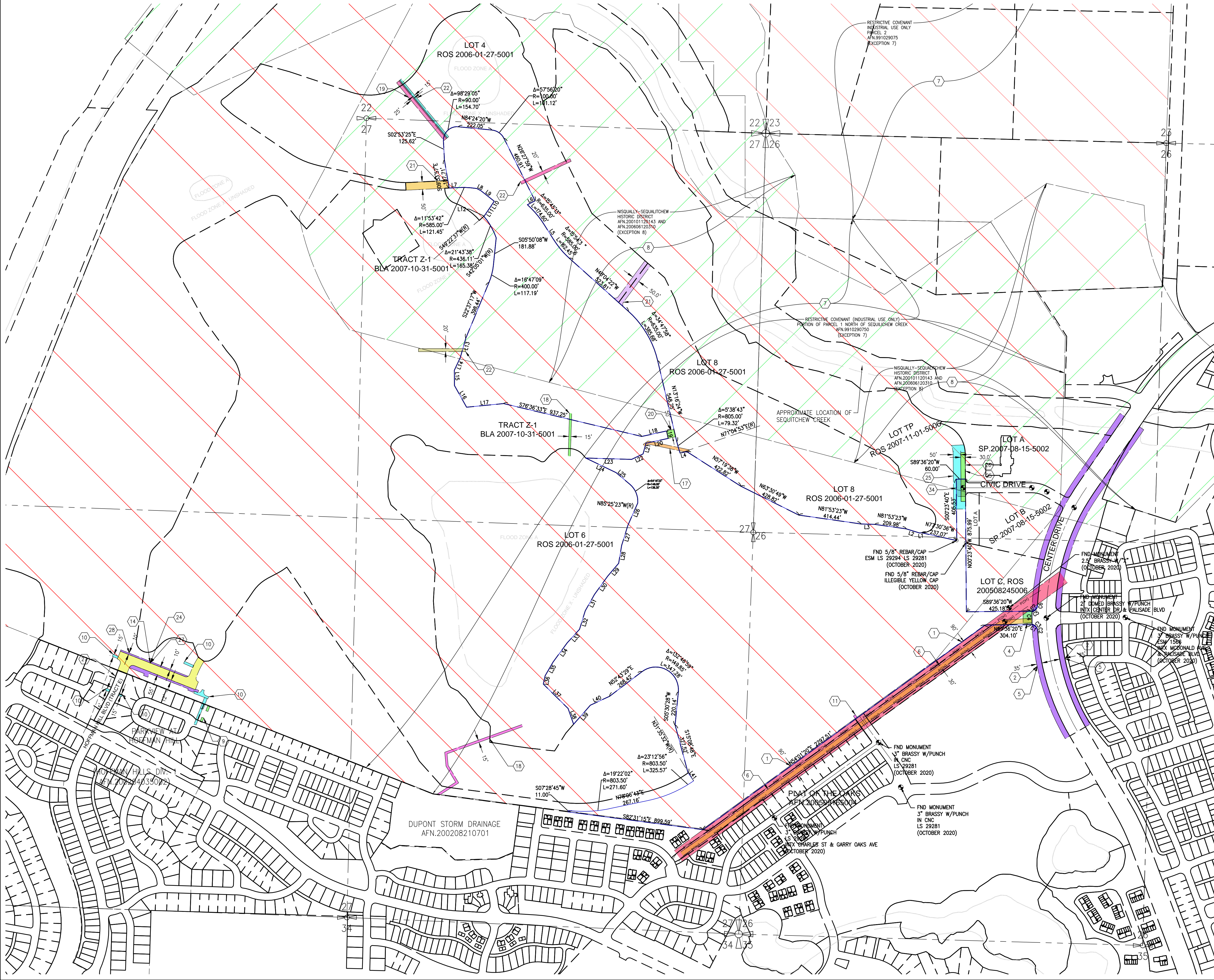
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Xref(s): kendoran

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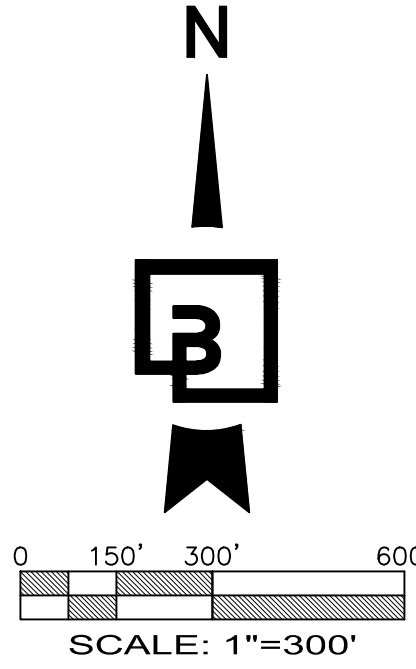
ALTA/NSPS LAND TITLE SURVEY



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
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
L41	63.99'	S35°06'13"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'

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 SEQUITCH CREEK AFN.9910290750
8	NISQUALLY-SEQUALITCHEW HISTORIC DISTRICT AFN.200101120143 AND AFN.200606120310 (EXCEPTION 8)
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



Revision

No.

Date

By

Ckd.

Appr.

Title:

ALTANSPS LAND TITLE SURVEY

PTN OF SEC. 26 AND SEC. 27,
TWP. 19 N., RGE 1 EAST, W. M.
CITY OF DUPONT PIERCE COUNTY
STATE OF WASHINGTON

For:

FOUNDER'S RIDGE

Scale:

Horizontal 1"=150'

Vertical 1"=150'

Designed

Drawn

Checked

Approved

Date

10/27/20

Barghausen Consulting Engineers, Inc.

18215 72nd Avenue South

Kent, WA 98032

425.251.6222

barghausen.com

Job Number

21127

Sheet

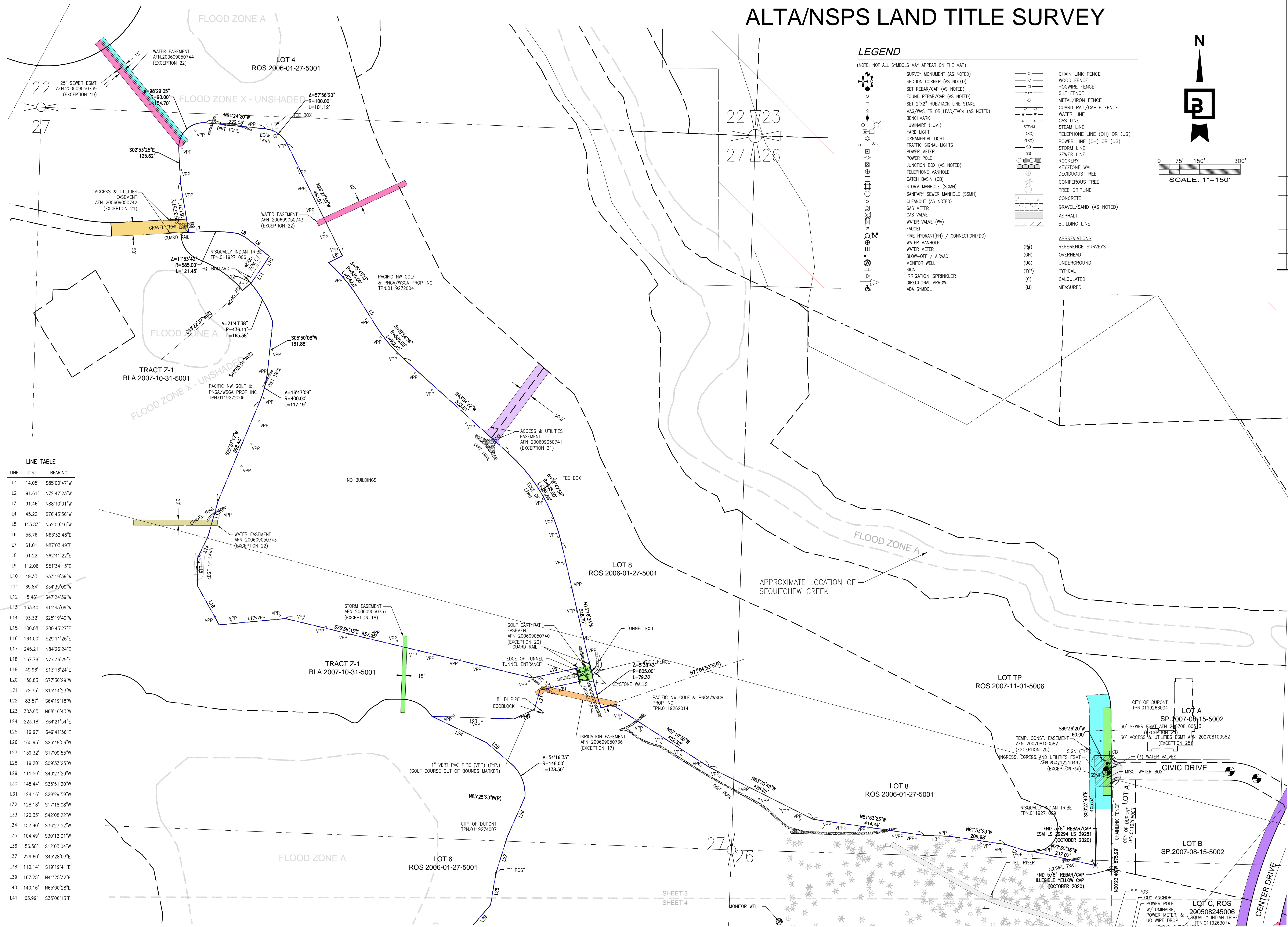
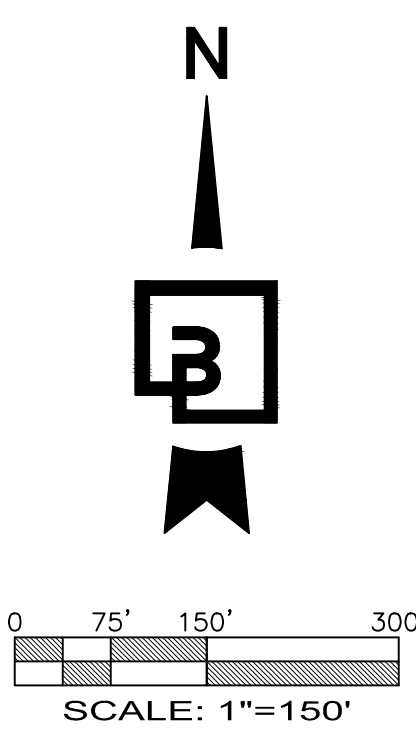
2 of 4

ALTA/NSPS LAND TITLE SURVEY

LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
 - SECTION CORNER (AS NOTED)
 - SET REBAR/CAP (AS NOTED)
 - FOUND REBAR/CAP (AS NOTED)
 - SET 2"x2" HUB/TACK LINE STAKE
 - MAG/WASHER OR LEAD/TACK (AS NOTED)
 - BENCHMARK
 - LUMINAIRE (LUM.)
 - YARD LIGHT
 - ORNAMENTAL LIGHT
 - TRAFFIC SIGNAL LIGHTS
 - POWER METER
 - POWER POLE
 - JUNCTION BOX (AS NOTED)
 - TELEPHONE MANHOLE
 - CATCH BASIN (CB)
 - STORM MANHOLE (SDMH)
 - SANITARY SEWER MANHOLE (SSMH)
 - CLEANOUT (AS NOTED)
 - GAS METER
 - GAS VALVE
 - WATER VALVE (WV)
 - FAUCET
 - FIRE HYDRANT(FH) / CONNECTION(FDC)
 - WATER MANHOLE
 - BLOW-OFF / AIRVAC
 - MONITOR WELL
 - SIGN
 - IRRIGATION SPRINKLER
 - DIRECTIONAL ARROW
 - ADA SYMBOL

- CHAIN LINK FENCE
 - WOOD FENCE
 - HOGWIRE FENCE
 - SILT FENCE
 - METAL/IRON FENCE
 - GUARD RAIL/CABLE FENCE
 - WATER LINE
 - GAS LINE
 - STEAM LINE
 - TELEPHONE LINE (OH) OR (UG)
 - POWER LINE (OH) OR (UG)
 - STORM LINE
 - SEWER LINE
 - ROCKERY
 - KEYSTONE WALL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE DRIPLINE
 - CONCRETE
 - GRAVEL/SAND (AS NOTED)
 - ASPHALT
 - BUILDING LINE
- ABBREVIATIONS
- REFERENCE SURVEYS
 - OVERHEAD
 - UNDERGROUND
 - TYPICAL
 - CALCULATED
 - MEASURED

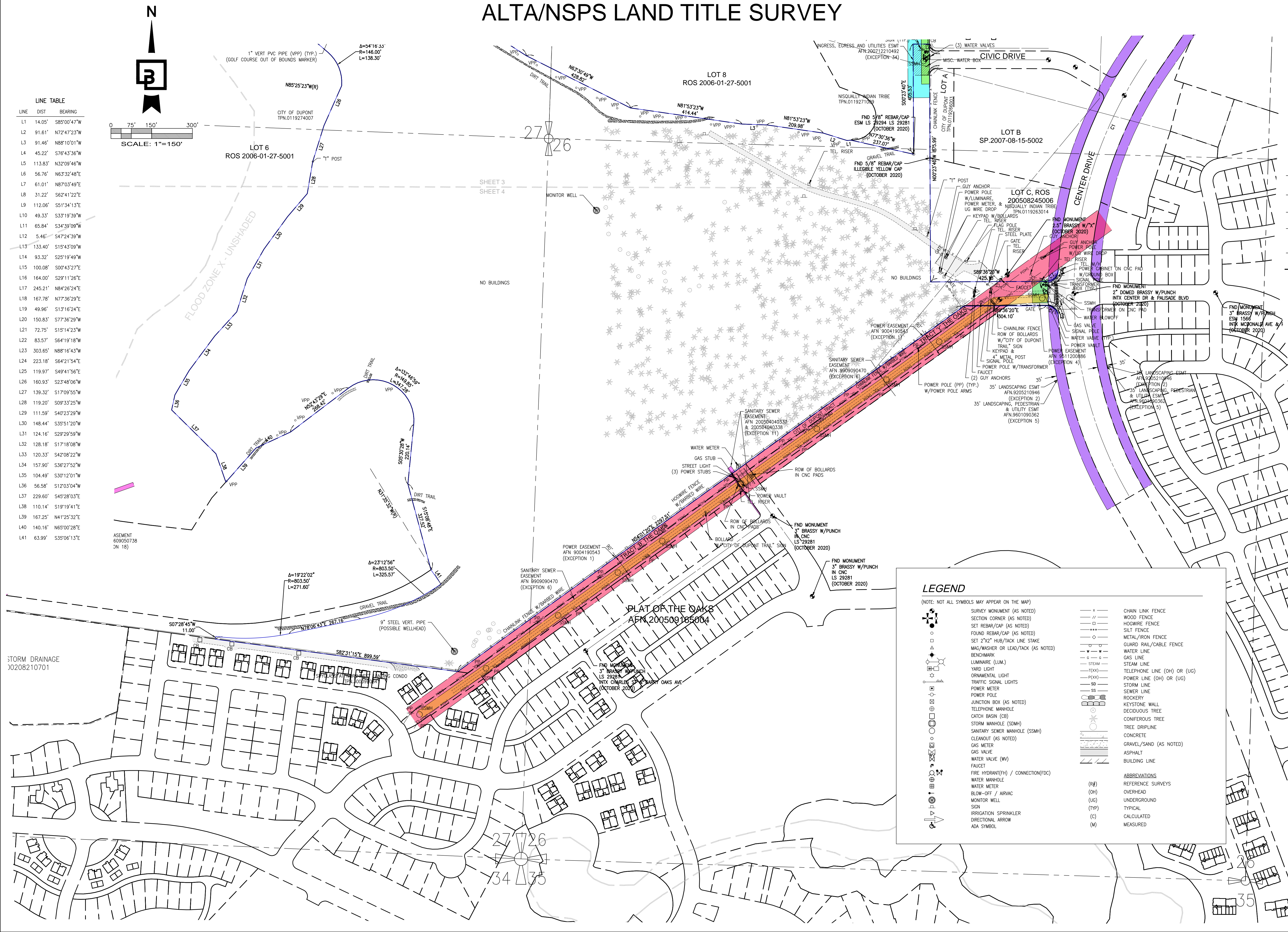


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Revision		Title:		For:		Scale:		Designed		Drawn		Checked		Approved		Date	
No.		Date		By		Cld.		Apr.		Scale:		Horizontal		Vertical		Date	
21127		2021		2021		2021		2021		2021		2021		2021		2021	
Job Number		21127		Title		FOUNDER'S RIDGE		Scale		Horizontal		Vertical		Date		10/27/20	
Sheet		3		of		4		Scale		Horizontal		Vertical		Date		10/27/20	
Barghausen Consulting Engineers, Inc.		18215 72nd Avenue South		Kent, WA 98032		425.251.6222		barghausen.com		Scale		Horizontal		Vertical		Date	
21127		2021		2021		2021		2021		2021		2021		2021		2021	
Job Number		21127		Title		FOUNDER'S RIDGE		Scale		Horizontal		Vertical		Date		10/27/20	
Sheet		3		of		4		Scale		Horizontal		Vertical		Date		10/27/20	

ALTA/NSPS LAND TITLE SURVEY



Job Number
21127

Sheet
4 of 4

Scale:
Horizontal
1"=150'

Vertical
1"=150'

Designed
Drawn
Checked
Approved
Date 10/27/20

Scale: 1"=150'
Date/Time: Sep 30, 2021 3:41pm
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For:
FOUNDER'S RIDGE

Title:
ALTA/NSPS LAND TITLE SURVEY

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

Job Number
21127

Sheet
4 of 4

Revision
No. Date By Ckd. Appr.

Job Number
21127

Sheet
4 of 4