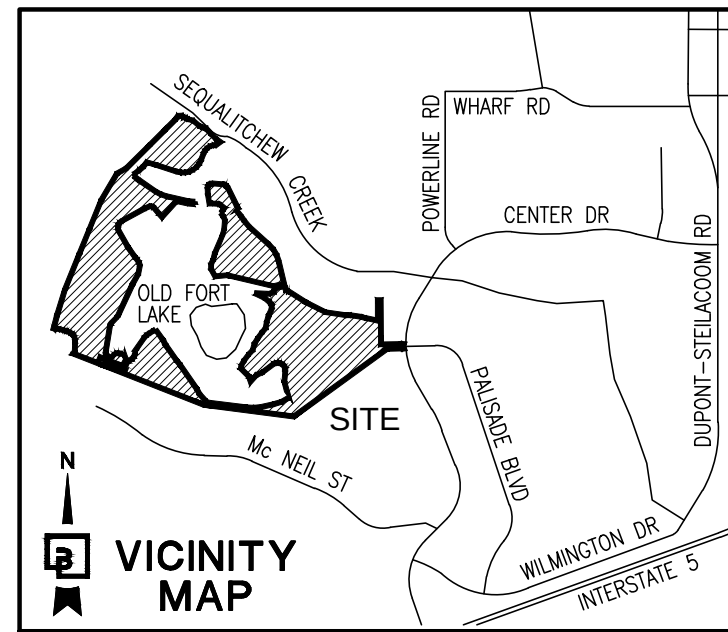
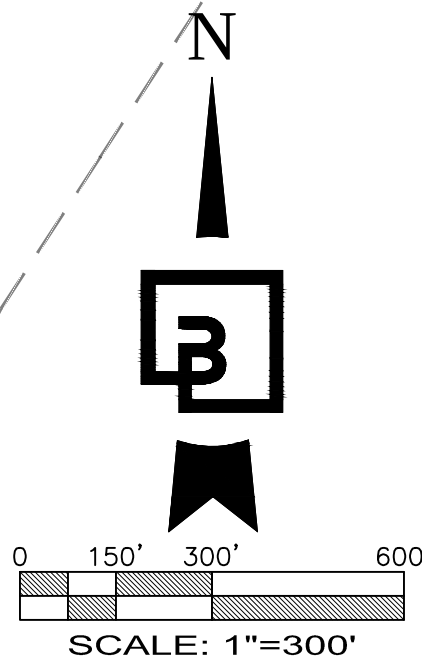


PRELIMINARY PLAT MAP
FOUNDER'S RIDGE

Received 12-23-2021

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



NOTES

1. TAX #: 011927-2005
2. SITE AREA: 11,357,839± S.F. (260.74± AC)
3. SITE ADDRESS: NONE ON RECORD
4. EXISTING USE: VACANT
5. PROPOSED USE: MIXED USE VILLAGE
6. EXISTING ZONING: MUV-5 (MIXED USE VILLAGE-5)
7. EXISTING COMPREHENSIVE PLAN DESIGNATION: BUSINESS TECH PARK
8. MINIMUM LOT AREA: N/A
9. LOT COVERAGE: N/A
10. SOURCE OF BOUNDARY AND TOPOGRAPHY:
BARGHAUSEN CONSULTING ENGINEERS, INC.
ALTA/NSPS LAND TITLE SURVEY DATED 9/30/2021
LIDAR EXHIBIT DATED 9/8/2020
11. NO EXISTING STRUCTURES ON SITE.

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.

OWNER/DEVELOPER

ALBATROSS ESTATES LLC
17837 1ST AVE. S, PMB 310
NORMANDY PARK, WA 98148

ENGINEER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: BEN ELDRIDGE P.E.
CONTACT: MATT ABBAS P.L.S.

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.

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.

• 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.

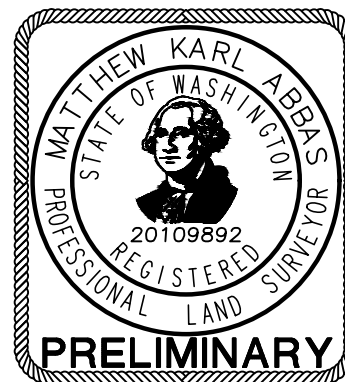
• NO BUILDINGS ON SITE.

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

PRELIMINARY

MATTHEW K. ABBAS, P.L.S.
WASHINGTON REGISTRATION NO. 20109892

DATE



For: **NORTHPOINT DEVELOPMENT**
4825 41ST STREET
RIVERSIDE, MO 64150

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

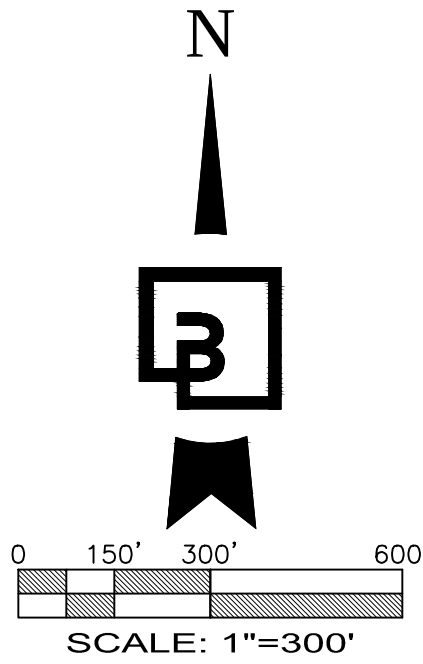
Job Number
21127

Sheet
1 of **3**

PRELIMINARY PLAT MAP

FOUNDER'S RIDGE

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



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

Revision

No.

Date

By

Check

Appr.

Title:

PRELIMINARY PLAT MAP

FOUNDER'S RIDGE

For:

NORTHPOINT DEVELOPMENT
4825 41ST STREET
RIVERSIDE, MO 64150

Scale:

Horizontal
1" = 300'

Vertical
N/A

Designed BHE

Drawn KMA

Checked MKA

Approved BHE

Date 12/16/21

Barghausen
Consulting Engineers, Inc.

18215 72nd Avenue South
Kent, WA 98032
425.251.6222

barghausen.com

Job Number

21127

Sheet

3 of 3

STATE OF WASHINGTON
20109892
REGISTERED LAND SURVEYOR
PRELIMINARY

P:\21000a\21127\survey\plots\21127p02-prlmp01.dwg 12/17/2021 7:28 AM KANDERSON