Pierce County
Exhibit 129

MASTER APPLICATION

PIERCE COUNTY PLANNING AND LAND SERVICES DEPARTMENT

Check all that apply:

[ ]	Administrative Use Permit	[ ]	Plat Alteration
[X]	Administrative Design Review	[ ]	Preliminary Plat
[ ]	Administrative Variance	[ ]	Public Facility Permit
[ ]	Boundary Line Adjustment	[ ]	Short Plat / Large Lot Alteration
[ ]	Binding Site Plan	[ ]	Short Plat/Large Lot Final
[ ]	Commercial Building Permit	[X]	Short Plat / Large Lot Preliminary
[ ]	Conditional Use Permit	[ ]	Site Development Permit
[ ]	Final Plat	[ ]	Site Development Variance (storm water)
[ ]	Fish and Wildlife Review	[ ]	Site Plan Review
[ ]	Fish and Wildlife Reasonable Use Exception	[ ]	Variance (land use)
[ ]	Fish and Wildlife Variance	[ ]	Wetland Reasonable Use Exception
[ ]	Nonconforming Use Permit	[ ]	Wetland Review
[ ]	Planned Development District	[ ]	Wetland Variance
[ ]	Minor Amendment to _____	[ ]	Zone Change (Community Plan Areas Only)

For Major Amendment, check original permit type

NOTE: Applications subject to property posting must be posted within 14 days of the application filing date. The sign shall be purchased at time of application and must remain posted until the Notice of Application (NOA) comment period has expired. A declaration of posting must be submitted once the site has been properly posted.

Project Name: Knutson Farms Industrial Park

Applicant/ Project Contact: Running Bear Development c/o Dan Balmelli, Barghausen Consulting Engineers

Phone: (425) 251-6222 **E-mail:** dbalmelli@barghausen.com

Owner: Raymond and Sandra Hackbarth Phone: _____

Address: 13423 - 74th Street East

City/State: Puyallup, WA Zip: 98372

E-mail: _____

When more than one property owner, add additional owner information on a separate sheet.

Agent: Dan Balmelli, Barghausen Consulting Engineers Phone: (425) 251-6222

Address: 18215-72nd Avenue South

City/State: Kent, WA Zip: 98032

E-mail: dbalmelli@barghausen.com

Please identify additional parties that you want to receive email regarding this project.

Name: Dan Balmelli Email: dbalmelli@barghausen.com

Name: _____ Email: _____

Site address: 6719 - 134th Ave. E., Puyallup, WA Tax Parcel: See attached

Related parcels: See attached

Current use of property: Agriculture - Zoned EC

DETAILED DESCRIPTION OF REQUEST: (A very detailed and specific explanation of the request is required. Attach additional sheets if needed.)

The proposed project will construct a Level 8 warehouse/distribution and freight movement center consistent with the property's EC zone through an Administrative Design Review (ADR) and a 7-lot commercial short plat process. The project will include construction of 7 warehouse buildings along with site work activities to include grading, paved parking and truck maneuvering areas, landscaping, water and sanitary sewer extensions, storm water facility, franchise utility improvements and roadway improvements. The property is located in Pierce County within the Alderton-McMillan Community Plan and the City of Puyallup Urban Service Area.

Source of water (well or name of public/private company): Valley Water District and City of Puyallup

Electric company/PUD: Puget Sound Energy

Sanitary sewer provider: City of Puyallup (proposed)

If septic system, Health Dept approval date _____ by (person) _____

Describe the current use on the surrounding properties to the:

North: Puyallup River and floodplain

East: Puyallup River and floodplain

South: Farmland and large residential lots

West: Railroad and proposed trucking/distribution center

Has site preparation been started on the site? If so, explain to what extent.

No.

If the proposal is commercial or industrial, what are the proposed days and hours of operation?

Seven (7) days a week; 24 hours a day

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? No.

Proposed timing for completion of the proposal (include phasing if applicable):

Site development will occur over a 3- to 5-year time frame once the ADR is complete and the Final Short Plat is recorded.

Are there any other applications pending for governmental approvals for this or other proposals directly affecting the property covered by the proposal? Yes if yes, please list. Shoreline Substantial Development Permit

DETAILED DIRECTIONS TO THE SITE: (Include for remote or difficult to find locations.)

Take Pioneer Avenue/Pioneer Way east to 134th Avenue East and travel north to the site.

Gate Code: _____

Site Statistics

Provide the following information to the best of your ability and knowledge based on what you feel applies to your proposal. You may ignore this page for wetland, fish and wildlife, and forest practice applications.

SITE STATISTICS	EXISTING	PROPOSED
SITE AREA	161.55	
Total Acreage (or square feet)		161.55-acres
Net Developable Acreage[1]		131.04-acres
Area in dedicated Right of Way or Easements		1.5-acres
Area to be Cleared/Logged		131.04-acres
Number of Lots	16	7-lot Short Plat
TOTAL DWELLING UNITS BY BEDROOM		
1 Bedroom		
2 Bedroom		
3 + Bedroom		
Total Units		
SITE COVERAGE (in square feet)		
Structure Site Coverage		58.79-acres
Impervious Surface Coverage		48.08-acres
Permeable Parking Area and Driveways		--
Total Site Coverage		106.87-acres
Area to be left in Natural Vegetation		
STRUCTURE SIZE AND LOCATION (area in square feet)		
Per Floor Building Area (first/second/third)		
Number of Buildings		7
Total Building Area		
Height of tallest Building		
Front Yard Setback from Property Line		
Side Yard Setback from Property Line		
Rear Yard Setback from Property Line		
Setback from Shoreline or Bulkhead		
Minimum Distance between Structures		
PARKING		
Total Number of Parking Stalls		2,202
Number of Compact Parking Stalls		
LINEAR DIMENSIONS		
Roads		2,100-lf
Shoreline Frontage		4,000-lf
FILL (in cubic yards)		
Fill to be Added		
Material to be Removed		

[1] The gross site acreage minus any public or private street rights-of-way and environmentally constrained lands.

VEHICLE TRAFFIC FLOW		
Average Daily Trips		

Property Owner Signature: (required)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work ONLY after I have received all necessary permits.

I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress, or completed work. I agree to start work only after all necessary permits and approvals have been received.

Property Owner Signature _____ *Date* _____

Applicant, Project Contact Authorization: (required if the applicant is not the property owner)

I hereby authorize the Applicant/Project Contact and Agent, as named on Page 1, to act on my behalf in matters related to this application.

Property Owner Signature _____ *Date* _____

Authorized Agent Signature: (required if the applicant is not the property owner)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work ONLY after I have received all necessary permits.

Daniel K. Balmelli 2/25/2016

Authorized Agent Signature *Date*

FOR OFFICE USE ONLY

PALS+ Application Number: _____ PALS+ Project ID Number: _____

PALS+ Project Name: _____ Planning File #: _____

PCDE #: _____ Employee Assigned: _____

VEHICLE TRAFFIC FLOW		
Average Daily Trips		

Property Owner Signature: (required)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work ONLY after I have received all necessary permits.

I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress, or completed work. I agree to start work only after all necessary permits and approvals have been received.

Sandra Hackbarth 2/29/16

Property Owner Signature *Date*

Applicant, Project Contact Authorization: (required if the applicant is not the property owner)

I hereby authorize the Applicant/Project Contact and Agent, as named on Page 1, to act on my behalf in matters related to this application.

Sandra Hackbarth 2/29/16

Property Owner Signature *Date*

Authorized Agent Signature: (required if the applicant is not the property owner)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work ONLY after I have received all necessary permits.

Daniel K. Balmelli 2/25/2016

Authorized Agent Signature *Date*

FOR OFFICE USE ONLY

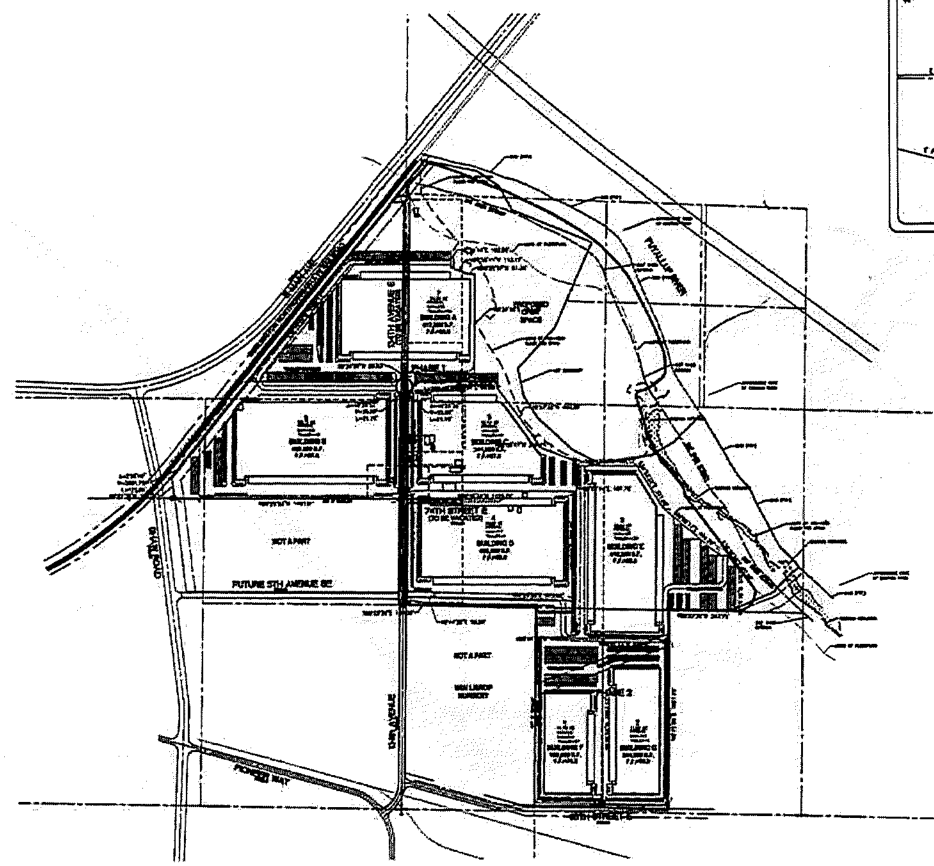
PALS+ Application Number: _____ PALS+ Project ID Number: _____

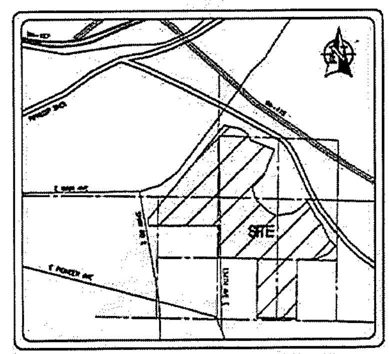
PALS+ Project Name: _____ Planning File #: _____

PCDE #: _____ Employee Assigned: _____

PRELIMINARY COVER SHEET
FOR
KNUTSON FARMS INDUSTRIAL PARK
A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,
PIERCE COUNTY, WASHINGTON

1"=300'





VICINITY MAP
SCALE: 1"=1000'

INDEX TO SHEETS:

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C5 OF 12 CONCEPTUAL GRADING AND STORM DRAINAGE PLAN
C6 OF 12 CONCEPTUAL FLOOD COMPENSATION PLAN
C7 OF 12 PRELIMINARY SHORT PLAT MAP
C8 OF 12 PRELIMINARY TREE INVENTORY PLAN
C9 OF 12 PRELIMINARY TREE CONSERVATION PLAN
C10 OF 12 CONCEPTUAL LANDSCAPE PLAN
C11 OF 12 PRELIMINARY STREET SECTION DETAILS
C12 OF 12 SL. CROSS SECTIONS

APPLICATION 4792210 ENV.
792206 S.P.
792212 ADR
792213 SL.

Title
PRELIMINARY COVER SHEET
FOR
KNUTSON FARMS INDUSTRIAL PARK

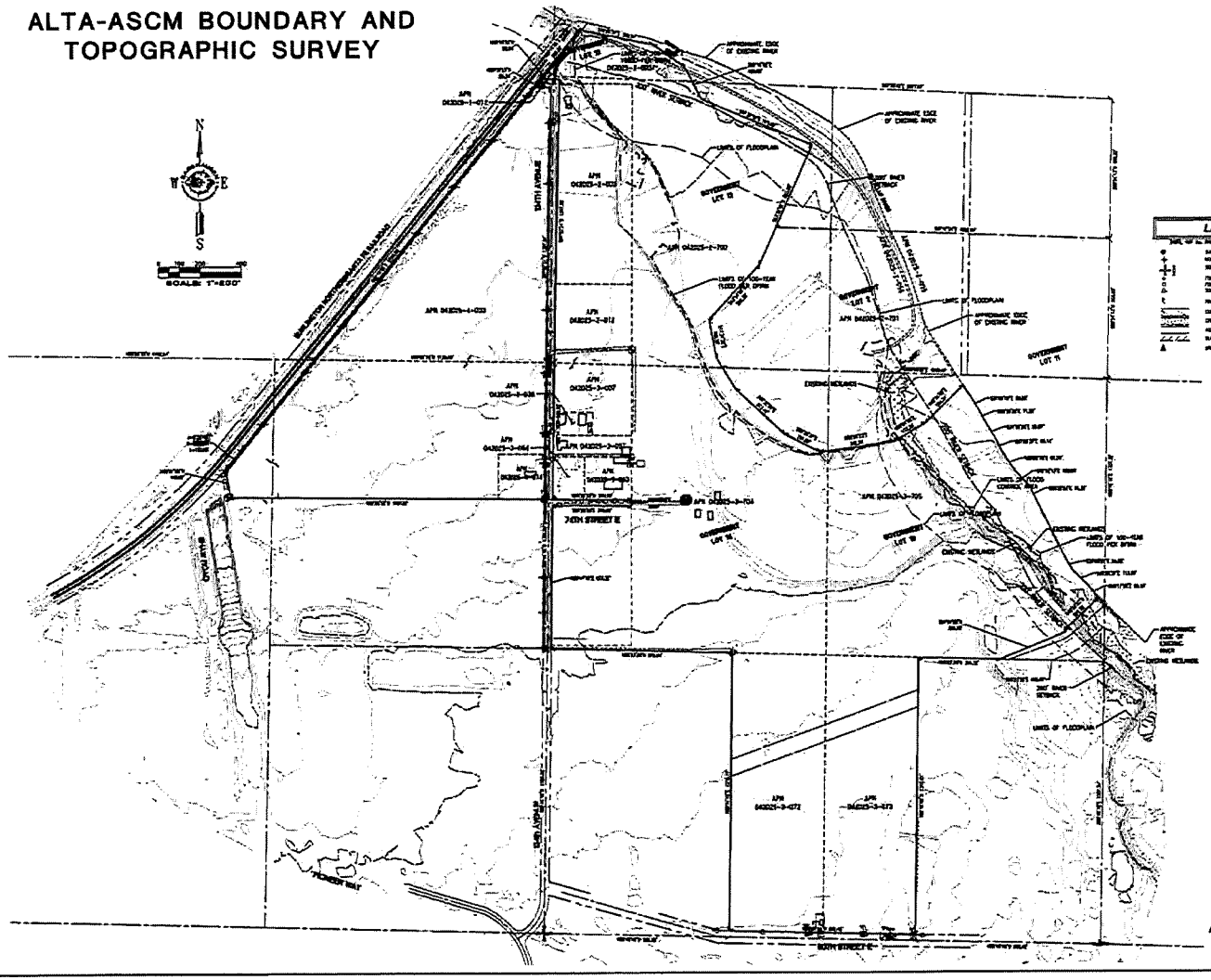
For
RUNNING BEAR DEVELOPMENT
PARTNERS LLC
1790 BARNES BLVD SW
TUMWATER, WA 98512

BARGHAUSEN
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17646

Sheet C1 of 12

ALTA-ASCM BOUNDARY AND TOPOGRAPHIC SURVEY


N
W
E
S
SCALE: 1"=200'
LEGEND
APPROXIMATE EDGE OF CREEKING WRCK
LIMITS OF FLOODPLAIN
CREEKING WETLANDS
70TH STREET E
80TH STREET E
SOUTH ASPLUND
SOUTHERNMOST LOT 11
SOUTHERNMOST LOT 12
SOUTHERNMOST LOT 13
SOUTHERNMOST LOT 14
SOUTHERNMOST LOT 15
SOUTHERNMOST LOT 16
APPROXIMATE EDGE OF CREEKING WRCK
CREEKING WETLANDS
LIMITS OF FLOODPLAIN

LEGAL DESCRIPTIONS

TITLE REPORT #1 FOR:

ASSESSORS PARCEL NUMBERS:
0420239011 0420239012 0420239013 0420239014 0420239015 0420239016
0420239021 0420239022 0420239023 0420239024 0420239025 0420239026

LEGAL DESCRIPTION:
PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0047731-TC AMENDMENT DATED OCTOBER 1, 2015 AT 8:00AM

PARCEL A
GOVERNMENT LOTS 11 AND 12 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
EXCEPT THAT PORTION OF GOVERNMENT LOT 11, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF EASTERN STREET AND THE SOUTH BOUNDARY OF THE TOWN LANDS OF SUMNER IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH 54° 24' 00" EAST, 75.00 FEET;
THENCE NORTH 35° 36' 00" EAST, 75.00 FEET TO THE TOWN LANDS OF THE TOWN OF SUMNER AND THE TERMINUS OF SAID LINE;
EXCEPT ANY PORTION THEREOF LYING WITHIN THE PUYALLUP RIVER.

PARCEL B
GOVERNMENT LOT 11 IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF EASTERN STREET AND THE SOUTH BOUNDARY OF THE TOWN LANDS OF SUMNER IN SECTION 25, TOWNSHIP 20, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH 54° 24' 00" EAST, 75.00 FEET;
THENCE NORTH 35° 36' 00" EAST, 75.00 FEET TO THE TOWN LANDS OF THE TOWN OF SUMNER;
THENCE WEST ALONG THE TOWN LANDS OF SUMNER TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF LYING WITHIN THE PUYALLUP RIVER.

PARCEL C
THE EAST HALF OF THE WEST 396.0 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
EXCEPT ONE SIXTH STREET EAST.

PARCEL D
BEGINNING AT A POINT 400.00 FEET NORTH AND 924.14 FEET WEST OF THE SOUTHEAST CORNER OF THE N.E. QUARTER OF SECTION 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE CONTINUE WEST 1,438.26 FEET TO THE EASTERLY RIGHT OF WAY OF THE NORTHERN PACIFIC RAILROAD;
THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY OF SAID RAILROAD, 2,348.28 FEET TO THE NORTH LINE OF SAID N.E. QUARTER, EXCEPTING LAND CLAIM;
THENCE EAST 44.82 FEET TO THE SECTION BETWEEN SECTIONS 25 AND 26;
THENCE ON THIS SECTION LINE SOUTH 1,338.70 FEET;
THENCE WEST 33.00 FEET;
THENCE SOUTH 1,000.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 30 FEET FOR A.C. WARE COUNTY ROAD;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP IN DEED RECORDED UNDER RECORDING NUMBER 2009090903;

PARCEL E
BEGINNING AT THE INTERSECTION LINE BETWEEN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON AND THE NORTH LINE OF N.E. WARE COUNTY ROAD;
THENCE NORTH 396 FEET WARE ON LEGAL ALONG THE INTERSECTION LINE TO THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO THE NORTH LINE OF THE N.E. WARE EXCEPTING LAND CLAIM;
THENCE ALONG SAID EXCEPTING LINE EASTERLY 33 FEET TO THE POINT OF BEGINNING;
EXCEPT SIXTH ROAD.

PARCEL F
GOVERNMENT LOT 12, IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M. IN PIERCE COUNTY, WASHINGTON;
EXCEPT ANY PORTION THEREOF LYING WITHIN THE PUYALLUP RIVER.

PARCEL G
BEGINNING ON THE EAST LINE OF N.E. WARE EXCEPTING LAND CLAIM AT SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, AT A POINT 400.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTIONS;
THENCE ON SAID EAST LINE NORTH 396.00 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID LAND CLAIM WEST 2438.00 FEET TO THE EAST LINE OF N.E. WARE EXCEPTING LAND;
THENCE ON SAID WARE LINE SOUTH 396.00 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID CLAIM EAST 2438.70 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 30 FEET.

PARCEL H
BEGINNING AT A POINT 400.00 FEET NORTH AND 2371.14 FEET WEST OF THE SOUTHEAST CORNER OF THE N.E. QUARTER LAND CLAIM, IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE WEST 263.00 FEET;
THENCE NORTH 217.00 FEET;
THENCE EAST 343 FEET;
THENCE NORTH 208 FEET;
THENCE EAST 20 FEET;
THENCE SOUTH TO THE POINT OF BEGINNING;
EXCEPT N.E. WARE COUNTY ROAD.

PARCEL I
THAT PORTION OF GOVERNMENT LOT 12, LYING NORTHERLY OF THE PUYALLUP RIVER IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
TOGETHER WITH GOVERNMENT LOT 14, IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, EXCEPTING THEREFROM THE RIGHT OF WAY OF N.P.R. WARE DESCRIBED LAND CLAIM, IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH,

RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, REFERENCE AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID N.E. WARE EXCEPTING LAND CLAIM;
THENCE SOUTH 400 FEET TO A POINT 30 FEET OF THE WEST LINE OF SECTION 26;
THENCE WEST PARALLEL WITH SAID SECTION LINE, 1,338.70 FEET;
THENCE EAST 33.00 FEET TO THE EAST LINE OF SAID CLAIM;
THENCE NORTH 1,000.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, LYING WEST OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER WITH THE EAST LINE OF THE WEST 396.0 FEET THEREOF;
THENCE SOUTH ALONG SAID EAST LINE 208.00 FEET;
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER 343.00 FEET;
THENCE SOUTH 217.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
EXCEPT THE WEST 30 FEET FOR A.C. WARE COUNTY ROAD;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP IN DEED RECORDED UNDER RECORDING NUMBER 2009090903;

PARCEL J
THE EAST HALF OF THE WEST 396.0 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
EXCEPT ONE SIXTH STREET EAST.

PARCEL K
BEGINNING AT THE INTERSECTION LINE BETWEEN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON AND THE NORTH LINE OF N.E. WARE COUNTY ROAD;
THENCE NORTH 396 FEET WARE ON LEGAL ALONG THE INTERSECTION LINE TO THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO THE NORTH LINE OF THE N.E. WARE EXCEPTING LAND CLAIM;
THENCE ALONG SAID EXCEPTING LINE EASTERLY 33 FEET TO THE POINT OF BEGINNING;
EXCEPT SIXTH ROAD.

PARCEL L
GOVERNMENT LOT 12, IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M. IN PIERCE COUNTY, WASHINGTON;
EXCEPT ANY PORTION THEREOF LYING WITHIN THE PUYALLUP RIVER.

PARCEL M
BEGINNING AT THE EAST LINE OF N.E. WARE EXCEPTING LAND CLAIM AT SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, AT A POINT 400.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTIONS;
THENCE ON SAID EAST LINE NORTH 396.00 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID LAND CLAIM WEST 2438.00 FEET TO THE EAST LINE OF N.E. WARE EXCEPTING LAND;
THENCE ON SAID WARE LINE SOUTH 396.00 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID CLAIM EAST 2438.70 FEET TO THE POINT OF BEGINNING.

SPECIAL EXCEPTIONS:
PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0047731-TC AMENDMENT DATED OCTOBER 1, 2015 AT 8:00AM

1. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: PIPE LINES
RECORDING DATE: JANUARY 28, 1914
RECORDING NO.: 1277341
AFFECTS: PORTIONS OF PARCELS N, E AND F
(PLOTTED HEREON)

2. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: RIGHT OF WAY FOR THE CONSTRUCTION, MAINTENANCE OF A WARD DRAIN FOR THE PURPOSE OF TURNING THE PUYALLUP RIVER INTO THE OLD WHOMPHUGH HEADRAY CHANNEL, AND WAIVER OF CLAIM OF ALL DAMAGE
RECORDING DATE: JANUARY 29, 1916
RECORDING NO.: 1277342
AFFECTS: PORTIONS OF PARCEL A, B AND I RELATING THE PUYALLUP RIVER
(GENERALLY SHOWN HEREON)

3. RESERVATION OF OIL, COAL, GAS AND MINERALS AND/OR MINERAL RIGHTS OF ANY NATURE, AND RIGHT OF PROPERTY TO EXPLORE SAME, CONTAINED IN THE DEED:
GRANTOR: UNITED STATES OF AMERICA
RECORDING DATE: JUNE 20, 1919
RECORDING NO.: 1273814
THE COMPANY MAKES NO REPRESENTATIONS ABOUT THE PRESENT OWNERSHIP OF SAIDOC RESERVED AND EXCEPTED INTERESTS.
AFFECTS: PORTIONS OF LOTS 10, 11, 12 AND 14 IN SECTION 25
(NOT PLOTTABLE)

4. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY
PURPOSE: WATER WORK PROTECTION
RECORDING DATE: JUNE 16, 1924
RECORDING NO.: 1 [illegible]
AFFECTS: PORTIONS OF PARCEL F
(NOT PLOTTABLE) (SLANDER IN NATURE)

5. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION
PURPOSE: PIPELINE FOR THE TRANSPORTATION OF OIL, GAS AND PRODUCTS THEREOF
RECORDING DATE: JUNE 23, 1964
RECORDING NO.: 2 [illegible]
AFFECTS: PORTIONS OF SAID PREMISES EVEN PARCEL F
(PLOTTED HEREON)

6. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONTAINED IN AN INSTRUMENT:
DATELINE: JANUARY 2, 1968 AND RIGHT OF APPROPRIATION
GRANTED TO: SUMNER WATER DISTRICT OF WASHINGTON FOR PIERCE COUNTY
RECORDING NO.: 2 [illegible]
IN EARLY OCT. 0, 1968 NATURAL GAS COMPANY
PURPOSED PIPELINE AND EMPIRE ALONG THE BANK OF THE RIVER
RECORDING DATE: AUGUST 23, 1973
RECORDING NO.: 2 [illegible]
AFFECTS: PORTIONS OF SAID PREMISES AS LOCATED WITHIN PARCEL L
(EASEMENT DESCRIPTION & OFFSET, ABOVEMENTIONED & BLANKET ABOVE HEREIN TO THE EASEMENT HERE)

7. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SUMNER
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 8, 1971 AND AUGUST 9,1974
RECORDING NO.: 2[illegible] AND 2[illegible]
AFFECTS: PORTION OF 5TH "WAPATO STREET" AS TO PARCEL B
(PLOTTED HEREON)

8. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: "A" SEWER SYSTEM
RECORDING DATE: MARCH 14, 1975
RECORDING NO.: 2[illegible]
AFFECTS: PORTION LYING WITHIN SAID PREMISES - PARCEL S
(PLOTTED HEREON) BY SEWER DIAGRAM, SURVEY WAS PREPARED SHOWN ON SEPARATE

10. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SUMNER
PURPOSE: PUBLIC LANDS (SEWER)
RECORDING DATE: NOVEMBER 3, 2006
RECORDING NO.: 2[illegible]
AFFECTS: PORTIONS OF HIGHWAY RIGHTS OF THE PUYALLUP RIVER IN PORTIONS OF GOVERNMENT LOTS 1 AND 12, SECTION 25 AND GOVERNMENT LOTS 3 AND 14, SECTION 26, ALL IN TOWNSHIP 20 NORTH, RANGE 4 EAST
(NOT PLOTTABLE)

11. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DESCRIBED IN A DOCUMENT:
GRANTED TO: AT&T CORP.
PURPOSE: FIBER OPTIC CABLE FOR TELECOMMUNICATIONS
RECORDING DATE: MAY 30, 2008
RECORDING NO.: 2[illegible]
AFFECTS: PARCELS C, D AND E ALSO INCLUDES OTHER PROPERTY
THE DESCRIPTION CONTAINED IN THE ABOVE AGREEMENT IS NOT SUFFICIENT TO RECONVEYE ITS PROPERTY INTERESTS. THE PROPERTY MUST BE RESURVEYED.
(NOT PLOTTABLE)

FOOT 12 THROUGH 20 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR THE DETAILS ON THOSE ITEMS.

TITLE REPORT #2 FOR:

ASSESSORS PARCEL NUMBERS:
0420239031 AND 0420239032

LEGAL DESCRIPTION:
PER CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0047750-TC AMENDMENT DATED OCTOBER 14, 2015 AT 8:00AM (W)

PARCEL A
THE EAST 396 FEET OF A GOVERNMENT LOT IN THE EAST LINE OF GRANT 5, WARE EXCEPTING LAND CLAIM IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THE WEST 396 FEET OF THE SOUTH 400 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
EXCEPT THE EAST 30 FEET FOR A.C. WARE COUNTY ROAD.

PARCEL B
THE WEST 396 FEET OF THE EAST 396 FEET OF THE SOUTH 400 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
EXCEPT THE EAST 30 FEET FOR A.C. WARE COUNTY ROAD.

PARCEL C
THE EAST 396 FEET OF THE WEST 792 FEET OF THE SOUTH 400 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
EXCEPT THE EAST 30 FEET FOR A.C. WARE COUNTY ROAD.

PARCEL D
THE WEST 396 FEET OF THE EAST 792 FEET OF THE SOUTH 400 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
EXCEPT THE EAST 30 FEET FOR A.C. WARE COUNTY ROAD.

SPECIAL EXCEPTIONS:
PER CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0047750-TC AMENDMENT DATED OCTOBER 14, 2015 AT 8:00AM (W)

1. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:
EXECUTED BY: RICHARD A. LEPPERT AND SHIRLEY J. LEPPERT, HUSBAND AND WIFE AND ROBERT BEATTIE AND MONNIE BEATTIE, HUSBAND AND WIFE
DATED: SEPTEMBER 21, 1979
RECORDING DATE: DECEMBER 19, 1984
RECORDING NO.: 8411130246
(PLOTTED HEREON)

FOOT 2 THROUGH 8 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR THE DETAILS ON THOSE ITEMS.

TITLE REPORT #3 FOR:

ASSESSORS PARCEL NUMBERS:
0420239037, 0420239038, AND 0420239039

LEGAL DESCRIPTION:
PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0047749-TC DATED AUGUST 11, 2015 AT 08:00AM (W)

PARCEL 11
BEGINNING ON THE EAST LINE OF GRANT 5, WARE EXCEPTING LAND CLAIM, NO. 51 IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH ALONG SAID EAST LINE 1,338.70 FEET TO THE SOUTH LINE OF SAID CLAIM;
THENCE WEST ALONG SAID PARALLEL LINE 2,414.00 FEET TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON;
EXCEPT THE NORTH 100.00 FEET THEREOF;
ALSO, EXCEPT ANY PORTION LYING WITHIN 5TH STREET EAST.

SPECIAL EXCEPTIONS:
PER CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0047749-TC AMENDMENT DATED AUGUST 11, 2015 AT 08:00AM (W)

1. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:
EXECUTED BY: RICHARD A. LEPPERT AND SHIRLEY J. LEPPERT, HUSBAND AND WIFE AND ROBERT BEATTIE, HUSBAND AND WIFE
DATED: SEPTEMBER 21, 1979
RECORDING DATE: DECEMBER 19, 1984
RECORDING NO.: 8411130246
AFFECTS: PARCEL 3
(NOT PLOTTABLE)

FOOT 2 THROUGH 8 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR THE DETAILS ON THOSE ITEMS.

1. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:
EXECUTED BY: RICHARD A. LEPPERT AND SHIRLEY J. LEPPERT, HUSBAND AND WIFE AND ROBERT BEATTIE, HUSBAND AND WIFE
DATED: SEPTEMBER 21, 1979
RECORDING DATE: DECEMBER 19, 1984
RECORDING NO.: 8411130246
AFFECTS: PARCEL 3
(NOT PLOTTABLE)

FOOT 2 THROUGH 8 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR THE DETAILS ON THOSE ITEMS.

SURVEYOR'S NOTES

[illegible]

APPLICATION 470220 SHV.
792206 SF.
792222 ADR
792223 GL

LEGAL DESCRIPTION
FOR
KNUTSON FARMS INDUSTRIAL PARK

RUNNING BEAR DEVELOPMENT
PARTNERS LLC
1780 BARNES BLVD SW
TUMWATER, WA 98512

BARGHAUSEN
18213 76th AVENUE SOUTH
KENT, WASHINGTON 98032
(425)251-6222
(425)251-8783 FAX
CIVIL ENGINEERS, LAND PLANNERS, SURVEYORS, ENVIRONMENTAL SERVICES

Job Number 17646
Sheet C9.12

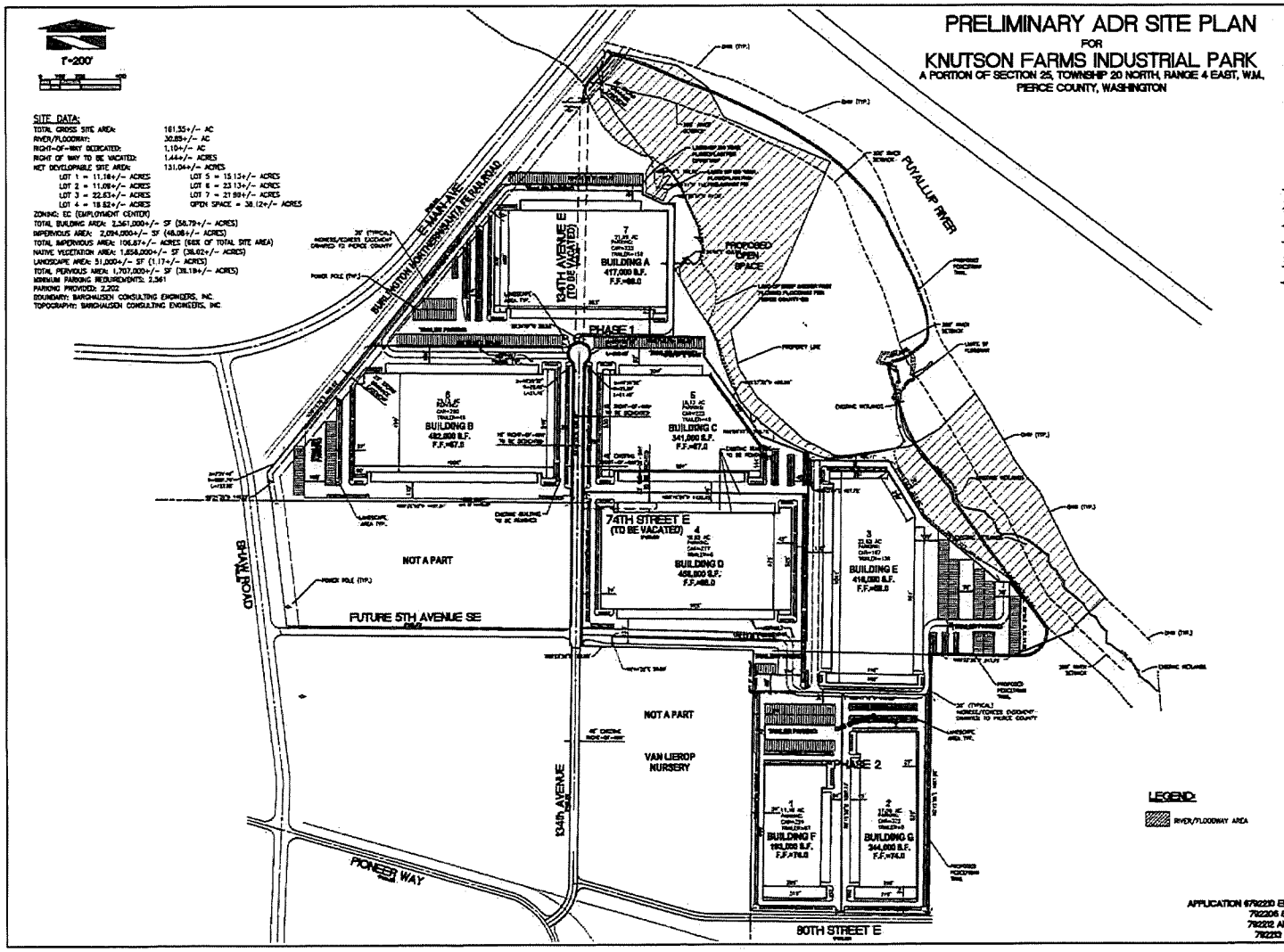
PRELIMINARY ADR SITE PLAN
FOR
KNUTSON FARMS INDUSTRIAL PARK
A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON

1"=200'

SITE DATA:

TOTAL GROSS SITE AREA:	161.35+/- AC
RIVER/FLOODWAY:	30.89+/- AC
RIGHT-OF-WAY DEDICATED:	1.10+/- AC
RIGHT OF WAY TO BE VACATED:	1.44+/- ACRES
NET DEVELOPABLE SITE AREA:	131.04+/- ACRES
LOT 1 = 11.18+/- ACRES	LOT 5 = 15.13+/- ACRES
LOT 2 = 11.08+/- ACRES	LOT 6 = 23.13+/- ACRES
LOT 3 = 22.63+/- ACRES	LOT 7 = 21.89+/- ACRES
LOT 4 = 18.82+/- ACRES	OPEN SPACE = 36.12+/- ACRES

ZONING: EC (EMPLOYMENT CENTER)
TOTAL BUILDING AREA: 2,361,000+/- SF (54.79+/- ACRES)
IMPERVIOUS AREA: 2,094,000+/- SF (48.08+/- ACRES)
TOTAL IMPERVIOUS AREA: 106.87+/- ACRES (66% OF TOTAL SITE AREA)
NATIVE VEGETATION AREA: 1,654,000+/- SF (38.02+/- ACRES)
LANDSCAPE AREA: 51,000+/- SF (1.17+/- ACRES)
TOTAL PERVIOUS AREA: 1,707,000+/- SF (39.19+/- ACRES)
MINIMUM PARKING REQUIREMENTS: 2,361
PARKING PROVIDED: 2,202
BOUNDARY: BARGHAUSEN CONSULTING ENGINEERS, INC.
TOPOGRAPHY: BARGHAUSEN CONSULTING ENGINEERS, INC.



APPLICATION 678220 ENV.
792206 SUP.
792222 ADR
792233 BL.

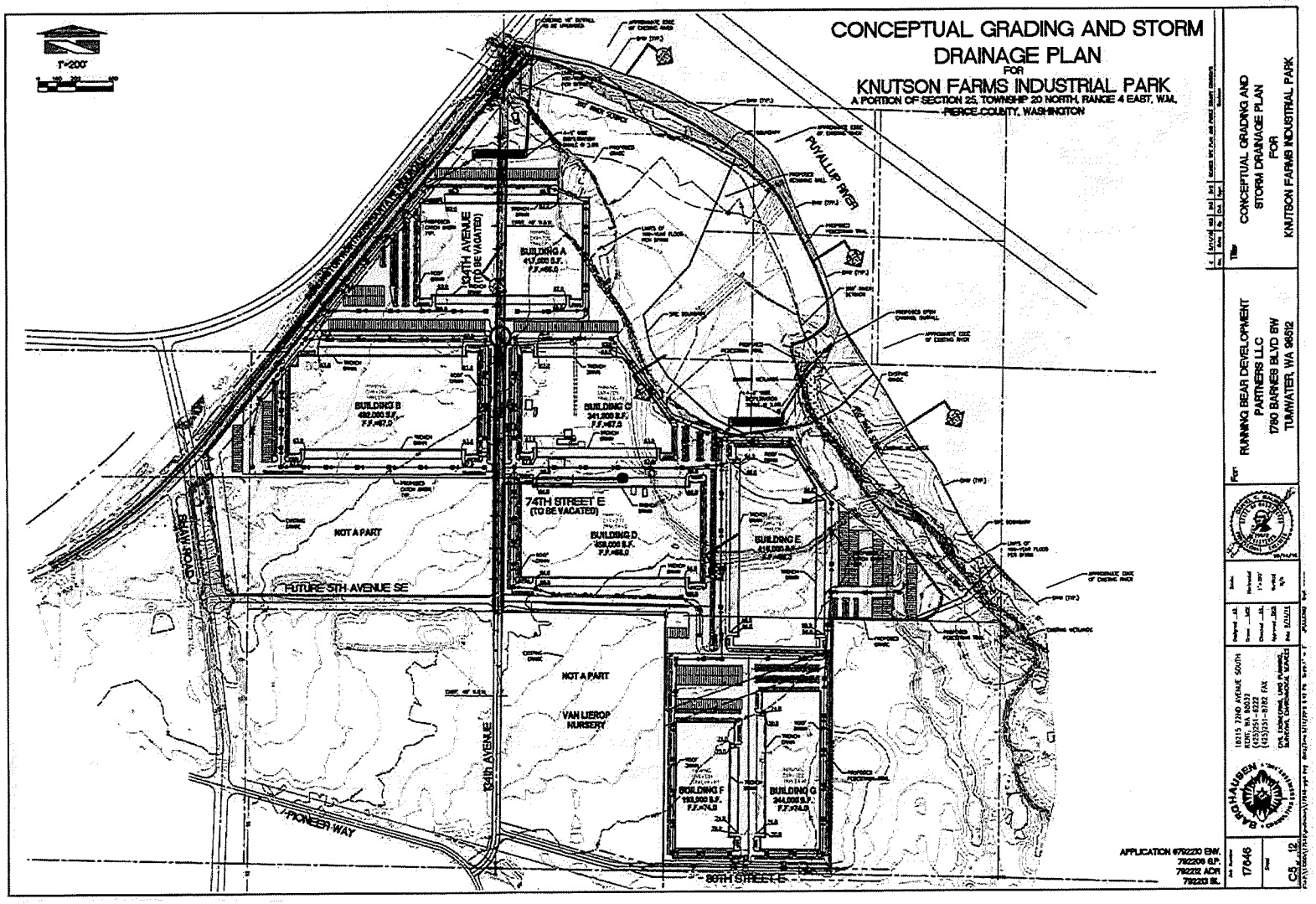
PRELIMINARY ADR SITE PLAN
FOR
KNUTSON FARMS INDUSTRIAL PARK

RUNNING BEAR DEVELOPMENT
PARTNERS LLC
1700 BARNES BLVD SW
TUMWATER, WA 98512

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX

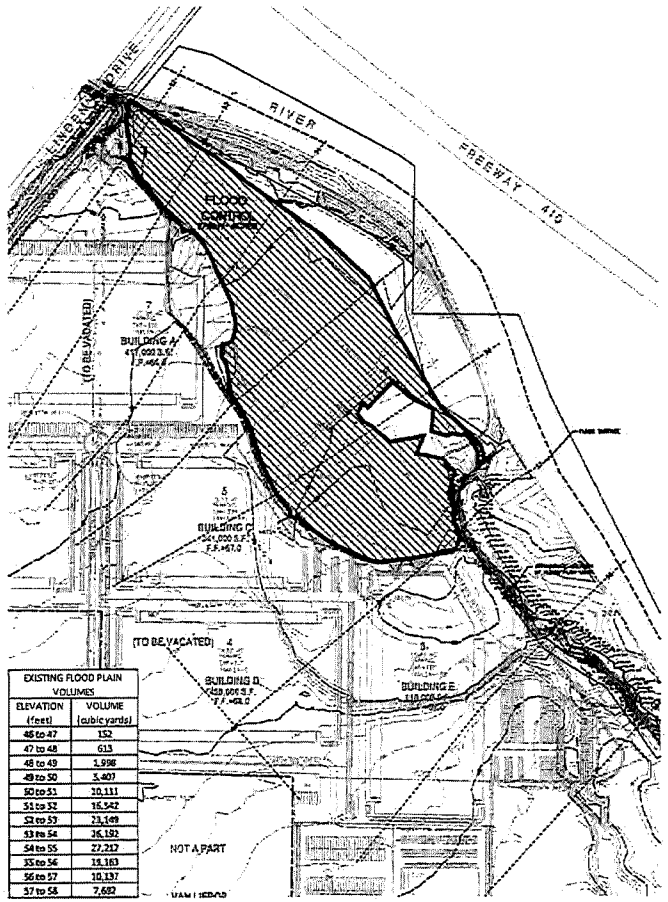
17646

C4.12


CONCEPTUAL GRADING AND STORM DRAINAGE PLAN
FOR
KNUTSON FARMS INDUSTRIAL PARK
A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON
1"=200'
PUYALLUP RIVER
124TH AVENUE (TO BE VACATED)
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
BUILDING F
BUILDING G
74TH STREET E (TO BE VACATED)
NOT A PART
FUTURE 5TH AVENUE SE
VAN LIEROP NURSERY
124th AVENUE E
PIONEER WAY
86TH STREET E
APPLICATION 670220 ENV.
792206 GP.
792232 ACR
792233 BL.
RUNNING BEAR DEVELOPMENT PARTNERS LLC
1780 BARNES BLVD SW
TUMWATER, WA 98512
CONCEPTUAL GRADING AND STORM DRAINAGE PLAN
FOR
KNUTSON FARMS INDUSTRIAL PARK
BARGHAUSEN CONSULTING ENGINEERS INC
17646
C5

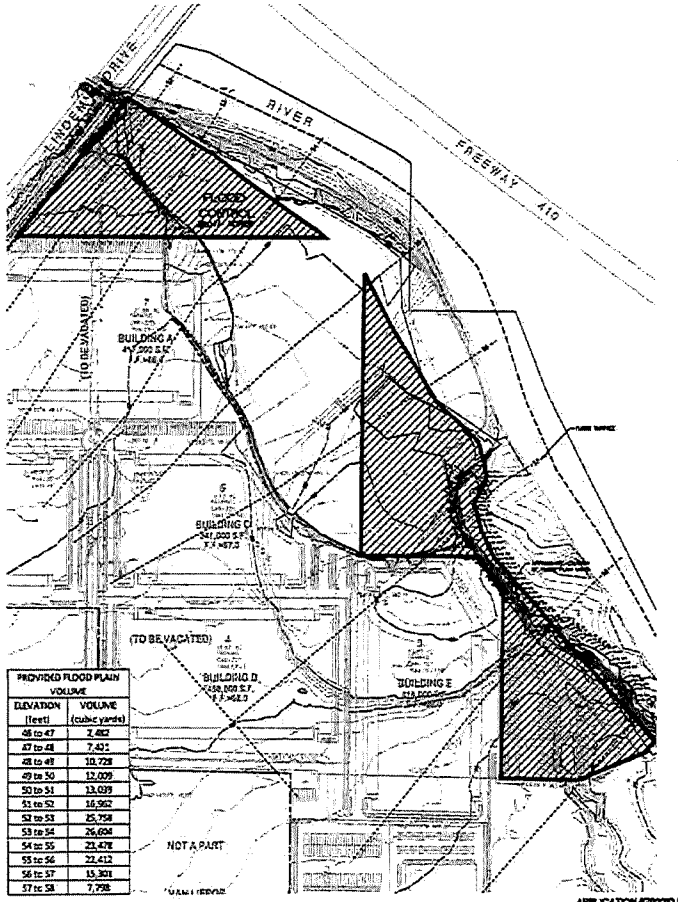
PRELIMINARY FLOOD PLAIN GRADING AND COMPENSATION PLAN
FOR
KNUTSON FARMS INDUSTRIAL PARK
A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON

1"=200'



EXISTING FLOOD PLAIN VOLUMES	
ELEVATION (feet)	VOLUME (cubic yards)
46 to 47	152
47 to 48	613
48 to 49	1,998
49 to 50	3,407
50 to 51	10,111
51 to 52	16,942
52 to 53	23,149
53 to 54	26,193
54 to 55	27,217
55 to 56	19,183
56 to 57	10,137
57 to 58	7,692

EXISTING FLOOD PLAIN AREA



PROVIDED FLOOD PLAIN VOLUME	
ELEVATION (feet)	VOLUME (cubic yards)
46 to 47	2,482
47 to 48	7,431
48 to 49	10,728
49 to 50	12,009
50 to 51	13,039
51 to 52	16,962
52 to 53	25,758
53 to 54	26,604
54 to 55	23,478
55 to 56	22,412
56 to 57	15,301
57 to 58	7,798

PROPOSED FLOOD PLAIN AREA

APPLICATION 678220 SW, 792206 SP, 792212 ADR 792213 SL

PRELIMINARY FLOOD PLAIN GRADING AND COMPENSATING PLAN FOR KNUTSON FARMS INDUSTRIAL PARK

RUNNING BEAR DEVELOPMENT PARTNERS LLC
1780 BARNES BLVD SW
TUMWATER, WA 98512

BASGHAUSEN
18115 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8123 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

17646

C6

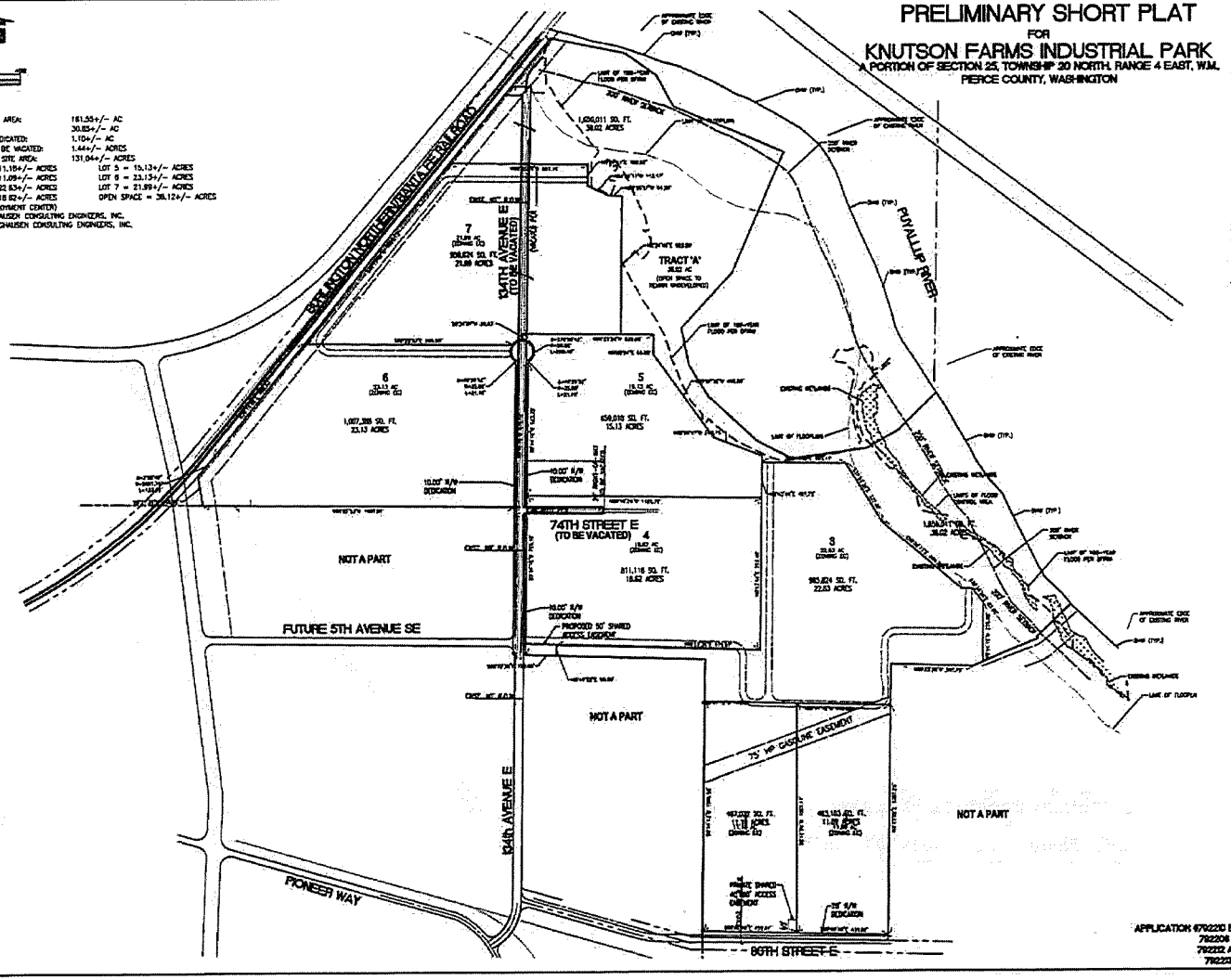
PRELIMINARY SHORT PLAT
FOR
KNUTSON FARMS INDUSTRIAL PARK
A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON

1"=200'

SITE DATA:

TOTAL GROSS SITE AREA:	161.55+/- AC
RIVER/FLOODWAY:	30.83+/- AC
RIGHT-OF-WAY DEDICATED:	1.10+/- AC
RIGHT OF WAY TO BE VACATED:	1.44+/- ACRES
NET DEVELOPABLE SITE AREA:	131.94+/- ACRES
LOT 1 = 11.18+/- ACRES	LOT 5 = 15.13+/- ACRES
LOT 2 = 11.09+/- ACRES	LOT 6 = 23.13+/- ACRES
LOT 3 = 22.63+/- ACRES	LOT 7 = 21.89+/- ACRES
LOT 4 = 18.62+/- ACRES	OPEN SPACE = 36.12+/- ACRES

ZONING: EC (EMPLOYMENT CENTER)
BOUNDARY: BARGHAUSEN CONSULTING ENGINEERS, INC.
TOPOGRAPHY: BARGHAUSEN CONSULTING ENGINEERS, INC.



No.	Date	By	Chk	Appr.	Revisions
1	1/14/05	[illegible]	[illegible]	[illegible]	[illegible]

Title: PRELIMINARY SHORT PLAT FOR KNUTSON FARMS INDUSTRIAL PARK

For: RUNNING BEAR DEVELOPMENT PARTNERS LLC, 1780 BARNES BLVD SW, TUMWATER, WA 98512

Scale: Horizontal 1"=200'; Vertical N/A

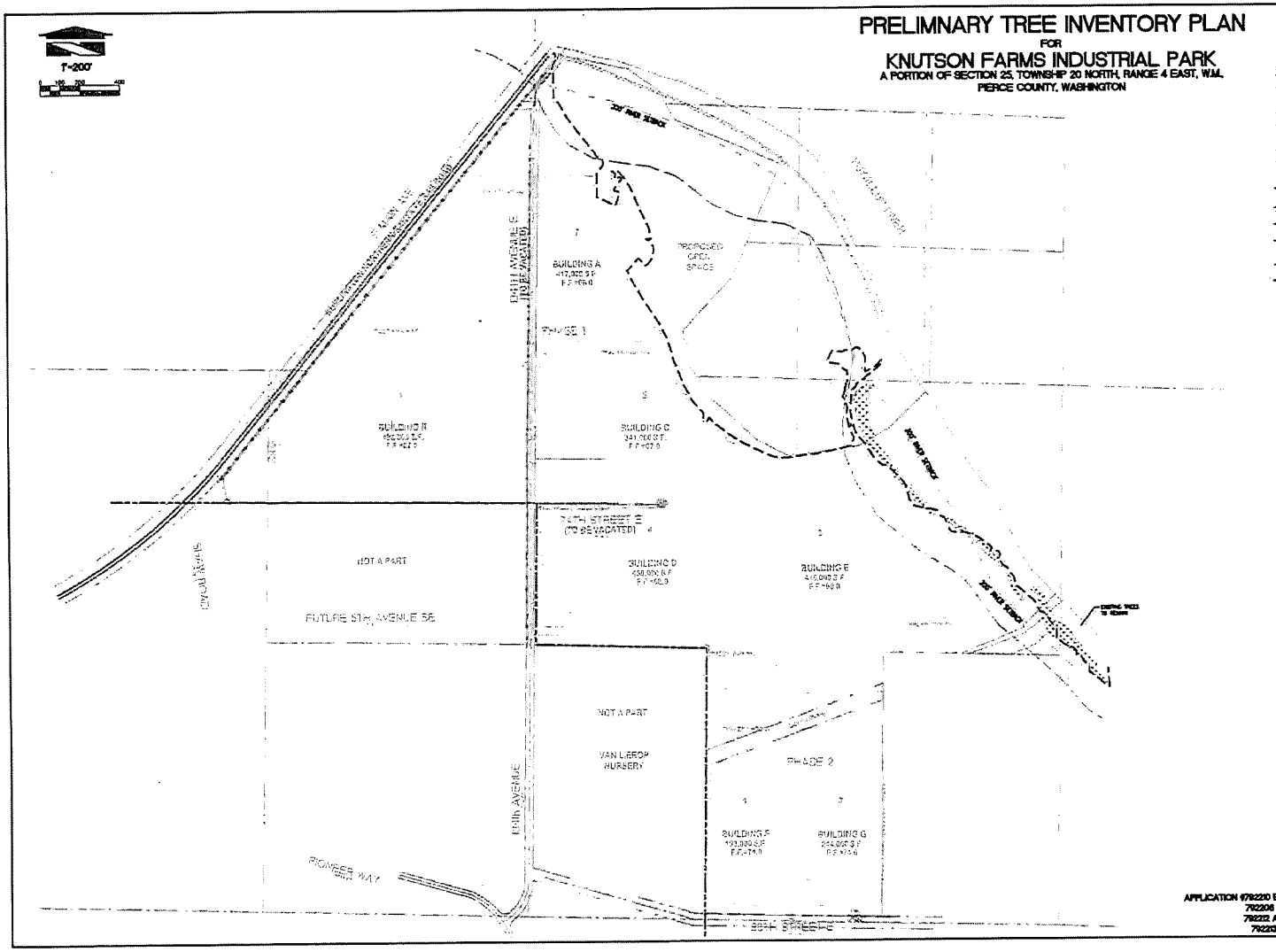
Designed: JJL; Drawn: JMC; Checked: JJL; Approved: JDW; Date: 01/11/05

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72nd AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number: 17646

Sheet: C7.12

PRELIMNARY TREE INVENTORY PLAN
FOR
KNUTSON FARMS INDUSTRIAL PARK
A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON



APPLICATION #792220 ENV.
792206 SP.
792212 ADR
792220 SL

No.	Date	By	Revision
1	10/17/14	MR	ADDED SPS PLAN AND PIERCE COUNTY COMMENTS

Title: PRELIMNARY TREE INVENTORY PLAN FOR KNUTSON FARMS INDUSTRIAL PARK

For: RUNNING BEAR DEVELOPMENT PARTNERS LLC, 1750 BARNES BLVD SW, TUMWATER, WA 98512

Scale: Horizontal 1"=200'; Vertical N/A

Drawn: MR; Checked: MR; Approved: JDS; Date: 8/14/14

GRUENHAUSEN ENGINEERING, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number: 17645

Sheet: C8 of 12

File: P:\17645\17645.dwg

PRELIMNARY TREE CONSERVATION PLAN
FOR
KNUTSON FARMS INDUSTRIAL PARK
A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON

1"=200'

EL LAKE AVE
BNSF RAILROAD
SHAW ROAD
FUTURE 5TH AVENUE SE
NOT A PART
BUILDING B
492,000 S.F.
F.F.=458.0
BUILDING A
417,000 S.F.
F.F.=458.0
PHASE 1
BUILDING C
241,000 S.F.
F.F.=472.0
BUILDING D
439,000 S.F.
F.F.=468.0
BUILDING E
416,000 S.F.
F.F.=468.0
PROPOSED OPEN SPACE
PUYALLUP RIVER
100 YR FLOOD ZONE
100 YR FLOOD ZONE
NOT A PART
VAN LIEROP NURSERY
PHASE 2
BUILDING F
100,000 S.F.
F.F.=475.0
BUILDING G
254,000 S.F.
F.F.=474.0
PIONEER WAY
104TH AVENUE E
104TH AVENUE
74TH (TO BE VACATED)
80TH STREET E

APPLICATION 979222D ENV.
792209 B.P.
792222 ADR
792220 SL

No.	Revision	Dwn	Ck	Date
1	1/21/08	WS	JH	1/21/08
2	3/3/08	WS	JH	3/3/08

Title: PRELIMNARY TREE CONSERVATION PLAN FOR KNUTSON FARMS INDUSTRIAL PARK

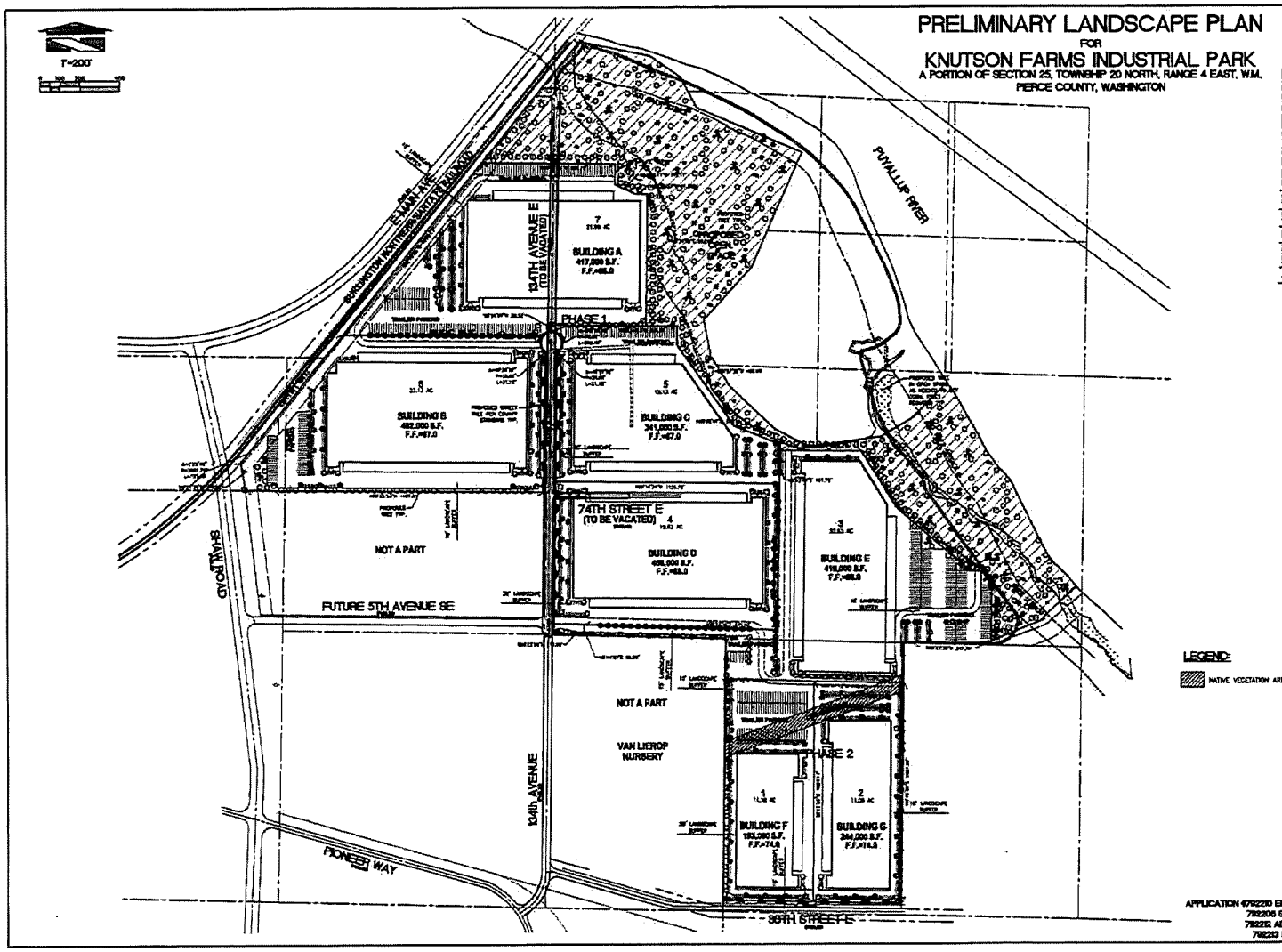
For: RUNNING BEAR DEVELOPMENT PARTNERS LLC
1760 BARNES BLVD SW
TUMWATER, WA 98512

Date: 08/14/18
Drawn: WS
Checked: JH
Approved: JH
Scale: 1"=200'
Date: 8/27/13

GRAEF-USA INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SCIENCES

Job Number: 17646
Sheet: C8.12

PRELIMINARY LANDSCAPE PLAN
FOR
KNUTSON FARMS INDUSTRIAL PARK
A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON



APPLICATION 792210 ENV.
792206 S.P.
792212 ADR
792213 BL

Title	PRELIMINARY LANDSCAPE PLAN FOR KNUTSON FARMS INDUSTRIAL PARK		
For	RUNNING BEAR DEVELOPMENT PARTNERS L.L.C. 1780 BARNES BLVD SW TUMWATER, WA 98512		
Date			
Scale	1"=200'		
Job Number	17648	Sheet	C10 of 12

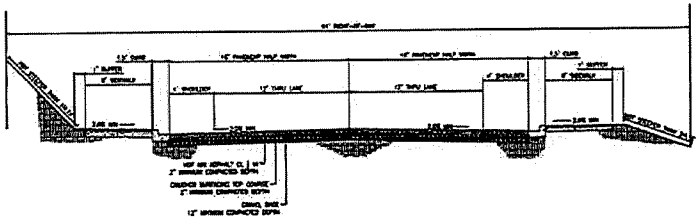
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
DPA, CONSULTING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

PRELIMINARY STREET SECTION DETAILS

FOR

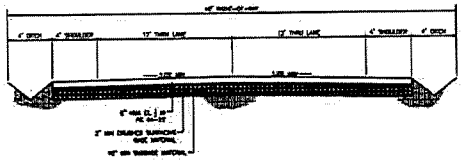
KNUTSON FARMS INDUSTRIAL PARK

A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON



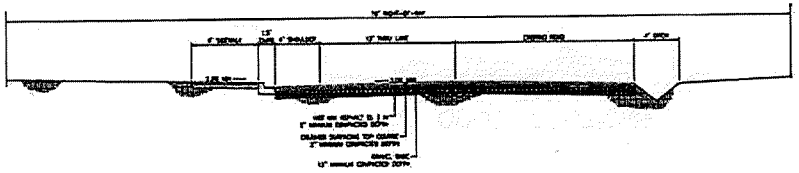
134TH AVENUE NORTH OF 74TH AVENUE E
TYPICAL SECTION

NOT TO SCALE



134TH AVENUE SOUTH OF 74TH AVENUE E
TYPICAL SECTION

NOT TO SCALE



80TH STREET E TYPICAL SECTION

NOT TO SCALE

APPLICATION 792270 BW,
792208 SP,
792228 ADR
792233 SL

No.	Date	By	Chk.	Appr.
1	1/11/06	[illegible]	[illegible]	[illegible]

Revisions

Title: PRELIMINARY STREET SECTION DETAILS FOR KNUTSON FARMS INDUSTRIAL PARK

For: RUNNING BEAR DEVELOPMENT PARTNERS LLC, 1780 BARNES BLVD SW, TUMWATER, WA 98512

BERGHAUSEN & ASSOCIATES, INC.
18315 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
(425) 251-8782 FAX
CIVIL ENGINEERS, LAND PLANNERS, SURVEYORS, ENVIRONMENTAL SERVICES

Designed JB
Drawn JBC
Checked JB
Approved JBB
Date 5/23/05

Scale: Horizontal 1"=20'; Vertical N/A

Job Number: 17846

Sheet C11 of 12

File: P:\17846\Dwg\Plans\17846-PP.dwg Layout: C11 Date: 1/11/2006 4:31 PM Scale: 1" = 1' PAULINE

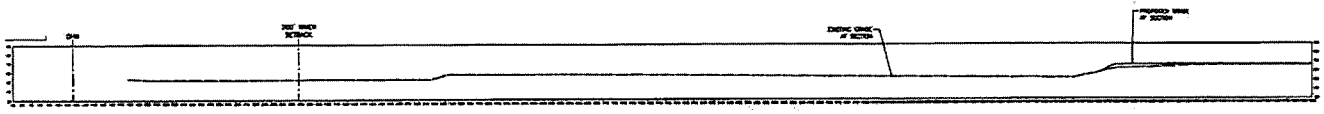
S.L. CROSS SECTIONS

FOR

KNUTSON FARMS INDUSTRIAL PARK

A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON

FLOOD PLAIN SECTION A-A
SCALE 1"=50'



FLOOD PLAIN SECTION B-B
SCALE 1"=50'

FLOOD PLAIN SECTION C-C
SCALE 1"=50'

APPLICATION 679220 ENV.
792209 SP.
792212 ADR
792220 SL

No.	Date	By	Chk	Revision
1	3/21/07	MG		ADDED SP, ADR AND PRIVATE STREET SECTIONS

Title: S.L. CROSS SECTIONS FOR KNUTSON FARMS INDUSTRIAL PARK

For: RUNNING BEAR DEVELOPMENT PARTNERS LLC
1780 BARNES BLVD SW
TUMWATER, WA 98512

GRAHAM-BUNTON
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-0782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Designed: JBL
Drawn: JDS
Checked: JBL
Approved: JBL
Date: 3/21/07
Scale: 1"=50'
Horiz: N/A
Vert: N/A

Job Number: 17646
Sheet: C12 of 12

FLOOD BOUNDARY DELINEATION SURVEY

DATES OF SURVEY:

FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN DECEMBER 2013. ALL MONUMENTS SHOWN AS FOUND WERE VISITED IN OCTOBER 2014 AND DECEMBER 2015.

NARRATIVE:

THIS IS A FIELD DIAGNOSTIC SURVEY. A TRIMBLE R6 MODEL ROBOTIC TOTAL STATION, A SPECTRA PRECISION FOCUS 30, AND SPECTRA PRECISION RANGER DATA COLLECTOR WERE USED TO MEASURE THE PARCELS AND DEPICT RELATIONSHIPS BETWEEN THE CONTOURING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE NET OR CHECKED SHOTS SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT WERE BEEN MAINTAINED IN MAINTENANCE ACCORDING TO MANUFACTURER SPECIFICATIONS.

TAX PARCEL NUMBERS ADDRESSES AND OWNERS:

0420251003	1007 134TH AV E	KNUTSON FARMS INC
0420251012	1001 134TH AV E	KNUTSON FARMS INC
0420251002	6716 134TH AV E	KNUTSON FARMS INC
0420251006	1005 134TH AV E	KNUTSON FARMS INC
0420251009	1000 134TH AV E	KNUTSON FARMS INC
0420251013	1005 84TH AV	KNUTSON FARMS INC
0420251414	7210 134TH AV E	KNUTSON FARMS INC
0420251704	7925 134TH AV E	KNUTSON FARMS INC
0420251710	7123 134TH AV E	KNUTSON FARMS INC
0420251702	1005 80TH ST E	KNUTSON FARMS INC
0420251703	12716 80TH ST E	KNUTSON FARMS INC
0420253001	1001 134TH AV E	MCDONNEY ROBERT & LORI D
0420253008	7010 134TH AV E	MCDONNEY ROBERT & LORI D
0420253007	7001 134TH AV E	MCDONNEY ROBERT & LORI D
0420253004	1002 134TH AV E	MACKENZIE RAYMOND J & SANDRA K
0420253002	10423 74TH ST E	MACKENZIE RAYMOND J & SANDRA K

HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 PER WSDOT. WSDOT MONUMENT C3 RD. 2007 WAS FIELD FOR POSITION, AND A LINE BETWEEN THIS POINT EAST AND WSDOT MONUMENT D RD. 4711 WAS HELD FOR ROTATION, BEARING SOUTH 82°21'42" WEST.

VERTICAL DATUM:

VERTICAL DATUM FOR THIS SURVEY IS NAVD 88 PER WSDOT. WSDOT MONUMENT CF 16, 2004 WAS HELD FOR ELEVATION, BCRS 70.4473NAVD 88

NOTES:

1. THE FEMA DEFINED FLOODWAY IS CONTAINED IN FMC 307 AND THE FLOODWAY.
2. FLOOD INSURANCE STUDY DOWNTOWN, DATED JUNE 18, 1997 WAS BEING USED FOR ALL STRUCTURE PROFILE AND CHECK SECTION DATA.
3. PRELIMINARY FLOOD INSURANCE STUDY DOWNTOWN, DATED DECEMBER 18, 2014 WAS BEING USED FOR PRELIMINARY 100-YEAR FLOOD ELEVATIONS.
4. CONTOURS SHOWN WEST OF 134TH ARE PER PIERCE COUNTY LIDAR.

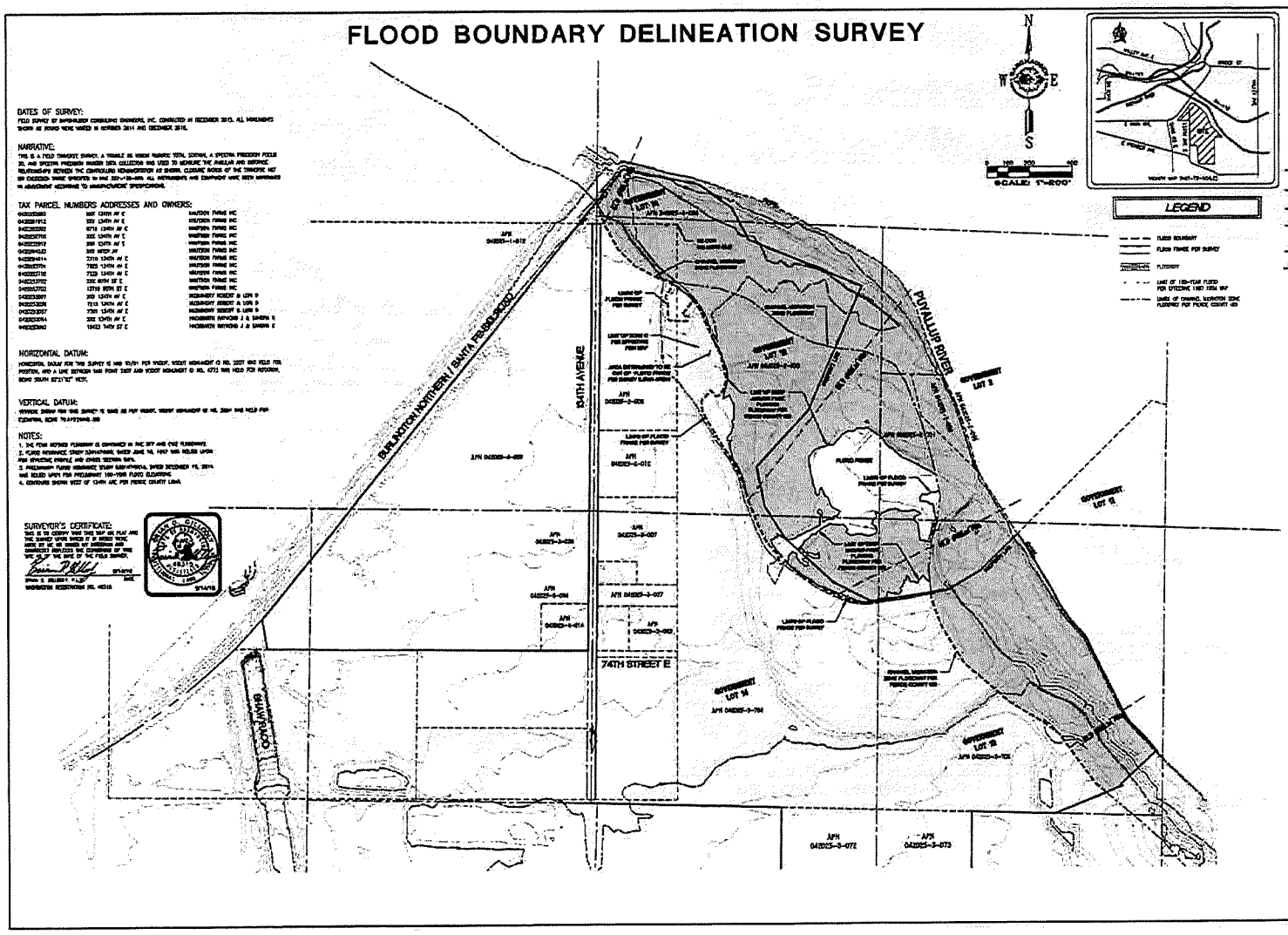
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP AND PLAT AND THE SURVEY WORK UPON IT IS BASED UPON ACTUAL FIELD SURVEY WORK AND DOES NOT NECESSARILY CONTAINED REFLECTS THE CONDITIONS OF THE SITE AT THE DATE OF THE FIELD SURVEY.

BRIAN D. BARGHAUSEN
STATE OF WASHINGTON
46315
REGISTERED PROFESSIONAL LAND SURVEYOR

BRIAN D. BARGHAUSEN P.L.S.
WASHINGTON REGISTRATION NO. 46315

9/14/16



No	Date	By	Chk	Appr	Description

TITLE: FLOOD BOUNDARY DELINEATION SURVEY FOR KNUTSON FARMS INDUSTRIAL PARK

For RUNNING BEAR DEVELOPMENT PARTNERS LLC
1780 BARNES BLVD SW
TUMWATER, WA 98512

Designed BDG
Drawn TR/RMO
Checked BDG
Approved BDG
Date 9/14/16
Scale Horizontal 1"=200'
Vertical N/A

BARGHAUSEN CONSULTING ENGINEERS INC
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
(425) 251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

Job Number 17646
Sheet 1 of 1

File:P:\17000\17646\Survey\17646FloodBoundary.dwg Date/Time:9/14/2016 3:00 PM Scale:1" = 1' BRAUCKY Sub -----

PIERCE COUNTY PRELIMINARY SHORT PLAT

A PORTION OF R.S. MORE D.L.C. & GOV'T LOTS 10, 11, 12 & 13 AND OF THE NE1/4 & SE1/4 OF NE1/4, AND THE NW1/4 & NE1/4 OF SE1/4, SECTION 26, AND THE NW1/4, SW1/4 & SE1/4 OF THE NW1/4, AND THE NW1/4, NE1/4, SW1/4 & SE1/4 OF SW1/4, SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., PIERCE COUNTY, WA.

ORIGINAL TRACT ASSESSOR'S PARCEL NOS: 0420252003, 0420261012, 0420252002, 0420252700, 0420252012, 0420264033, 0420264014, 0420253704, 0420253705, 0420253702, 0420253703, 0420253007, 0420253036, 0420253057, 0420253064 & 420253063

ACKNOWLEDGMENT

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED IN THIS SHORT PLAT, AND HAVE NO RIGHT, TITLE OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SHORT PLAT. THIS SHORT PLAT IS MADE IN ACCORDANCE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

WE HEREBY GRANT AN EASEMENT TO PIERCE COUNTY OVER ENTIRE TRACT "A".

____
KNUTSON FARMS, INC., A WASHINGTON CORPORATION
BY:
ITS:

STATE OF WASHINGTON)
) SS.
COUNTY OF)

ON THIS _____ DAY OF ____________ 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ____________ TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE ____________ OF KNUTSON FARMS, INC., AND ACKNOWLEDGED THAT SAID INSTRUMENT WAS THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

____
SIGNATURE OF NOTARY
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT ____________
MY COMMISSION EXPIRES ____________
PRINT NOTARY NAME ____________

SHORT PLAT NOTES

1. TRACT "A" IS AN OPEN SPACE/CRITICAL AREA TRACT TO REMAIN UNDEVELOPED, AND IS HEREBY GRANTED TO ALL LOTS IN THIS SHORT PLAT AS AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST.

SPECIAL EXCEPTIONS

PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0047751-TC AMENDMENT SECOND EFFECTIVE DATE OCTOBER 1, 2015 AT 8:00AM

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SEATTLE-TACOMA POWER COMPANY
PURPOSE: ELECTRIC POWER LINES AND INCIDENTAL PURPOSES
RECORDING NO.: 189143
AFFECTS: PORTION OF PARCELS D, E AND F (PLOTTED HEREON)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY
PURPOSE: CONSTRUCTION AND MAINTENANCE OF A WING DAM FOR THE PURPOSE OF TURNING THE PUYALLUP RIVER INTO THE OLD GOVERNMENT MEANDER CHANNEL, AND WAIVER OF CLAIM OF ALL DAMAGES
RECORDING DATE: JANUARY 26, 1910 RECORDING NO.: 327503
AFFECTS: PORTIONS OF PARCEL A, B AND I ABUTTING THE PUYALLUP RIVER (GENERALLY SHOWN HEREON)

3. RESERVATIONS OF OIL, COAL, GAS AND MINERALS AND/OR MINERAL RIGHTS OF ANY NATURE, AND RIGHT OF ENTRY TO EXPLORE SAME, CONTAINED IN THE DEED
GRANTOR: UNITED STATES OF AMERICA
RECORDING DATE: JUNE 22, 1945 RECORDING NO.: 1373514
THE COMPANY MAKES NO REPRESENTATIONS ABOUT THE PRESENT OWNERSHIP OF THESE RESERVED AND EXCEPTED INTERESTS.
AFFECTS: GOVERNMENT LOTS 10, 11, 12 AND 14 IN SECTION 25 (NOT PLOTTABLE)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY
PURPOSE: RIVER BANK PROTECTION
RECORDING DATE: JUNE 18, 1954 RECORDING NO.: 1684839
AFFECTS: PORTION OF PARCEL F (NOT PLOTTABLE) BLANKET IN NATURE

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION
PURPOSE: PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF
RECORDING DATE: JUNE 25, 1956 RECORDING NO.: 1738692
AFFECTS: PORTIONS OF SAID PREMISES LYING WITHIN PARCEL C (PLOTTED HEREON)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION
PURPOSE: PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND PRODUCTS THEREOF
RECORDING DATE: JUNE 25, 1956 RECORDING NO.: 1738700
AFFECTS: PORTION OF SAID PREMISES OVER PARCEL I (PLOTTED HEREON)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT.
ENTITLED: STIPULATED JUDGMENT AND DECREE OF APPROPRIATION
COURT: SUPERIOR COURT STATE OF WASHINGTON FOR PIERCE COUNTY
CASE NO.: 228180
IN FAVOR OF: EL PASO NATURAL GAS COMPANY
PURPOSE: DIKES AND FENCES ALONG THE BANK OF THE RIVER
RECORDING DATE: AUGUST 22, 1972 RECORDING NO.: 2460872
AFFECTS: PORTIONS OF SAID PREMISES AS LOCATED WITHIN PARCEL I (EASEMENT DESCRIPTION IS OFFSITE, HOWEVER THERE IS BLANKET ACCESS RIGHTS TO THE EASEMENT AREA)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN ORDINANCE 917, AND RECORDED IN DOCUMENT:
GRANTED TO: CITY OF SUMNER
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 8, 1974 AND AUGUST 22,1974 RECORDING NO: 2534940 AND 2568086
AFFECTS: PORTION OF SAID VACATED STREET AS TO PARCEL B (PLOTTED HEREON)

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED IN A DOCUMENT:
PURPOSE: TILE DRAIN SYSTEM
RECORDING DATE: MARCH 14, 1975 RECORDING NO.: 2594822
AFFECTS: PORTION LYING WITHIN SAID PREMISES – PARCEL D (PLOTTED HEREON) 25' STORM EASEMENT, BLANKET OVER FACILITIES SHOWN ON DEPICTION

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: AT&T CORP.
PURPOSE: AQUATIC LANDS EASEMENT
RECORDING DATE: NOVEMBER 5, 2005 RECORDING NO.: 200511010782
AFFECTS: PORTIONS OF NAVIGABLE WATERS OF THE PUYALLUP RIVER IN PORTIONS OF GOVERNMENT LOTS 1 AND 13, SECTION 25 AND GOVERNMENT LOTS 5 AND 6, SECTION 26, ALL IN TOWNSHIP 20 NORTH, RANGE 4 EAST (NOT PLOTTABLE)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED IN A DOCUMENT:
GRANTED TO: AT&T CORP.
PURPOSE: FIBER OPTIC CABLE FOR TELECOMMUNICATIONS
RECORDING DATE: MAY 22, 2008 RECORDING NO.: 200805220195
AFFECTS: PARCELS D, E AND F, ALSO INCLUDES OTHER PROPERTY
THE DESCRIPTION CONTAINED IN THE ABOVE INSTRUMENT IS NOT SUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED. (NOT PLOTTABLE)

ITEMS 12 THROUGH 38 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR THE DETAILS ON THESE ITEMS.

(PER CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0047750-TC AMENDMENT SECOND DATED OCTOBER 19, 2015 AT 08:00 AM)

1. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:
EXECUTED BY: RICHARD A. LATHROP AND SHIRLEY J. LATHROP, HUSBAND AND WIFE AND ROBERT BEISSEL AND MAXINE BEISSEL, HUSBAND AND WIFE
DATED: SEPTEMBER 21, 1979 RECORDING DATE: DECEMBER 12, 1988
RECORDING NO.: 8812120348 (PLOTTED HEREON)

ITEMS 3 THROUGH 8 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR THE DETAILS ON THESE ITEMS.

(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0047749-TC DATED AUGUST 11, 2015 AT 08:00 AM)

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: ROAD INGRESS AND EGRESS
RECORDING DATE: SEPTEMBER 25, 1975 RECORDING NO.: 2644716
AFFECTS: SOUTHERLY PORTION PARCEL 3 (PLOTTED HEREON)

2. 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 SURVEY: RECORDING NO: 8703250047
AFFECTS: PARCELS 1 AND 2 (NOT PLOTTABLE)

3. 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 SURVEY: RECORDING NO: 8705070381
AFFECTS: PARCELS 1 AND 2 (NOT PLOTTABLE)

4. 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 BOUNDARY LINE ADJUSTMENT: RECORDING NO: 9609040378
AFFECTS: PARCELS 1 AND 2 (NOT PLOTTABLE) CREATES UNDERLYING LOT CONFIGURATION

5. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:
EXECUTED BY: RICHARD A. LATHROP AND SHIRLEY J. LATHROP, HUSBAND AND WIFE AND ROBERT BEISSEL AND MAXINE BEISSEL, HUSBAND AND WIFE
DATED: SEPTEMBER 21, 1979 RECORDING DATE: DECEMBER 12, 1988 RECORDING NO.: 8812120348
AFFECTS: PARCEL 3 AND OTHER PROPERTY (PLOTTED HEREON)

6. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:
EXECUTED BY: TACOMA–PIERCE COUNTY HEALTH DEPARTMENT AND SHIRLEY LATHROP
RECORDING DATE: DECEMBER 8, 1992 RECORDING NO.: 9212080091
AFFECTS: PARCEL 3 (NOT PLOTTABLE)

ITEMS 7 THROUGH 11 ARE NOT SURVEY RELATED. SEE THE TITLE REPORT FOR THE DETAILS ON THESE ITEMS.

UTILITIES/SERVICES:

WATER: VALLEY WATER DISTRICT & CITY OF PUYALLUP
14315 PIONEER WAY E
PUYALLUP, WA 98372
(253) 841-9698

SEWER: CITY OF PUYALLUP (PROPOSED)
1100 39TH AVE SE
PUYALLUP, WA 98374
(253) 841-5505

POWER: PUGET SOUND ENERGY
3807 MILWAUKEE AVE E
PUYALLUP, WA
(425) 452-1234

PHONE/CABLE: CENTURY LINK
3500 S MERIDIAN, T-5
PUYALLUP, WA 98373
(253) 770-3472

FIRE: EAST PIERCE FIRE AND RESCUE DISTRICT 22
18421 VETERANS MEMORIAL DRIVE EAST
BONNEY LAKE, WA 98391
(253) 863-1848

SCHOOL: PUYALLUP SCHOOL DISTRICT
302 2ND ST SE
PUYALLUP, WA 98372

COMMUNITY PLAN

ALDERTON–McMILLIN COMMUNITY PLAN

ENGINEER/PLANNER/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
(425) 251-6222
FAX (425) 251-8782
CONTACT: DANIEL K. BALMELLI, P.E. / BRIAN GILLOOLY, P.L.S.

DEVELOPER

RUNNING BEAR DEVELOPMENT PARTNERS, LLC
1780 BARNES BLVD SW
TUMWATER, WA 98512

SOILS

EARTH SOLUTIONS NW, LLC
1805 – 136TH PLACE NE, SUITE 201
BELLEVUE, WA 98005
(425) 449-4704
CONTACT: KYLE R. CAMPBELL, P.E.

WETLAND/WILDLIFE

SOUNDVIEW CONSULTANTS, LLC
2907 HARBORVIEW DRIVE
GIG HARBOR, WA 98335
(253) 514-8952
CONTACT: JAMES CARSNER, PWS

APPROVALS & CERTIFICATES

DEVELOPMENT ENGINEERING SECTION
PLANNING AND LAND SERVICES

____________ ______
SUPERVISOR DATE

PLANNING AND LAND SERVICES

____________ ______
PLANNING DIRECTOR 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
BY:
____________ ______
DEPUTY ASSESSOR/TREASURER DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ______ DAY OF ______ 2016, AT THE REQUEST OF KNUTSON FARMS, INC.

____
AUDITOR'S FILE NO.

____
PIERCE COUNTY AUDITOR
BY:
____
DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

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 KNUTSON FARMS, INC. IN DECEMBER, 2015.

BRIAN D. GILLOOLY • STATE OF WASHINGTON • REGISTERED PROFESSIONAL LAND SURVEYOR • 46315

____
BRIAN D. GILLOOLY, PLS #46315

ORIGINAL TRACT OWNER:

KNUTSON FARMS, INC.
15406 78TH STREET E
SUMNER, WA 98390

EXISTING ZONING: EC – EMPLOYMENT CENTER
SOURCE OF WATER: INDIVIDUAL PRIVATE WELLS
SEWER SYSTEM: INDIVIDUAL SEPTIC SYSTEMS
WIDTH AND TYPE OF ACCESS: 80TH STREET E (PUBLIC RIGHT-OF-WAY) 60'

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

JOB No. 17546

SHEET 1 OF 5

APPLICATION 879220[illegible]

File P:\17000s\17546\survey\shortplat\17546sp01.dwg LAYOUT:SHEET 1 Date/Time: 5/13/2016 7:34 AM

PIERCE COUNTY PRELIMINARY SHORT PLAT

A PORTION OF R.S. MORE D.L.C. & GOV'T LOTS 10, 11, 12 & 13 AND OF THE NE1/4 & SE1/4 OF NE1/4, AND THE NW1/4 & NE1/4 OF SE1/4, SECTION 26, AND THE NW1/4, SW1/4 & SE1/4 OF THE NW1/4, AND THE NW1/4, NE1/4, SW1/4 & SE1/4 OF SW1/4, SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., PIERCE COUNTY, WA.

EXISTING LEGAL DESCRIPTIONS:

(PER CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0047751-TC AMENDMENT SECOND EFFECTIVE DATE OCTOBER 1, 2015 AT 8:00AM)
PARCEL A: (APN 0420253720 & 0420250001) (NOT A PART OF THIS SURVEY)
GOVERNMENT LOTS 11 AND 12 IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
EXCEPT THAT PORTION OF GOVERNMENT LOT 11, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF CHERRY STREET AND THE SOUTH BOUNDARY OF THE TOWN LIMITS OF SUMNER IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH 604.14 FEET;
THENCE NORTH 47° WEST 620.21 FEET;
THENCE (NORTH)14°14' WEST 189 FEET TO THE TOWN LIMITS OF THE TOWN OF SUMNER AND THE TERMINUS OF SAID LINE;
EXCEPT ANY PORTION THEREOF LYING WITHIN THE PUYALLUP RIVER.

PARCEL B: (APN [illegible]) (NOT A PART OF THIS SURVEY)

PARCEL C: (APN 0420253702 & 0420253703)
THE EAST HALF OF THE WEST TWO-THIRDS OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M. IN PIERCE COUNTY, WASHINGTON.
EXCEPT EAST 80TH STREET EAST.

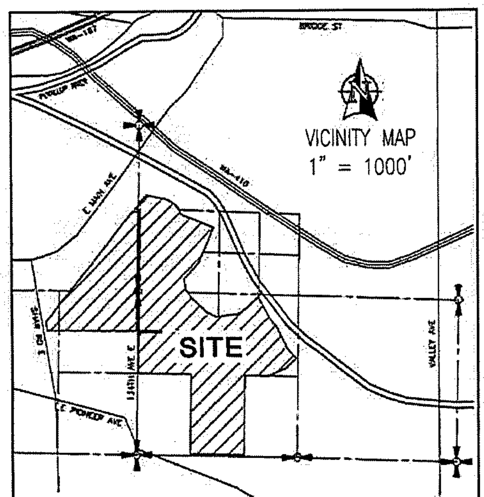
PARCEL D: (APN 0420264033)
BEGINNING AT A POINT 685.20 FEET NORTH AND 630.14 FEET WEST OF THE SOUTHEAST CORNER OF R.S. MORE DONATION LAND CLAIM IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE CONTINUE WEST 1,438.36 FEET TO THE EASTERLY RIGHT OF WAY OF THE NORTHERN PACIFIC RAILROAD;
THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY OF SAID RAILROAD, 2,540.30 FEET TO THE NORTH LINE OF SAID R.S. MORE DONATION LAND CLAIM;
THENCE EAST 64.20 FEET TO THE SECTION BETWEEN SECTIONS 25 AND 26;
THENCE ON SAID SECTION LINE SOUTH 1,780.70 FEET;
THENCE WEST 343.00 FEET;
THENCE SOUTH 217.00 FEET TO THE POINT OF BEGINNING;
EXCEPT THE EAST 20 FEET AND THE NORTH 20 FEET FOR R.S. MORE COUNTY ROAD;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP IN DEED RECORDED UNDER RECORDING NUMBER 2007[illegible].

PARCEL E: (APN 0420261012)
BEGINNING AT THE INTERSECTION LINE BETWEEN SECTIONS 23 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON AND THE NORTH LINE OF R.S. MORE DONATION LAND CLAIM;
THENCE NORTH 100 FEET MORE OR LESS, ALONG THE INTERSECTION LINE TO THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY TO THE NORTH LINE OF THE R.S. MORE DONATION LAND CLAIM;
THENCE ALONG SAID NORTH LINE EASTERLY 80 FEET TO THE POINT OF BEGINNING;
EXCEPT COUNTY ROAD.

PARCEL F: (APN 0420252003)
GOVERNMENT LOT 13, IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M. IN PIERCE COUNTY, WASHINGTON;
EXCEPT ANY PORTION THEREOF LYING WITHIN THE PUYALLUP RIVER;
EXCEPT ANY PORTION LYING WITHIN THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY.

PARCEL G: (APN 0420252012)
BEGINNING ON THE EAST LINE OF R.S. MORE DONATION LAND CLAIM IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, AT A POINT 1,393.89 FEET NORTH OF THE SOUTHEAST CORNER OF SAID CLAIM;
THENCE ON SAID EAST LINE NORTH 288.97 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID LAND CLAIM WEST 363.40 FEET TO THE EAST LINE OF R.S. MORE COUNTY ROAD;
THENCE ON SAID EAST LINE OF ROAD SOUTH 309.57 FEET;
THENCE PARALLEL WITH THE SAID SOUTH LINE OF SAID CLAIM EAST 366.74 FEET TO THE POINT OF BEGINNING.

PARCEL H: (APN 0420264014)
BEGINNING AT A POINT 685.80 FEET NORTH AND 376.14 FEET WEST OF THE SOUTHEAST CORNER OF THE R.S. DONATION LAND CLAIM, IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE WEST 283 FEET;
THENCE NORTH 217 FEET;
THENCE EAST 343 FEET;
THENCE NORTH 225 FEET;
THENCE EAST 20 FEET;
THENCE SOUTH TO THE POINT OF BEGINNING;
EXCEPT R.S. MORE COUNTY ROAD.



PARCEL I: (APN 0420253704 & 0420253705)
THAT PORTION OF GOVERNMENT LOT 10, LYING WESTERLY OF THE PUYALLUP RIVER IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
TOGETHER WITH GOVERNMENT LOT 14, IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON; AND TOGETHER WITH THAT PORTION OF R. S. MORE DONATION LAND CLAIM, IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID R.S. MORE DONATION LAND CLAIM;
THENCE (WEST) 363.8 FEET TO A POINT 20 FEET (EAST) OF THE WEST LINE OF SECTION 25;
THENCE NORTH PARALLEL WITH SAID SECTION LINE 455.8 FEET;
THENCE EAST 381.1 FEET TO THE EAST LINE OF SAID CLAIM;
THENCE (SOUTH) 455.8 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 10 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT OF THE SOUTH BANK OF THE PUYALLUP RIVER IN GOVERNMENT LOT 10, SAID POINT BEARS NORTH 89° 14'EAST 3,102.3 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25;
THENCE EASTERLY ALONG SAID BANK 8 FEET, MORE OR LESS TO THE EAST BOUNDARY OF SAID GOVERNMENT LOT 10;
THENCE SOUTHERLY ALONG THE EAST BOUNDARY 253 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 10;
THENCE WESTERLY ALONG SAID BOUNDARY 480 FEET;
THENCE NORTH 88° 57' EAST 330.7 FEET;
THENCE NORTH 42°05' WEST 10 FEET;
THENCE NORTH 47°55' EAST 200 FEET TO THE SOUTH BANK OF THE PUYALLUP RIVER;
THENCE EASTERLY ALONG SAID SOUTH BANK 35 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL J: (APN 0420252002)
BEGINNING AT THE NORTHEAST CORNER OF THE R.S. MORE DONATION LAND CLAIM IN SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE WEST 383.8 FEET TO THE WEST LINE OF SECTION 25;
THENCE SOUTH 355.8 FEET;
THENCE EAST 383.8 FEET TO THE EAST LINE OF SAID CLAIM;
THENCE NORTH 355.8 FEET TO THE POINT OF BEGINNING;
EXCEPT R.S. MORE COUNTY ROAD.
ALL SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

(PER CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0047750-TC AMENDMENT SECOND DATED OCTOBER 19, 2015 AT 08:00 AM)
PARCEL A: (APN 0420253063)
BEGINNING AT A MONUMENT ON THE EAST LINE OF ROBERT S. MORE DONATION LAND CLAIM IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, AT A POINT 685.80 FEET NORTH OF THE SOUTHEAST CORNER OF SAID CLAIM;
THENCE NORTH ALONG SAID EAST LINE 358.08 FEET;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID CLAIM 372.57 FEET TO THE EAST LINE OF MORE ROAD, AS DEDICATED BY DEED DATED, OCTOBER 19, 1920 UNDER AUDITOR'S NO. 578434;
THENCE SOUTH ALONG THE EAST LINE OF SAID MORE ROAD, 356.09 FEET TO INTERSECT A LINE WITH AND 685.30 FEET NORTH OF THE SOUTH LINE OF SAID CLAIM;
THENCE EAST ALONG SAID PARALLEL LINE 376.40 FEET TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON;
EXCEPT THE NORTH 130 FEET THEREOF; AND
EXCEPT THE WEST 150 FEET THEREOF;
ALSO, EXCEPT ANY PORTION LYING WITHIN 74TH STREET EAST.

PARCEL B: (APN [illegible])
THE WEST 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A MONUMENT ON THE EAST LINE OF ROBERT S. MORE DONATION LAND CLAIM IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, AT A POINT 685.80 FEET NORTH OF THE SOUTHEAST CORNER OF SAID CLAIM;
THENCE NORTH ALONG SAID EAST LINE 358.08 FEET;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID CLAIM 372.57 FEET TO THE EAST LINE OF MORE ROAD, AS DEDICATED BY DEED DATED, OCTOBER 19, 1920 UNDER AUDITOR'S NO. 578434;
THENCE SOUTH ALONG THE EAST LINE OF SAID MORE ROAD, 356.09 FEET TO INTERSECT A LINE WITH AND 685.30 FEET NORTH OF THE SOUTH LINE OF SAID CLAIM;
THENCE EAST ALONG SAID PARALLEL LINE 376.40 FEET TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON;
EXCEPT THE NORTH 130 FEET THEREOF;
ALSO, EXCEPT ANY PORTION LYING WITHIN 74TH STREET EAST.

(PER CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0047749-TC DATED AUGUST 11, 2015 AT 08:00 AM)
PARCEL 1: (APN 0420253007)
BEGINNING ON THE EAST LINE OF ROBERT S. MORE DONATION LAND CLAIM NO. 51 IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON; AT A POINT ON SAID LINE 591.89 FEET NORTH OF THE SOUTHEAST CORNER OF SAID CLAIM;
THENCE ON SAID EAST LINE NORTH 408.09 FEET;
THENCE PARALLEL TO THE SOUTH LINE OF SAID CLAIM, WEST 368.74 FEET;
THENCE SOUTH 408.09 FEET TO A LINE PARALLEL WITH AND 591.89 FEET NORTH OF THE SOUTH LINE OF SAID CLAIM AT A POINT 373.10 FEET WEST OF ITS INTERSECTION WITH SAID EAST LINE;
THENCE EAST 373.10 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 165 FEET OF THE SOUTH 105 FEET THEREOF.
(ALSO KNOWN AS PARCEL B OF PIERCE COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 9600040370).

PARCEL 2: (APN [illegible])
THE WEST 165 FEET OF THE SOUTH 105 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING ON THE EAST LINE OF THE ROBERT S. MORE DONATION LAND CLAIM NO. 51 IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON; AT A POINT ON SAID LINE 591.89 FEET NORTH OF THE SOUTHEAST CORNER OF SAID CLAIM;
THENCE ON SAID EAST LINE NORTH 408.09 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID CLAIM WEST 368.74 FEET; THENCE SOUTH 408.09 FEET TO A LINE PARALLEL WITH AND 591.89 FEET NORTH OF THE SOUTH LINE OF SAID CLAIM AT A POINT 373.10 FEET WEST OF ITS INTERSECTION WITH SAID EAST LINE;
THENCE EAST 373.10 FEET TO THE BEGINNING.
(ALSO KNOWN AS PARCEL A OF PIERCE COUNTY BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER [illegible]).

PARCEL 3: (APN [illegible])
BEGINNING ON THE EAST LINE OF THE ROBERT S. MORE DONATION LAND CLAIM NO. 51 IN SECTIONS 25 AND 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON; AT A POINT ON SAID LINE [illegible] FEET NORTH OF THE SOUTHEAST CORNER OF SAID CLAIM;
THENCE NORTH ALONG SAID EAST LINE 180 FEET;
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID CLAIM 372.00 FEET, MORE OR LESS TO THE EAST LINE OF MORE ROAD AS DEDICATED BY DEED DATED OCTOBER 19, 1920 AND RECORDED NOVEMBER 3, 1920 UNDER AUDITOR'S NO. 578434;
THENCE SOUTH ALONG EAST LINE OF SAID MORE ROAD, 180 FEET;
THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID CLAIM TO THE POINT OF BEGINNING.

BRIAN D. GILLOOLY
STATE OF WASHINGTON
46315
REGISTERED
PROFESSIONAL LAND SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

JOB No. 17646

SHEET 2 OF 5

APPLICATION [illegible]

F:\17000\17646\survey\dwg\17646sp01.dwg LAYOUT SHEET 2 Date/Time 8/13/2016 7:24 AM KNGODSEN

PIERCE COUNTY PRELIMINARY SHORT PLAT

A PORTION OF R.S. MORE D.L.C. & GOV'T LOTS 10, 11, 12 & 13 AND OF THE NE1/4 & SE1/4 OF NE1/4, AND THE NW1/4 & NE1/4 OF SE1/4, SECTION 26, AND THE NW1/4, SW1/4 & SE1/4 OF THE NW1/4, AND THE NW1/4, NE1/4, SW1/4 & SE1/4 OF SW1/4, SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., PIERCE COUNTY, WA.

SURVEYOR'S NOTES:

HORIZONTAL DATUM:
HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 PER WSDOT. WSDOT MONUMENT ID NO. 2207 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT 2207 AND WSDOT MONUMENT ID NO. 4773 WAS HELD FOR ROTATION, BEING SOUTH 87°21'30" WEST.

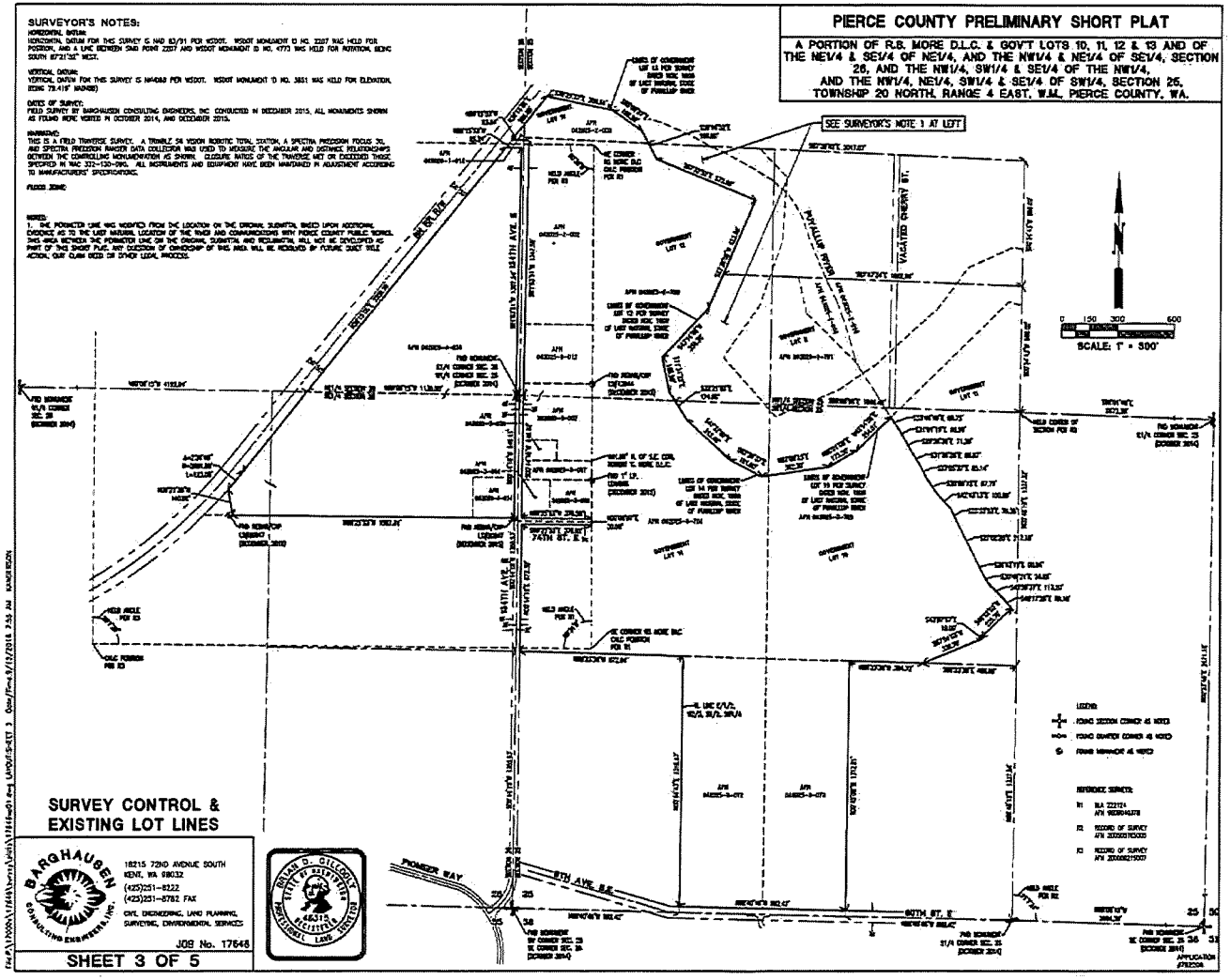
VERTICAL DATUM:
VERTICAL DATUM FOR THIS SURVEY IS NAVD88 PER WSDOT. WSDOT MONUMENT ID NO. 3851 WAS HELD FOR ELEVATION, BEING 79.419' (NAVD88)

DATES OF SURVEY:
FIELD SURVEY BY BARGHAUGEN CONSULTING ENGINEERS, INC CONDUCTED IN DECEMBER 2015. ALL MONUMENTS SHOWN AS FOUND WERE VISITED IN OCTOBER 2014, AND DECEMBER 2015.

METHODS:
THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE S6 VISION ROBOTIC TOTAL STATION, A SPECTRA PRECISION FOCUS 30, AND SPECTRA PRECISION RANGER 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 WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

FLOOD ZONE:

NOTES:
1. THE PORMETER LINE WAS MODIFIED FROM THE LOCATION ON THE ORIGINAL SUBMITTAL BASED UPON ADDITIONAL EVIDENCE AS TO THE LAST NATURAL LOCATION OF THE RIVER AND COMMUNICATIONS WITH PIERCE COUNTY PUBLIC WORKS. THIS AREA BETWEEN THE PORMETER LINE ON THE ORIGINAL SUBMITTAL AND RESUBMITTAL WILL NOT BE DEVELOPED AS PART OF THIS SHORT PLAT. ANY QUESTION OF OWNERSHIP OF THIS AREA WILL BE RESOLVED BY FUTURE QUIET TITLE ACTION, QUIT CLAIM DEED OR OTHER LEGAL PROCESS.



BARGHAUGEN CONSULTING ENGINEERS, INC.
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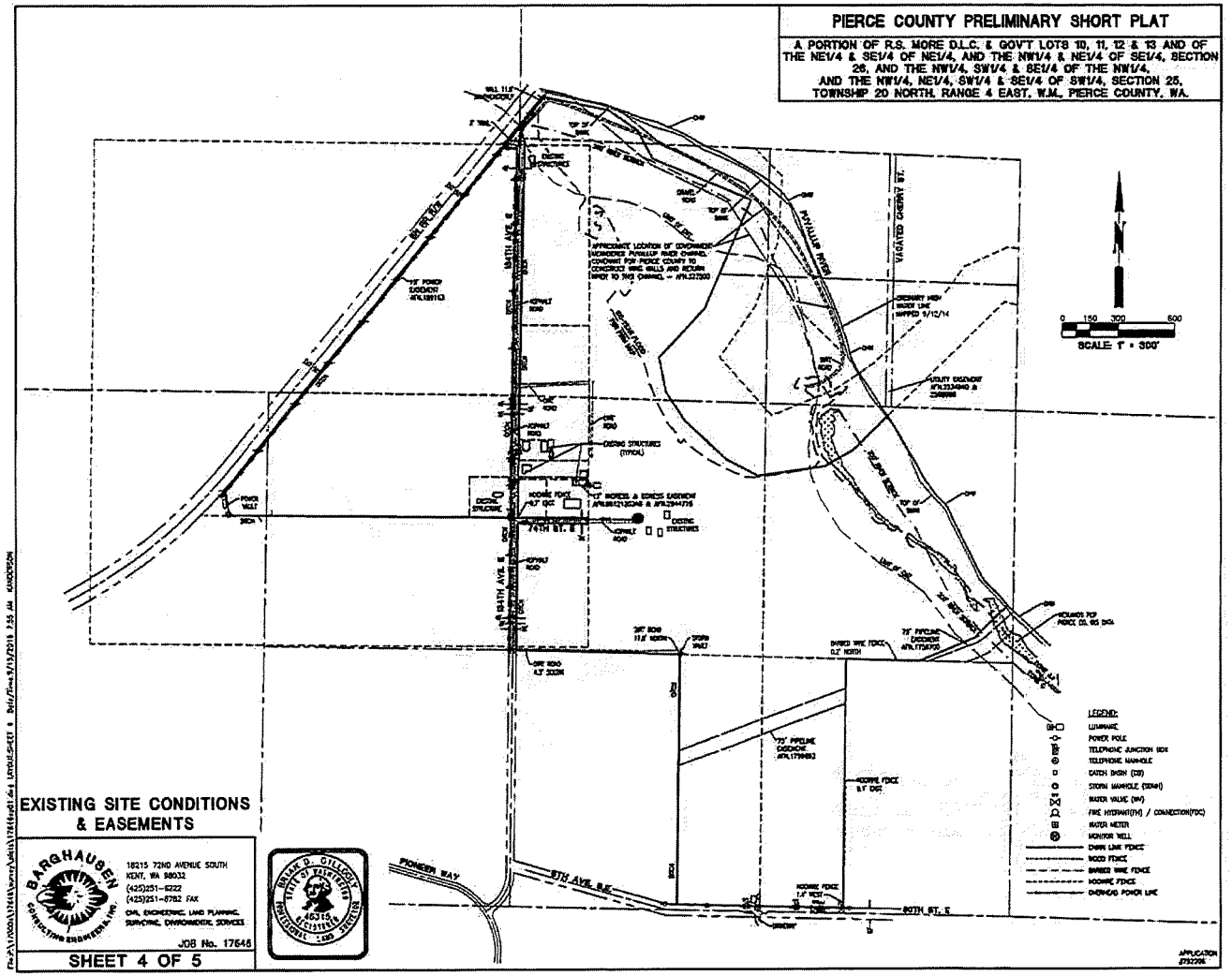
JOB No. 17648

SHEET 3 OF 5

PIERCE COUNTY PRELIMINARY SHORT PLAT

A PORTION OF R.S. MORE D.L.C. & GOV'T LOTS 10, 11, 12 & 13 AND OF THE NE1/4 & SE1/4 OF NE1/4, AND THE NW1/4 & NE1/4 OF SE1/4, SECTION 25, AND THE NW1/4, SW1/4 & SE1/4 OF THE NW1/4, AND THE NW1/4, NE1/4, SW1/4 & SE1/4 OF SW1/4, SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., PIERCE COUNTY, WA.

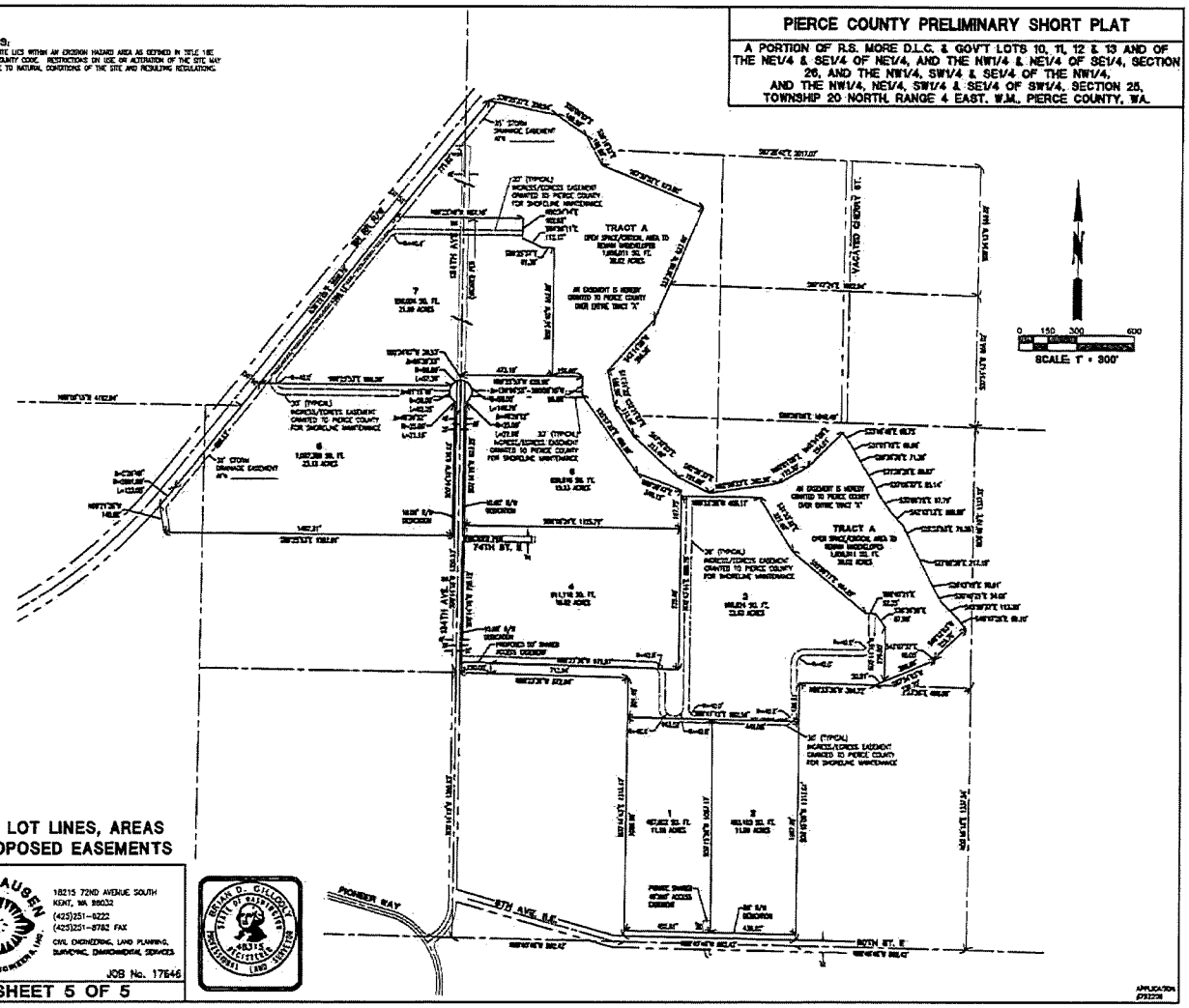

SCALE: 1" = 300'
0 150 300 600
LEGEND:
LUMINAIRE
POWER POLE
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE
CATCH BASIN (CB)
STORM MANHOLE (SDMH)
WATER VALVE (WV)
FIRE HYDRANT(FH) / CONNECTION(FDC)
WATER METER
MONITOR WELL
CHAIN LINK FENCE
WOOD FENCE
BARBED WIRE FENCE
HOOPME FENCE
OVERHEAD POWER LINE
PIONEER WAY
87TH AVE. E.
80TH ST. E
74TH ST. E
184TH AVE. E
PUYALLUP RIVER
VIA VALLEY CREEK RD. E.
EXISTING STRUCTURES (TYPICAL)
ORDINARY HIGH WATER LINE SURVEYED 9/12/14
APPROXIMATE LOCATION OF CONVENIENCE EASEMENT FOR PIERCE COUNTY TO CONSTRUCT WING WALLS AND RETURN SPOUT TO THIS CHANNEL - APN 5227000
UTILITY EASEMENT APN 2334840 & 2368898
HOOPME FENCE 0.7' OUT
HOOPME FENCE 0.7' OUT
HOOPME FENCE 1.4' WEST
BARBED WIRE FENCE 0.2' NORTH
HOOPME FENCE 0.7' OUT
HOOPME FENCE 0.7' OUT
HOOPME FENCE 0.7' OUT

PIERCE COUNTY PRELIMINARY SHORT PLAT

A PORTION OF R.S. MORE D.L.C. & GOV'T LOTS 10, 11, 12 & 13 AND OF THE NE1/4 & SE1/4 OF NE1/4, AND THE NW1/4 & NE1/4 OF SE1/4, SECTION 26, AND THE NW1/4, SW1/4 & SE1/4 OF THE NW1/4, AND THE NW1/4, NE1/4, SW1/4 & SE1/4 OF SW1/4, SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., PIERCE COUNTY, WA.

NOTES:

1. THIS SITE LIES WITHIN AN EROSION HAZARD AREA AS DEFINED IN TITLE 18E PIERCE COUNTY CODE. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATIONS.



NEW LOT LINES, AREAS & PROPOSED EASEMENTS

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JOB No. 17646

SHEET 5 OF 5

BRIAN D. GILLOCK, STATE OF WASHINGTON, #8315, REGISTERED PROFESSIONAL LAND SURVEYOR

APPLICATION #792226

PIERCE COUNTY PLANNING AND LAND SERVICES
Preliminary Plat
LAND USE BREAKDOWN

DATE SUBMITTED	Feb 16, 2016
EXISTING ZONING	EC - Employment Center
NAME PLAT	Knutson Farms Industrial Park
LOCATION	SECTION: 25 TOWNSHIP: 20 RANGE: 4
GENERAL VICINITY	East of Shaw Road and north of Pioneer Way
TOTAL ACREAGE	161.55
NET DEVELOPABLE ACREAGE	131.04
NUMBER OF SINGLE FAMILY LOTS	N/A
NUMBER OF MULTI FAMILY LOTS	N/A
NUMBER OF COMMERCIAL LOTS	7
TOTAL NUMBER OF LOTS	7
SMALLEST LOT AREA	Lot 1 - 11.18 acres
AVERAGE LOT AREA	N/A
ACREAGE IN PARKS	
ACREAGE IN OPEN SPACE	38.12 acres
LENGTH OF PUBLIC STREETS	2,900 lineal feet
TOTAL ACREAGE OF PUBLIC STREETS	1.5 acres
LENGTH OF PRIVATE STREETS	1,500 lineal fees
DESIGNATED COMMERCIAL ACREAGE	161.55 acres designated EC
SOURCE OF WATER (name)	Valley Water District and City of Puyallup
(address)	
SOURCE OF POWER (name)	Puget Sound Energy
(address)	3130 South 38th Street, Tacoma WA 98409
TELEPHONE COMPANY (name)	CenturyLink
(address)	
CIVIL ENGINEER/SURVEYOR (name)	Barghausen Consulting Engineers
(address and telephone)	18215-72nd Avenue South, Kent, WA 98032
SPONSOR (name)	Daniel K. Balmelli, P.E.
(address and telephone)	Same as above - (425) 251-6222

Daniel K. Balmelli
(Signature)

4/4/02