

PLAT OF I-5 COMMERCE PLACE

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PORTION OF THE NORTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

DEDICATION

KNOWN TO ALL PEOPLE PRESENT THAT KAUFMAN REAL ESTATE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS LAND DIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, STORM DRAINAGE EASEMENTS, SANITARY SEWER EASEMENTS AND WATERMAIN EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE DIVISION AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

VEHICULAR ACCESS TO 93rd AVENUE SE, EXCEPT AS SHOWN, IS HEREBY WAIVED. DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT VEHICULAR ACCESS TO 93rd AVENUE SE, NOR SHALL THE CITY OF TUMWATER OR ANY OTHER LOCAL GOVERNMENT AGENCY WITHIN WHICH THE PROPERTY IS OR MAY BECOME LOCATED EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO 93rd AVENUE SE FROM THE LOTS OR TRACTS WITHIN THIS PLAT.

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED OWNER, DOES HEREBY GIVE AND GRANT TO THE CITY OF TUMWATER, A MUNICIPAL CORPORATION, PERPETUAL EASEMENTS, AS SHOWN ON THE FACE OF THIS PLAT TO RUN WITH THE LAND, FOR USE FOR WATER MAIN AND ITS APPURTENANCES AND SEWER MAIN AND ITS APPURTENANCES AND THE RIGHT TO REPAIR, CONSTRUCT, OPERATE, MAINTAIN, INSPECT, ALTER, MODIFY, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS SAID WATER MAIN AND SEWER MAIN AND RELATED APPURTENANCES OVER, ACROSS AND UNDER THE AREAS DESIGNATED ON THE FACE OF THE PLAT.

TOGETHER WITH THE ACKNOWLEDGMENT THAT THE GRANTOR SHALL NOT PLACE OR HAVE PLACED ANY UTILITY, BUILDING OR OTHER STRUCTURE WITHIN THE WATER MAIN AND SEWER MAIN EASEMENTS SHOWN ON THE FACE OF THE PLAT.

TRACTS "A", "B", "C" & "D" ARE HEREBY DEDICATED TO THE I-5 COMMERCE PLACE LOT OWNERS ASSOCIATION

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 6th DAY OF September, 2022.

John Kaufman
(NAME & TITLE) Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON >S.S.
COUNTY OF THURSTON

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF September, 2022, BEFORE ME PERSONALLY APPEARED John Kaufman TO ME TO BE THE Vice President OF KAUFMAN REAL ESTATE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREON MENTIONED, AND ON OATH STATED THAT ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.



For Clarity expiration date July 5, 2026,
Commission #120038

Chad Steinhilber
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Tumwater,
MY COMMISSION EXPIRES 7-5-2026.

RESTRICTIONS AND PLAT NOTES

- PURSUANT TO CHAPTER 17.22 OF THE TUMWATER MUNICIPAL CODE, LOTS 1 THROUGH 12 ARE SUBJECT TO ALL SERVICE FEES AND CHARGES WHICH MAY BE LEVIED BY THE OWNERS ASSOCIATION FOR THE MAINTENANCE, OPERATION AND IMPROVEMENT OF COMMUNITY FACILITIES AND FOR LIENS FOR ANY UNPAID SERVICE FEES OR CHARGES.
- TRACTS A, B, C, & D SHALL BE OWNED AND MAINTAINED BY THE I-5 COMMERCE PLACE LOT OWNERS ASSOCIATION.
- TRACTS A & B ARE DESIGNATED STORM WATER MANAGEMENT AREAS FOR THIS PLAT. THE STORM WATER SYSTEMS SHALL BE MAINTAINED BY THE LOT OWNERS ASSOCIATION IN ACCORDANCE WITH THE STORM WATER MAINTENANCE PLAN RECORDED WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT.
- TRACT C IS DESIGNATED AS OPEN SPACE.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE LOT OWNERS ASSOCIATION AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES AND SHALL BE SUFFICIENT FOR THE FRONT YARD LANDSCAPING REQUIREMENTS FOR LOTS 1-9 & LOT 11 INCLUSIVE. ADDITIONALLY, THE 25.5 FEET OF LANDSCAPING ADJACENT TO LOT 1 FRONTING ON 93rd AVENUE SE SHALL COUNT TOWARD THE 15% LANDSCAPE REQUIREMENT FOR DEVELOPMENT OF LOTS 1-12.
- THE COST OF CONSTRUCTION AND MAINTAINING ALL STREETS OR DRIVEWAYS NOT HEREIN DEDICATED AS PUBLIC STREETS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE STREETS MAY BE HELD.
- VEHICULAR ACCESS TO 93rd AVENUE SE FROM LOT 1 IS RESTRICTED, THE APPROVED ACCESS POINTS ARE FROM LEGACY COURT SW.
- EACH LOT IN THE SUBDIVISION SHALL PROVIDE A STORM WATER MANAGEMENT PLAN, IN ACCORDANCE WITH ANY OF TUMWATER STANDARDS AT THE TIME OF DEVELOPMENT OF EACH LOT.
- THE KAUFMAN HABITAT CONSERVATION PLAN WAS PREPARED AND SUBSEQUENTLY APPROVED BY U.S. FISH & WILDLIFE SERVICE (USFWS) FOR THIS PLAT TO MITIGATE POTENTIAL IMPACTS TO THE OLYMPIA POCKET GOPHER, TAYLOR'S CHECKERSPOT BUTTERFLY AND STREAKED HORNED LARK (FEDERAL FISH AND WILDLIFE PERMIT NUMBER TE91853B-0). THE MITIGATION MEASURES INCLUDED IN THE APPROVED PLAN HAVE BEEN IMPLEMENTED AND NO FURTHER MITIGATION WILL BE REQUIRED FOR THE DEVELOPMENT OF EACH LOT WITHIN THIS PLAT.
- THE PROPERTY OWNER AND THE CITY OF TUMWATER WISH TO RECORD THIS FINAL PLAT WITHOUT DELAY AND WHEREAS IT IS UNDETERMINED HOW LOTS 9, 10, 11 AND 12 WILL DEVELOP, EITHER SEPARATELY OR CONSOLIDATED INTO FEWER PARCELS. IT IS HEREBY AGREED BETWEEN THE CITY OF TUMWATER AND KAUFMAN REAL ESTATE LLC AND ITS SUCCESSOR AND ASSIGNS TO DELAY THE CONSTRUCTION OF THE WATER MAIN AND THE SEWER MAIN AND THE GRANTING OF THE EASEMENTS TO THE NORTH PROPERTY LINE OF THE I-5 COMMERCE PLAT UNTIL SUCH TIME AS THE LOTS DEVELOP, WHETHER AS ONE CONSOLIDATED PARCEL OR INDIVIDUAL PARCELS.

THE GRANTING OF THE WATER MAIN AND SEWER MAIN EASEMENTS IN ADDITION TO THE CONSTRUCTION OF THE UTILITIES WILL BE CONDITIONED UPON FUTURE SITE DEVELOPMENT/GRADING PERMITS AND/OR BUILDING PERMITS FOR THE LOTS 9, 10, 11, AND 12.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF TUMWATER, A MUNICIPAL CORPORATION, PUGET SOUND ENERGY, INC., A GAS AND ELECTRIC COMPANY, CENTURYLINK, INC, ANY TELECOMMUNICATIONS COMPANY, ANY CABLE TELEVISION COMPANY, THE LOT OWNERS ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGES OF ALL LOTS AND TRACTS TOGETHER WITH THOSE EASEMENTS DEPICTED ON SHEETS 4 & 5 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN ANY PRIVATE OR PUBLIC UTILITIES, INCLUDING UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, WATER, STREET LIGHTING AND UTILITY SERVICE; TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

SHEET INDEX

- SHEET 1..... DEDICATION, EASEMENT PROVISIONS, APPROVALS AND LAND SURVEYOR'S CERTIFICATE
- SHEET 2..... SECTION SUBDIVISION, LEGAL DESCRIPTION, PLAT NOTES, SURVEY NOTES, LINE AND CURVE TABLES
- SHEET 3..... PLAT BOUNDARY, SURVEY REFERENCES, SURVEY NOTES
- SHEET 4..... LOTS 1-8 & TRACTS A & B
- SHEET 5..... LOTS 9-12 & TRACTS C & D

APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF September A.D., 2022

[Signature]
TUMWATER TRANSPORTATION & ENGINEERING DIRECTOR

EXAMINED AND APPROVED THIS 14th DAY OF September A.D., 2022

[Signature]
TUMWATER COMMUNITY DEVELOPMENT DIRECTOR

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID.

[Signature]
FINANCE DIRECTOR, CITY OF TUMWATER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID.

[Signature] 9-9-22
THURSTON COUNTY TREASURER

EXAMINED AND APPROVED THIS 9th DAY OF SEPTEMBER A.D., 2022

[Signature]
THURSTON COUNTY ASSESSOR

COVENANTS/AGREEMENTS

- COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED UNDER AUDITOR'S FILE NO. 4952602
- STORM WATER MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 4952601

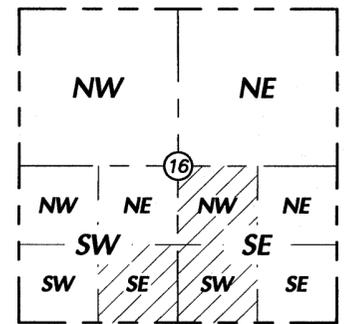
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF Sept, 2022 AT 10:51 A.M. IN BOOK ___ OF ___ AT PAGE ___ AT THE REQUEST OF HATTON GODAT PANTIER

[Signature]
THURSTON COUNTY AUDITOR
AUDITOR'S FILE NO. 4952603

[Signature]
BY DEPUTY

APPROVED FOR
RECORDING
City of Tumwater



AUDITOR'S INDEX INFORMATION
SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

LAND SURVEYOR'S CERTIFICATE



I, JEFF S. PANTIER, HEREBY CERTIFY THAT THIS NON-RESIDENTIAL PLAT OF I-5 COMMERCE PLACE IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT, THAT THE MONUMENTS ARE SET AS SHOWN AND THAT THE LOT AND TRACT CORNERS HAVE BEEN STAKED ON THE GROUND WITH 5/8" REBAR WITH PLASTIC CAPS STAMPED "JSP 28073".

[Signature]
JEFF S. PANTIER PROF. REGISTERED LAND SURVEYOR CERTIFICATE NO. 28073 DATE August 31, 2022

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
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hattonpantier.com

Pages: 5

4952603
09/27/2022 10:54 AM PLAT
CITY OF TUMWATER
Washington



1 of 5

4952603

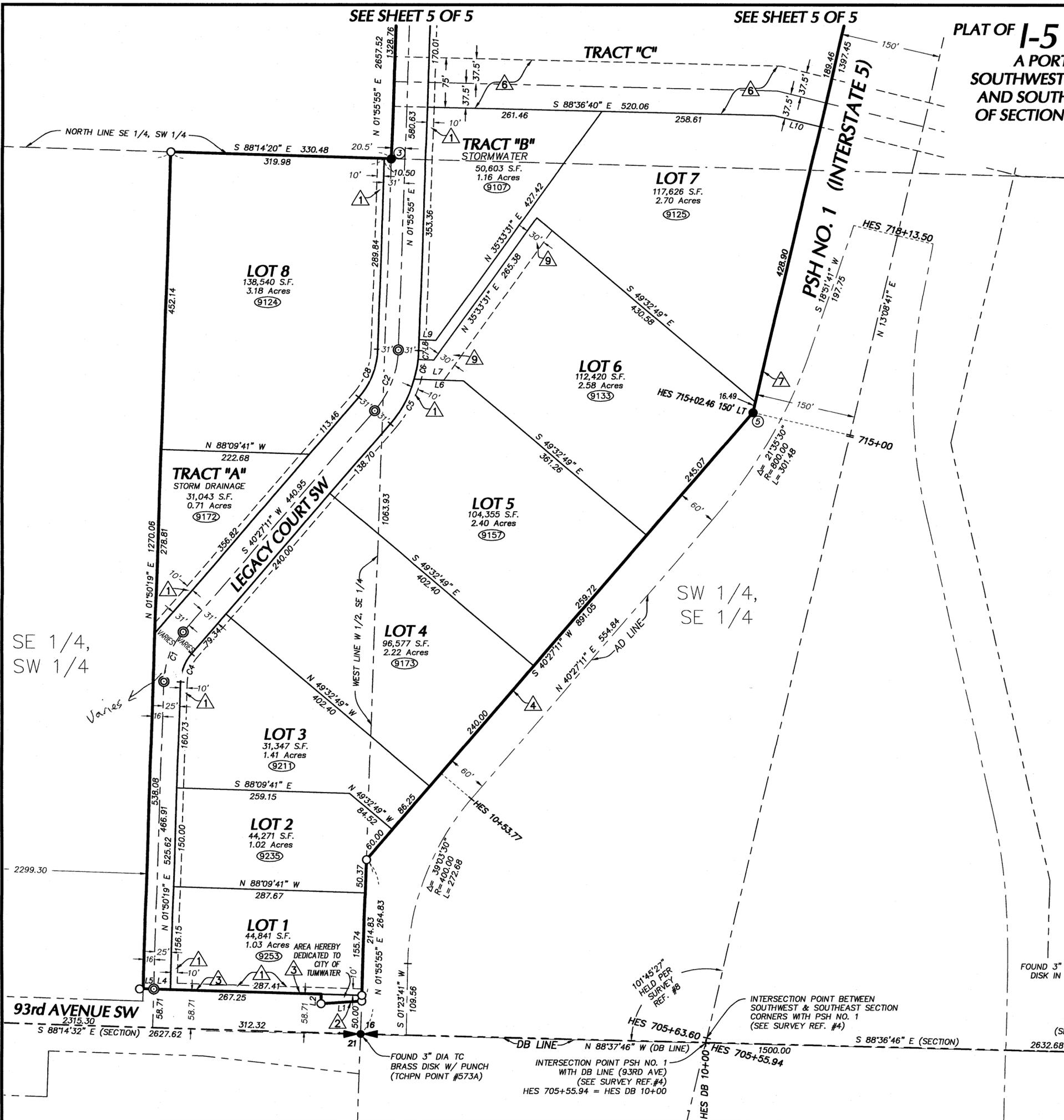
PLAT

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SEE SHEET 5 OF 5

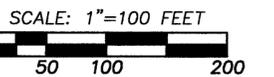
SEE SHEET 5 OF 5



LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- ⊙ SET CONCRETE MONUMENT WITH BRASS DISC STAMPED "28073"
- Ⓜ ADDRESS: LEGACY COURT SW TUMWATER, WA 98501
- ③ FOUND 1/2" IRON PIPE S 26°30'9" W 0.52' FROM CALCULATED POSITION
- ⑤ FOUND 1/2" REBAR & PLASTIC CAP STAMPED "SCINCKE LS 13518" S 31°18'54" W 0.34' FROM CALCULATED POSITION
- ⚠ 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS ON SHEET 1 OF 5)
- ⚠ NORTH LINE RIGHT OF WAY CONVEYED TO THURSTON COUNTY AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 4160513
- ⚠ NORTH LINE RIGHT OF WAY CONVEYED TO THURSTON COUNTY AS DESCRIBED IN DEEDS RECORDED UNDER AUDITOR'S FILE NO.'S 4821153, 4821154 & 4821155
- ⚠ RIGHT OF WAY LINE DESCRIBED IN DEED TO THE STATE OF WASHINGTON DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 743347 (SEE TITLE NOTE NO. 8)
- ⚠ 30' WIDE DRAINAGE EASEMENT DESCRIBED IN DEED TO THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NO. 516498 (ALSO SEE TITLE NOTE NO. 9)
- ⚠ APPROXIMATE LOCATION 75' WIDE EASEMENT GRANTED TO PACIFIC NORTHWEST PIPELINE, AS DESCRIBED UNDER AUDITOR'S FILE NO. 757510 (SEE TITLE NOTE NO. 10)
- ⚠ RIGHT OF WAY LINE DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 516498 (SEE TITLE NOTE NO. 9)
- ⚠ INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 7 AND THE OWNERS ASSOCIATION

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION NETWORK
BASED ON CONTROL POINTS #196 AND #573A
EQUALS SOUTH 88° 14' 32" EAST



August 31, 2022

FOUND 3" TC BRASS DISK IN CONCRETE STAMPED "S16 S15 S21 S22 T17N R2W" (SEPT. 2013)

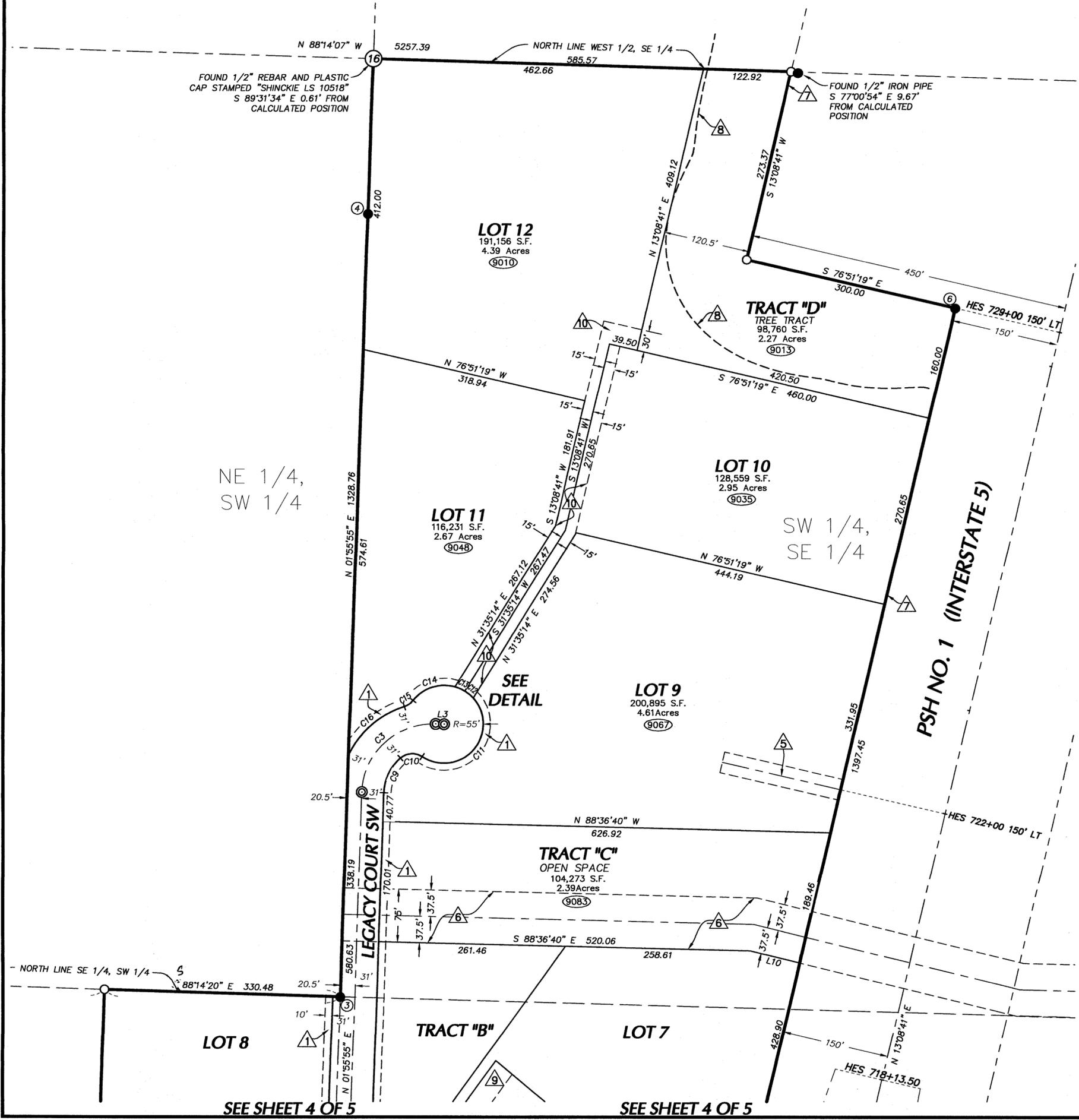


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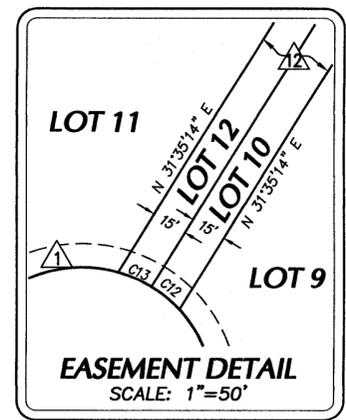
PLAT 4952603 4 of 5

PLAT OF I-5 COMMERCE PLACE

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- LEGEND**
- FOUND AS NOTED
 - SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
 - ⊙ SET CONCRETE MONUMENT WITH BRASS DISC STAMPED "28073"
 - Ⓟ ADDRESS: LEGACY COURT SW TUMWATER, WA 98501
 - ③ FOUND 1/2" IRON PIPE S 26°30'9" W 0.52' FROM CALCULATED POSITION
 - ④ FOUND 5/8" REBAR AND PLASTIC CAP STAMPED "TUMWATER LS 19626" ON CALCULATED LINE
 - ⑤ FOUND 1/2" REBAR & PLASTIC CAP STAMPED "SCINCKE LS 13518" S 31°18'54" W 0.34' FROM CALCULATED POSITION
 - ⑥ FOUND 4"x4" CONCRETE MONUMENT S 48°53'1" W 0.78' FROM CALCULATED POSITION
 - △ 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS)
 - △ 5 30' WIDE DRAINAGE EASEMENT DESCRIBED IN DEED TO THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NO. 516498 (ALSO SEE TITLE NOTE NO. 9)
 - △ 6 APPROXIMATE LOCATION 75' WIDE EASEMENT GRANTED TO PACIFIC NORTHWEST PIPELINE, AS DESCRIBED UNDER AUDITOR'S FILE NO. 757510 (SEE TITLE NOTE NO. 10)
 - △ 7 RIGHT OF WAY LINE DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 516498 (SEE TITLE NOTE NO. 9)
 - △ 8 150' WETLAND BUFFER BASED ON REPORT BY KRIPPNER CONSULTING, LLC DATED JANUARY 30, 2020
 - △ 10 INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 9, 10, 11, 12 AND TRACT "D"



BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION NETWORK BASED ON CONTROL POINTS #196 AND #573A= SOUTH 88°14' 32" EAST

SCALE: 1"=100 FEET

0 50 100 200

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August 31, 2022

JEFF S. PANTIER
REGISTERED PROFESSIONAL LAND SURVEYOR

EEP 13-051

PLAT 4952603 5 of 5