

-PREPARED FOR-  
KAUFMAN REAL ESTATE, LLC  
7711 MARTIN WAY E  
OLYMPIA, WA 98506  
CONTACT: JOHN KAUFMAN

## AMENDED PRELIMINARY PLAT OF 1-5 COMMERCE PLACE

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

### DESCRIPTION

#### PARCEL A:

THAT PORTION OF THE SOUTH 375 FEET OF THE EAST 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, N.M., LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER STATION AD 10+53.71 P.C., AS SHOWN ON SHEET 2 OF 3 SHEETS OF HIGHWAY ENGINEERS MAP, DATED DECEMBER 21, 1965 AND 60 FEET DISTANT NORTHWESTERLY, WHEN MEASURED AT RIGHT ANGLES FROM THE AD CENTERLINE OF PRIMARY STATE NO. 1 (SR-5) HAYTOWN TO TUMWATER, LATHROP ROAD INTERCHANGE, THENCE IN A STRAIGHT LINE SOUTH 28 $\frac{1}{2}$  41' 30" WEST TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, THENCE SOUTHERLY ALONG SAID EAST LINE TO A POINT OPPOSITE HIGHWAY ENGINEERS STATION DB 4+25, AS SHOWN ON SAID MAP, AND 40 FEET DISTANT NORTHERLY THEREFROM, THENCE CONTINUING WESTERLY PARALLEL WITH SAID DB CENTERLINE TO A POINT OPPOSITE HIGHWAY ENGINEER STATION DB 2+50 AND THE END OF THIS LINE DESCRIPTION, EXCEPTING THEREFROM PORTION CONVEYED TO THURSTON COUNTY FOR 43RD AVENUE SW BY DEED RECORDED UNDER AUDITOR'S FILE NO. 4160513, ALSO EXCEPT COUNTY ROAD KNOWN AS LATHROP ROAD, ALSO, EXCEPT THAT PORTION CONVEYED TO THURSTON COUNTY BY DEED DATED JULY 16, 2010 UNDER AUDITOR'S FILE NO. 4160513.

#### PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, N.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 100 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING WEST 140 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 2307.73 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 16, THENCE NORTH 375 FEET, THENCE EAST 140 FEET, MORE OR LESS, TO A POINT 100 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER, THENCE SOUTH 375 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING THEREFROM PORTION CONVEYED TO THURSTON COUNTY FOR 43RD AVENUE SW BY DEED RECORDED UNDER AUDITOR'S FILE NO. 4160513, ALSO EXCEPT COUNTY ROAD KNOWN AS LATHROP ROAD, ALSO, EXCEPT THAT PORTION CONVEYED TO THURSTON COUNTY BY DEED DATED JULY 16, 2010 UNDER AUDITOR'S FILE NO. 4160513.

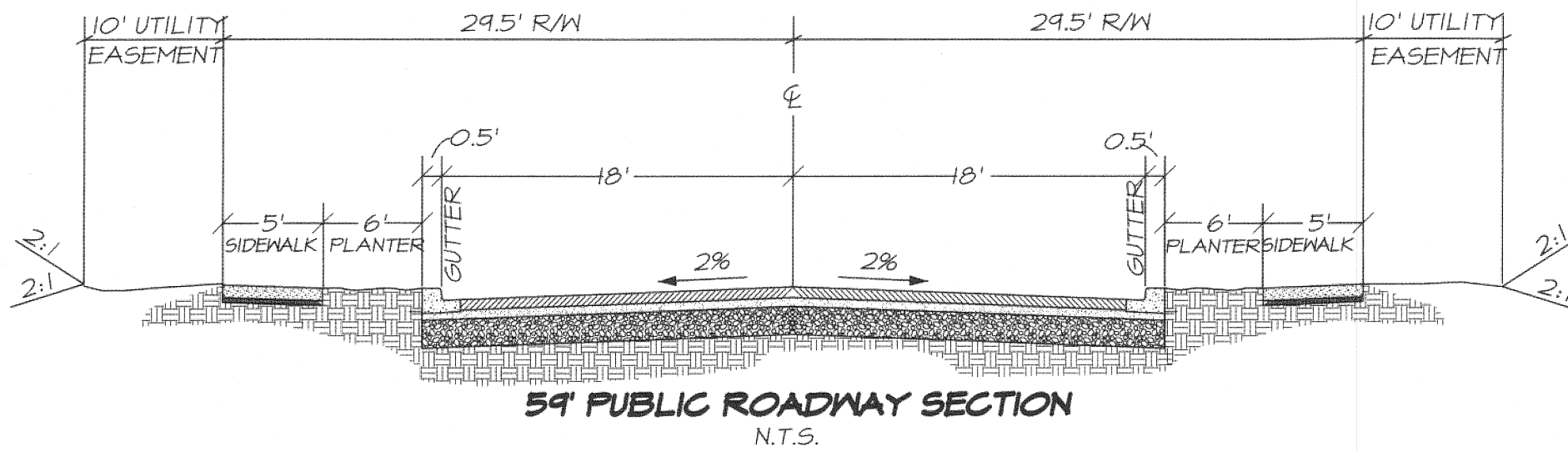
#### PARCEL C:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, N.M., LYING WESTERLY OF TRACTS CONVEYED TO THE STATE OF WASHINGTON, BY DEEDS RECORDED MARCH 2, 1953, AUGUST 15, 1957 AND JULY 14, 1966 UNDER AUDITOR'S FILE NOS. 516440, 507182, AND 743347, RESPECTIVELY.

#### PARCEL D:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 2 WEST, N.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 16, 2294.3 FEET EAST OF ITS SOUTHWEST CORNER, RUNNING THENCE EAST ALONG SAID SOUTH LINE 80.43 FEET, THENCE NORTH 375 FEET, THENCE EAST 240 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTHERLY ALONG SAID EAST LINE 945 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE WESTERLY ALONG SAID NORTH LINE 328 FEET, MORE OR LESS TO A POINT NORTH OF THE POINT OF BEGINNING, THENCE SOUTH 1320 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE SOUTH 30 FEET FOR COUNTY ROAD KNOWN AS LATHROP ROAD, ALSO, EXCEPT THAT PORTION CONVEYED TO THURSTON COUNTY BY DEED DATED JULY 16, 2010 UNDER AUDITOR'S FILE NO. 4160513.

IN THURSTON COUNTY, WASHINGTON.



### SITE DATA

#### PARCEL NO.'S

12716420000, 12716340100,  
12716340102 & 12716340101

#### ZONING

LIGHT INDUSTRIAL (LI)

#### TOTAL ACREAGE

40.14 ACRES

#### NUMBER OF LOTS

12

#### OPEN SPACE

6.53 ACRES

#### LENGTH OF ROADS

1,096 L.F.

#### AREA OF ROADS

2.44 ACRES

#### TRACT USAGE

TRACT "A"	STORM DRAINAGE	0.71 AC.
TRACT "B"	STORM DRAINAGE	1.16 AC.
TRACT "C"	STORM DRAINAGE	2.39 AC.
TRACT "D"	TREE TRACT	2.27 AC.

#### SANITARY SEWER

CITY OF TUMWATER

#### WATER

CITY OF TUMWATER

#### ELECTRICITY

FUSET SOUND ENERGY

#### COMMUNICATIONS

COMCAST

#### GAS

FUSET SOUND ENERGY

#### REFUSE COLLECTION

LOMAY, INC.

#### SCHOOL DISTRICT

TUMWATER

### MINIMUM CITY OF TUMWATER SETBACKS

(PER THURSTON COUNTY CODE CHAPTER 10.24)

FRONT 20 FEET  
SIDE 10 FEET  
REAR 10 FEET

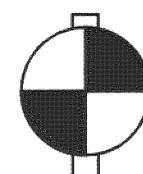
### LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- △ PLANNED 10' WIDE UTILITY EASEMENT
- △ 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 THE STATE OF WASHINGTON, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 743346 (SEE SURVEYOR'S NOTE #7)
- △ RIGHT OF WAY LINE DESCRIBED IN DEED TO THE STATE OF WASHINGTON AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 743347 (SEE SURVEYOR'S NOTE #7)
- △ 30' WIDE DRAINAGE EASEMENT DESCRIBED IN DEED TO THE STATE OF WASHINGTON RECORDED UNDER AUDITOR'S FILE NO. 516440 (ALSO SEE SURVEYOR'S NOTE #8)
- △ APPROXIMATE LOCATION 15' WIDE EASEMENT GRANTED TO PACIFIC NORTHWEST PIPELINE, AS DESCRIBED UNDER AUDITOR'S FILE NO. 757510 (SEE SURVEYOR'S NOTE #4)
- △ AREAS DEPICTED IN CRITICAL AREA BUFFER NOTICE RECORDED UNDER AUDITOR'S FILE NO.'S 3746184 AND 3745044 (SEE SURVEYOR'S NOTE NO. 10)  
NOTE: THE BUFFER NOTICE SHOULD BE AMENDED FOLLOWING PRELIMINARY PLAT APPROVAL TO REFLECT THE UPDATED INFORMATION. SAID AMENDMENT SHOULD BE SIGNED BY THE CITY OF TUMWATER AND RECORDED ON TITLE.
- △ RIGHT OF WAY DEDICATION BY DEEDS RECORDED UNDER AUDITOR'S FILE NO.'S 482153, 482154 & 482155
- △ 150' WETLAND BUFFER BASED ON REPORT BY KRIFFNER CONSULTING, LLC DATED JANUARY 30, 2020
- △ RIGHT OF WAY LINE DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 516440 (SEE SURVEYOR'S NOTE #8)
- △ INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 7
- △ INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 8
- △ INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 10, 11, 12 AND TRACT "D"

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 08°13'44" W	61.42
L2	S 01°45'28" W	14.63
L3	S 08°04'05" E	11.67

### SURVEYOR'S NOTES:

- THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NOS. 12716420000, 12716340100, 12716340102 AND 12716340101 BY THURSTON COUNTY.
- TITLE INFORMATION DEPICTED ON THIS DRAWING IS BASED ON REPORT DATED JULY 11, 2013 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THROUGH THEIR AGENT, THURSTON COUNTY TITLE COMPANY UNDER ORDER NUMBER TH26346 AND INCLUDING ENDORSEMENT NO. 1 DATED MARCH 11, 2016. HATTON GODAT PANTIER HAS MADE NO INDEPENDENT SEARCH FOR INFORMATION THAT IS NOT DISCLOSED IN SAID REPORT.
- THE LAND DESCRIBED HEREON IS SUBJECT TO AGREEMENT BETWEEN KAUFMAN REAL ESTATE, LLC AND FUSSET WESTERN, INC. FOR COST SHARING ASSOCIATED WITH TRAFFIC SIGNAL IMPROVEMENTS, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 4303640.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON FOR ALL OILS, COAL, ORES, MINERALS, FOSSILS, ETC., AS RECORDED UNDER VOLUME 174 OF DEEDS PAGE 128, SAID DEED ALSO SUBJECT TO UNLOCATABLE EASEMENT FOR RIGHT OF WAY GRANTED TO THURSTON COUNTY AUGUST 24, 1932 UNDER APPLICATION NO. 1430, ALSO SUBJECT TO AN EASEMENT FOR RIGHT OF WAY FOR RAILROAD PURPOSES GRANTED TO THE OLYMPIA TERMINAL RAILWAY COMPANY UNDER APPLICATION NO. 8821 THROUGH CERTIFICATE NO. 307, ISSUED JANUARY 8, 1913.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON FOR ALL OILS, COAL, ORES, MINERALS, FOSSILS, ETC., AS RECORDED UNDER AUDITOR'S FILE NO. 389326, SAID DEED ALSO SUBJECT TO UNLOCATABLE EASEMENT FOR RIGHT OF WAY GRANTED TO THURSTON COUNTY AUGUST 24, 1932 UNDER APPLICATION NO. 1430, ALSO SUBJECT TO AN EASEMENT FOR RIGHT OF WAY FOR RAILROAD PURPOSES GRANTED TO THE OLYMPIA TERMINAL RAILWAY COMPANY UNDER APPLICATION NO. 8821 THROUGH CERTIFICATE NO. 307, ISSUED JANUARY 8, 1913.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON FOR ALL OILS, COAL, ORES, MINERALS, FOSSILS, ETC., AS RECORDED UNDER AUDITOR'S FILE NO. 587182, SAID DEED ALSO SUBJECT TO UNLOCATABLE EASEMENT FOR RIGHT OF WAY GRANTED TO THURSTON COUNTY AUGUST 24, 1932 UNDER APPLICATION NO. 1430, ALSO SUBJECT TO AN EASEMENT FOR RIGHT OF WAY FOR RAILROAD PURPOSES GRANTED TO THE OLYMPIA TERMINAL RAILWAY COMPANY UNDER APPLICATION NO. 8821 THROUGH CERTIFICATE NO. 307, ISSUED JANUARY 8, 1913.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RELINQUISHMENT OF CERTAIN RIGHTS, INCLUDING EASEMENTS FOR ACCESS, LIGHT AND AIR AND ALL RIGHTS OF INGRESS AND EGRESS TO, FROM AND BETWEEN SAID LAND AND INTERSTATE HIGHWAY 5 (SR5) AS DISCLOSED BY DEEDS RECORDED UNDER AUDITOR'S FILE NO.'S 507182, 743346 AND 743347.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RIGHTS GRANTED TO THE STATE OF WASHINGTON FOR A DRAINAGE DITCH 30 FEET WIDE BY 170 FEET LONG, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 516440.
- A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RIGHTS GRANTED TO PACIFIC NORTHWEST PIPELINE CORPORATION IN RIGHT OF WAY CONTRACTS RECORDED UNDER AUDITOR'S FILE NOS. 505208 AND 507071 AND AS AMENDED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 757510. SAID EASEMENT ALSO INCLUDES PROVISIONS FROM TEMPORARY CONSTRUCTION AREAS THAT EXCEED THE LIMITS OF THE PERMANENT EASEMENT. THE LIMITS AND TERMS OF SAID CONSTRUCTION AREA ARE NOT IDENTIFIED IN DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 3420194. EASEMENT CONTAINS AN AMBIGUOUS LEGAL DESCRIPTION AND IS NOT RELIABLE. A FIELD LOCATE SHOULD BE PROVIDED BY PACIFIC NORTHWEST PIPELINE CORPORATION AND A NEW LEGAL DESCRIPTION BE INCORPORATED INTO AN AMENDED EASEMENT.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON ABOVE GROUND SURFACE INDICATORS. ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE.
- THIS DRAWING IS BASED ON FIELD SURVEY PERFORMED IN AUGUST - SEPTEMBER 2013. ALL SURVEY CONTROL POINTS WERE RECOVERED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
- A TYPOGRAPHICAL ERROR APPEARS IN THE PARCEL "A" LEGAL DESCRIPTION, WHICH IS A RESULT OF AN ERROR IN THE VESTING DEED RECORDED UNDER AUDITOR'S FILE NO. 4223441. THE INCORRECT PORTION IS THE BEARING OF SOUTH 28 $\frac{1}{2}$  41' 30" WEST, BASED ON DEED FROM THE STATE OF WASHINGTON, RECORDED UNDER AUDITOR'S FILE NO. 743346, SAID BEARING SHOULD BE SOUTH 38 $\frac{1}{2}$  41' 30" WEST SURVEY.



VERTICAL DATUM  
NGVD 29  
THURSTON COUNTY CONTROL PT. NO. 575A  
THURSTON COUNTY SURFACE MONUMENT  
WITH 3" BRASS DISK  
43RD SW @ I-5 SOUTHBOUND EXIT RAMP  
INTERSECTION  
ELEVATION=200.17

SCALE: 1"=100 FEET  
0 50 100 200

HATTON GODAT PANTIER  
ENGINEERS AND SURVEYORS

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OLYMPIA, WA 98506

TEL: 360.943.1599 FAX: 360.357.6299

hattontopantier.com 13-051