

## DECLARATION

WE, THE UNDERSIGNED OWNERS, OF THE HEREIN DESCRIBED PROPERTY DO HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS ON THIS SHORT PLAT FOR PUBLIC PURPOSES AS INDICATED HEREON INCLUDING BUT NOT LIMITED TO UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC. THIS SHORT PLAT HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS,

PATRIOTS LANDING INVESTMENT I, LLC,  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: MIKE CAMPEAU PRESIDENT OF  
SIGNATURE PRINTED NAME CONSTRUCTION  
TITLE

PATRIOTS LANDING INVESTMENT II, LLC,  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: MIKE CAMPEAU PRESIDENT OF  
SIGNATURE PRINTED NAME CONSTRUCTION  
TITLE

## ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY OF PIERCE } ss

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED MIKE CAMPEAU TO ME KNOWN TO BE THE PRESIDENT OF THE CONSTRUCTION OF PATRIOTS LANDING INVESTMENT I, 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 COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF WASHINGTON }  
COUNTY OF PIERCE } ss

ON THIS DAY OF 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED MIKE CAMPEAU TO ME KNOWN TO BE THE PRESIDENT OF THE CONSTRUCTION OF PATRIOTS LANDING INVESTMENT II, 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 COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

## LEGAL DESCRIPTION

LOT B CITY OF DUPONT BOUNDARY LINE ADJUSTMENT FILE NO. PLNG 2022-002, RECORDED UNDER RECORDING NUMBER 202204285004, RECORDS OF PIERCE COUNTY, WASHINGTON.

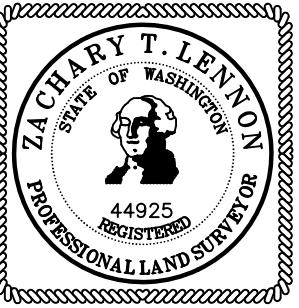
CITY OF DUPONT  
SHORT PLAT NO. PLNG 2024-00XX

A PORTION OF NE 1/4 OF THE NE 1/4 OF SECTION 34  
NW 1/4 OF THE NE 1/4 OF SECTION 34  
TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M.

ASSESSOR'S PARCEL NO(S) 0119341007

## SURVEYOR'S CERTIFICATE

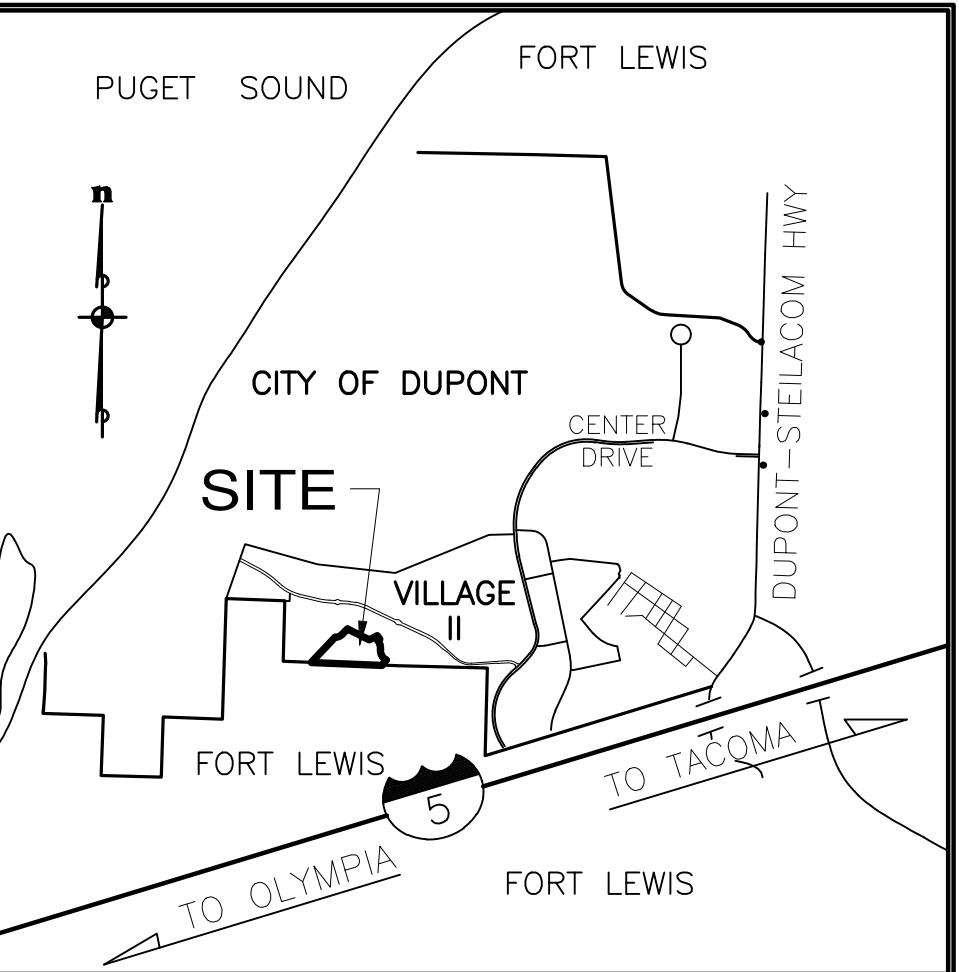
I HEREBY CERTIFY THAT THIS SHORT PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE PATRIOTS LANDING INVESTMENT, LLC AND THAT ALL COURSES AND DISTANCES ARE SHOW CORRECTLY THEREON.



ZACHARY T. LENNON, L.S. NO. 44925  
ESM CONSULTING ENGINEERS, LLC  
33400 8TH AVE S, SUITE 205  
FEDERAL WAY, WA 98003  
PHONE (253) 838-8113

## Vicinity Map

1" = 10,000'



## NOTES

1. SITE CONTAINS 17.861 ACRES, MORE OR LESS.
2. CORNERS HAVE BEEN SET IN CONJUNCTION WITH THIS SHORT PLAT AS DEPICTED HEREIN.
3. NO BUILDINGS EXIST ON SUBJECT LOTS AS DEPICTED HEREIN.
4. IN COMPLIANCE WITH DMC 24.06.080(D), THE APPROVAL OF THIS SHORT PLAT SHALL NOT BE A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURES OR DEVELOPMENT WITHIN SAID AREA.
5. THE PRIVATE ACCESS TRACTS DEPICTED HEREIN (LOT E AND TRACT Y) ARE OWNED BY PATRIOT'S LANDING INVESTMENT, LLC WHO IS RESPONSIBLE FOR THE MAINTENANCE OF IMPROVEMENTS LOCATED THEREIN, EXCEPT THOSE IMPROVEMENTS OWNED BY UTILITY PROVIDERS, UNTIL SUCH TIME AS AN AGREEMENT IS ESTABLISHED REGARDING MAINTENANCE BY ALL PARTIES OBTAINING ACCESS OVER SAID PRIVATE ACCESS TRACTS.

## NOTICE

THE LAND CONTAINED IN THIS SHORT PLAT MAY NOT BE FURTHER DIVIDED BY ANYONE WITHIN FIVE (5) YEARS OF THE RECORDING OF THIS SHORT PLAT WITHOUT A FORMAL SUBDIVISION HAVING BEEN FILED WITH THE PIERCE COUNTY AUDITOR PER RCW 58.17.060(1).

THE APPROVAL OF A SHORT PLAT SHALL NOT BE A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURES OR DEVELOPMENT WITHIN SAID AREA.

DIRECTOR OF COMMUNITY DEVELOPMENT  
I HEREBY CERTIFY THAT THIS SHORT PLAT IS DULY APPROVED BY THE OFFICE OF THE MAYOR AND THAT THE APPROPRIATE FEES HAVE BEEN PAID.

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE

CITY OF DUPONT ENGINEER  
I HEREBY CERTIFY THAT THIS SHORT PLAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF DUPONT AND IS HEREBY APPROVED.

CITY ENGINEER \_\_\_\_\_ DATE

## MAYOR

I HEREBY CERTIFY THAT ALL CITY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN PAID AND DISCHARGED.

MAYOR \_\_\_\_\_ DATE

## COUNTY ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE SHORT PLATTED PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR-TREASURER \_\_\_\_\_ DATE

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 2024, AT \_\_\_\_ MINUTES PAST \_\_\_\_ M., RECORDS OF PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

RECORDING NO. \_\_\_\_\_

LINDA FARMER  
PIERCE COUNTY AUDITOR

BY: \_\_\_\_\_ FEE: \_\_\_\_\_  
DEPUTY

NAME & ADDRESS-ORIGINAL LOT OWNER:

PATRIOTS LANDING INVESTMENT I AND II, LLC  
P.O. BOX 1969  
GIG HARBOR, WA 98334  
PHONE: 253-853-4457  
EXISTING ZONING: R-5  
SOURCE OF WATER: CITY OF DUPONT  
SEWER SYSTEM: PIERCE COUNTY  
WIDTH & TYPE OF ACCESS: 55' WIDE PUBLIC ROW AND 47' PRIVATE ROW  
NO. OF LOTS: 3  
SCALE: SEE SHEET 3

SUBMITTED ON: \_\_\_\_\_ RECEIPT #: \_\_\_\_\_  
AUTOMATIC APPROVAL DATE: \_\_\_\_\_  
RETURN FOR CAUSE ON: \_\_\_\_\_

JOB NO. 845-001-011-0102  
\\ESM\\ENGR\\ESM-JOBS\\845\\001\\011\\SURVEY\\SP3-01.DWG  
DRAWN BY: C.A.F.  
DATE: 2024-06-14  
SHEET 1 OF 3

**ESM** CONSULTING ENGINEERS, LLC  
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Civil Engineering Public Works | Land Surveying Project Management | Land Planning Landscape Architecture

CITY OF DUPONT  
SHORT PLAT NO. PLNG 2024-00XX

A PORTION OF SECTION 34, T 19 N, R 1 E, W.M.

#### EXCEPTIONS FROM TITLE REPORT

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 230374-NCS UPDATE FOURTH COMMITMENT DATED MAY 9, 2024. IN PREPARING THIS SHORT PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS SHORT PLAT. ESM HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SHORT PLAT AND THEREFORE QUALIFIES THE SHORT PLAT'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

1. SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM WEYERHAEUSER COMPANY RECORDED UNDER RECORDING NO. 9112090237. SAID DEED RESERVES THE RIGHTS TO ALL ORES AND MINERALS OF ANY NATURE WHATSOEVER IN OR UPON SAID LANDS. INSTRUMENT WAS AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9405130746. EXCEPTION CANNOT BE PLOTTED.

2. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9208240297, INCLUDING BUT NOT LIMITED TO RIGHTS OR BENEFITS WHICH MAY BE DISCLOSED AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED THEREIN. SAID INSTRUMENT WAS AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 9501100462, 9503150368, 9601090368, 9601260346, 9603120707, 9609110555, 9612240420, 9710170646, 9803170310, 9807070025, 9912220109, 200012060263, 200209180938, 200304041434, 200512050081, 200712210490, AND 200808150280. ALSO, SUBJECT TO THOSE ASSIGNMENTS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN INSTRUMENTS RECORDED UNDER RECORDING NOS. 200001281029 AND 200201080843. EXCEPTION CANNOT BE PLOTTED.

3. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PUGET SOUND POWER AND LIGHT COMPANY FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AS RECORDED UNDER RECORDING NO. 9004190543. IN CONNECTION THEREWITH NOTE CONSENT FOR USE OF PUGET SOUND ENERGY, INC. TRANSMISSION LINE RIGHT OF WAY PER INSTRUMENT RECORDED UNDER RECORDING NO. 9909090471. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREON.

4. SUBJECT TO THAT EASEMENT FOR STORM WATER FACILITIES AND THE TERMS AND CONDITIONS THEREOF TO CITY OF DUPONT AS RECORDED UNDER RECORDING NO. 200012070866. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREON.

5. SUBJECT TO THAT AGREEMENT FOR RIGHT-OF-WAY AND LANDSCAPING MAINTENANCE AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NO. 200103160634 (ADJOINING MEYER STREET). EXCEPTION CANNOT BE PLOTTED.

6. SUBJECT TO AN EASEMENT FOR UTILITIES GRANTED TO COMCAST OF PUGET SOUND, INC. AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 200412211460. THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.

7. SUBJECT TO AN EASEMENT FOR UTILITIES GRANTED TO PUGET SOUND ENERGY, INC. AND THE TERMS AND CONDITIONS THEREOF CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NO. 200502111047. THE EXACT LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.

8. EXCEPTION HAS BEEN INTENTIONALLY DELETED FROM TITLE REPORT.

9. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, CONTAINED IN THAT BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 202204285004. EXCEPTION CANNOT BE PLOTTED. NO EASEMENTS CREATED BY THIS BOUNDARY LINE ADJUSTMENT.

10. SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NO. 0119341007.

11-16. NOT REPORTED HEREIN. SEE TITLE REPORT FOR ADDITIONAL INFORMATION.

#### SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCR 1105 PLUS, TRIMBLE S5.

TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

#### PROJECT BASIS OF BEARINGS : CORPS OF ENGINEERS

1. THE BASIS OF BEARINGS FOR THE OVERALL PROJECT IS CORPS OF ENGINEERS, U.S. ARMY. BEARING FROM EXISTING FORT LEWIS MONUMENT FL 262 TO EXISTING FORT LEWIS MONUMENT FL 259 = N 01°31'31" E 3317.26'. THIS CONTROL WAS USED AS THE BASIS OF BEARINGS FOR THE OVERALL PROJECT SURVEY WHICH WAS SHOWN ON THAT RECORD BY SURVEY BY ESM, INC. RECORDED UNDER RECORDING NO. 9303050249. A SITE SPECIFIC BASIS OF BEARINGS IS SHOWN HEREIN.

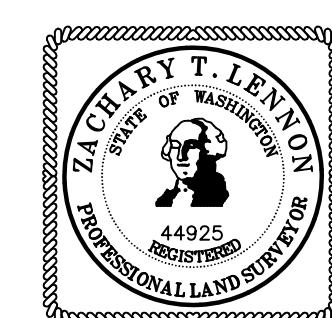
2. FOR ADDITIONAL SUBDIVISIONAL INFORMATION SEE THOSE RECORD OF SURVEYS BY ESM, INC. RECORDED UNDER PIERCE COUNTY RECORDING NOS. 9303050249, 200001215001, 200403055001, 200403055002, AND 200711215001.

#### EASEMENT PROVISIONS

1. A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DEPICTED HEREIN OVER AND ACROSS LOT 1 IS ESTABLISHED UPON THE RECORDING OF THIS SHORT PLAT FOR THE BENEFIT OF LOT 2. THE MAINTENANCE OF THE PAVED SURFACE WITHIN THIS EASEMENT SHALL BE EQUALLY SHARED BY LOTS 1 AND 2. PRIVATE UTILITIES WITHIN THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT BENEFITING FROM THEREFROM.

2. THE EASEMENTS GRANTED HEREIN ABOVE MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.

JOB NO. 845-001-011-0102  
\\ESM8\ENGR\ESM-JOB\845\001\011\SURVEY\SP3-02.DWG  
DRAWN BY : C.A.F.  
DATE : 2024-06-14  
SHEET 2 OF 3



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Civil Engineering  
Public Works

Land Surveying  
Project Management

Land Planning  
Landscape Architecture

A PORTION OF SECTION 34, T 19 N, R 1 E, W.M.

LEGEND

- EXISTING MONUMENT AS NOTED
- ⊕ SURFACE BRASS CAP WITH PUNCH IN CONCRETE STAMPED : "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "VILLAGE II DIVISION 3" AS RECORDED UNDER RECORDING NO. 200012115005
- SURFACE BRASS CAP WITH PUNCH IN CONCRETE STAMPED : "L.S. 29281" SET IN CONJUNCTION WITH THE PLAT OF "VILLAGE II DIVISION 1" AS RECORDED UNDER RECORDING NO. 9911225002
- (R) RADIAL BEARING
- Δ DELTA
- R RADIUS
- L ARC
- SET 5/8" REBAR AND CAP STAMPED: "ESM LLC 44925 / 45782"

n

SCALE : 1" = 100'  
100' 50' 0 100' 200'

FOUND FORT LEWIS MONUMENT NO. 277  
FOUND 6" X 6" CONCRETE MONUMENT WITH LARGE "X" (LOCATED FEBRUARY 1989)  
FENCE CORNER IS S 1.3' W 1.3'

27 34 26 35

N 87°34'19" E 2588.68'

FOUND 6" X 6" CONCRETE MONUMENT WITH CHISELED "X" 0.5' HIGH (LOCATED AUGUST 1988)

MacARTHUR STREET  
(PUBLIC RIGHT OF WAY)

FOUND FORT LEWIS MONUMENT NO. 276  
FOUND 8" X 8" CONCRETE MONUMENT WITH "X" (LOCATED FEBRUARY 1989)  
FENCE CORNER IS S 1.0' W 1.1'

THERE IS A 6' HIGH CHAIN LINK FENCE WITH BARB WIRE ALONG THIS PROPERTY LINE. FOR THE LOCATION OF THIS FENCE SEE THAT RECORD OF SURVEY BY ESM CONSULTING ENGINEERS, L.L.C., RECORDED UNDER RECORDING NO. 200001215001.

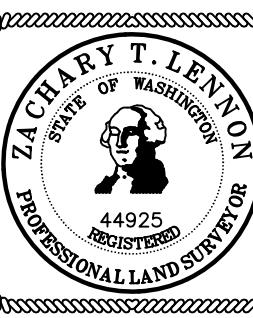
FORT LEWIS UNPLATTED

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	11°21'40"	180.00	35.69
C2	41°31'47"	180.00	130.47
C3	29°58'11"	180.00	94.15
C4	60°06'49"	350.00	367.21
C5	17°23'03"	60.00	18.20
C6	104°49'13"	40.00	73.18

LINE TABLE

LINE	BEARING	LENGTH
L1	N 31°37'19" E	22.07
L2	N 45°09'55" E	54.32
L3	N 87°01'56" E	61.85
L4	N 57°39'10" E	45.00
L5	N 05°25'03" E	34.01
L6	N 26°09'10" E	163.67
L7	N 43°32'13" E	153.36
L8	N 31°38'34" W	9.12
L9	N 57°39'10" E	9.03



JOB NO. 845-001-011-0102  
\\ESM\\ENGR\\ESM-JOB\\845\\001\\011\\SURVEY\\SP3-03.DWG  
DRAWN BY : C.A.F.  
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SHEET 3 OF 3

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MEYER STREET  
(PUBLIC RIGHT OF WAY)

PLAT OF VILLAGE II DIVISION 3,  
RECORDING NO. 200012115005

81  
79  
80  
42  
27.5'  
C1  
245.58'  
N 42°58'59" E  
N 100.12" E  
N 45°50'44" E  
N 61.92' E  
N 63°42'54" W  
527.71'

Δ=48°17'04"  
R=202.50'  
L=170.65'

173.19'

Δ=4