

GREENWATER NORTH

A PORTION OF THE NE 1/4 OF SEC. 01, TWN. 20 N., RGE. 04 E. W.M. CITY OF SUMNER, PIERCE COUNTY, WASHINGTON



Project Title:
GREENWATER NORTH

Client:
**GREENWATER LLC
C/O INVESTCO FINANCIAL**

1302 PUYALLUP STREET
SUMNER, WA 98390
CONTACT: BRETT PUDISTS

Job No.
208579.10

Issue Set & Date:
SEPA SITE PLAN
AUGUST 16, 2010

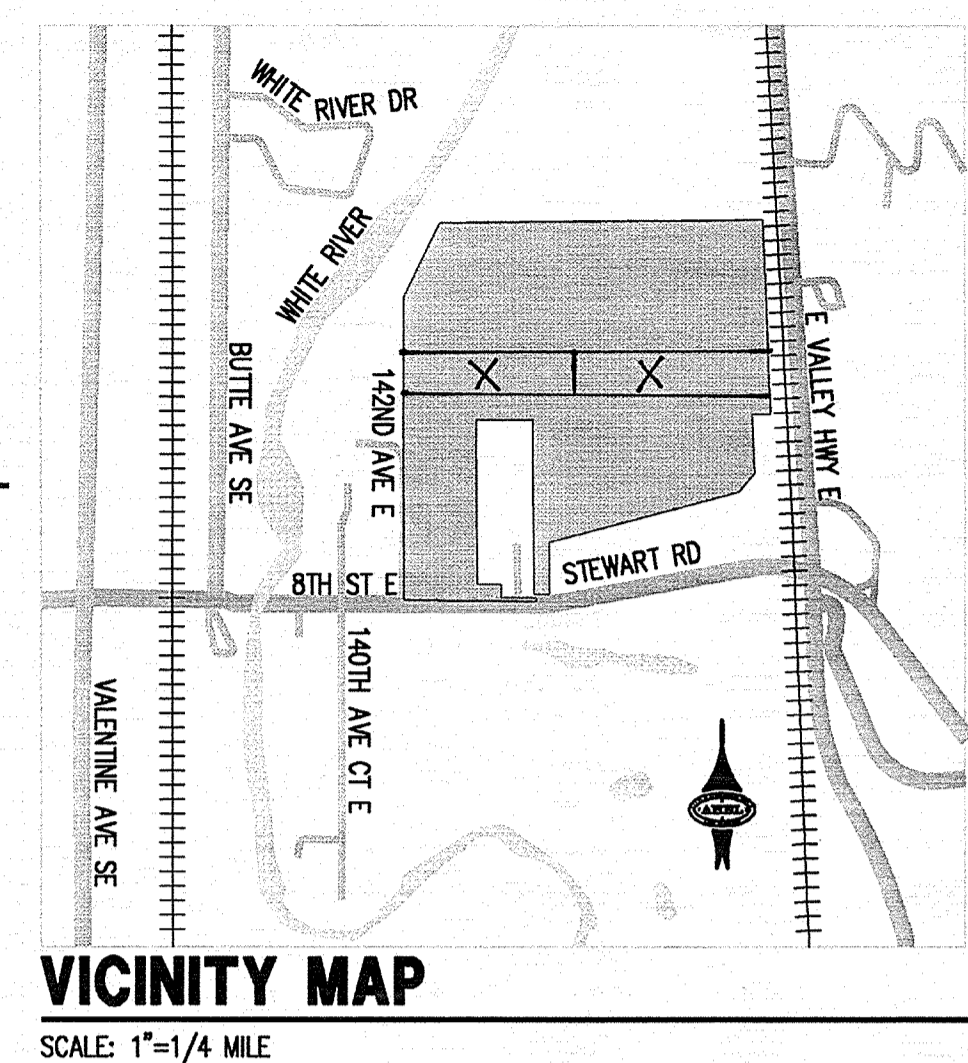
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Revisions:

Sheet Title:
SEPA SITE PLAN

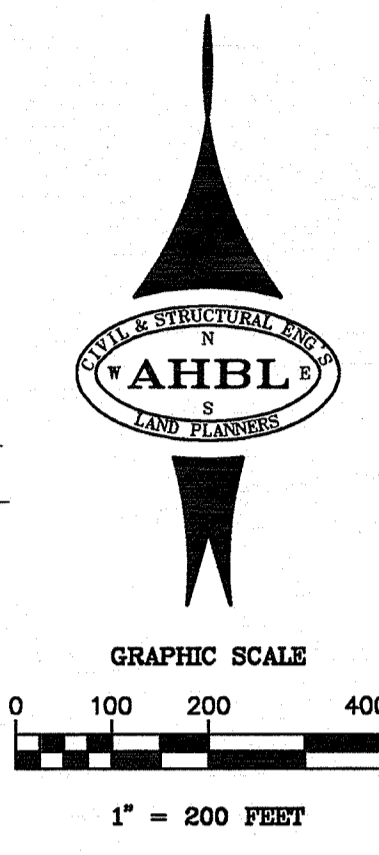
Designed by: TS
Drawn by: HC
Checked by: MW

Sheet No.
1
1 of 1 Sheets



KEY NOTES

- ① 14-FOOT WIDE COMMON USE PRIVATE ROAD PER CAUSE NO. 86359
- ② DEED FOR PRIVATE ROAD AFN 175409 WITH REVERSIONARY CLAUSE
- ③ 0420011002 FANTELLO ANTHONY J & PRUDENCE V TTEE (NOT INCLUDED)
- ④ 0420011002 FANTELLO ANTHONY J & PRUDENCE V TTEE (NOT INCLUDED)
- ⑤ STEWART ROAD IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION



LEGAL DESCRIPTION

PARCEL A
ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 1; THENCE S00°10'E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1153.84 FEET; THENCE N89°35'20"W TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 50.0 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY'S) HEREINAFTER DESCRIBED SEATTLE LINE MAIN TRACK CENTERLINE, SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING N89°35'20"W TO THE INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1; THENCE SOUTHERLY ALONG SAID NORTH-SOUTH CENTERLINE TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STEWART COUNTY ROAD, AS NOW LOCATED AND CONSTRUCTED; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF STEWART ROAD TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 488.33 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTH-SOUTH CENTERLINE; THENCE NORTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 1286.70 FEET TO THE NORTHWEST CORNER OF PREMISES CONVEYED TO ANNA MOCERI BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1138516; THENCE EASTERLY ALONG THE NORTH LINE THEREOF TO A POINT DISTANT 410.08 FEET WESTERLY OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 1, SAID POINT BEING THE NORTHWEST CORNER OF PREMISES CONVEYED TO PAUL AND MARY MOCERI BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1138516; THENCE SOUTHERLY ALONG THE WEST LINE THEREOF TO THE INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF STEWART COUNTY ROAD; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 180.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID MAIN TRACK CENTERLINE; THENCE NORTHERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG SAID NORTH LINE TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 50.0 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID MAIN TRACK CENTERLINE; THENCE NORTHERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9807301228 FOR ADDITIONAL RIGHT-OF-WAY.

ALSO EXCEPTING THEREFROM ADDITIONAL RIGHT-OF-WAY CONVEYED TO THE CITY OF SUMNER FOR STEWART COUNTY ROAD UNDER RECORDING NUMBER 200906250581.

TOGETHER WITH A STRIP OF LAND 14 FEET WIDE CROSSING FROM NORTH TO SOUTH AS CONVEYED TO PETE E. MOCERI AND PAUL MOCERI BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 1750786, LYING WITHIN THE LIMITS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.; THENCE SOUTH 0°10' EAST ALONG THE EAST LINE OF SAID SECTION 1, 908.72 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF PREMISES CONVEYED TO PAUL MOCERI AND MARY MOCERI, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 1138516; THENCE NORTH 89°47'40" WEST, 2845.64 FEET TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 1; THENCE SOUTH 0°6' WEST ALONG THE SAID NORTH AND SOUTH CENTERLINE 2356.68 FEET; SAID POINT BEING THE NORTHWEST CORNER OF PREMISES CONVEYED TO PETER MOCERI AND ANNE MOCERI, HUSBAND AND

WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 1138516; THENCE SOUTH 89°35'20" EAST, 2846.64 FEET TO THE EAST LINE OF SAID SECTION 1; THENCE NORTH 0°10' WEST ALONG SAID EAST LINE, 245.12 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF THE BURLINGTON NORTHERN RAILROAD COMPANY MAIN TRACK CENTERLINE:

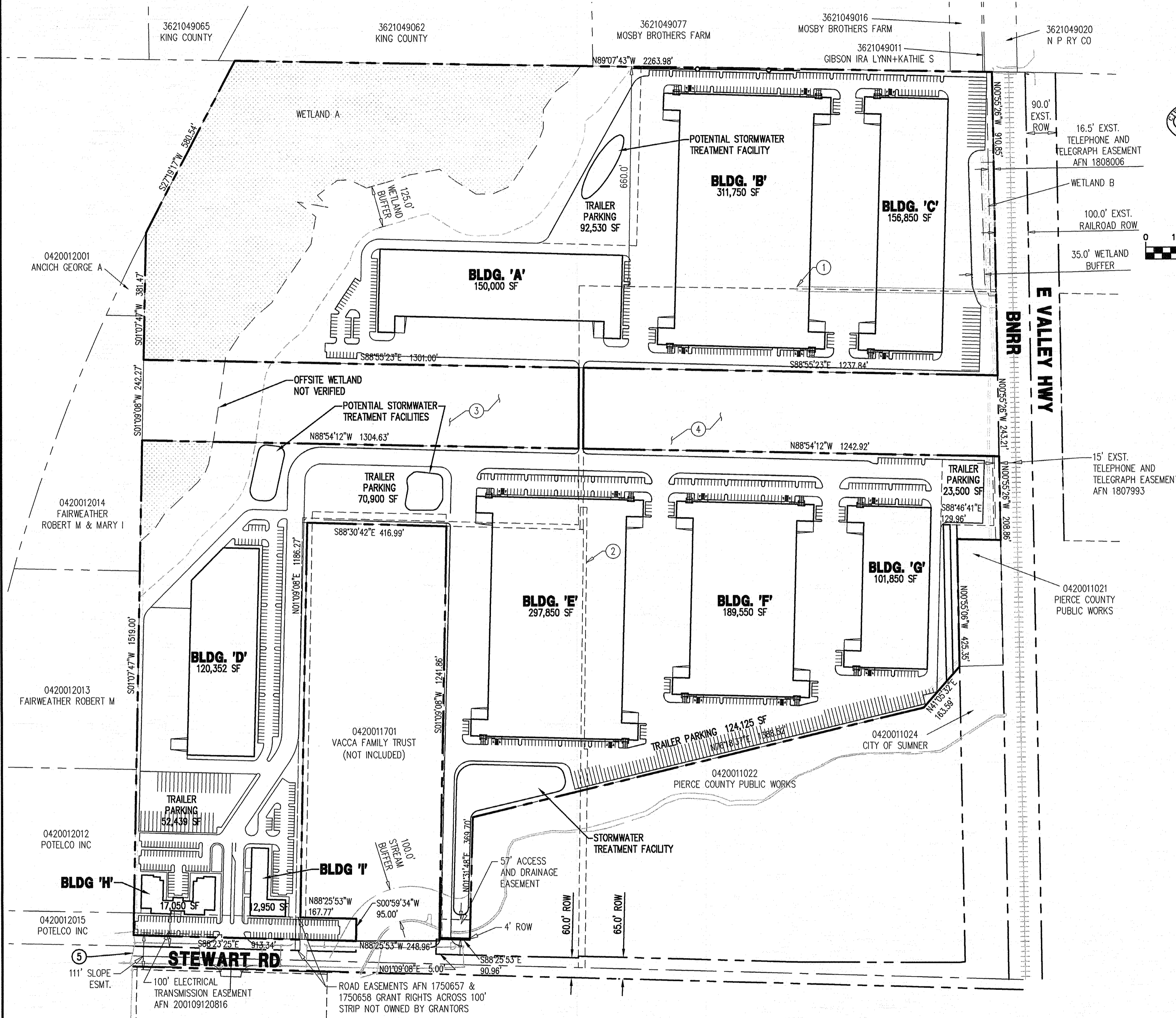
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 13 A DISTANCE OF 361.7 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTHEASTERLY DEFLECTING AT AN ANGLE TO THE RIGHT OF 126°49'00" A DISTANCE OF 309.3 FEET TO A POINT OF CURVATURE ALONG SAID MAIN TRACK CENTERLINE; THENCE ALONG A 02°00'00" CURVE, CONCAVE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 40°08'00" AN ARC DISTANCE OF 2,008.7 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE COURSE UPON, OVER AND ACROSS SECTIONS 18, 7 AND 6 TO A POINT OF TERMINATION AT THE NORTH SECTION LINE OF SECTION 6, BEING THERE 81.0 FEET WESTERLY ALONG SAID NORTH SECTION LINE OF THE NORTHWEST CORNER OF SAID SECTION 6;

PARCEL B
A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 1, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 66.0 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 1; THENCE WEST 2,309.0 FEET TO THE EAST LINE OF THE NEW CHANNEL OF THE STUCK RIVER AND THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 28°27'00" WEST ALONG SAID EAST LINE OF THE NEW CHANNEL TO THE INTERSECTION WITH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1; THENCE SOUTHERLY ALONG SAID NORTH-SOUTH CENTERLINE TO A POINT 901.26 FEET SOUTHERLY OF THE NORTH LINE OF SAID SECTION 1 AS MEASURED ALONG SAID NORTH-SOUTH CENTERLINE; THENCE SOUTH 89°47'40" EAST TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND DISTANT 50.0 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY'S) HEREINAFTER DESCRIBED SEATTLE MAIN TRACK CENTERLINE; THENCE NORTHERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE TO SAID NORTH LINE OF SECTION 1; THENCE WESTERLY ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

ALL SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.



PARCELS

042001000	042001010
042001001	042001014
042001002	042001015
042001003	042001017
042001004	042001018
042001009	042001019

OWNER

GREENWATER LLC
C/O INVESTCO FINANCIAL CORPORATION
1302 PUYALLUP STREET
SUMNER, WA 98390
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FAX: (253) 863-0460
CONTACT: BRETT PUDISTS

SURVEYOR

AHBL, INC.
2215 N. 30TH ST. SUITE 300
TACOMA, WA 98403
PHONE: (253) 383-2422
FAX: (253) 383-2572
CONTACT: DAVID FOLLANSBEE, PLS

BASIS OF BEARING

WASHINGTON STATE COORDINATE SYSTEM, NAD 83/91,
SOUTH ZONE. WEST LINE OF SOUTHEAST QUARTER SECTION
1 BEARS N01°09'08"E PER PIERCE COUNTY SURVEY
CONTROL.

STATISTICS

BUILDING AREA:	1,358,000± SF
PAVEMENT AREA:	1,829,000± SF
PARKING STALLS:	
REGULAR:	945 STALLS
TRAILER:	174 STALLS
TOTAL:	1119 STALLS
SITE AREA:	4,577,867 SF (105.1 ACRES)
WETLAND:	634,429 SF
WETLAND BUFFER:	286,193 SF

SITE ADDRESS

14224 STEWART ROAD
SUMNER, WA

CIVIL ENGINEER

AHBL, INC.
2215 N. 30TH ST. SUITE 300
TACOMA, WA 98403
PHONE: (253) 383-2422
FAX: (253) 383-2572
CONTACT: TODD SAWIN, PE

UTILITIES

WATER: CITY OF SUMNER UTILITIES
PHONE: (253) 299-5546
SANITARY SEWER: CITY OF SUMNER UTILITIES
PHONE: (253) 299-5546
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY