

WE, THE UNDERSIGNED, HEREBY ACKNOWLEDGE THAT THIS LAND DIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES

OWNER-TICKNER FARM, LLC

OWNER-CORNELIUS DOELMAN

CONTRACT PURCHASER - HW SEATTLE, LLC

ORIGINAL DESCRIPTIONS

PARCEL 1: ALL OF THE NELSON BARNES JR., DONATION LAND CLAIM. 37, IN TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., IN THURSTON COUNTY, WASHINGTON; EXCEPT NORTHERN PACIFIC RAILROAD COMPANY RIGHT-OF-WAY (FORMERLY THE TACOMA, OLYMPIA AND GRAYS HARBOR RAILROAD COMPANY RIGHT-OF-WAY) AS CONVEYED BY DEED RECORDED OCTOBER 1, 1890 UNDER AUDITOR'S FILE NO. 8836, RECORDS OF SAID COUNTY; EXCEPT THE FOLLOWING DESCRIBED PORTION: BEGINNING AT THE NORTHWEST CORNER OF SAID NELSON BARNES JR. DONATION LAND CLAIM NO. 37; THENCE RUNNING SOUTH ON THE WEST BOUNDARY OF SAID DONATION LAND CLAIM 1,175 FEET, MORE OR LESS, TO NORTHWESTERLY BOUNDARY OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY; THENCE NORTHEASTERLY ON SAID RIGHT-OF-WAY BOUNDARY 1,250 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF SAID DONATION LAND CLAIM; THENCE WEST 390 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING; AND EXCEPT THAT PORTION LYING IN SECONDARY STATE HIGHWAY 1-M AND THAT PORTION CONVEYED TO THURSTON COUNTY FOR LITTLEROCK ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 807354; ALSO EXCEPTING THAT PORTION CONVEYED TO TUMWATER SCHOOL DISTRICT NO. 33 BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9403080050.

PARCEL 2: PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA-1295, ACCORDING TO DECLARATION RECORDED FEBRUARY 19, 1993 UNDER RECORDING NO. 9302190038, IN THURSTON COUNTY, WASHINGTON.

PARCEL 3: THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8 AND THAT PART OF LOT 2 OF SECTION 9, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SECONDARY STATE HIGHWAY NO. 11-M WITH THE NORTH LINE OF SAID LOT 2; RUNNING THENCE SOUTH 42° 57' WEST ALONG SAID WESTERLY LINE OF HIGHWAY 546.4 FEET; THENCE NORTH 82° 27' WEST 1,213.7 FEET; THENCE NORTH 42° 57' EAST 328.6 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 8; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISIONS TO THE POINT OF BEGINNING, IN THURSTON COUNTY, WASHINGTON.

ACKNOWLEDGMENTS

STATE OF WASHINGTON > SS COUNTY OF THURSTON

ON THIS 3rd DAY OF June 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Cornelius Doelman (NAME), TO ME KNOWN TO BE THE Owner (TITLE) OF TICKNER FARM, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michelle L. Brown Notary Public, State of Washington My Commission Expires March 20, 2022

Michelle L. Brown NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, (PRINT NAME) Michelle L. Brown RESIDING AT: Tumwater MY COMMISSION EXPIRES: 3/20/2022

STATE OF WASHINGTON > SS COUNTY OF THURSTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CORNELIUS DOELMAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF June, 2021

Michelle L. Brown Notary Public, State of Washington My Commission Expires March 20, 2022

Michelle L. Brown NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, (PRINT NAME) Michelle L. Brown RESIDING AT: Tumwater MY COMMISSION EXPIRES: 3/20/2022

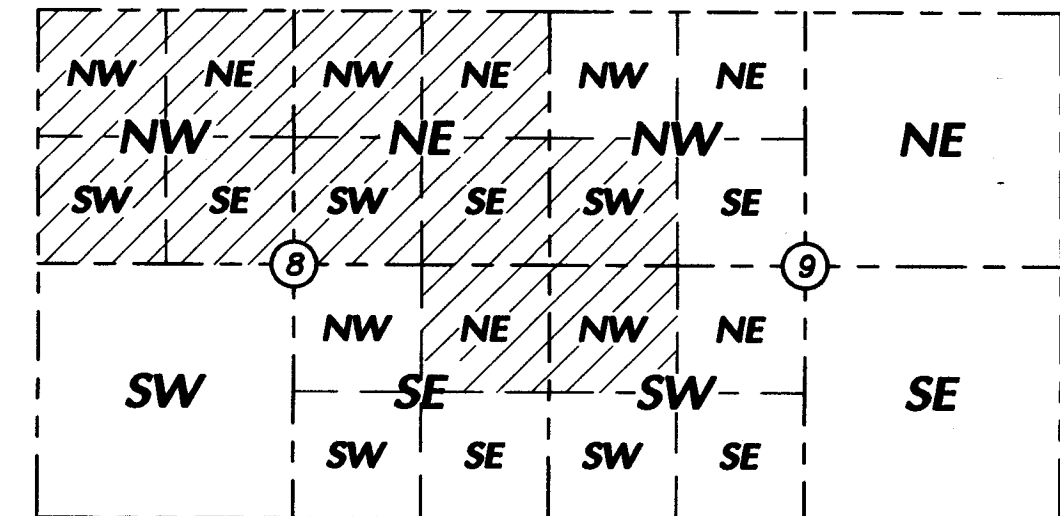
STATE OF WASHINGTON > SS COUNTY OF THURSTON

ON THIS 21st DAY OF May 2021 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED William Webster (NAME), TO ME KNOWN TO BE THE Managing Member (TITLE) OF HW SEATTLE, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michelle L. Brown Notary Public, State of Washington My Commission Expires March 20, 2022

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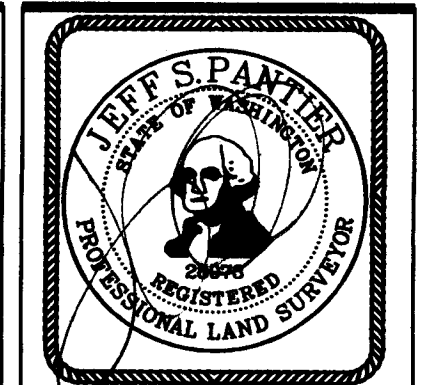
AUDITOR'S INDEX INFORMATION SECTIONS 8 & 9, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

SUR 4856779

Pages: 6 4856779 06/08/2021 09:30 AM Survey Thurston County, Washington

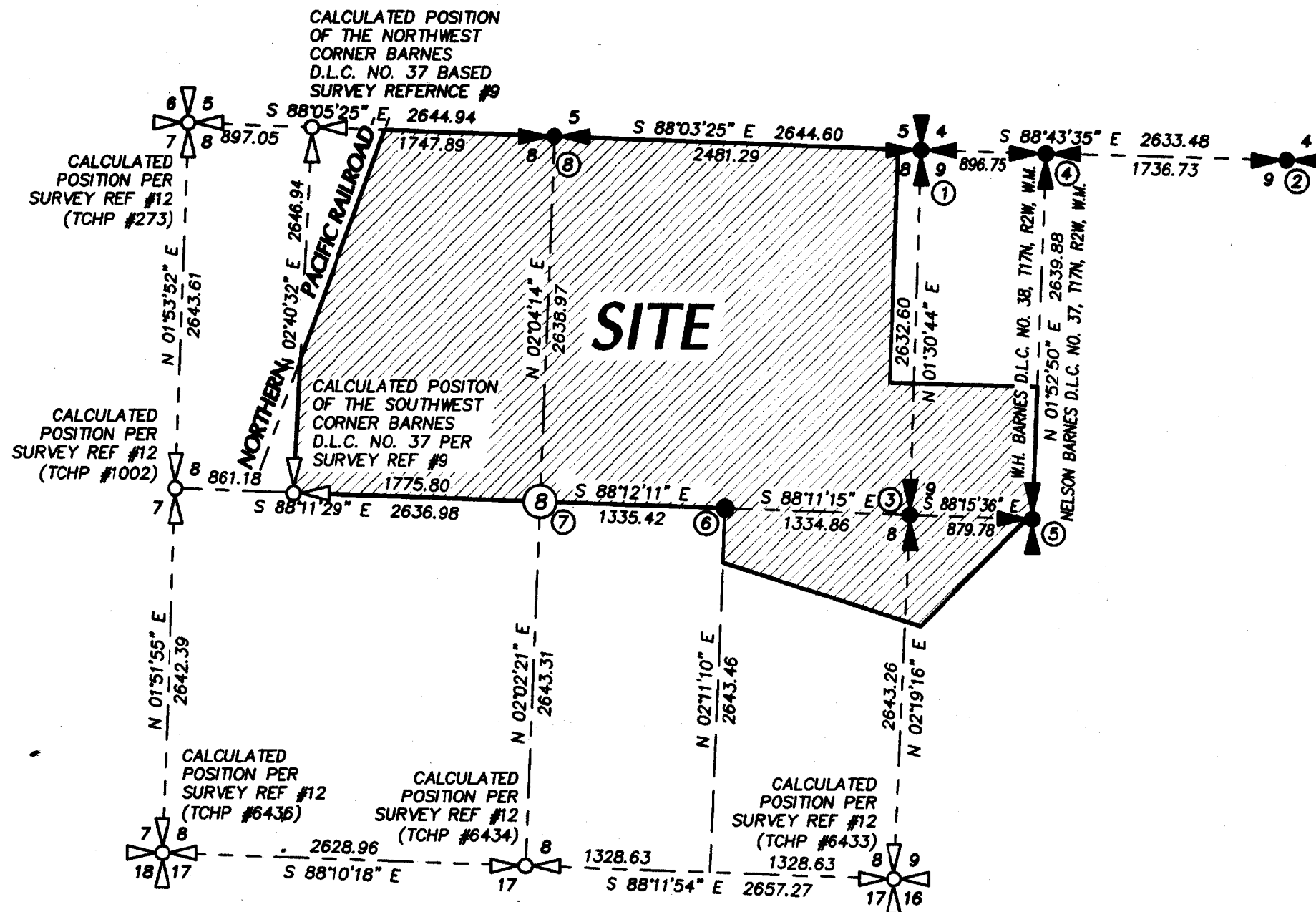
AUDITOR'S CERTIFICATE Filed for record this 8th day of June, 2021 at 9:30 A.M. at the request of JEFF S. PANTIER auditor's file no. 4856779 Mary Hall THURSTON COUNTY AUDITOR

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 TICKNER FARM, LLC AND HW SEATTLE, LLC JEFF S. PANTIER REGISTERED PROFESSIONAL LAND SURVEYOR DATE CERT. #28073



HATTON GODAT PANTIER ENGINEERS AND SURVEYORS 3910 MARTIN WAY E, SUITE B OLYMPIA, WA 98506 TEL: 360.943.1599 FAX: 360.357.6299 hattonpantier.com DRAWN BY: EEP CHECKED BY: JSP JOB NO: 19-089

AUDITOR'S INDEXING DATA table with columns: QUARTER, SECTION, TOWNSHIP, RANGE. Values: NESE/SW, NE, NW, SW, NW, SW, NW, SW, 8, 9, 17N, 2W, W.M.



**PARTIAL SUBDIVISION OF SECTIONS 8 & 9,
TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.**
SCALE: 1"=1000'

FOUND MONUMENTS

- ① FOUND 0.3"x0.3" CONCRETE MONUMENT W/ 0.07" BRASS DISK W/ PUNCH IN CENTER
- ② FOUND 3" DIAMETER CONC MON W/ BRASS PIN (TCHP #6479)
- ③ FOUND 8"HDPE FILLED W/ CONCRETE W/ MAGNAIL IN CENTER
- ④ FOUND CONC ROUND MONUMENT (0.40' SOUTH OF CALC SECTION LINE) HELD FOR NORTH/SOUTH DLC LINE
- ⑤ FOUND SURFACE MON 3" BRASS DISK W/ PUNCH STAMPED "DLC-37" "T17N-R2W" "DLC-38" (TCHP #1048)
- ⑥ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 18670" (HELD POSITION)
- ⑦ FOUND 3/4" IRON PIPE W/ ILLEGIBLE PLASTIC CAP INSIDE (HELD POSITION)
- ⑧ FOUND 6" CONCRETE MONUMENT W/ BRASS DISK W "X" (HELD POSITION)

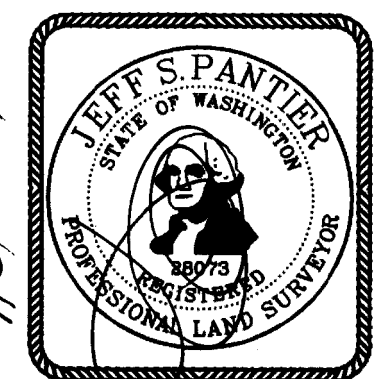
SURVEY REFERENCES

- 1. COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED DECEMBER 31, 2019 UNDER FILE NO. 4266-3346410.
- 2. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3004537.
- 3. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9507250175.
- 4. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 1055057.
- 5. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4283288.
- 6. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 4446135.
- 7. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 964794.
- 8. BOUNDARY LINE ADJUSTMENT NO. BLA 990614TC RECORDED UNDER AUDITOR'S FILE NO. 3251642.
- 9. SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9107220011.
- 10. PLAT OF BLACK HAWK DIVISION ONE RECORDED UNDER AUDITOR'S FILE NO. 3149530.
- 11. PLAT OF COUNTRYSIDE PLACE DIVISION 1 RECORDED UNDER AUDITOR'S FILE NO. 3487625.
- 12. THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK.
- 13. BOUNDARY LINE ADJUSTMENT NO. BLA 1653 RECORDED UNDER AUDITOR'S FILE NO. 9503160007
- 14. BOUNDARY LINE ADJUSTMENT NO. BLA 0454 RECORDED UNDER AUDITOR'S FILE NO. 8701090158
- 15. SHORT SUBDIVISION NO. SS 970478TC RECORDED UNDER AUDITOR'S FILE 3132143
- 16. ALTA/NSPS LAND TITLE SURVEY BY JEFF S. PANTIER/HGP DATED MARCH 17, 2020 UNDER PROJECT NO. 19-089

SURVEYORS NOTES:

- 1. TITLE INFORMATION NOTED/DEPICTED HEREON IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED DECEMBER 31, 2019 UNDER FILE NO. 4266-3346410.
- 2. INTENTIONALLY OMITTED.
- 3. INTENTIONALLY OMITTED.
- 4. ALL EXISTING FEATURES SHOWN ON THIS SURVEY WERE LOCATED BY CONVENTIONAL FIELD SURVEY METHODS/OBSERVATIONS.
- 5. INTENTIONALLY OMITTED.
- 6. THE EXISTING BUILDINGS SHOWN HEREON WERE MEASURED AT GROUND LEVEL. UNDERGROUND FOOTINGS MAY EXTEND BEYOND THE BUILDING LINES DEPICTED HEREON.
- 7. INTENTIONALLY OMITTED.
- 8. THIS DRAWING IS BASED ON FIELD CONTROL SURVEY PERFORMED IN FEBRUARY 2020. ALL SURVEY CONTROL NOTED AS FOUND WAS RECOVERED IN FEBRUARY 2020 UNLESS OTHERWISE NOTED.
- 9. INTENTIONALLY OMITTED.
- 10. A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 09070001000 BY THURSTON COUNTY.
- 11. A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 09070004000 BY THURSTON COUNTY.
- 12. A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 12708410100 BY THURSTON COUNTY.
- 13. A PORTION OF THE LAND DESCRIBED HEREON HAS BEEN ASSIGNED PROPERTY TAX ACCOUNT NO. 12709320100 BY THURSTON COUNTY.
- 14. A PORTION OF THE LAND DESCRIBED HEREON IS CURRENTLY CLASSIFIED AS FARM AND AGRICULTURE USE BY THURSTON COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 993711.
- 15. A PORTION OF THE LAND DESCRIBED HEREON IS CURRENTLY CLASSIFIED AS FARM AND AGRICULTURE USE BY THURSTON COUNTY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 909200.
- 16. INTENTIONALLY OMITTED.
- 17. INTENTIONALLY OMITTED.
- 18. INTENTIONALLY OMITTED.
- 19. INTENTIONALLY OMITTED.
- 20. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RESERVATION OF MINERAL RIGHTS BY ARCHIE F. STONE AND AUGUSTA B. STONE RECORDED UNDER AUDITOR'S FILE NO. 413761.
- 21. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO UNITED STATES OF AMERICA FOR TRANSMISSION STRUCTURES AND LINES RECORDED UNDER AUDITOR'S FILE NO. 422847.
- 22. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO UNITED STATES OF AMERICA FOR TRANSMISSION STRUCTURES AND LINES RECORDED UNDER AUDITOR'S FILE NO. 432133.
- 23. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 530255.
- 24. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 530268.
- 25. INTENTIONALLY OMITTED.
- 26. A PORTION OF THE LAND DESCRIBED HEREON MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENT AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 793198. (THE EASEMENT THEREIN RESERVED INCLUDES AN AMBIGUOUS LEGAL DESCRIPTION AND CAN NOT BE CONFIRMED BY THIS SURVEY.)
- 27. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO RIGHTS GRANTED TO THURSTON COUNTY TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS AS GRANTED IN DEED RECORDED UNDER AUDITOR'S FILE NO.'S 807237, 807354, 807359 AND 807360.
- 28. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO UNITED STATES OF AMERICA FOR TRANSMISSION STRUCTURES AND LINES RECORDED UNDER AUDITOR'S FILE NO. 821900.
- 29. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 913288.
- 30. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO.1114343.
- 31. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO UNITED STATES OF AMERICA FOR TRANSMISSION STRUCTURES AND LINES RECORDED UNDER AUDITOR'S FILE NO. 8103260075.
- 32. INTENTIONALLY OMITTED.
- 33. A PORTION OF THE LAND DESCRIBED HEREON SUBJECT TO PROTECTIVE COVENANT FOR CONTROL OF SEWAGE DISPOSAL SYSTEM RECORDED UNDER AUDITOR'S FILE NO. 9212090261.
- 34. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENT AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO.9302190038.
- 35. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AGREEMENT BETWEEN CORNELIUS AND MARIE DOELMAN AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9403080051.
- 36. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AGREEMENT BETWEEN CORNELIUS AND MARIE DOELMAN AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9403080052.
- 37. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AGREEMENT BETWEEN CORNELIUS AND MARIE DOELMAN AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9403080053 AND AMENDMENT THERETO RECORDED UNDER AUDITOR'S FILE NO. 3262065.
- 38. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO AGREEMENT AND EASEMENT FOR STORMWATER POND BETWEEN CORNELIUS AND DOELMAN AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 9505230065.
- 39. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO ANY AND ALL OTHERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SURVEY RECORDED JULY 25, 1995 UNDER AUDITOR'S FILE NO. 9507250175.
- 40. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO PROTECTIVE COVENANT FOR CONTROL OF SEWAGE DISPOSAL SYSTEM RECORDED UNDER AUDITOR'S FILE NO. 9511090173.
- 41. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SURVEY RECORDED JULY 25, 1995 UNDER AUDITOR'S FILE NO. 3004537.
- 42. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT AGREEMENT BETWEEN CORNELIUS AND MARIE DOELMAN AND TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO. 3391104 AND AS AMENDED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 4621768.
- 43. INTENTIONALLY OMITTED.
- 44. THE LAND DESCRIBED HEREON IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "CITY OF TUMWATER ORDINANCE NO. 02008-001" RECORDED UNDER AUDITOR'S FILE NO. 3983782.
- 45. A PORTION OF THE LAND DESCRIBED HEREON IS SUBJECT TO EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4605230.
- 46. AN UN-NAMED STREAM IS LOCATED NEAR THE SOUTHWEST CORNER OF THE LAND DESCRIBED HEREON, AND SHIFTS OR CHANGES COURSE OCCASIONALLY.
- 47. A PORTION OF THE LAND DESCRIBED HEREON MAY BE SUBJECT TO RIGHTS OF PUBLIC TO UNRESTRICTED USE OF NAVIGABLE WATER BODIES.
- 48. A PORTION OF THE LAND DESCRIBED HEREIN MAY BE SUBJECT TO TERMS AND CONDITIONS OF MEMORANDUM OF OPTION TO PURCHASE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9302220074.
- 49. THIS SURVEY REPRESENTS A SUBDIVISION OF LAND INTO 4 TRACTS, ALL OF WHICH EXCEED TWENTY ACRES IN SIZE, PURSUANT TO CHAPTER 17.02.060(E) TUMWATER MUNICIPAL CODE.

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BASED ON CONTROL POINTS #1048 AND #6479 BEARING EQUALS N 35°12' E

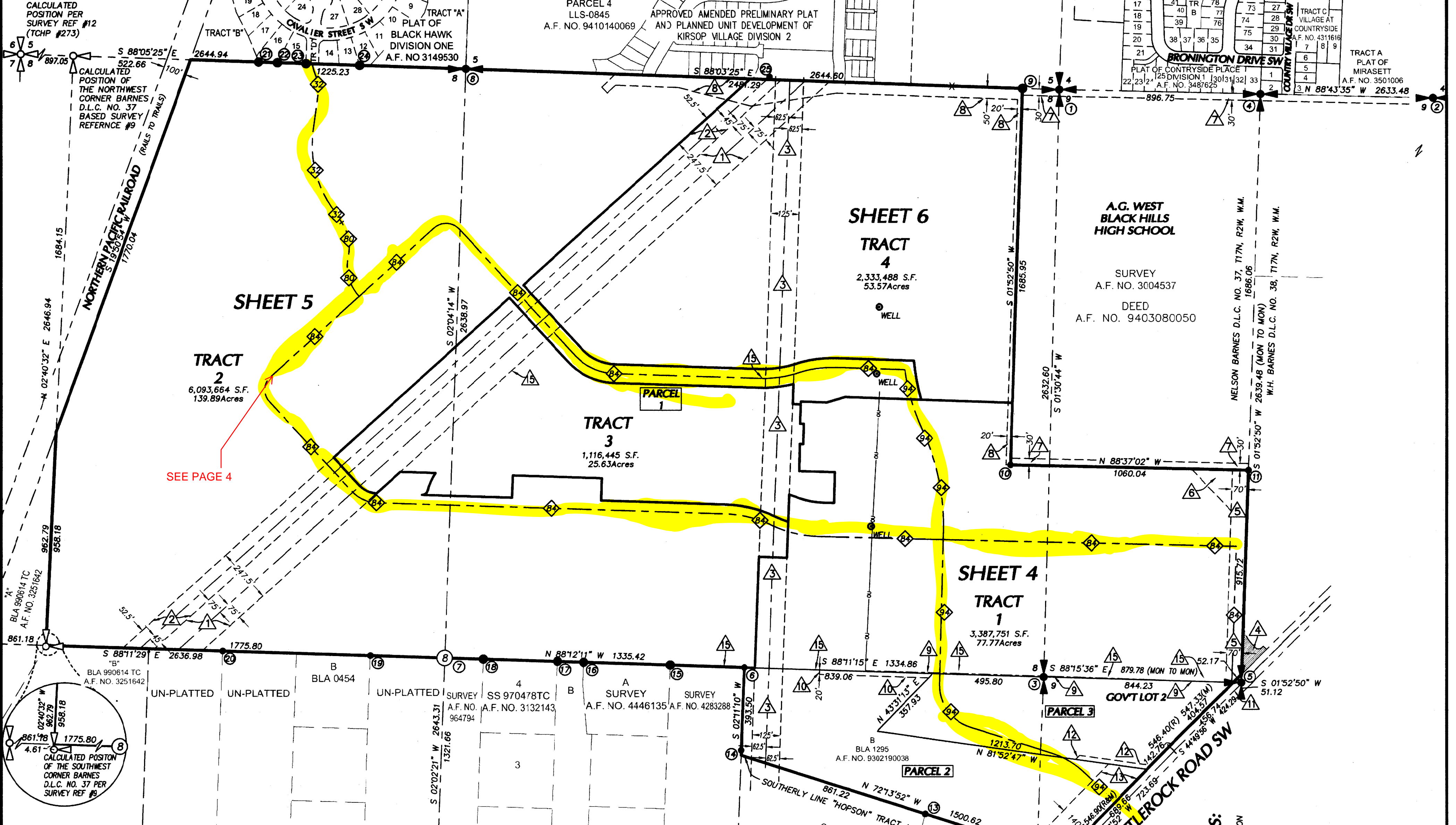


5/18/2021

HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com EEP
19-089

SUR 4856779

RECORD OF SURVEY FOR TICKNOR FARM, LLC AND HW SEATTLE, LLC



SUR 4856779

SEE PAGE 4

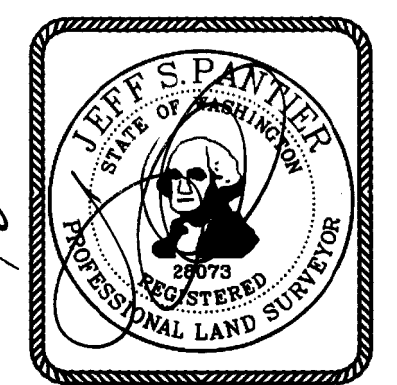
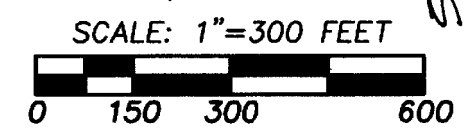
- FOUND MONUMENTS**
- ① FOUND 0.3"x0.3" CONCRETE MONUMENT W/ 0.07" BRASS DISK W/ PUNCH IN CENTER
 - ② FOUND 3" DIAMETER CONC MON W/ BRASS PIN (TCHP #6479)
 - ③ FOUND 8" HDPE FILLED W/ CONCRETE W/ MAGNAIL IN CENTER
 - ④ FOUND CONC ROUND MONUMENT (0.40' SOUTH OF CALC SECTION LINE) HELD FOR DLC LINE
 - ⑤ FOUND SURFACE MON 3" BRASS DISK W/ PUNCH STAMPED "DLC-37" "T17N-R2W" "DLC-3B" (TCHP #1048)
 - ⑥ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 18670" (HELD POSITION)
 - ⑦ FOUND 3/4" IRON PIPE W/ ILLEGIBLE PLASTIC CAP INSIDE (HELD POSITION)
 - ⑧ FOUND 6" CONCRETE MONUMENT W/ BRASS DISK W "X" (HELD POSITION)
 - ⑨ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 13670" (S 76°19'33" W 0.71' TO CALC POSITION)
 - ⑩ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 13670"
 - ⑪ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "BEEHLER LS 17656"
 - ⑫ FOUND BENT 5/8" REBAR (TIED PT OF ROTATION) (N 33°44'43" E 5.78 FROM CALC POSITION)

- ⑬ FOUND 1/2" REBAR W/ PLASTIC CAP W/ TACK STAMPED "LS 16928" (HELD POSITION; SEE SURVEY REFERENCE NO. 3)
- ⑭ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "LS 18670" (21.86' NORTH OF CALC CORNER ON CALC LINE)
- ⑮ FOUND 1/2" REBAR W/ PLASTIC CAP STAMPED "LS #11019" (ON CALCULATED LINE)
- ⑯ FOUND 1/2" REBAR W/ PLASTIC CAP STAMPED "LS #11019"
- ⑰ FOUND 1/2" REBAR W/ PLASTIC CAP STAMPED "LS #18928" (0.48' NORTH OF CALCULATED LINE)
- ⑱ FOUND 3/4" IRON PIPE W/ ILLEGIBLE PLASTIC CAP INSIDE
- ⑲ FOUND 3/4" IRON PIPE (ON CALCULATED LINE)
- ⑳ FOUND 5/8" REBAR
- ㉑ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "JAP 9608"
- ㉒ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "JAP 9608"
- ㉓ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "JAP 9608"
- ㉔ FOUND 5/8" REBAR & PLASTIC CAP STAMPED "JAP 9608"
- ㉕ FOUND 5/8" REBAR & PLASTIC CAP W/ PUNCH STAMPED "B.P.A. TS"

LEGEND
SEE SHEET 3 OF 5

THIS SURVEY WAS CONDUCTED BY FIELD TRAVERSE METHODS USING A LEICA THREE SECOND TOTAL STATION SURVEY INSTRUMENT IN APRIL, 2021. THE RESULTS OF THIS SURVEY EXCEED THE STANDARDS CONTAINED IN WAC 332.130.090.

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION SURVEY CONTROL NETWORK BASED ON CONTROL POINTS #1048 AND #6479 BEARING EQUALS N 35°2'12" E



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TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com 19-089

RECORD OF SURVEY FOR TICKNER FARM, LLC AND HW SEATTLE, LLC

A.G. WEST
BLACK HILLS
HIGH SCHOOL

SURVEY
A.F. NO. 3004537

DEED
A.F. NO. 9403080050

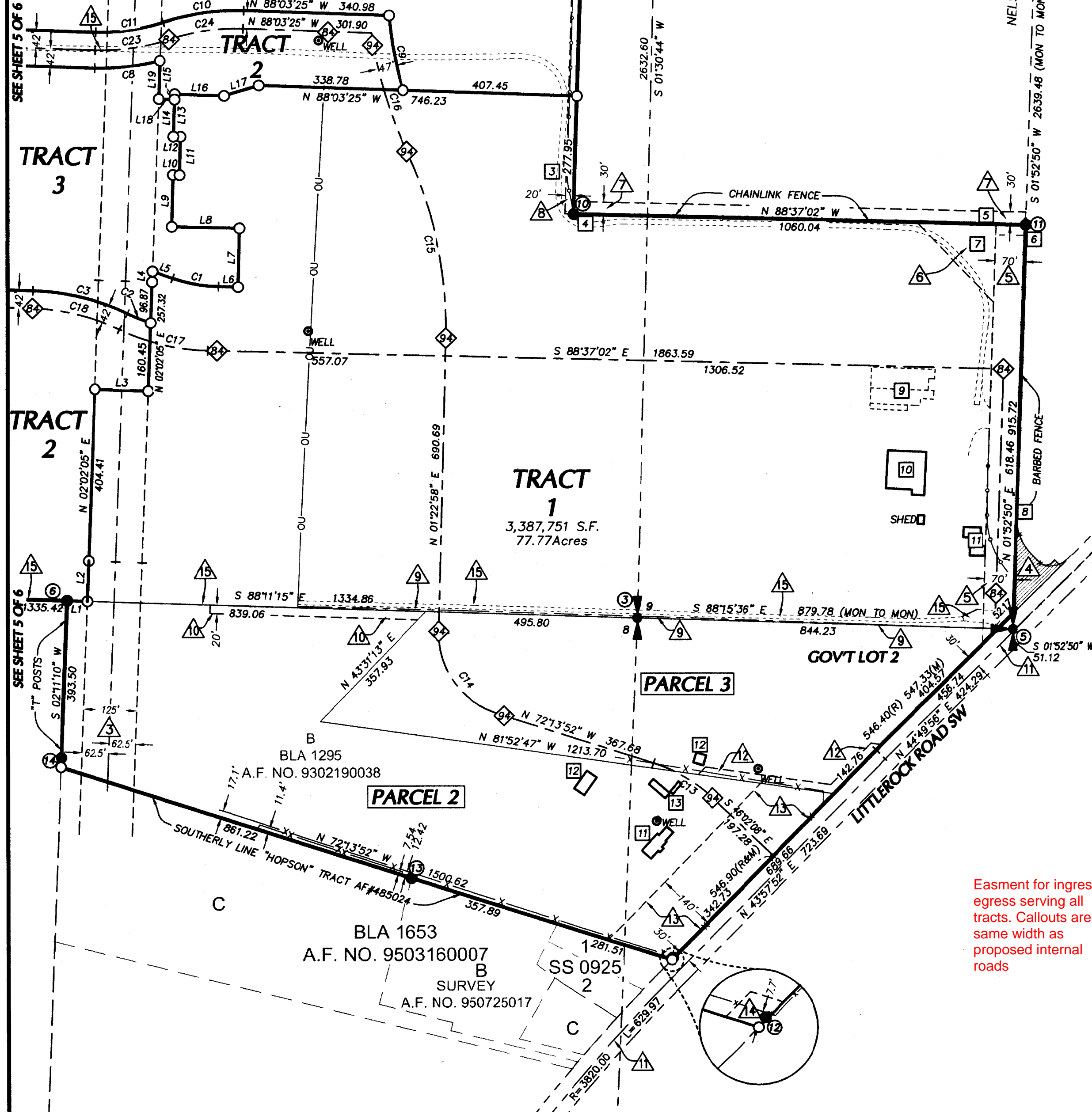
TRACT
4
2,333,488 S.F.
53.57Acres

SEE SHEET 6 OF 6

SEE SHEET 6 OF 6

SEE SHEET 5 OF 6

SEE SHEET 5 OF 6



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073" (FIELD SURVEY TO PLACE MONUMENTS SHOWN TO OCCUR WHEN FARMING ACTIVITIES ARE SUSPENDED)
- EXISTING IRRIGATION WELL
- BPA TRANSMISSION LINE TOWER
- X — BARBED WIRE FENCE
- ○ — 6' CHAIN LINK FENCE
- ○ — WOOD FENCE

PARCEL 2 ORIGINAL PARCEL

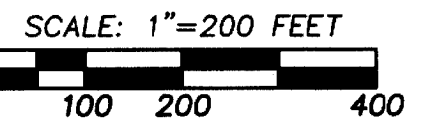
- GRAVEL
- ▨ BUILDING FOOTPRINT AT GROUND LEVEL
- △ EASEMENT GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 821900 (SEE SURVEYORS NOTE #28)
- △ EASEMENT GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8103260075 (SEE SURVEYORS NOTE #31)
- △ EASEMENT GRANTED TO THE UNITED STATES OF AMERICA BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO.'S 422847 & 432133 (SEE SURVEYORS NOTE #21 & #22)
- △ ACCESS EASEMENT DESCRIBED UNDER AUDITOR'S FILE NO. 9408300139 (HATCHED AREA)
- △ 70' WIDE EASEMENT GRANTED TO TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO.'S 9403080051 & 9403080052 (SEE SURVEYORS NOTE #35 & #36)
- △ EASEMENT GRANTED TO TUMWATER SCHOOL DISTRICT NO. 33 FOR STORM DRAINAGE RECORDED UNDER AUDITOR'S FILE NO. 9505230065 (SEE SURVEYORS NOTE #38)
- △ 30' WIDE UTILITY EASEMENTS DESCRIBED UNDER AUDITOR'S FILE NO.'S 9403080053 & 3262065 (SEE SURVEYORS NOTE #37)
- △ EASEMENT FOR STORM WATER DRAINAGE GRANTED TO TUMWATER SCHOOL DISTRICT NO. 33 RECORDED UNDER AUDITOR'S FILE NO.'S 3391104 & 4621768 (SEE SURVEYORS NOTE #42)
- △ CENTERLINE OF EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 530255 (SEE SURVEYORS NOTE #23)
- △ EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 530268 (SEE SURVEYORS NOTE #24)
- △ CENTERLINE OF LITLEROCK ROAD SW BASED ON DEEDS RECORDED UNDER AUDITOR'S FILE NO.'S 807237, 807354, 807359 AND 807360 (SEE SURVEYORS NOTE #27)
- △ 20' EASEMENT GRANTED TO PUGET SOUND ENERGY RECORDED UNDER AUDITOR'S FILE NO. 4605230 (SEE SURVEYORS NOTE #45)
- △ EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 1114343 (SEE SURVEYORS NOTE #30)
- △ 15' X 15' EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY RECORDED UNDER AUDITOR'S FILE NO. 913288 (SEE SURVEYORS NOTE #29)
- △ APPROXIMATE LOCATION "NON-EXCLUSIVE" ACCESS EASEMENT GRANTED TO THE UNITED STATES OF AMERICA PURSUANT TO PARAGRAPH 4 OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8103260075 (SEE SURVEYORS NOTE #31)

- 1 6' CHAIN LINK FENCE 15' WEST OF PROP LINE
- 2 6' CHAIN LINK FENCE 16.1' WEST OF PROP LINE
- 3 6' CHAIN LINK FENCE 18.3' WEST OF PROP LINE
- 4 6' CHAIN LINK FENCE CORNER 0.3' EAST & 0.5' NORTH OF CALCULATED PROP LINE
- 5 6' CHAIN LINK FENCE CORNER 0.24' NORTH OF CALCULATED PROP LINE
- 6 6' CHAIN LINK FENCE CORNER 1.25' WEST OF CALCULATED PROP LINE ALSO END OF BARBED WIRE FENCE 0.32' WEST OF SAME LINE
- 7 STORM RETENTION POND
- 8 BARBED WIRE FENCE 0.13' WEST OF CALC PROP LINE COVERED AREA
- 9 METAL BUILDING/BARN
- 10 HOUSES
- 11 BARN
- 12 SHEDS
- 13 BERMS
- 14 DITCH (HATCH AREA)
- 15 END OF BARBED WIRE NORTH-SOUTH BARBED WIRE FENCE 21.6' NORTH OF CALC PROP LINE
- 17 3' HIGH BARBED WIRE FENCE ±3.5 SOUTH OF CALC PROP LINE
- 18 4' HIGH BARBED WIRE FENCE 0.6' SOUTH OF CALC PROP LINE
- 19 4' HIGH BARBED WIRE FENCE 0.2' NORTH OF CALC PROP LINE
- 20 4' HIGH BARBED WIRE FENCE 82.9' NORTH OF CALC PROP LINE
- 21 END OF BARBED WIRE FENCE 0.6' SOUTH OF CALC PROP LINE
- 22 BARBED WIRE FENCE 1.0' SOUTH OF CALC PROP LINE & END OF BOARD FENCE 0.3' SOUTH OF SAME CALC LINE
- 23 END OF BARBED WIRE FENCE 0.14' SOUTH OF CALC PROP LINE
- 24 BOARD FENCE 0.14' NORTH OF CALC PROP LINE
- 25 BARBED WIRE FENCE 0.8' SOUTH OF CALC PROP LINE ALSO END OF BOARD FENCE 1.1' NORTH OF SAME LINE
- 26 BARBED WIRE FENCE 0.6' SOUTH OF CALC PROP LINE
- 27 BARBED WIRE FENCE 0.9' SOUTH OF CALC PROP LINE
- 28 END OF BARBED WIRE FENCE 2.8' SOUTH OF CALC PROP LINE
- 29 END OF BARBED WIRE FENCE 0.3' NORTH OF CALC PROP LINE
- 30 BARBED WIRE FENCE 2.4' SOUTH OF CALC PROP LINE
- 31 END OF BOARD FENCE 0.6' NORTH OF CALC PROP LINE

NOTES:

1. SEE SHEET 2 OF 5 FOR FOUND MONUMENTS DESCRIPTIONS
2. SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

BASIS OF BEARINGS:
THURSTON COUNTY HIGH PRECISION
SURVEY CONTROL NETWORK BASED ON
CONTROL POINTS #1048 AND #6479
BEARING EQUALS N 35°21'2" E



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS

3910 MARTIN WAY E. SUITE B
OLYMPIA, WA 98506

TEL: 360.943.1599 FAX: 360.357.6299

hattonpantier.com

EFP
19-089

Easment for ingress
egress serving all
tracts. Callouts are
same width as
proposed internal
roads

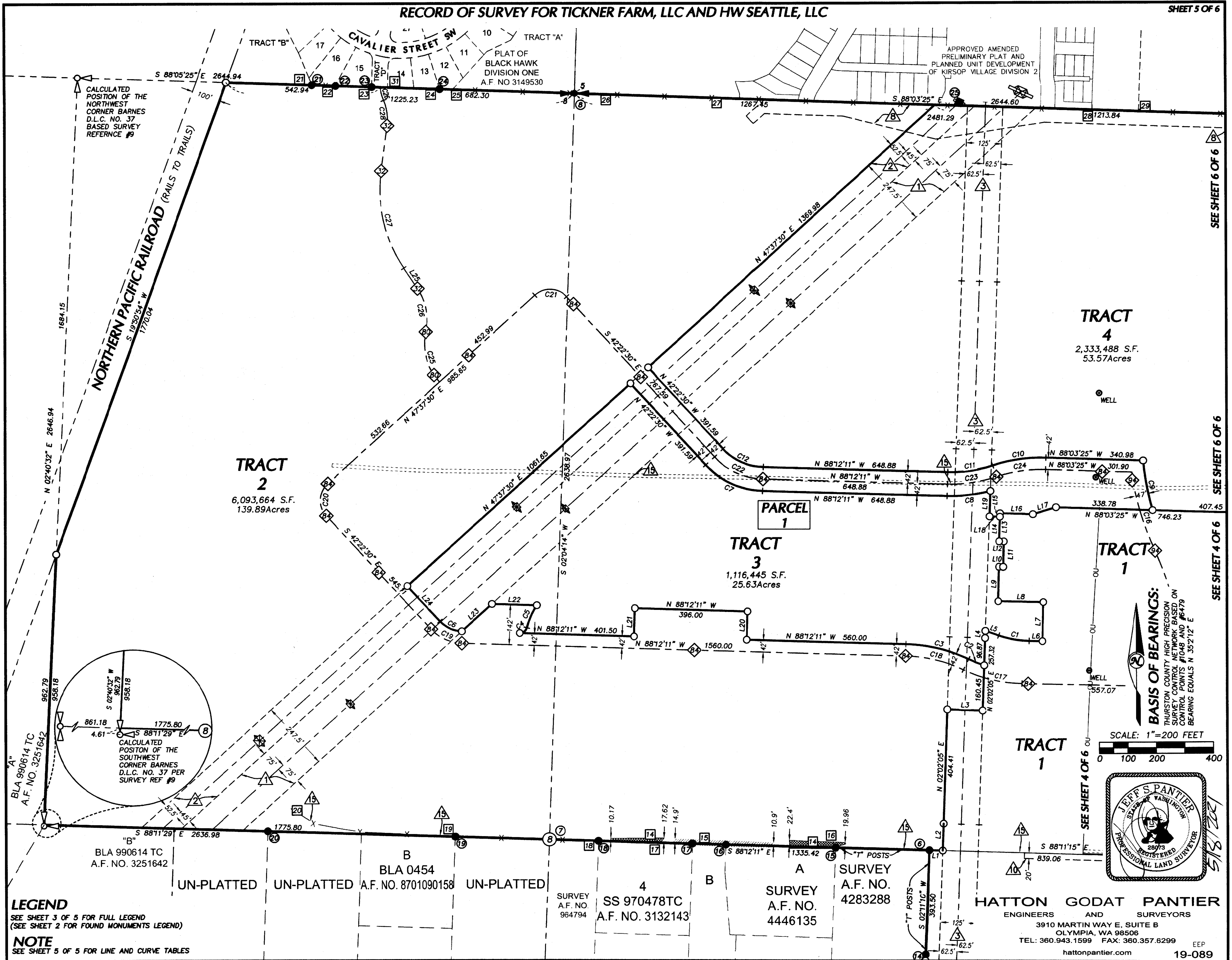
EASEMENTS

- 94' WIDE INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF TRACTS 1, 2, 3, & 4
- 94' WIDE INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF TRACTS TRACTS 1, 2, 3, & 4
- 80' WIDE INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF TRACTS TRACTS 1, 2, 3, & 4
- 32' WIDE INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF TRACTS 1, 2, 3, & 4

NOTE: EASEMENTS NOTED ABOVE ARE EXTINGUISHED UPON THE RECORDING OF A FINAL PLAT, PURSUANT TO CHAPTER 17.24 OF THE TUMWATER MUNICIPAL CODE, FROM WHICH THE EASEMENT IS LOCATED

SUR 4856779

SUR 4856779



SEE SHEET 6 OF 6

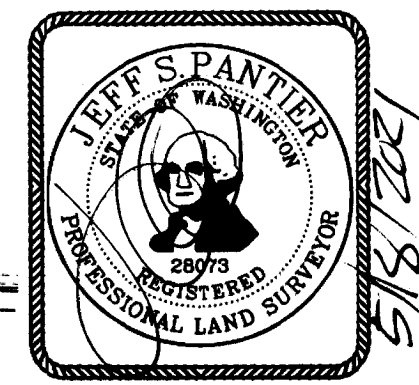
SEE SHEET 6 OF 6

SEE SHEET 4 OF 6

SEE SHEET 4 OF 6

BASIS OF BEARINGS:
 THURSTON COUNTY HIGH PRECISION
 SURVEY CONTROL NETWORK BASED ON
 CONTROL POINTS #1048 AND #6479
 BEARING EQUALS N 35°12' E

SCALE: 1"=200 FEET
 0 100 200 400



LEGEND
 SEE SHEET 3 OF 5 FOR FULL LEGEND
 (SEE SHEET 2 FOR FOUND MONUMENTS LEGEND)

NOTE
 SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLES

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 ENGINEERS AND SURVEYORS
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 OLYMPIA, WA 98506
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 hattonpantier.com 19-089

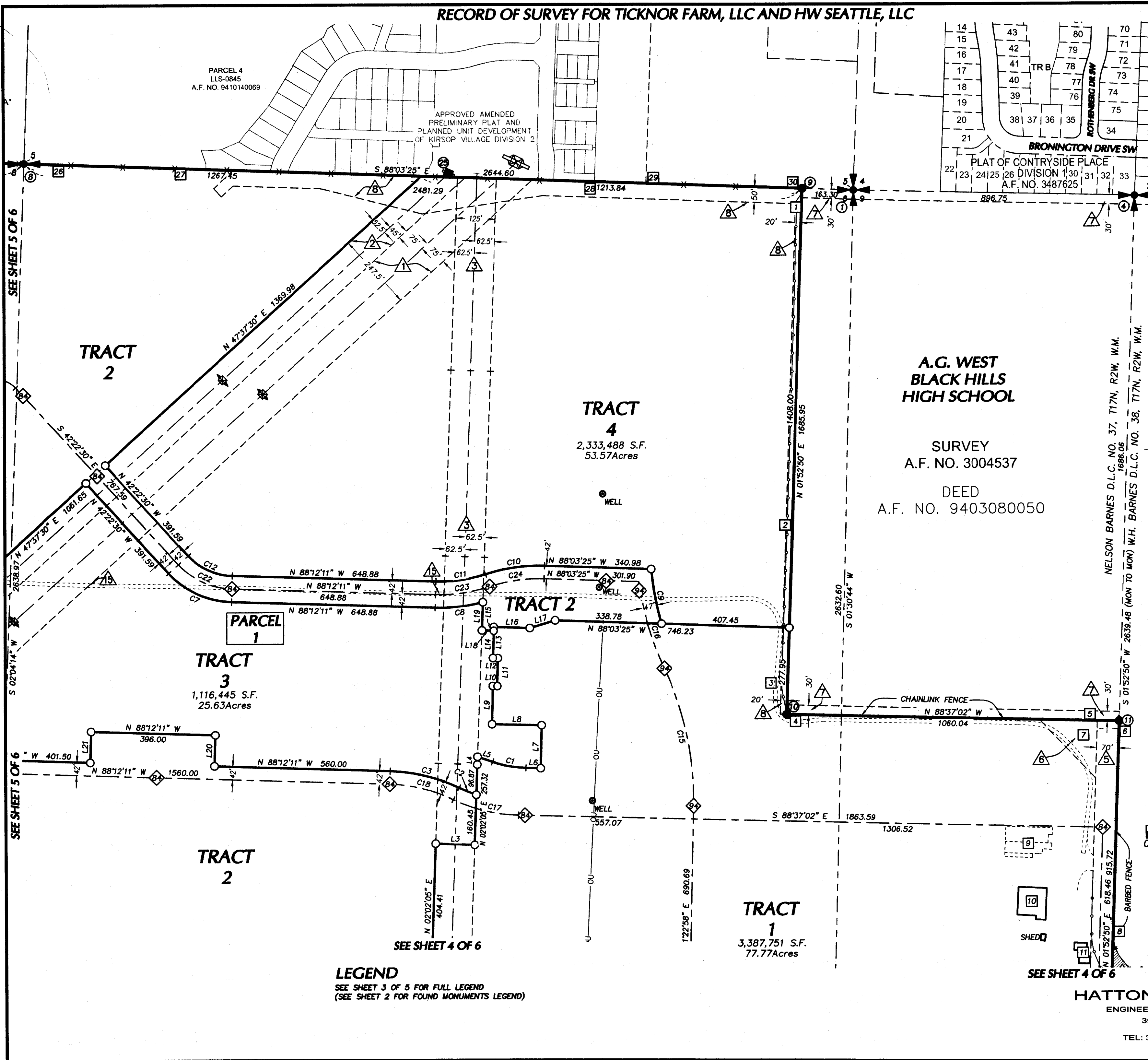
RECORD OF SURVEY FOR TICKNOR FARM, LLC AND HW SEATTLE, LLC

LINE TABLE

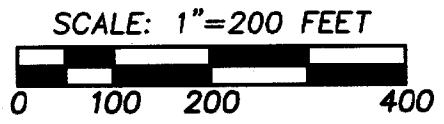
NO.	BEARING	DISTANCE
L1	N 88°11'15" W	46.73
L2	S 02°04'11" W	95.59
L3	N 87°57'55" W	125.00
L4	S 02°07'07" W	25.21
L5	N 70°39'00" W	50.09
L6	S 88°37'02" E	46.52
L7	S 01°22'58" W	138.49
L8	S 88°37'02" E	158.36
L9	S 01°22'58" W	122.00
L10	S 88°37'02" E	14.92
L11	N 01°22'58" E	90.00
L12	N 88°37'02" W	16.22
L13	S 01°56'35" W	99.63
L14	N 01°56'35" E	87.19
L15	N 01°56'35" E	12.44
L16	S 88°03'25" E	115.09
L17	N 73°18'03" E	84.58
L18	N 88°03'25" W	37.24
L19	N 01°56'35" E	90.00
L20	N 01°47'49" E	100.00
L21	S 01°47'49" W	100.00
L22	N 88°12'11" W	157.28
L23	S 47°37'30" W	143.51
L24	N 42°22'30" W	169.11
L25	N 33°26'17" W	86.41

CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH
C1	17°58'02"	348.00	109.13
C2	7°24'48"	458.00	59.26
C3	24°08'35"	542.00	228.39
C4	77°13'18"	25.00	33.69
C5	17°56'53"	277.92	87.06
C6	45°11'13"	110.50	87.14
C7	45°49'41"	282.64	226.07
C8	16°14'44"	542.00	153.68
C9	10°43'21"	953.00	178.35
C10	20°11'56"	542.00	191.08
C11	20°03'11"	458.00	160.30
C12	45°49'41"	198.64	158.88
C13	26°11'44"	354.24	161.96
C14	73°36'50"	200.00	256.96
C15	26°00'33"	1000.00	453.94
C16	16°39'56"	1000.00	290.87
C17	24°33'27"	500.00	214.30
C18	24°08'35"	500.00	210.69
C19	45°49'41"	152.45	121.94
C20	90°00'00"	80.00	125.66
C21	90°00'00"	80.00	125.66
C22	45°49'41"	240.64	192.48
C23	20°03'11"	500.00	175.00
C24	20°11'56"	500.00	176.27
C25	54°33'54"	200.00	190.47
C26	15°48'41"	176.00	48.57
C27	41°06'19"	500.00	358.71
C28	29°57'07"	176.00	92.01



BASIS OF BEARINGS:
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LEGEND
 SEE SHEET 3 OF 5 FOR FULL LEGEND
 (SEE SHEET 2 FOR FOUND MONUMENTS LEGEND)

SUR 4856779