

RECORD OF SURVEY

WITHIN THE SW1/4 AND SE1/4 OF THE SE1/4 OF SECTION 8,
 THE SW1/4 OF THE SW1/4 OF SECTION 9,
 THE SW1/4 AND NW1/4 OF THE NW1/4, THE NW1/4 OF THE SW1/4 OF SECTION 16,
 THE NE1/4, SE1/4, SW1/4 AND NW1/4 OF THE NE1/4, THE NE1/4 OF THE SE1/4, THE NW1/4 OF THE SW1/4 AND
 THE SE1/4 AND SW1/4 OF THE NW1/4 OF SECTION 17, ALL WITHIN TOWNSHIP 19 NORTH, RANGE 5 EAST, W.M.,
 PIERCE COUNTY, WASHINGTON

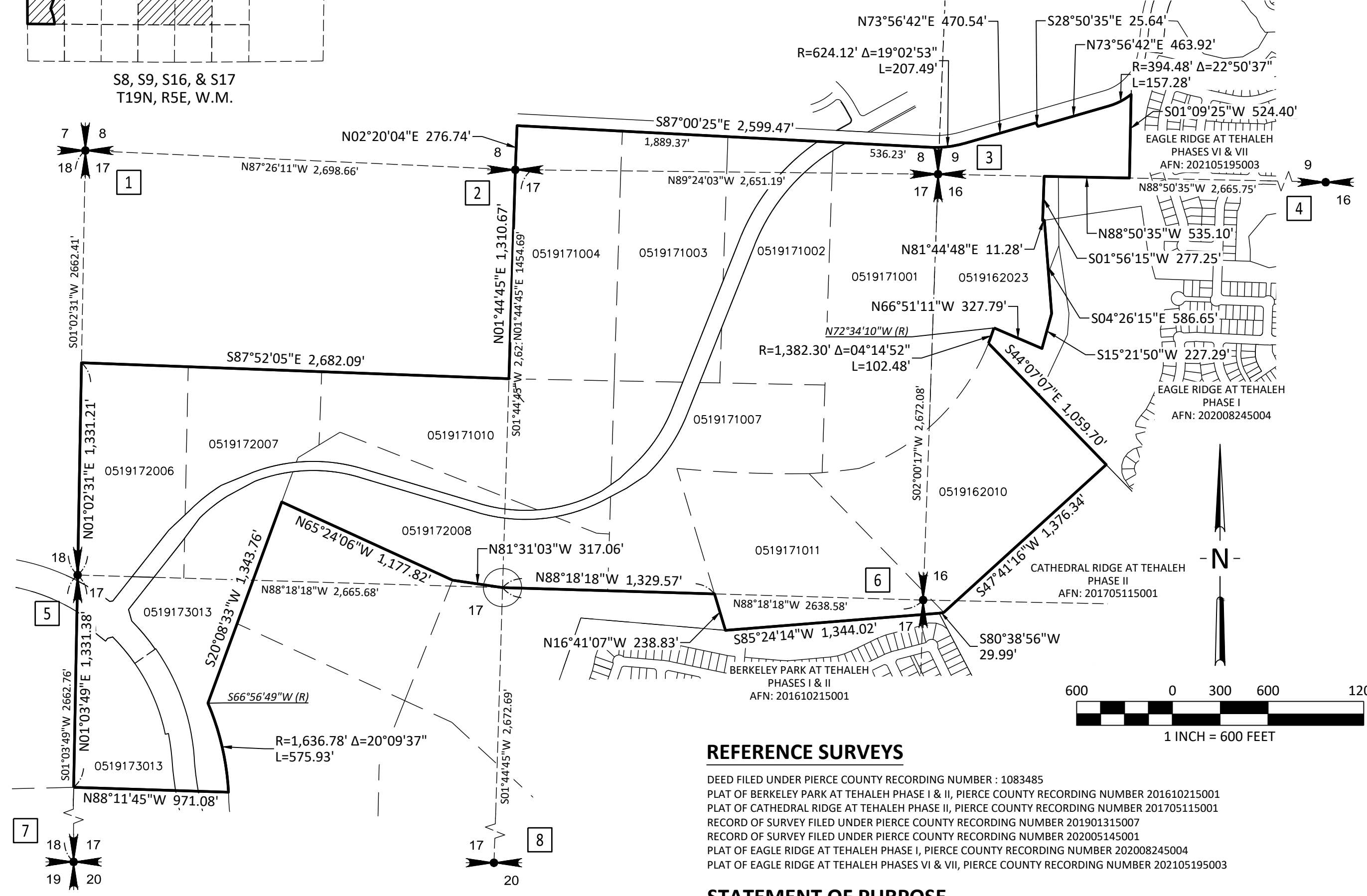
SECTION CORNER NOTES

- | | |
|--|---|
| <p>1 FOUND 1-1/2" BRASS DISC W/ PUNCH & "+" ON 6"x6" CONC. UP 0.4', MARKED "SEC COR 7/8/17/18" FIELD VISITED SEP. 18, 2018</p> <p>2 FOUND 2" BRASS DISC ON 1-3/4" IRON PIPE UP 2.2' MARKED "1/4 8/17 1962" PIPE IS BENT 0.7' NORTH, TIED POINT OF ENTRY IN GROUND. MON ALSO SURROUNDED BY 4 TO 5 1' DIA. ROCKS. NO RP'S FOUND. FIELD VISITED SEP. 13, 2018</p> <p>3 FOUND 2-1/2" BRASS DISK MARKED "T19N, R5E, 1962" FIELD VISITED OCT. 9, 2017</p> <p>4 FOUND 2" PIPE W/ HUB & 5/8" IR UP 0.1' FIELD VISITED DECEMBER 6, 2017</p> | <p>5 FOUND 2" DOMED BRASS DISC W/ PUNCH & "+" ON 4"x4" CONC. MARKED "LS 35476" FIELD VISITED SEP. 20, 2018</p> <p>6 FOUND 3" BRASS DISC W/ "S17 + S16" MARKED "T19N R5E 1985 LS 14096" FIELD VISITED SEP. 25, 2018</p> <p>7 CORNER SEARCHED FOR AND NOT FOUND, CALCULATED CORNER BY 3 POINT CONTROL (CARDINAL EQUIVALENT) FROM W 1/4 & S 1/4 SEC 17 AND SW COR SEC 20.</p> <p>8 FOUND 1-3/4" BRASS DISK W/ PUNCH, UP .1' IN 4"x4" CONC. MARKED "T19N/R5E 2015 38984 17/20" FIELD VISITED SEP. 4, 2018</p> |
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LEGEND

- EXISTING TAX PARCEL LINES
- - - SECTION LINES
- TAX PARCEL PER TAX SEGREGATION FILED WITH PIERCE COUNTY

SECTION DETAIL AND RE-SEGREGATION AREA



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 8, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, THE SOUTHWEST AND NORTHWEST QUARTERS OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF SECTION 16, THE NORTHEAST, SOUTHEAST, SOUTHWEST AND NORTHWEST QUARTERS OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 17, ALL WITHIN TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8;
 THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, NORTH 02° 20' 04" EAST FOR A DISTANCE OF 276.74 FEET TO THE SOUTH LINE OF THE TACOMA PUBLIC UTILITIES PIPELINE ROAD, ACCORDING TO THE DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S RECORDING NUMBER 359284;
 THENCE ALONG SAID SOUTH LINE, THE FOLLOWING SIX COURSES:
 THENCE SOUTH 87° 00' 25" EAST FOR A DISTANCE OF 2599.47 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 624.12 FEET, THROUGH A CENTRAL ANGLE OF 19° 02' 53", FOR AN ARC DISTANCE OF 207.49 FEET;
 THENCE NORTH 73° 56' 42" EAST FOR A DISTANCE OF 470.54 FEET;
 THENCE SOUTH 28° 50' 35" EAST FOR A DISTANCE OF 25.64 FEET;
 THENCE NORTH 73° 56' 42" EAST FOR A DISTANCE OF 463.92 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 394.48 FEET, THROUGH A CENTRAL ANGLE OF 22° 50' 37", FOR AN ARC DISTANCE OF 157.28 FEET TO THE WESTERLY BOUNDARY OF EAGLE RIDGE AT TEHALEH PHASES VI & VII, AS RECORDED UNDER PIERCE COUNTY AUDITOR'S RECORDING NUMBER 202105195003;
 THENCE ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING FOUR COURSES:
 THENCE SOUTH 01° 09' 25" WEST FOR A DISTANCE OF 524.40 FEET TO A POINT OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;
 THENCE ALONG SAID SOUTH LINE, NORTH 88° 50' 35" WEST FOR A DISTANCE OF 535.10 FEET;
 THENCE DEPARTING SAID SOUTH LINE, SOUTH 01° 56' 15" WEST FOR A DISTANCE OF 277.25 FEET;
 THENCE NORTH 81° 44' 48" EAST FOR A DISTANCE OF 11.28 FEET TO THE NORTHWEST CORNER IN THE BOUNDARY OF EAGLE RIDGE AT TEHALEH PHASE I, AS RECORDED UNDER PIERCE COUNTY AUDITOR'S RECORDING NUMBER 202008245004;
 THENCE ALONG THE WESTERLY BOUNDARY OF SAID EAGLE RIDGE AT TEHALEH PHASE I, THE FOLLOWING FIVE COURSES:
 THENCE SOUTH 04° 26' 15" EAST FOR A DISTANCE OF 586.65 FEET;
 THENCE SOUTH 15° 21' 50" WEST FOR A DISTANCE OF 227.29 FEET;
 THENCE NORTH 66° 51' 11" WEST FOR A DISTANCE OF 327.79 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 72° 34' 10" WEST, HAVING A RADIUS OF 1382.30 FEET, THROUGH A CENTRAL ANGLE OF 04° 14' 52" FOR AN ARC DISTANCE OF 102.48 FEET TO A POINT OF NON-TANGENCY;
 THENCE SOUTH 44° 07' 07" EAST FOR A DISTANCE OF 1059.70 FEET TO THE MOST NORTHERLY CORNER IN THE BOUNDARY OF CATHEDRAL RIDGE AT TEHALEH PHASE II, AS RECORDED UNDER PIERCE COUNTY AUDITOR'S RECORDING NUMBER 201705115001;
 THENCE ALONG THE NORTHERLY BOUNDARY OF SAID CATHEDRAL RIDGE AT TEHALEH PHASE II, THE FOLLOWING TWO COURSES:
 THENCE SOUTH 47° 41' 16" WEST FOR A DISTANCE OF 1376.34 FEET;
 THENCE SOUTH 80° 38' 56" WEST FOR A DISTANCE OF 29.99 FEET TO THE NORTHEASTERLY CORNER IN THE BOUNDARY OF BERKELEY PARK AT TEHALEH PHASES I & II, AS RECORDED UNDER PIERCE COUNTY AUDITOR'S RECORDING NUMBER 20160215001;
 THENCE ALONG THE NORTHERLY BOUNDARY OF SAID BERKELEY PARK AT TEHALEH PHASES I & II, SOUTH 85° 24' 14" WEST FOR A DISTANCE OF 1344.02 FEET;
 THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 16° 41' 07" WEST FOR A DISTANCE OF 238.83 FEET TO A POINT ON THE EAST - WEST CENTERLINE OF SAID SECTION 17;
 THENCE ALONG SAID CENTERLINE OF SECTION NORTH 88° 18' 18" WEST FOR A DISTANCE OF 1329.57 FEET TO THE CENTER OF SAID SECTION 17;
 THENCE NORTH 81° 31' 03" WEST FOR A DISTANCE OF 317.06 FEET;
 THENCE NORTH 65° 24' 06" WEST FOR A DISTANCE OF 1177.82 FEET;
 THENCE SOUTH 20° 08' 33" WEST FOR A DISTANCE OF 1343.76 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 66° 56' 49" WEST, HAVING A RADIUS OF 1636.78 FEET, THROUGH A CENTRAL ANGLE OF 20° 09' 37", FOR AN ARC DISTANCE OF 575.93 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17;
 THENCE ALONG SAID SOUTH LINE, NORTH 88° 11' 45" WEST FOR A DISTANCE OF 971.08 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
 THENCE ALONG THE WEST LINE THEREOF, NORTH 01° 03' 49" EAST FOR A DISTANCE OF 1331.38 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 17;
 THENCE NORTH 01° 02' 31" EAST FOR A DISTANCE OF 1331.21 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 17;
 THENCE ALONG THE NORTH LINE THEREOF, SOUTH 87° 52' 05" EAST FOR A DISTANCE OF 2682.09 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF;
 THENCE NORTH 01° 44' 45" EAST FOR A DISTANCE OF 1310.67 FEET TO THE POINT OF BEGINNING.

REFERENCE SURVEYS

DEED FILED UNDER PIERCE COUNTY RECORDING NUMBER : 1083485
 PLAT OF BERKELEY PARK AT TEHALEH PHASE I & II, PIERCE COUNTY RECORDING NUMBER 201610215001
 PLAT OF CATHEDRAL RIDGE AT TEHALEH PHASE II, PIERCE COUNTY RECORDING NUMBER 201705115001
 RECORD OF SURVEY FILED UNDER PIERCE COUNTY RECORDING NUMBER 201901315007
 RECORD OF SURVEY FILED UNDER PIERCE COUNTY RECORDING NUMBER 202005145001
 PLAT OF EAGLE RIDGE AT TEHALEH PHASE I, PIERCE COUNTY RECORDING NUMBER 202008245004
 PLAT OF EAGLE RIDGE AT TEHALEH PHASES VI & VII, PIERCE COUNTY RECORDING NUMBER 202105195003

STATEMENT OF PURPOSE

THIS RECORD OF SURVEY WAS PREPARED IN CONJUNCTION WITH A TAX SEGREGATION FILED WITH PIERCE COUNTY. THE LEGAL DESCRIPTION SHOWN HEREON CORRECTLY DESCRIBES ALL OF THE PROPERTY THAT IS SUBJECT TO THIS TAX SEGREGATION. AS THE PURPOSE OF THIS RECORD OF SURVEY IS SOLELY TO FACILITATE THE RE-SEGREGATION OF TAX PARCELS, NO CORNERS HAVE BEEN SET.

THE EXISTING TAX PARCELS OF RECORD INCLUDE THE FOLLOWING:
 0519162010, 0519162023, 0519171001, 0519171002, 0519171003, 0519171004, 0519171007, 0519171010, 0519171011, 0519172006, 0519172007, 0519172008, AND 0519173013

ALL INFORMATION REGARDING SUBDIVISION BREAKDOWN IS TAKEN FROM THAT CERTAIN RECORDS OF SURVEY FILED UNDER PIERCE COUNTY RECORDING NUMBER 201901315007 AND 202005145001.

SURVEY PROCEDURE

RTK GPS MEASUREMENTS UTILIZING A R12 GPS RECEIVER WITH AN ELECTRONIC DATA COLLECTOR WAS USED DURING THIS SURVEY. A TRIMBLE S6 TOTAL STATION WITH ELECTRONIC DATA COLLECTOR WAS USED WHERE GPS OBSERVATIONS WERE NOT SUITABLE. THE DATA WAS ADJUSTED BY LEAST SQUARES AND THE RESULTING LINEAR ACCURACY MET OR EXCEEDED THE REQUIREMENTS AS STATED IN WAC 332-130-090

BASIS OF BEARINGS

NAD83(2011)(EPOCH 2010.0000). US SURVEY FEET. ALL OBSERVATIONS AND TERRESTRIAL TRAVERSES WERE INCORPORATED INTO A LEAST SQUARES ADJUSTMENT, USING TRIMBLE BUSINESS CENTER SOFTWARE, WHICH MET THE CRITERIA FOR CHI-SQUARE TEST AT 95% CONFIDENCE INTERVAL. DATA WAS REDUCED TO A LOCAL DATUM PLANE BY APPLYING A COMBINED SCALE FACTOR OF 0.99992801 AT THE FOUND 1-1/2" SPLINED AXEL, MARKED "C 1/4S, LS 14096" 0.25' ABOVE GROUND, MARKING THE CENTER OF SECTION 20. THE COORDINATES WERE THEN TRANSLATED TO THE PREVIOUSLY REPORTED GROUND POSITION OF THE EAST 1/4 CORNER OF SECTION 20 AND ROTATED TO THE PREVIOUSLY REPORTED GROUND POSITION OF THE EAST 1/4 CORNER OF SECTION 17. THE GROUND DISTANCE BETWEEN THE TWO MEASURED 0.15' LONG.

DURING SEPTEMBER 2018, FIELD WORK WAS PERFORMED BY MACKAY SPOSITO, INC. USING TRIMBLE R8 GPS RECEIVERS (STATIC AND RTK) AND TRIMBLE S6 3" ROBOTIC TOTAL STATION TO VERIFY THE LOCATIONS OF SECTION CORNER MONUMENTS LOCATED IN TOWNSHIP 19 NORTH, RANGE 5 EAST, FOR FUTURE DEVELOPMENTS IN THE TEHALEH COMMUNITY.

SURVEY NOTE

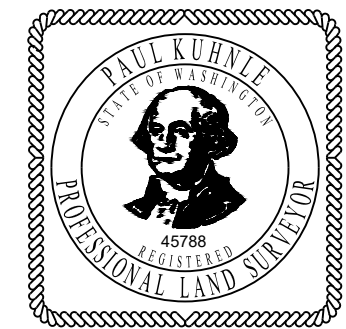
THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT IN CHAPTER 58.09 RCW AND THE MINIMUM STANDARDS IN 332-130 WAC.

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS ____ DAY OF _____,
 2024, AT ____ M. IN BOOK ____ OF SURVEYS
 AT PAGE ____ AT THE REQUEST OF MACKAY & SPOSITO, INC.

 DEPUTY 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 NASH CASCADIA LLC. IN AUGUST, 2024.

 PAUL KUHNLE, PROFESSIONAL LAND SURVEYOR



MacKay & Sposito
 ENERGY PUBLIC WORKS LAND DEVELOPMENT
 www.mackaysposito.com
 33810 WEYERHAEUSER WAY, SUITE 130
 FEDERAL WAY, WA 98001
 (253) 205-8700

DATE: _____ OCTOBER, 2024
 SCALE: _____ AS SHOWN
 DRAWN BY: _____ LKO
 DATE PLOTTED: _____ 12/13/24
 FILE: _____ 18308 RESEG ROS.DWG

RECORD OF SURVEY
 NASH CASCADIA VERDE LLC.
 PIERCE COUNTY, WASHINGTON

JOB NUMBER
18308
 SHEET
1 OF 3

RECORD OF SURVEY
 WITHIN THE SW1/4 AND SE1/4 OF THE SE1/4 OF SECTION 8,
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 PIERCE COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	1250.00'	7°01'55"	153.41'
C2	1350.00'	17°22'48"	409.51'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N43°18'35"E	6.02'
L2	N61°04'15"E	12.31'

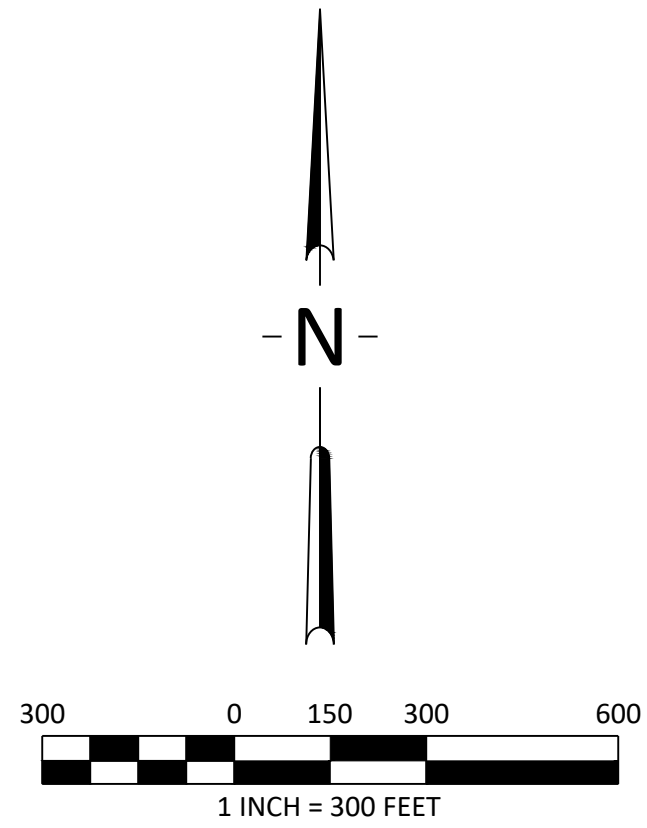
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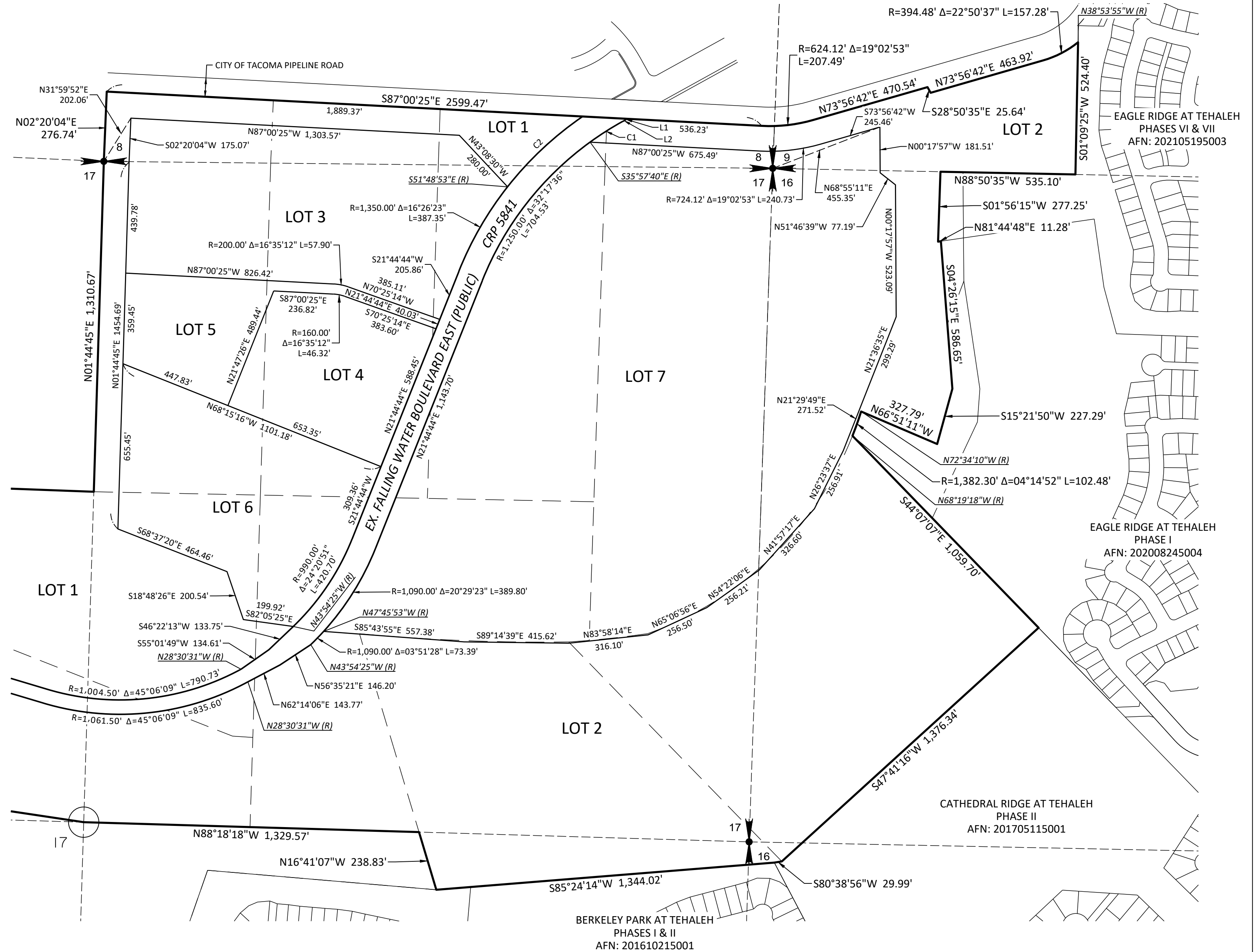
NOTE

FALLING WATER BOULEVARD EAST PER CRP 5841, FALLING WATER BOULEVARD EAST TEHALEH BOULEVARD EAST TO 126TH STREET EAST, RIGHT-OF-WAY PLANS APPROVED FEBRUARY 1ST, 2024

TEHALEH BOULEVARD EAST PER TEHALEH BOULEVARD EAST, MCCUTCHEON ROAD EAST TO FALLING WATER BOULEVARD EAST RIGHT-OF-WAY PLANS CRP 5731, APPROVED MARCH 10TH, 2023



SEE SHEET 3



<p>MacKay Sposito ENERGY PUBLIC WORKS LAND DEVELOPMENT www.mackaysposito.com</p> <p>33810 WEYERHAEUSER WAY, SUITE 130 FEDERAL WAY, WA 98001 (253) 205-8700</p>	DATE: OCTOBER, 2024	<p>RECORD OF SURVEY NASH CASCADIA VERDE LLC.</p> <p>PIERCE COUNTY, WASHINGTON</p>	JOB NUMBER 18308
	SCALE: AS SHOWN		SHEET 2 OF 3
	DRAWN BY: LKO		
	DATE PLOTTED: 12/13/24		
	FILE: 18308 RESEG ROS.DWG		

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 PIERCE COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	1189.50'	6°43'18"	139.55'
C4	1359.50'	5°18'00"	125.76'
C5	1359.50'	4°48'53"	114.24'
C6	1910.00'	6°12'48"	207.12'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	N61°40'30"E	96.42'
L4	N61°40'30"E	89.86'
L5	S74°45'02"W	31.93'
L6	S38°18'13"W	22.05'
L7	N51°41'47"W	89.00'
L8	N38°18'13"E	14.00'
L9	N05°51'50"W	38.45'
L10	S83°27'22"W	19.15'
L11	N03°57'05"W	2.56'

SEE SHEET 2

LEGEND

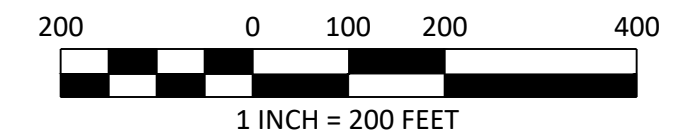
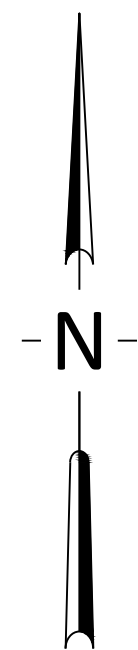
- EXISTING TAX PARCEL LINES
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- TAX PARCEL PER TAX SEGREGATION FILED WITH PIERCE COUNTY

NOTE

FALLING WATER BOULEVARD EAST PER CRP 5841, FALLING WATER BOULEVARD EAST TEHALEH BOULEVARD EAST TO 126TH STREET EAST, RIGHT-OF-WAY PLANS APPROVED FEBRUARY 15T, 2024

TEHALEH BOULEVARD EAST PER TEHALEH BOULEVARD EAST, MCCUTCHEON ROAD EAST TO FALLING WATER BOULEVARD EAST RIGHT-OF-WAY PLANS CRP 5731, APPROVED MARCH 10TH, 2023

LOT	AREA (SQ.FT.)	AREA (AC.)
1	2,597,303	59.63
2	4,668,431	107.17
3	880,475	20.21
4	367,091	8.43
5	254,100	5.83
6	639,604	14.68
7	3,098,525	71.13
8	357,057	8.20
9	404,473	9.29
10	490,502	11.26



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