

LEGAL DESCRIPTION:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THURSTON COUNTY, WASHINGTON. EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY BOUNDARY OF BRITTON PARKWAY AS ESTABLISHED BY THAT DEED RECORDED UNDER RECORDING NO.

(LEGAL DESCRIPTION FROM TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JANUARY 31, 2023, GUARANTEE NUMBER 4034024, UPDATED FEBRUARY 24, 2023)

CITY OF LACEY SHORT PLAT NO. **SHADY GLEN**

A PORTION OF THE NE. 1/4 OF THE NW. 1/4 OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 1 W , W.M.

ORIGINAL TRACT

ASSESSOR'S PARCEL NO: 11810210000

TITLE REPORT SCHEDULE A

1. GENERAL TAXES FOR THE YEAR 2023, WHICH CANNOT BE PAID UNTIL THE 15TH DAY OF FEBRUARY OF SAID YEAR.

TAX ACCOUNT NO.: 11810210000

1ST HALF AMOUNT: \$ 32,946.79 ASSESSED IMPROVEMENT VALUE: \$ 0.00

2ND HALF AMOUNT: \$ 32,946.79 ASSESSED LAND VALUE: \$ 7,960,900.00 ASSESSED LAND VALUE: \$ 7,960,900.00 ASSESSED IMPROVEMENT VALUE: \$ 0.00

- 2. TAXES WHICH MAY BE ASSESSED AND EXTENDED ON ANY SUBSEQUENT ROLL FOR THE TAX YEAR 2023, WITH RESPECT TO NEW IMPROVEMENTS AND THE FIRST OCCUPANCY WHICH MAY BE INCLUDED ON THE REGULAR ASSESSMENT ROLL AND WHICH ARE AN ACCRUING LIEN NOT YET DUE OR PAYABLE.
- 3. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF. GRANTOR/TRUSTOR: BRITTON PROPERTY OWNER SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY. GRANTEE/BENEFICIARY: UMB BANK N.A., A NATIONAL BANKING ASSOCIATION TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY. AMOUNT: \$6,560,000.00 DATED: OCTOBER 14, 2022, RECORDED: OCTOBER 14, 2022 RECORDING INFORMATION: 4955128
- 4. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
- (5.) RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR BRITTON PARKWAY AS GRANTED BY DEED RECORDED JULY 13, 1999 UNDER RECORDING NO. 3242241.
- 6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT" RECORDED JULY 25, 2000, AS RECORDING NO. 3304757 OF OFFICIAL RECORDS. NO BLASTING IS ALLOWED WITHIN 300 FEET OF THE GRANTEE'S FACILITIES WITHOUT GRANTEE'S PRIOR WRITTEN CONSENT.
- (7.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MAY 13, 2009 AS RECORDING NOS. 4081746 AND 4081747. IN FAVOR OF: THE CITY OF LACEY FOR: ACCESS AND UTILITY
- (8.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MAY 13, 2009 AS RECORDING 4081748. IN FAVOR OF: THE CITY OF LACEY FOR: UTILITIES
- EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JUNE 4, 2009 AS RECORDING NO. 4087648 IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR: UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY
- (10) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JUNE 4, 2009 AS RECORDING NO. 4087649 IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR: UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY
- 11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SEWER EXTENSION LATECOMERS AGREEMENT" RECORDED AUGUST 23, 2013 AS RECORDING NO. 4355653 OF OFFICIAL RECORDS.
- (12) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MARCH 3, 2016 AS RECORDING NO. 4489841 IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR: UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DEISTIBUTION AND SALE OF GAS AND ELECTRICITY

ZONING

HD - HIGH DENSITY RESIDENTIAL

<u>SETBACKS</u>

FRONT YARD = 10 FEET MULTIFAMILY RFAR YARD = 15 FFFTSIDE YARD = 5 FEET MINIMUM

REFERENCES

- 1. RECORD OF SURVEY RECORDED UNDER AUDITORS FILE NUMBER 3111152, DATED SEPTEMBER 24, 1997.
- 2. RECORD OF SURVEY RECORDED UNDER AUDITORS FILE NUMBER 3349084, DATED APRIL 27, 2001.
- 3. TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 31, 2023 AND UPDATED FEBRUARY 24, 2023.

* NOTE *

- 1. SEE SHEET 2 OF 2 FOR MAP SHEET
- 2. SEE ATTACHED MAPS TO THE APPLICATION FOR THE TOPOGRAPHIC SURVEY, WETLANDS MAP AND PROPOSED DEVELOPMENT LAYOUT.

CITY OF LACEY PANNING DEPARTMENT

APPROVAL BY CITY OF LACEY PLANNING DEPARTMENT DATE

THURSTON COUNTY TREASURER

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

THURSTON COUNTY TREASURER

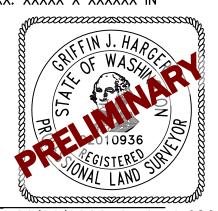
UDITOR'S	CERTIFICATE
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FILED FOR RECORD THISDAY OF			
20ATMINUTES PASTM,			
AT THE REQUEST OF			
RECORDING NUMBER			
THURSTON COUNTY AUDITOR			
BY			

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 XX. XXXXXX X XXXXXXX IN

____, 2023.



03/02/2023 8:50:51 AM NAME: GRIFFIN HARGER CERTIFICATE NO. 22010936 EMPLOYED BY. PARAMETRIX INC.

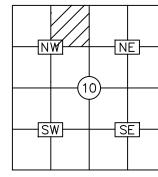
Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

1019 39TH AVENUE SE, SUITE 100 | PUYALLUP, WA 98374 P 253.604.6600 WWW.PARAMETRIX.COM

	BY	DATE	SCALE:
SURVEYED	JM/MK	10/2021	SURVEYED 10/2021
DRAWN	KWV	02/2023	DRAWING NUMBER 2178651002-SP-PRELIM
CHECKED			
APPROVED			
ACCEPTED			SHEET <u>1</u> OF <u>2</u>

INDEX MAP



S.10, T.10 N., R.01 W.

