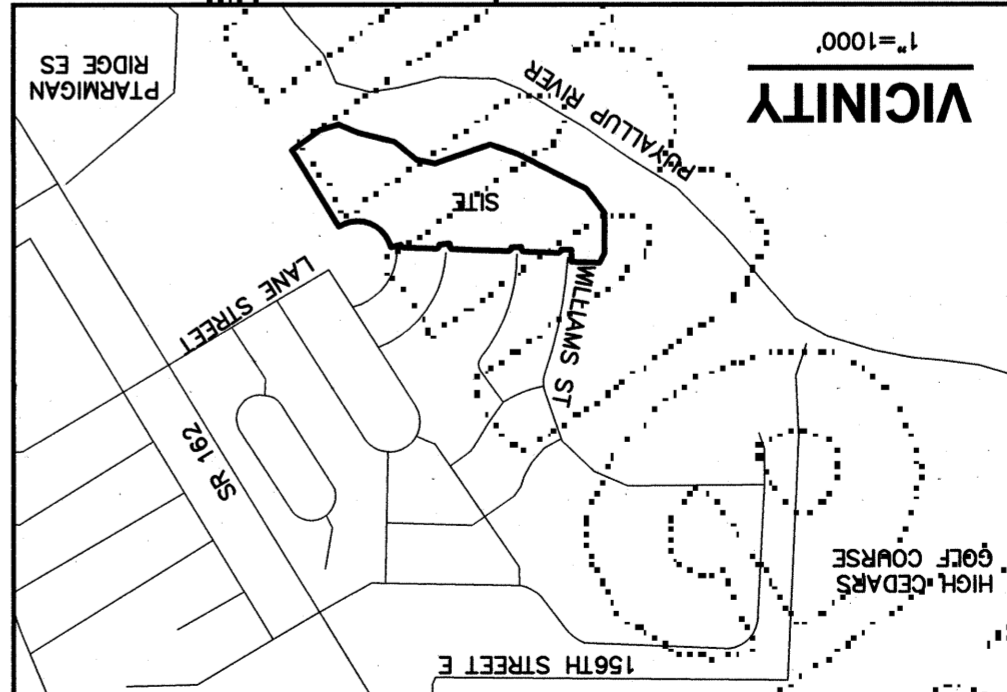


VILLAGE GREEN DIVISION VII PHASE 1
A PORTION OF THE THOMAS HEADLEY DLC NO. 37 & 38 IN THE NE 1/4 AND SE 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 4 EAST, AND THE NW 1/4, THE SW 1/4, AND THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST, AND A PORTION OF THE HENRY WHITESELL DLC NO. 40 IN THE SE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, CITY OF ORTING, PIERCE COUNTY, WASHINGTON.



DEDICATION

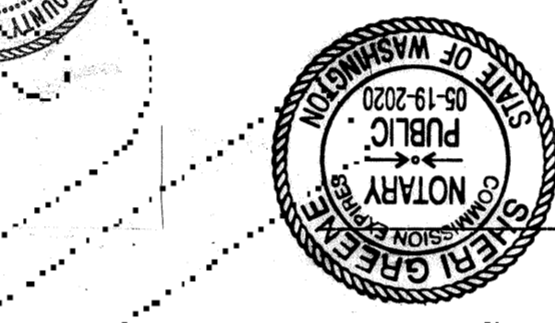
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. WE DEDICATE THE ROADS AND THE EASEMENTS HEREIN TO THE USE OF THE PUBLIC FOREVER AND HEREBY GRANT TO THE PUBLIC THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS OCCASIONED BY THE ORIGINAL GRADING BY THE CITY OF ORTING AND NECESSARY TO ACCOMPISH AND MAINTAIN SUCH ORIGINAL GRADING OF SAID STREETS, ALLEY AND PUBLIC PLACES, FOR THEMSELVES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WAIVE ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THIS PLAT BY REASON OF ANY CUTS OR FILLS MADE IN STREETS, ALLEYS AND PUBLIC PLACES, AND FURTHER CERTIFY AND SWEAR THAT SAID LAND IS FREE FROM ALL TAXES AND ASSESSMENTS WHICH HAVE HERETOFORE BEEN LEVIED AND BECOME CHARGEABLE AGAINST SAID PROPERTY, AND FURTHER CERTIFY AND SWEAR THAT THERE ARE NO ENCUMBRANCES EXISTING UPON ANY OF THE LAND UPON WHICH STREETS, ALLEYS AND PUBLIC PLACES HAVE BEEN HEREBY DONATED AND DEDICATED TO THE PUBLIC.

MITCHELL DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: *[Signature]*

STATE OF WASHINGTON
COUNTY OF PIERCE
BY ITS PROPER OFFICERS THIS 20th DAY OF June 2016, BEFORE ME PERSONALLY APPEARED:
THOMPSON
MAYOR

TO ME KNOWN TO BE THE
CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.
IN WITNESS WHEREOF, I HAVE HEREOF SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

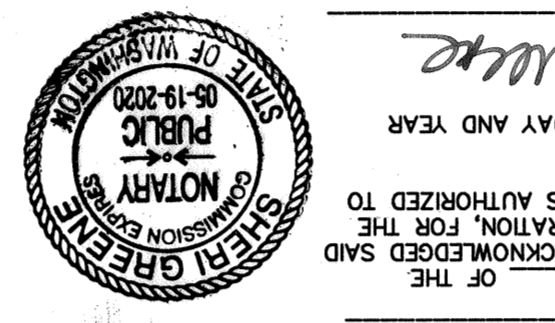
PRINT NAME
SIGNATURE
RESIDING AT
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



STATE OF WASHINGTON
COUNTY OF Pierce
BY ITS PROPER OFFICERS THIS 10th DAY OF June 2016, BEFORE ME PERSONALLY APPEARED:
SHERI GREENE
MAYOR

TO ME KNOWN TO BE THE
CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.
IN WITNESS WHEREOF, I HAVE HEREOF SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

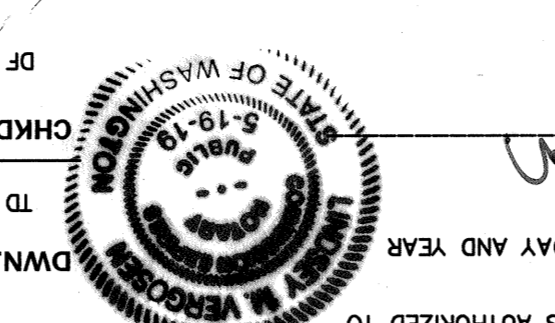
PRINT NAME
SIGNATURE
RESIDING AT
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



STATE OF WASHINGTON
COUNTY OF King
BY ITS PROPER OFFICERS THIS 20th DAY OF June 2016, BEFORE ME PERSONALLY APPEARED:
DENISE VIGAS
MAYOR

TO ME KNOWN TO BE THE
CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.
IN WITNESS WHEREOF, I HAVE HEREOF SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

PRINT NAME
SIGNATURE
RESIDING AT
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



DATE 3/7/16
TD
CHKD. BY
JOB NO.
DF 2140302

ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.
MEKESTONER PN
6-17-16
ASSESSOR - TREASURER, PIERCE COUNTY
DATE

CITY ENGINEER

I HAVE EXAMINED AND APPROVED THE REQUIRED ENGINEERING ASPECTS OF THIS PLAT ON BEHALF OF THE CITY OF ORTING.
12/13/16
CITY ENGINEER
DATE

CITY CLERK-TREASURER

I HEREBY CERTIFY THAT ALL CITY OF ORTING TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.
12-12-16
CITY CLERK - TREASURER
DATE

PLANNING COMMISSION

EXAMINED AND APPROVED THIS 22nd DAY OF June 2016, A.D. FOR THE CITY OF ORTING.
6/23/16
CHAIRPERSON OF PLANNING COMMISSION
DATE

CITY COUNCIL

EXAMINED AND APPROVED THIS 23rd DAY OF June 2016 A.D. FOR THE CITY OF ORTING.
CITY CLERK
DATE

CITY CLERK

EXAMINED AND APPROVED THIS 15th DAY OF December 2016, AT 10 MINUTES PAST 1 P.M. RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.
201612155002
RECORDING NUMBER
TUIE ANDERSON
COUNTY AUDITOR
FEE
BY: *[Signature]*

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15th DAY OF December 2016, AT 10 MINUTES PAST 1 P.M. RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.
201612155002
RECORDING NUMBER
TUIE ANDERSON
COUNTY AUDITOR
FEE
BY: *[Signature]*

SURVEY FOR

MITCHELL DEVELOPMENT, LLC
910 TRAFFIC AVENUE
SUMNER, WA 98390
BY: *[Signature]*

SURVEYOR'S CERTIFICATE

I, DAVID C. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN JANUARY, 2016, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF MITCHELL DEVELOPMENT, LLC.
DAVID C. FOLLANSBEE, PLS 45161
DATE 6-2-16



For reference only, not for re-sale.

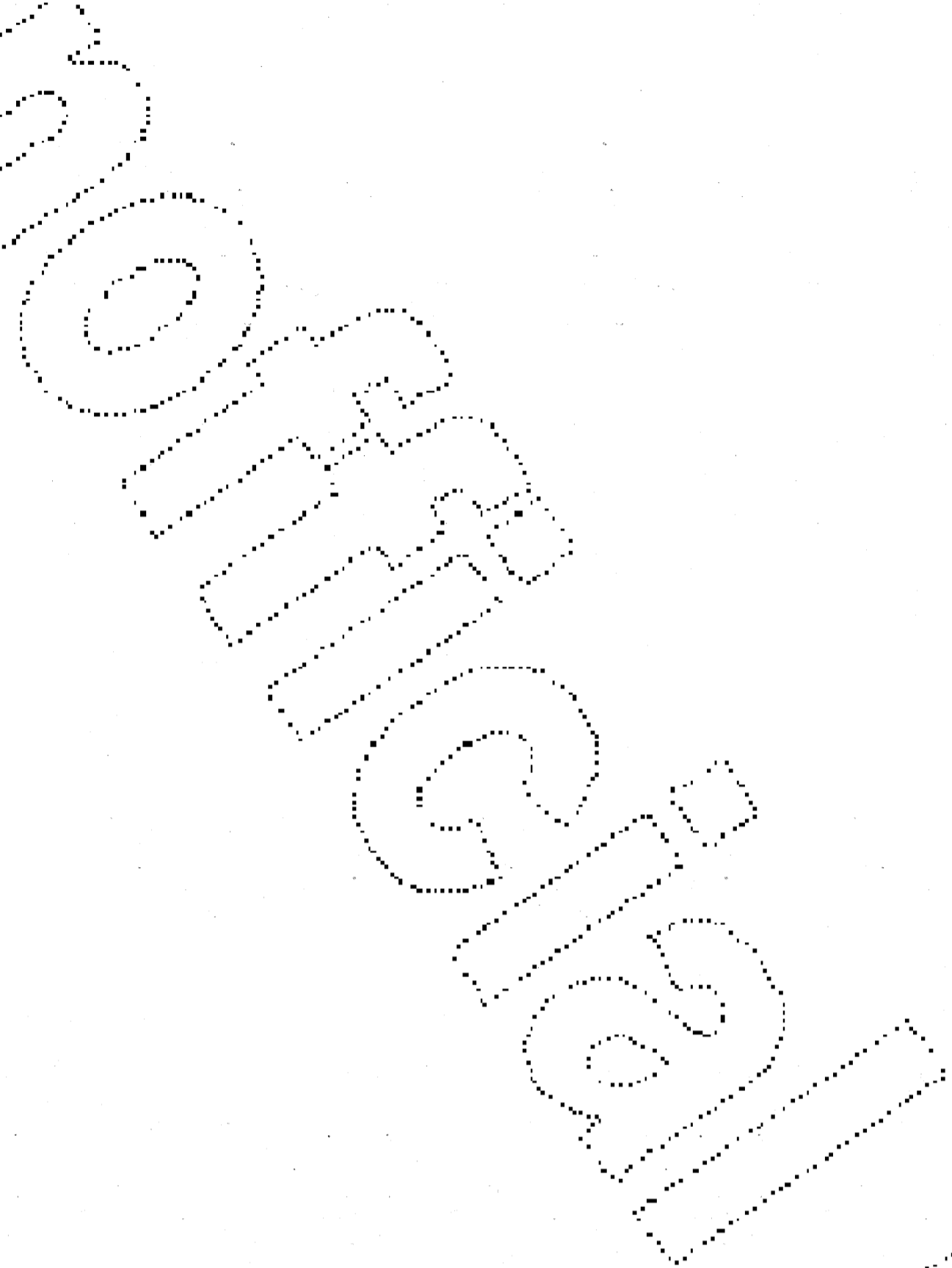
ORIGINAL

For reference only, not for re-sale.

201612155002
2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.hhbl.com WEB
TACOMA · SEATTLE · SPOKANE · TRI-CITIES
HHBL



DATE	DWN. BY	3/7/16	TD
JOB NO.	CHKD. BY	2140302	DF



LEGAL DESCRIPTION

PER STEWART TITLE INSURANCE COMPANY
ORDER NO. 205891 DATED: NOVEMBER 13, 2014

ALL THOSE PORTIONS OF THE THOMAS HEADLEY DONATION LAND CLAIM NO. 37 & 38 IN SECTION 25, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M., AND IN SECTION 30, TOWNSHIP 19 NORTH, RANGE 5-EAST, W.M., AND OF THE HENRY WHITESELL DONATION LAND CLAIM, IN SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST, W.M., LYNG SOUTHERLY OF VILLAGE GREEN DIVISION IV AS RECORDED UNDER RECORDING NO. 200506138002 AND LYNG SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF A 60 FOOT STRIP OF LAND CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 166447 AND 167491 AND LYNG NORTHERLY AND EASTERLY OF THAT CERTAIN PROPERTY CONVEYED TO THE CITY OF ORTING BY DEDICATION DEED RECORDED MAY 8, 2000 UNDER PIERCE COUNTY RECORDING NO. 200005080504; SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL NO. 0519302028

TRACT TABLE

TRACT	PURPOSE	OWNERSHIP
A	FUTURE PHASE 2	RETAINED BY OWNER

EASEMENT TABLE

- 10' UTILITY EASEMENT
- SHARED ACCESS/UTILITIES EASEMENT
- DRAINAGE EASEMENT
- WALL ACCESS/MAINTENANCE/REPAIR EASEMENT
- SANITARY SEWER EASEMENT FOR BENEFIT OF CITY OF ORTING

LEGEND

- ⊕ FOUND MONUMENT PER VILLAGE GREEN DIV. 4
- SET PC STANDARD MONUMENT
- SET REBAR AND CAP LS 45161
- (R) RADIAL
- (R) RADIAL BEARING
- (P) PLAT OF VILLAGE GREEN DIVISION IV
- (M) MEASURED
- Ⓜ SEE EASEMENT TABLE

EASEMENT PROVISIONS

AN EASEMENT, WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS HEREBY RESERVED FOR AND GRANTED TO CITY OF ORTING, PUGET SOUND ENERGY, INC., ANY WATER COMPANY, ANY TELEPHONE COMPANY, ANY GAS COMPANY, ANY CABLE TELEVISION COMPANY, U.S. POSTAL SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER THE STREET FRONTAGE OF FRONT TO FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES AND SANITARY SEWER LINES AND APPURTENANCES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION, NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TRENCHES SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

AN EASEMENT IS HEREBY CONVEYED TO THE CITY OF ORTING OVER PORTIONS OF LOTS 8, 13, 14 AND 15 FOR ACCESS TO THE RETAINING WALLS FOR INSPECTION, MAINTENANCE, REPAIR, NO STRUCTURES OR FENCES SHALL BE CONSTRUCTED WITHIN THIS EASEMENT.

A SANITARY SEWER EASEMENT IS HEREBY CONVEYED TO THE CITY OF ORTING AS SHOWN ON THE FACE OF THE PLAT FOR ACCESS AND MAINTENANCE OF SANITARY SEWER CLEANOUTS.

SANITARY SEWER COVENANT

EACH INDIVIDUAL PRIVATE PROPERTY OWNER SHALL OPERATE, MAINTAIN, AND REPAIR AS NECESSARY ALL PRIVATE SEWER FACILITIES INCLUDING SIDE SEWER LATERAL CONSTRUCTED WITHIN THE LIMITS OF PRIVATELY OWNED PROPERTY AND WITHIN THE PUBLIC RIGHT-OF-WAY TO THE CONNECTION TO THE PUBLIC SEWER MAIN.

PROTECTIVE COVENANTS

SEE PROTECTIVE COVENANTS AS FILED UNDER AUDITOR'S FEE NOS. 200105170130, 200409021138 AND 201406240687, RECORDS OF PIERCE CO. AUDITOR.

