

# VILLAGE GREEN DIVISION VI

A PORTION OF THE  
 SW 1/4 of the SW 1/4 Section 19, Township 19 North, Range 5 East, W.M.  
 SE 1/4 of the SW 1/4 Section 19, Township 19 North, Range 5 East, W.M.  
 NW 1/4 of the NW 1/4 Section 30, Township 19 North, Range 5 East, W.M.  
 NE 1/4 of the NW 1/4 Section 30, Township 19 North, Range 5 East, W.M.

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.  
 Rhea Madson, ASSESSOR/TREASURER PIERCE COUNTY, WASHINGTON, PN  
 2-5-07 DATE

CITY ENGINEER

I HAVE EXAMINED AND APPROVED THE REQUIRED ENGINEERING ASPECTS OF THIS PLAT ON BEHALF OF THE CITY OF ORTING.  
 Donald R. [Signature]  
 1/31/07 DATE  
 CITY ENGINEER

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.  
 Susan J. Davis, CITY CLERK / TREASURER  
 2/05/07 DATE

PLANNING COMMISSION

EXAMINED AND APPROVED THIS 17th DAY OF November, 2006 A.D.  
 [Signature]  
 CHAIRPERSON OF PLANNING COMMISSION  
 11/17/06 DATE

CITY COUNCIL

EXAMINED AND APPROVED THIS 29th DAY OF November, 2006 A.D.  
 [Signature]  
 CITY CLERK

CITY CLERK

EXAMINED AND APPROVED THIS 29th DAY OF November, 2006 A.D.  
 [Signature]  
 CITY CLERK

AUDITOR

FILED FOR RECORD AT THE REQUEST OF [Signature] AT 16 MINUTES PAST 1:00 P.M. THIS 5th DAY OF February, 2007.  
 AND RECORDED UNDER AUDITOR FEE NO. 200702055001  
 RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON. # 127.00

PAT McGeerick, AUDITOR  
 [Signature]  
 DEPUTY

## DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY, DEDICATE EASEMENTS HEREIN TO THE USE OF THE PUBLIC FOREVER AND HEREBY GRANT TO THE PUBLIC THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS OCCASIONED BY THE ORIGINAL GRADING BY THE CITY OF ORTING AND NECESSARY TO ACCOMPISH AND MAINTAIN SUCH ORIGINAL GRADE OF SAID STREETS, ALLEY AND PUBLIC PLACES. SAID OWNERS, 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 HERIN DONATED AND DEDICATED TO THE PUBLIC.  
 TRACTS A, B, D, E, F AND I, SHALL BE THE RESPONSIBILITY OF THE VILLAGE GREEN HOMEOWNERS ASSOCIATION WITH REGARD TO PROPERTY TAXES AND MAINTENANCE. TRACTS C, G AND H, SHALL BE DEDICATED TO THE CITY OF ORTING UPON RECORDING OF THIS PLAT.  
 CAPSTONE HOMES, INC., A WASHINGTON CORPORATION  
 BY: David E. Soleim, CHIEF EXECUTIVE OFFICER

## ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF KING )

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 17th DAY OF NOVEMBER, 2006

ON THIS DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED JOHN P. MILLS AND GLENNA S. KENDALL TO BE THE PRESIDENT AND SECRETARY TREASURER OF THE CORPORATION THAT EXECUTED THE WITHIN AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.  
 IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

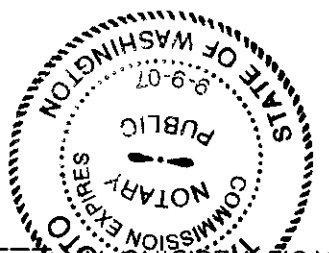
## ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF KING )

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 5th DAY OF NOVEMBER, 2006

ON THIS DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED DAVID E. SOLEIM TO BE THE CHIEF EXECUTIVE OFFICER OF THE CORPORATION THAT EXECUTED THE WITHIN 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 HEREON SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SEATTLE  
 PRINT NAME: TAJI MIYAMOTO  
 SIGN NAME: [Signature]



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF VILLAGE GREEN DIVISION VI IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT ALL MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BONDED WITH THE CITY OF ORTING AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH ALL STATE AND CITY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PLANNED UNIT DEVELOPMENT AND THE CONDITIONS THEREOF.  
 ROBERT J. FOX P.L.S. NO 8547  
 10/24/06 DATE



HEDGES  
 Engineering & Consulting, Inc.  
 913 Kincaid Ave., Sumner, WA 98390 (253)891-9365 1-800-540-9847  
 ENGINEERS · PLANNERS · SURVEYORS

200702055001

ORIG. INT.

For reference only, not for re-sale.

# VILLAGE GREEN DIVISION VI

A PORTION OF THE

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 NE 1/4 of the NW 1/4 Section 30, Township 19 North, Range 5 East, W.M.  
 City of Orting, Pierce County, Washington

## LEGAL DESCRIPTION

THAT PORTION OF THE THOMAS HEADLY DONATION LAND CLAIM NO. 38 AND H. WHITSEL DONATION LAND CLAIM NO. 40, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, AND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, ALL IN THE CITY OF ORTING, COUNTY OF PIERCE, STATE OF WASHINGTON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS DISK MARKING THE NORTHWEST CORNER OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 19 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN; THENCE S 02°15'00" W, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, 261.07 FEET; THENCE N 88°52'54" W 378.90 FEET TO A POINT WHICH IS 70.00 FEET NORMAL DISTANCE SOUTHWESTERLY FROM THE CENTERLINE OF STATE HIGHWAY NUMBER 102 (PIONEER WAY), AS SAID CENTERLINE IS DEFINED BY THE PLAT OF VILLAGE GREEN DIVISION I, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE PIERCE COUNTY AUDITOR UNDER FILE NUMBER 9507060091; THENCE S 31°50'39" E, ALONG A LINE WHICH LIES PARALLEL WITH SAID CENTERLINE AND BEING ALSO THE NORTHEASTLY BOUNDARY OF SAID PLAT OF VILLAGE GREEN DIVISION I, 177.98 FEET TO THE MOST SOUTHWESTLY CORNER OF TRACT A, OF SAID VILLAGE GREEN DIVISION I AND THE TRUE POINT OF BEGINNING; THENCE N 76°50'39" W ALONG THE SOUTHWESTERLY MARGIN OF WILLIAM'S BOULEVARD N.W.; THENCE ALONG SOUTHWESTERLY MARGIN OF WILLIAM'S BOULEVARD N.W.; THENCE ALONG WILLIAM'S BOULEVARD N.W. S 58°09'21" W 138.91 FEET; THENCE S 70°17'28" W, ALONG THE AFORESAID SOUTHWESTERLY MARGIN, A DISTANCE OF 8.51 FEET TO THE NORTHEAST CORNER OF LOT 128 OF SAID VILLAGE GREEN DIVISION I; THENCE S 01°08'29" W ALONG THE EAST MARGIN OF SAID LOT 126, 114.81 FEET TO THE NORTH LINE OF TRACT "B" OF VILLAGE GREEN DIVISION III, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE PIERCE COUNTY AUDITOR UNDER FILE NUMBER 20020115005; THENCE S 88°51'31" E, 30.00 FEET, TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE ALONG THE EASTERLY AND NORTHEASTLY BOUNDARY OF SAID VILLAGE GREEN DIVISION III, THROUGH THE FOLLOWING COURSES: S 01°08'29" W 25.00 FEET; N 88°51'31" W 25.00 FEET; S 01°08'29" W 332.69 FEET; S 32°32'13" E 897.78 FEET TO THE NORTHWEST CORNER OF LOT 11 OF VILLAGE GREEN DIVISION IV, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE PIERCE COUNTY AUDITOR UNDER FILE NUMBER 200306135002; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF VILLAGE GREEN DIVISION IV, THROUGH THE FOLLOWING COURSES: N 57°27'47" E 87.96 FEET; N 32°32'13" W 57.86 FEET; N 57°27'47" E 42.27 FEET TO THE WESTERLY LINE OF A 30 FOOT TRAIL DEEDED TO PIERCE COUNTY UNDER FILE NO. 9105310003; THENCE N 31°50'39" W ALONG SAID WESTERLY LINE, 1160.37 FEET TO THE MOST SOUTHWESTLY CORNER OF TRACT "A" OF SAID VILLAGE GREEN DIVISION I AND THE TRUE POINT OF BEGINNING.

APN: 0519193015, 0519193031  
 APN: 0519302026, 0519302027

TRACT	OWNERSHIP / MAINTENANCE		TRACT USE
	OF LOT	OF UTILITIES	
"A"	HOMEOWNERS	CITY / PUBLIC	ACCESS TO LOTS
"B"	HOMEOWNERS	CITY / PUBLIC	ACCESS TO LOTS
"C"	CITY / PUBLIC	CITY / PUBLIC	PARK
"D"	HOMEOWNERS	HOMEOWNERS	ACCESS TO LOTS
"E"	HOMEOWNERS	HOMEOWNERS	PARK
"F"	HOMEOWNERS	HOMEOWNERS	PARK
"G"	CITY / PUBLIC	CITY / PUBLIC	EASEMENT
"H"	CITY / PUBLIC	CITY / PUBLIC	ACCESS TO LOTS
"I"	HOMEOWNERS	HOMEOWNERS	EASEMENT

SEE SHEET 2 OF 5 FOR LEGAL DESCRIPTION, EASEMENT PROVISIONS, PROTECTIVE COVENANTS, LINE AND CURVE TABLES.  
 SEE SHEET 3 OF 5 FOR SECTION CONTROL.



1/29/07

LINE TABLE

LINE	LENGTH	BEGINNING
L1	65.50	N57°27'47"E
L2	25.50	N57°27'47"E
L3	12.14	N88°51'31"E
L4	37.05	N09°16'22"E
L5	36.32	S37°14'09"E
L6	19.16	S77°20'22"E
L7	8.51	S70°17'28"E
L8	20.00	S88°51'31"E
L9	17.87	S31°50'39"E
L10	30.00	S88°51'31"E
L11	60.00	S01°08'29"E
L12	25.00	N88°51'31"E
L13	8.01	N57°27'47"E
L14	17.04	S32°32'13"E
L15	4.39	S07°18'41"E
L16	15.61	S07°18'41"E
L17	6.74	N88°51'31"E
L18	20.00	N01°08'07"E
L19	28.18	N01°08'07"E
L20	27.44	N88°10'11"E
L21	37.66	N76°50'39"E
L22	42.43	N76°50'39"E
L23	20.41	N12°39'58"E
L24	20.00	N32°32'13"E
L25	20.00	N32°32'13"E
L26	20.00	N32°32'13"E
L27	20.00	N32°32'13"E
L28	4.41	N12°39'58"E
L29	4.55	N32°32'13"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	54.73	75.00	41°48'35"
C2	285.44	125.00	130°30'07"
C3	210.75	125.00	96°35'56"
C4	65.32	75.00	49°54'07"
C5	181.95	125.00	83°24'04"
C6	107.26	125.00	49°09'53"
C7	29.76	101.50	16°48'00"
C8	43.52	101.50	24°34'03"
C9	21.74	16.50	75°28'40"
C10	14.18	151.50	5°21'52"
C11	73.15	151.50	27°39'31"
C12	2.86	151.50	1°04'54"
C13	24.14	151.50	9°07'49"
C14	49.89	151.50	18°52'02"
C15	71.31	151.50	26°58'09"
C16	37.12	151.50	14°02'14"
C17	21.22	16.50	73°42'10"
C18	20.22	101.50	11°48'35"
C19	67.48	101.50	38°05'32"
C20	11.68	9.00	74°19'34"
C21	94.56	51.50	105°12'07"
C22	20.13	51.50	22°23'36"
C23	34.85	51.50	38°46'10"
C24	42.67	51.50	47°28'14"
C25	53.29	51.50	59°17'18"
C26	2.55	51.50	2°49'58"
C27	9.00	9.00	25°23'32"
C28	38.74	48.50	45°59'59"
C29	23.18	16.50	80°30'13"
C30	24.69	151.50	9°20'22"
C31	4.01	151.50	16°15'59"
C32	43.15	151.50	16°19'10"
C33	47.45	151.50	17°56'41"
C34	56.67	151.50	21°25'50"
C35	63.27	151.50	23°59'46"
C36	32.09	151.50	12°08'03"
C37	24.01	151.50	7°34'09"
C38	78.06	151.50	29°31'19"
C39	66.69	151.50	25°13'15"
C40	46.20	151.50	17°29'46"
C41	21.32	16.50	74°01'52"
C42	35.72	18.50	42°14'49"
C43	20.18	98.00	11°20'12"
C44	54.13	98.50	31°29'29"
C45	54.13	98.50	31°29'29"
C46	23.56	15.00	90°00'00"
C47	23.16	15.00	90°00'00"
C48	23.16	15.00	90°00'00"
C49	23.56	15.00	90°00'00"
C50	54.13	15.00	21°29'20"
C51	201.18	98.50	117°01'20"
C52	54.13	98.50	31°29'20"
C53	3.38	51.50	3°45'43"
C54	0.94	151.50	00°21'22"

**HEDGES**

ENGINEERS - PLANNERS - SURVEYORS  
 Engineering & Consulting, Inc.  
 913 Kincaid Avenue, Sumner, WA 98390 (253)891-9365 1-800-540-9847

200702055001

DR 15/10/07

For reference only, not for re-sale

## PROTECTIVE COVENANTS

SEE PROTECTIVE COVENANTS AS FILED UNDER AUDITORS FEE NO. 200105170130 ON THIS 17 DAY OF MAY, 2001.

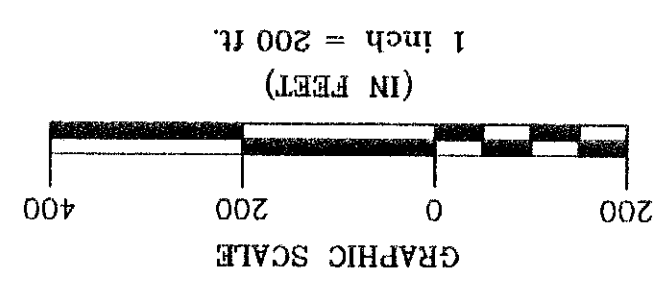
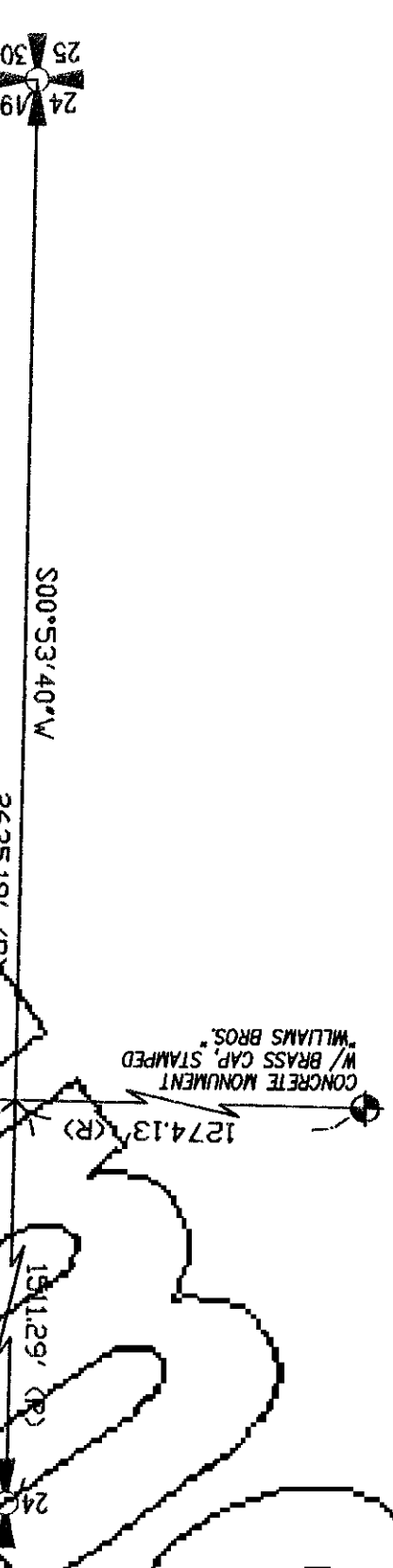
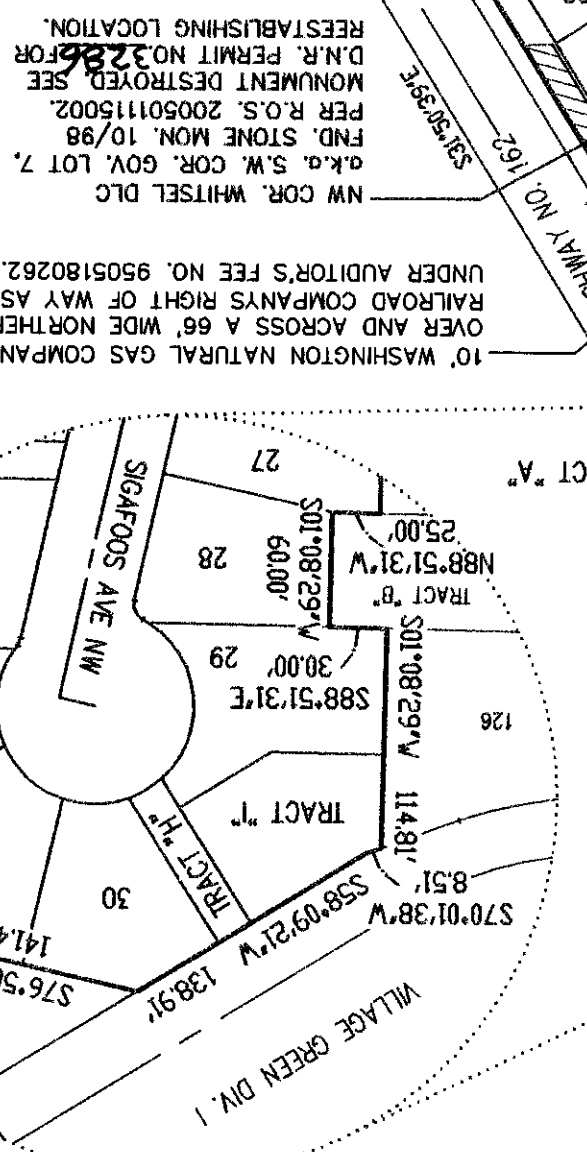
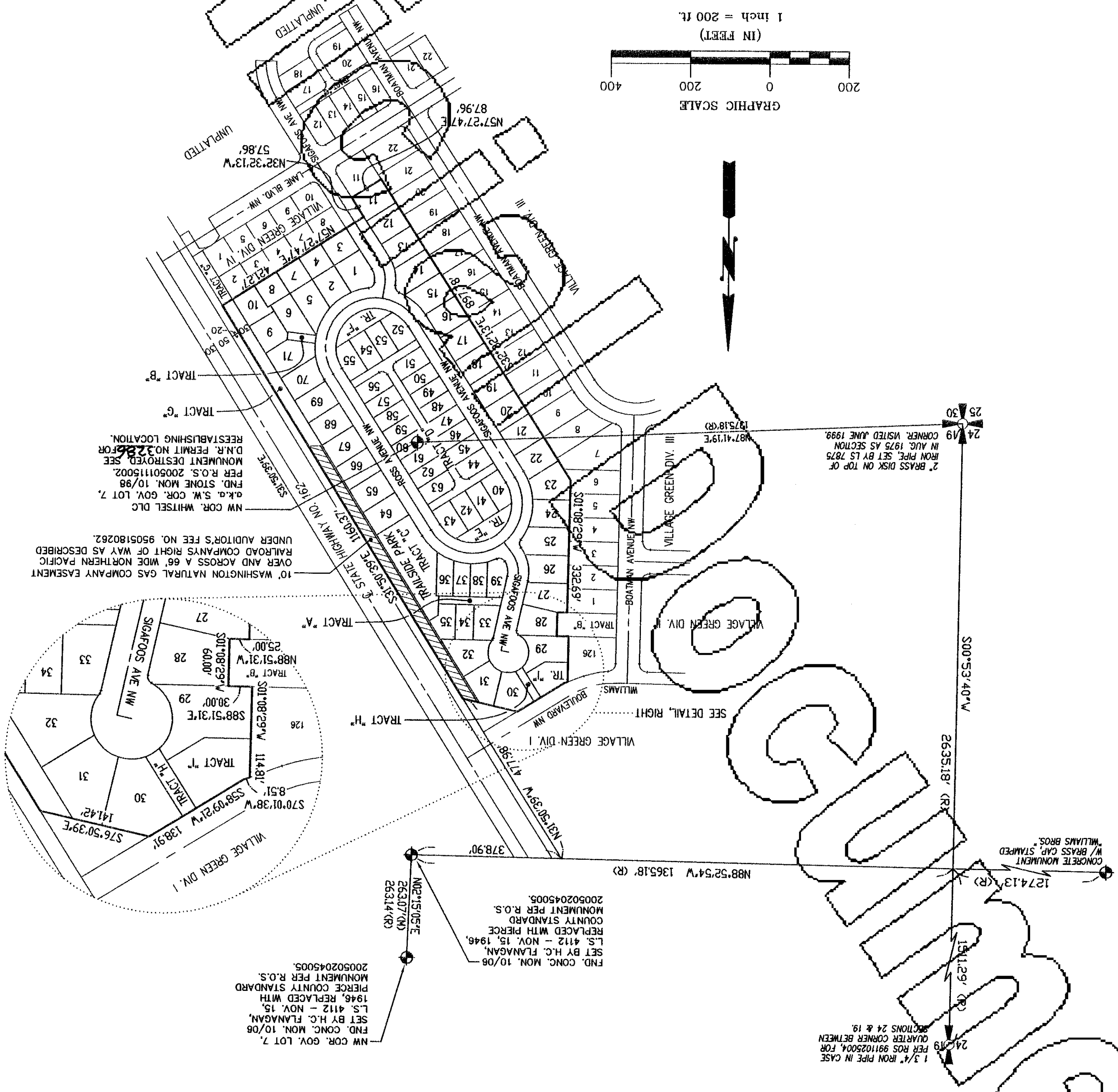
## EASEMENT PROVISIONS

AN EASEMENT WITHIN THE BOUNDARIES OF THIS SUBDIVISION, IS HEREBY RESERVED FOR AND GRANTED TO ANY POWER COMPANY, ANY WATER COMPANY, ANY TELEPHONE COMPANY, ANY GAS COMPANY, ANY CABLE TELEVISION COMPANY, U.S. POSTAL SERVICE, CITY OF ORTING AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, 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 SERVICES, 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 TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

# VILLAGE GREEN DIVISION VI

## A PORTION OF THE

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 City of Orting, Pierce County, Washington



**FIELD SURVEY NOTES**

A) THIS SURVEY COMPLETES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT, CHAPTER 58.09 RCW AND 332-130 WAC.

B) FOR PRIMARY CONTROL TRAVERSES LOCATING EXISTING LAND SURVEY MONUMENTS, THE FOLLOWING DATA APPLIES:

1. FIELD EQUIPMENT UTILIZED: GEODIMETER 610 TOTAL STATION HAVING A STANDARD DEVIATION (PER DIN 18723) OF 2 SECONDS FOR HORIZONTAL AND VERTICAL ANGLES, AND +/- (0.01 FT + 2 PPM) FOR HORIZONTAL DISTANCE MEASUREMENTS.

2. ELECTRONIC TOTAL STATION INSTRUMENT TRAVERSES AND CLOSED LOOP TRAVERSES UTILIZED FOR CONTROL AND LAND MONUMENTATION LOCATION, IF OPEN ENDED TRAVERSES ARE UTILIZED ANGLES AND DISTANCES ARE DOUBLE MEASURED.

**BASIS OF BEARING**

PIERCE COUNTY DATUM

N30°02'59"W BETWEEN PIERCE COUNTY CONTROL POINT NO. 362 = (STONE MONUMENT) AND PIERCE COUNTY CONTROL POINT NO. 085 (BRASSIE) WITH A MEASURED DISTANCE OF 1746.43 FEET (VILLAGE CREST PHASE 1A - A.F.N. 200408035002)

**NOTES**

SET 1/2" REBAR & CAP MARKED H.E.C. LS 8547 AT ALL REAR LOT CORNERS IN DIVISION VI.

SET P/K NAIL IN CURB AT EXTENSION OF SIDE LOT LINES IN THIS PLAT.

**LEGEND**

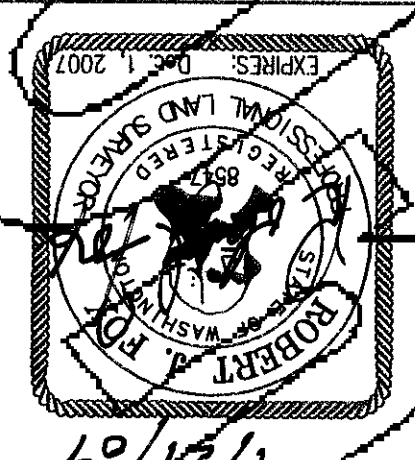
MONUMENTS FOUND AS SHOWN.

CENTERLINE

(M) MEASURED DISTANCE

(R) RECORDED DISTANCE

SEE SHEET 2 OF 5 FOR LEGAL DESCRIPTION, EASEMENT PROVISIONS, PROTECTIVE COVENANTS, LINE AND CURVE TABLES.



**HEDGES**  
 ENGINEERS - PLANNERS - SURVEYORS  
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 913 Kincaid Avenue, Sumner, WA 98390 (253)891-9365 1-800-540-9844

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200702055001

DR18104L



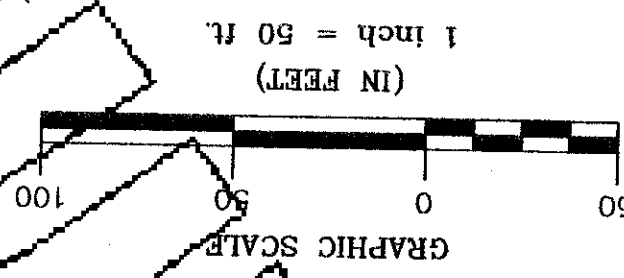
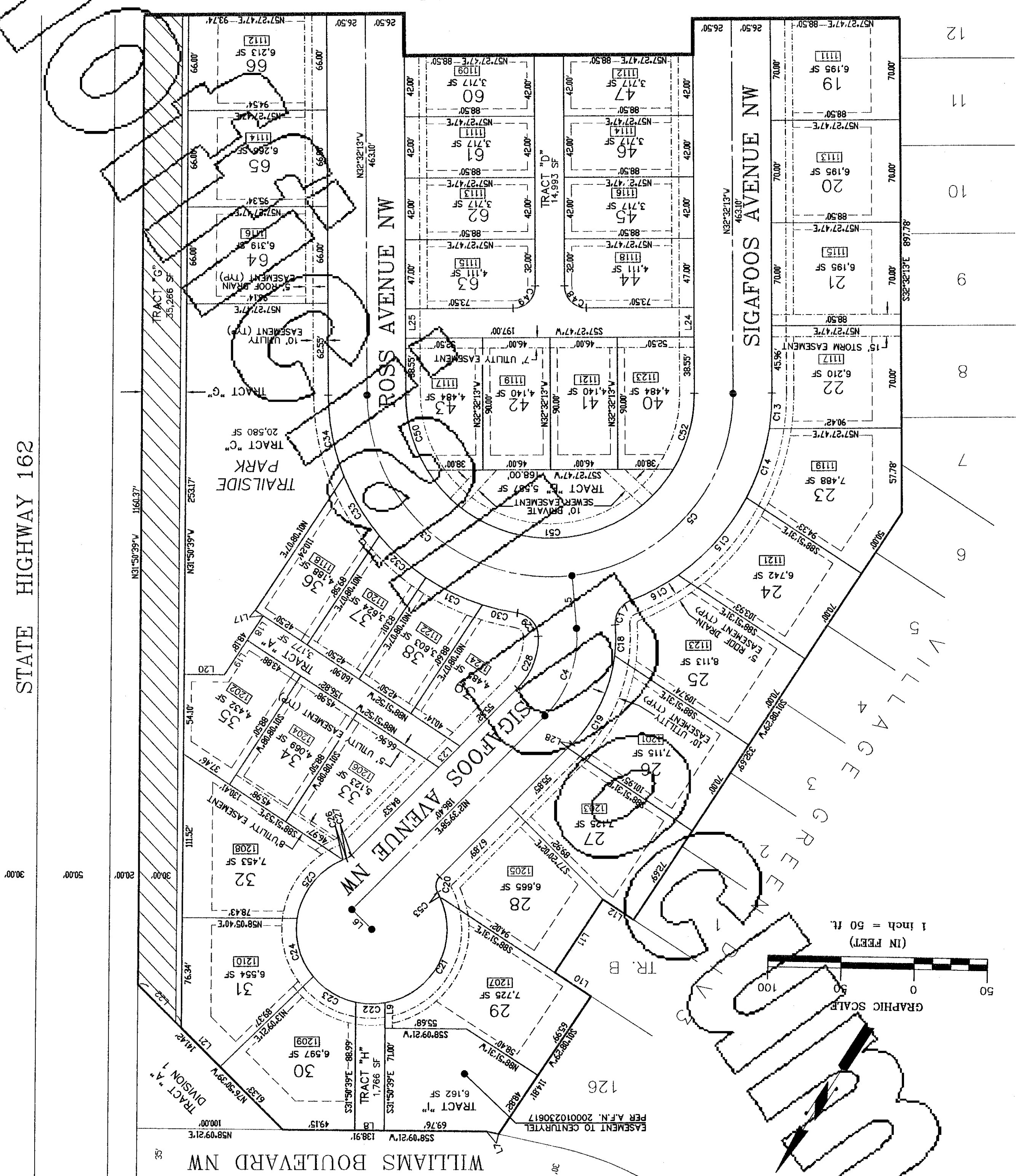
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City of Orting, Pierce County, Washington

VILLAGE GREEN DIV. 1

WILLIAMS BOULEVARD NW



MATCH LINE - SEE SHEET 5

LEGEND

CITY OF ORTING STANDARD BRASSIE (SET IN CONCRETE)  
 MONUMENTS FOUND AS SHOWN.  
 LOT ADDRESS  
 CENTERLINE  
 BUILDING SETBACK LINE  
 10' EASEMENT PER A.F.N. 9505180262 (SEE SHEET 3)

**HEDGES**  
 ENGINEERS - PLANNERS - SURVEYORS

Engineering & Consulting, Inc. (253) 891-9365 1-800-540-9843  
 913 Kincaid Avenue, Sumner, WA 98390



1/29/07

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 SEE SHEET 3 OF 5 FOR SECTION CONTROL.

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DR16-104-L

200702055001

# VILLAGE GREEN DIVISION VI

A PORTION OF THE

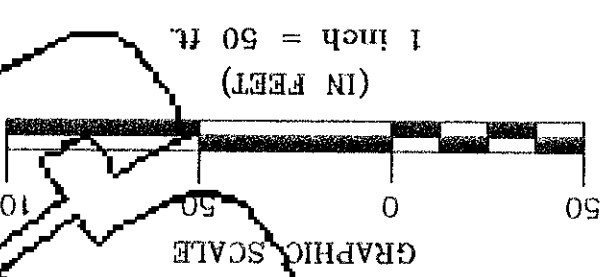
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 NE 1/4 of the NW 1/4 Section 30, Township 19 North, Range 5 East, W.M.  
 City of Orting, Pierce County, Washington

MATCH LINE - SEE SHEET 4



LEGEND

- CITY OF ORTING STANDARD BRASSIE (SET IN CONCRETE)
- MONUMENTS FOUND AS SHOWN.
- LOT ADDRESS
- CENTERLINE
- - - BUILDING SETBACK LINE
- ▨ 10' EASEMENT PER A.F.M. 9505180262 (SEE SH. 3)



SEE SHEET 2 OF 5 FOR LEGAL DESCRIPTION, EASEMENT PROVISIONS, PROTECTIVE COVENANTS, LINE AND CURVE TABLES.  
 SEE SHEET 3 OF 5 FOR SECTION CONTROL.

**HEDGES**  
 ENGINEERS - PLANNERS - SURVEYORS  
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 913 Kincaid Avenue, Summer, WA 98390 (253)891-9365 1-800-540-9844



1/29/07

200702055001

OK'G/NA L

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