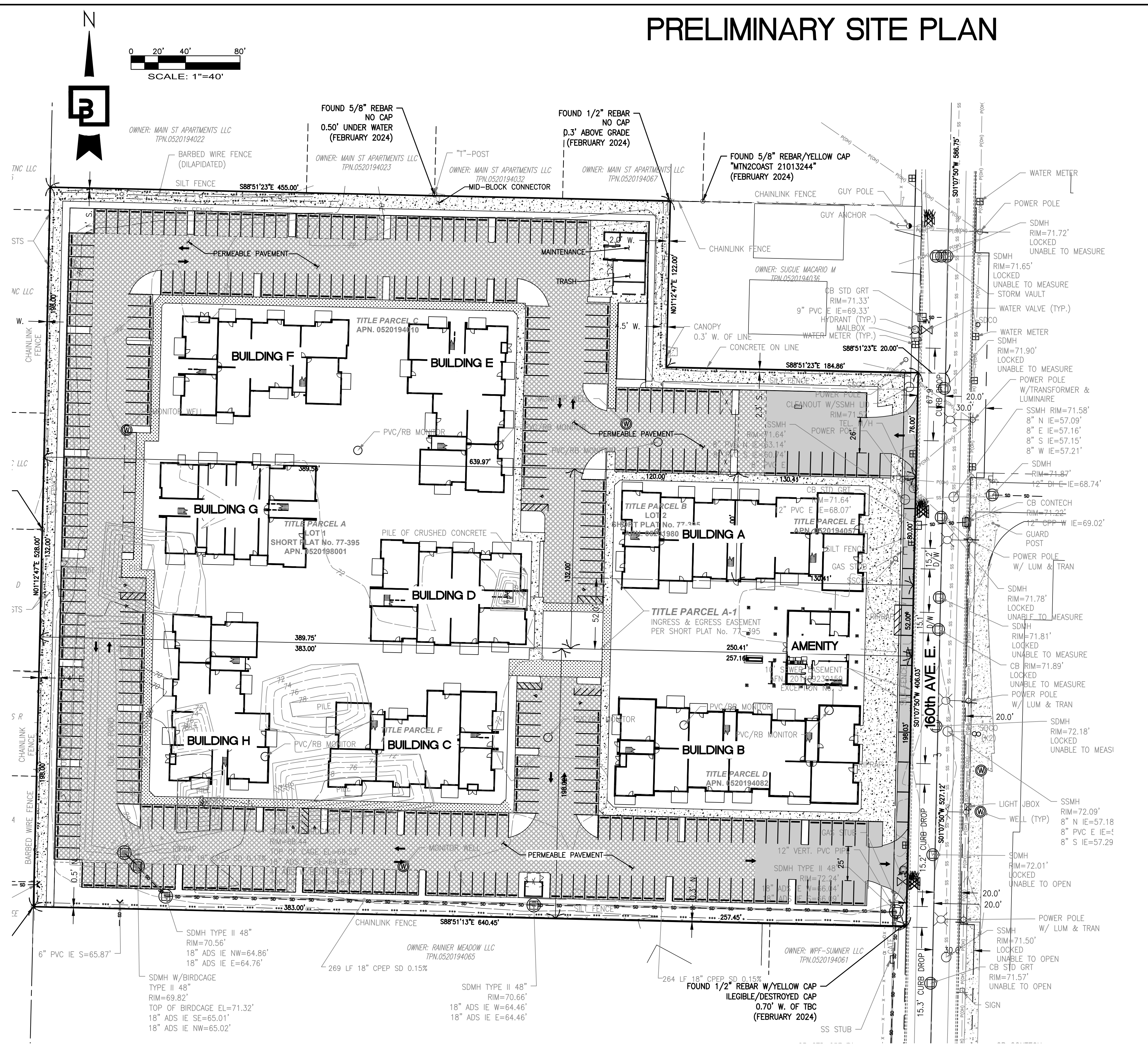
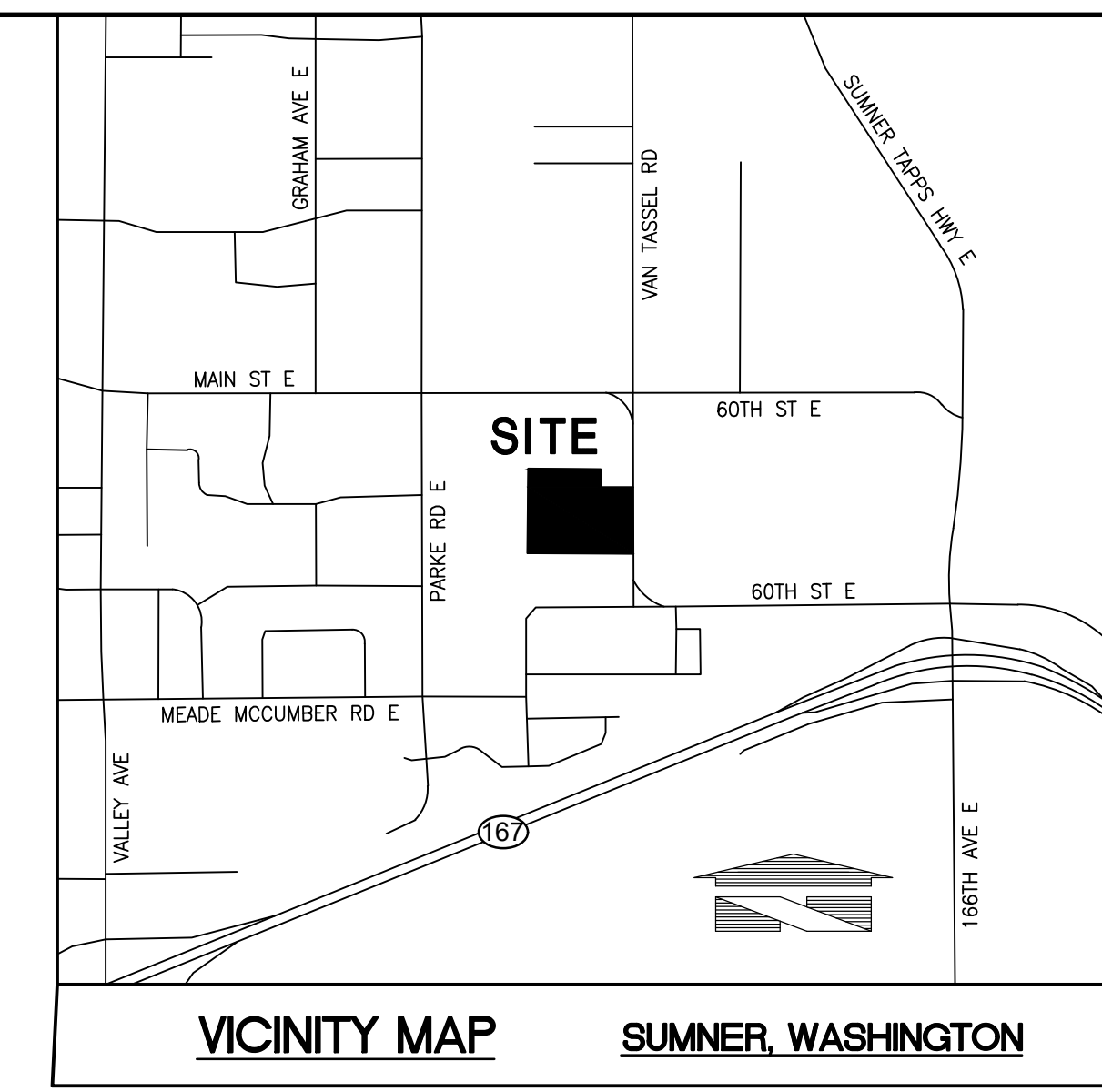
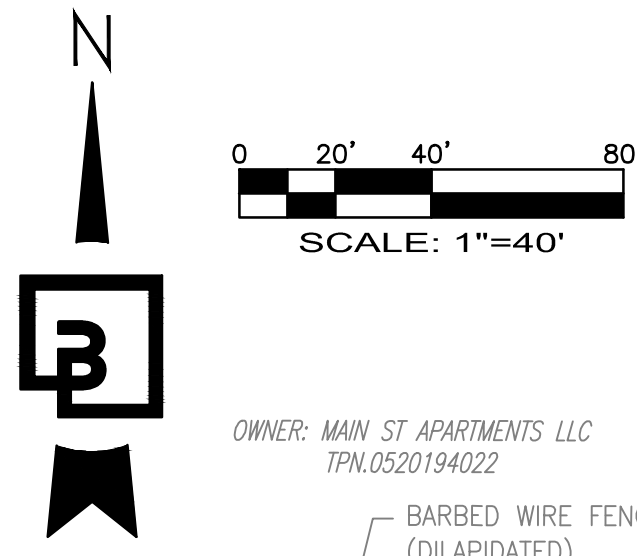


PRELIMINARY SITE PLAN



LEGEND:

- SIDEWALK AREA
- HMA PAVING AREA
- PERMEABLE PAVING AREA
- PERMEABLE SIDEWALK AREA

HORIZONTAL DATUM:
HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/81 - WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE THE BASIS OF BEARINGS IS THE BEARING BETWEEN THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 (WCCS POINT #92); AND SECTIONS 20, 21, 28 AND 29 (WCCS POINT #1009) OF TOWNSHIP 20 NORTH, RANGE 5 EAST, W.M., TAKEN AS NORTH 89°49'45" EAST (NOT SECTION LINE BEARING).

VERTICAL DATUM:
VERTICAL DATUM FOR THIS SURVEY IS NAVD88 PER WSDOT. WSDOT VERTICAL CONTROL POINT NO. 2206 (BM27410-7) WAS HELD FOR ELEVATION, BEING 93.888'(NAVD88)

LOT AREA:
312,732 +/- S.F. (7.179 AC +/-)

ADDRESS:
6108, 6204, 6218, & 6216, 160TH AVE E, SUMNER WA

TAX PARCEL NUMBER:
052019-4010, 52019-0457, 52019-4081, 52019-4082, 52019-8001, 52019-8002

ZONING:
NEIGHBORHOOD COMMERCIAL - ADJACENT TO 160TH MEDIUM DENSITY RESIDENTIAL

LEGAL DESCRIPTION
(PER STATUTORY WARRANTY DEED RECORDED UNDER PIERCE COUNTY AUDITOR FILE NO. 201903290128.)

PARCEL A: (0520198001)
LOT 1, PIERCE COUNTY SHORT PLAT NUMBER 77-395, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1977 IN VOLUME 17 OF SHORT PLATS, PAGE 38, WHICH IS A RE-RECORD OF PIERCE COUNTY SHORT PLAT NUMBER 75-371, RECORDS OF THE PIERCE COUNTY AUDITOR; SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B: (0520198002)
LOT 2, PIERCE COUNTY SHORT PLAT NUMBER 77-395, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1977 IN VOLUME 17 OF SHORT PLATS, PAGE 38, WHICH IS A RE-RECORD OF PIERCE COUNTY SHORT PLAT NUMBER 75-371, RECORDS OF THE PIERCE COUNTY AUDITOR; SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B-1:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER, UNDER AND ACROSS THE SOUTH 52 FEET OF LOT 2, PIERCE COUNTY SHORT PLAT NUMBER 77-395, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1977 IN VOLUME 17 OF SHORT PLATS, PAGE 38, WHICH IS A RE-RECORD OF PIERCE COUNTY SHORT PLAT NUMBER 75-371, RECORDS OF THE PIERCE COUNTY AUDITOR; SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL C: (0520194010)
BEGINNING 464.75 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
THENCE EAST 455 FEET;
THENCE SOUTH 122 FEET;
THENCE EAST 205 FEET;
THENCE SOUTH 76 FEET;
THENCE WEST 660 FEET;
THENCE NORTH 198 FEET TO THE POINT OF BEGINNING;
EXCEPT THE MOST EAST 20 FEET FOR RIGHT OF WAY FOR SUMNER-BUCKLEY HIGHWAY;
SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

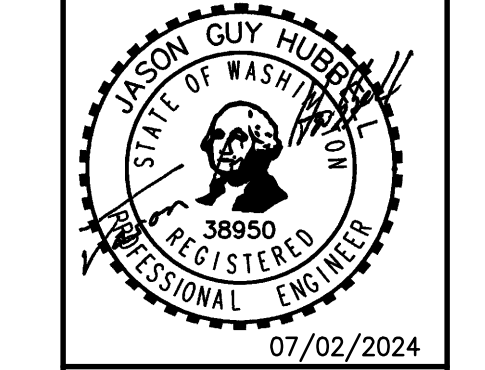
PARCEL D: (0520194082)
BEGINNING AT A POINT 794.75 FEET SOUTH OF A STONE MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
RUNNING THENCE EAST 660 FEET;
THENCE SOUTH 198 FEET;
THENCE WEST 660 FEET;
THENCE NORTH 198 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 383 FEET THEREOF;
SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL E: (0520194057)
THE NORTH 80 FEET OF THE EAST 130 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
THENCE EAST 660 FEET;
THENCE SOUTH 132 FEET;
THENCE WEST 660 FEET;
THENCE NORTH 132 FEET TO THE POINT OF BEGINNING;
EXCEPT THE SUMNER-BUCKLEY HIGHWAY;
SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL F: (0520194081)
THE WEST 383 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT 794.75 FEET SOUTH OF A STONE MONUMENT LOCATED AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;
RUNNING THENCE EAST 660 FEET;
THENCE SOUTH 198 FEET;
THENCE WEST 660 FEET;
THENCE NORTH 198 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

Revision
No. Date By Cld. Appr.
Title:
PRELIMINARY SITE PLAN
MERIT APARTMENTS

For:
TARRAGON LLC
160TH AVE E SUMNER, WA
CONTACT: GRAHAM SATTERWHITE
PHONE: 206.233.9600



Scale:
Horizontal 1"=30'
Vertical NA

Designed: KEH
Drawn: JSM
Checked: KEH
Approved: JGH
Date: 6/15/23

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number: 20816
Sheet: 1 of 1
Date: 7/1/2024 4:08 PM

