

EXHIBIT "A"
(LEGAL DESCRIPTION FOR ROAD DEDICATION)

THOSE PORTIONS OF THE BELOW DESCRIBED TAX PARCELS **0420264054, 0420264053, 0420264021, 0420351030, 0420351029, AND 0420351026** LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A FOUND 2-INCH BRASS DISK MARKED WITH A PUNCH IN A CASE AT THE INTERSECTION OF PIONEER WAY EAST AND SHAW ROAD EAST, FROM WHICH A FOUND 3" SURFACE BRASS DISK AT THE APPARENT POINT OF CURVATURE OF PIONEER WAY EAST BEARS SOUTH 74°07'22" EAST, A DISTANCE OF 1,125.97 FEET; THENCE ALONG THE MONUMENTED CENTERLINE OF PIONEER WAY EAST SOUTH 74°07'22" EAST, A DISTANCE OF 725.44 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 01°15'10" WEST, A DISTANCE OF 54.26 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 74°07'22" WEST, A DISTANCE OF 622.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 37.00 FEET, (THE LONG CHORD OF WHICH BEARS SOUTH 53°29'45" WEST, 58.61 FEET);

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104°45'46", AN ARC DISTANCE OF 67.65 FEET;

THENCE SOUTH 01°06'52" WEST, A DISTANCE OF 149.05 FEET;

THENCE SOUTH 02°44'57" WEST, A DISTANCE OF 131.64 FEET ~~TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, (THE LONG CHORD OF WHICH BEARS SOUTH 43°03'40" EAST, 28.68 FEET);~~

~~THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°37'15", AN ARC DISTANCE OF 31.98 FEET;~~

~~THENCE SOUTH 88°52'18" EAST, A DISTANCE OF 13.17 FEET;~~

~~THENCE SOUTH 01°06'38" WEST, A DISTANCE OF 69.28 FEET;~~

~~THENCE NORTH 88°53'23" WEST, A DISTANCE OF 15.40 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, (THE LONG CHORD OF WHICH BEARS SOUTH 46°06'37" WEST, 28.28 FEET);~~

~~THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET;~~

THENCE SOUTH 01°06'37" WEST, A DISTANCE OF 283.94 FEET TO THE **POINT OF TERMINUS** OF THIS DESCRIBED LINE.

CONTAINING 25,096 SQUARE FEET, OR 0.58 ACRES, MORE OR LESS.

TAX PARCEL 0420264054

PARCEL B, PER QUIT CLAIM DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 200801090302:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.;

THENCE ON THE SOUTH LINE OF SAID SECTION, WEST 640 FEET TO THE **TRUE POINT OF BEGINNING** FOR THIS DESCRIPTION;

Revise per comment on
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THENCE CONTINUE WEST 20 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.;
THENCE ON SAID WEST LINE SOUTH 54 FEET;
THENCE WEST 55 FEET;
THENCE PARALLEL TO SAID WEST LINE, NORTH TO THE SOUTHERLY LINE OF PIONEER WAY COU ROAD IN SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.;
THENCE ON SAID LINE SOUTHEASTERLY TO A LINE PARALLEL WITH AND 640 FEET WEST OF THE EAST LINE OF SAID SECTION 26;
THENCE SOUTH TO THE **TRUE POINT OF BEGINNING**.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL 0420264053

PARCEL B, PER QUIT CLAIM DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 200910150210:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35 WHICH POINT BEARS N 88°32'51" W, 640.11 FEET FROM A BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE EAST LINE OF SAID WEST HALF, S 01°15'04" W, 54.00 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE EAST LINE OF SAID WEST HALF, S 01°15'04" W, 437.43 FEET TO A POINT LYING S 88°53'30" E, 405.26 FEET OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 OF PIERCE COUNTY SHORT PLAT NO. 9303010321; THENCE ALONG SAID NORTH LINE, N 88°53'30" W, 405.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHELY EXTENSION OF THE EAST LINE OF SAID LOT 2, N 01°06'30" W, 282.08 FEET TO A LINE 54.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 35; THENCE ALONG SAID PARALLEL LINE, S 88°32'51" E, 142.38 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPT THE SOUTH 145.00 FEET THEREOF.

CONTAINING 202,648 SQ. FT., MORE OR LESS.

TAX PARCEL 0420264021

PER STATUTORY WARRANTY DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 202101120936:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M. WITH THE EAST 1/16TH LINE OF SAID SECTION; THENCE SOUTH ALONG THE 1/16TH LINE OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., A DISTANCE OF 95.4 FEET; THENCE EAST 258.26 FEET; THENCE NORTH TO THE SOUTHERLY LINE OF COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF COUNTY ROAD TO THE EAST 1/16TH LINE OF SECTION 26; THENCE SOUTH ALONG SAID 1/16TH LINE TO THE **TRUE POINT OF BEGINNING**.

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NO. 1618885 FOR SHAW COUNTY ROAD;

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9408230215, A BEING A RE-RECORD OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9308310480;

AND ALSO EXCEPT ANY PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF A LINE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, HEREINAFTER CALLED "POINT A"; THENCE SOUTH ALONG THE 1/16TH LINE 95.4 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE EAST 258.35 FEET; THENCE SOUTH TO A POINT 495.4 FEET SOUTH OF AND 258.35 FEET EAST OF "POINT A"; THENCE EAST TO THE EAST LINE OF SAID PREMISES AND THE TERMINUS OF SAID LINE, SAID POINT ALSO BEING DESCRIBED AS THE SOUTHWEST CORNER OF LOT 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200303315001;

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL 0420351030

PER STATUTORY WARRANTY DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 202101120937:

BEGINNING AT THE SIXTEENTH CORNER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, 1,321.48 FEET WEST OF THE CORNER COMMON TO SECTION 25, 26, 35, AND 36; THENCE SOUTH ALONG THE SIXTEENTH SECTION LINE 95.4 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE EAST 258.26 FEET; THENCE SOUTH 100 FEET; THENCE WEST 258.26 FEET; THENCE NORTH 100 FEET TO THE **TRUE POINT OF BEGINNING**, IN PIERCE COUNTY, WASHINGTON.

EXCEPT SHAW COUNTY ROAD.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL 0420351029

PER STATUTORY WARRANTY DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 202102180246:

BEGINNING AT THE 1/16 SECTION CORNER, 1,321.48 FEET WEST OF CORNER MONUMENT COMMON TO SECTIONS 25, 26, 35, AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH ALONG THE 1/16 SECTION LINE 195.4 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE EAST 258.26 FEET; THENCE SOUTH 100 FEET; THENCE WEST 258.26 FEET; THENCE NORTH 100 FEET TO THE **TRUE POINT OF BEGINNING**.

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD.

TAX PARCEL 0420351026

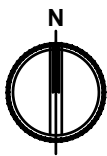
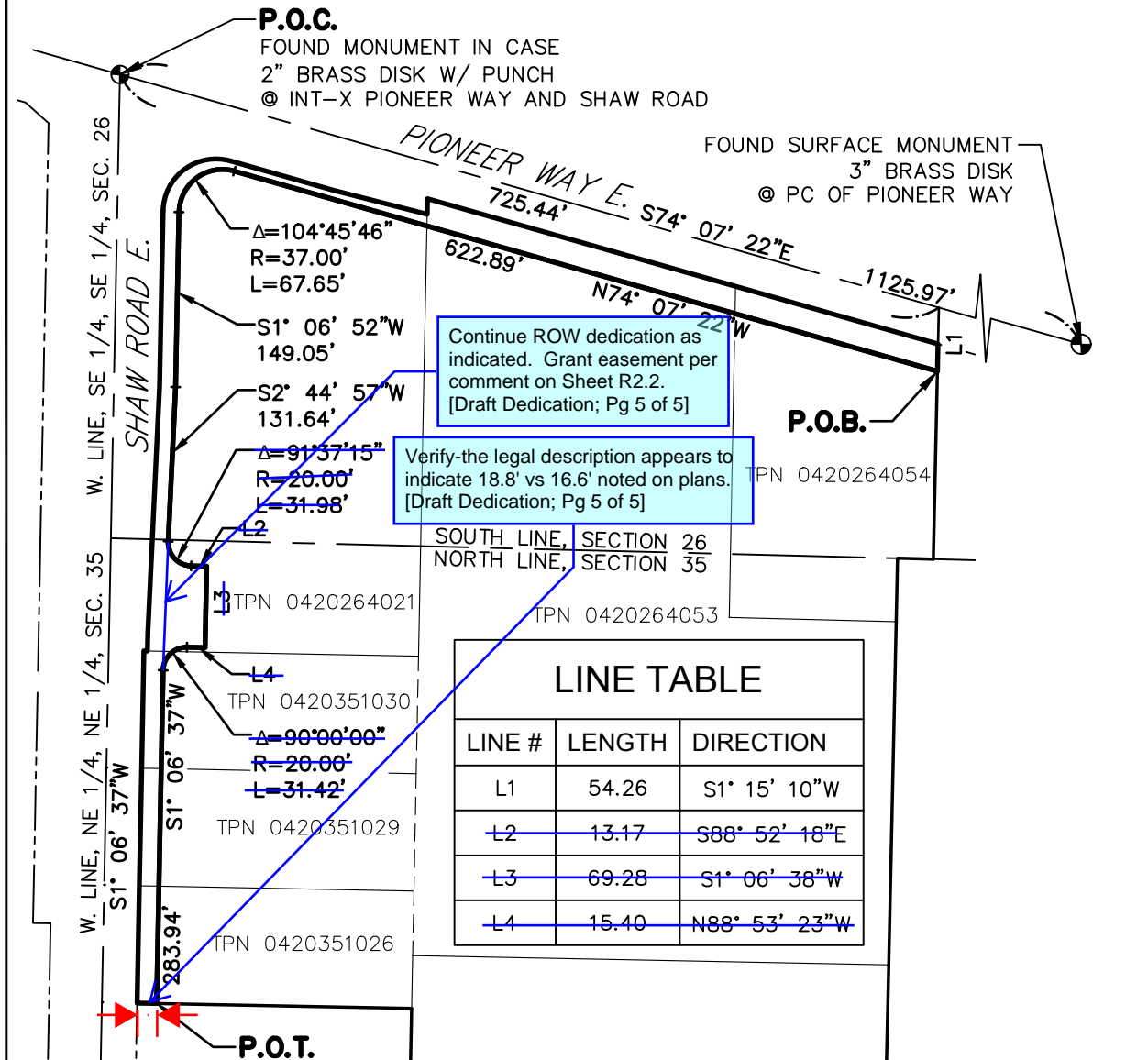
PER STATUTORY WARRANTY DEED RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NO. 202101120937:

BEGINNING AT THE 1/16 CORNER 1,321.48 FEET WEST OF THE CORNER MONUMENT COMMON TO SECTION 25, 26, 35, AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH ALONG THE 1/16 SECTION LINE 294.5 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE EAST 258.35 FEET; THENCE SOUTH 100 FEET; THENCE WEST 258.35 FEET; THENCE NORTH 100 FEET TO THE **TRUE POINT OF BEGINNING** IN PIERCE COUNTY, WASHINGTON.

EXCEPT SHAW COUNTY ROAD.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

EXHIBIT "B"



1"=150'

JOB NO. 2230752.50

12/5/2024

ROAD DEDICATION

LEGAL BY: CD EXHIBIT BY: CD

SE 1/4, SE 1/4, S26, T20N, R4E

NE 1/4, NE 1/4, S35, T20N, R4E

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Preliminary

AHBL

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.

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