

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, IN THE NORTHEAST CORNER
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 19
NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN

PROPERTY DESCRIPTION PER TITLE REPORT

PARCEL A:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH 00°47'29" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, 27.02 FEET TO A POINT 27.00 FEET SOUTH, AS MEASURED AT A RIGHT ANGLE, FROM THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 88°34'04" WEST, PARALLEL WITH SAID NORTH LINE, 54.07 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, WHOSE CENTER BEARS SOUTH 07°25'56" WEST, 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°46'35", FOR AN ARC DISTANCE OF 38.50 FEET TO A POINT 30.00 FEET DISTANT, MEASURED AT A RIGHT ANGLE FROM THE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH 00°47'29" EAST, PARALLEL WITH AND 30.00 FEET DISTANT FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 477.26 FEET;
THENCE NORTH 89°03'24" WEST 175.80 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 20.00 FOOT RADIUS CURVE, CONCAVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 15.71 FEET;
THENCE SOUTH 45°56'36" WEST 3.23 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 20.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 15.71 FEET;
THENCE NORTH 89°03'24" WEST 36.55 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 35.00 FOOT RADIUS CURVE, CONCAVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 27.49 FEET;
THENCE NORTH 44°03'24" WEST 6.63 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 60.00 FOOT RADIUS CURVE CONCAVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 47.12 FEET;
THENCE NORTH 89°03'24" WEST 112.44 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 41.50 FOOT RADIUS CURVE CONCAVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 32.59 FEET;
THENCE SOUTH 45°56'36" WEST 75.31 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 91.50 FOOT RADIUS CURVE CONCAVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 71.86 FEET;
THENCE SOUTH 00°56'36" WEST 90.56 FEET;
THENCE NORTH 89°03'24" WEST 219.21 FEET;
THENCE NORTH 00°56'36" EAST 709.56 FEET TO A POINT 27.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE aforementioned SUBDIVISION;
THENCE SOUTH 88°34'04" EAST, PARALLEL WITH AND 27.00 FEET DISTANT FROM SAID NORTH LINE, 716.63 FEET TO THE TRUE POINT OF BEGINNING.

(BEING PARCEL I OF CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT RECORDED NOVEMBER 28, 1994 UNDER RECORDING NUMBER 941280104 AND AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED DECEMBER 7, 1994 UNDER RECORDING NUMBER 9412070050, AND FURTHER AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED JANUARY 20, 1995 UNDER RECORDING NUMBER 9501200059, AND FURTHER AMENDED BY CORRECTION OF AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED FEBRUARY 27, 1995 UNDER RECORDING NUMBER 9502270107);

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 201710120378.

PARCEL B:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH 00°47'29" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, 27.02 FEET TO A POINT 27.00 FEET SOUTH, AS MEASURED AT A RIGHT ANGLE, FROM THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 88°34'04" WEST, PARALLEL WITH SAID NORTH LINE, 54.07 FEET;
THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY, WHOSE CENTER BEARS SOUTH 07°25'56" WEST, 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°46'35", FOR AN ARC DISTANCE OF 38.50 FEET TO A POINT 30.00 FEET DISTANT, MEASURED AT A RIGHT ANGLE FROM THE EAST LINE OF SAID SUBDIVISION;
THENCE SOUTH 00°47'29" EAST, PARALLEL WITH AND 30.00 FEET DISTANT FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, 477.26 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°03'24" WEST 175.80 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 20.00 FOOT RADIUS CURVE, CONCAVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 15.71 FEET;
THENCE SOUTH 45°56'36" WEST 3.23 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 20.00 FOOT RADIUS CURVE CONCAVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 15.71 FEET;
THENCE NORTH 89°03'24" WEST 36.55 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 35.00 FOOT RADIUS CURVE, CONCAVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 27.49 FEET;
THENCE NORTH 44°03'24" WEST 6.63 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 60.00 FOOT RADIUS CURVE CONCAVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 47.12 FEET;
THENCE NORTH 89°03'24" WEST 112.44 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 41.50 FOOT RADIUS CURVE CONCAVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 32.59 FEET;
THENCE SOUTH 45°56'36" WEST 75.31 FEET TO A POINT OF TANGENCY;
THENCE ALONG A 91.50 FOOT RADIUS CURVE CONCAVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45° FOR AN ARC DISTANCE OF 71.86 FEET;
THENCE SOUTH 00°56'36" WEST 90.56 FEET;
THENCE NORTH 89°03'24" WEST 22.30 FEET TO THE NORTHEAST CORNER OF PARCEL I AS DESCRIBED IN CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT FILED JUNE 20, 1994 UNDER PIERCE COUNTY RECORDING NO. 9406200689;
THENCE SOUTH 00°56'36" WEST 140.19 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 89°03'24" EAST, 104.00 FEET;
THENCE NORTH 00°56'36" EAST, 3.00 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 89°03'24" EAST, 124.00 FEET;
THENCE SOUTH 00°56'36" WEST, 3.00 FEET;
THENCE PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 89°03'24" EAST, 341.29 FEET TO A POINT 30.00 FEET DISTANT, MEASURED AT A RIGHT ANGLE FROM THE EAST LINE OF SAID SUBDIVISION;
THENCE PARALLEL WITH AND 30.00 FEET DISTANT FROM SAID EAST LINE, NORTH 00°47'22'29" WEST 342.51 FEET TO THE TRUE POINT OF BEGINNING;

(BEING PARCEL II OF CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT RECORDED NOVEMBER 28, 1994 UNDER RECORDING NUMBER 941280104 AND AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED DECEMBER 7, 1994 UNDER RECORDING NUMBER 9412070050, AND FURTHER AMENDED BY AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED JANUARY 20, 1995 UNDER RECORDING NUMBER 9501200059, AND FURTHER AMENDED BY CORRECTION OF AFFIDAVIT OF MINOR CORRECTION OF SURVEY RECORDED FEBRUARY 27, 1995 UNDER RECORDING NUMBER 9502270107);

PARCEL C:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS CREATED BY INSTRUMENT RECORDED JUNE 20, 1994 UNDER RECORDING NUMBER 9406200683, WITH SUPPLEMENT THERETO RECORDED FEBRUARY 28, 1995 UNDER RECORDING NUMBER 9502201047, AMENDMENT RECORDED MARCH 14, 1995 UNDER RECORDING NUMBER 9503140374, (RE-RECORDED ON MAY 2, 1995 AS RECORDING NUMBER 9505020021, AND AMENDMENTS THERETO RECORDED UNDER RECORDING NUMBERS 200407230431 AND 200407230433, RECORDS OF PIERCE COUNTY, WASHINGTON.

ENCOMPASSES ALL OF PARCEL A & B AND OTHER PROPERTIES

ALL SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TITLE COMMITMENT/REPORT INFORMATION

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT.

TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2200030322 2nd UPDATE, WITH AN EFFECTIVE DATE OF APRIL 05, 2022 AT 8:00 A.M.

ZONING INFORMATION

PARCELS ARE ZONED RC - REGIONAL COMMERCIAL
LOT SIZE: NO MINIMUM
MAX BUILDING HEIGHT: 60 FEET
MAX LOT WIDTH: NO MINIMUM
FRONT YARD: 15 FEET
REAR YARD: 15 FEET
SIDE: NO MINIMUM

BENCHMARK INFORMATION

ON-SITE BENCHMARK: MAG NAL
(AS SHOWN ON PAGE 2)
NAVD88 ELEVATION = 445.61'

SCHEDULE "B" EXCEPTIONS

ITEMS 1-19 ARE NOT SURVEY RELATED ITEMS

20. RIGHT OF ACCESS TO MERIDIAN STREET, CONDEMNATION OF LIGHT, VIEW AND AIR BY DECREE TO THE STATE OF WASHINGTON;
PIERCE COUNTY SUPERIOR
COURT NUMBER: 185762
(INCLUDES OTHER PROPERTY)
[PROPERTY IS SUBJECT TO]

21. TYPE OF DOCUMENT: CITY OF PUYALLUP ORDINANCE NO. 2183, AND THE TERMS AND CONDITIONS THEREOF REGARDING FUTURE UTILITY LATECOMER HOOKUP;
RECORDED: JUNE 28, 1989
RECORDING NO.: 8906280213
AFFECTS: PARCEL B AND OTHER PROPERTY (PARCEL A RELEASED IN 1995)
[PROPERTY IS SUBJECT TO]

22. TYPE OF DOCUMENT: CITY OF PUYALLUP ORDINANCE NO. 2190, AND THE TERMS AND CONDITIONS THEREOF REGARDING FUTURE UTILITY LATECOMER HOOKUP;
RECORDED: JUNE 28, 1989
RECORDING NO.: 8906280214
AFFECTS: PARCEL B AND OTHER PROPERTY (PARCEL A RELEASED IN 1995)
[PROPERTY IS SUBJECT TO]

23. CITY OF PUYALLUP MITIGATION AGREEMENT REGARDING FUTURE DEVELOPMENT, AND THE TERMS AND CONDITIONS THEREOF;
RECORDED: APRIL 27, 1990
RECORDING NO.: 9004270280
AFFECTS: PARCEL B AND OTHER PROPERTY
[PROPERTY IS SUBJECT TO]

24. CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF;
RECORDED: JUNE 20, 1994
RECORDING NO.: 9406200693

AMENDMENTS/MODIFICATIONS AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: FEBRUARY 28, 1995, MARCH 14, 1995, MAY 2, 1995 AND JULY 23, 2004
RECORDING NOS.: 95022281047, 9503140374, 9505020021, 200407230431 AND 200407230433
[PROPERTY IS SUBJECT TO]

25. TERMS AND CONDITIONS OF BOUNDARY LINE ADJUSTMENT:
RECORDED: NOVEMBER 28, 1994
RECORDING NO.: 941280104

AMENDMENTS/MODIFICATIONS AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: DECEMBER 7, 1994, JANUARY 20, 1995, AND FEBRUARY 27, 1995,
RECORDING NOS.: 9412070050, 9501200059, AND 9502270107
[PROPERTY IS SUBJECT TO]

26. FRUITLAND MUTUAL WATER COMPANY, A WASHINGTON CORPORATION, MEMORANDUM OF WATER SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF;
RECORDED: JULY 29, 1994
RECORDING NO.: 9407280338
(INCLUDES OTHER PROPERTY)
[PROPERTY IS SUBJECT TO]

27. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND POWER AND LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION SYSTEM OR SYSTEMS AND APPURTENANCES
AFFECTS: WITHIN 10 FEET OF SAID PREMISES AND OTHER PROPERTY, AND ADDITIONAL FACILITIES TO BE LOCATED AS CONSTRUCTED
RECORDED: SEPTEMBER 20, 1994
RECORDING NO.: 9409200331
[EASEMENT IS IN THE 31ST AVE RIGHT-OF-WAY]

28. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: CITY OF PUYALLUP
PURPOSE: SEWER PIPELINE OR LINES AND APPURTENANCES
AFFECTS: REFER TO SAID INSTRUMENT FOR EXACT LOCATIONS ON SAID PREMISES AND OTHER PROPERTY
RECORDED: FEBRUARY 28, 1995
RECORDING NO.: 95022281042
[AS SHOWN HEREON]

29. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: FRUITLAND MUTUAL WATER COMPANY, A WASHINGTON CORPORATION
PURPOSE: WATER MAIN OR MAINS AND APPURTENANCES
AFFECTS: REFER TO SAID INSTRUMENT FOR EXACT LOCATIONS ON SAID PREMISES AND OTHER PROPERTY
RECORDED: OCTOBER 15, 1996
RECORDING NO.: 9610150371

SAID EASEMENT STATES THAT IT SUPERSEDES AND REPLACES RECORDING NO. 9505020020
[AS SHOWN HEREON]

30. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: WASHINGTON NATURAL GAS COMPANY
PURPOSE: GAS PIPELINE OR LINES AND APPURTENANCES
AFFECTS: REFER TO SAID INSTRUMENT FOR EXACT LOCATIONS ON SAID PREMISES AND OTHER PROPERTY
RECORDED: JUNE 14, 1996
RECORDING NO.: 9608140157
[PROPERTY IS SUBJECT TO]

31. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: WASHINGTON NATURAL GAS COMPANY
PURPOSE: GAS PIPELINE OR LINES AND APPURTENANCES
AFFECTS: REFER TO SAID INSTRUMENT FOR EXACT LOCATIONS ON SAID PREMISES AND OTHER PROPERTY
RECORDED: NOVEMBER 13, 1996
RECORDING NO.: 961130255
[PROPERTY IS SUBJECT TO]

32. RELEASE OF A SOUTHERLY PORTION OF THE PREMISES, FROM AND BY FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTH HILL, VILLAGE, AND THE TERMS AND CONDITIONS THEREOF;
RECORDED: JULY 23, 2004
RECORDING NO.: 200407230432
(INCLUDES OTHER PROPERTY)
[PROPERTY IS SUBJECT TO]

33. TERMS AND CONDITIONS OF SURVEY RECORDED DECEMBER 19, 2003 UNDER RECORDING NUMBER 200312195002. (INCLUDES OTHER PROPERTY).

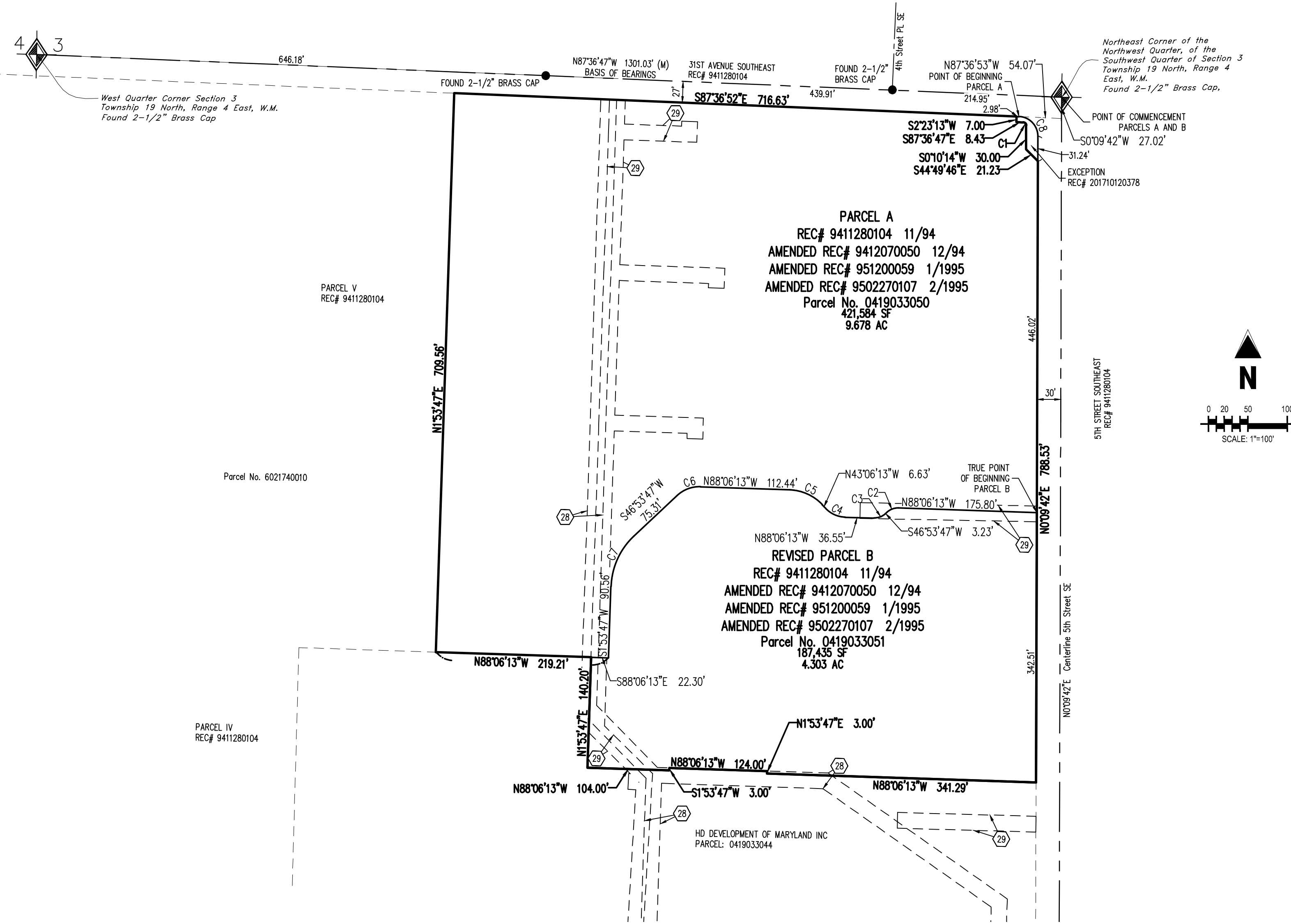
[PROPERTY IS SUBJECT TO]

34. THE ATTACHED COMMERCIAL TITLE AFFIDAVIT MUST BE COMPLETED IN FULL, NOTARIZED, AND SUBMITTED TO THE COMPANY FOR REVIEW PRIOR TO CLOSING.
[NOT SURVEY RELATED]

35. IF THE POLICIES TO BE ISSUED ARE IN EXCESS OF \$10,000,000.00 OR INVOLVE UNUSUAL RISKS, APPROVAL TO ISSUE SUCH POLICIES MUST BE OBTAINED FROM STEWART TITLE GUARANTY COMPANY. THIS COMMITMENT AND ANY POLICIES TO BE ISSUED ARE SUBJECT TO ANY ADDITIONAL LIMITATIONS, REQUIREMENTS OR EXCEPTIONS MADE BY STEWART TITLE GUARANTY COMPANY.
[NOT SURVEY RELATED]

GENERAL NOTES

- 1) NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- 2) FIELD WORK WAS COMPLETED ON: SEPTEMBER 16, 2021.
- 3) BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, MONUMENTED ON THE WEST END BY THE WEST QUARTER CORNER, COMMON TO SECTION 3 AND 4, TOWNSHIP 19 NORTH, RANGE 4 EAST, AND ON THE EAST END BY THE WEST SIXTEENTH CORNER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, AND IS CONSIDERED TO BEAR N87°36'47"W, AND IS MONUMENTED AS SHOWN.
- 4) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 5305302041E, HAVING AN EFFECTIVE DATE OF MARCH 7, 2017, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (AREAS OF MINIMAL FLOODING). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 5) UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATIONS FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 6) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- 7) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 8) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO EXISTENCE, EXCLUSIONS, CONDITIONS, ALTERATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 9) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

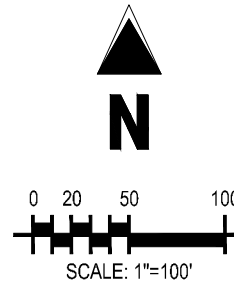


Parcel No. 6021740010

Parcel IV
REC# 9411280104

PARCEL A
REC# 9411280104 11/94
AMENDED REC# 9412070050 12/94
AMENDED REC# 951200059 1/1995
AMENDED REC# 9502270107 2/1995
Parcel No. 0419033050
421.584 AC
9.678 AC

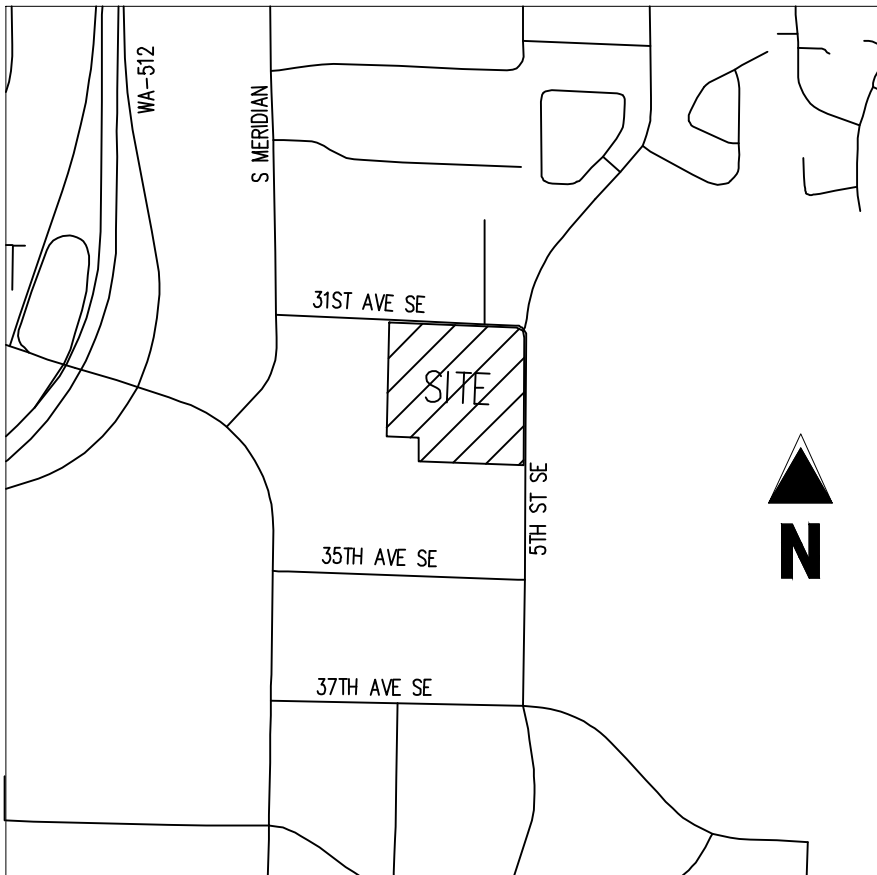
REVISED PARCEL B
REC# 9411280104 11/94
AMENDED REC# 9412070050 12/94
AMENDED REC# 951200059 1/1995
AMENDED REC# 9502270107 2/1995
Parcel No. 0419033051
187.435 AC
4.303 AC



PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	87°46'21"	6.13	4.00	N43°42'36"W	5.55
C2	45°00'00"	15.71	20.00	S69°23'47"W	15.31
C3	45°00'00"	15.71	20.00	S69°23'47"W	15.31
C4	45°00'00"	27.49	35.00	N65°36'13"W	26.79
C5	45°00'00"	47.12	60.00	N65°36'13"W	45.92
C6	45°00'00"	32.59	41.50	S69°23'47"W	31.76
C7	45°00'00"	71.86	91.50	S24°23'47"W	70.03
C8	87°46'35"	38.30	25.00	S43°43'11"E	34.66

GENERAL NOTES - CONTINUED

- 10) NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- 11) THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 12) THERE WAS NO EVIDENCE OF THE BEING USED AS A CEMETERY OR BURIAL GROUND.
- 13) THERE APPEARS TO BE NO GAPS OR GORES BETWEEN EACH OF THE ADJACENT LOTS AND THERE APPEARS TO BE NO GAPS OR GORES BETWEEN THE BOUNDARY LINES OF COMBINED SUBJECT TRACTS WITH ADJACENT PROPERTIES AND WITH THE NEAREST INTERSECTING RIGHT OF WAY.
- 14) THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SITE AT TIME OF SURVEY.
- 15) THIS SURVEY HAS A ERROR OF CLOSURE WITH A MINIMUM REQUIREMENT OF 1/10,000.
- 16) THIS IS AN ALTA/ACSM LAND TITLE SURVEY, AND INCLUDES THE FOLLOWING ITEMS AS PART OF THE STANDARD REQUIREMENTS: ALL DATA NECESSARY TO DEFINE THE BOUNDARY MATHEMATICALLY, RECORD BEARINGS AND DISTANCES WHERE THEY DIFFER FROM MEASURED, NOTATION OF ANY FAILURE OF THE RECORD DESCRIPTION TO CLOSE MATHEMATICALLY, NAMES AND WIDTHS OF STREETS ABUTTING THE PROPERTY SURVEYED, OBSERVABLE EVIDENCE OF ACCESS (OR LACK THEREOF), ALL RECORDED PLATS, NAMES OF ADJOINING OWNERS FOR NON-PLATTED LAND (IF PROVIDED BY THE CLIENT), PLATTED SETBACK LINES OR WHICH APPEAR IN A RECORD DOCUMENT (IF PROVIDED BY THE CLIENT), ALL INDICATION OF CONTIGUITY, GORES, AND OVERLAPS, ALL EVIDENCE OF MONUMENTS USED IN THE SURVEY, ALL EVIDENCE OF POSSESSION, THE LOCATION OF ALL BUILDINGS ON THE SITE AND LIES TO THE PROPERTY LINES (OR THE NOTATION "NO BUILDINGS"), THE STREET NUMBER IF AVAILABLE, ALL EASEMENTS EVIDENCED BY A RECORD DOCUMENT (IF PROVIDED BY THE CLIENT) SHOWN OR NOTED, ALL OBSERVABLE EVIDENCE OF EASEMENTS, THE CHARACTER AND LOCATION OF ALL WALLS, BUILDINGS, FENCES AND OTHER VISIBLE IMPROVEMENTS WITHIN FIVE FEET OF THE BOUNDARY LINES, ALL PHYSICAL EVIDENCE OF ENCROACHMENTS, DRIVEWAYS AND ALLEYS ON OR CROSSING THE PROPERTY, OBSERVED PONDS, LAKES, AND RIVERS BORDERING OR ON THE PREMISES.
- 17) ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.



VICINITY MAP
NOT TO SCALE

LEGEND

---	SECTION LINE
---	PROPERTY LINE
---	EASEMENT
---	ADJACENT LOT LINE
(X)	PARCEL EXCEPTION SHOWN HEREON
REC #	RECEPTION NUMBER
(M)	MEASURED
W.M.	WILLAMETTE MERIDIAN

SURVEYOR'S CERTIFICATE:

TO WAL-MART STORES, INC., A DELAWARE CORPORATION AND STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17, 18, 20 AND 21 OF TABLE A THERETO.

JERRON ATKIN
22010826
PROJECT NO.: WOP002403.10
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.



Galloway

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Pleasant Grove, Utah 84062
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GallowayUS.com

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ALTA/NSPS LAND TITLE SURVEY
WALMART REMODEL
310 31ST AVE. SOUTHEAST,
PUYALLUP, WA 98374

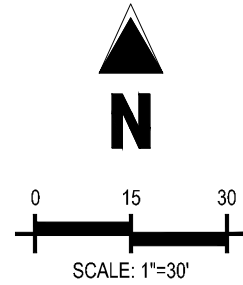
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ALTANSPS LAND TITLE SURVEY

LOCATED IN THE CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, IN THE NORTHEAST CORNER
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 19
NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

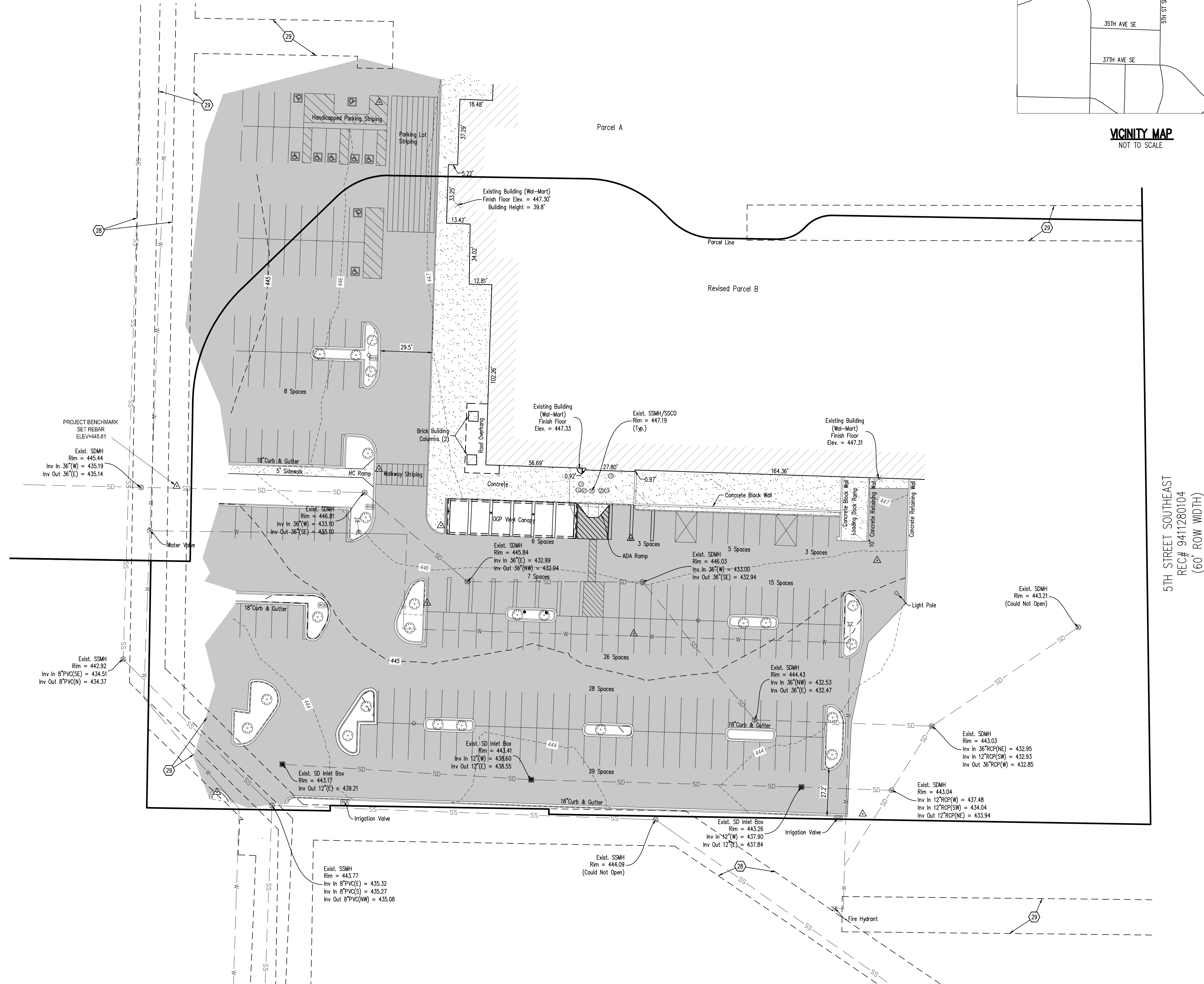


LEGEND

	WATER VALVE
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	STORM DRAIN INLET BOX
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN OUT
	GAS METER
	ELECTRIC LIGHT POLE
	BOLLARD
	DECIDUOUS TREE
	IRRIGATION CONTROL BOX
	STORM DRAIN LINE
	SANITARY SEWER
	WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	18" CURB AND GUTTER (UNLESS OTHERWISE NOTED)
	GALLOWAY CONTROL POINT, MAG NAIL, UNLESS OTHERWISE NOTED
	ASPHALT
	BUILDING
	CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
OGP	ONLINE GROCERY PICKUP
SD	STORM DRAIN
SDM	STORM DRAIN MANHOLE
SDCO	STORM DRAIN CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
EXIST.	EXISTING
HC	HANDICAPPED
INV	INVERT
PVC	POLYVINYL CHLORIDE
FF	FINISHED FLOOR
ELEV.	ELEVATION

GENERAL NOTES

- VERTICAL DATUM IS BASED UPON A GPS OBSERVATION USING AN OPUS SOLUTION TO DETERMINE THE ELEVATION OF THE PROJECT SITE AND IS BASED ON THE NAVD83 DATUM.
- THE PURPOSE OF THIS SURVEY WAS TO COLLECT TOPOGRAPHIC INFORMATION FOR THE DESIGN AND CONSTRUCTION OF A NEW ONLINE GROUND PICKUP FOR THE WALMART SITE. PROPERTY LINES, EASEMENTS, AND BOUNDARIES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY AND SHOULD NOT BE RELIED UPON.
- THE PROJECT BENCHMARK IS A SET REBAR AND CAP ON THE WEST SIDE OF THE PROJECT IN AN ISLAND. PROJECT BENCHMARK ELEVATION = 445.81
- CONTOURS SHOWN ON THIS DRAWING ARE BASED ON NAVD83 DATUM AND WERE GENERATED FROM A FIELD SURVEY OF THE SITE. CONTOURS ARE ACCURATE WITHIN 0.5 FEET AS SHOWN ON THE DRAWING.
- UTILITY LINES AND INFORMATION ARE BASED UPON RECORD DRAWINGS AND WHERE POSSIBLE, PHYSICAL MEASUREMENTS WERE TAKEN AT FLOWLINES. THE EXACT LOCATION OF UTILITIES WERE NOT MEASURED AND FURTHER INVESTIGATION WOULD BE REQUIRED TO DETERMINE EXACT LOCATION.



VICINITY MAP
NOT TO SCALE

5TH STREET SOUTHEAST
REC# 9411280104
(60' ROW WIDTH)

Galloway

515 South 700 East, Suite 3F
Salt Lake City, UT 84102
801.953.1357
gallowayus.com

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ALTANSPS LAND TITLE SURVEY
WALMART REMODEL
310 31ST AVE. SOUTHEAST,
PUYALLUP, WA 98374

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Project No:	WDPO02403.10
Drawn By:	TJK
Checked By:	JA
Date:	03/15/2022