

Excise Tax Exempt

Pierce County, WA

05/12/2026 4:05 PM

Electronically Submitted

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After recording return to:

City Clerk
City of Puyallup
333 South Meridian
Puyallup, WA 98371

Document Title: Sidewalk Easement

Grantor: East Town Crossing, LLC

Grantee: City of Puyallup

Abbreviated Legal Description: Portion of Lot 3, BLA Pierce County AFN 202505295001

Legal Description: See Exhibit "A"

Assessor's Tax Parcel Number: 0420351082

Reference Number of Related Document(s): Permit PRCCP20240569

SIDEWALK EASEMENT

Grantor East Town Crossing, LLC, a Washington limited liability company, for and in good and valuable consideration, hereby grants to Grantee, City of Puyallup, a Washington State municipal corporation, a sidewalk easement. The sidewalk easement and real property within which it is located are described in Exhibit A, and depicted on a map in Exhibit B. The real property and sidewalk easement are situated in the City of Puyallup, County of Pierce, State of Washington.

Grantee shall have the following rights:

1. the right of ingress and egress through and along the easement, and the right to make the sidewalk available to the public for ingress and egress;
2. the right to locate, design, construct, install, inspect, protect, police, maintain, repair, modify, and otherwise change the sidewalk, and any other appurtenances or related elements, including, but not limited to, signs, seating, fencing, gates, trash receptacles, and facilities; and
3. the right to engage in any other activity that is reasonably related to the sidewalk or its usage.

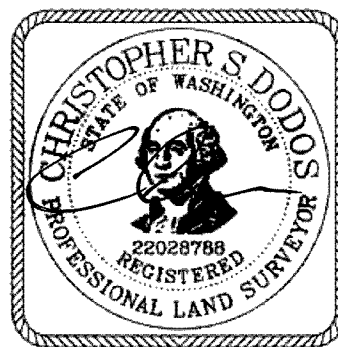
<Signature page to follow>

EXHIBIT "A"
(LEGAL DESCRIPTION FOR ACCESS EASEMENT)

THAT PORTION OF LOT 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 202505295001 IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., PIERCE COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID BOUNDARY LINE ADJUSTMENT, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, THE RADIUS OF WHICH BEARS SOUTH 87°15'01" EAST, 20.00 FEET (THE CHORD OF WHICH BEARS SOUTH 43°03'40" EAST, 28.68 FEET); THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°37'19", 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 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 TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF SHAW ROAD EAST PER DEDICATION RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 202505130207;
 THENCE ALONG SAID MARGIN, NORTH 02°16'50" EAST, A DISTANCE OF 109.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,547 SQUARE FEET, OR 0.06 ACRES, MORE OR LESS.



03/13/2026

EXHIBIT "B"

