

PORTION OF THE S.W. 1/4, N.W. 1/4, SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PORTION OF THE S.E. 1/4, N.E. 1/4, SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
PIERCE COUNTY, WASHINGTON

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE FILE NO. NCS-940150-WA1 DATED DECEMBER 18, 2018.

PARCEL A:

THAT PORTION OF THE WILLIS BOATMAN DONATION LAND CLAIM NO. 44, THAT PORTION OF THE J.B. LEACH DONATION LAND CLAIM NO. 45 AND THAT PORTION OF THE ABANDONED CHANNEL OF THE PUYALLUP RIVER WITHIN SECTIONS 26 AND 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M. IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER COMMON TO SAID SECTIONS 26 AND 27; THENCE NORTH 00°51'34" EAST, 101.50 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST MAIN (FORMERLY STATE ROAD NO. 5) AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88°57'26" EAST, 740.74 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE ABANDONED CHANNEL OF THE PUYALLUP RIVER; THENCE ALONG SAID CENTER LINE NORTH 43°53'15" EAST, 466.11 FEET; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 15°06'45" WEST, 929.20 FEET; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 19°53'15" EAST, 35.85 FEET; THENCE LEAVING SAID CENTER LINE, SOUTH 64°06'03" WEST, 581.61 FEET; THENCE SOUTH 89°01'23" WEST, 439.95 FEET; THENCE SOUTH 68°24'22" WEST, 124.71 FEET; THENCE SOUTH 00°50'30" WEST, 941.16 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 11 OF REPLAT OF PART OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP AS RECORDED IN VOLUME 6 OF PLATS, PAGE 91, RECORDS OF PIERCE COUNTY AUDITOR, TO SAID NORTH RIGHT OF WAY OF EAST MAIN; THENCE ALONG SAID RIGHT OF WAY SOUTH 88°57'26" EAST, 259.23 FEET TO THE TRUE POINT OF BEGINNING;

ALL LYING WEST OF A LINE DESCRIBED AS BEGINNING AT A POINT ON SAID RIGHT OF WAY LINE OF EAST MAIN, A DISTANCE OF 577.65 FEET, SOUTH 88°57'26" EAST OF SAID TRUE POINT OF BEGINNING AND RUNNING THENCE NORTH 00°01'26" WEST, 200.03 FEET, NORTH 88°57'26" WEST, 42.01 FEET, NORTH 00°01'26" WEST, 180.59 FEET, NORTH 16°50'01" WEST, 115.02 FEET, NORTH 00°41'03" EAST, 291.59 FEET AND NORTH 25°12'49" WEST, 289.04 FEET TO THE NORTH LINE OF ABOVE DESCRIBED TRACT AND TO THE TERMINUS OF SAID DESCRIBED LINE.

(BEING PARCEL AA OF RECORD OF SURVEY RECORDED MAY 26, 2004 UNDER RECORDING NO. 200405265010, RECORDS OF PIERCE COUNTY, WASHINGTON.)

PARCEL A-1:

TOGETHER WITH A SANITARY SEWER EASEMENT RECORDED FEBRUARY 16, 2006 UNDER RECORDING NO. 200602160853, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE WILLIS BOATMAN DONATION LAND CLAIM NO. 44, THAT PORTION OF THE J.B. LEACH DONATION LAND CLAIM NO. 45 AND THAT PORTION OF THE ABANDONED CHANNEL OF THE PUYALLUP RIVER WITHIN SECTIONS 26 AND 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M. IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER COMMON TO SAID SECTIONS 26 AND 27; THENCE NORTH 00°51'34" EAST, 101.50 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST MAIN (FORMERLY STATE ROAD NO. 5) AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88°57'26" EAST, 740.74 FEET TO AN INTERSECTION WITH THE CENTERLINE OF THE ABANDONED CHANNEL OF THE PUYALLUP RIVER; THENCE ALONG SAID CENTER LINE NORTH 43°53'15" EAST, 466.11 FEET; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 15°06'45" WEST, 929.20 FEET; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 19°53'15" EAST, 35.85 FEET; THENCE LEAVING SAID CENTER LINE, SOUTH 64°06'03" WEST, 581.61 FEET; THENCE SOUTH 89°01'23" WEST, 439.95 FEET; THENCE SOUTH 68°24'22" WEST, 124.71 FEET; THENCE SOUTH 00°50'30" WEST, 941.16 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF LOT 11 OF REPLAT OF PART OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP AS RECORDED IN VOLUME 6 OF PLATS, PAGE 91, RECORDS OF PIERCE COUNTY AUDITOR, TO SAID NORTH RIGHT OF WAY OF EAST MAIN; THENCE ALONG SAID RIGHT OF WAY SOUTH 88°57'26" EAST, 259.23 FEET TO THE TRUE POINT OF BEGINNING;

ALL LYING EAST OF A LINE DESCRIBED AS:

BEGINNING AT A POINT ON SAID RIGHT OF WAY LINE OF EAST MAIN, A DISTANCE OF 577.65 FEET, SOUTH 88°57'26" EAST OF SAID TRUE POINT OF BEGINNING AND RUNNING THENCE NORTH 00°01'26" WEST, 200.03 FEET; THENCE NORTH 88°57'26" WEST, 42.01 FEET; THENCE NORTH 00°01'26" WEST, 180.59 FEET; THENCE NORTH 16°50'01" WEST, 115.02 FEET; THENCE NORTH 00°41'03" EAST, 291.59 FEET; THENCE NORTH 25°12'49" WEST, 289.04 FEET TO THE NORTH LINE OF ABOVE DESCRIBED TRACT AND TO THE TERMINUS OF SAID DESCRIBED LINE;

(ALSO KNOWN AS REVISED PARCEL BB OF BOUNDARY LINE REVISION RECORDED MAY 26, 2004 UNDER RECORDING NO. 200405265010, RECORDS OF PIERCE COUNTY, WASHINGTON);

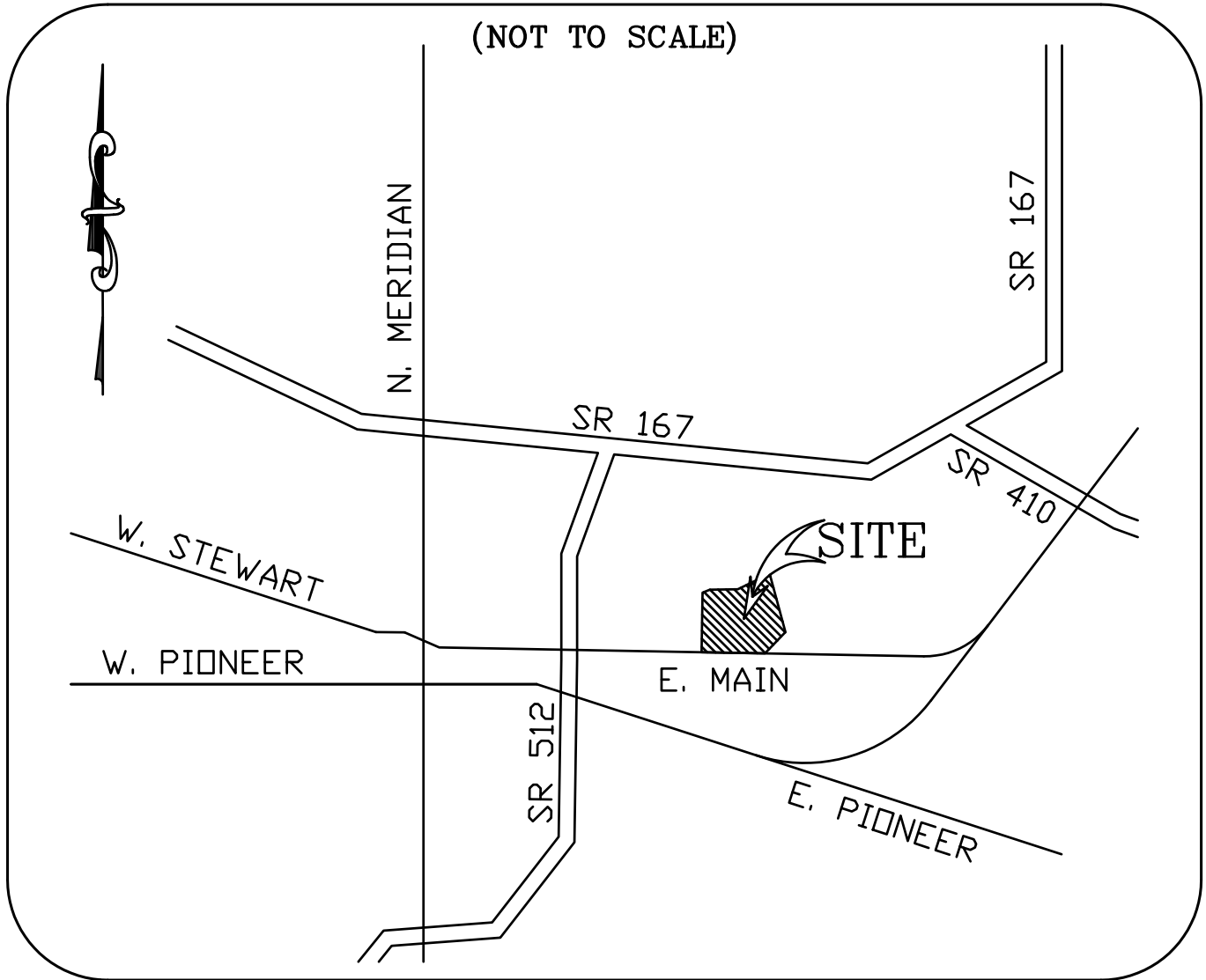
EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY STATUTORY WARRANTY DEED RECORDED MARCH 20, 2008 UNDER RECORDING NO. 200803200234, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT FOR AN ACCESS DRIVEWAY RECORDED FEBRUARY 16, 2006 UNDER RECORDING NO. 200602160853, OVER A PORTION OF REVISED PARCEL "AA" OF SAID BOUNDARY LINE REVISION.

VICINITY MAP

(NOT TO SCALE)



EASEMENT TABLE

PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT FOR TITLE INSURANCE FILE NO. NCS-940150-WA1 DATED DECEMBER 18, 2018.		
AFFECTS PARCEL A (RIVER TRAIL APARTMENTS):		
ITEM NO.	RECORDING NO.	NOTE
9	200110225005	STORM SEWER EASEMENT AND NO BUILD COVENANT DELINEATED ON FACE OF SURVEY (SHOWN HEREON)
10	200111210552	STORM SEWER PIPELINE EASEMENT (SHOWN HEREON)
11	200412140568	PUGET SOUND ENERGY EASEMENT (NOT LOCATABLE - AS CONSTRUCTED)
12	200412211465 201008100342	COMCAST OF WASHINGTON BROADBAND EASEMENT (BLANKET) MODIFICATIONS OF DOCUMENT (BLANKET)
13	200505240527	CITY OF PUYALLUP WATER LINE EASEMENT (SHOWN HEREON)
14	-	MATTERS DISCLOSED BY ALTA/NSPS SURVEY MADE BY HANSEN SURVEYING & CONSULTING ON NOVEMBER 16, 2016 (SHOWN HEREON)
AFFECTS PARCEL B (ADDISON GREENS APARTMENTS):		
ITEM NO.	RECORDING NO.	NOTE
15	200505240528	SEWER PUMP STATION EASEMENT (SHOWN HEREON)
16	200507150624	PUGET SOUND ENERGY EASEMENT (NOT LOCATABLE-AS CONSTRUCTED)
17	200508250313	BROADBAND COMMUNICATIONS EASEMENT (BLANKET)
18	-	MATTERS DISCLOSED BY ALTA/NSPS SURVEY MADE BY HANSEN SURVEYING & CONSULTING ON NOVEMBER 16, 2016 (SHOWN HEREON)
AFFECTS BOTH PARCELS:		
ITEM NO.	RECORDING NO.	NOTE
21	200111210551	COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS (SHOWN HEREON)
22	200405265010	TERMS AND PROVISIONS ON RECORD OF SURVEY (25' NO BUILD COVENANT AREA SHOWN HEREON)
23	200602160853	ACCESS, SEWER, STORM WATER DRAINAGE AND SIGN EASEMENT (ACCESS, SEWER & SIGN EASEMENTS SHOWN HEREON - STORM WATER DRAINAGE EASEMENT IS UNDEFINED AND IS NOT LOCATABLE)

PROPERTY INFORMATION
RIVER TRAIL APARTMENTS (PARCEL A)

ADDRESS:
1617 EAST MAIN AVENUE, PUYALLUP, WASHINGTON 98372

TAX PARCEL NUMBER:
0420262055

SITE AREA:
763,578 S.F. OR 17.53 ACRES +/-.

PROPERTY INFORMATION
ADDISON GREENS APARTMENTS (PARCEL B)

ADDRESS:
1715 EAST MAIN AVENUE, PUYALLUP, WASHINGTON 98372

TAX PARCEL NUMBER:
0420262058

SITE AREA:
507,256 S.F. OR 11.64 ACRES +/-.

PARKING STALL SCHEDULE
RIVER TRAIL APARTMENTS
PARCEL A

STANDARD UNCOVERED	102
STANDARD CARPORT	221
STANDARD GARAGE	98
HANDICAP UNCOVERED	7
HANDICAP CARPORT	4
HANDICAP GARAGE	2
FUTURE RESIDENT	1
COMPACT UNCOVERED	28
TOTAL	463

PARKING STALL SCHEDULE
ADDISON GREENS APARTMENTS
PARCEL B

STANDARD UNCOVERED	130
STANDARD CARPORT	213
STANDARD GARAGE	99
HANDICAP UNCOVERED	1
HANDICAP CARPORT	12
HANDICAP GARAGE	1
FUTURE RESIDENT	2
TOTAL	458

ZONING INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN A "RM 20" HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL ZONE DISTRICT PER ZONING REPORT ENTITLED "ADDISON GREENS APARTMENTS AND RIVER TRAIL APARTMENTS, 1617 & 1715 EAST MAIN STREET, (AKA 1617 & 1715 EAST MAIN AVENUE), PUYALLUP, WASHINGTON" PREPARED BY ZONING-INFO AND DATED NOVEMBER 30, 2016.	
MINIMUM LOT SIZE	4,000 SQUARE FEET (TABLE 20.25.020)
MINIMUM STREET FRONTAGE	20 FEET (TABLE 20.25.020)
MINIMUM LOT WIDTH	40 FEET (TABLE 20.25.020)
MINIMUM LOT DEPTH	70 FEET (TABLE 20.25.020)
MAXIMUM DENSITY	55% LOT COVERAGE (TABLE 20.25.020) MINIMUM 20% LANDSCAPED AREA FOR ATTACHED UNITS (TABLE 20.25.020) MINIMUM 30% COMMON OPEN SPACE FOR ATTACHED UNITS (TABLE 20.25.020) MINIMUM 100 SQUARE FEET OF PRIVATE OPEN SPACE PER GROUND FLOOR DWELLING UNIT (TABLE 20.25.020) MINIMUM 60 SQUARE FEET (10' X 6') OF PRIVATE OPEN SPACE PER UPPER STORY DWELLING UNIT (TABLE 20.25.020) MINIMUM 14 DWELLING UNITS PER ACRE (TABLE 20.25.023) MAXIMUM 16 DWELLING UNITS PER ACRE WITHOUT UTILIZATION OF DENSITY BONUS, OR 22 UNITS PER ACRE WITH UTILIZATION OF DENSITY BONUS (TABLE 20.25.022) MINIMUM 10% OF THE NET LOT AREA SHALL BE DEVOTED TO AMENITY AREAS FOR ACTIVE USE BY RESIDENTS, EXCEPT THAT PROJECTS DEVOTING AT LEAST 500 SQUARE FEET OF PRIVATE OPEN SPACE PER UNIT SHALL BE EXEMPT (SECTION 20.25.040) MINIMUM 5% LANDSCAPING FOR PAVED AREAS OVER 10,000 SQUARE FEET (SECTION 20.58.005)
MAXIMUM HEIGHT	36 FEET (TABLE 20.25.020) - THE CITY OF PUYALLUP APPROVED A VARIANCE FROM THIS LIMIT (HEARING EXAMINER CASE #04-17-001) TO ALLOW FOR THE DEVELOPER TO ADD FILL TO RAISE THE FINISHED FLOOR LEVEL OF STRUCTURES TO A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION
MINIMUM FRONT YARD REQUIREMENT	20 FEET; 25 FEET FROM PRINCIPAL OR MINOR ARTERIAL AS DESIGNATED IN THE COMPREHENSIVE PLAN (TABLE 20.25.020)
MINIMUM SIDE YARD REQUIREMENT	15 FEET (TABLE 20.25.020); 5 FEET IF ABUTTING ANOTHER RM-20 OR RM-CORE PARCEL NOT CONTAINING EXISTING SINGLE-FAMILY DEVELOPMENT; 15 FEET IF ABUTTING AN RM ZONED PARCEL WITH EXISTING SINGLE-FAMILY DEVELOPMENT (SECTION 20.25.027)
MINIMUM REAR YARD REQUIREMENT	20 FEET (TABLE 20.25.020)
MINIMUM DISTANCE BETWEEN BUILDINGS	10 FEET (TABLE 20.25.020)
LANDSCAPE BUFFERS	15 FEET ALONG COLLECTORS AND ARTERIALS; 10 FEET ALONG RESIDENTIAL STREETS AND LOCAL ROADS (SECTION 20.25.040); THE PERIMETER SHALL BE LANDSCAPED THE FULL DEPTH OF THE REQUIRED SETBACKS FOR THE SUBJECT SITE, OR 12 FEET, WHICHEVER IS LESS, BUT IN NO EVENT SHALL A PERIMETER LANDSCAPE BUFFER BE SMALLER THAN 6 FEET (SECTION 20.58.005)
MINIMUM PARKING REQUIRED	DWELLINGS, MULTIPLE-FAMILY, INCLUDING APARTMENTS, CONDOMINIUMS, DUPLEXES AND TOWNHOUSES; 2 PARKING SPACES PER UNIT (SECTION 20.55.010) 225 UNITS X 2 = 450 TOTAL PARKING SPACES 225 UNITS X 2 = 450 TOTAL PARKING SPACES
1617 EAST MAIN AVENUE: 1715 EAST MAIN AVENUE:	

NOTES

1. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
2. AT THE TIME OF THIS SURVEY THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.
4. THERE WAS NOT A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT AT THE TIME OF THIS SURVEY. NO WETLANDS MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.

FLOOD ZONE DESIGNATION
RIVER TRAIL APARTMENTS (PARCEL A)

THE PROPERTY DESCRIBED HERON IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "AE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 53053C0334E WITH AN EFFECTIVE DATE OF MARCH 7, 2017 FOR COMMUNITY NUMBERS 530328, 530138, 530144 AND 530147 WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.

FLOOD ZONE DESIGNATION
ADDISON GREENS APARTMENTS (PARCEL B)

THE PROPERTY DESCRIBED HERON IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "AE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 53053C0334E WITH AN EFFECTIVE DATE OF MARCH 7, 2017 FOR COMMUNITY NUMBERS 530328, 530138, 530144 AND 530147 WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.

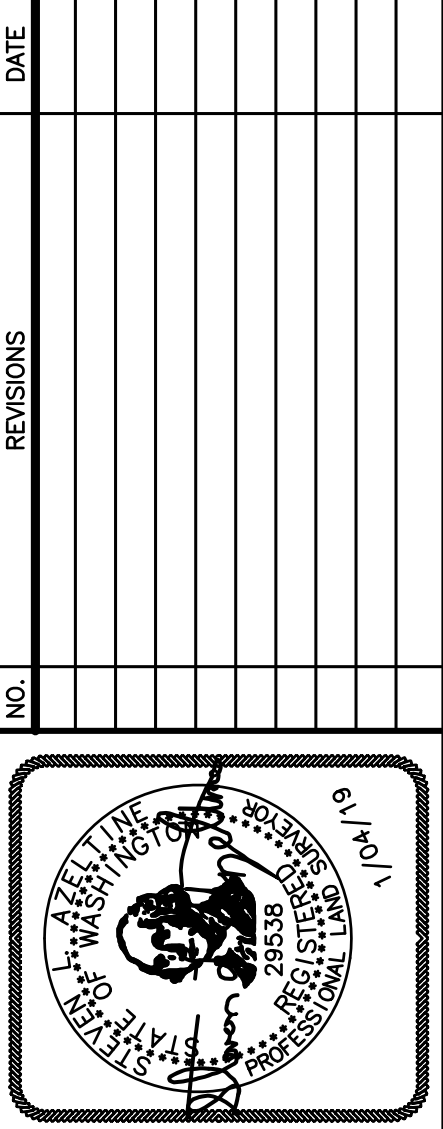
SURVEYOR'S CERTIFICATE

TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE SECURITIES, INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-K725 AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(c), 6(e), 7(c), 7(d)(1), 7(c), 8, 9, 11 AND 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 24, 2018.

DATE OF PLAT OR MAP: JANUARY 4, 2019

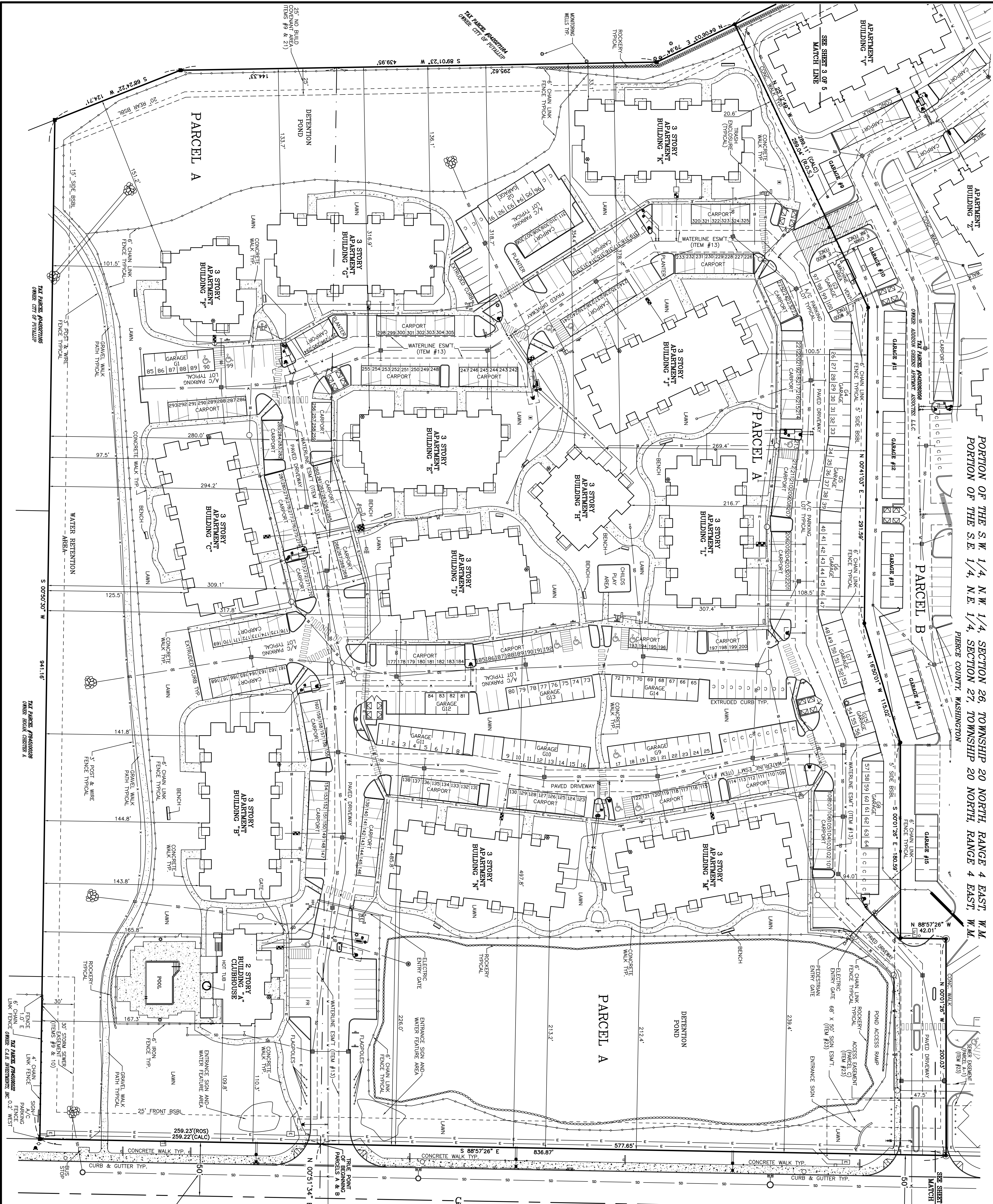
Steven L. Azeltine 1/04/19
STEVEN L. AZELTINE, L.S.
CERTIFICATE NO. 25638



HANSEN SURVEYING & CONSULTING
4227 S. MERIDIAN STE. C-445, PUYALLUP, WA, 98373
TEL 425-235-8440 EMAIL: hansenurvey@comcast.net

ALTA/NSPS LAND TITLE SURVEY
OF
RIVER TRAIL APARTMENTS &
ADDISON GREENS APARTMENTS
CITY OF PUYALLUP, WASHINGTON

DATE:	1/04/2019	DRAWN BY:	RF, PJC	CHECKED BY:	SLA
SHEET	1	OF	5	JOB NUMBER	20432 COMBINED 2019



NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS-BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT. FOR ALL UTILITIES, THE SURVEYOR MUST BE ADVISED PRIOR TO CONSTRUCTION. CALL 1-800-424-5858 FOR UTILITY LOCATORS.

WEST 1/4 CORNER OF 26-20-04 FOUND BRASS DISK IN MON. & CASE FOUND COUNTY PUBLIC WORKS (POINT OF COMMENCEMENT PARCELS A & B)

WIDTH OF E. MAIN AVENUE PER PERCE COUNTY ASSESSOR'S MAP AND R.O.S. RECORDING NO. 200405255010

DATE: 1/04/2019
DRAWN BY: RF, PJC
CHKD BY: SLA

ALTA/NSPS LAND TITLE SURVEY
OF
RIVER TRAIL APARTMENTS &
ADDISON GREENS APARTMENTS
CITY OF PUYALLUP, WASHINGTON

29538
4 SITE SURVEYING, LLC dba
HANSEN SURVEYING & CONSULTING
4227 S. MERIDIAN STE. C-445, PUYALLUP, WA. 98373
TEL: 425-235-8440 EMAIL: hansenurvey@comcast.net

1" = 40'
0' 40' 80'
BASIS OF BEARINGS IS THE CENTERLINE OF EAST MAIN AVENUE PER R.O.S. #N 2001025005
REFERENCES:
RECORD OF SURVEY RECORDED 2001025005
RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 200405255010
SITE AREA = 763,578 SF. OR 17.53 ACRES+/-
LEGEND
SS = SANITARY SEWER
SD = STORM SEWER
G = GAS LINE
W = WATER LINE
V = WATER VALVE
WM = WATER METER
IR = IRRIGATION CONTROL VALVE
CB = CATCH BASIN
M = MANHOLE
L = LIGHT POLE
A = ARCH ANCHOR
P = POWER WALT/TRANSFORMER
T = TELEPHONE WALT/PEDESTAL
C = CABLE WALT/PEDESTAL
Q = QUARTER CORNER
R = R.O. MON. IN CASE
F = FND. PROP. COR. AS NOTED
FND. 1/2" IR. W/CAP #21464
SET PK WITH FLASHER #21464
X = LOCATION OF PEAK HEIGHT MEASUREMENT
BSBL = BUILDING SETBACK LINE PER ZONING
C = COMPACT
R = FUTURE RESIDENT PARKING
MB = MAILBOX NUMBER
M = MEASURED
R.O.S. = RECORD OF SURVEY RECORDING NUMBER 200405255010
CALC. = CALCULATED
HH = POWER HOLE

NO.	REVISIONS	DATE

DATE: 1/04/2019	ALTA/NSPS LAND TITLE SURVEY
DRAWN BY: RF, PJC	OF
CHKD BY: SLA	RIVER TRAIL APARTMENTS & ADDISON GREENS APARTMENTS
	CITY OF PUYALLUP, WASHINGTON

SHEET 2	JOB NUMBER 20432 COMBINED 2019
OF 5	

1" = 50'

0' 50' 100'

EAST MAIN AVENUE PER RDS AFN 200110225005
REFERENCES:
RECORD OF SURVEY RECORDED
UNDER RECORDING NUMBER
200110225005

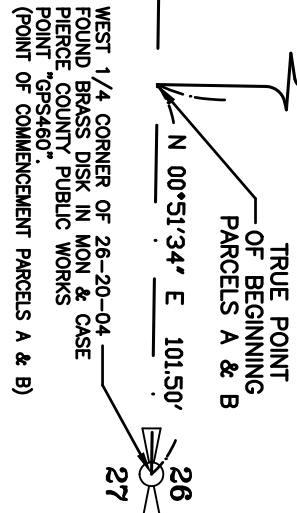
UNDER RECORDING NUMBER
200110225005

RECORD OF SURVEY RECORDED
UNDER RECORDING NUMBER

SITE AREA = 507,256 S.F. OR 11.64 ACRES+/-.

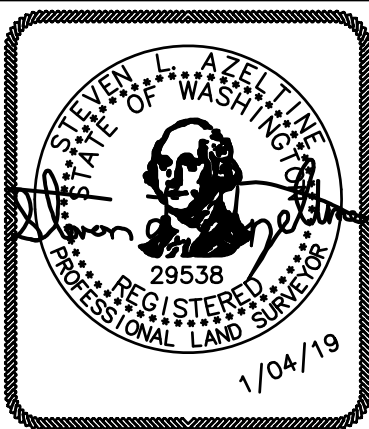
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	24.00'	54°42'09"	22.91'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	24.00'	54°42'09"	22.91'

[illegible]

NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS-BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 1-800-424-5555 FOR UTILITY LOCATORS.

HANSEN SURVEYING & CONSULTING
227 S. MERIDIAN STE. C-445, PUYALLUP, WA., 98373
EL: 425-235-8440 EMAIL: hansenurvey@comcast.net

[illegible]

SHEET	DATE:	1/04/2019
	DRAWN BY:	PJC, RF
DE	CHKD BY:	SLA

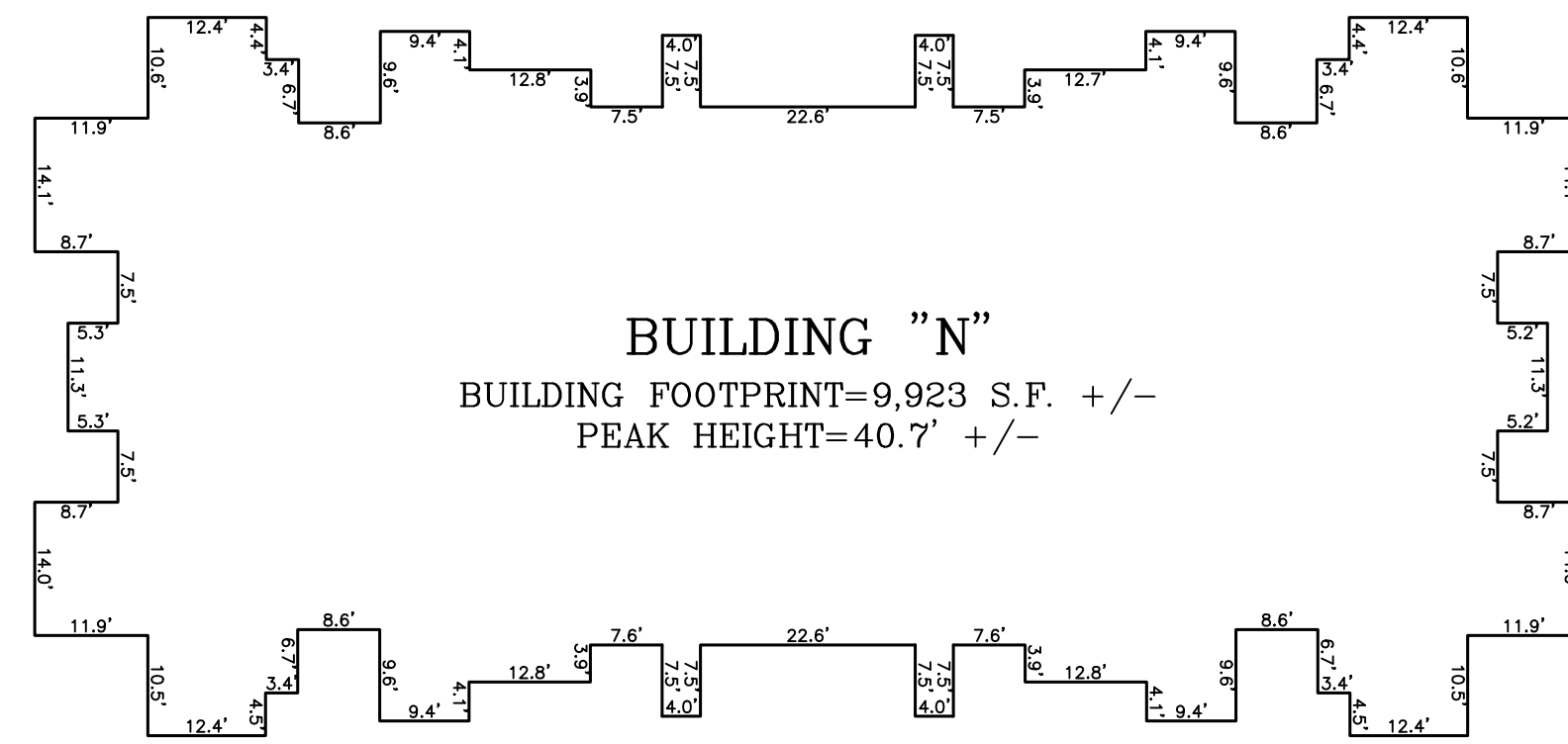
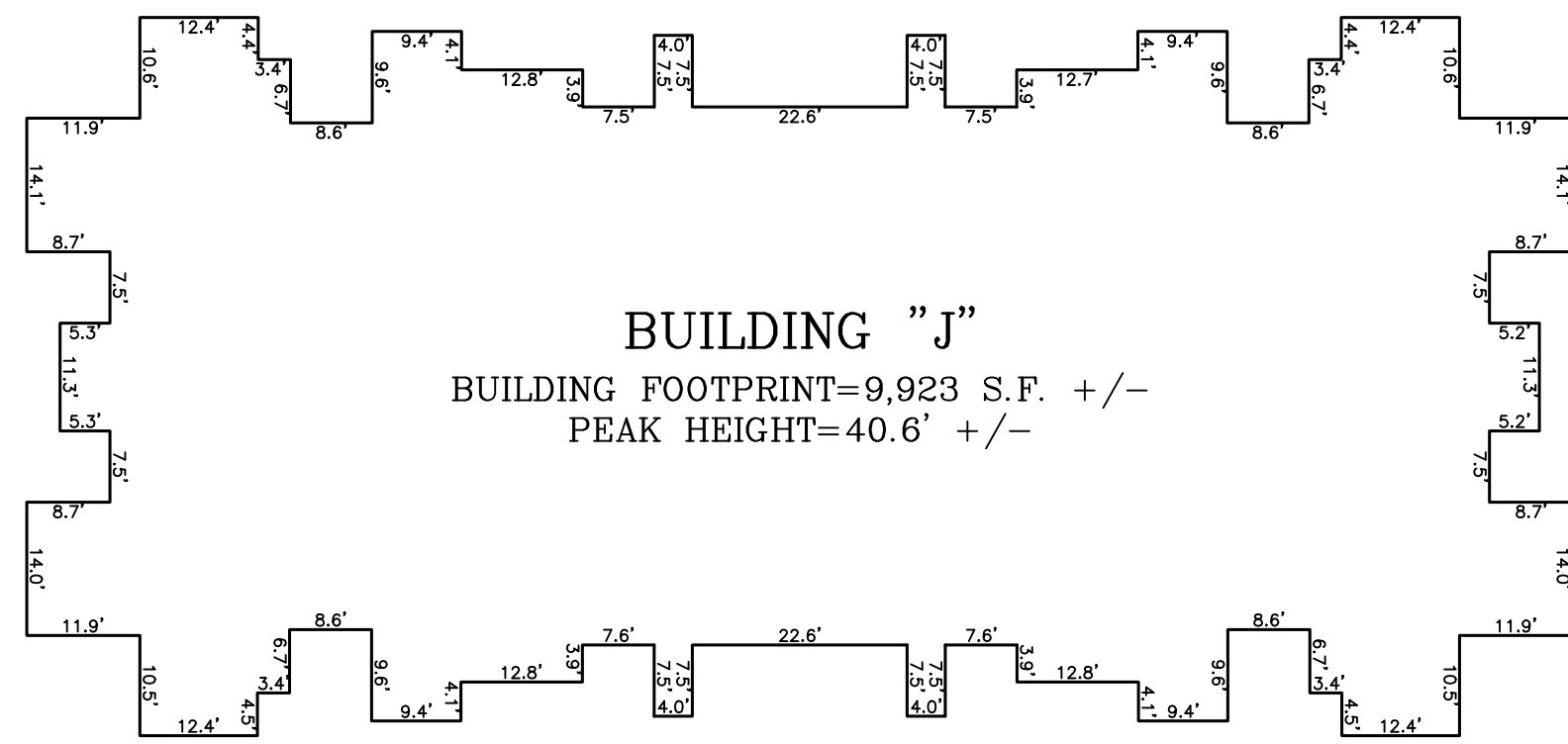
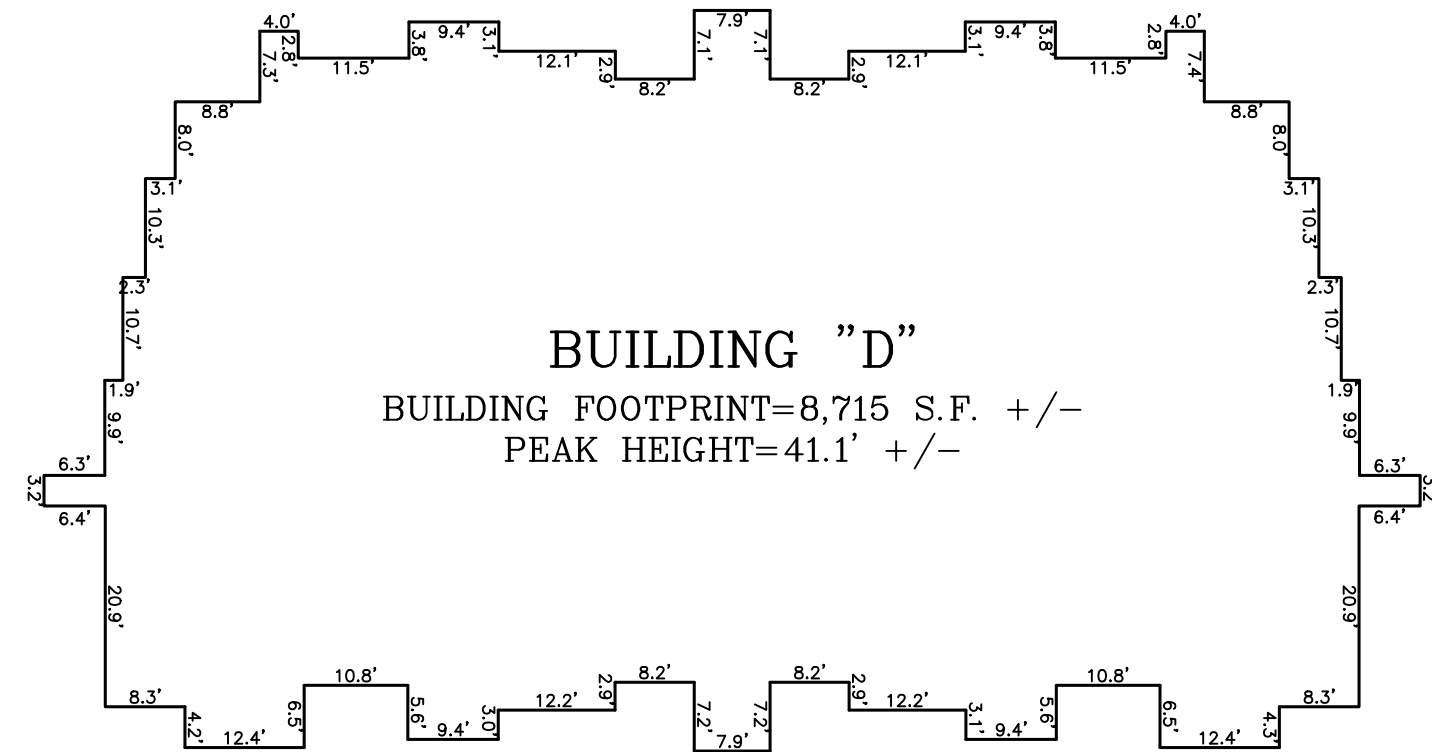
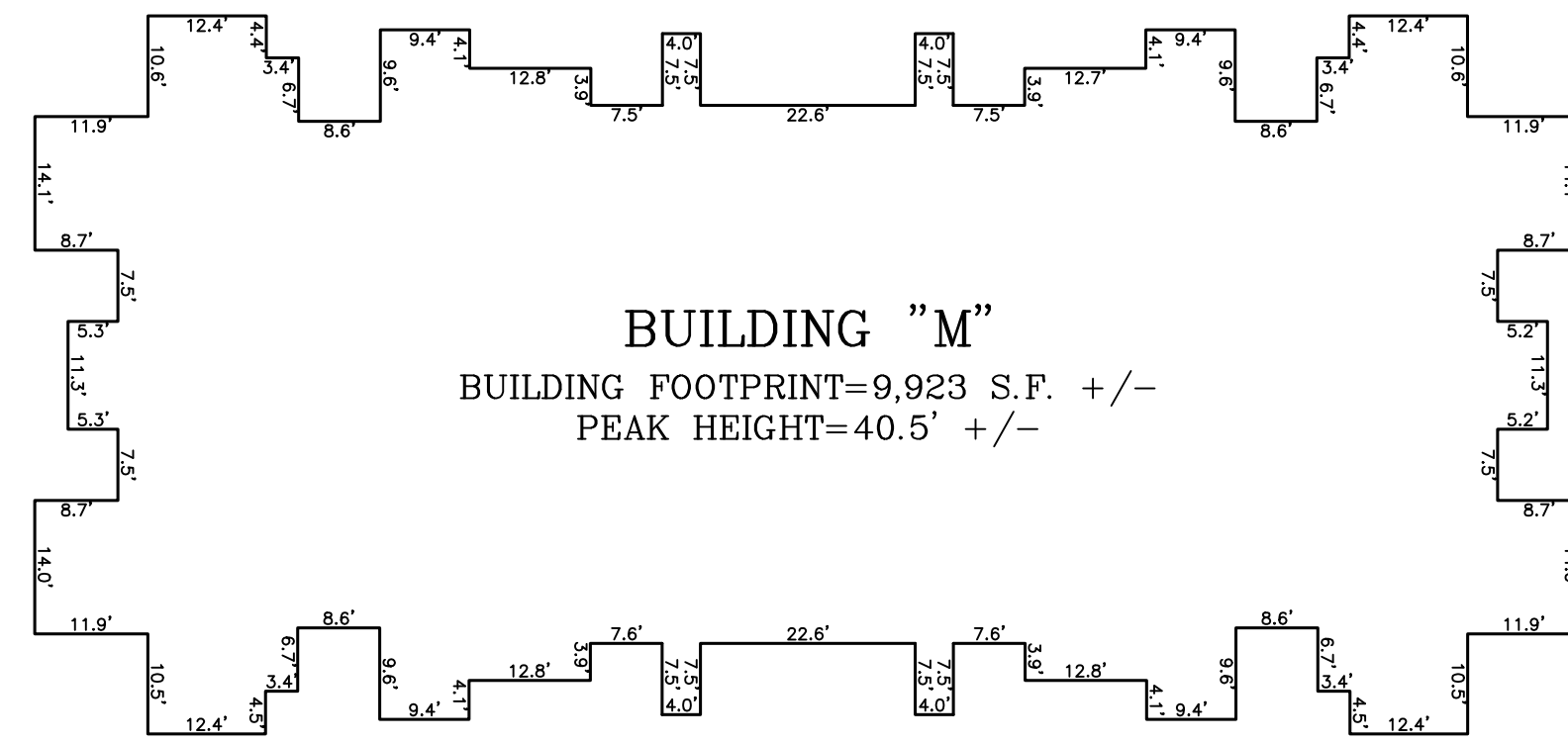
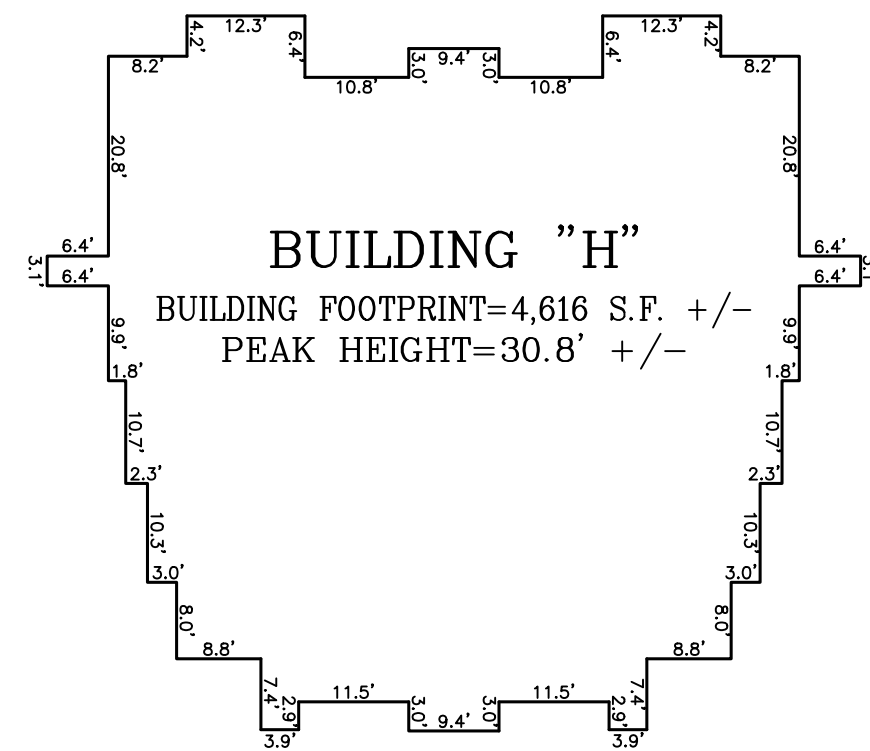
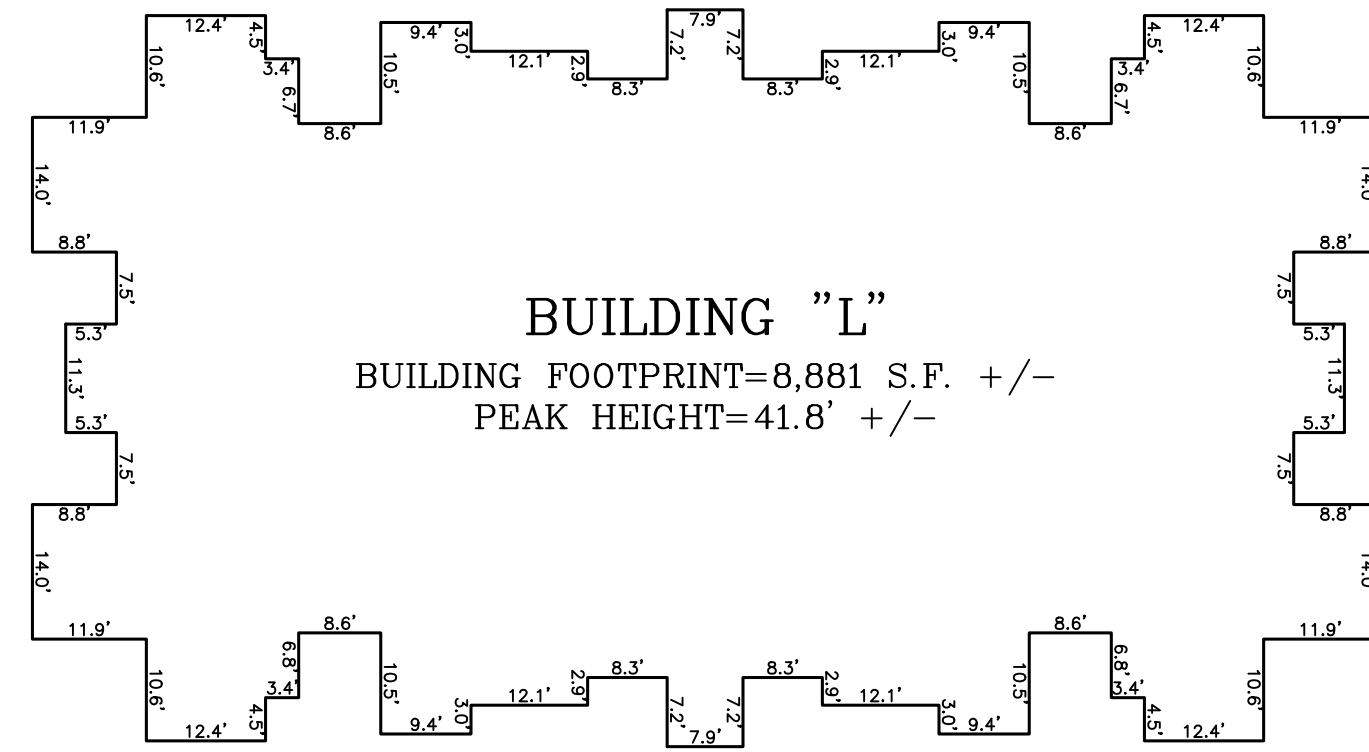
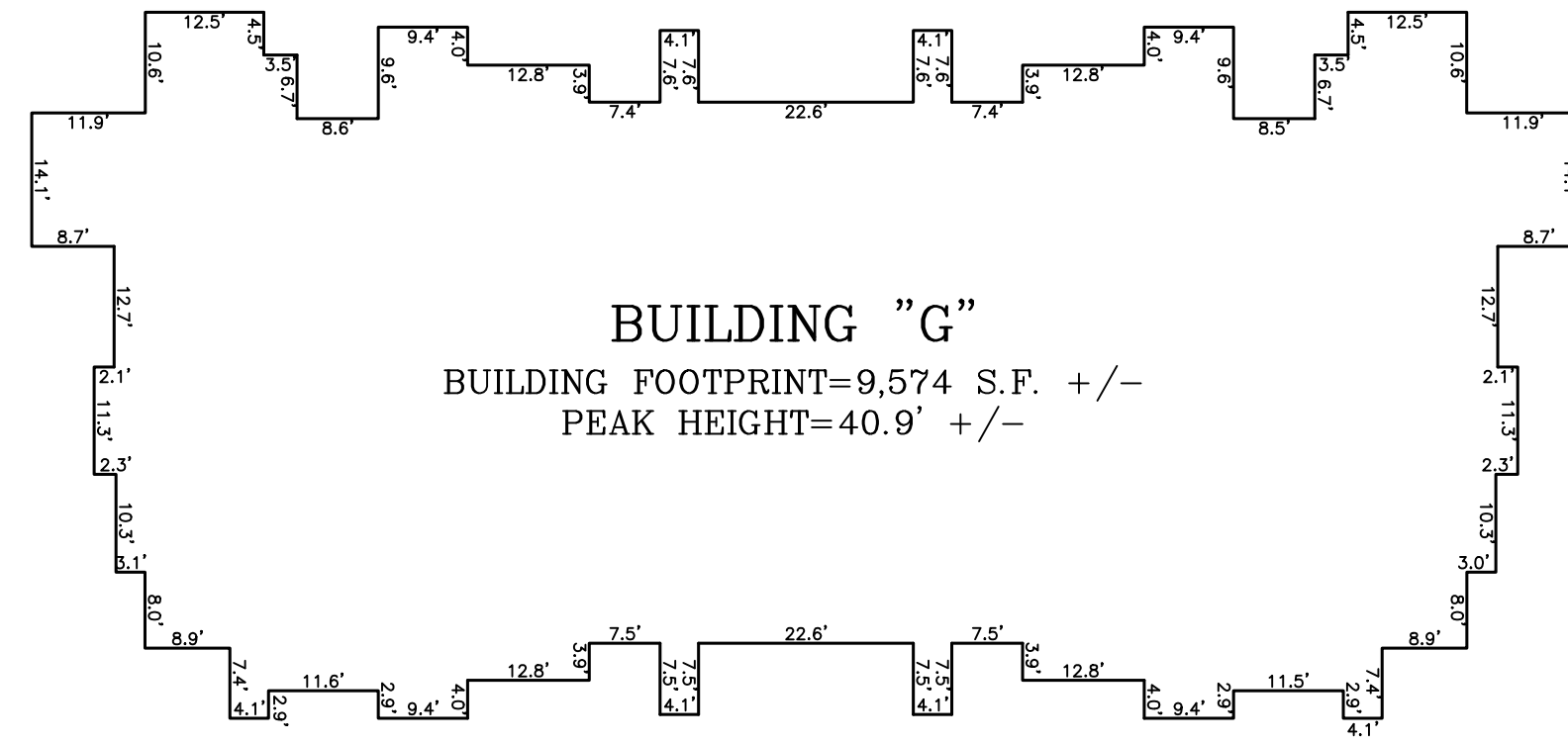
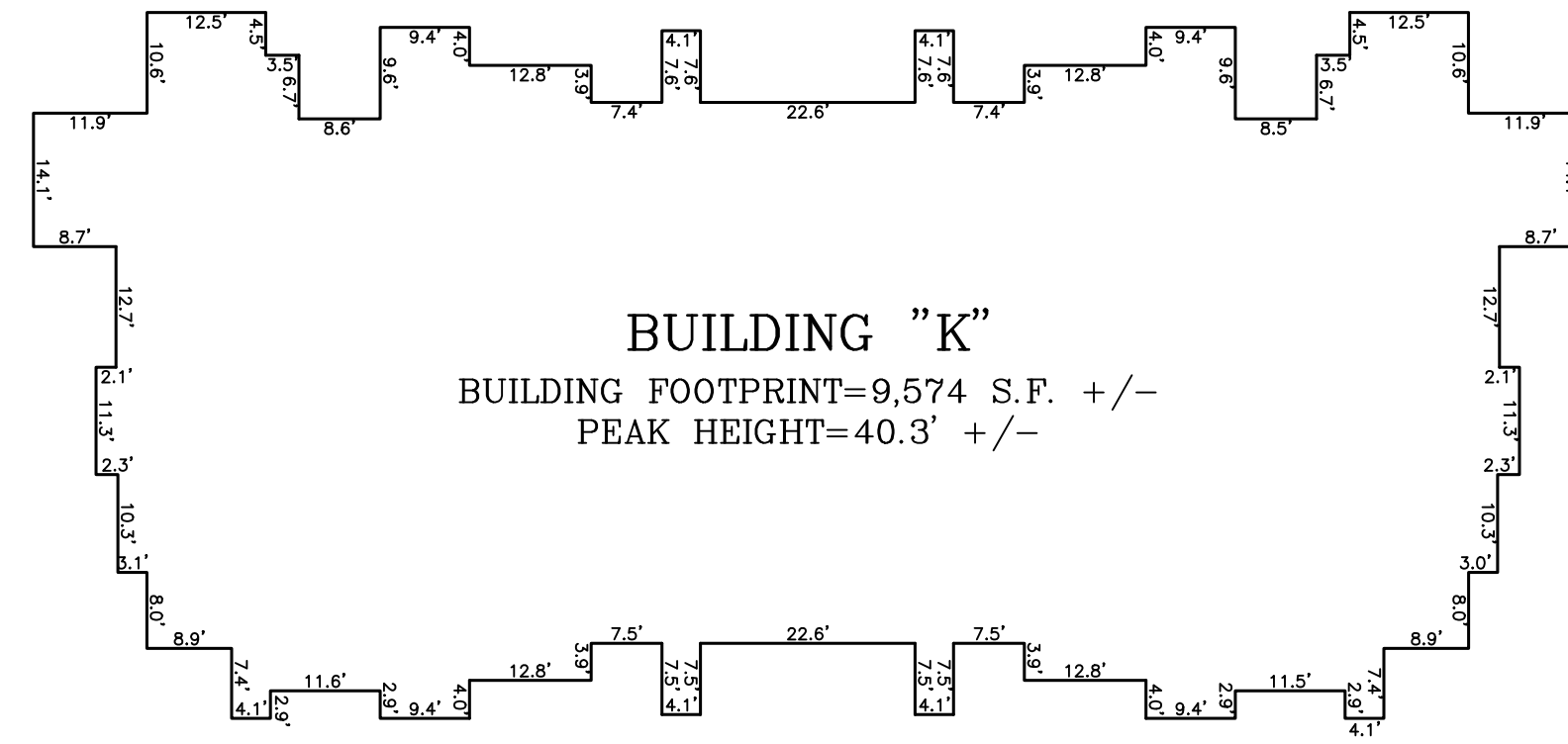
3	5
JOB NUMBER 20432 COMBINED 2019	

1" = 20'

0' 20' 40'

LEGEND

S.F. = SQUARE FEET

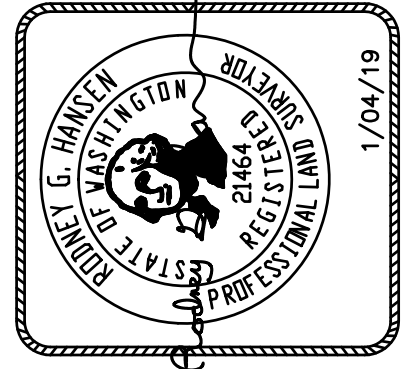


NOTE:

THE AS-BUILT PEAK HEIGHTS SHOWN HEREON
WERE MEASURED FROM THE EXISTING FINISH GRADE
ADJACENT TO EACH BUILDING. FOR THE MEASUREMENT
LOCATION, PLEASE SEE SHEET 2 OF 3.

LEGEND

S.F. = SQUARE FEET



HANSEN SURVEYING & CONSULTING
A SITE SURVEYING, LLC. dba

4227 S. MEERDIAN STE. C-445, PUYALLUP, WA. 98373
TEL 425-235-8440 EMAIL: hansensurvey@comcast.net

ALTA/NSPS LAND TITLE SURVEY
OF
RIVER TRAIL APARTMENTS &
ADDISON GREENS APARTMENTS
CITY OF PUYALLUP, WASHINGTON

DATE:	1/04/2019	DRAWN BY:	RF, P JC	CHECKED BY:	SLA
SHEET		OF			
4		5			
JOB NUMBER 20432 COMBINED 2019					

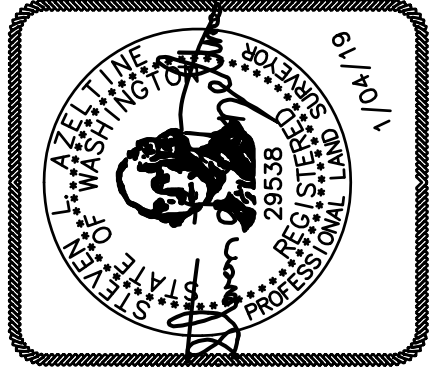
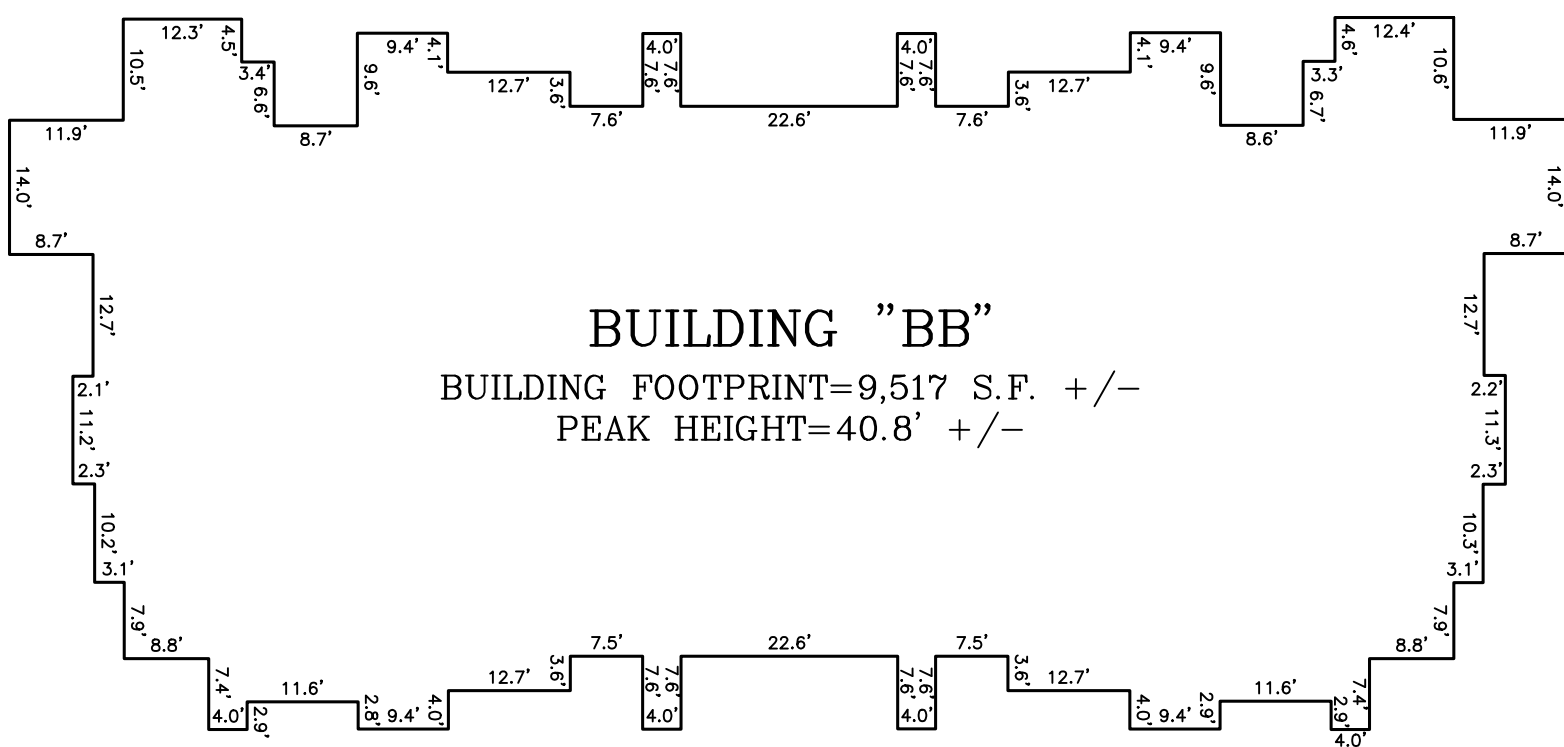
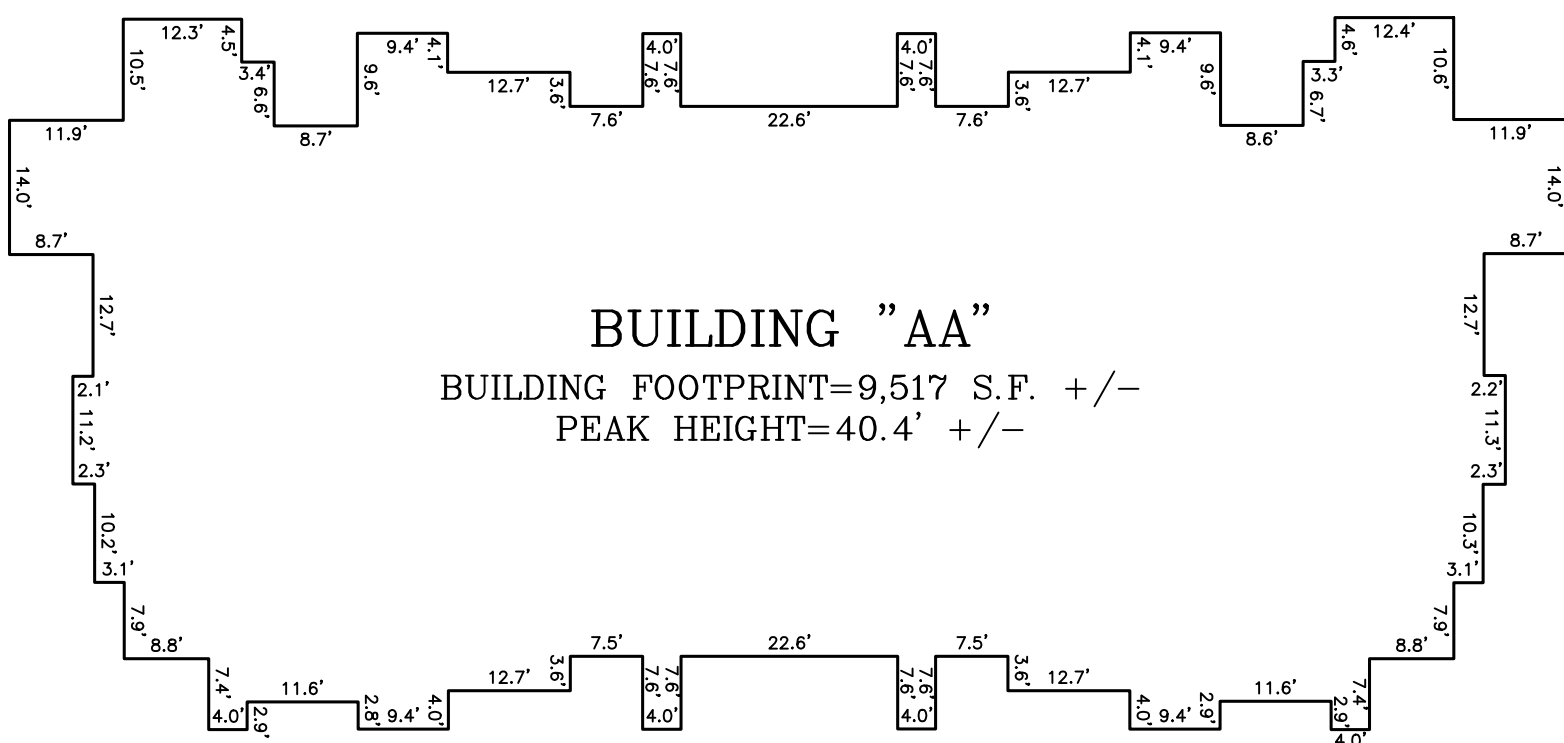
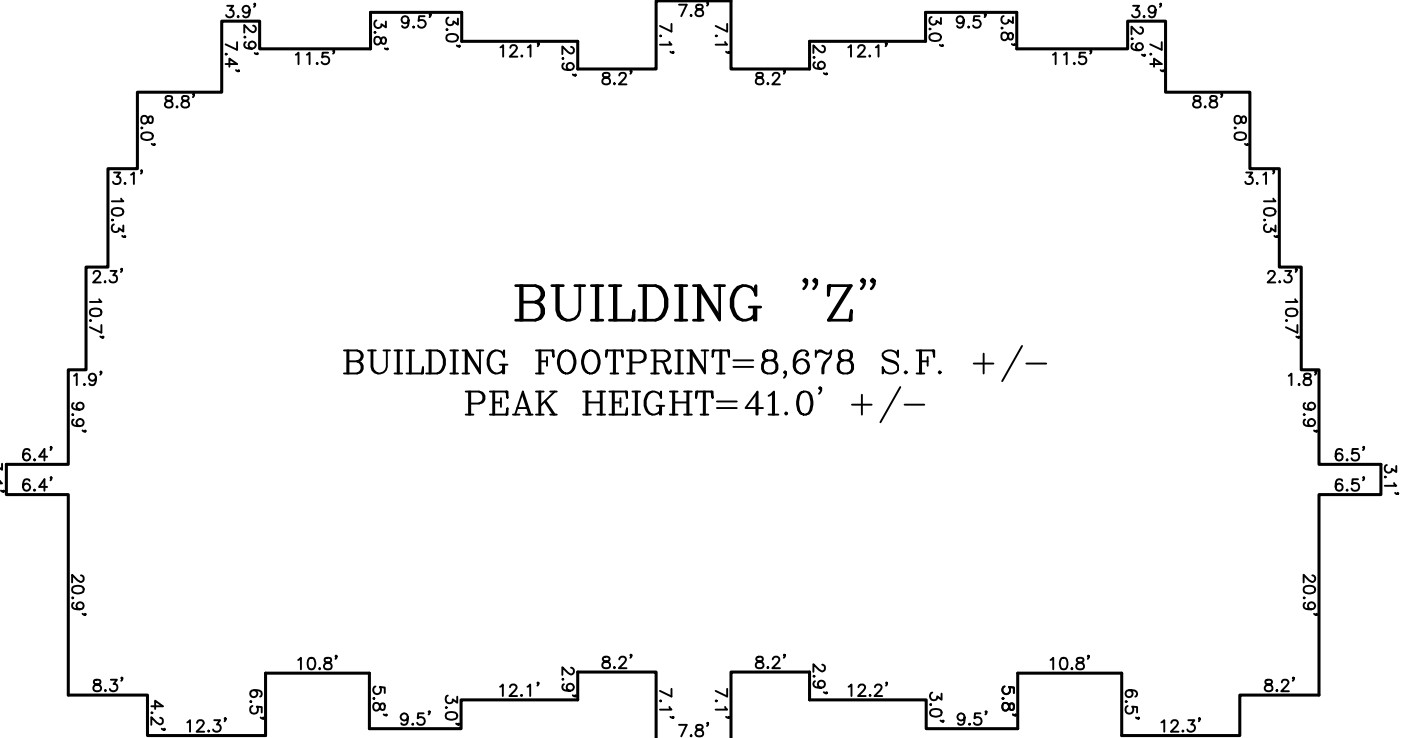
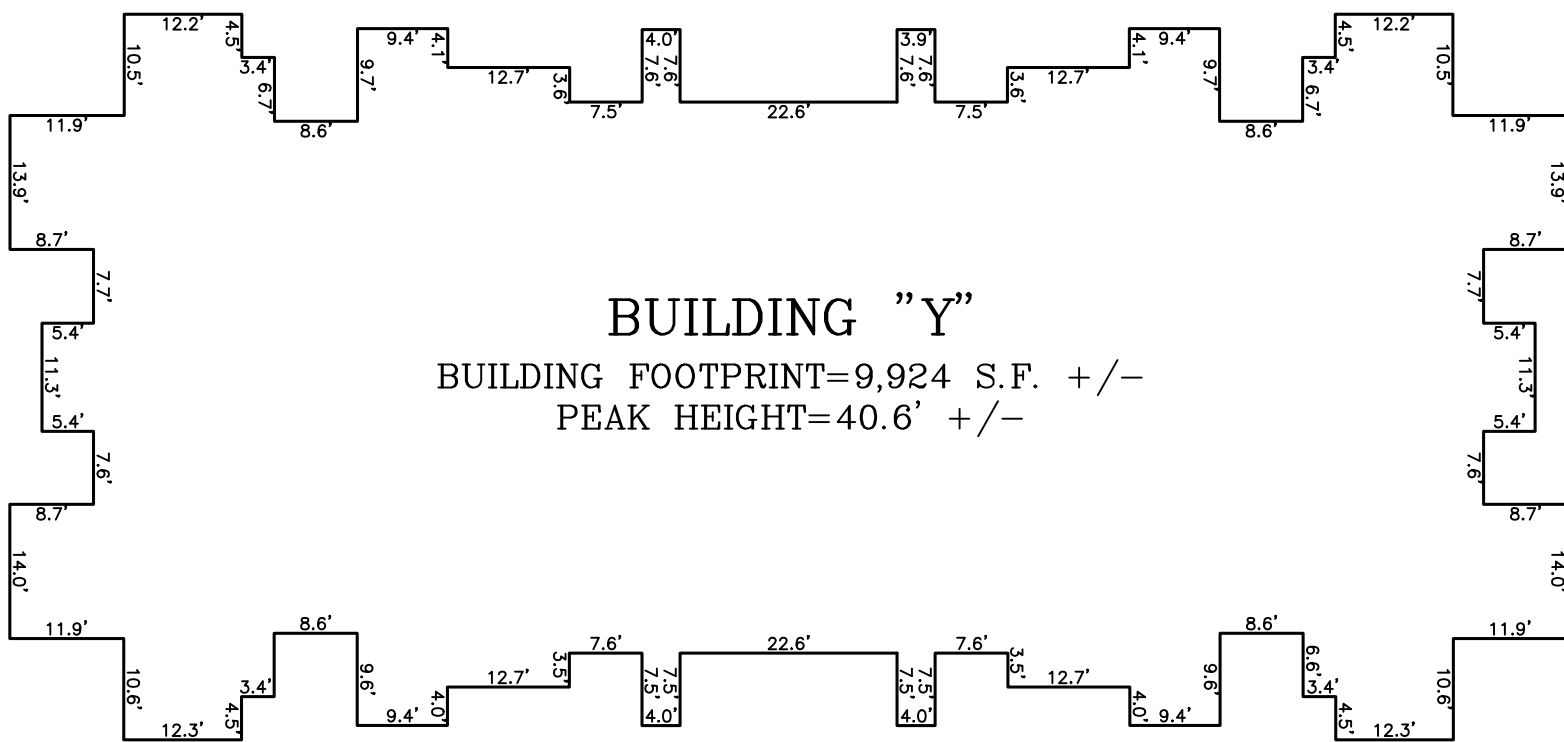
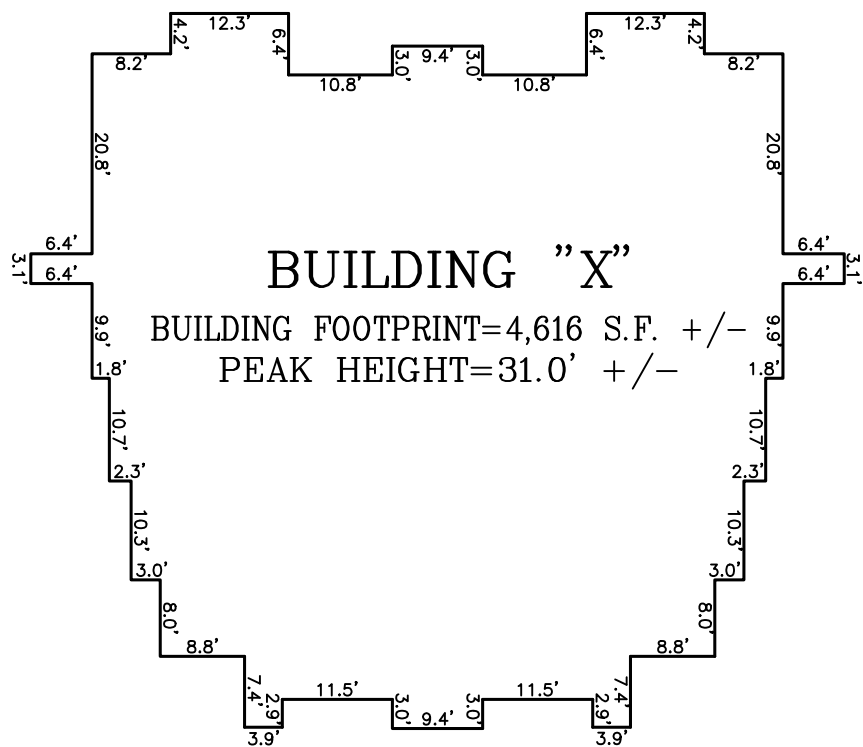
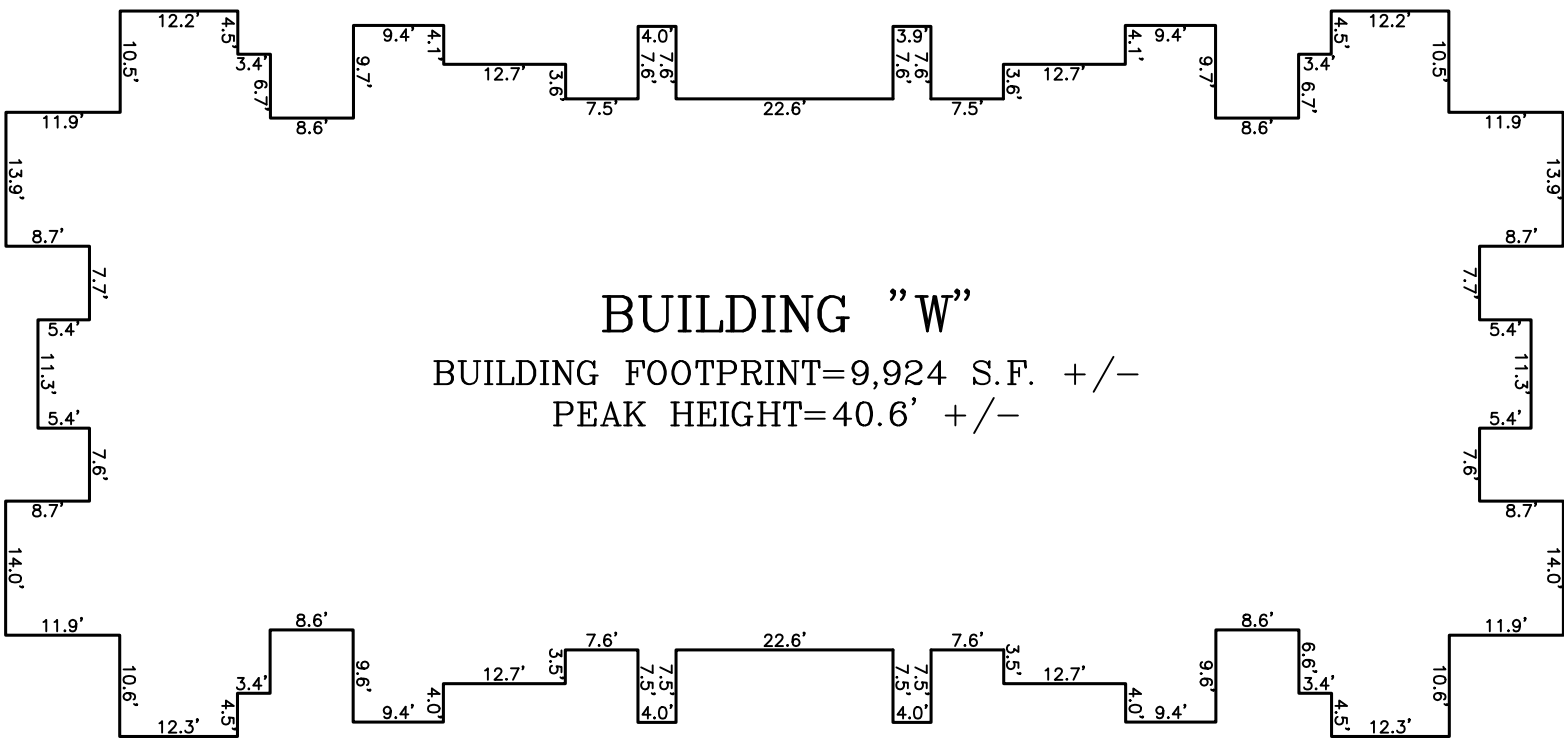
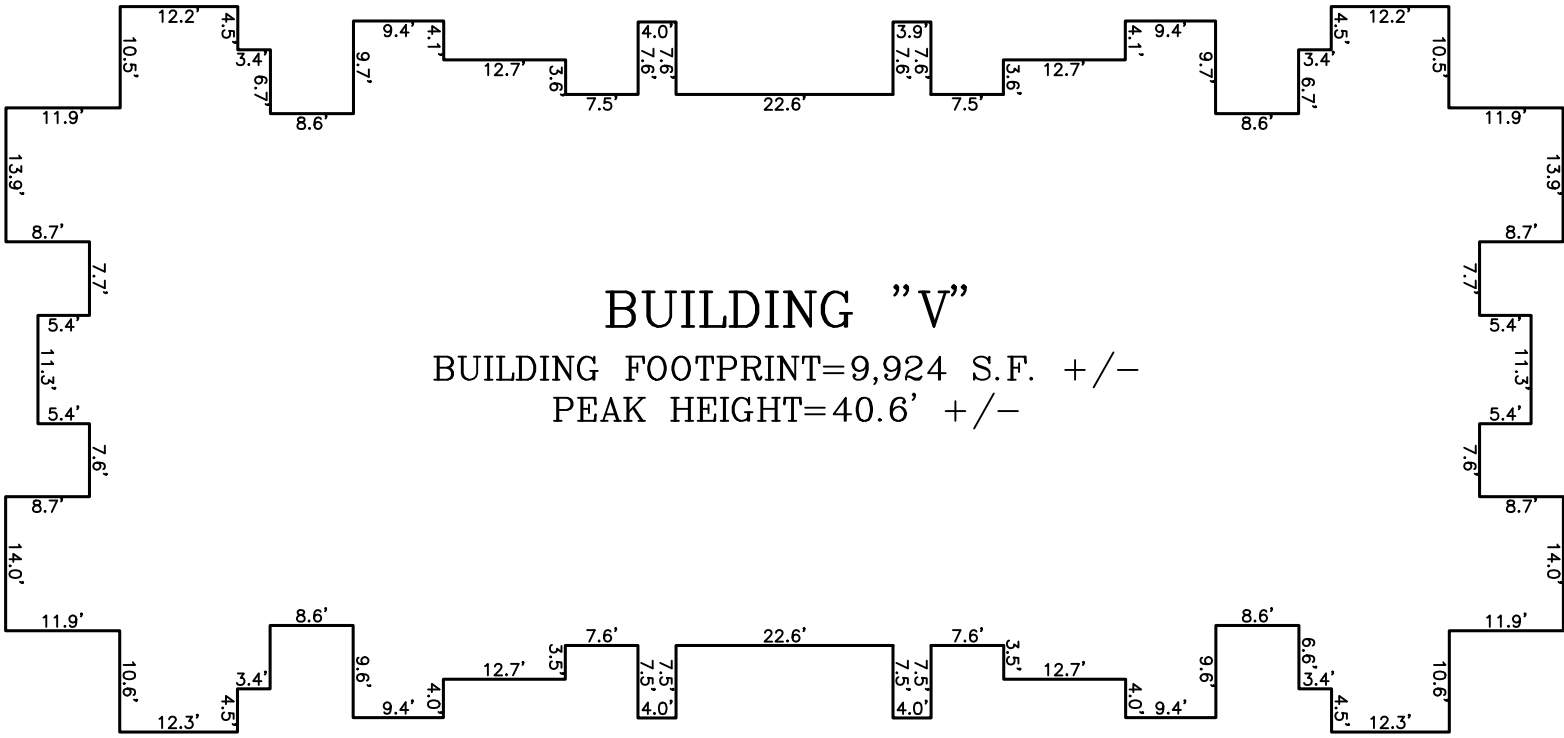
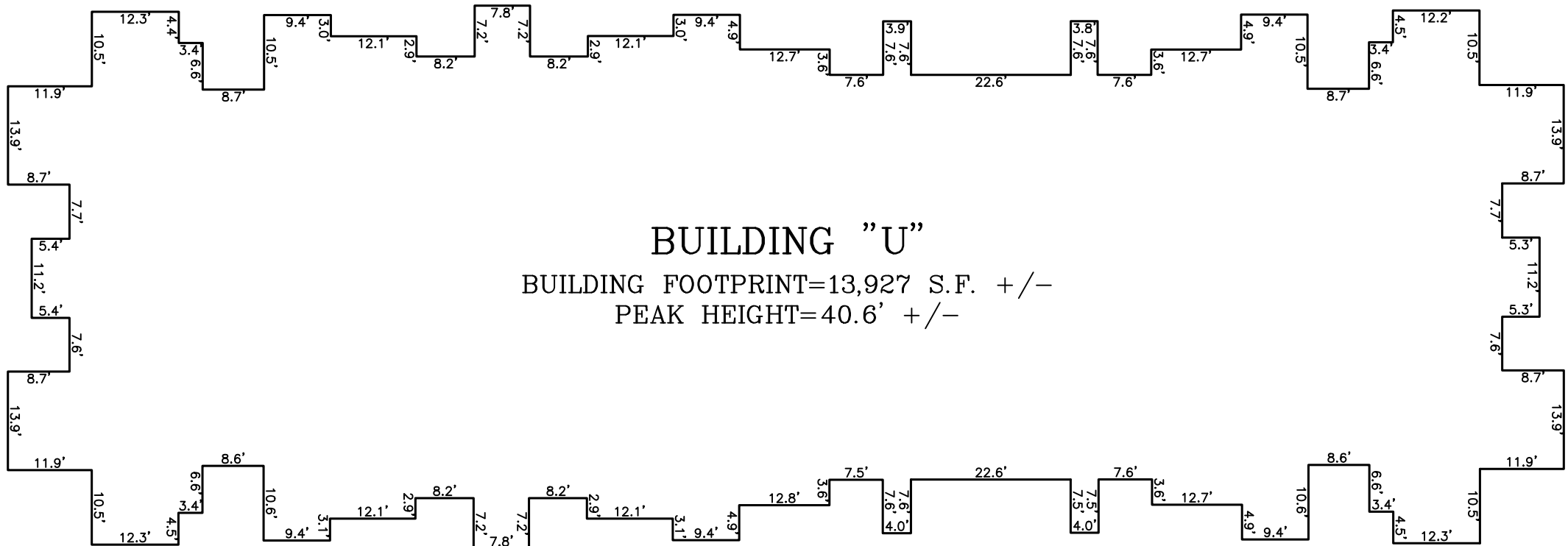
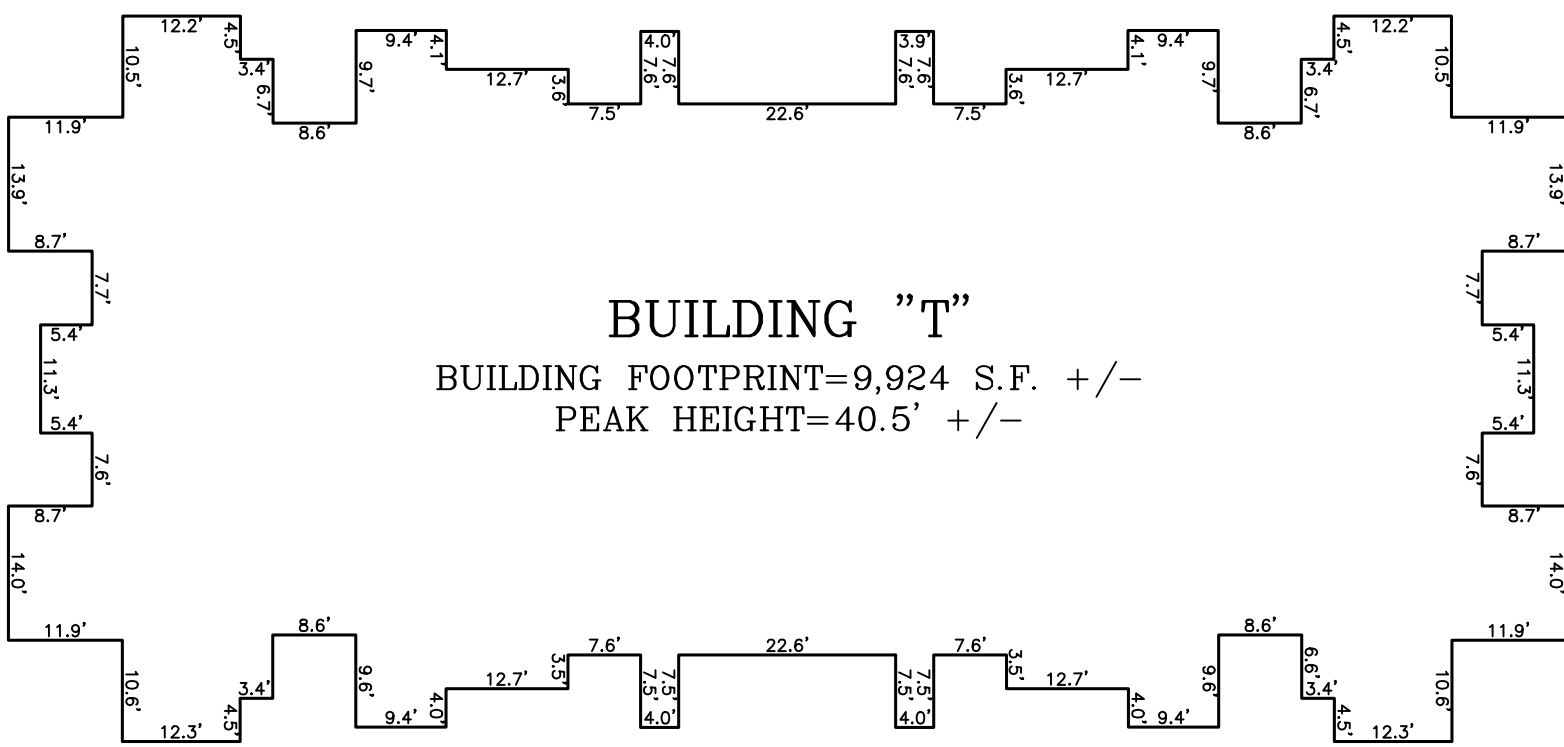
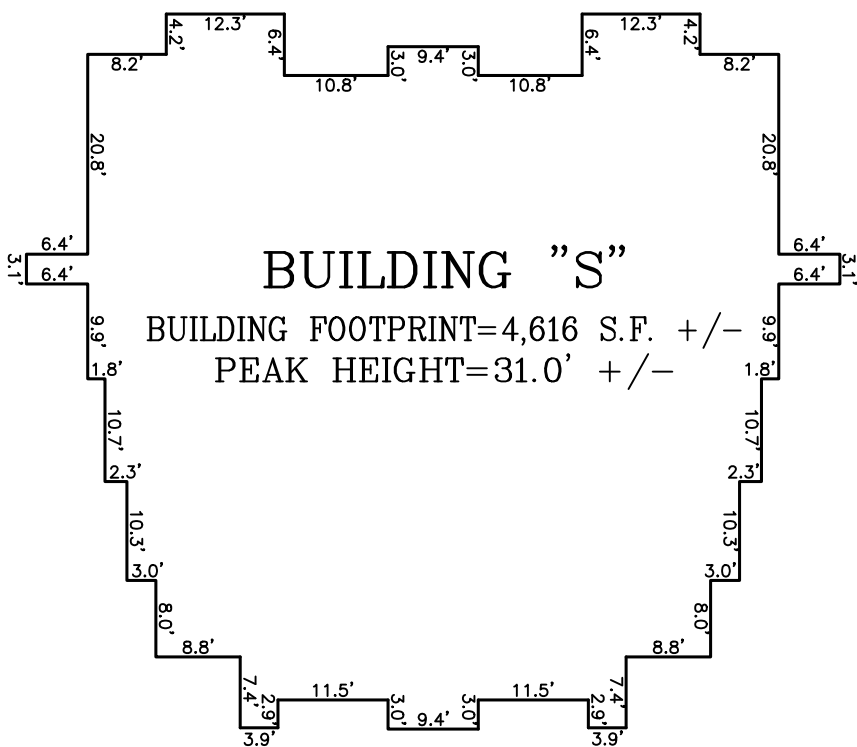
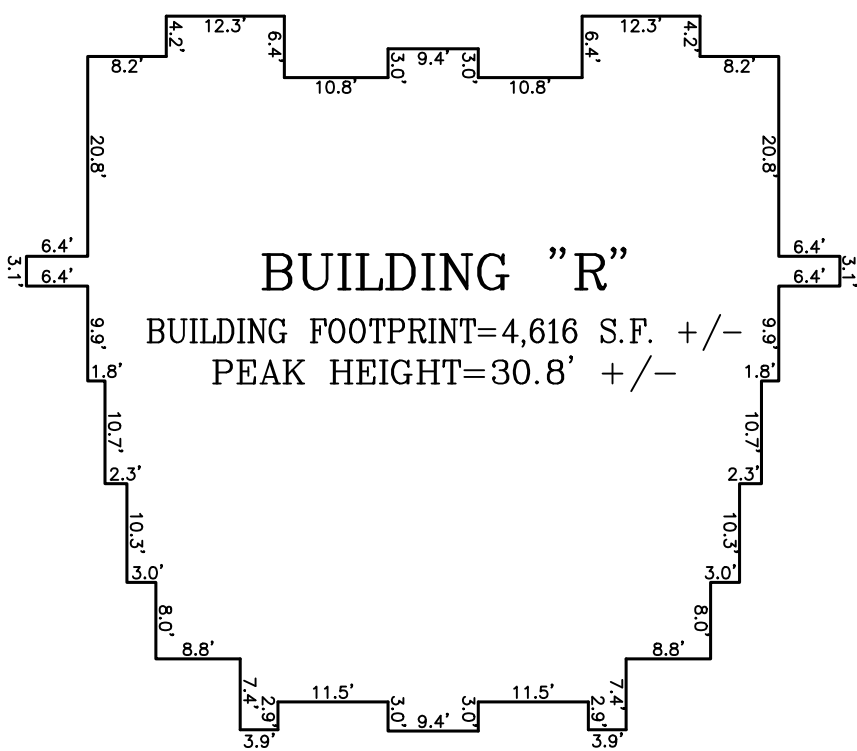
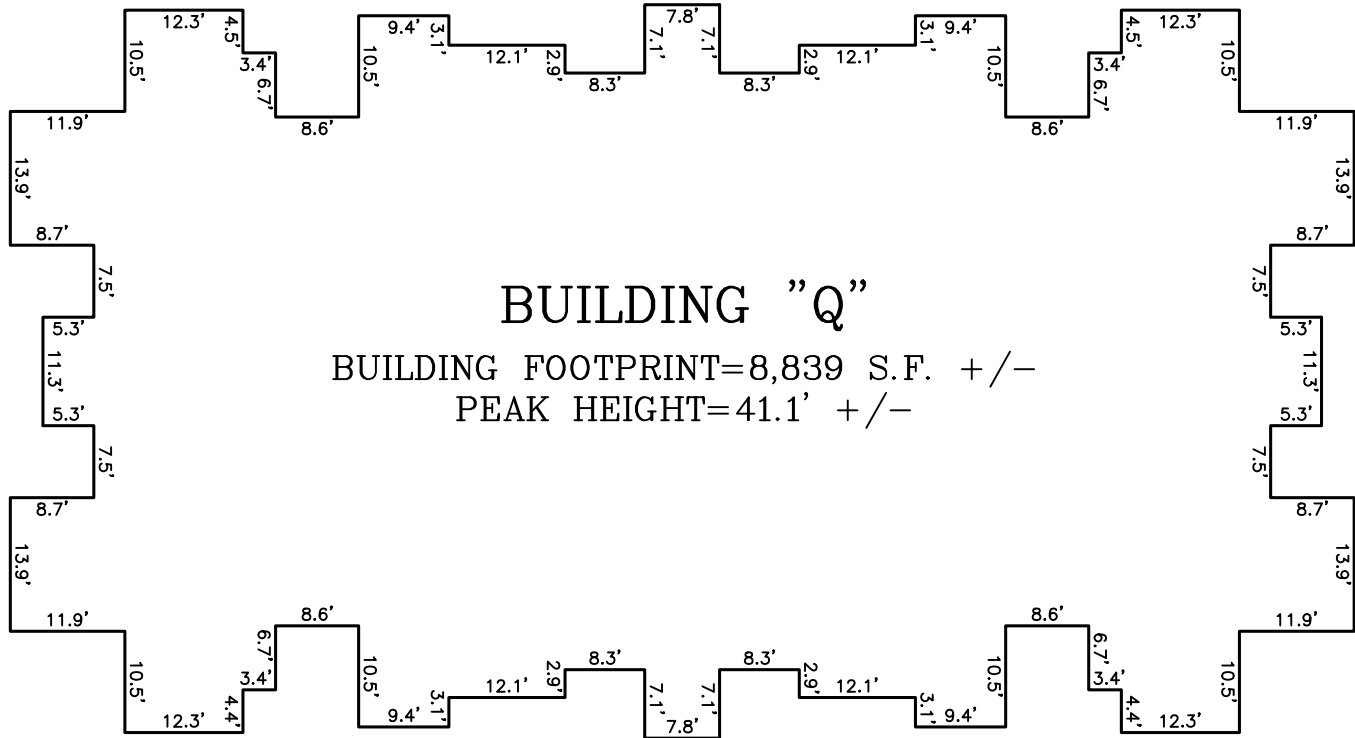
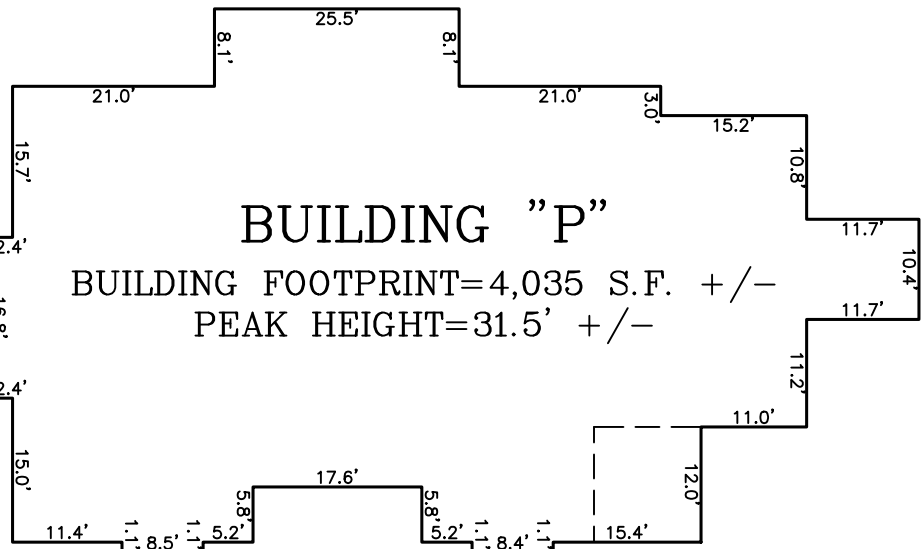
PORTION OF THE S.W. 1/4, N.W. 1/4, SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

1" = 20'
0' 20' 40'

LEGEND

S.F. = SQUARE FEET

NOTE:
THE AS-BUILT PEAK HEIGHTS SHOWN HEREON
WERE MEASURED FROM THE EXISTING FINISH GRADE
ADJACENT TO EACH BUILDING. FOR THE MEASUREMENT
LOCATION, PLEASE SEE SHEET 2 OF 5.



HANSEN SURVEYING & CONSULTING
4227 S. MERIDIAN STE. C-445, PUYALLUP, WA, 98373
TEL: 425-235-8440 EMAIL: hansen@comcast.net

ALTA/NSPS LAND TITLE SURVEY
OF
RIVER TRAIL APARTMENTS &
ADDISON GREENS APARTMENTS
CITY OF PUYALLUP, WASHINGTON

DATE: 1/04/2019

DRAWN BY: PJC, RF

CHKD BY: SLA

SHEET

5

OF

5

JOB NUMBER
20432 COMBINED 2019