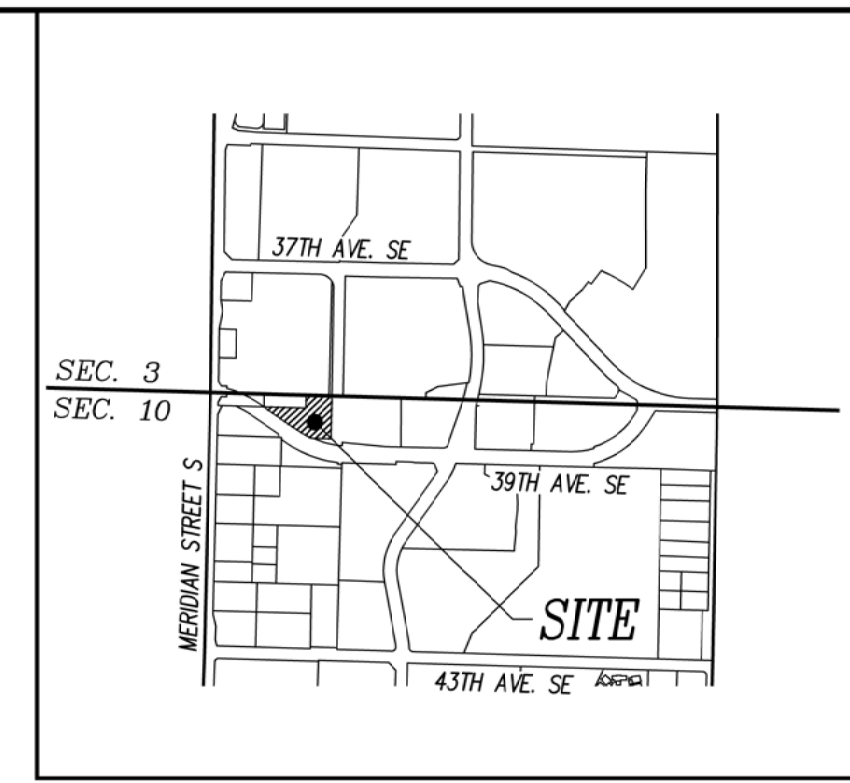


ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
NOT TO SCALE

Notes Corresponding to Schedule B

EXCEPTIONS 1-8 ARE GENERAL EXCEPTIONS ESTABLISHED BY THE TITLE COMPANY.

EXCEPTIONS 9-14 ARE EXCEPTIONS NOT RELATED TO THE SURVEY.

15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: FEBRUARY 6, 1956 UNDER RECORDING NO. 1746321
IN FAVOR OF: PACIFIC NORTHWEST PIPELINE CORPORATION
FOR: PIPELINE OR LINES
AFFECTS: AS DESCRIBED THEREIN
[DOES AFFECT PARCEL - EASEMENT CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]
16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: DECEMBER 18, 1956 UNDER RECORDING NO. 1775106
IN FAVOR OF: PACIFIC NORTHWEST PIPELINE CORPORATION
FOR: PIPELINE OR LINES
AFFECTS: AS DESCRIBED THEREIN
[DOES AFFECT PARCEL - EASEMENT CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]
17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED: AUGUST 9, 1982
RECORDING INFORMATION: 8208090024
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: AS DESCRIBED THEREIN

MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDING INFORMATION: 9110160432
[EASEMENT #1: DOES AFFECT PARCEL - SHOWN ON SURVEY, EASEMENT #2: DOES NOT AFFECT PARCEL, EASEMENT #3: DOES NOT AFFECT PARCEL - EASEMENT HAS BEEN RELEASED PER A.F. #9110160432]
18. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 9512180148.
[DOES AFFECT PARCEL - 4' CHAIN LINK FENCE SHOWN IN RECORDED DOCUMENT IS SHOWN ON THE FACE OF THE SURVEY]
19. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 9707030533.
[DOES NOT AFFECT PARCEL]
20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDED: MAY 17, 2007
RECORDING INFORMATION: 200705171052
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: AS DESCRIBED THEREIN
[DOES AFFECT PARCEL - NOT SHOWN, EXACT LOCATION CAN NOT BE DETERMINED]
21. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201310210151
IN FAVOR OF: WILLOWS CAPITAL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
FOR: TRANSIENT AUTOMOBILE, OTHER VEHICLE AND PEDESTRIAN INGRESS AND EGRESS
[DOES AFFECT PARCEL - SHOWN ON SURVEY]
22. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE 3086"
RECORDED: JULY 01, 2016
RECORDING NO.: 201607010274
[DOES AFFECT PARCEL - SHOWN ON SURVEY, EXISTING UTILITIES ONLY]
23. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REQUEST FOR SEGREGATION OR COMBINATION"
RECORDED: JULY 11, 2016
RECORDING NO.: 201607110193
[DOES AFFECT PARCEL - SHOWN ON THE SURVEY AS 39TH AVENUE SE]
24. DECREE OF APPROPRIATION CONVEYING PROPERTY TO THE CITY OF PUYALLUP, RECORDED UNDER RECORDED SEPTEMBER 30, 2016, UNDER RECORDING NO. 201609300522.
[SURVEYOR CAN NOT DETERMINE IF EASEMENTS AFFECT PARCEL - DOCUMENTS CONTAINED WITH IN RECORDING NO. 201609300522 WERE NOT PROVIDED WITH TITLE POLICY SUPPORTING DOCUMENTS.]
25. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS):
RECORDED: DECEMBER 21, 2016
RECORDING INFORMATION: 201612215007
[DOES AFFECT PARCEL - SHOWN ON THE SURVEY]
26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 2018-4"
RECORDED: JUNE 09, 2018
RECORDING NO.: 201804090341
[DOES NOT AFFECT PARCEL]

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIERCE, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 10, TOWNSHIP 19 NORTH, RANGE 4 EAST W.M., IN THE CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A POINT WHICH LIES 2,010 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 AND 233 FEET SOUTH OF THE NORTH LINE OF SAID SECTION;
THENCE PARALLEL WITH SAID EAST LINE AND 2,010 FEET WEST THEREOF, NORTH 01°18' 42" EAST, 193.00 FEET TO THE SOUTH LINE OF 39TH AVE SE AS DESCRIBED IN THE DEED DATED OCTOBER 30, 1964, RECORDING NUMBER 2077104 RECORDS OF SAID COUNTY;
THENCE ALONG SAID SOUTH LINE NORTH 88°21'48" WEST, 134.31 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 01°35'26" WEST, 36.00 FEET;
THENCE PARALLEL WITH THE NORTH LINE OF SAID SECTION NORTH 88°21'48" WEST, 215.28 FEET;
THENCE SOUTH 54°37'35" EAST, 212.73 FEET TO THE BEGINNING OF THE CURVE TO THE LEFT, HAVING A RADIUS OF 462.00 FEET;
THENCE SOUTHEASTERLY 80.97 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°02'28" TO A LINE PARALLEL WITH AND 223.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 10;
THENCE ALONG SAID PARALLEL LINE SOUTH 88°21'48" EAST, 102.84 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS PARCEL A OF CITY OF PUYALLUP BOUNDARY LINE REVISION NO. 201612215007, RECORDED DECEMBER 21, 2016 UNDER RECORDING NO. 201612215007.)

THE LEGAL DESCRIPTION AND EXCEPTIONS WERE TAKEN FROM A TITLE POLICY PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY BEARING A FILE NO.4269-3530373 WITH AN COMMITMENT DATE OF JULY 21, 2020 AT 8:00 AM. THIS TITLE POLICY WAS USED AS THE SOLE SOURCE OF RECORD ENCUMBRANCES AND LEROY SURVEYORS AND ENGINEERS INC ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS THEREIN.

Title Information

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE POLICY, FILE NUMBER 4269-3530373 HAVING A COMMITMENT DATE OF JULY 21, 2020 AT 8:00 AM AND THAT EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. THIS TITLE POLICY WAS USED AS THE SOLE SOURCE OF RECORD ENCUMBRANCES AND LEROY SURVEYORS AND ENGINEERS, INC ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS THEREIN.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN TITLE POLICY REFERENCED ABOVE.

SURVEYOR'S CERTIFICATION

THIS SURVEY IS MADE FOR THE BENEFIT OF AND IS CERTIFIED TO:

DOS LAGOS ASSET LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
OSJIC HOLDINGS LLC, A WASHINGTON LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY;

I, PAUL KUHNLE, A REGISTERED LAND SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, THEIR SUCCESSORS AND ASSIGNS, AS OF THE DATE SET FORTH HEREON, THAT I HAVE MADE A CAREFUL SURVEY OF THE TRACT OF LAND DESCRIBED AND SHOWN HEREON.

I FURTHER CERTIFY THAT:


1. THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND AND THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, NSPS AND NSPS IN 2011 AND MEETS THE ACCURACY STANDARDS (AS ADOPTED BY ALTA, NSPS AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION), WITH ACCURACY AND PRECISION REQUIREMENTS MODIFIED TO MEET CURRENT MINIMUM ANGULAR AND LINEAR TOLERANCE REQUIREMENTS OF THE STATE IN WHICH THE SUBJECT PROPERTY IS LOCATED, AND CONTAINS ITEMS 2, 3, 5, 7(A), 7(B)(1), 7(B)(2), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THERETO.

2. THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE "PROPERTY" DESCRIBED IN THE TITLE POLICY.

3. EXCEPT AS SHOWN, THERE APPEARS TO BE NO ENCROACHMENTS ONTO ADJOINING PROPERTY, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY ACROSS PROPERTY LINES ONTO SAID PROPERTY OR ACROSS ZONING RESTRICTION LINES IN EFFECT AS OF THE DATE OF THE SURVEY.

4. THE PROPERTY HAS DIRECT PHYSICAL ACCESS AND MEANS OF INGRESS AND EGRESS TO 39TH AVENUE SE, 3RD STREET SE, PUBLIC STREETS ON WHICH THE PROPERTY ABUTS.

5. THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY APPEARS TO BE 0-REGULAR & 0-HANDICAP FOR A TOTAL OF 0-PARKING STALLS, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.


PAUL KUHNLE
REGISTRATION NO. 45788
IN THE STATE OF WASHINGTON
DATE OF SIGNATURE: December 19, 2022
DATE OF FIELD SURVEY: 2020-08-01 & 2021-02-18



Surveyor's Notes

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS EXCEPT AS NOTED.
2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
5. SOME PARTS OF THIS MAP MAY BE SHOWN OUT OF SCALE FOR CLARITY.
6. THE PROPERTY HAS DIRECT PHYSICAL ACCESS AND MEANS OF INGRESS AND EGRESS TO 39TH AVENUE SE, 3RD STREET SE, PUBLIC STREETS; ON WHICH THE PROPERTY ABUTS.
8. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NOT VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WASHINGTON.
9. THIS PROPERTY DOES CONTAIN WETLANDS AS SHOWN ON THE MAP (NOT SURVEYED BY LEROY SURVEYORS & ENGINEERS, BUT PROVIDED BY RECORDED SURVEYS.
10. LOT APPEARS TO BE SERVED BY UTILITIES, (ONLY OBSERVED EVIDENCE OF UTILITIES WHERE REQUIRED FOR THIS SURVEY, NO MARKINGS WHERE PROVIDED BY ANY STATE OR LOCAL AGENCIES. LEROY SURVEYORS AND ENGINEERS, INC. IS NOT LIABLE FOR ERRORS OR OMISSIONS IN REGARDS TO UTILITIES SHOWN OR NOT SHOWN ON THE FACE OF THE MAP.
11. DATE OF FIELD SURVEY: 2020-08-01 & 2021-02-18

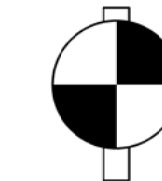
Flood Notes

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 53053-0343-E, WHICH BEARS A EFFECTIVE DATE OF MARCH 7, 2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Land Area: 43,241 ft² or 1.04 acres

Statement of Encroachments

- A. A SECTION OF ASPHALT PAVEMENT AND CONCRETE CURB APPEARS TO BE ENCROACHING OUTSIDE THE INGRESS, EGRESS EASEMENT.



VERTICAL DATUM
PIERCE COUNTY
NAVD 88 ESTABLISHED USING GPS RTK ROVER
CONSTRAINED TO PIERCE COUNTY CONTINUOUSLY
OPERATING REFERENCE STATIONS (CORS)

CONTOUR INTERVAL=1'
TOPOGRAPHY PERFORMED BY LEROY SURVEYORS & ENGINEERS

HORIZONTAL DATUM

NAD 83/91 WASHINGTON SOUTH ZONE
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO PIERCE
COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS)

BASIS OF BEARING:
MONUMENTED NORTH LINE OF THE
NORTHWEST 1/4 OF SECTION 10-119N-R4E

SURVEY PERFORMED BY:
LEROY SURVEYORS & ENGINEERS, INC.
FIELD WORK PERFORMED
DATE: 06/10-12/2020, 06/15/2020, 06/18/2020


REFERENCE MATERIAL:
CITY OF PUYALLUP SHORT PLAT NO. P-18-0172 - A.F. #201912305002
CITY OF PUYALLUP SHORT PLAT NO. P-18-0173 - A.F. #201912305003
CITY OF PUYALLUP SHORT PLAT NO. P-18-0174 - A.F. #201912305004
CITY OF PUYALLUP SHORT PLAT NO. P-18-0172 - A.F. #201912305002
CITY OF PUYALLUP BOUNDARY LINE REVISION
NO. P-13-0015 - A.F. #201307315004
CITY OF PUYALLUP BOUNDARY LINE REVISION
NO. P-15-0072 - A.F. #201511175002
CITY OF PUYALLUP BOUNDARY LINE REVISION
NO. 201612215007 - A.F. #201612215007

METHODOLOGY:
THIS SURVEY WAS PERFORMED VIA CONVENTIONAL AND RADIAL SURVEY
METHODS AND MEET OR EXCEED THE ACCURACY REQUIREMENTS AS SET
FORTH BY WAC 332.130.090

EQUIPMENT USED:
TRIMBLE S7 2 SECOND TOTAL STATION
GEOMAX ZOOM 90 2 SECOND ROBOTIC TOTAL STATION
TOPCON HYPER V GPS RECEIVER



BEFORE ANY CONSTRUCTION CONTACT:
CALL BEFORE YOU DIG @ 1-800-424-5555

 SURVEYING ENGINEERING GEOLOGY SEPTIC DESIGN GPS GIS MAPPING P.O. Box 740, Puyallup, Washington 98371 (253) 848-6608 Fax: (253) 840-4140 www.lseinc.com		Drawing No.:	
		12896-B (2021-02-16).DWG	
Date:		2022-12-19	
Drawn:	J. JACOBY	Field:	EJ/BF
Scale:		Project:	12896
Calculated:	J. JACOBY	Checked:	P. KUHNLE
Page:		Page:	1 OF 2

