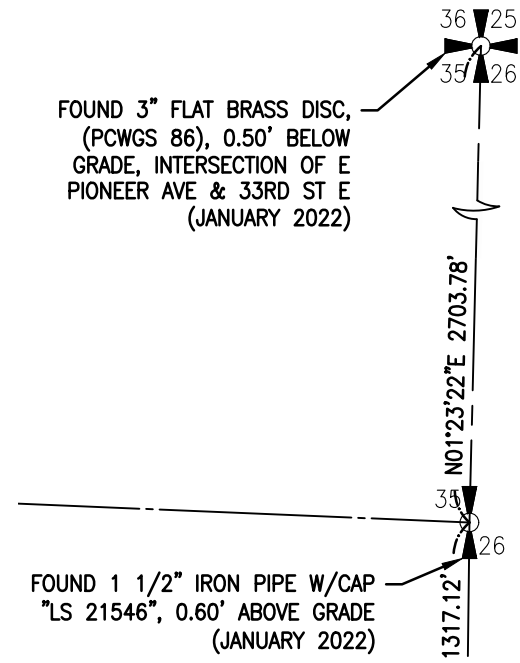
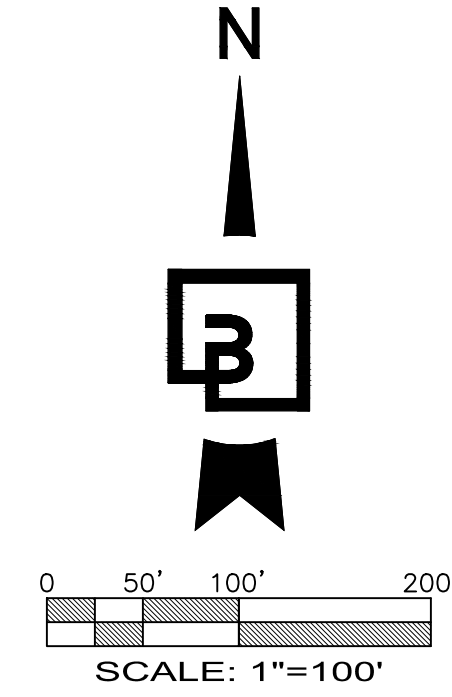
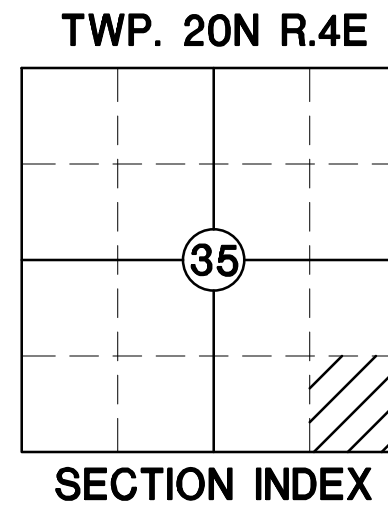
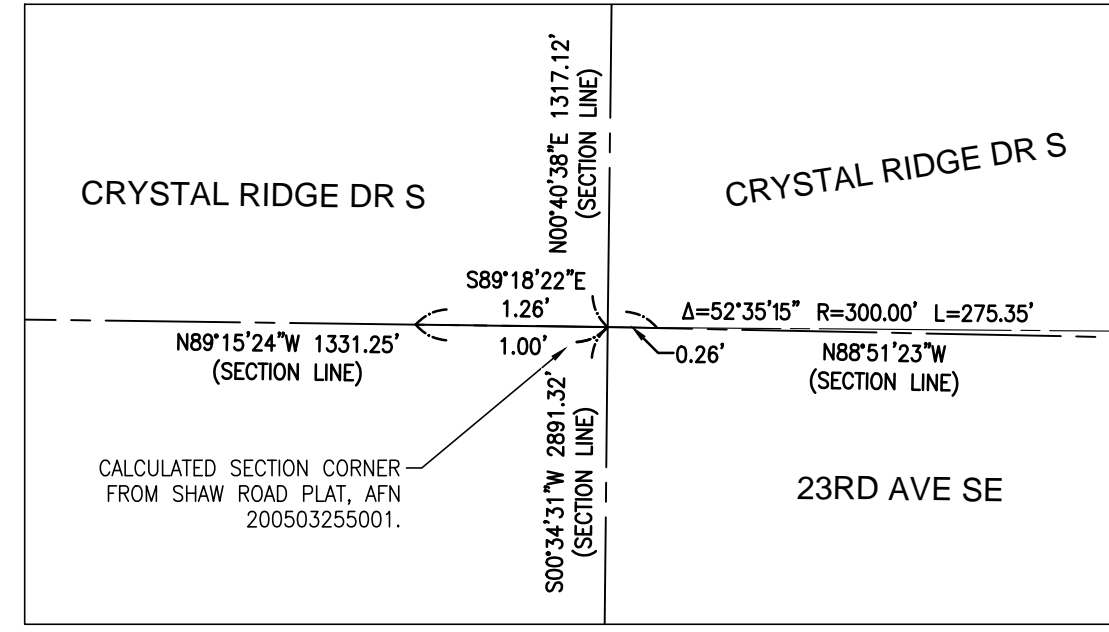
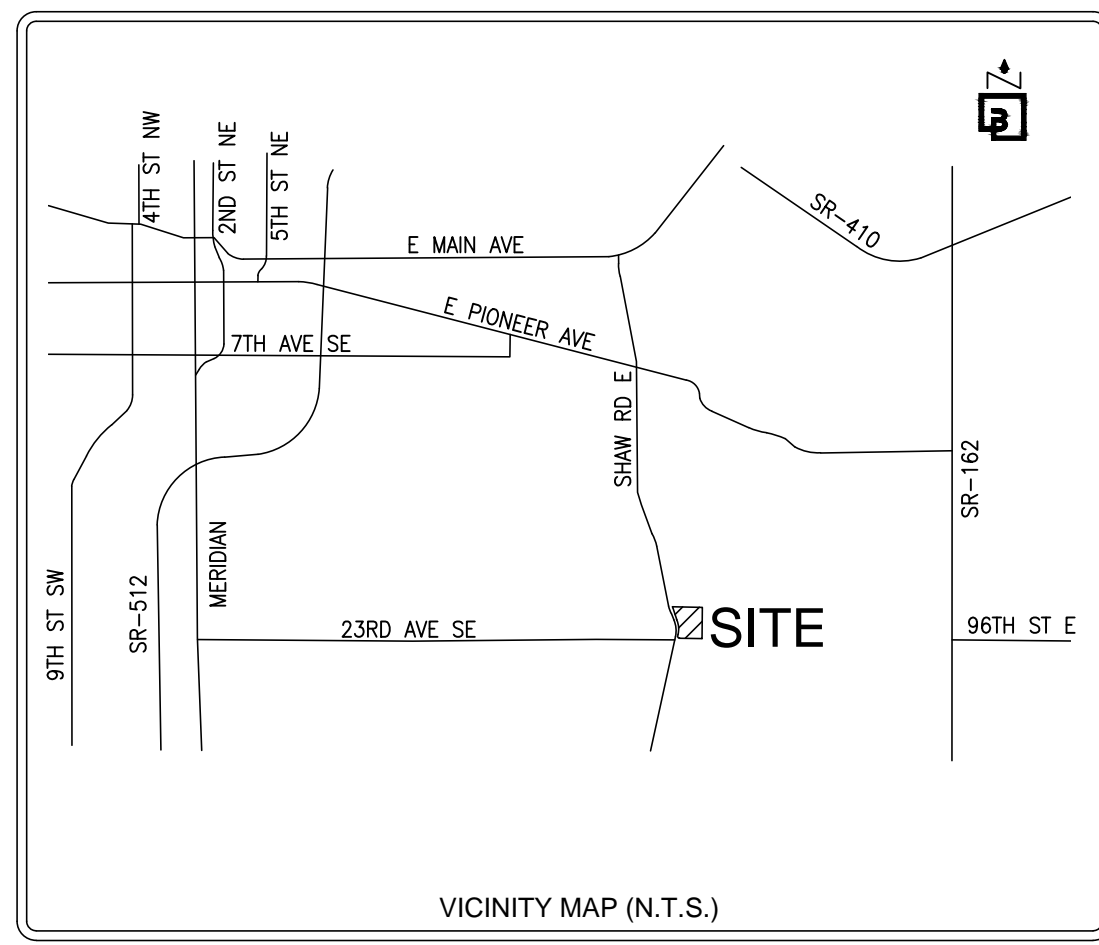


BOUNDARY AND TOPOGRAPHIC SURVEY



SURVEY INFORMATION:

HORIZONTAL DATUM AND BASIS OF BEARINGS:
NAD 83/91.
BASIS OF BEARINGS BEING N45°56'37"E, 7553.66' BETWEEN PIERCE COUNTY MONUMENTS PCWGS-463 (SW COR. S35, T20N, R4E, WM) AND PCWGS-86 (NE COR. S35, T20N, R4E, WM).

VERTICAL DATUM:
NAVD88 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) USING NGS GEDID 2012B.

TAX PARCEL NUMBER - ADDRESS - LOT AREA:
0420354039 - 2007 SHAW RD - 320,127.14± S.F. (7.35± AC)

DATES OF SURVEY:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON 2/8/2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY AND FEBRUARY OF 2022.

FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FLOOD INSURANCE RATE MAP (FIRM) NO. 53053C0342E PANEL 342 OF 1375, DATED 3/7/2017. THE SUBJECT PROPERTY IS IN ZONE X (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD.

SURVEYOR'S NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORDED DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED SHOULD BE VERIFIED.
- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE TITLE REPORT REFERENCED HEREON UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPANCY INDICATORS (IE. FENCE LINES, BUILDINGS, WALLS, ETC. - SEE MAP FOR PARTICULARS) PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.
- THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE R12I GPS AND A TRIMBLE S-7 ROBOTIC TOTAL STATION (TRIMBLE TSC7 DATA COLLECTOR) WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATION AND USED BY APPROPRIATELY TRAINED PERSONNEL.
- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.
- ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332-130-145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, BEING ONE HALF OF THE TWO FOOT CONTOUR INTERVAL. THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEERING DESIGN.

TITLE INFORMATION:

TITLE COMMITMENT:
ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0223369-16 (REVISION 3RD COMMITMENT), DATED FEBRUARY 24, 2022 AT 08:00 AM. INCLUDED ARE APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

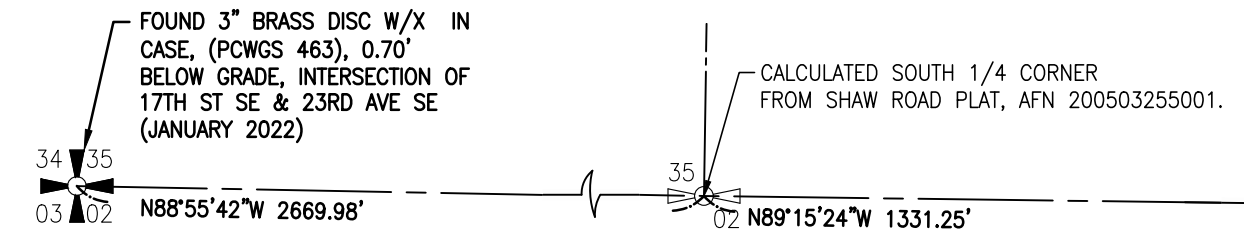
LEGAL DESCRIPTION:
(AS PER ABOVE REFERENCED TITLE REPORT)

FOR APN/PARCEL ID(S): 042035-4039:
THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, LYING EASTERLY OF SHAW ROAD, EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT RECORDED OCTOBER 2, 1991 UNDER RECORDING NO. 9110020348, RECORDS OF PIERCE COUNTY, WASHINGTON; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT RECORDED OCTOBER 22, 2009 UNDER RECORDING NO. 200910220021, RECORDS OF PIERCE COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS:
(AS PER ABOVE REFERENCED TITLE REPORT)

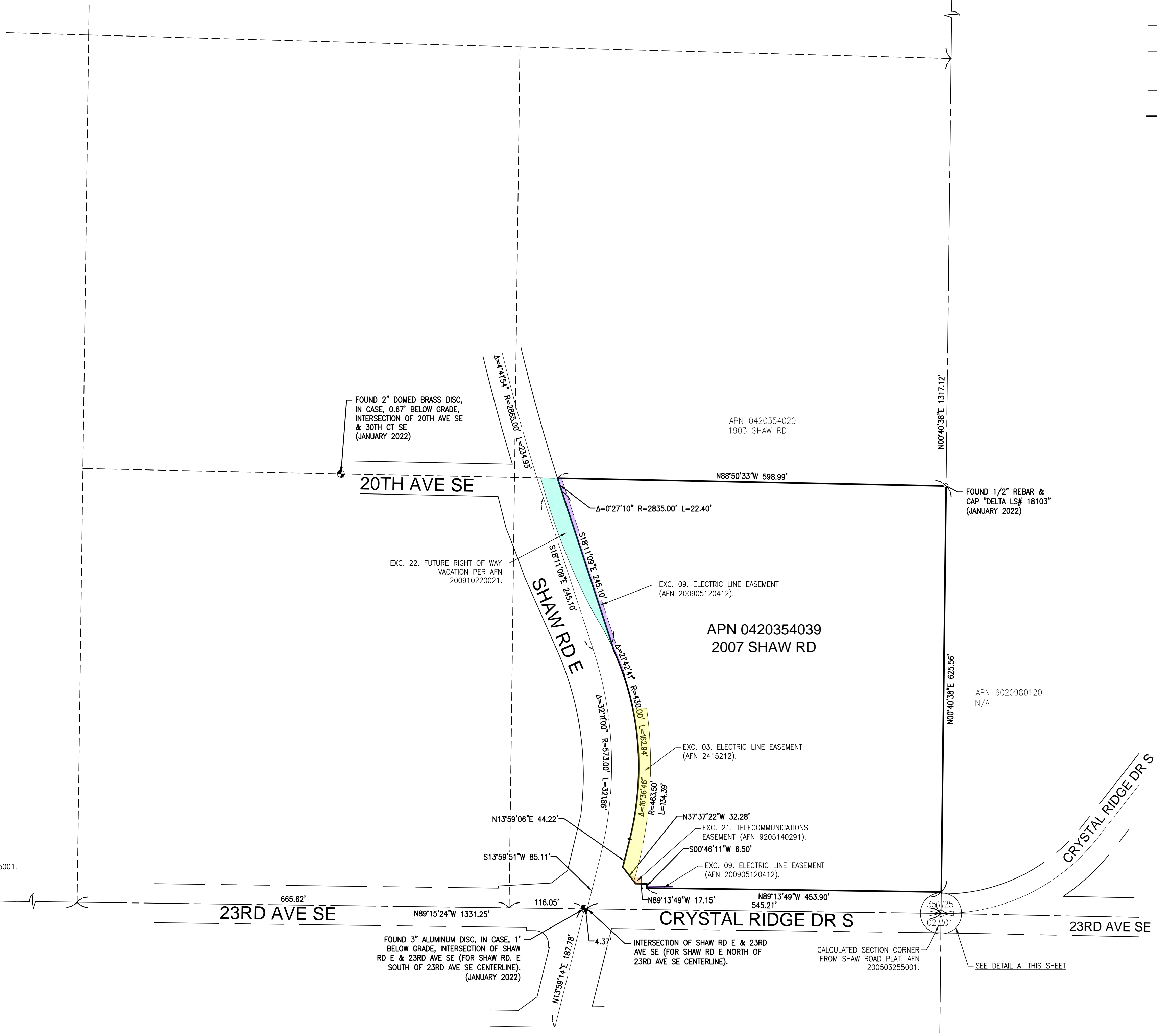
- RESERVATIONS AND EXCEPTIONS CONTAINED IN THE DEED:
GRANTOR: NORTHERN PACIFIC RAILROAD COMPANY RESERVING AND EXCEPTING FROM SAID LANDS SO MUCH OR SUCH PORTIONS THEREOF AS ARE OR MAY BE MINERAL LANDS OR CONTAIN COAL OR IRON, AND ALSO THE USE AND THE RIGHT AND TITLE TO THE USE OF SUCH SURFACE GROUND AS MAY BE NECESSARY FOR GROUND OPERATIONS AND THE RIGHT OF ACCESS TO SUCH RESERVED AND EXCEPTED MINERAL LANDS, INCLUDING LANDS CONTAINING COAL OR IRON, FOR THE PURPOSE OF EXPLORING, DEVELOPING AND WORKING THE LAND.
RECORDED: MARCH 31, 1884
VOLUME 14 OF DEEDS, PAGE 617
PER SUPPLEMENT 2 OF THE 2ND COMMITMENT, THE COMPANY MAKES NO REPRESENTATIONS ABOUT THE PRESENT OWNERSHIP OF THESE RESERVED AND EXCEPTED INTERESTS.
(RESERVATION OF MINERAL RIGHTS NOT SURVIVABLE. RESERVATION AND EXCEPTION FOR EXISTING RAILROAD RIGHT OF WAY APPEARS TO BE NOT APPLICABLE AS THERE IS NO EVIDENCE OF SUCH ON THE SUBJECT PROPERTY.)
- RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED:
IN FAVOR OF: PIERCE COUNTY
RECORDING DATE: JULY 27, 1951
RECORDING NO.: 1600531 AND UNDER RECORDING NO. 1600532
(SLOPE EASEMENT ADJOINS CONVEYED RIGHT OF WAY FOR SHAW RD E. NO SPECIFIC WIDTH GIVEN. (PORTION WHICH DOES NOT FALL IN SUBSEQUENTLY CONVEYED RIGHT OF WAY SHOWN HEREON).)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC LINES AND APPURTENANCES
RECORDING DATE: OCTOBER 13, 1971
RECORDING NO.: 2415212
AFFECTS: A PORTION OF SAID PREMISES
(PORTION WHICH DOES NOT FALL IN SUBSEQUENTLY CONVEYED RIGHT OF WAY SHOWN HEREON).

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC NORTHWEST BELL TELEPHONE COMPANY
PURPOSE: COMMUNICATION LINES, CONDUITS AND MANHOLES
RECORDING DATE: AUGUST 30, 1978
RECORDING NO.: 2848825
AFFECTS: A PORTION OF SAID PREMISES
(FALLS IN RIGHT OF WAY OF CRYSTAL RIDGE DR. SE.)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
PURPOSE: SEWER LINE EASEMENT
RECORDING DATE: JUNE 17, 1987
RECORDING NO.: 8706170441
AFFECTS: A PORTION OF SAID PREMISES
(FALLS IN RIGHT OF WAY OF CRYSTAL RIDGE DR. SE.)
- MUTUAL EASEMENT AND AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: APRIL 6, 1989
RECORDING NO.: 8904060047
REGARDING: ROADWAY, INGRESS, EGRESS AND UTILITIES EXTENSION AND SERVICES AND COSTS AND MAINTENANCE THEREOF
(FALLS IN RIGHT OF WAY OF CRYSTAL RIDGE DR. SE. SLOPE EASEMENT REFERENCED HEREIN MAY HAVE BEEN NEGATED BY SUBSEQUENT RIGHT OF WAY CONVEYANCES.)
- RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR RESERVED IN DEED:
IN FAVOR OF: CITY OF PUYALLUP
RECORDING DATE: OCTOBER 2, 1991
RECORDING NO.: 9110020348
(SLOPE EASEMENT ADJOINS CONVEYED RIGHT OF WAY FOR CRYSTAL RIDGE DRIVE SE. NO SPECIFIC WIDTH GIVEN. MAY HAVE BEEN NEGATED BY SUBSEQUENT RIGHT OF WAY CONVEYANCES.)
- MEMORANDUM OF AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: CARRIE KOLOWINSKI AND SHERIE KLEINHUIZEN
GRANTEE: TRINITY LAND DEVELOPMENT, L.L.C.
RECORDING DATE: JULY 24, 2006
RECORDING NO.: 200607240886
REGARDING: REAL ESTATE PURCHASE AND SALE AGREEMENT
(NOT SURVEY RELATED.)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC.
PURPOSE: TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, REMOVE, UPGRADE ONE OR MORE UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY
RECORDING DATE: MAY 12, 2009
RECORDING NO.: 200905120412
AFFECTS: A PORTION OF SAID PREMISES
(PORTION WHICH DOES NOT FALL IN SUBSEQUENTLY CONVEYED RIGHT OF WAY SHOWN HEREON.)
- ITEMS 10 - 20 NOT SURVEY RELATED.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: US WEST COMMUNICATIONS
PURPOSE: TELECOMMUNICATIONS FACILITIES
RECORDING DATE: MAY 14, 1992
RECORDING NO.: 9205140291
AFFECTS: SOUTHWESTERLY PORTION OF SAID PREMISES
(PORTION WHICH DOES NOT FALL IN SUBSEQUENTLY CONVEYED RIGHT OF WAY SHOWN HEREON.)
- TERMS AND CONDITIONS CONTAINED IN RIGHT OF WAY DEDICATION DEED
RECORDING DATE: OCTOBER 22, 2009
RECORDING NO.: 200910220021
(DOCUMENT CONTAINS A STATEMENT ON ITS MAP EXHIBIT REFERENCING A FUTURE RIGHT OF WAY VACATION. SHOWN HEREON.)



LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
 - SECTION CORNER (AS NOTED)
 - MAG/WASHER OR LEAD/TACK (AS NOTED)
- ABBREVIATIONS**
- (#) REFERENCE SURVEYS
 - (OH) OVERHEAD
 - (UG) UNDERGROUND
 - (TF) TYPICAL
 - (C) CALCULATED
 - (M) MEASURED



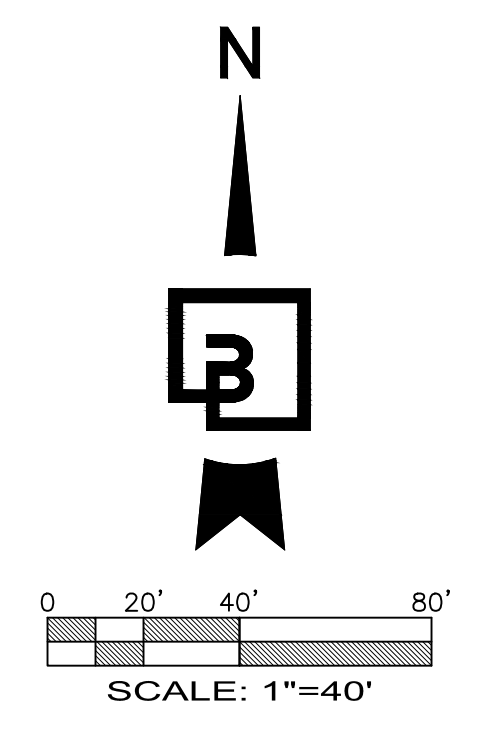
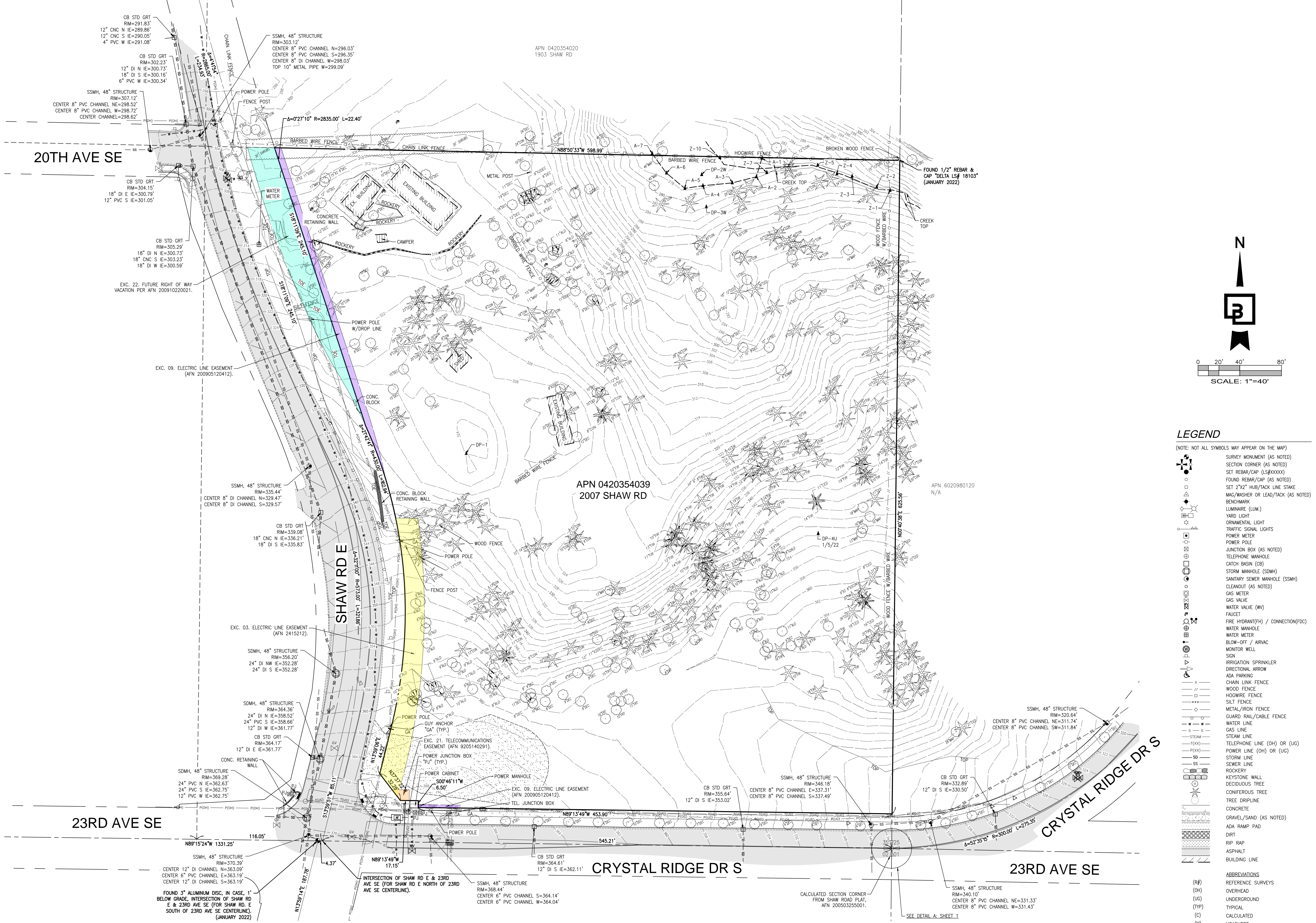
SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE AND UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF FEBRUARY 08, 2022.

3/3/2022
DATE

MARK DUFFNER, P.L.S.
WASHINGTON REGISTRATION NO. 38970
MDUFFNER@BARGHAUSEN.COM

Revision		Title: BOUNDARY AND TOPOGRAPHIC SURVEY P.TN OF THE SE1/4, OF THE SE1/4 OF SEC. 35, TWP. 20 N., RGE 4 E., W. M. CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON STATE
Appr.		
By		
Date		
No.		For: TRINITY LAND DEVELOPMENT, L.L.C. 310 29TH STREET NE. PUYALLUP, WA
Scale:	Horizontal 1"=100' Vertical	
Designed	Drawn	Checked
MFD	MFD	MFD
Approved	MFD	MFD
Date	03/03/22	
Job Number	12663	Sheet
1	2	1 of 2

BOUNDARY AND TOPOGRAPHIC SURVEY



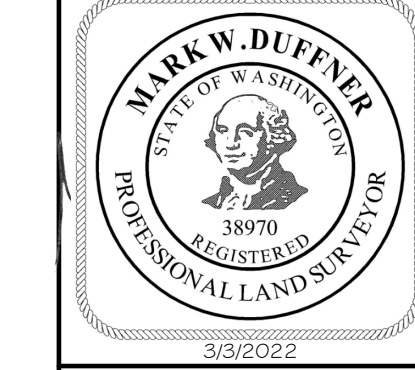
LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- SURVEY MONUMENT (AS NOTED)
 - SECTION CORNER (AS NOTED)
 - SET REBAR/CAP (LSXXXXXX)
 - FOUND REBAR/CAP (AS NOTED)
 - SET 2"x2" HUB/TACK LINE STAKE
 - MAG/WASHER OR LEAD/TACK (AS NOTED)
 - BENCHMARK
 - LUMINAIRE (LUM.)
 - YARD LIGHT
 - ORNAMENTAL LIGHT
 - TRAFFIC SIGNAL LIGHTS
 - POWER METER
 - POWER POLE
 - JUNCTION BOX (AS NOTED)
 - CATCH BASIN (CB)
 - STORM MANHOLE (SDMH)
 - SANITARY SEWER MANHOLE (SSMH)
 - CLEANOUT (AS NOTED)
 - GAS METER
 - GAS VALVE
 - WATER VALVE (WV)
 - FAUCET
 - FIRE HYDRANT(FH) / CONNECTION(FDC)
 - WATER MANHOLE
 - WATER METER
 - BLOW-OFF / AIRVAC
 - MONITOR WELL
 - SIGN
 - IRRIGATION SPRINKLER
 - DIRECTIONAL ARROW
 - ADA PARKING
 - CHAIN LINK FENCE
 - WOOD FENCE
 - HOGWIRE FENCE
 - SILT FENCE
 - METAL/IRON FENCE
 - GUARD RAIL/CABLE FENCE
 - WATER LINE
 - GAS LINE
 - STEAM LINE
 - TELEPHONE LINE (OH) OR (UG)
 - POWER LINE (OH) OR (UG)
 - STORM LINE
 - SEWER LINE
 - ROCKERY
 - KEYSTONE WALL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - TREE DRIVELINE
 - CONCRETE
 - GRAVEL/SAND (AS NOTED)
 - ADA RAMP PAD
 - DIRT
 - RIP RAP
 - ASPHALT
 - BUILDING LINE

- ABBREVIATIONS**
- (RF) REFERENCE SURVEYS
 - (OH) OVERHEAD
 - (UG) UNDERGROUND
 - (TYP) TYPICAL
 - (C) CALCULATED
 - (M) MEASURED

Title: **BOUNDARY AND TOPOGRAPHIC SURVEY**
 P.T.N. OF THE SE1/4, OF THE SE1/4 OF SEC. 35,
 TWP. 20 N., RGE 4 E., W. M.
 CITY OF PUYALLUP, PIERCE COUNTY,
 WASHINGTON STATE

For: **TRINITY LAND DEVELOPMENT, L.L.C.**
 310 29TH STREET NE.
 PUYALLUP, WA



Scale: Horizontal 1"=40' Vertical
 Designed: [] Drawn: [] Checked: [] Approved: [] Date: 03/03/22

Barghausen Consulting Engineers, Inc.
 18215 72nd Avenue South
 Kent, WA 98032
 425.251.6222 barghausen.com

Job Number: **12663**
 Sheet: **2** of **2**

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