

ORIGINAL LEGAL DESCRIPTION

PER COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE SEPTEMBER 10, 2024:

PARCEL A (APN 0420264021):

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, WITH THE EAST 1/16TH LINE OF SAID SECTION;

EXCEPT THE WEST 30 FEET FOR SHAW COUNTY ROAD DEDICATED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1618885, RECORDS OF SAID COUNTY;

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT RECORDED AUGUST 23, 1994 UNDER PIERCE COUNTY RECORDING NUMBER 9408230215, WHICH IS A RE-RECORDING OF RECORDING NUMBER 9308310480, RECORDED AUGUST 31, 1993.

AND ALSO EXCEPT ANY PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF A LINE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, HEREINAFTER CALLED "POINT A", THENCE SOUTH ALONG THE 1/16TH LINE 95.4 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED;

PARCEL B (APN 0420351066, 0420264053, AND 0420264054):

LOTS 3, 4 AND 5 OF BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NO. 200303315001, IN PIERCE COUNTY, WASHINGTON.

PARCEL C (APN 0420351030):

BEGINNING AT THE SIXTEENTH SECTION CORNER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, 1,321.48 FEET WEST OF THE CORNER COMMON TO SECTIONS 25, 26, 35 AND 36 THENCE SOUTH ALONG THE SIXTEENTH SECTION LINE 95.4 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT SHAW COUNTY ROAD.

PARCEL D (APN 0420351026):

BEGINNING AT THE 1/16 CORNER 1,321.48 FEET WEST OF THE CORNER MONUMENT COMMON TO SECTIONS 25, 26, 35 AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST OF W.M., IN PIERCE COUNTY, WASHINGTON;

EXCEPT WEST 30 FEET FOR SHAW COUNTY ROAD.

ACKNOWLEDGMENT

THE UNDERSIGNED AGREE THAT THE LOT COMBINATION SET FORTH HEREIN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

EAST TOWN CROSSING, LLC

BY:

STATE OF WASHINGTON } S.S
COUNTY OF PIERCE

BY ITS PROPER OFFICERS THIS _____ DAY OF _____, 20____.

ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF _____

THE BOARD THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BOARD, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

PRINT NAME _____ SIGN NAME _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT _____

ORIGINAL LEGAL DESCRIPTION CONT.

PARCEL E (APN 0420351029):

BEGINNING AT THE 1/16 SECTION CORNER, 1,321.48 FEET WEST OF CORNER MONUMENT COMMON TO SECTIONS 25, 26, 35 AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD.

REVISED LEGAL DESCRIPTION

REVISED PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 26 WITH THE EAST 1/16TH LINE OF SAID SECTION 26;

THENCE CONTINUING, SOUTH 88°53'27" EAST, A DISTANCE OF 224.99 FEET TO A POINT ON THE WEST LINE OF LOT 4 OF BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NUMBER 200303315001, RECORDS OF PIERCE COUNTY;

- 1) NORTH 75°38'45" WEST, A DISTANCE OF 82.66 FEET;
- 2) NORTH 74°07'22" WEST, A DISTANCE OF 91.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 45.00 FEET;
- 3) ALONG SAID CURVE AN ARC DISTANCE OF 82.28 FEET, THROUGH A CENTRAL ANGLE OF 104°45'46" (THE LONG CHORD OF WHICH BEARS SOUTH 53°29'45" WEST, 71.29 FEET);
- 4) SOUTH 01°06'52" WEST, A DISTANCE OF 115.49.

CONTAINING 31,766 SQUARE FEET, MORE OR LESS.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

REVISED PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 AND THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 26 WITH THE EAST 1/16TH LINE OF SAID SECTION 26;

THENCE CONTINUING, SOUTH 88°53'27" EAST, A DISTANCE OF 191.99 FEET;

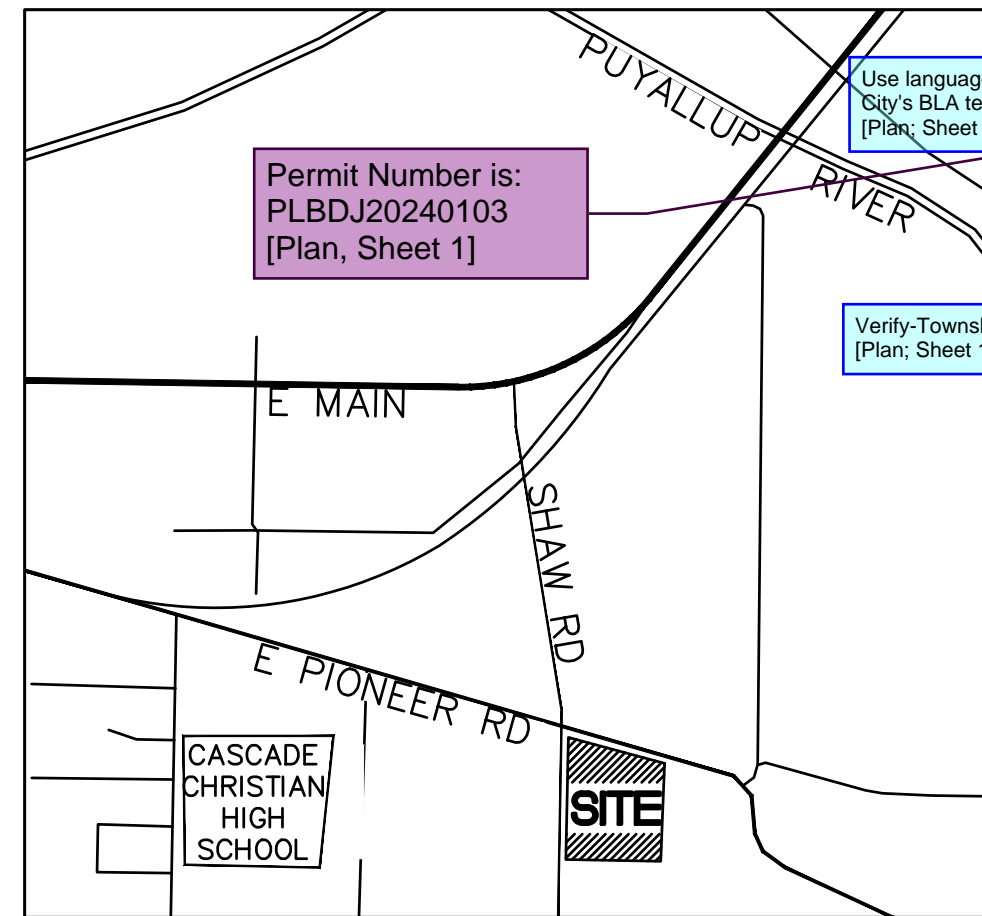
- 1) NORTH 02°44'57" EAST, A DISTANCE OF 165.51 FEET;
- 2) NORTH 01°06'52" EAST, A DISTANCE OF 34.33 FEET.

CONTAINING 38,744 SQUARE FEET, MORE OR LESS.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

Add the following notes:
*City of Puyallup Engineering Notes:
1. The Site is subject to the terms and provisions contained in the Latecomer Agreement for Reimbursement of Sewer Extension Auditor's Recording No. 202107061306.
2. The Site is subject to the terms and provisions contained in the Latecomer Agreement for Reimbursement of Sewer Extension Auditor's Recording No. 202108050859.
[Plan; Sheet 1 of 2]

Table with columns: DWN. BY, DATE, CHKD. BY, JOB NO. Values: GD, 5/13/2024, DF, 2230752.50



VICINITY MAP
SCALE 1"=1/4 MILE

REVISED LEGAL DESCRIPTION CONT.

REVISED PARCEL C:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 AND THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 26 WITH THE EAST 1/16TH LINE OF SAID SECTION 26;

THENCE CONTINUING, SOUTH 88°53'27" EAST, A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST LINE OF LOT 4 OF BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NUMBER 200303315001, RECORDS OF PIERCE COUNTY;

- 1) SOUTH 88°53'23" EAST, A DISTANCE OF 3.00 FEET;
- 2) NORTH 01°06'37" EAST, A DISTANCE OF 15.43 FEET;
- 3) NORTH 02°44'57" EAST, A DISTANCE OF 44.59 FEET;

THENCE DEPARTING SAID RIGHT OF WAY MARGIN SOUTH 88°53'27" EAST, A DISTANCE OF 196.70 FEET;

TOGETHER WITH LOTS 3, 4 AND 5 OF BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NO. 200303315001, IN PIERCE COUNTY, WASHINGTON.

CONTAINING 395,481 SQUARE FEET, MORE OR LESS.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.



2215 North 30th Street, Suite 200 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

CITY OF PUYALLUP
PERMIT NO. *****

**RECORD OF SURVEY FOR
BOUNDARY LINE ADJUSTMENT
PIERCE COUNTY, WASHINGTON**

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC 26, AND THE NE 1/4 OF THE NE 1/4 OF SEC 35, TWN 19 N, RG 04 E, W.M., CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

ORIGINAL TRACT ASSESSORS PARCEL NUMBERS

0420264021, 0420264053, 0420264054, 0420351066, 0420351026, 0420351029, 0420351030

THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION.

APPROVAL OF THE BOUNDARY LINE ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURE OR DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT.

SURVEYOR'S CERTIFICATE

I, DAVID FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN JUNE 2022 IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF ASH DEVELOPMENT COMPANY.

PROFESSIONAL LAND SURVEYOR DAVID FOLLANSBEE LS 45161

**APPROVAL-CITY OF PUYALLUP
DEVELOPMENT SERVICES**

REVIEWED AND APPROVED FOR CONFORMANCE WITH PUYALLUP MUNICIPAL CODE AND APPLICABLE CITY ORDINANCE.

PLANNING MANAGER _____ DATE _____

COUNTY ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR TREASURER _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2022 AT THE REQUEST OF AHBL.

AUDITOR'S FEE NO. _____

DEPUTY _____ COUNTY AUDITOR _____

NAME & ADDRESS OF ORIGINAL TRACT OWNER

EAST TOWN CROSSING, LLC
1001 SHAW ROAD
PUYALLUP, WA 98372 PHONE _____
EXISTING ZONING COMMERCIAL
SOURCE OF WATER CITY OF PUYALLUP
SEWER SYSTEM CITY OF PUYALLUP
WIDTH & TYPE OF ACCESS PUBLIC RIGHT OF WAY (WIDTH VARIES)

SCALE: N/A DRAWN BY: GD CKD BY: DF

**RECORD OF SURVEY FOR
BOUNDARY LINE ADJUSTMENT
PIERCE COUNTY, WASHINGTON**

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC 26, AND THE NE 1/4 OF THE NE 1/4 OF SEC 35, TWN 19 N, RG 04 E, W.M., CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

BASIS OF BEARING

NAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

ORIGINAL PARCEL DATA

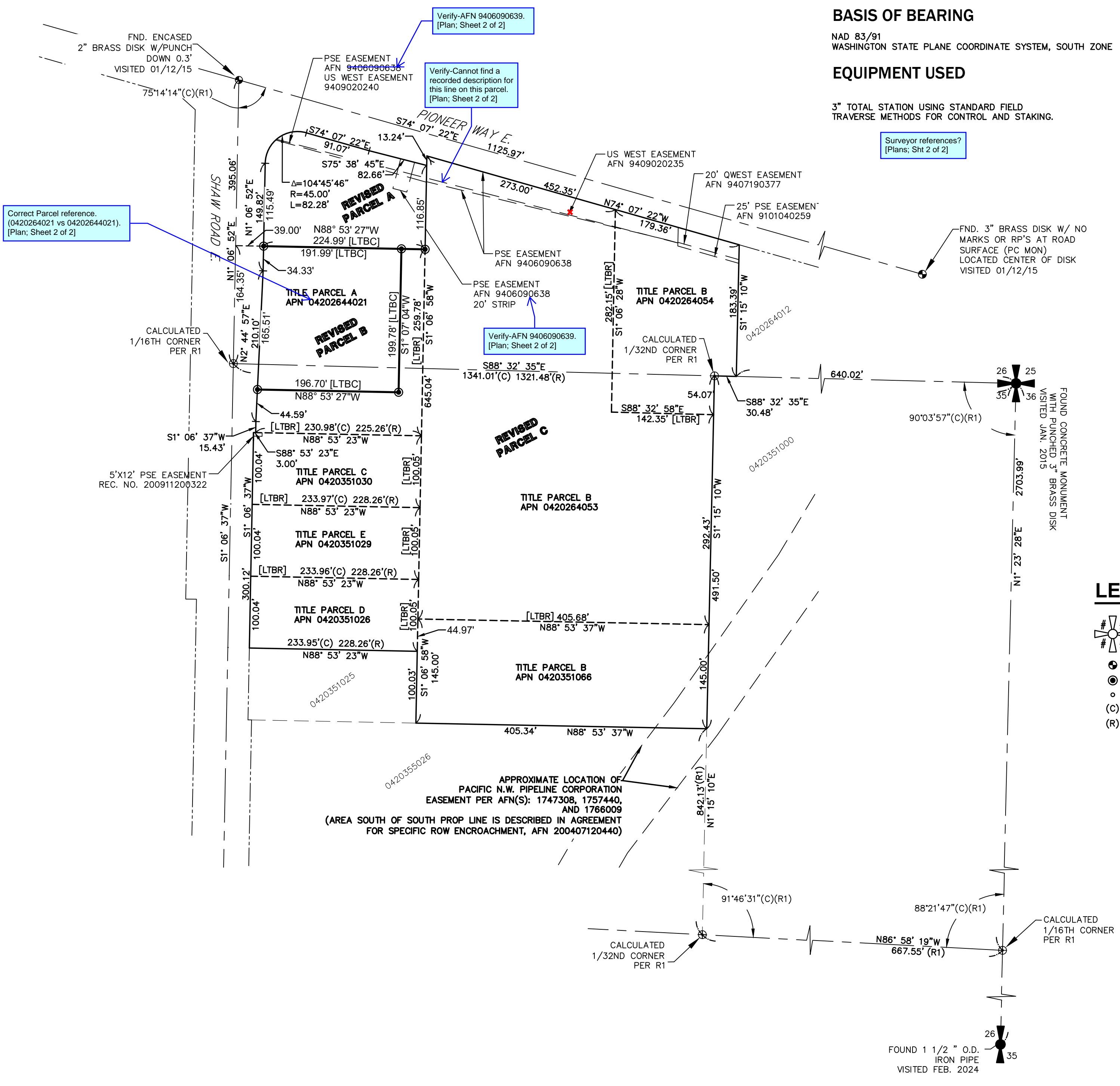
APN 0420264021	90,934 S.F.—2.09 ACRES
APN 0420264053	202,699 S.F.—4.65 ACRES
APN 0420264054	43,339 S.F.—0.99 ACRES
APN 0420351066	58,799 S.F.—1.35 ACRES
APN 0420351026	23,406 S.F.—0.54 ACRES
APN 0420351029	23,407 S.F.—0.54 ACRES
APN 0420351030	23,407 S.F.—0.54 ACRES

TOTAL AREA=465,991 S.F.—10.7 ACRES

REVISED PARCEL DATA

REVISED PARCEL A	31,766 S.F.—0.73 ACRES
REVISED PARCEL B	395,481 S.F.—9.08 ACRES
REVISED PARCEL C	38,744 S.F.—0.89 ACRES

TOTAL AREA=465,991 S.F.—10.7 ACRES



Correct Parcel reference.
(0420264021 vs 04202644021).
[Plan; Sheet 2 of 2]

Verify-AFN 9406090639.
[Plan; Sheet 2 of 2]

Verify-Cannot find a recorded description for this line on this parcel.
[Plan; Sheet 2 of 2]

Surveyor references?
[Plans; Sht 2 of 2]

Verify-Township 20.
[Plan; Sheet 2 of 2]

5'X12' PSE EASEMENT
REC. NO. 200911200322

Verify-AFN 9406090639.
[Plan; Sheet 2 of 2]

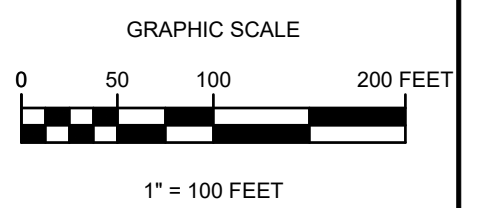
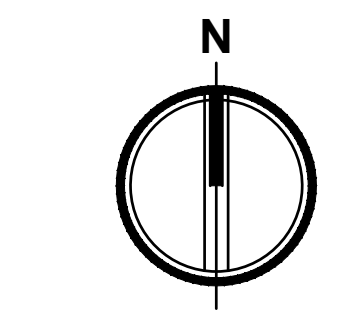
Provide topography information per PMC 19.02.100(m).
[Plans; Sht 2 of 2]

Add Vertical Datum (NAVD88) for topography information.
[Plans; Sht 2 of 2]

Please add to Legend:
-LTBC definition
-LTBR definition
-Existing lot line and symbol
-Proposed lot line and symbol
[Plan; Sheet 2 of 2]

LEGEND

- SECTION CORNER
- FOUND MONUMENT AS NOTED
- SET REBAR AND CAP
- FOUND PROPERTY CORNER
- CALCULATED
- DISTANCE PER LEGAL DESCRIPTION



DWN. BY	DATE
GD	5/13/2024
CHKD. BY	JOB NO.
DF	2230752.50



Preliminary
09/23/2024 3:40:13 PM



TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 200 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Verify-Leader should attach to the line described by AFN 9406090638 since AFN 9409020235 has the exact same easement description.
[Plan; Sheet 2 of 2]

Callout and show Easement AFN 202403130088.
[Plan; Sheet 2 of 2]

FOUND 1 1/2" O.D. IRON PIPE VISITED FEB. 2024

CALCULATED 1/32ND CORNER PER R1

CALCULATED 1/16TH CORNER PER R1

APPROXIMATE LOCATION OF PACIFIC N.W. PIPELINE CORPORATION EASEMENT PER AFN(S): 1747308, 1757440, AND 1766009 (AREA SOUTH OF SOUTH PROP LINE IS DESCRIBED IN AGREEMENT FOR SPECIFIC ROW ENCROACHMENT, AFN 200407120440)