

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;
THENCE SOUTH ALONG THE 1/16TH LINE OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, 95.4 FEET;
THENCE EAST 258.26 FEET;
THENCE NORTH TO THE SOUTHERLY LINE OF COUNTY ROAD;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF COUNTY ROAD TO THE EAST 1/16TH LINE OF SECTION 26;
THENCE SOUTH ALONG SAID 1/16TH LINE TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON;

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;
THENCE EAST 258.35 FEET;
THENCE SOUTH TO A POINT 495.4 FEET SOUTH OF AND 258.35 FEET EAST OF "POINT A";
THENCE EAST TO THE EAST LINE OF SAID PREMISES AND THE TERMINUS OF SAID LINE, SAID POINT ALSO BEING DESCRIBED AS THE SOUTHWEST CORNER OF LOT 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200303315001.

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;
THENCE EAST 258.26 FEET;
THENCE SOUTH 100 FEET;
THENCE WEST 258.26 FEET;
THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

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;
THENCE SOUTH ALONG SAID THE 1/16 SECTION LINE 295.4 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST 258.35 FEET;
THENCE SOUTH 100 FEET;
THENCE WEST 258.35 FEET;
THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT WEST 30 FEET FOR SHAW COUNTY ROAD.

ACKNOWLEDGMENT

THE UNDERSIGNED AGREES THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREIN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

EAST TOWN CROSSING, LLC.

STATE OF WASHINGTON } s.s
COUNTY OF PIERCE

BY ITS PROPER OFFICERS THIS 22 DAY OF May, 2025

ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED

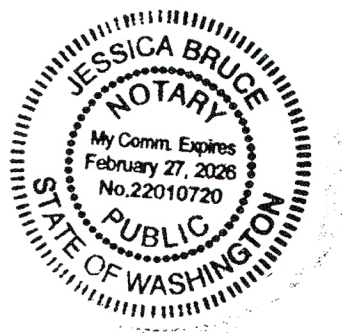
TO ME KNOWN TO BE THE Registered Agent
OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

Jessica Bruce
PRINT NAME SIGN-NAME

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT Tacoma



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;
THENCE SOUTH ALONG THE 1/16 SECTION LINE 195.4 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST 258.26 FEET;
THENCE SOUTH 100 FEET;
THENCE WEST 258.26 FEET;
THENCE NORTH 100 FEET TO TRUE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD.

REVISED LEGAL DESCRIPTIONS

LOT 1:

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 ALONG SAID EAST 1/16TH LINE, NORTH 01°06'52" EAST, A DISTANCE OF 167.26 FEET;
THENCE DEPARTING SAID EAST 1/16TH LINE, SOUTH 88°55'40" EAST, A DISTANCE OF 52.61 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF SHAW ROAD PER RIGHT OF WAY DEDICATION RECORDED UNDER RECORDING NUMBER 202505130207 AND THE POINT OF BEGINNING:

THENCE CONTINUING, SOUTH 88°55'40" EAST, A DISTANCE OF 161.36 FEET;
THENCE SOUTH 01°04'33" WEST, A DISTANCE OF 93.47 FEET;
THENCE SOUTH 88°55'40" EAST, A DISTANCE OF 63.49 FEET;
THENCE NORTH 01°05'14" EAST, A DISTANCE OF 193.67 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF PIONEER WAY EAST PER SAID RIGHT OF WAY DEDICATION;
THENCE ALONG SAID RIGHT OF WAY MARGIN THE FOLLOWING THREE COURSES:
1) NORTH 74°07'22" WEST, A DISTANCE OF 184.49 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 37.00 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 53°29'45" WEST, 58.61 FEET);
2) ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 104°45'46" AN ARC DISTANCE OF 67.65 FEET
3) SOUTH 01°06'52" WEST, A DISTANCE OF 111.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,619 SQUARE FEET, OR 0.79 ACRES, MORE OR LESS.

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

LOT 2:

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 ALONG SAID EAST 1/16TH LINE, NORTH 01°06'52" EAST, A DISTANCE OF 167.26 FEET;
THENCE DEPARTING SAID EAST 1/16TH LINE, SOUTH 88°55'40" EAST, A DISTANCE OF 52.61 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF SHAW ROAD PER RIGHT OF WAY DEDICATION RECORDED UNDER RECORDING NUMBER 202505130207 AND THE POINT OF BEGINNING:

THENCE CONTINUING, SOUTH 88°55'40" EAST, A DISTANCE OF 161.36 FEET;
THENCE SOUTH 01°04'33" WEST, A DISTANCE OF 93.47 FEET;
THENCE SOUTH 88°55'40" EAST, A DISTANCE OF 16.50 FEET;
THENCE SOUTH 01°04'33" WEST, A DISTANCE OF 103.41 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 46°04'27" WEST, 14.14 FEET);
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'47", AN ARC DISTANCE OF 15.71 FEET;
THENCE NORTH 88°55'40" WEST, A DISTANCE OF 20.98 FEET;
THENCE NORTH 85°21'53" WEST, A DISTANCE OF 43.11 FEET;
THENCE NORTH 88°55'40" WEST, A DISTANCE OF 74.59 FEET;
THENCE NORTH 01°06'38" EAST, A DISTANCE OF 14.56 FEET;
THENCE NORTH 88°52'18" WEST, A DISTANCE OF 13.17 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET (THE LONG CHORD OF WHICH BEARS NORTH 43°03'40" WEST, 28.68 FEET);
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°37'19", AN ARC DISTANCE OF 31.98 FEET TO THE EAST RIGHT OF WAY MARGIN OF SHAW ROAD PER SAID RIGHT OF WAY DEDICATION;
THENCE ALONG SAID RIGHT OF WAY MARGIN THE FOLLOWING TWO COURSES:
1) NORTH 02°44'57" EAST, A DISTANCE OF 131.64 FEET;
2) NORTH 01°06'52" EAST, A DISTANCE OF 37.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 34,721 SQUARE FEET, OR 0.80 ACRES, MORE OR LESS.

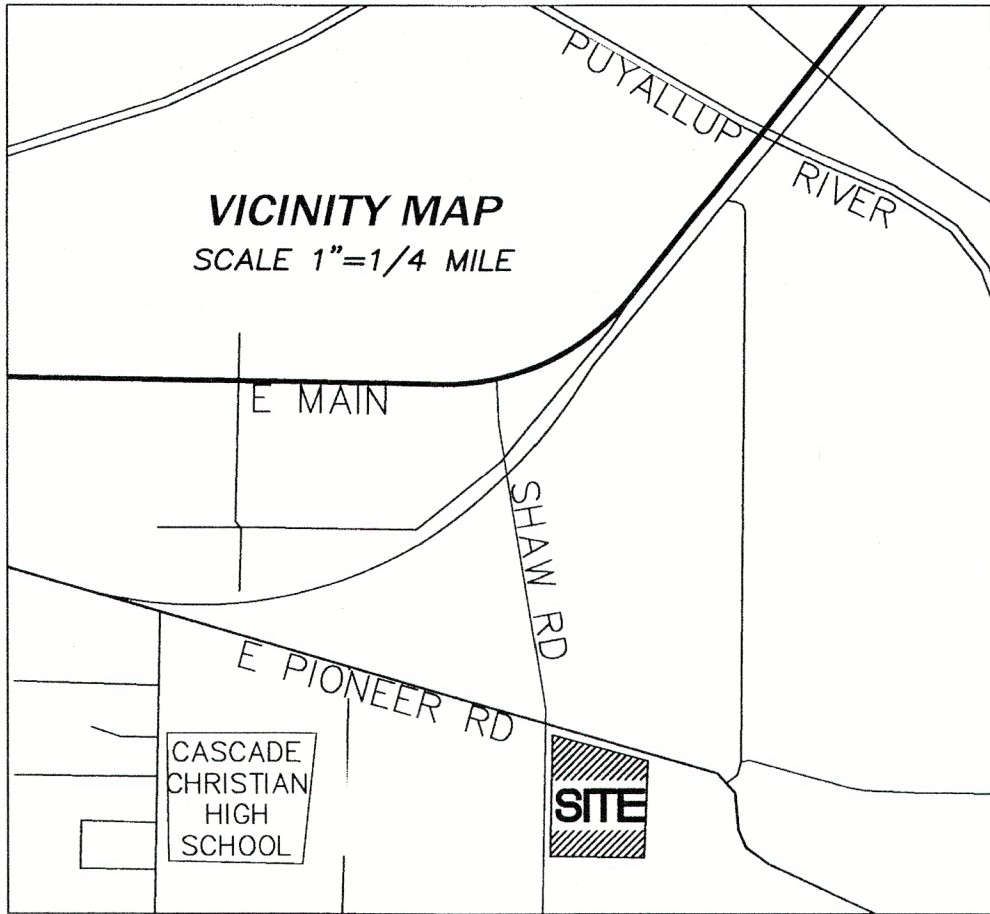
SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

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.

DWN. BY	DATE
GD	2/25/2025
CHKD. BY	JOB NO.
DF	2230752.50



REVISED LEGAL DESCRIPTIONS CONT.

LOT 3:

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 ALONG SAID EAST 1/16TH LINE, NORTH 01°06'52" EAST, A DISTANCE OF 167.26 FEET;
THENCE DEPARTING SAID EAST 1/16TH LINE, SOUTH 88°55'40" EAST, A DISTANCE OF 52.61 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF SHAW ROAD PER RIGHT OF WAY DEDICATION RECORDED UNDER RECORDING NUMBER 202505130207; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 01°06'52" WEST, A DISTANCE OF 37.46 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN SOUTH 02°44'57" WEST, A DISTANCE OF 131.64 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN THE FOLLOWING TWO COURSES:
1) SOUTH 02°16'50" WEST, A DISTANCE OF 109.88 FEET;
2) SOUTH 01°06'37" WEST, A DISTANCE OF 283.94 FEET;
THENCE DEPARTING SAID RIGHT OF WAY MARGIN, SOUTH 88°53'23" EAST, A DISTANCE OF 217.35 FEET TO A POINT ON THE WEST LINE OF LOT 3 PER CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NUMBER 200303315001, RECORDS OF PIERCE COUNTY;
THENCE ALONG SAID WEST LINE, SOUTH 01°06'58" WEST, A DISTANCE OF 100.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE ALONG THE SOUTH LINE OF SAID LOT 3, SOUTH 88°53'37" EAST, A DISTANCE OF 405.34 FEET TO THE SOUTHEAST CORNER OF LOT 3, SAID CORNER BEING A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;
THENCE ALONG SAID EAST LINE NORTH 01°15'10" EAST, A DISTANCE OF 491.50 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;
THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH 88°32'35" EAST, 30.48 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT;
THENCE ALONG THE EAST LINE OF SAID LOT 5 NORTH 01°15'10" EAST, A DISTANCE OF 160.14 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF PIONEER WAY EAST PER SAID RIGHT OF WAY DEDICATION;
THENCE ALONG SAID RIGHT OF WAY MARGIN NORTH 74°07'22" WEST, A DISTANCE OF 438.40 FEET;
THENCE DEPARTING SAID RIGHT OF WAY MARGIN SOUTH 01°05'14" WEST, A DISTANCE OF 193.67 FEET;
THENCE NORTH 88°55'40" WEST, A DISTANCE OF 46.99 FEET;
THENCE SOUTH 01°04'33" WEST, A DISTANCE OF 103.41 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 46°04'27" WEST, 14.14 FEET);
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'47", AN ARC DISTANCE OF 15.71 FEET;
THENCE NORTH 88°55'40" WEST, A DISTANCE OF 20.98 FEET;
THENCE NORTH 85°21'53" WEST, A DISTANCE OF 43.11 FEET;
THENCE NORTH 88°55'40" WEST, A DISTANCE OF 74.59 FEET;
THENCE NORTH 01°06'38" EAST, A DISTANCE OF 14.56 FEET;
THENCE NORTH 88°52'18" WEST, A DISTANCE OF 13.17 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET (THE LONG CHORD OF WHICH BEARS NORTH 43°03'40" WEST, 28.68 FEET);
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°37'19", AN ARC DISTANCE OF 31.98 FEET TO THE EAST RIGHT OF WAY MARGIN OF SHAW ROAD PER SAID RIGHT OF WAY DEDICATION AND THE POINT OF BEGINNING.

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 BOUNDARY LINE
ADJUSTMENT NO. PLBDJ20240103

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 20 N, RG 04 E, W.M., CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

ORIGINAL TRACT ASSESSORS PARCEL
NUMBERS

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

FUTURE PERMITS

THE LAND CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURE DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:

Greg Helle
THIS 21 DAY OF May, 2025
License No. 45161
PROFESSIONAL LAND SURVEYOR

DEVELOPMENT SERVICES DEPARTMENT

Kathleen Bahn
PLANNING MANAGER
5/28/2025
DATE

ASSESSOR/TREASURER

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

Marty Campbell
ASSESSOR/TREASURER
5/23/2025
DATE
Dere P
BY

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29th DAY OF May 2025
AT THE REQUEST OF AHBL.

AUDITOR'S FEE NO. \$428.50 202505295001

FEE: \$428.50 9:35 A.M.
Dee Dee for Linda Fermer
DEPUTY COUNTY AUDITOR

ORIGINAL TRACT OWNER(S)

EAST TOWN CROSSING, LLC
1001 SHAW ROAD
PUYALLUP, WA 98372 PHONE
CG -- GENERAL COMMERCIAL
EXISTING ZONING RM-20 -- HIGH DENSITY MULTI-FAMILY RES.
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

SHEET 1 OF 2

2025 05295001

VERTICAL DATUM

NAVD 88
AS DEFINED BY THE NATIONAL GEODETIC SURVEY (NGS)
PROJECT BENCHMARK
DESIGNATION: 21 010
PID: DL2774
PUBLISHED ELEVATION: 75.70 FEET (NAVD 88)
DESCRIPTION:
ENCASED STEEL ROD LOCATED IN EASTERLY GRAVEL SHOULDER AT THE
INTERSECTION OF PIONEER WAY AND 134TH AVE E

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.

SURVEY REFERENCES

- (R1) UNRECORDED BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY
LARRY O. WALKER, ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES,
SIGNED 07/27/2023
(R2) PIONEER CROSSING BINDING SITE PLAN, AFN 201210305003
(R3) RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT AFN
200303315001
(R4) RE-RECORDED STATUTORY WARRANTY DEED AFN 9408230215

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 20 N, RG
04 E, W.M., CITY OF PUYALLUP, PIERCE
COUNTY, WASHINGTON

ORIGINAL PARCEL DATA

APN 0420264021 83,548 S.F.-1.92 ACRES
APN 0420264053 196,556 S.F.-4.51 ACRES
APN 0420264054 39,304 S.F.-0.90 ACRES
APN 0420351066 58,799 S.F.-1.35 ACRES
APN 0420351026 21,745 S.F.-0.50 ACRES
APN 0420351029 21,746 S.F.-0.50 ACRES
APN 0420351030 21,744 S.F.-0.50 ACRES

TOTAL AREA=443,442 S.F.-10.18 ACRES

REVISED PARCEL DATA

LOT 1 34,619 S.F.-0.79 ACRES
LOT 2 34,721 S.F.-0.80 ACRES
LOT 3 374,101 S.F.-8.59 ACRES

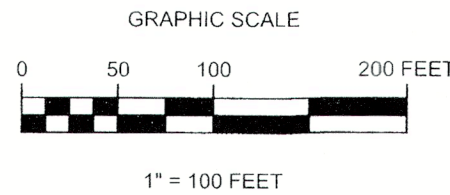
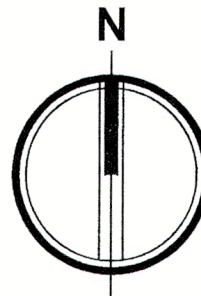
TOTAL AREA=443,442 S.F.-10.18 ACRES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.61	S88° 55' 40"E
L2	161.36	S88° 55' 40"E
L3	93.47	S1° 04' 33"W
L4	16.50	S88° 55' 40"E
L5	103.41	S1° 04' 33"W
L6	20.98	N88° 55' 40"W
L7	43.11	N85° 21' 53"W
L8	74.59	N88° 55' 40"W
L9	14.56	N1° 06' 38"E
L10	13.17	N88° 52' 18"W
L11	46.99	S88° 55' 40"E
L12	63.49	S88° 55' 40"E

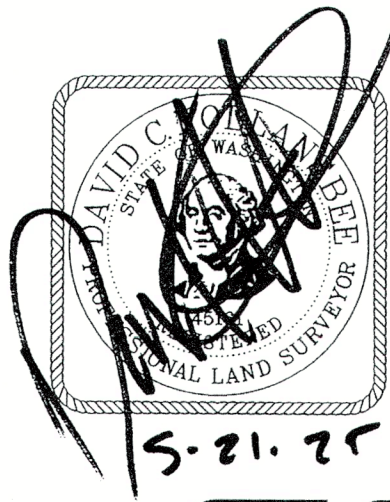
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	89°59'47"	S46° 04' 27"W	14.14
C2	31.98	20.00	91°37'19"	N43° 03' 40"W	28.68

LEGEND

- # # # SECTION CORNER
● FOUND MONUMENT AS NOTED
○ SET REBAR AND CAP
○ FOUND PROPERTY CORNER
(C) CALCULATED
(R) DISTANCE PER LEGAL DESCRIPTION
[LTBR] LINE TO BE REMOVED
[LTBC] LINE TO BE CREATED
— EXISTING LOT LINE
— REVISED LOT LINE



DWN. BY	DATE
GD	2/25/2025
CHKD. BY	JOB NO.
DF	2230752.50



AHBL

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

2025 0529.5307