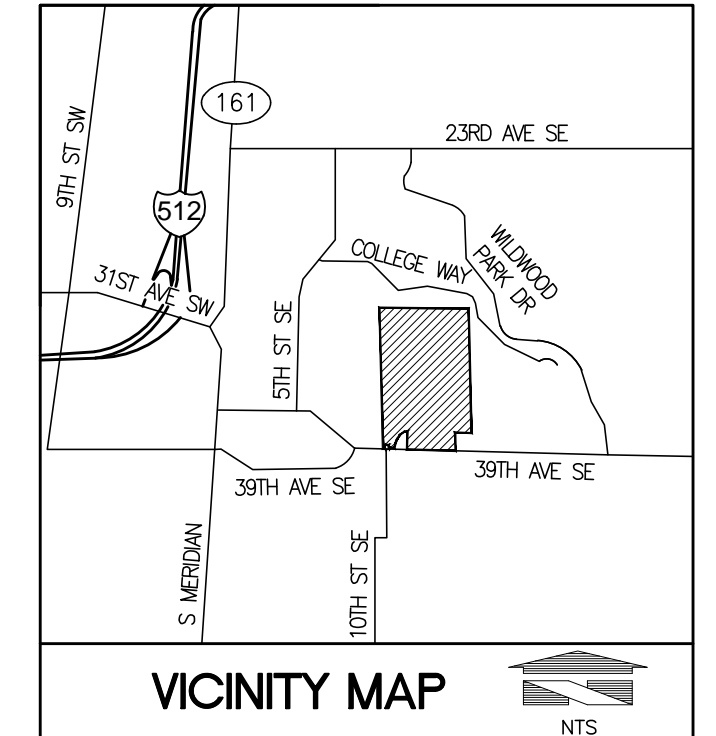
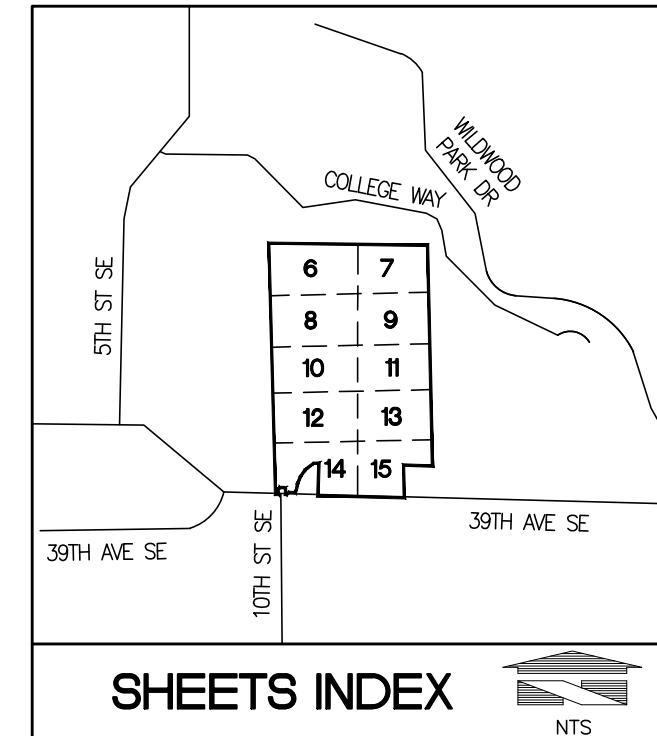


# SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN

A Portion of the NE1/4, SE1/4, NW1/4, SW1/4 of the SE1/4 of  
Section 3, Township 19 North, Range 4 East, W.M.  
City of Puyallup, Pierce County, Washington



## BINDING SITE PLAN STATEMENT

THE USE AND DEVELOPMENT OF THIS PROPERTY MUST BE IN ACCORDANCE WITH THE PLAN AS REPRESENTED HEREIN OR AS HEREAFTER AMENDED, ACCORDING TO THE PROVISIONS OF THE BINDING SITE PLAN REGULATIONS OF THE CITY OF PUYALLUP; AND THE ROADS AND UTILITIES SHOWN ON THIS PLAN NEED NOT HAVE BEEN CONSTRUCTED AND/OR INSTALLED AT THE TIME THAT THE PROPERTY SUBJECT TO THIS PLAN IS DIVIDED. NO PERMIT REQUIRED TO BUILD PERMANENT STRUCTURES UPON ANY PORTION OF THIS PROPERTY, OTHER THAN FOR SITE PREPARATION (INCLUDING GRADING AND INFRASTRUCTURE INSTALLATIONS), SHALL BE ISSUED UNTIL THE ROADS AND UTILITIES NECESSARY TO SERVE THAT PORTION OF THIS PROPERTY HAVE BEEN CONSTRUCTED AND INSTALLED OR UNTIL ARRANGEMENTS ACCEPTABLE TO THE CITY OF PUYALLUP HAVE BEEN MADE TO ENSURE THAT THE CONSTRUCTION AND INSTALLATION OF SUCH ROADS AND UTILITIES WILL BE ACCOMPLISHED.

## FREE CONSENT STATEMENT & DEDICATION

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED IN THIS SITE PLAN AND HAVE NO RIGHT, TITLE, OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SITE PLAN.

WE FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS SHOWN ON THIS BINDING SITE PLAN FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, UNLESS SUCH EASEMENTS ARE SPECIFICALLY IDENTIFIED ON THIS BINDING SITE PLAN AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE AND CONVEY SUCH EASEMENTS TO THE PERSON(S) OR ENTITY IDENTIFIED HEREON FOR THE PURPOSE STATED.

THIS BINDING SITE PLAN IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

BCC PUYALLUP LLC.  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

## LEGAL DESCRIPTION

LOTS 1-3 OF THE CITY OF PUYALLUP BLA REVISION NO. P-18-0145, RECORDED MAY 22, 2019 UNDER RECORDING NO. 201905225002, RECORDS OF PIERCE COUNTY, WASHINGTON.

## ACKNOWLEDGMENT

STATE OF WASHINGTON } SS.  
COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF BCC PUYALLUP LLC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
COMMISSION EXPIRES \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

## INDEX TO SHEETS

SHEET 1: LEGAL DESCRIPTION, CONSENT, CODE DATA & APPROVALS  
SHEET 2: TITLE NOTES  
SHEET 3: SURVEY CONTROL & EXISTING LOT LINES  
SHEET 4: NEW LOT LINES  
SHEET 5: EXISTING EASEMENTS  
SHEETS 6-15: 50 SCALE SITE PLAN

## DEVELOPER

BCC PUYALLUP LLC.  
3800 136TH PL. SE  
BELLEVUE, WA 98006

## SITE ADDRESSES

APN 041903-4036: 1019 TO 1021 39TH AVE. SE  
APN 041903-4037: 1023 39TH AVE. SE  
APN 041903-4038: 1015 39TH AVE. SE

## CODE DATA

ZONING DISTRICT: MP - BUSINESS PARK  
TOTAL SITE AREA: 3,775,189 SQ. FT. (86.67 ACRES)  
TOTAL BUILDING AREA: 287,549 SQ. FT. (STRUCTURES)  
PERCENT OF BUILDING AND IMPERMEABLE SITE COVERAGE:  
NUMBER OF UNITS PROPOSED: N/A  
TOTAL NUMBER OF PARKING STALLS (INCLUDING HANDICAPPED): 620  
TOTAL PARKING AND MANEUVERING AREA:  
REQUIRED LANDSCAPING:  
PERCENT OF LOT IN OPEN SPACE:  
TYPE OF CONSTRUCTION: METAL FRAME, MASONRY  
SPRINKLED/NON-SPRINKLED: SPRINKLED  
OCCUPANCY CLASSIFICATION: LIGHT INDUSTRIAL  
DESCRIPTION OF PROPOSED USES: MISC. MANUFACTURING

## EXISTING LOT AREAS

LOT 1: 2,669,276 SQ. FT.  
LOT 2: 686,818 SQ. FT.  
LOT 3: 419,094 SQ. FT.  
TOTAL: 3,775,189 SQ. FT.

## NEW LOT AREAS

LOT 1: 259,692 SQ. FT.  
LOT 2: 686,818 SQ. FT.  
LOT 3: 292,604 SQ. FT.  
LOT 4: 419,094 SQ. FT.  
LOT 5: 305,002 SQ. FT.  
LOT 6: 648,276 SQ. FT.  
LOT 7: 811,762 SQ. FT.  
LOT 8: 158,267 SQ. FT.  
LOT 9: 193,673 SQ. FT.

## PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

PUBLIC WORKS DEPARTMENT

## PLANNING DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

PLANNING DIRECTOR

## BUILDING AND FIRE CODE OFFICIAL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

FIRE CODE OFFICIAL

## 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

PIERCE COUNTY ASSESSOR/TREASURER

TAX ACCOUNT NUMBERS: 041903-4036, 041903-4037, AND 041903-4038

## AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M., AT THE REQUEST  
OF OWEN B. HILLE.  
AUDITOR'S FEE NO. \_\_\_\_\_

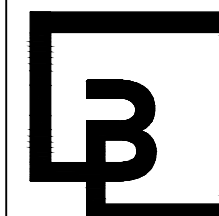
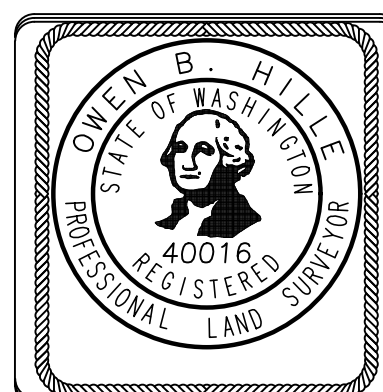
DEPUTY AUDITOR \_\_\_\_\_

DATE \_\_\_\_\_

## LAND 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 BCC PUYALLUP, LLC. IN IN AUGUST, 2019.

OWEN B. HILLE, PLS  
CERTIFICATE NO. 40016



**Barghausen**  
Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

DRAWN BY:  
KJR  
DATE:  
8/20/19  
SCALE:  
N/A  
CHECKED BY:  
OBH  
JOB NO.:  
18111

## SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN

INDEX DATA

**A Portion of the NE1/4, SE1/4, NW1/4,  
SW1/4 of the SE1/4 of  
Section 3, Township 19 North, Range 4 East, W.M.  
City of Puyallup, Pierce County, Washington**

SHT  
1  
OF  
15

# SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN

A Portion of the NE1/4, SE1/4, NW1/4, SW1/4 of the SE1/4 of  
Section 3, Township 19 North, Range 4 East, W.M.  
City of Puyallup, Pierce County, Washington

## SPECIAL EXCEPTIONS:

(PER CHICAGO TITLE COMMITMENT NO. 0113166-TC, DATED AUGUST 19, 2019)

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION  
PURPOSE: PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF  
RECORDING DATE: APRIL 17, 1956 RECORDING NO.: 1752879 AFFECTS: A PORTION OF SAID PREMISES  
SAID EASEMENT WAS MODIFIED BY AMENDMENTS THERETO RECORDED UNDER RECORDING NO. 2407599 AND  
2487221.  
**(SHOWN)**

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION  
PURPOSE: PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREFOR  
RECORDING DATE: APRIL 17, 1956 RECORDING NO.: 1752880 AFFECTS: A PORTION OF SAID PREMISES **(SHOWN)**

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PACIFIC NORTHWEST PIPELINE CORPORATION, A DELAWARE CORPORATION  
PURPOSE: PIPELINE OR PIPELINES FOR THE TRANSPORTATION OF OIL, GAS AND THE PRODUCTS THEREOF  
RECORDING DATE: APRIL 17, 1956 RECORDING NO.: 1752881 AFFECTS: PORTION OF PARCELS B AND C  
SAID EASEMENT WAS MODIFIED BY AMENDMENTS THERETO RECORDED UNDER RECORDING NO(S) 2433908 AND  
2562573.  
**(SHOWN)**

4. 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: OCTOBER 30, 1964 RECORDING NO.: 2077107  
**(AFFECTED AREA ADJACENT TO ORIGINAL 30' WIDE R/W FOR 39TH AVE. S.E.)**

5. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY,  
INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL  
STATUS, MARITAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME,  
GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN  
APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED  
BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: OCTOBER 10, 1968 RECORDING  
NO.: 2262387  
**(CONDITIONAL OFFSITE WATER LINE EASEMENT. NOT VERIFIED TO HAVE BEEN CONSTRUCTED PER DOCUMENT)**

6. CONCOMITANT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDING DATE: JUNE 26, 1981 RECORDING NO.: 8106260306  
REGARDING: MITIGATION OF ENVIRONMENTAL IMPACTS RELATED TO THE DEVELOPMENT OF SAID PREMISES

A CLARIFICATION OF SAID AGREEMENT BETWEEN CITY OF PUYALLUP AND BEIM & JAMES PROPERTIES II WAS  
RECORDED JULY 21, 1987 UNDER RECORDING NO. 8707210280 **(NO PLOTTABLE EASEMENTS)**

7. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE SURVEY,  
RECORDING DATE: AUGUST 7, 1981 RECORDING NO.: 8108070156  
**(SHOWS FENCES ALONG WEST PROPERTY LINE)**

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO:  
CITY OF PUYALLUP, A MUNICIPAL CORPORATION PURPOSE: CONSTRUCTION AND MAINTAINING UNDERGROUND  
UTILITIES  
RECORDING DATE: DECEMBER 1, 1982 RECORDING NO.: 8212010250 AFFECTS: A PORTION OF SAID  
PREMISES **(SHOWN)**

9. RIGHT TO MAKE NECESSARY SLOPES TO CUTS OR FILLS UPON PROPERTY HEREIN DESCRIBED AS GRANTED OR  
RESERVED IN DEED  
IN FAVOR OF: THE CITY OF PUYALLUP, A MUNICIPAL CORPORATION  
RECORDING DATE: FEBRUARY 28, 1985 RECORDING NO.: 8502280219  
**(SLOPES ADJACENT TO ADDITIONAL R/W TAKE ALONG 39TH AVE. S.E., NOT PLOTTABLE)**

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: THE CITY OF PUYALLUP, A MUNICIPAL CORPORATION  
PURPOSE: CONSTRUCTING AND MAINTAINING HIGHWAY SLOPES IN EXCAVATION AND/OR EMBANKMENT  
RECORDING DATE: FEBRUARY 28, 1985 RECORDING NO.: 8502280220 AFFECTS: A SOUTHERLY PORTION OF  
SAID PREMISES **(SHOWN)**

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON COMPANY  
PURPOSE: THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND ENLARGE GUY WIRES AND ANCHORS  
TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES  
RECORDING DATE: APRIL 22, 1985 RECORDING NO.: 8504220043 AFFECTS: A PORTION OF SAID PREMISES  
**(SHOWN)**

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON COMPANY  
PURPOSE: THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE AND ENLARGE GUY WIRES AND ANCHORS  
TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES  
RECORDING DATE: JANUARY 15, 1988 RECORDING NO.: 8801150187 AFFECTS: A PORTION OF SAID  
PREMISES **(SHOWN)**

13. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE SURVEY  
RECORDING DATE: FEBRUARY 11, 1997 RECORDING NO.: 9102110142 **(SHOWS FENCES ALONG WEST PROPERTY  
LINE)**

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A  
DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION  
PURPOSE: ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEMS, TOGETHER WITH ALL NECESSARY  
OR CONVENIENT APPURTENANCES.  
RECORDING DATE: OCTOBER 22, 1997 RECORDING NO.: 9710220463 AFFECTS: A PORTION OF SAID  
PREMISES **(SHOWN)**

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A  
DOCUMENT:  
GRANTED TO: WILLIAMS COMMUNICATIONS, INC., A DELAWARE CORPORATION  
PURPOSE: UNDERGROUND COMMUNICATIONS SYSTEMS AND APPURTENANCES THERETO  
RECORDING DATE: APRIL 3, 2000 RECORDING NO.: 200004030110 AFFECTS: A PORTION OF SAID PREMISES  
**(SHOWN, AFFECTS PIPELINE STRIP)**

16. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY,  
INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL  
STATUS, MARITAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME,  
GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN  
APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED  
BY APPLICABLE LAW, AS SET FORTH ON RECORD OF SURVEY FOR A LARGE LOT SEGREGATION:  
RECORDING NO.: 200704305001  
AN AFFIDAVIT OF MINOR CORRECTION OF SURVEY WAS RECORDED UNDER RECORDING NO. 200710260050  
**(EASEMENTS SHOWN)**

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A  
DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION  
PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY  
RECORDING DATE: SEPTEMBER 29, 2009 RECORDING NO.: 200909290651  
AFFECTS: A PORTION OF SAID PREMISES **(SHOWN)**

18. STORMWATER MANAGEMENT/BMP FACILITIES AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: BCC PUYALLUP, LLC AND: CITY OF PUYALLUP  
RECORDING DATE: JANUARY 21, 2010 RECORDING NO.: 201001210587 **(ALLOWS CITY ACCESS)**

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A  
DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION  
PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS  
RECORDING DATE: MARCH 18, 2011 RECORDING NO.: 201103180520  
AFFECTS: A PORTION OF SAID PREMISES AS DESCRIBED AND DELINEATED IN DOCUMENT  
NOTE: SAID EASEMENT ALSO IS DELINEATED AND/OR DEDICATED ON THE FACE OF THE BOUNDARY LINE REVISION.  
**(SHOWN)**

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A  
DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION  
PURPOSE: ONE OR MORE UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY  
RECORDING DATE: FEBRUARY 22, 2012 RECORDING NO.: 201202220299  
AFFECTS: A PORTION OF SAID PREMISES AS DESCRIBED AND DELINEATED IN DOCUMENT  
NOTE: SAID EASEMENT ALSO IS DELINEATED AND/OR DEDICATED ON THE FACE OF THE BOUNDARY LINE REVISION.  
**(SHOWN)**

21. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY,  
INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL  
STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, AS SET FORTH  
IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS  
PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-12-0044:  
RECORDING NO: 201211145004 **(EASEMENTS SHOWN)**

22. ROAD AND SIGNAGE EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: BCC PUYALLUP LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND: GROUP HEALTH COOPERATIVE  
RECORDING DATE: AUGUST 30, 2013 RECORDING NO.: 201308300562 **(SHOWN)**

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A  
DOCUMENT:  
GRANTED TO: CITY OF PUYALLUP, A MUNICIPAL CORPORATION PURPOSE: UTILITIES  
RECORDING DATE: NOVEMBER 30, 2016 RECORDING NO.: 201611300412  
AFFECTS: PORTION OF PARCEL A **(SHOWN)**

24-35. NOT APPLICABLE TO SURVEY

36. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS,  
DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY  
COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR,  
RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN,  
ANCESTRY, SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT  
THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF PUYALLUP  
BOUNDARY LINE REVISION NO. P-18-0145:  
RECORDING NO: 201905225002 **(EASEMENTS SHOWN)**



**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

DRAWN BY:  
KJR  
DATE:  
8/20/19  
SCALE:  
N/A  
CHECKED BY:  
OBH  
JOB NO.:  
18111

**SOUTH HILL BUSINESS AND TECHNOLOGY CENTER  
BINDING SITE PLAN**

INDEX DATA

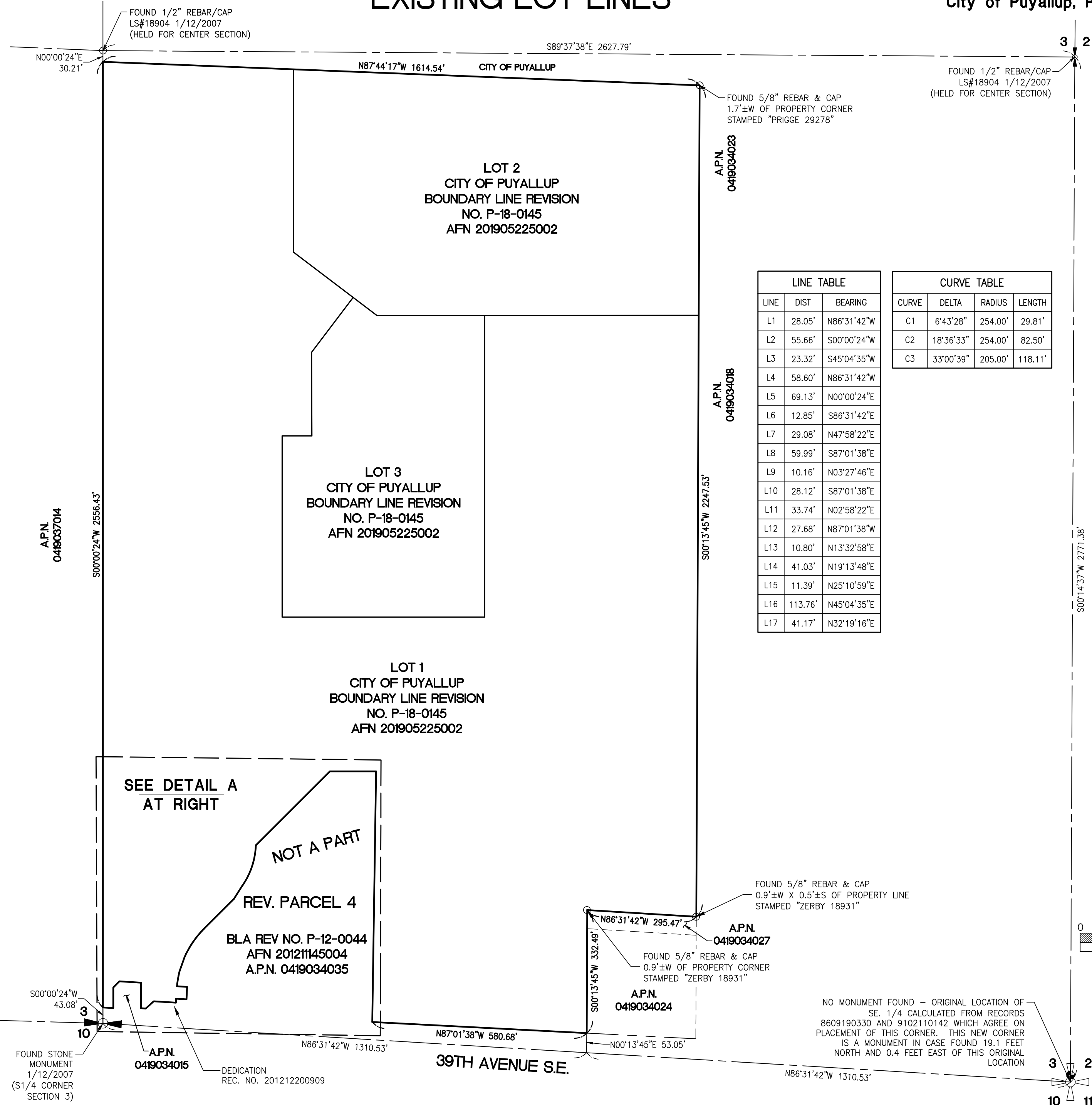
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SHT  
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OF  
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# SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN

A Portion of the NE1/4, SE1/4, NW1/4, SW1/4 of the SE1/4 of  
Section 3, Township 19 North, Range 4 East, W.M.  
City of Puyallup, Pierce County, Washington

## SURVEY CONTROL AND EXISTING LOT LINES



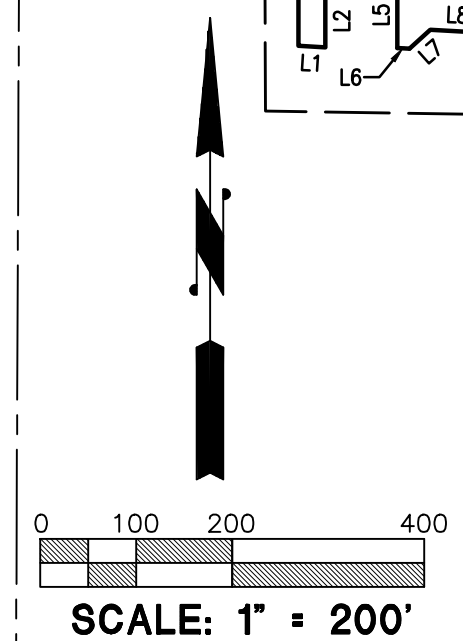
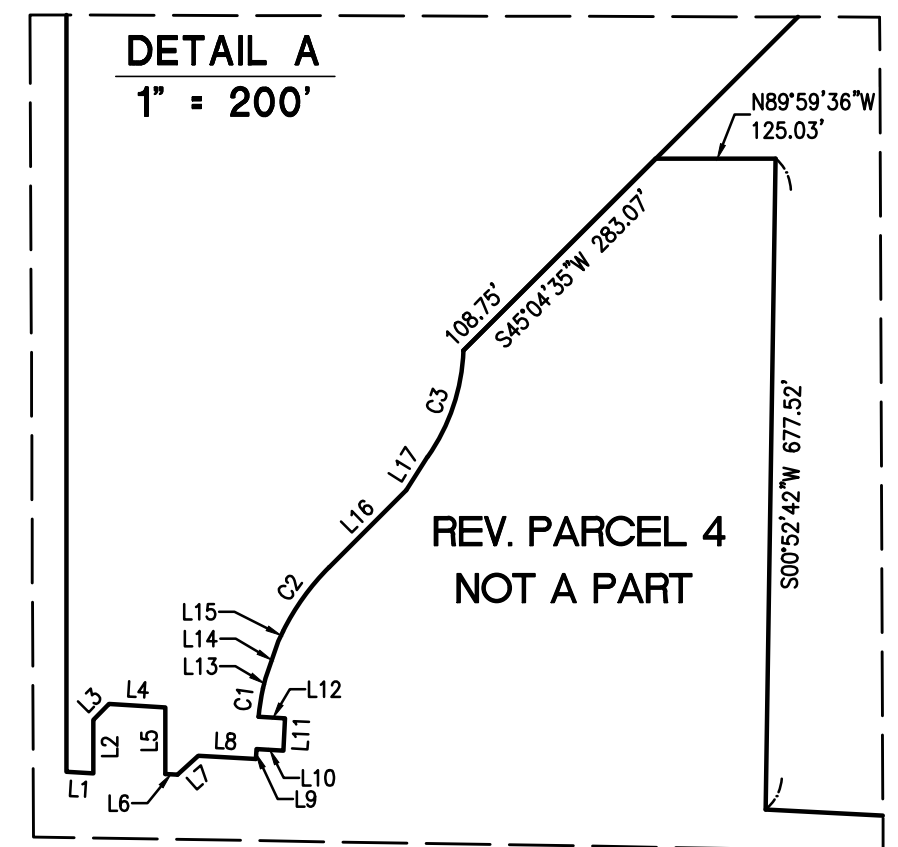
LINE TABLE			CURVE TABLE			
LINE	DIST	BEARING	CURVE	DELTA	RADIUS	LENGTH
L1	28.05'	N86°31'42"W	C1	6°43'28"	254.00'	29.81'
L2	55.66'	S00°00'24"W	C2	18°36'33"	254.00'	82.50'
L3	23.32'	S45°04'35"W	C3	33°00'39"	205.00'	118.11'
L4	58.60'	N86°31'42"W				
L5	69.13'	N00°00'24"E				
L6	12.85'	S86°31'42"E				
L7	29.08'	N47°58'22"E				
L8	59.99'	S87°01'38"E				
L9	10.16'	N03°27'46"E				
L10	28.12'	S87°01'38"E				
L11	33.74'	N02°58'22"E				
L12	27.68'	N87°01'38"W				
L13	10.80'	N13°32'58"E				
L14	41.03'	N19°13'48"E				
L15	11.39'	N25°10'59"E				
L16	113.76'	N45°04'35"E				
L17	41.17'	N32°19'16"E				

### SURVEY INFORMATION

**PROCEDURE / NARRATIVE**  
A FIELD TRAVERSE USING A TOPCON GT1000 & FOCUS 30 TOTAL STATIONS, DELL TABLET WITH MAGNET FIELD SOFTWARE SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED, ESTABLISHING THE ANGULAR, AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES, AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

**DATES OF SURVEYS**  
FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. WERE CONDUCTED IN NOVEMBER 2017. ALL MONUMENTS WERE VISITED ON DATES SHOWN.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS IS THE BEARING BETWEEN PIERCE COUNTY MON 2208 (WCCS 660) AND PIERCE COUNTY MON 2128 (WCCS 580), TAKEN AS NORTH 25°54'26" WEST, BASED UPON NORTH AMERICAN DATUM OF 1983 - NAD 83 (91) - WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



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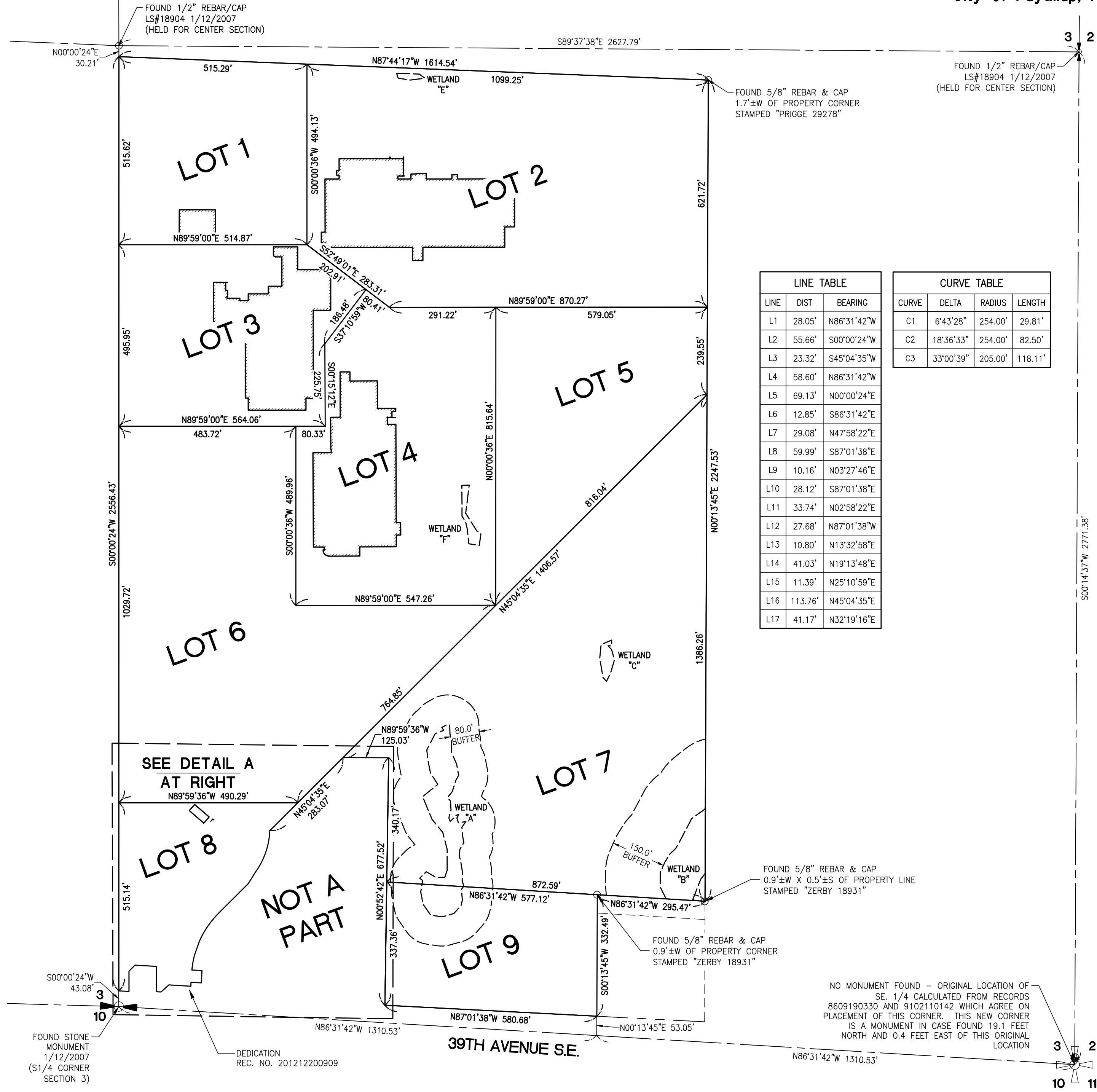
DRAWN BY:  
KJR  
DATE:  
8/20/19  
SCALE:  
1" = 200'  
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**3**  
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# SOUTH HILL BUSINESS AND TECHNOLOGY CENTER BINDING SITE PLAN

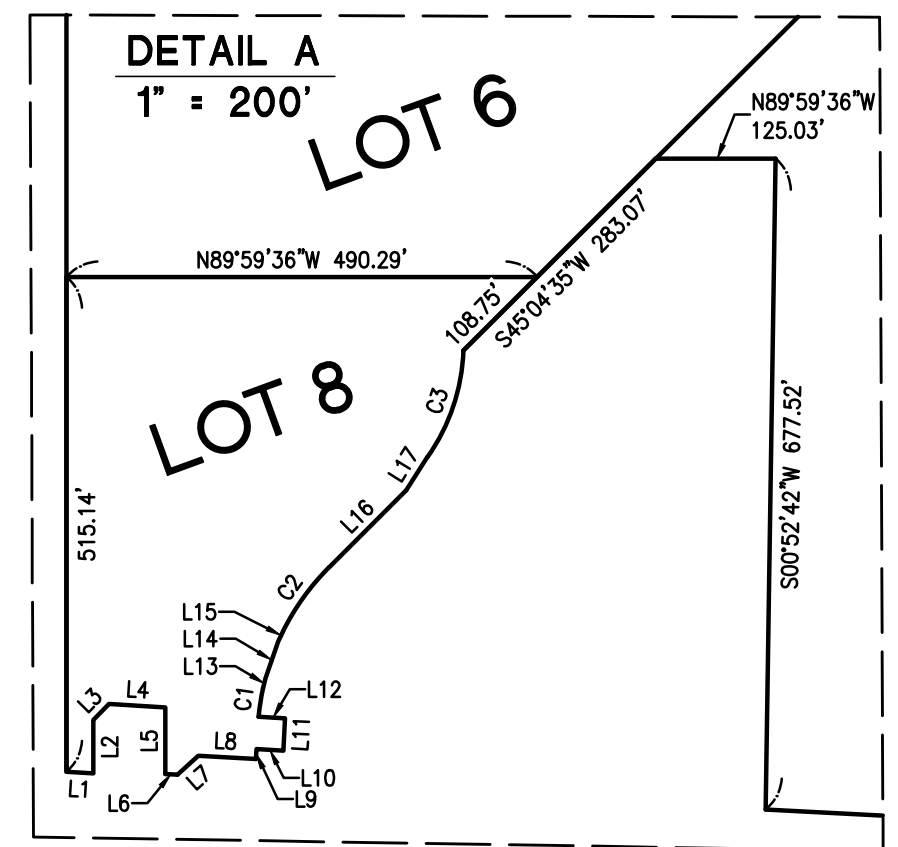
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## NEW LOT LINES



LINE TABLE		
LINE	DIST	BEARING
L1	28.05'	N86°31'42"W
L2	55.66'	S00°00'24"W
L3	23.32'	S45°04'35"W
L4	58.60'	N86°31'42"W
L5	69.13'	N00°00'24"E
L6	12.85'	S86°31'42"E
L7	29.08'	N47°58'22"E
L8	59.99'	S87°01'38"E
L9	10.16'	N03°27'46"E
L10	28.12'	S87°01'38"E
L11	33.74'	N02°58'22"E
L12	27.68'	N87°01'38"W
L13	10.80'	N13°32'58"E
L14	41.03'	N19°13'48"E
L15	11.39'	N25°10'59"E
L16	113.76'	N45°04'35"E
L17	41.17'	N32°19'16"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°43'28"	254.00'	29.81'
C2	18°36'33"	254.00'	82.50'
C3	33°00'39"	205.00'	118.11'



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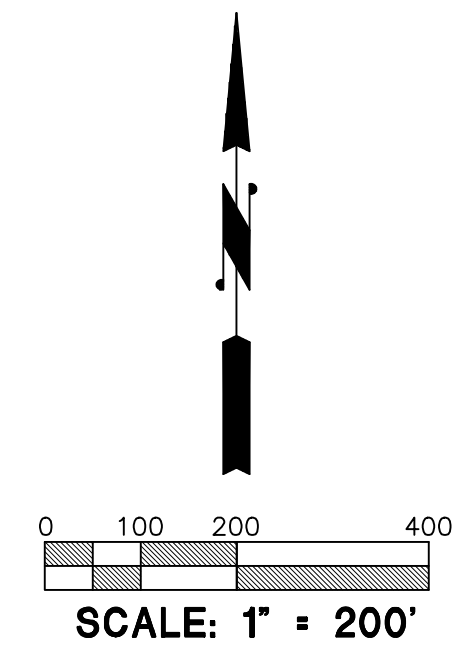
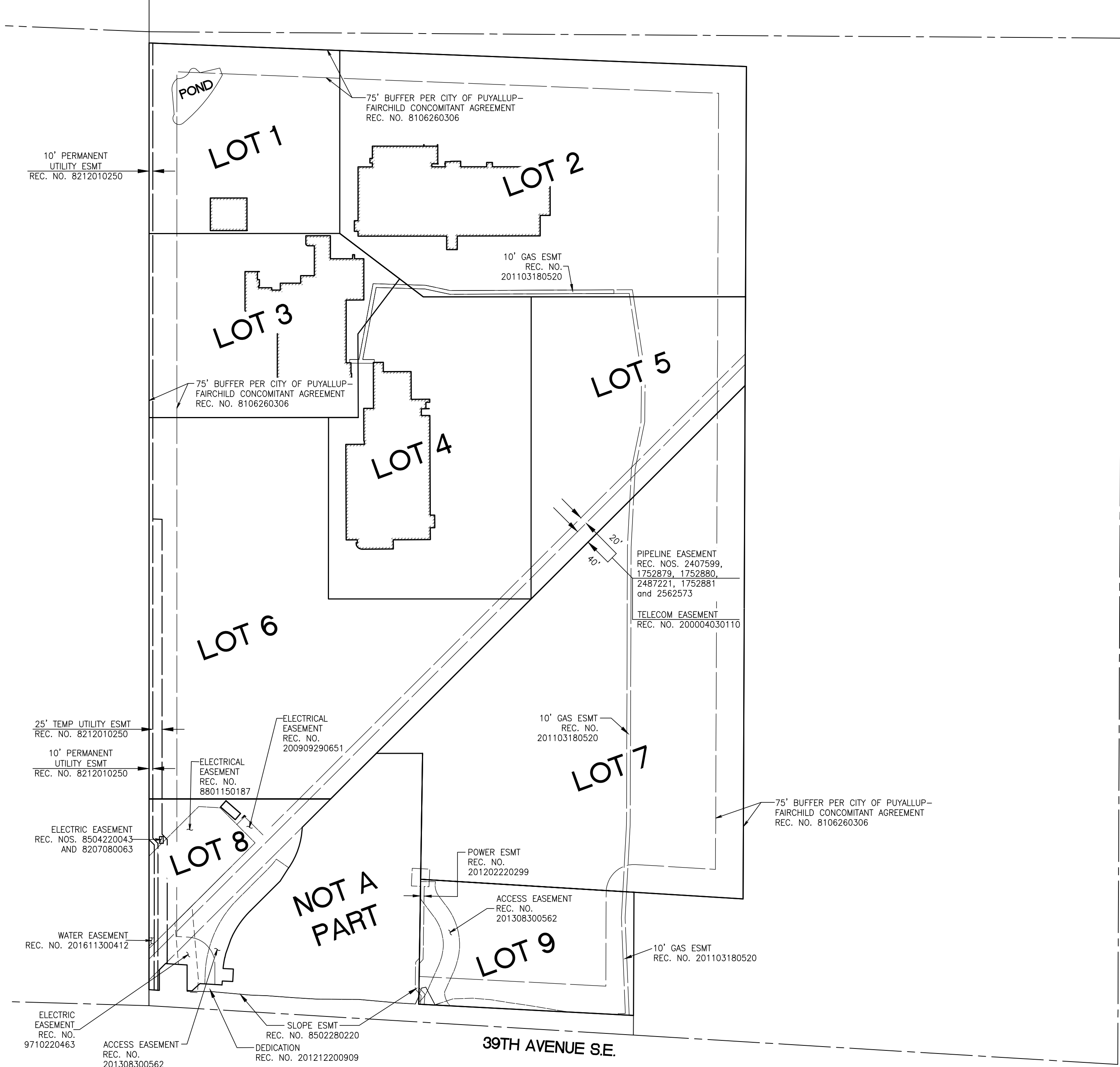
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NO MONUMENT FOUND - ORIGINAL LOCATION OF SE. 1/4 CALCULATED FROM RECORDS 8609190330 AND 9102110142 WHICH AGREE ON PLACEMENT OF THIS CORNER. THIS NEW CORNER IS A MONUMENT IN CASE FOUND 19.1 FEET NORTH AND 0.4 FEET EAST OF THIS ORIGINAL LOCATION

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## EXISTING EASEMENTS

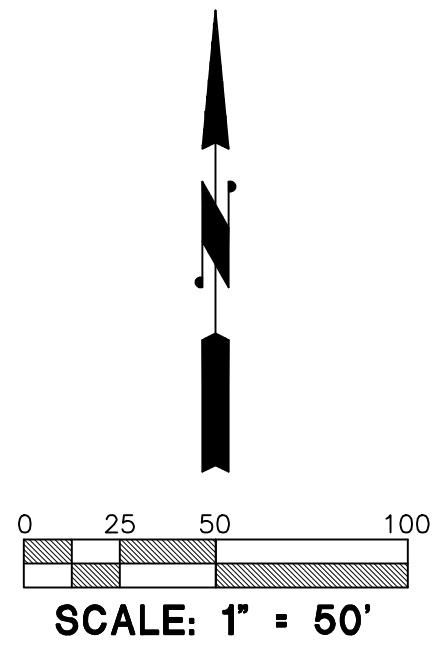


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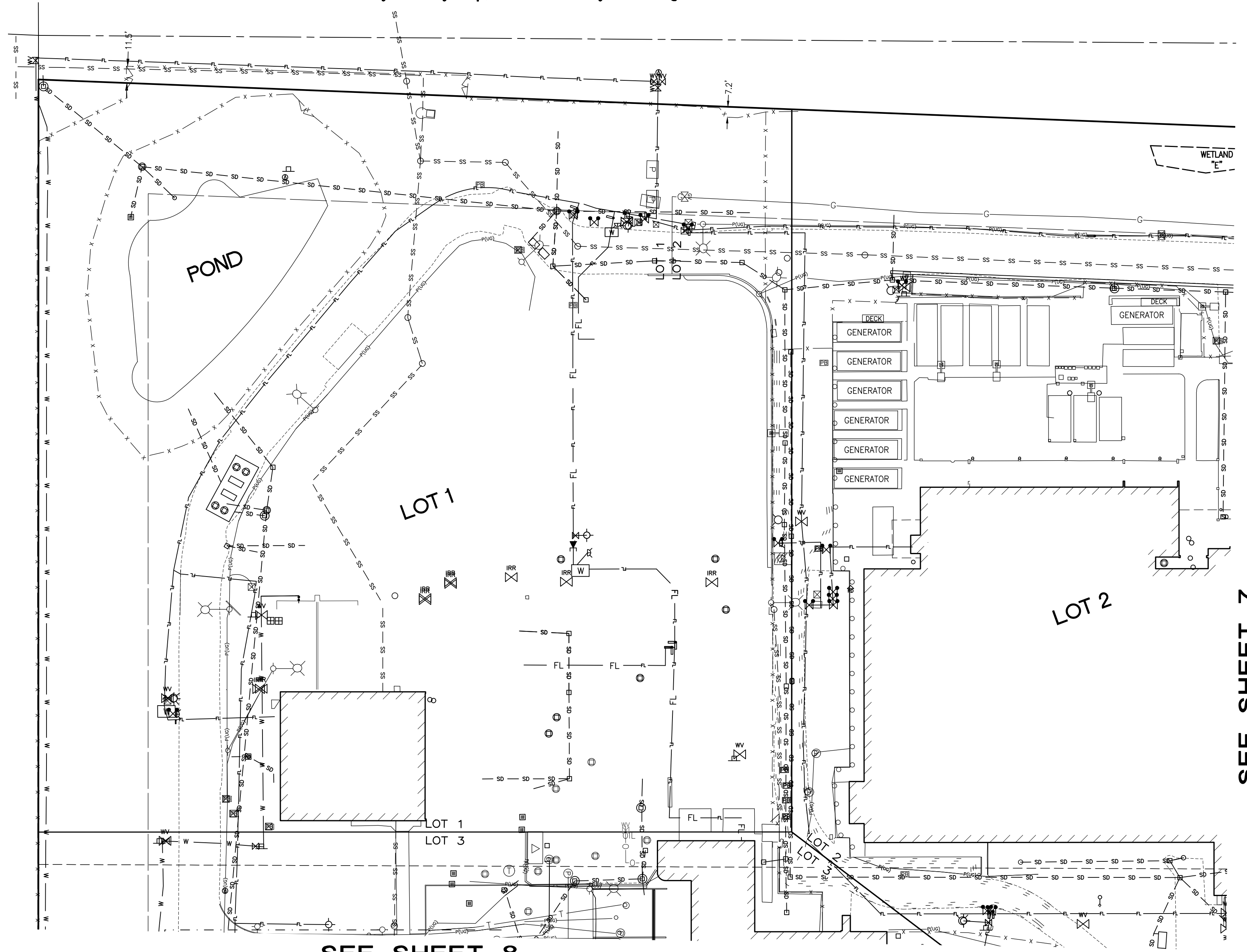


## LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

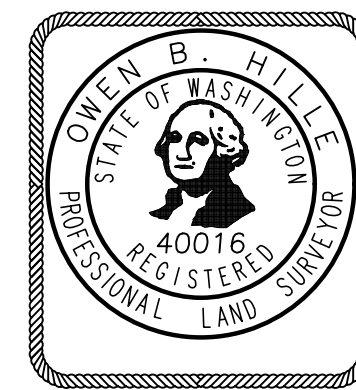
- |  |                                    |
|--|------------------------------------|
|  | SURVEY MONUMENT (AS NOTED)         |
|  | SECTION CORNER (AS NOTED)          |
|  | SET REBAR/CAP (LS#45789)           |
|  | FOUND REBAR/CAP (AS NOTED)         |
|  | SET 2"x2" HUB/TACK LINE STAKE      |
|  | 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)            |
|  | TELEPHONE MANHOLE                  |
|  | 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                  |
|  | HANDICAP                           |
|  | 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 DRILINE                       |
|  | CONCRETE                           |
|  | GRAVEL/SAND (AS NOTED)             |
|  | ASPHALT                            |
|  | BUILDING LINE                      |

- ABBREVIATIONS
- |       |                   |
|-------|-------------------|
| (R#)  | REFERENCE SURVEYS |
| (OH)  | OVERHEAD          |
| (UG)  | UNDERGROUND       |
| (TYP) | TYPICAL           |
| (C)   | CALCULATED        |
| (M)   | MEASURED          |



SEE SHEET 8

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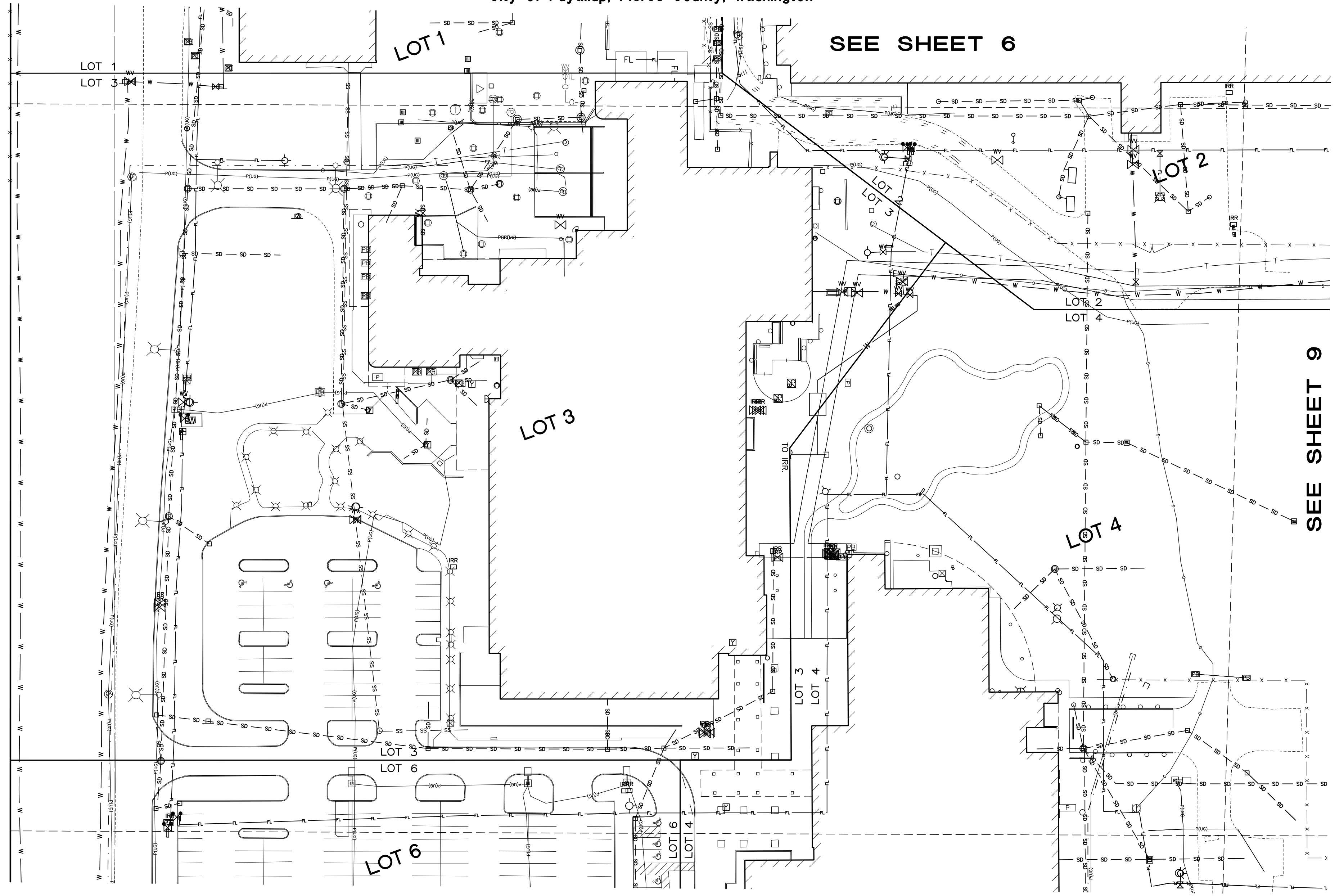
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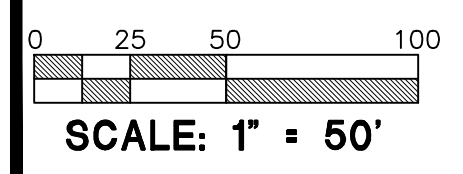


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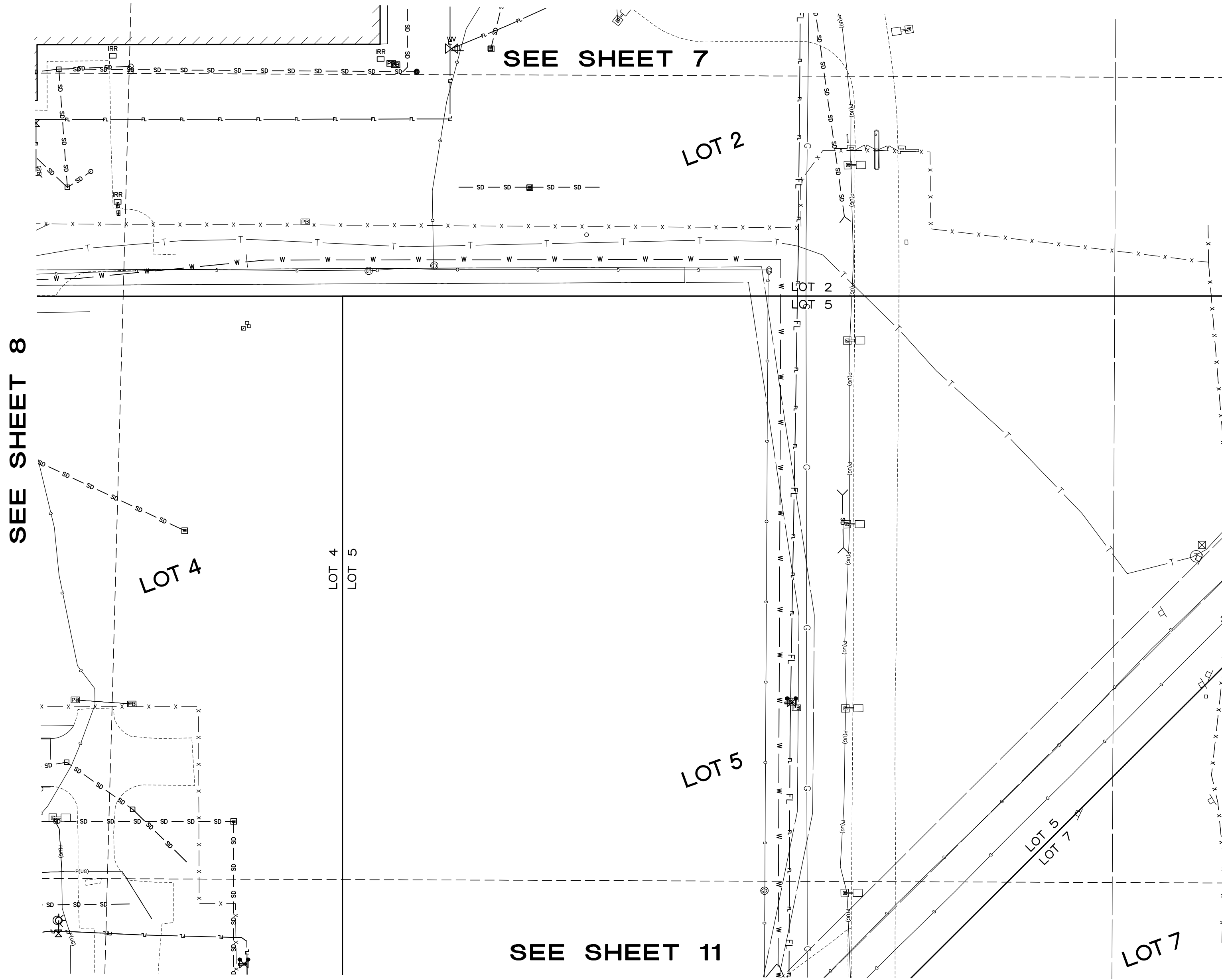
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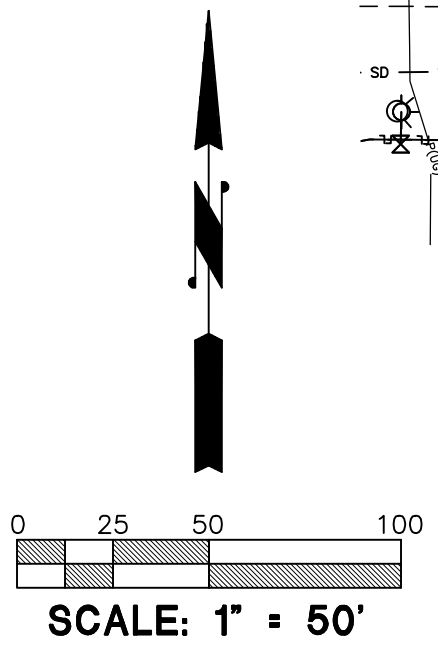
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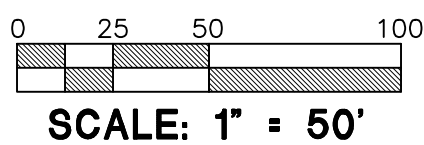
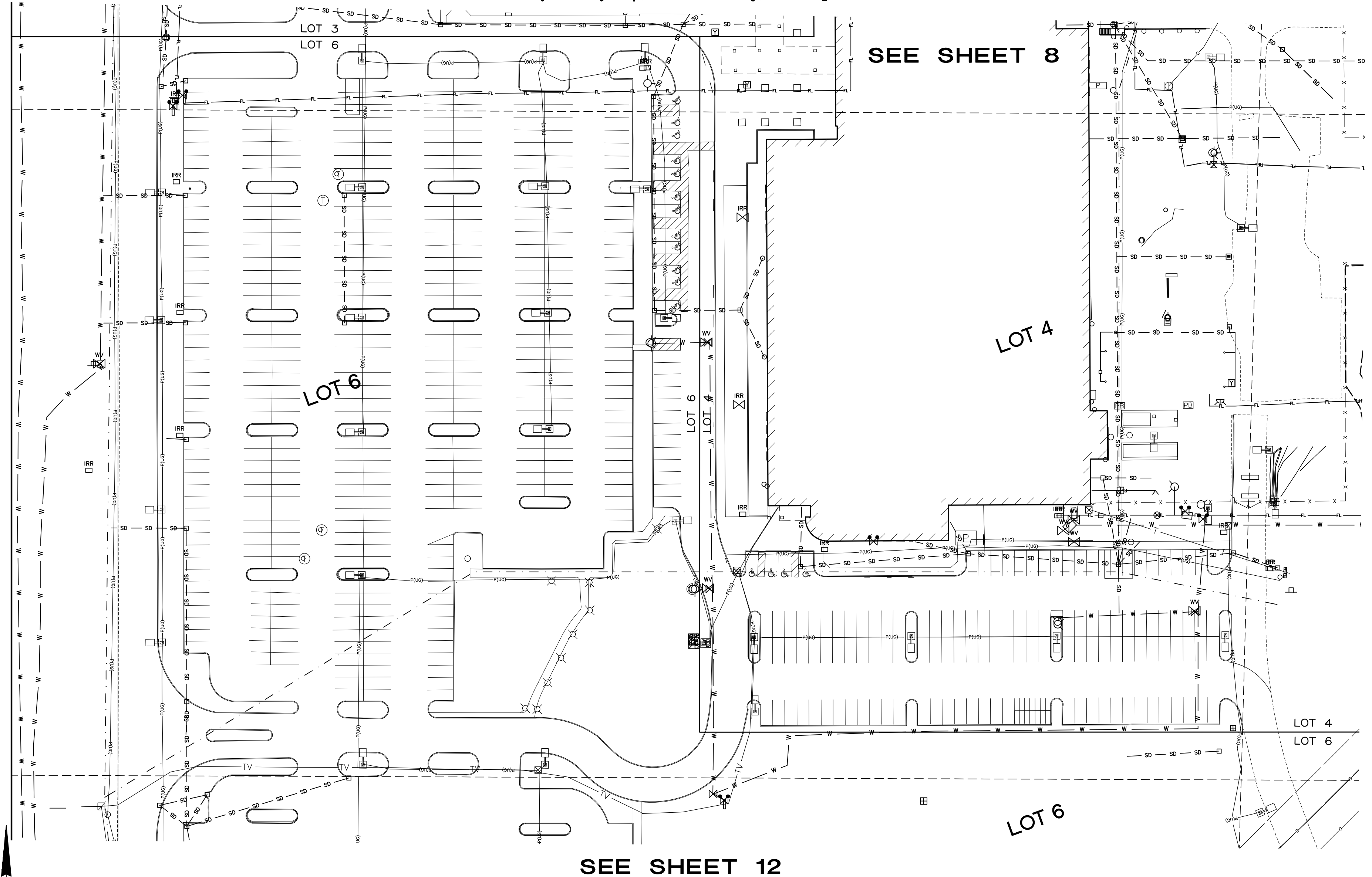
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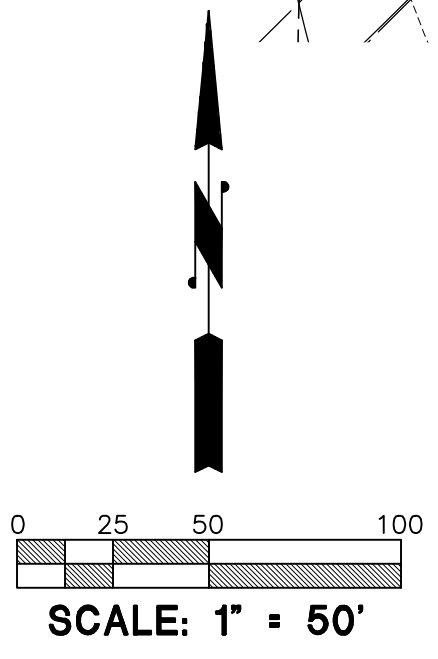
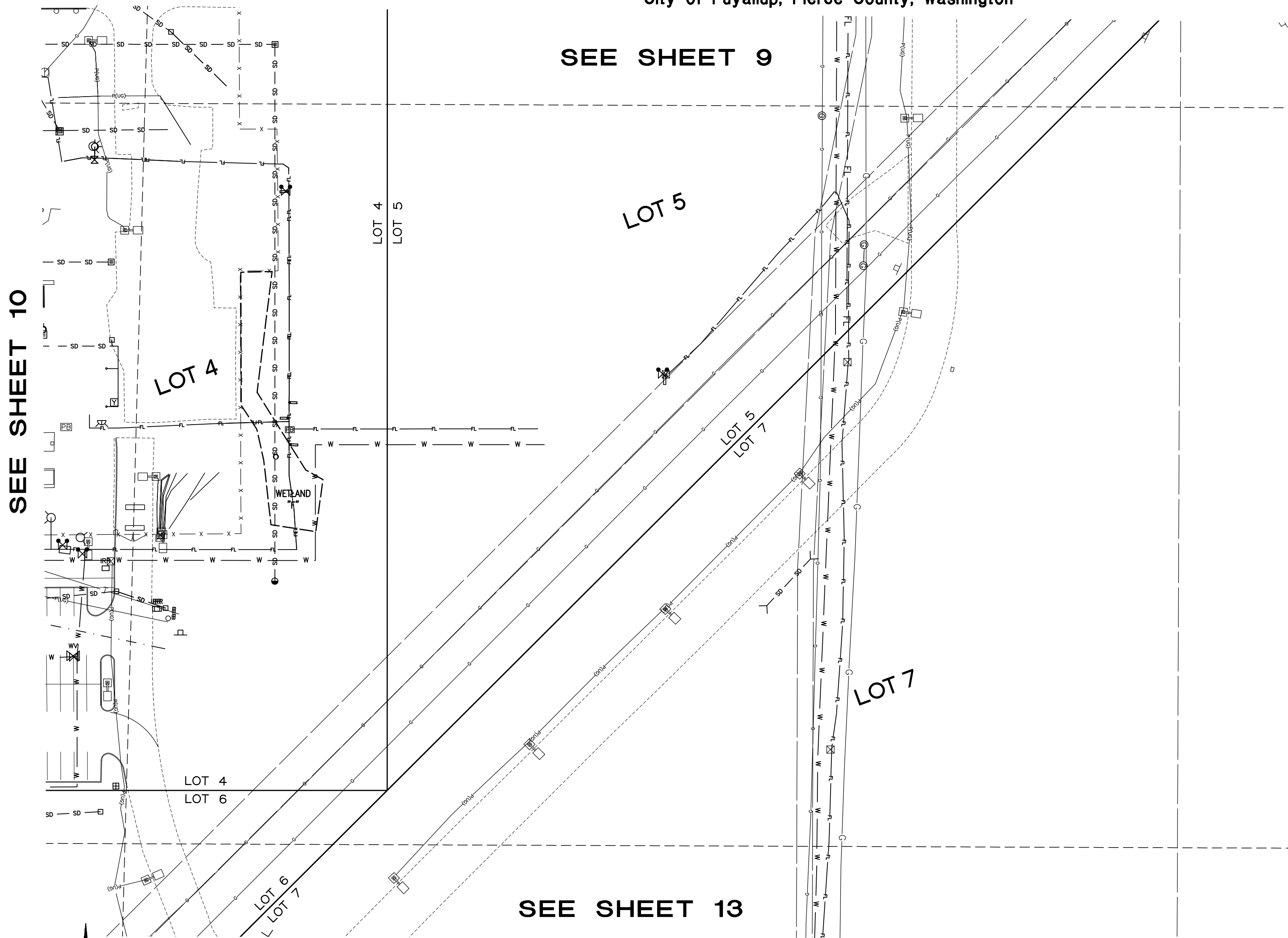
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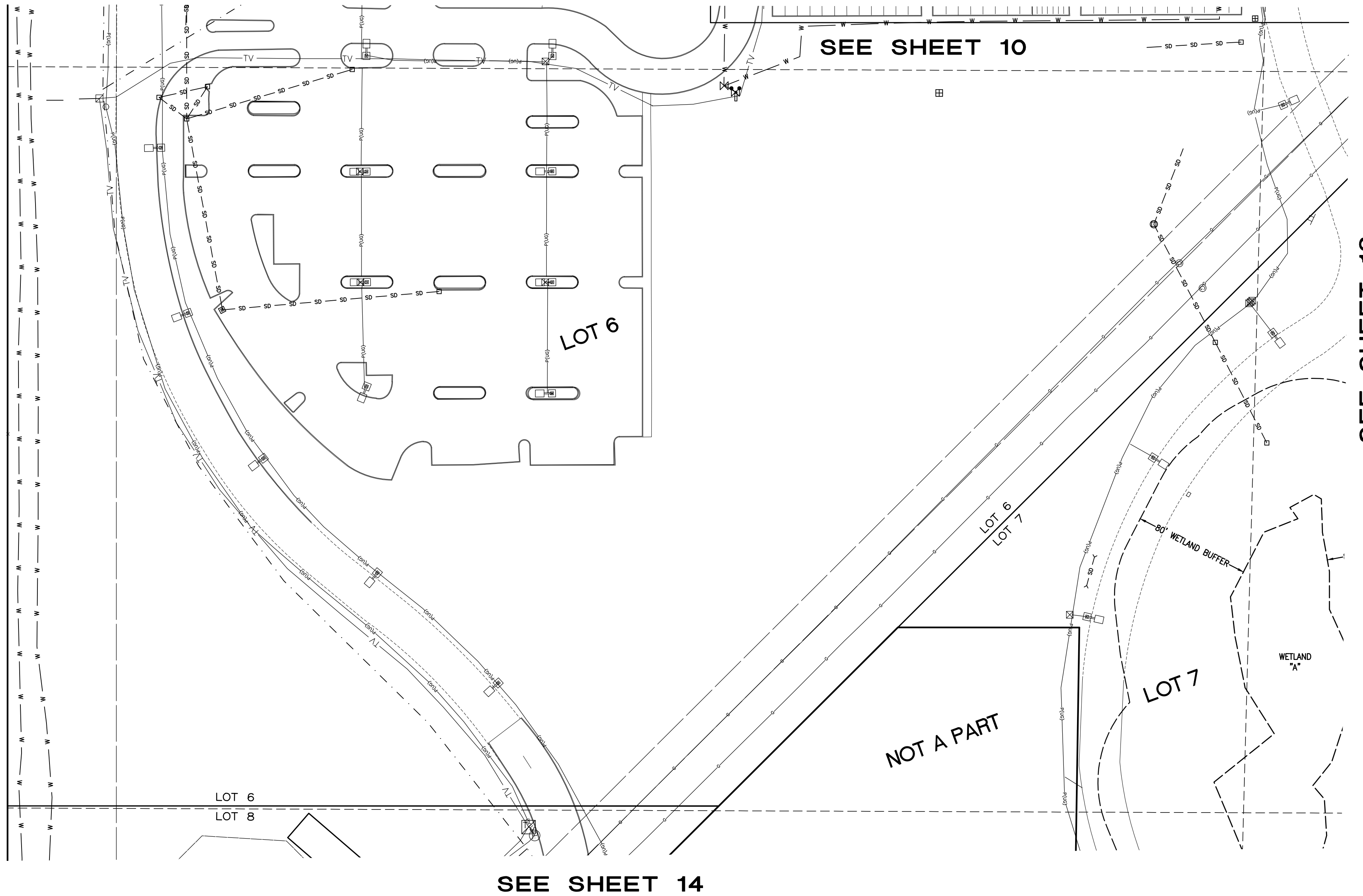
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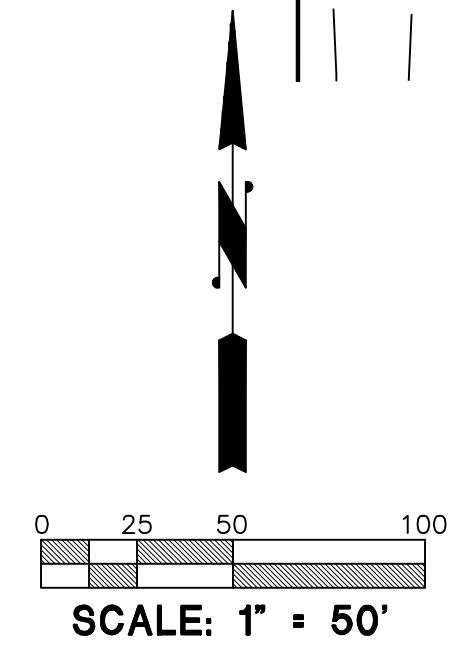
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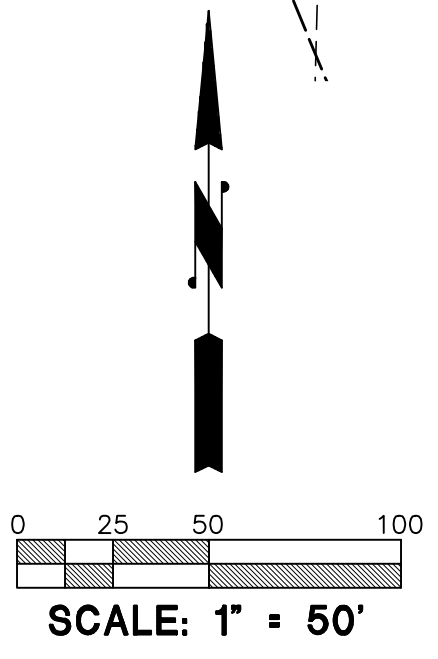
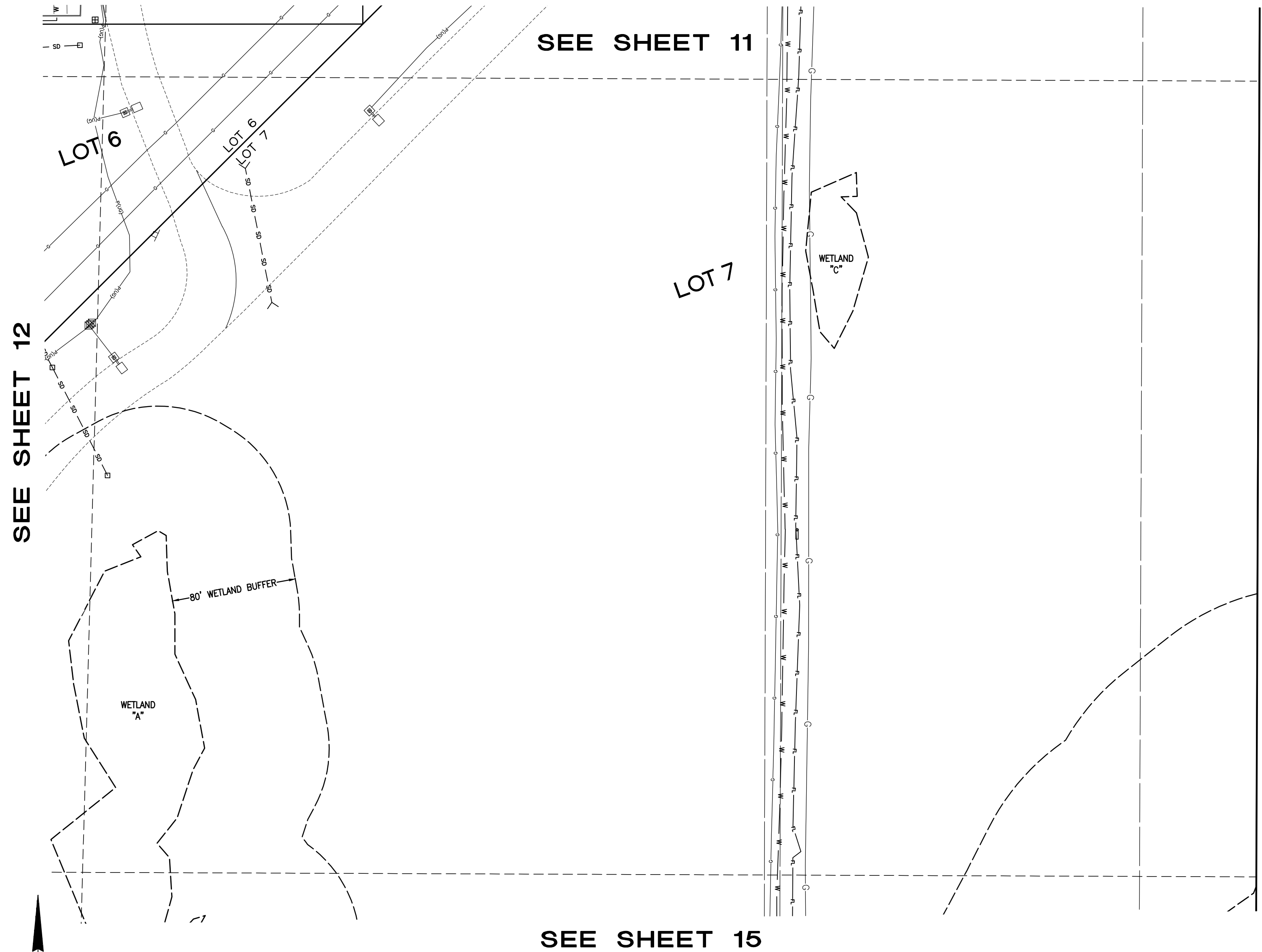
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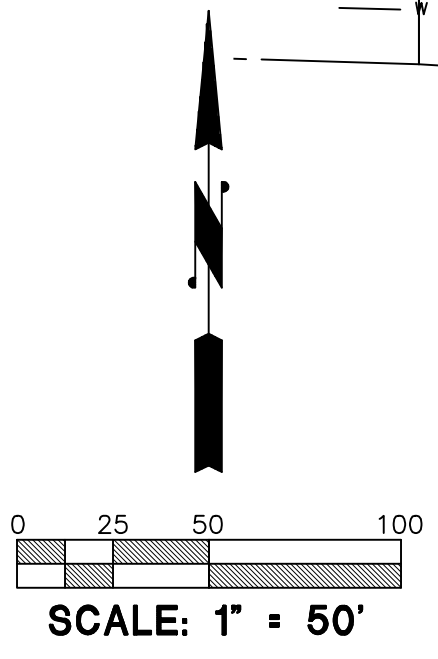
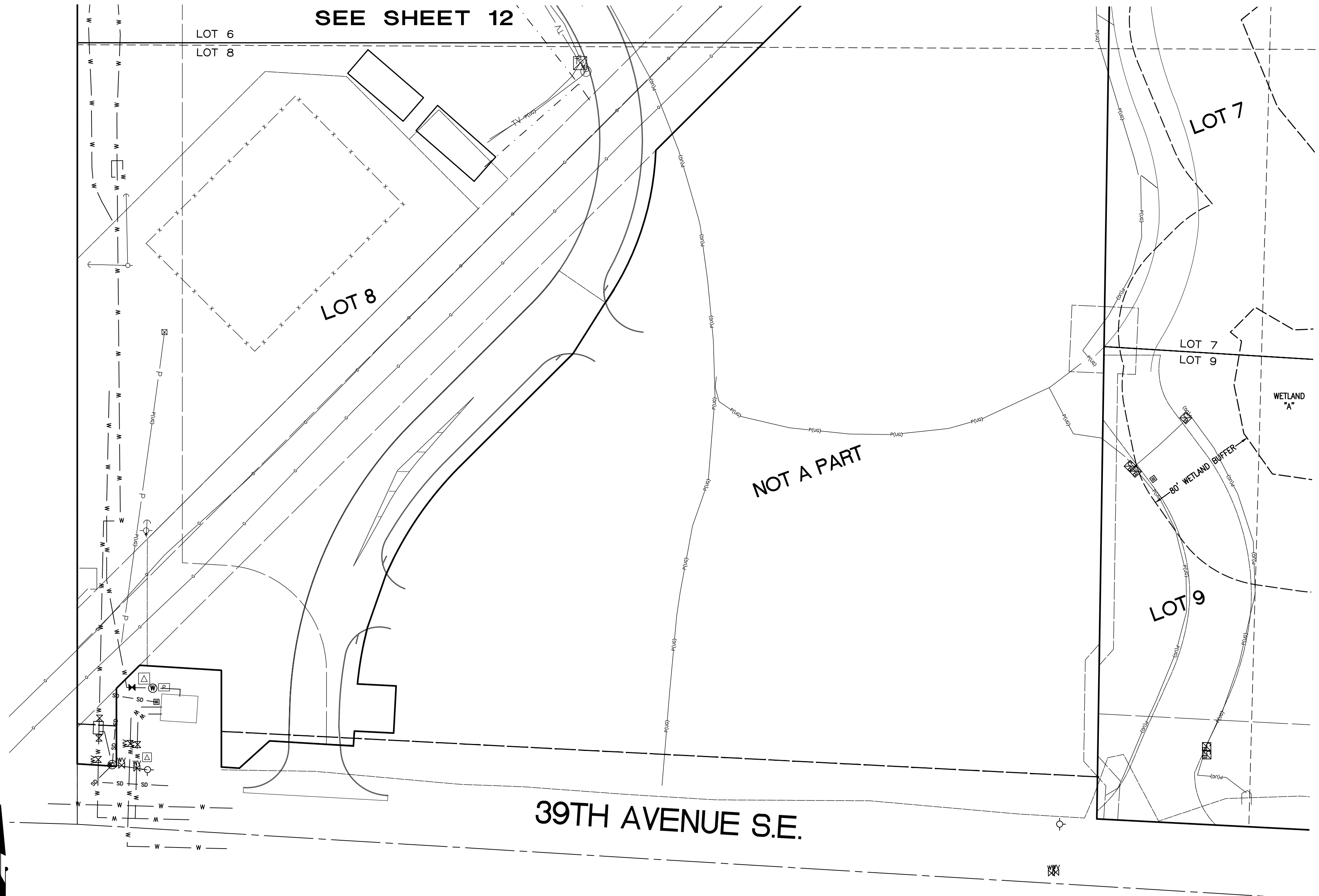
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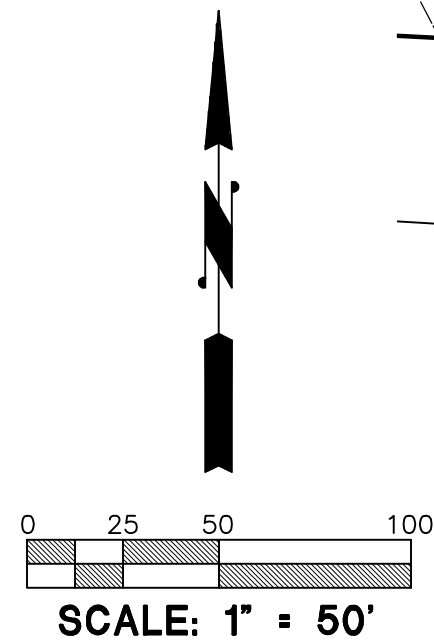
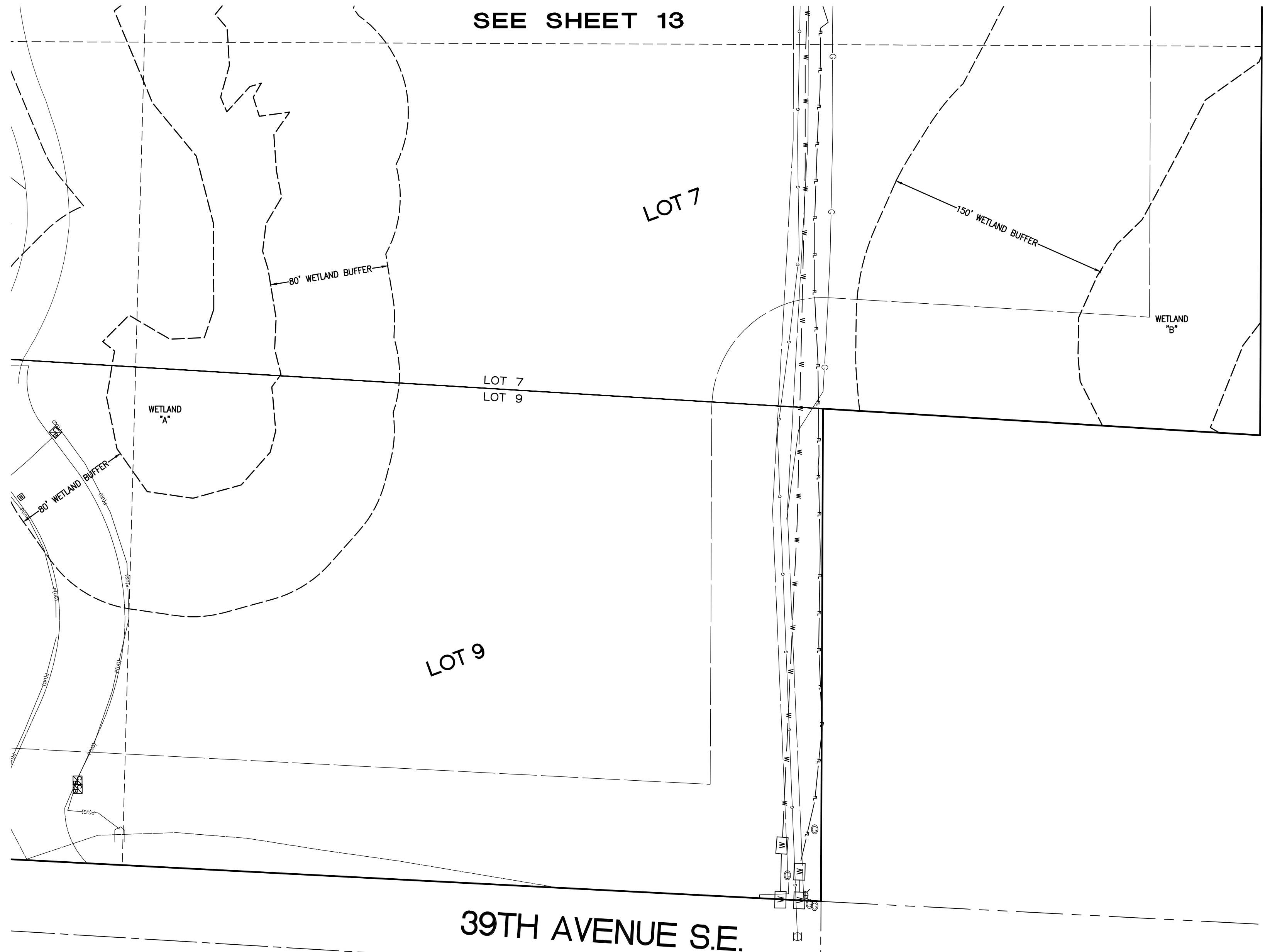
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