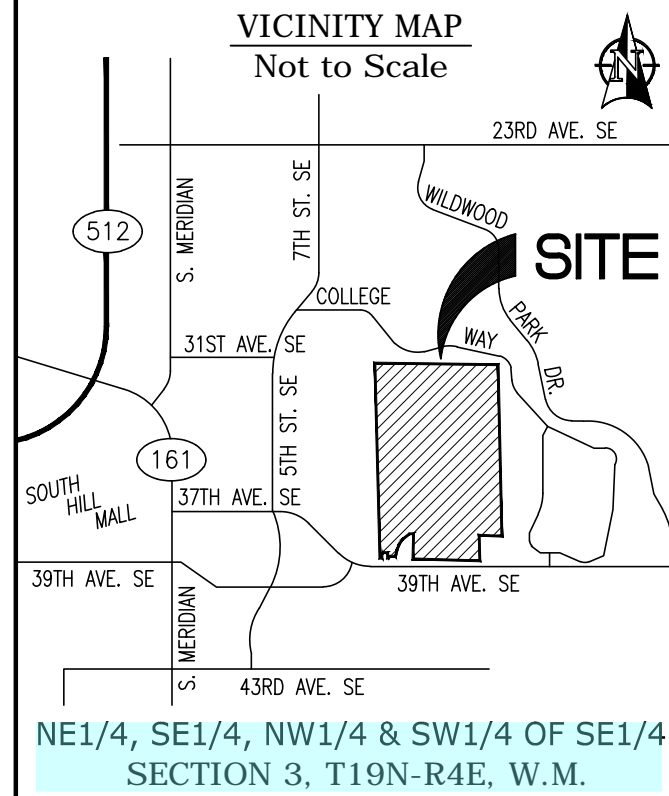


CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-21-_____

A PORTION OF NE1/4, SE1/4, NW1/4 & SW1/4 OF THE SE1/4, SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.

ORIGINAL TRACT ASSESSOR'S PARCEL NO.'S:
041903-4036, 041903-4037 & 041903-4038



ACKNOWLEDGMENT
We, the undersigned, attest that we are the contract purchasers or owners in fee simple and have a real interest in the land represented on this boundary line revision. This boundary line revision is made in accordance with our desires.

BCC PUYALLUP LLC., A WASHINGTON LIMITED LIABILITY COMPANY
By: _____ Its: _____

***FUTURE PERMITS**
The land contained in this boundary line revision is not a guarantee that future permits will be granted for any structure development within a lot affected by a boundary line revision.

ORIGINAL LEGAL DESCRIPTIONS
LOTS 1 TO 3 OF THE CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-18-0145, RECORDED MAY 22, 2019 UNDER RECORDING NO. 201905225002, RECORDS OF PIERCE COUNTY, WASHINGTON.

State of Washington
County of _____ ss.
I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and that he signed this instrument and acknowledged it as _____ of BCC PUYALLUP LLC. and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.
Dated this _____ day of _____, 2021.

Notary Public in and for the State of Washington
Residing at _____
Printed name _____
Commission expires _____

PLANNING DIVISION

PLANNING DIRECTOR DATE

COUNTY 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.

ASSESSOR - TREASURER DATE

AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____, 20_____,
at the request of _____
Auditor's Fee No. _____

DEPUTY COUNTY AUDITOR

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
BCC PUYALLUP LLC.
3600 136TH PL. SE
BELLEVUE, WA 98006

DRAWING SCALE
SHEETS 2 & 3: 1" = 200'
SHEETS 5, 6 & 7: 1" = 100'

Existing Zoning: MP - Business Park
Source of Water: City of Puyallup
Sewer System: City of Puyallup
Width and Type of Access: 39th Ave. S.E. (width varies)

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.
this _____ day of _____, 20_____.
Certificate No. 40016 _____
REGISTERED LAND SURVEYOR



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

DRAWN BY:	KMA
DATE:	10/14/21
SCALE:	N/A
CHECKED BY:	OBH
JOB NO.:	18111

SHT
1
OF
7

SURVEY CONTROL, EXISTING LOT LINES AND EASEMENTS

CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-21-_____

A PORTION OF NE1/4, SE1/4, NW1/4 & SW1/4 OF THE SE1/4, SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.

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.

CALCULATED LAND AREA

3,775,188 S.F. OR 86.67 ACRES, MORE OR LESS

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.

TOPOGRAPHY NOTE

(REGARDING SHEETS 5-7)
LIDAR DATA EXTRACTED FROM TILE 11936710, 11936710, 11966710, 11966740, 11996710, AND 11996740 FROM THE PIERCE COUNTY LIDAR PROJECT (2010-2011), AND PROVIDED BY THE PUGET SOUND LIDAR CONSORTIUM

DATUMS (PER PSLC)

HORIZONTAL DATUM: NAD83 (PER PSLC)
VERTICAL DATUM: NAVD29 = NAVD88 - 3.50

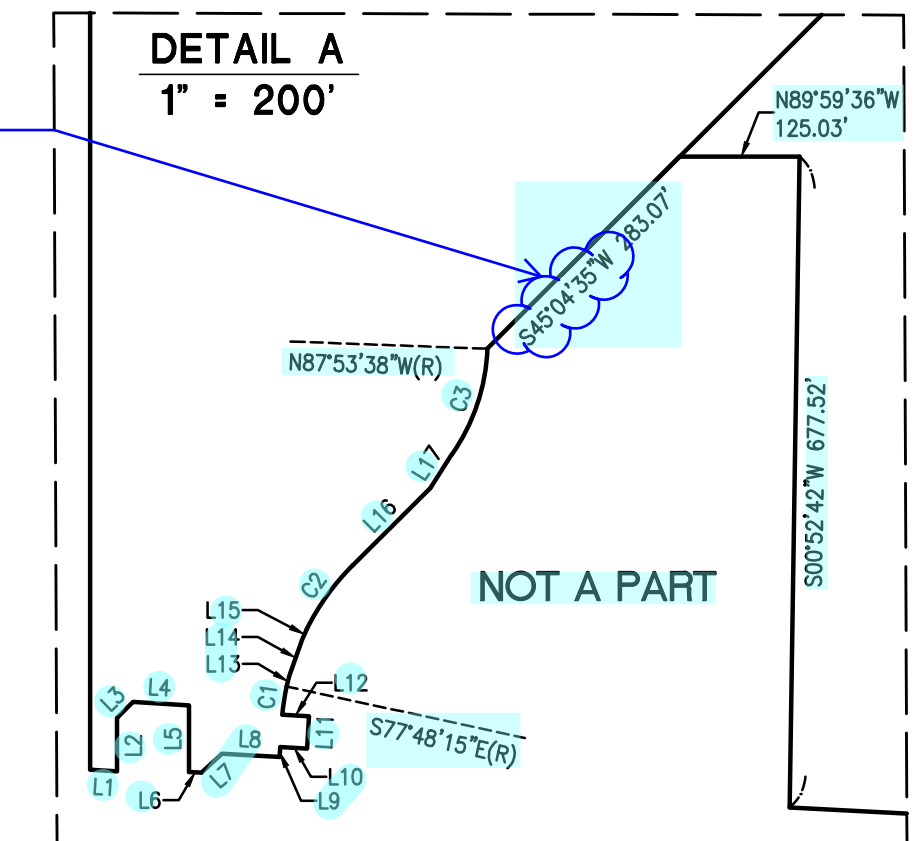
REFERENCE SURVEYS:

(R1) PUYALLUP BOUNDARY LINE REVISION NO. P-12-0044, RECORDED UNDER RECORDING NO. 201211145004
(R2) R.O.S., REC. NO. 200704305001, AND AS CORRECTED BY AFFIDAVIT OF MINOR CORRECTION UNDER REC. NUMBER 200710260050

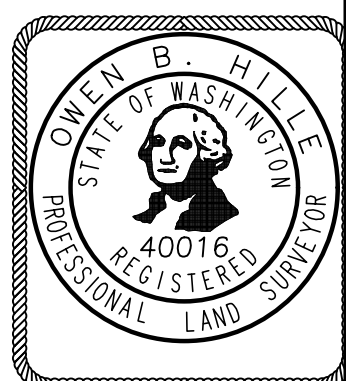
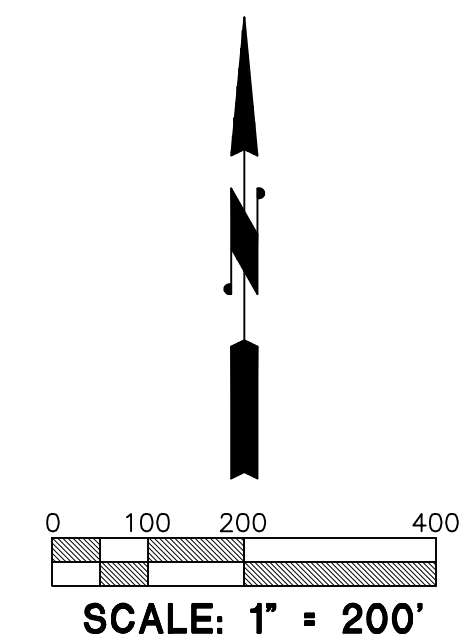
LINE	DIST	BEARING
L1	28.05'	N86°31'42"W
L2	55.66'	S00°00'24"W
L3	23.32'	S45°04'35"W
L4	58.60'	N86°31'42"W
L5	69.13'	N00°00'24"E
L6	12.85'	S86°31'42"E
L7	29.08'	N47°58'22"E
L8	59.99'	S87°01'38"E
L9	10.16'	N03°27'46"E
L10	28.12'	S87°01'38"E
L11	33.74'	N02°58'22"E
L12	27.68'	N87°01'38"W
L13	10.80'	N13°32'58"E
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	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'

This bearing does not agree with the recorded gas easements and prior Records of Survey, but does appear on a prior BLR. Clarify how/when the bearing was changed and whether it is correct/accurate. [Plans; Sht 2]



NOTE: Callout shown twice [Plans; Sht 2]



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

DRAWN BY: KMA	SHT 2 OF 7
DATE: 10/14/21	
SCALE: 1" = 200'	
CHECKED BY: OBH	
JOB NO.: 18111	

Reference Parcel 0419032111 [Plans; Sht 2]

APN. 0419037014
W. L.N., SE1/4, SEC. 3
S00°00'24"W 2556.43'

25' TEMP UTILITY ESMT REC. NO. 8212010250
10' PERMANENT UTILITY ESMT REC. NO. 8212010250

ELECTRICAL EASEMENT REC. NO. 8801150187
ELECTRIC EASEMENT REC. NOS. 8504220043 AND 8207080063
ELECTRIC EASEMENT REC. NO. 9710220463

WATER EASEMENT REC. NO. 201611300412
S00°00'24"W 43.08'

FOUND STONE MONUMENT 1/12/2007 (S1/4 CORNER SECTION 3)
APN. 0419034015
SLOPE ESMT REC. NO. 8502280220
ACCESS EASEMENT REC. NO. 201308300562
DEDICATION REC. NO. 201212200909

SEE DETAIL A AT RIGHT

Show ROW Dedication [Plans; Sht 2]

REV. PARCEL 4
BLA REV NO. P-12-0044
AFN 201211145004
A.P.N. 0419034035

APN. 0419034015

Callout Dedication (AFN 8907240162) [Plans; Sht 2]

75' BUFFER PER CITY OF PUYALLUP-FAIRCHILD CONCOMITANT AGREEMENT REC. NO. 8106260306

LOT 2
BLA P-18-0145
AFN 201905225002
686,818 SQ. FT.

LOT 1
BLA P-18-0145
AFN 201905225002
2,669,276 SQ. FT.

LOT 3
BLA P-18-0145
AFN 201905225002
419,094 SQ. FT.

LOT 1
BLA P-18-0145
AFN 201905225002
2,669,276 SQ. FT.

Callout Easement [Plans; Sht 2]

10' GAS ESMT REC. NO. 201103180520
POWER ESMT REC. NO. 201202220299
ACCESS EASEMENT REC. NO. 201308300562

APN. 0419034024

39TH AVENUE S.E.

PIPELINE EASEMENT REC. NOS. 2407599, 1752879, 1752880, 2487221, 1752881 and 2562573
TELECOM EASEMENT REC. NO. 200004030110

Add AFN 2433908 [Plans; Sht 2]

EAST LINE LARGE LOT SEGREGATION AFN 200704305001

75' BUFFER PER CITY OF PUYALLUP-FAIRCHILD CONCOMITANT AGREEMENT REC. NO. 8106260306

75' BUFFER PER CITY OF PUYALLUP-FAIRCHILD CONCOMITANT AGREEMENT REC. NO. 8106260306

FOUND 5/8" REBAR & CAP 0.9'±W X 0.5'±S OF PROPERTY LINE STAMPED "ZERBY 18931"

APN. 0419034027

FOUND 5/8" REBAR & CAP 0.9'±W OF PROPERTY CORNER STAMPED "ZERBY 18931"

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. HELD POSITION PER (R1) & (R2)

APN. 0419034023

APN. 0419034018

APN. 0419034024

APN. 0419034027

APN. 0419034015

APN. 0419034023

APN. 0419034018

APN. 0419034024

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APN. 0419034015

APN. 0419034023

APN. 0419034018

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APN. 0419034024

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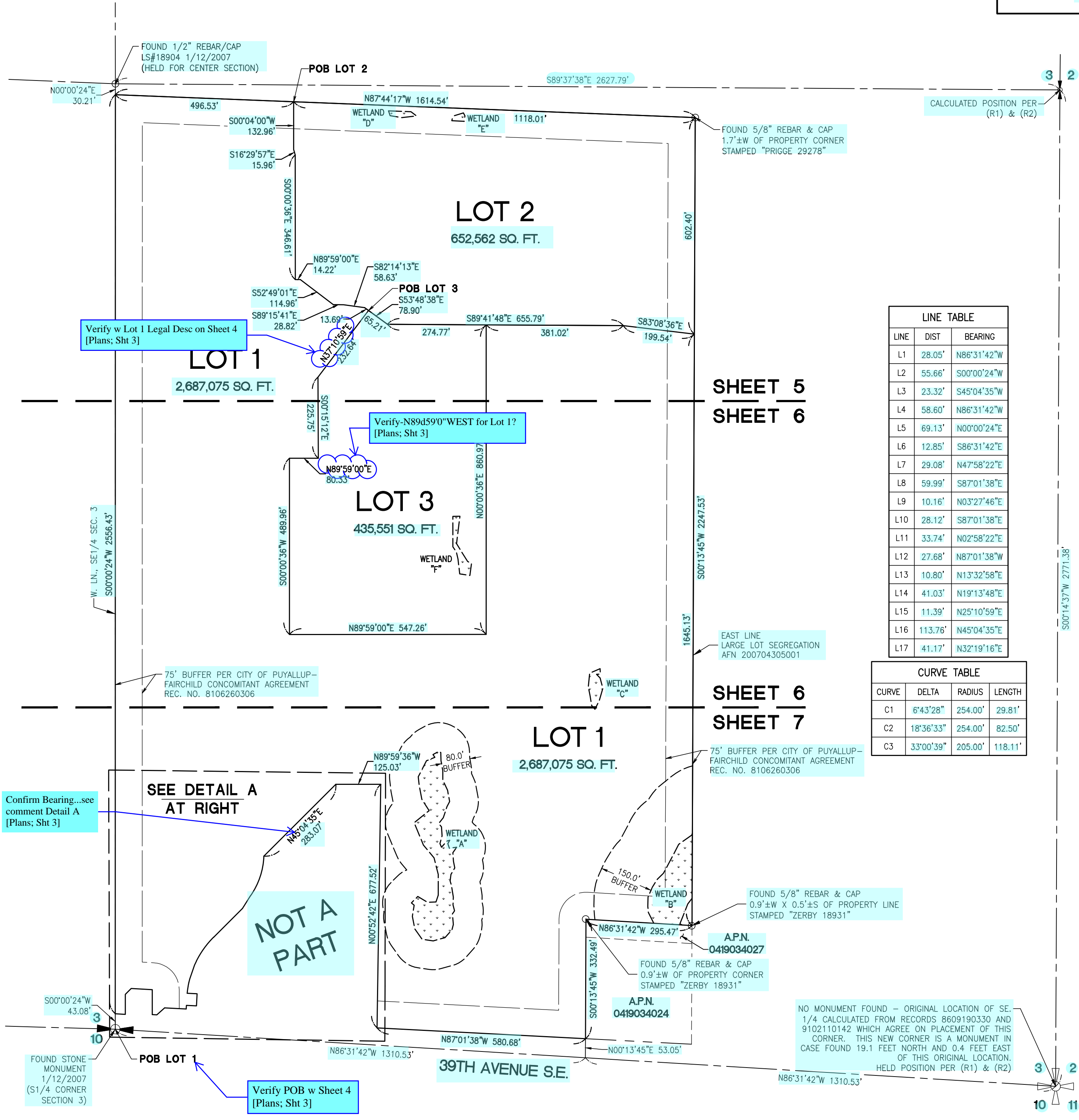
NEW LOT LINES

(SEE SHEETS 5-7 FOR IMPROVEMENTS AND TOPOGRAPHY)

CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-21-_____

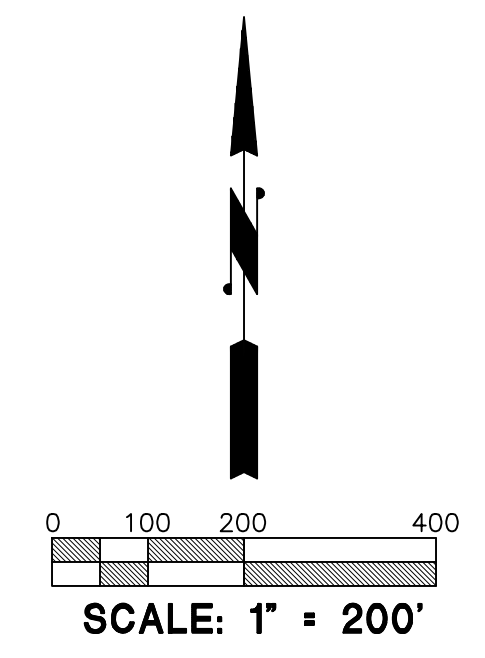
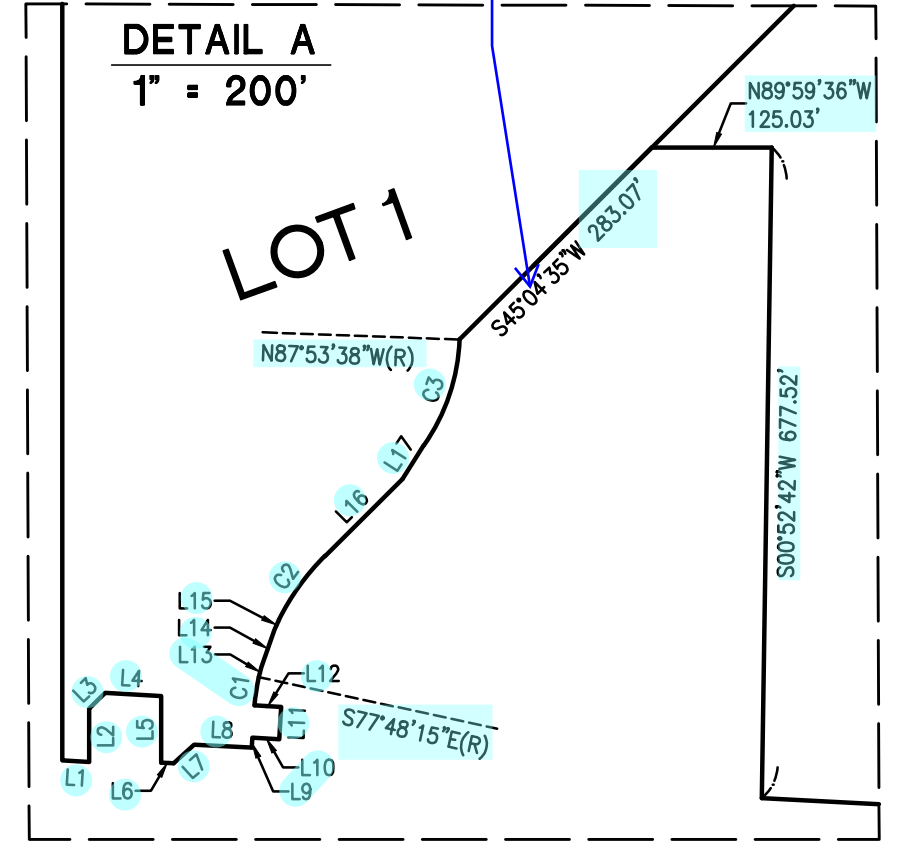
A PORTION OF NE1/4, SE1/4, NW1/4 & SW1/4 OF THE SE1/4,
SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.

This bearing does not agree with the recorded gas easements and prior Records of Survey, but does appear on a prior BLR. Clarify how/when the bearing was changed and whether it is correct/accurate. [Plans; Sht 3]



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'



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

DRAWN BY: KMA	DATE: 10/14/21	SHT 3
SCALE: 1" = 200'		OF
CHECKED BY: OBH	JOB NO.:	7
		18111

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. HELD POSITION PER (R1) & (R2)

Verify w Lot 1 Legal Desc on Sheet 4 [Plans; Sht 3]

Verify-N89d59°0" WEST for Lot 1? [Plans; Sht 3]

Confirm Bearing...see comment Detail A [Plans; Sht 3]

SEE DETAIL A AT RIGHT

NOT A PART

Verify POB w Sheet 4 [Plans; Sht 3]

A PORTION OF NE1/4, SE1/4, NW1/4 & SW1/4 OF THE SE1/4, SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.

NEW LEGAL DESCRIPTIONS

LOT 1:

A PORTION OF CITY OF PUYALLUP BOUNDARY LINE REVISION No. P-18-0145, RECORDED UNDER PIERCE COUNTY AUDITOR'S FEE NUMBER 201905225002, LYING IN THE CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE STONE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, SAID STONE MONUMENT LIES NORTH 86°31'42" WEST, 2621.06 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 00°00'24" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, 43.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°00'24" EAST, 2566.43 FEET TO THE NORTH LINE OF SAID BOUNDARY LINE REVISION; THENCE SOUTH 87°44'17" EAST, ALONG SAID NORTH LINE, 496.53 FEET; THENCE SOUTH 00°04'00" WEST, 132.96 FEET; THENCE SOUTH 16°29'57" EAST, 15.96 FEET; THENCE SOUTH 00°00'36" EAST, 346.61 FEET; THENCE NORTH 89°59'00" EAST, 14.22 FEET; THENCE SOUTH 52°49'01" EAST, 114.96 FEET; THENCE SOUTH 89°15'41" EAST, 28.82 FEET; THENCE SOUTH 82°14'13" EAST, 58.63 FEET; THENCE SOUTH 53°48'38" EAST, 13.69 FEET; THENCE SOUTH 37°10'59" EAST, 232.64 FEET; THENCE SOUTH 00°15'12" WEST, 225.75 FEET; THENCE NORTH 89°59'00" EAST, 80.33 FEET; THENCE SOUTH 00°00'36" WEST, 489.96 FEET; THENCE NORTH 89°59'00" EAST, 547.26 FEET; THENCE SOUTH 00°00'36" WEST, 860.97 FEET; THENCE SOUTH 89°48'48" EAST, 381.02 FEET; THENCE SOUTH 83°08'36" EAST, 199.54 FEET TO THE EAST LINE OF SAID BOUNDARY LINE REVISION; THENCE SOUTH 00°13'45" WEST, 1645.13 FEET TO THE SOUTHERLY LIMITS OF SAID BOUNDARY LINE REVISION; THENCE ALONG THE SOUTHERLY LIMITS OF SAID BOUNDARY LINE REVISION FOR THE FOLLOWING 26 COURSES: THENCE NORTH 86°31'42" WEST, 295.47 FEET; THENCE SOUTH 00°13'45" WEST, 332.49 FEET; THENCE NORTH 87°01'38" WEST, 580.68 FEET; THENCE NORTH 00°52'42" EAST, 677.52 FEET; THENCE NORTH 89°59'36" WEST, 125.03 FEET; THENCE SOUTH 45°04'35" WEST, 283.07 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 205.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 87°53'38" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°00'39", FOR 118.11 FEET; THENCE SOUTH 32°19'16" WEST, 41.17 FEET; THENCE SOUTH 45°04'35" WEST, 113.76 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 254.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°36'33, FOR 82.50 FEET; THENCE SOUTH 25°10'59" WEST, 11.39 FEET; THENCE SOUTH 19°13'48" WEST, 41.03 FEET; THENCE SOUTH 13°32'58" WEST, 10.80 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 254.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 77°48'15" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°43'28" FOR 29.81 FEET; THENCE SOUTH 87°01'38" EAST, 27.68 FEET; THENCE SOUTH 02°58'22" WEST, 33.74 FEET; THENCE NORTH 87°01'38" WEST, 28.12 FEET; THENCE SOUTH 03°27'46" WEST, 10.16 FEET; THENCE NORTH 87°01'38" WEST, 59.99 FEET; THENCE SOUTH 47°58'22" WEST, 29.08 FEET; THENCE NORTH 86°31'42" WEST, 12.85 FEET; THENCE NORTH 00°00'24" EAST, 69.13 FEET; THENCE NORTH 86°31'42" WEST, 58.60 FEET; THENCE SOUTH 45°04'35" WEST, 23.32 FEET; THENCE SOUTH 00°00'24" WEST, 55.66 FEET; THENCE NORTH 86°31'42" WEST, 28.05 FEET TO THE POINT OF BEGINNING.

LOT 2:

A PORTION OF CITY OF PUYALLUP BOUNDARY LINE REVISION No. P-18-0145, RECORDED UNDER PIERCE COUNTY AUDITOR'S FEE NUMBER 201905225002, LYING IN THE CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE STONE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, SAID STONE MONUMENT LIES NORTH 86°31'42" WEST, 2621.06 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 00°00'24" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, 2599.51 FEET TO THE NORTH LINE OF SAID BOUNDARY LINE REVISION; THENCE SOUTH 87°44'17" EAST, ALONG SAID NORTH LINE, 496.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°04'00" WEST, 132.96 FEET; THENCE SOUTH 16°29'57" EAST, 15.96 FEET; THENCE SOUTH 00°00'36" EAST, 346.61 FEET; THENCE NORTH 89°59'00" EAST, 14.22 FEET; THENCE SOUTH 52°49'01" EAST, 114.96 FEET; THENCE SOUTH 89°15'41" EAST, 28.82 FEET; THENCE SOUTH 82°14'13" EAST, 58.63 FEET; THENCE SOUTH 53°48'38" EAST, 78.90 FEET; THENCE SOUTH 89°41'48" EAST, 655.79 FEET; THENCE SOUTH 83°08'36" EAST, 199.54 FEET TO THE EAST LINE OF SAID BOUNDARY LINE REVISION; THENCE NORTH 00°13'45" EAST, 602.40 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 87°44'17" WEST, ALONG THE NORTH LINE OF SAID BOUNDARY LINE REVISION, 118.01 FEET TO THE POINT OF BEGINNING.

LOT 3:

A PORTION OF CITY OF PUYALLUP BOUNDARY LINE REVISION No. P-18-0145, RECORDED UNDER PIERCE COUNTY AUDITOR'S FEE NUMBER 201905225002, LYING IN THE CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE STONE MONUMENT MARKING THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, SAID STONE MONUMENT LIES NORTH 86°31'42" WEST, 2621.06 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 00°00'24" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, 2599.51 FEET TO THE NORTH LINE OF SAID BOUNDARY LINE REVISION; THENCE SOUTH 87°44'17" EAST, ALONG SAID NORTH LINE, 496.53 FEET; THENCE SOUTH 00°04'00" WEST, 132.96 FEET; THENCE SOUTH 16°29'57" EAST, 15.96 FEET; THENCE SOUTH 00°00'36" EAST, 346.61 FEET; THENCE NORTH 89°59'00" EAST, 14.22 FEET; THENCE SOUTH 52°49'01" EAST, 114.96 FEET; THENCE SOUTH 89°15'41" EAST, 28.82 FEET; THENCE SOUTH 82°14'13" EAST, 58.63 FEET; THENCE SOUTH 53°48'38" EAST, 13.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 53°48'38" EAST, 65.21 FEET; THENCE SOUTH 89°41'48" EAST, 274.77 FEET; THENCE SOUTH 00°00'36" WEST, 860.97 FEET; THENCE SOUTH 89°59'00" WEST, 547.26 FEET; THENCE NORTH 00°00'36" EAST, 489.96 FEET; THENCE NORTH 89°59'00" EAST, 80.33 FEET; THENCE NORTH 00°15'12" WEST, 225.75 FEET; THENCE NORTH 37°10'59" EAST, 232.64 FEET TO THE POINT OF BEGINNING;

SPECIAL EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 214054-TC DATED OCTOBER 15, 2021)

- 1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW 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 BELOW 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.: 1752880 AFFECTS: A PORTION OF SAID PREMISES (SHOWN)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW 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 SAID PREMISES SAID EASEMENT WAS MODIFIED BY AMENDMENTS THERETO RECORDED UNDER RECORDING NO. 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, 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 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 RECORDING 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.
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 BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF PUYALLUP, A MUNICIPAL CORPORATION PURPOSE: CONSTRUCTING 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 FOR 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 BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: 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 BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION 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 BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION PURPOSE: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE AN ELECTRICAL DISTRIBUTION SUBSTATION TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES RECORDING DATE: JANUARY 15, 1988 RECORDING NO.: 8801150187 AFFECTS: A PORTION OF SAID PREMISES SAID EASEMENT IS A CORRECTION OF EASEMENT RECORDED UNDER RECORDING NO. 8207080063. (SHOWN)

Verify...West? [Plans; Sht 4]

Verify...West? [Plans; Sht 4]

Verify Bearing 89d41m48s? [Plans; Sht 4]

Provide document [Plans; Sht 4]

This is associated with a different Concomitant Agreement on a nearby parcel. See Concomitant Agreement AFN 8609290435. Notify Title Company of discrepancy. [Plans; Sht 4]

13. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE SURVEY, RECORDING DATE: FEBRUARY 11, 1991 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, 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, OR 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 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)

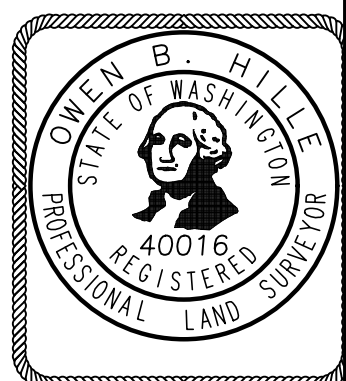
21. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR 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

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 SAID PREMISES (SHOWN)

24. 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, OR 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)

25-29. NOT SURVEY RELATED.



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

Table with 2 columns: Field (DRAWN BY, DATE, SCALE, CHECKED BY, JOB NO.) and Value (KMA, 10/14/21, N/A, OBH, 18111). Right side shows SHT 4 OF 7.

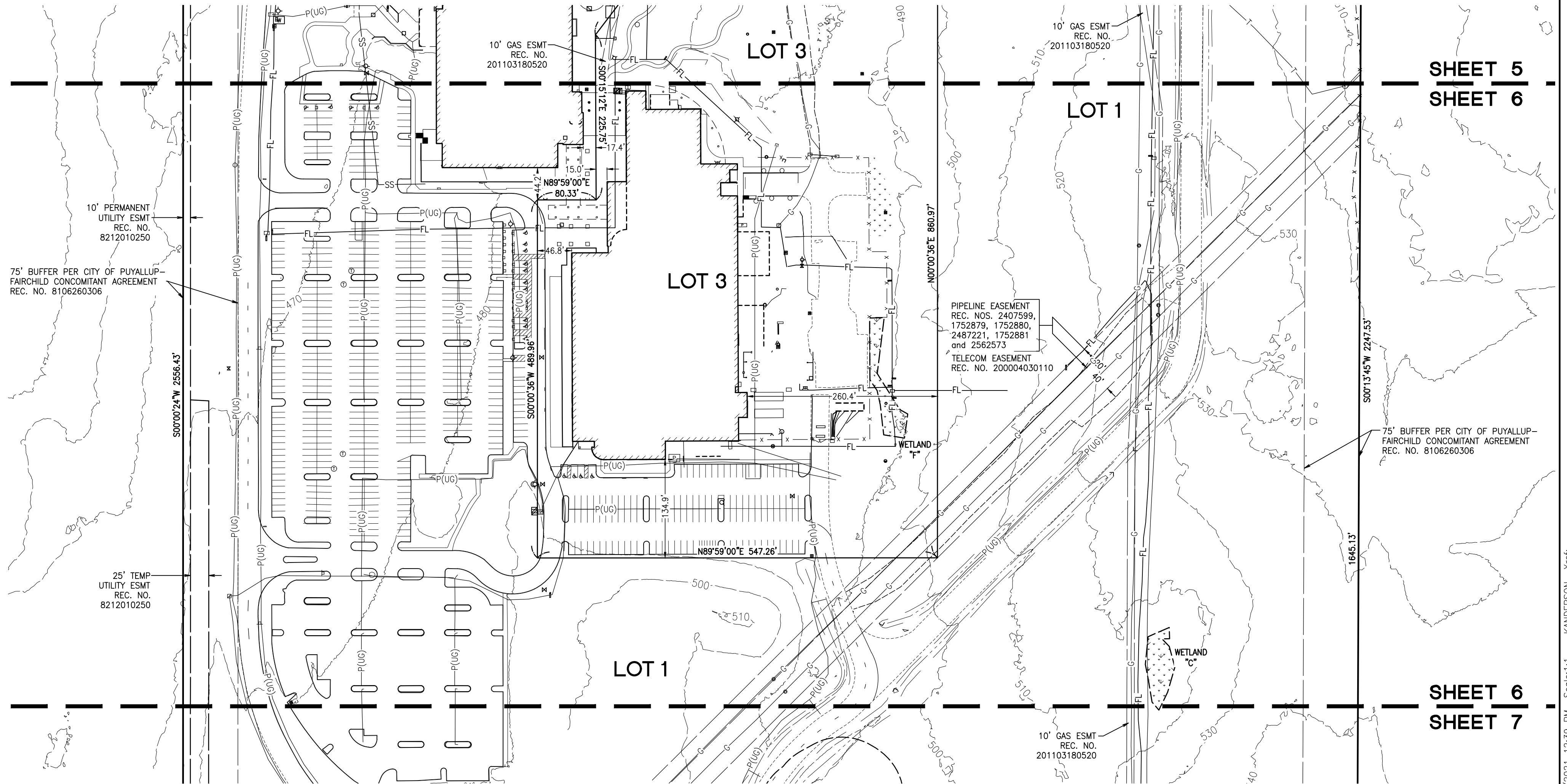
Verify POB w Sheet 3 [Plans; Sht 4]

DETAIL - MIDDLE 1/3 OF SITE

A PORTION OF NE1/4, SE1/4, NW1/4 & SW1/4 OF THE SE1/4,
SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.

SHEET 5
SHEET 6

SHEET 6
SHEET 7



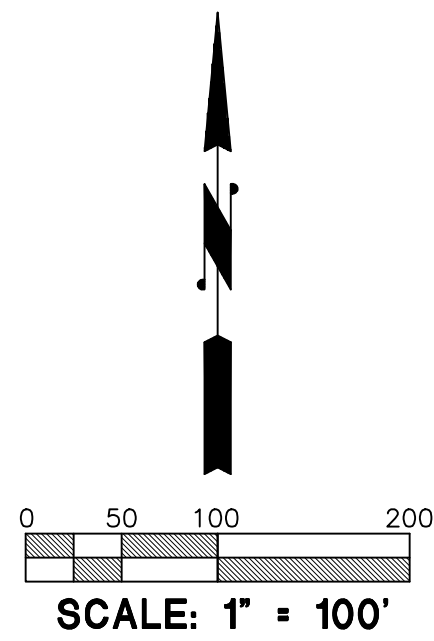
LEGEND

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

	SURVEY MONUMENT (AS NOTED)		WATER VALVE (WV)		POWER LINE (OH) OR (UG)
	SECTION CORNER (AS NOTED)		FAUCET		STORM LINE
	SET REBAR/CAP (LS#40016)		FIRE HYDRANT(FH)/CONNECTION(FDC)		SEWER LINE
	FOUND REBAR/CAP (AS NOTED)		WATER MANHOLE		ROCKERY
	SET 2"x2" HUB/TACK LINE STAKE		WATER METER		KEYSTONE WALL
	MAG/WASHER OR LEAD/TACK (AS NOTED)		BLOW-OFF / AIRVAC		DECIDUOUS TREE
	BENCHMARK		MONITOR WELL		CONIFEROUS TREE
	LUMINAIRE (LUM.)		SIGN		TREE DRIPLINE
	YARD LIGHT		IRRIGATION SPRINKLER		CONCRETE
	ORNAMENTAL LIGHT		DIRECTIONAL ARROW		GRAVEL/SAND (AS NOTED)
	TRAFFIC SIGNAL LIGHTS		HANDICAP		ASPHALT
	POWER METER		CHAIN LINK FENCE		BUILDING LINE
	POWER POLE		WOOD FENCE		
	JUNCTION BOX (AS NOTED)		HOGWIRE FENCE		
	TELEPHONE MANHOLE		SILT FENCE		
	CATCH BASIN (CB)		METAL/IRON FENCE		
	STORM MANHOLE (SDMH)		GUARD RAIL/CABLE FENCE		
	SANITARY SEWER MANHOLE (SSMH)		WATER LINE		
	CLEANOUT (AS NOTED)		GAS LINE		
	GAS METER		STEAM LINE		
	GAS VALVE		TELEPHONE LINE (OH) OR (UG)		

ABBREVIATIONS

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

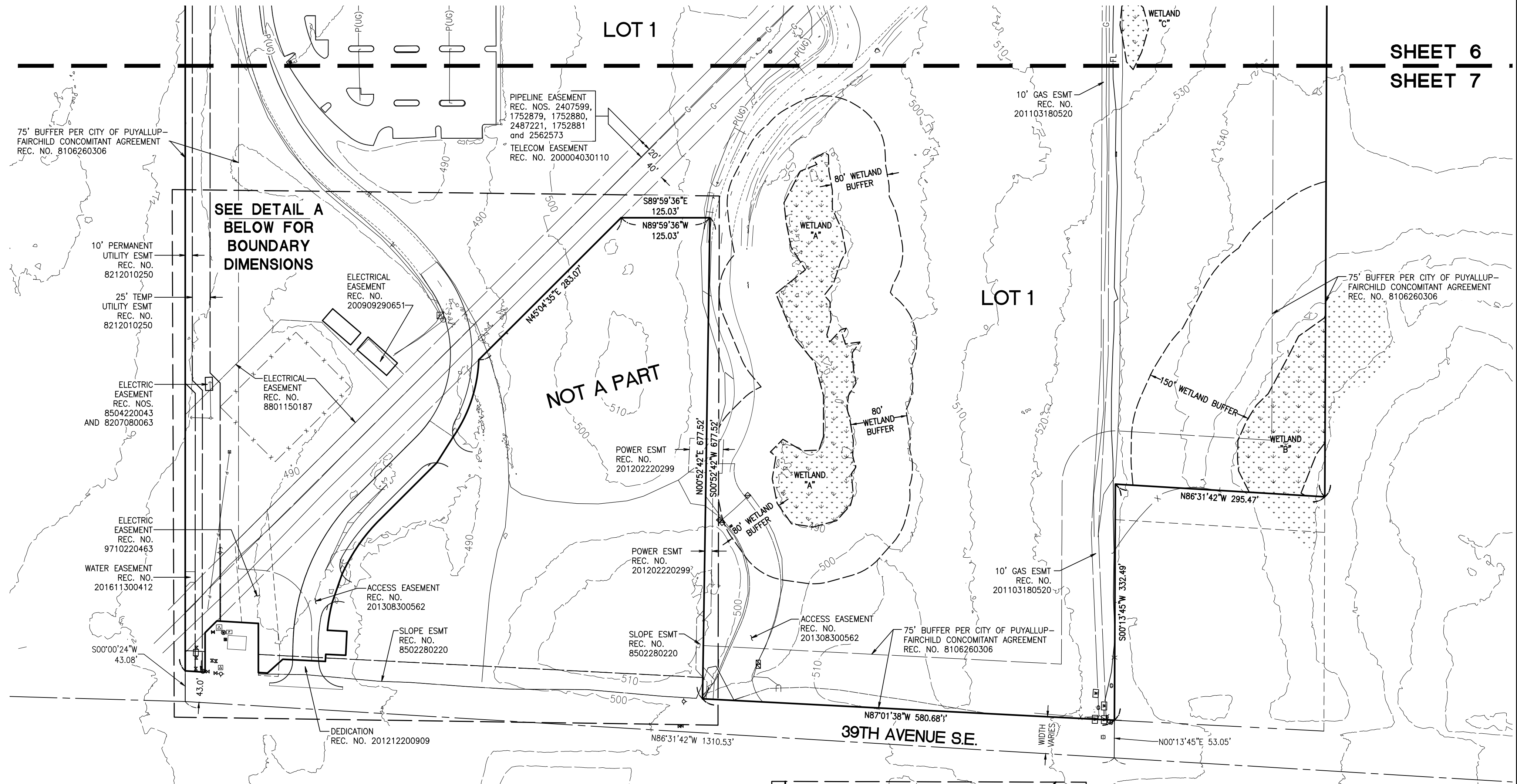


	Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		SHT 6 OF 7
	DRAWN BY: KMA		
	DATE: 10/14/21		
	SCALE: 1" = 100'		
	CHECKED BY: OBH		
JOB NO.: 18111			

DETAIL - SOUTH 1/3 OF SITE

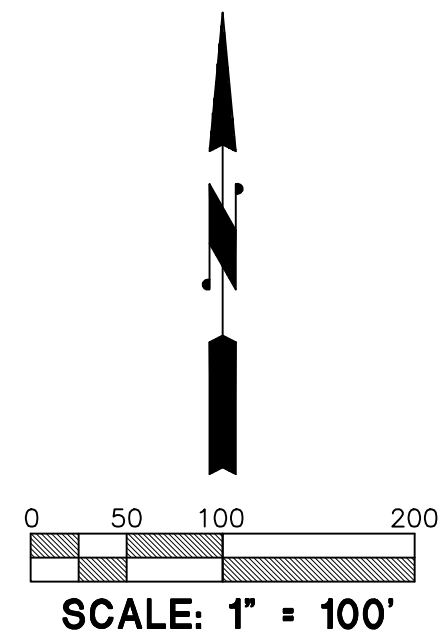
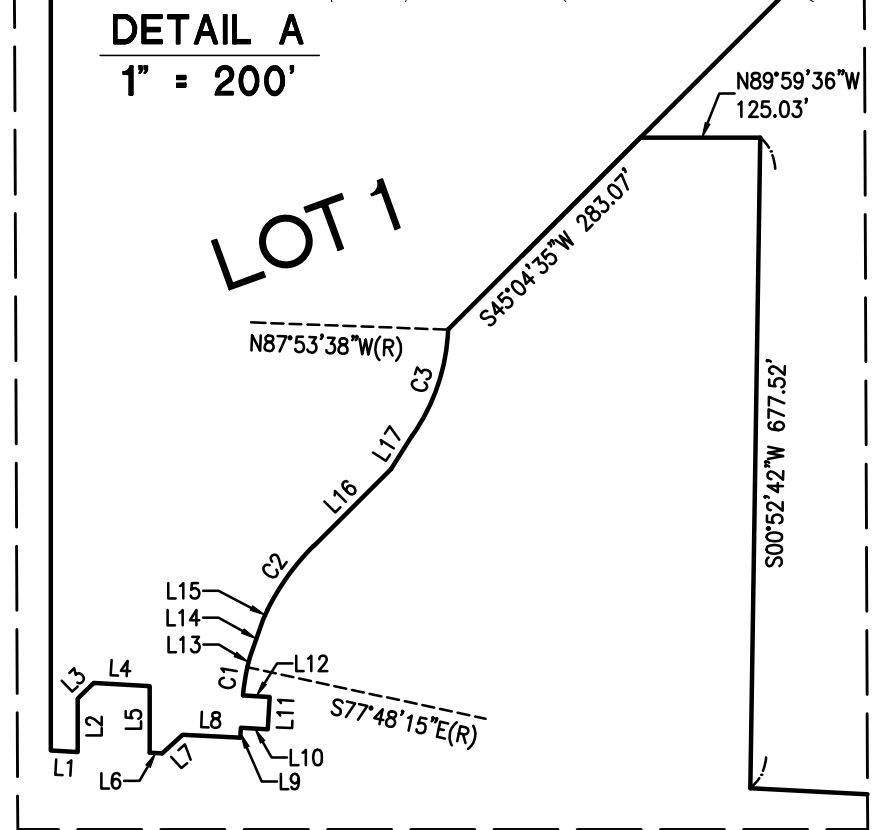
A PORTION OF NE1/4, SE1/4, NW1/4 & SW1/4 OF THE SE1/4,
SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.

SHEET 6
SHEET 7



LEGEND

- (NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)
- | | | | | | |
|--|------------------------------------|--|----------------------------------|--|-------------------------------|
| | SURVEY MONUMENT (AS NOTED) | | WATER VALVE (WV) | | P(XX) POWER LINE (OH) OR (UG) |
| | SECTION CORNER (AS NOTED) | | FAUCET | | SD STORM LINE |
| | SET REBAR/CAP (LS#40016) | | FIRE HYDRANT(FH)/CONNECTION(FDC) | | SS SEWER LINE |
| | FOUND REBAR/CAP (AS NOTED) | | WATER MANHOLE | | ROCKERY |
| | SET 2"x2" HUB/TACK LINE STAKE | | WATER METER | | KEYSTONE WALL |
| | MAG/WASHER OR LEAD/TACK (AS NOTED) | | BLOW-OFF / AIRVAC | | DECIDUOUS TREE |
| | BENCHMARK | | MONITOR WELL | | CONIFEROUS TREE |
| | LUMINAIRE (LUM.) | | SIGN | | TREE DRIPLINE |
| | YARD LIGHT | | IRRIGATION SPRINKLER | | CONCRETE |
| | ORNAMENTAL LIGHT | | DIRECTIONAL ARROW | | GRAVEL/SAND (AS NOTED) |
| | TRAFFIC SIGNAL LIGHTS | | HANDICAP | | ASPHALT |
| | POWER METER | | CHAIN LINK FENCE | | BUILDING LINE |
| | POWER POLE | | WOOD FENCE | | |
| | JUNCTION BOX (AS NOTED) | | HOGWIRE FENCE | | |
| | TELEPHONE MANHOLE | | SILT FENCE | | |
| | CATCH BASIN (CB) | | METAL/IRON FENCE | | |
| | STORM MANHOLE (SDMH) | | GUARD RAIL/CABLE FENCE | | |
| | SANITARY SEWER MANHOLE (SSMH) | | WATER LINE | | |
| | CLEANOUT (AS NOTED) | | GAS LINE | | |
| | GAS METER | | STEAM LINE | | |
| | GAS VALVE | | TELEPHONE LINE (OH) OR (UG) | | |



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



DRAWN BY:	KMA	SHT	7
DATE:	10/14/21	OF	7
SCALE:	1" = 100'		
CHECKED BY:	OBH		
JOB NO.:	18111		