

After recording return to:

City Clerk
City of Puyallup
333 South Meridian
Puyallup, WA 98371

Although it is acceptable to record an independent Right of Way Deed, it is preferable to callout the dedication on the Short Plat document. However, there are still discrepancies associated with the needed ROW widths. See Engineering and Traffic's ROW comments on the short plat document, 2nd Submittal, dated December 22, 2021. [ROW Deed]

Document Title: Right of Way Dedication Deed
Reference Number of Related Document(s): N/A
Grantor: East Town Crossing, LLC
Grantee: City of Puyallup
Legal Description: Please See Exhibit A
Additional Legal Description on Page(s): 4, 5, 6, 7
Assessor's Tax Parcel Number(s): 0420264021, 0420234053, 0420264054, 0420351030, 0420351029,
0420351026

RIGHT OF WAY DEDICATION DEED

The Grantor(s), East Town Crossing, LLC, for and in good and valuable consideration, hereby grants and dedicates to Grantee, City of Puyallup, a Washington State municipal corporation, its successors, assigns, principals, and agents, for right of way purposes, that real property within which it is described in Exhibit B, and shown on a map in Exhibit C. The real property area(s) dedicated is/are situated in the County of Pierce, State of Washington.

Grantee shall have the right to regulate and use the area(s) dedicated as and for right(s) of way and for utility purposes. Such use shall include, but not be limited to the following: (1) the right of ingress and egress through and along said area(s); (2) the right to locate, design, construct, install, inspect, protect, maintain, repair, modify, and otherwise change utilities, rights of way, and any other appurtenances or related elements, including, but not limited to, signs, curbs, gutters, conduits, cables, wires, splicing boxes, power sources, and facilities, including but not limited to those for storm water, wastewater, water, electricity, gas, oil, telecommunications, communication transmission and reception, together with fencing and gates when the same are deemed by the Grantee to be necessary to protect facilities, prevent intrusions, and otherwise protect the public from loss or harm; and (3) the right to engage in any other activity that is reasonably related to the construction, operation and maintenance of public utilities and rights of way that are located in the dedicated area(s). In addition, Grantee shall have the right to clear, remove and dispose of any material, obstructions, timber and vegetation within the dedication area.

Subject to the terms hereof, Grantee shall have all other rights and benefits that are reasonably necessary or useful for Grantee's full and complete use of the area(s) dedicated. Grantor(s) shall not authorize or otherwise permit any person or entity to interfere with Grantee's use of the dedicated area(s).

All oil, gas and mineral rights are reserved to Grantor(s), provided that Grantor(s) shall not use a method of extraction that unreasonably interferes with or impairs in any way the exercise of Grantee's rights

herein, or Grantee's use of the easement; Nor shall Grantor(s) permit another person or entity to use a method of extraction that unreasonably interferes with or impairs in any way the exercise of Grantee's rights herein, or Grantee's use of the area(s) dedicated, except to the extent that any such person or entity has an existing right or entitlement to use such method of extraction.

Grantor(s) warrant(s) that he/she/they are seized of the real property interests that are granted in this instrument. Grantor(s) warrant(s) that he/she/they have the right to grant, and dedicate to the City for public use, the real property interests that are granted in this instrument. Grantor(s) warrant(s) that the real property interests that are granted in this instrument are not encumbered. Except where legally justified, Grantor(s) warrant(s) that Grantee will not be disturbed in Grantee's regulation and use of the real property interests that are granted in this instrument due to a person or entity having superior title. Furthermore, Grantor(s) warrant(s) that Grantor(s) and his/her/their successors and assigns will defend against claims and will compensate the Grantee(s) for any loss that the Grantee(s) may sustain due to a person or entity having superior title.

Also, the undersigned hereby request the Assessor and Treasurer of Pierce County to set-over to the remainder of the herein described Parcels "A, B, C, D, E, F" the lien of all unpaid taxes, if any, affecting the property hereby conveyed, as provided by RCW 84.60.070.

Dated: _____
Grantor

East Town Crossing LLC, TPN#0420264021

Signature Address City, State, Zip Date

East Town Crossing LLC, TPN#0420264053

Signature Address City, State, Zip Date

East Town Crossing LLC, TPN#0420264054

Signature Address City, State, Zip Date

East Town Crossing LLC, TPN#0420351030

Signature Address City, State, Zip Date

East Town Crossing LLC, TPN#0420351029

Signature Address City, State, Zip Date

East Town Crossing LLC, TPN#0420351026

Signature Address City, State, Zip Date

EXHIBIT A

TAX PARCELS LEGAL DESCRIPTIONS

TAX PARCEL NO. 0420264021 ("A")

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249900-T35
DATED JANUARY 22, 2021 AT 8:00 A.M.

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., A
DISTANCE OF 95.4 FEET;
THENCE EAST 258.26 FEET;
THENCE NORTH TO THE SOUTHERLY LINE OF THE 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;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING
NO. 1618885 FOR SHAW COUNTY ROAD;

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY PUYALLUP BY INSTRUMENT RECORDED
UNDER AUDITOR'S FILE NO. 9408230215, BEING A RE-RECORD OF INSTRUMENT RECORDED UNDER
AUDITOR'S FILE NO. 9308310480;

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;

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

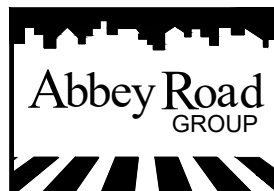


EXHIBIT A

TAX PARCELS LEGAL DESCRIPTIONS

TAX PARCEL NO. 0420264053 ("B")

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249901-T35
DATED JANUARY 22, 2021 AT 8:00 A.M.

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, AND THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST,
WM.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SAID SECTION 35 WHICH POINT BEARS NORTH 88°32'51" WEST, 640.11 FEET FROM A
BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 54.00 FEET TO THE TRUE POINT
OF BEGINNING;
THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 437.43 FEET TO POINT LYING
SOUTH 88°53'30" EAST, 405.26 FEET OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 OF PIERCE
COUNTY SHORT PLAT NO. 9303010321;
THENCE ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2, NORTH 01°06'30" EAST,
789.89 FEET TO THE SOUTHERLY MARGIN OF PIONEER WAY;
THENCE ALONG SAID SOUTHERLY MARGIN, SOUTH 74°08'09" EAST, 272.98 FEET TO A LINE LYING 263.84 FEET
EAST OF AND PARALLEL WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2;
THENCE ALONG SAID PARALLEL LINE, SOUTH 01°06'30" WEST, 282.06 FEET TO A LINE 54.00 FEET SOUTH OF
AND PARALLEL WITH THE NORTH LINE OF SECTION 35:
THENCE ALONG SAID PARALLEL LINE, SOUTH 88°32'51" EAST, 142.38 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 145.00 FEET THEREOF;

(ALSO KNOWN AS LOT 3 OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31,
2003 UNDER RECORDING NO. 200303315001).

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



EXHIBIT A

TAX PARCELS LEGAL DESCRIPTIONS

TAX PARCEL NO. 0420264054 ("C")

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249902-T35
DATED JANUARY 22, 2021 AT 8:00 A.M.

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, AND THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST,
WM.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 35 WHICH POINT BEARS NORTH 88° 32' 51" WEST, 640.11 FEET FROM A
BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35;
THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01° 15' 04" WEST, 54.00 FEET;
THENCE ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 35, NORTH 88° 32' 51" WEST, 142.38
FEET;
THENCE NORTH 01° 06' 30" EAST, 282.08 FEET TO THE SOUTHERLY MARGIN OF PIONEER WAY;
THENCE ALONG SAID SOUTHERLY MARGIN, SOUTH 74° 08' 09" EAST, 179.36 FEET TO A LINE LYING 30.48 FEET
EAST OF AND PARALLEL WITH EAST LINE OF THE WEST HALF OF THE NORTH EAST QUARTER OF THE
NORTHEAST QUARTER OF SAID SECTION 35;
THENCE ALONG SAID PARALLEL LINE, SOUTH 01° 15' 04" WEST, 183.43 FEET TO THE NORTH LINE OF SAID
SECTION 35;
THENCE ALONG SAID NORTH LINE, NORTH 88° 32' 51" WEST, 30.48 FEET TO THE POINT OF BEGINNING;

(ALSO KNOWN AS LOT 5 OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31,
2003 UNDER RECORDING NO. 200303315001).

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

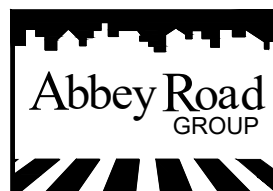


EXHIBIT A

TAX PARCELS LEGAL DESCRIPTIONS

TAX PARCEL NO. 0420351030 ("D")

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249904-T35
DATED JANUARY 22, 2021 AT 8:00 A.M.

BEGINNING AT THE SIXTEENTH SECTION CORNER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF
THE WILLAMETTE MERIDIAN, 1321.48 FEET WEST OF THE CORNER COMMON TO SECTIONS 25, 26, 35 AND 36;
THENCE SOUTH ALONG THE SIXTEENTH SECTION 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.

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

TAX PARCEL NO. 0420351029 ("E")

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249905-1-E
DATED JANUARY 22, 2021 AT 8:00 A.M.

BEGINNING AT THE 1/16 SECTION CORNER, 1321.48 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.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NO. 0420351026 ("F")

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249906-T35
DATED JANUARY 22, 2021 AT 8:00 A.M.

BEGINNING AT THE 1/16 CORNER 1321.48 FEET WEST OF THE 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 294.5 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, IN PIERCE COUNTY, WASHINGTON.

EXCEPT SHAW COUNTY ROAD.

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

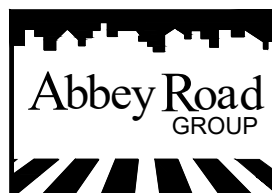


EXHIBIT B RIGHT OF WAY DEDICATION LEGAL DESCRIPTION

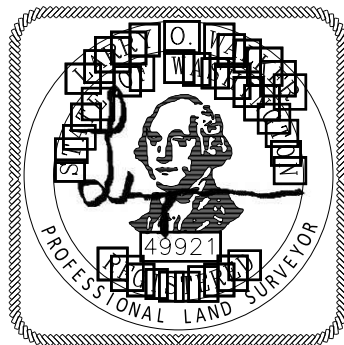
A PORTION OF OF PIERCE COUNTY TAX PARCELS NO.'S 0420264021, 0420264053, 0420264054, 0420351030, 0420351029, AND 0420351026 THAT ARE SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 20 NORTH, RANGE 04 EAST OF THE WILLAMETTE MERIDIAN, TO BE DEDICATED FOR ROAD WAY PURPOSES TO THE CITY OF PUYALLUP, LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 04 EAST, OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 88° 32'35" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, A DISTANCE OF 1341.01 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, ALSO BEING A POINT ON THE SHAW ROAD CENTERLINE;
THENCE SOUTH 01° 06'37" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, SAID WEST LINE ALSO BEING THE CENTERLINE OF SHAW ROAD, A DISTANCE OF 395.56 FEET, MORE OR LESS, TO AN INTERSECTION OF THE NORTHERLY LINE, PROJECTED WESTERLY, OF THAT CERTAIN DEED AS RECORDED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 201810160435, AS TO INTERSECT SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35;
THENCE SOUTH 88° 53'23" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 30.00 FEET, TO THE NORTHWEST CORNER OF SAID DEED AS RECORDED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 201810160435, ALSO BEING THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE CONTINUING ALONG SAID NORTH LINE OF THAT CERTAIN DEED AS RECORDED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 201810160435, AS DISTANCE OF 16.60 FEET;
THENCE ON A LINE PARALLEL, AND 46.60 FEET DISTANT TO THE EAST, WITH THE AFORMENTIONED WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, NORTH 01° 06'37" EAST, A DISTANCE OF 315.37 FEET;
THENCE NORTH 02° 44'57" EAST, A DISTANCE OF 210.10 FEET, AS TO INTERSECT A PARALLEL LINE, BEING 52.60 FEET DISTANT AND EASTERLY, OF AFORMENTIONED SHAW ROAD CENTERLINE;
THENCE ON SAID LINE PARALLEL WITH THE CENTERLINE OF SAID SHAW ROAD, BEING 52.60 FEET DISTANT AND EASTERLY, NORTH 01° 06'52" EAST, A DISTANCE OF 149.59 FEET, TO AN ARC TO THE RIGHT, WHOSE RADIUS BEARS, SOUTH 88° 53'08" EAST, A DISTANCE OF 33.80 FEET;
THENCE ALONG SAID ARC TO THE RIGHT, NORTHERLY AND EASTERLY, THROUGH AN CENTRAL ANGLE OF 104° 45'46", WITH AN ARC LENGTH OF 61.80 FEET, SO AS TO INTERSECT A LINE PARALLEL AND 56.00 FEET DISTANT AND SOUTHERLY OF THE CENTERLINE OF PIONEER WAY EAST;
THENCE ON SAID PARALLEL LINE, 56.00 FEET DISTANT AND SOUTHERLY OF THE CENTERLINE OF PIONEER WAY EAST, SOUTH 74° 07'22" EAST, A DISTANCE OF 627.04 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 5, OF THAT CERTAIN RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 200303315001, ALSO BEING THE TERMINUS OF THIS LINE DESCRIPTION.

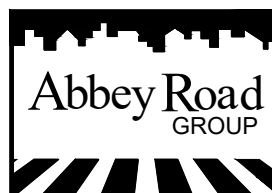
SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

CONTAINING AN ARE OF 24775 SQUARE FEET, 0.57 ACRES, MORE OR LESS.



JOB #06-171-01
PAGE 1 OF 1

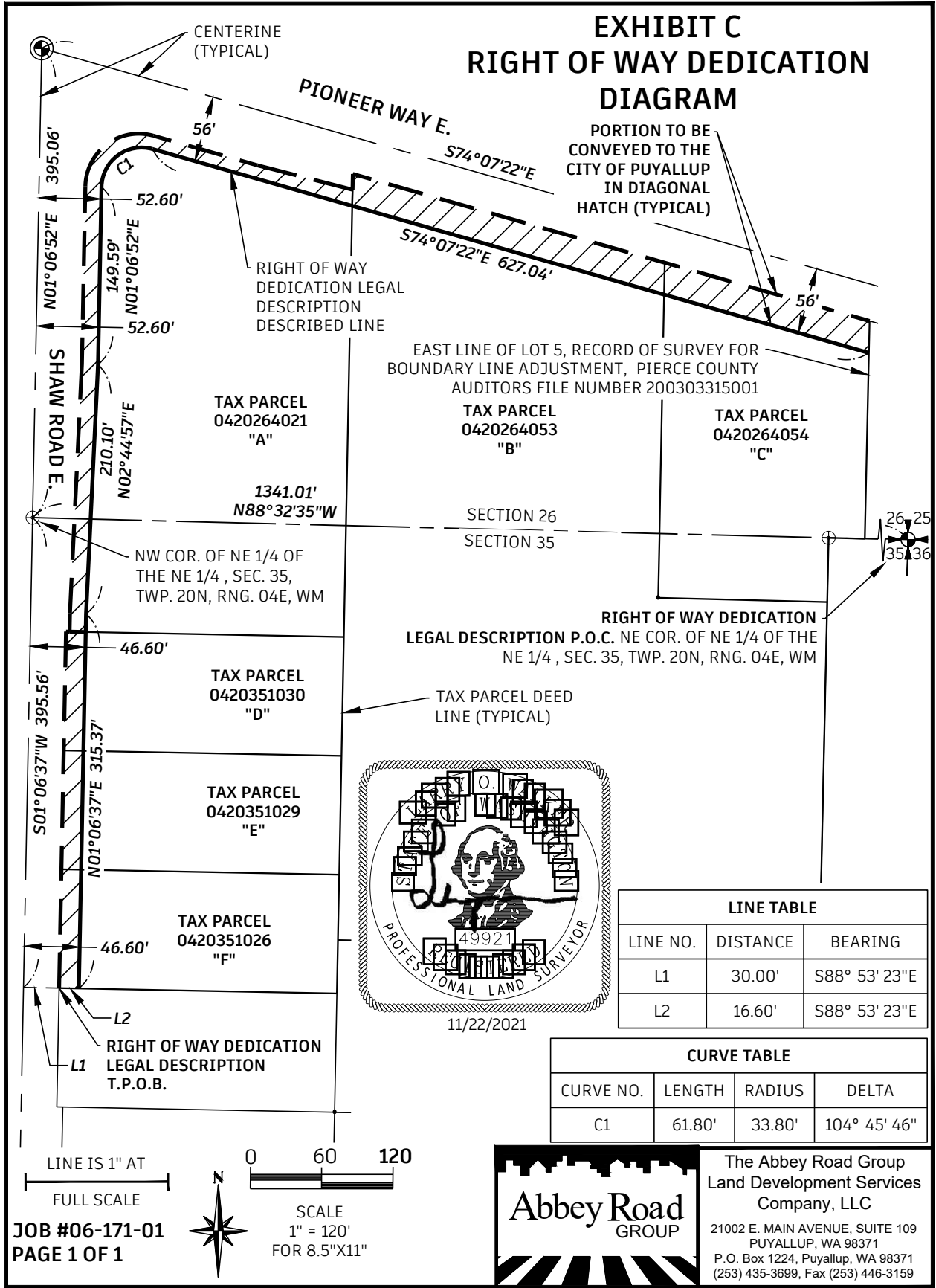
11/22/2021



The Abbey Road Group
Land Development Services
Company, LLC

21002 E. MAIN AVENUE, SUITE 109
PUYALLUP, WA 98371
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159

EXHIBIT C RIGHT OF WAY DEDICATION DIAGRAM



PORTION TO BE
CONVEYED TO THE
CITY OF PUYALLUP
IN DIAGONAL
HATCH (TYPICAL)

RIGHT OF WAY
DEDICATION LEGAL
DESCRIPTION
DESCRIBED LINE

EAST LINE OF LOT 5, RECORD OF SURVEY FOR
BOUNDARY LINE ADJUSTMENT, PIERCE COUNTY
AUDITORS FILE NUMBER 200303315001

TAX PARCEL
0420264021
"A"

TAX PARCEL
0420264053
"B"

TAX PARCEL
0420264054
"C"

1341.01'
 $N88^{\circ}32'35''W$

SECTION 26
SECTION 35

NW COR. OF NE 1/4 OF
THE NE 1/4, SEC. 35,
TWP. 20N, RNG. 04E, WM

RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION P.O.C. NE COR. OF NE 1/4 OF THE
NE 1/4, SEC. 35, TWP. 20N, RNG. 04E, WM

TAX PARCEL
0420351030
"D"

TAX PARCEL DEED
LINE (TYPICAL)

TAX PARCEL
0420351029
"E"

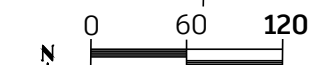
TAX PARCEL
0420351026
"F"

RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION
T.P.O.B.

LINE TABLE		
LINE NO.	DISTANCE	BEARING
L1	30.00'	$S88^{\circ}53'23''E$
L2	16.60'	$S88^{\circ}53'23''E$

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	61.80'	33.80'	$104^{\circ}45'46''$

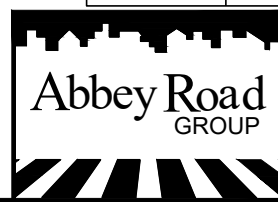
LINE IS 1" AT
FULL SCALE



SCALE
1" = 120'
FOR 8.5"X11"



JOB #06-171-01
PAGE 1 OF 1



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