

DECLARATION OF LOT COMBINATION

Whereas, the parties executing this document are the owners of the following described properties in Pierce County, Washington, to wit:

Affected parcels: 0419034013, 0419034018, 0419023011, 0419023012, 0419023013

WHEREAS, the following described properties have boundaries as shown on the attached Legal Description Exhibit Map; and

Whereas, the Revised Code of Washington Section 58.17.040(6) has provisions to allow for adjusting boundary lines between contiguous properties;

NOW THEREFORE, in consideration of the mutual benefits to the foregoing described properties, the parties do for themselves, their heirs, and assigns, revise the boundary lines of each parcel, with the boundaries to be as shown on the attached Legal Description Exhibit Map, and described as follows:

TOTAL PARCEL LESS WETLAND PARCEL

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 3, SAID POINT BEARS NORTH 00°13'37" EAST 60.10 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3 AND IS ALSO THE NORTH MARGIN OF 112TH STREET EAST (39TH AVENUE SE); THENCE ALONG SAID NORTH MARGIN NORTH 86°30'40" WEST 1015.14 FEET TO THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN PIERCE COUNTY AUDITOR'S NUMBER 2362554; THENCE NORTH 00°13'59" EAST 1758.59 FEET; THENCE NORTH 45°03'08" EAST 722.96 FEET TO THE WESTERLY MARGIN OF WILDWOOD PARK DRIVE (SCHOOL ROAD EAST), AS CONVEYED TO PIERCE COUNTY BY INSTRUMENT RECORDED UNDER AUDITOR'S NO. 3125764 AND 2135764; THENCE ALONG SAID WESTERLY MARGIN THE FOLLOWING COURSE: SOUTH 08°28'11" EAST 195.80 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 331.56 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 79°33'34" A DISTANCE OF 460.40 FEET; THENCE SOUTH 88°01'45" EAST 289.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 760.23 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 82°42'29" A DISTANCE OF 1097.41 FEET; THENCE SOUTH 05°19'16" EAST 19.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 848.57 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 22°18'00" A DISTANCE OF 330.27 FEET; THENCE SOUTH 27°37'16" EAST 106.86 FEET; THENCE SOUTH 62°34'14" WEST 37.70 FEET; THENCE SOUTH 37°57'43" WEST 64.30 FEET; THENCE SOUTH 65°18'15" WEST 74.47 FEET; THENCE SOUTH 12°29'28" WEST 53.54 FEET; THENCE SOUTH 64°36'58" WEST 64.85 FEET; THENCE SOUTH 49°35'52" WEST 94.92 FEET; THENCE SOUTH 23°59'34" WEST 126.39 FEET; THENCE SOUTH 21°03'12" WEST 264.77 FEET; THENCE SOUTH 09°30'04" WEST 146.09 FEET TO SAID NORTH MARGIN OF 112TH STREET EAST; THENCE ALONG SAID MARGIN NORTH 88°31'34" WEST 610.67 FEET TO EAST LINE OF SAID SECTION 3; THENCE NORTH 00°13'37" EAST 5.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

WETLAND PARCEL

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 2, SAID POINT BEARS NORTH 00°13'37" EAST 55.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 2 AND IS ALSO THE NORTH MARGIN OF 112TH STREET EAST (39TH AVENUE SE); THENCE ALONG SAID NORTH MARGIN SOUTH 88°31'34" EAST 610.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 09°30'04" WEST 146.09 FEET; THENCE NORTH 21°03'12" EAST 264.77 FEET; THENCE NORTH 23°59'34" EAST 126.39 FEET; THENCE NORTH 49°35'52" EAST 94.92 FEET; THENCE NORTH 64°36'58" EAST 64.85 FEET; THENCE NORTH 12°29'28" EAST 53.54 FEET; THENCE NORTH 65°18'15" EAST 74.47 FEET; THENCE NORTH 37°57'43" EAST 64.30 FEET; THENCE NORTH 62°34'14" EAST 37.70 FEET TO A POINT OF THE WESTERLY MARGIN OF WILDWOOD PARK DRIVE (SCHOOL ROAD EAST); THENCE SOUTH 27°37'16" EAST ALONG SAID WESTERLY MARGIN A DISTANCE OF 51.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 920.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 29°05'30" A DISTANCE OF 467.30 FEET; THENCE SOUTH 01°28'14" WEST 259.81 FEET TO THE SAID NORTH MARGIN OF 112TH STREET EAST; THENCE ALONG SAID NORTH MARGIN NORTH 88°31'34" WEST 470.95 FEET; THENCE SOUTH 10°42'07" WEST 5.07 FEET; THENCE NORTH 88°31'34" WEST 55.77 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS OF RECORD.

A PORTION OF THE NE 1/4 AND SE 1/4 OF THE SE 1/4 OF SECTION 3,
AND THE NW 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 2,
TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.,
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

ORIGINAL LOT CONFIGURATION

SURVEYOR'S NOTE

THIS RECORD OF SURVEY IS BEING RECORDED TO ACCOMPANY CITY
OF PUYALLUP LOT COMBINATION NO. REC02020128

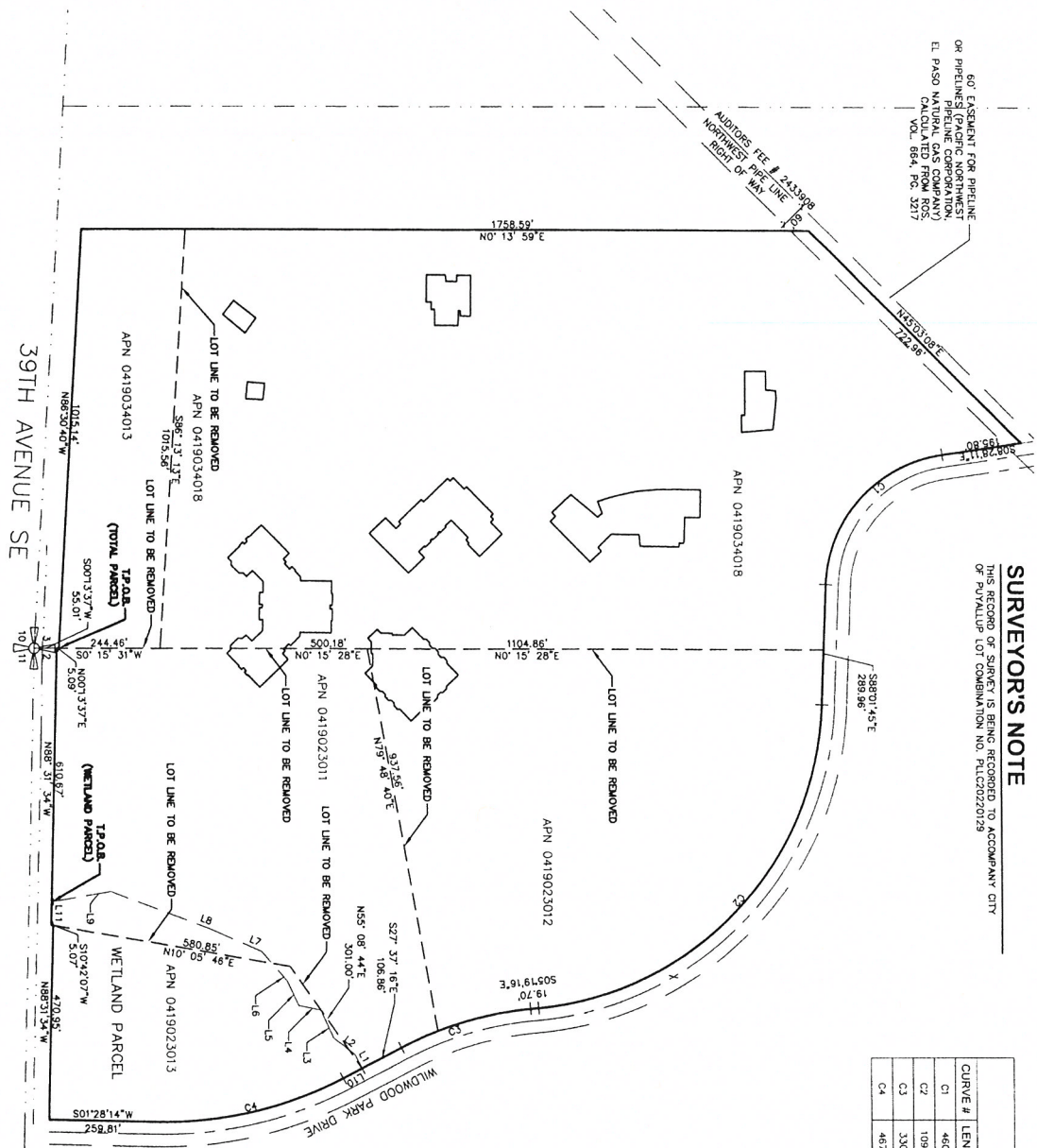
60' EASEMENT FOR PIPELINE
OR PIPELINES (PACIFIC NORTHWEST
ENERGY SERVICES COMPANY)
E. PASO NATURAL GAS COMPANY)
CALCULATED FROM ROS,
VOL. 864, PG. 3217

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	460.40	331.56	79°33'34"	S48°14'58"E	424.28
C2	1097.41	760.23	82°42'29"	N48°40'30"W	1004.58
C3	330.27	648.57	22°18'00"	S16°28'16"E	328.19
C4	467.30	920.34	29°05'30"	N13°04'31"W	462.29

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	3.70	S82°34'14"W
L2	84.30	S37°57'43"W
L3	74.47	S85°18'15"W
L4	53.54	S12°29'28"W
L5	64.65	S64°36'58"W
L6	94.92	S49°35'52"W
L7	126.39	S23°58'34"W
L8	264.77	S21°03'12"W
L9	146.09	S9°30'04"E
L10	51.87	S27°37'16"E
L11	55.77	N88°31'34"W



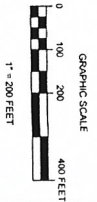
BASIS OF BEARING
MAD 83/91
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

EQUIPMENT USED
1" TOTAL STATION, USING STANDARD FIELD
TRAVERSE METHODS FOR CONTROL AND STAKING.

SITE DATA

PARCELS TO BE COMBINED:
APN 0419023012, AREA=250,398 SF
APN 0419023011, AREA=1,744,488 SF
APN 0419023013, AREA=661,586 SF
APN 0419034018, AREA=2,895,190 SF
TOTAL AREA=3,695,190

OWNER: STATE OF WASHINGTON
SITE ADDRESS: 1601 39TH AVE SE, PUYALLUP, WA 98374
MAILING ADDRESS: 9401 FARMWEST DR SW, TACOMA, WA 98498-1919

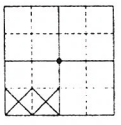


DWNN BY DATE
CD 6/10/22

CHKD BY JOB NO.
DF 219029750

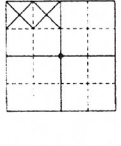
SECTION INDEX

S 02, T 19 N, R 04 E, W4
PIERCE COUNTY, WA



SECTION INDEX

S 02, T 19 N, R 04 E, W4
PIERCE COUNTY, WA



SURVEYOR'S CERTIFICATE

I, DAVID FOLANSBER, A PROFESSIONAL LAND SURVEYOR IN THE
STATE OF WASHINGTON, HEREBY CERTIFY THAT THE FOREGOING
CORRECTLY REPRESENTS THE SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION IN SEPTEMBER 2022, IN COMPLIANCE WITH THE
REQUIREMENTS OF RCW 19.02 AND THE RULES OF PROFESSIONAL
CONDUCT. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
REQUIREMENTS OF RCW 19.02 AND THE RULES OF PROFESSIONAL
CONDUCT. I AM A MEMBER OF THE WASHINGTON SURVEYORS
ARCHITECTS, P.S.

DAVID FOLANSBER, P.L.S. 45161
DATE 6-24-22



ARB
TACOMA - SEATTLE - SPOKANE - TRICITIES

2215 North 30th Street, Suite 200 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX WWW.ARB.COM WEB

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 30 DAY OF SEPTEMBER
AT THE REQUEST OF ARBL \$ 29250

AUDITOR'S FEE NO. 202209305001
Toe Jane Auverson
COUNTY AUDITOR

202209305001

City of Puyallup Approval

This proposed lot combination meets or is exempt from subdivision codes. Failure to record this lot combination (if approved below) within 30 days of the date listed below will nullify the approval. The approval of the lot combination shall not be a guarantee that future permits will be granted for any structure or development within a lot affected by the combination or consolidation.

Approved

Approved with Conditions

Denied

Conditions:

Signature

Date

Printed Name

Title

Department

Phone

Email