

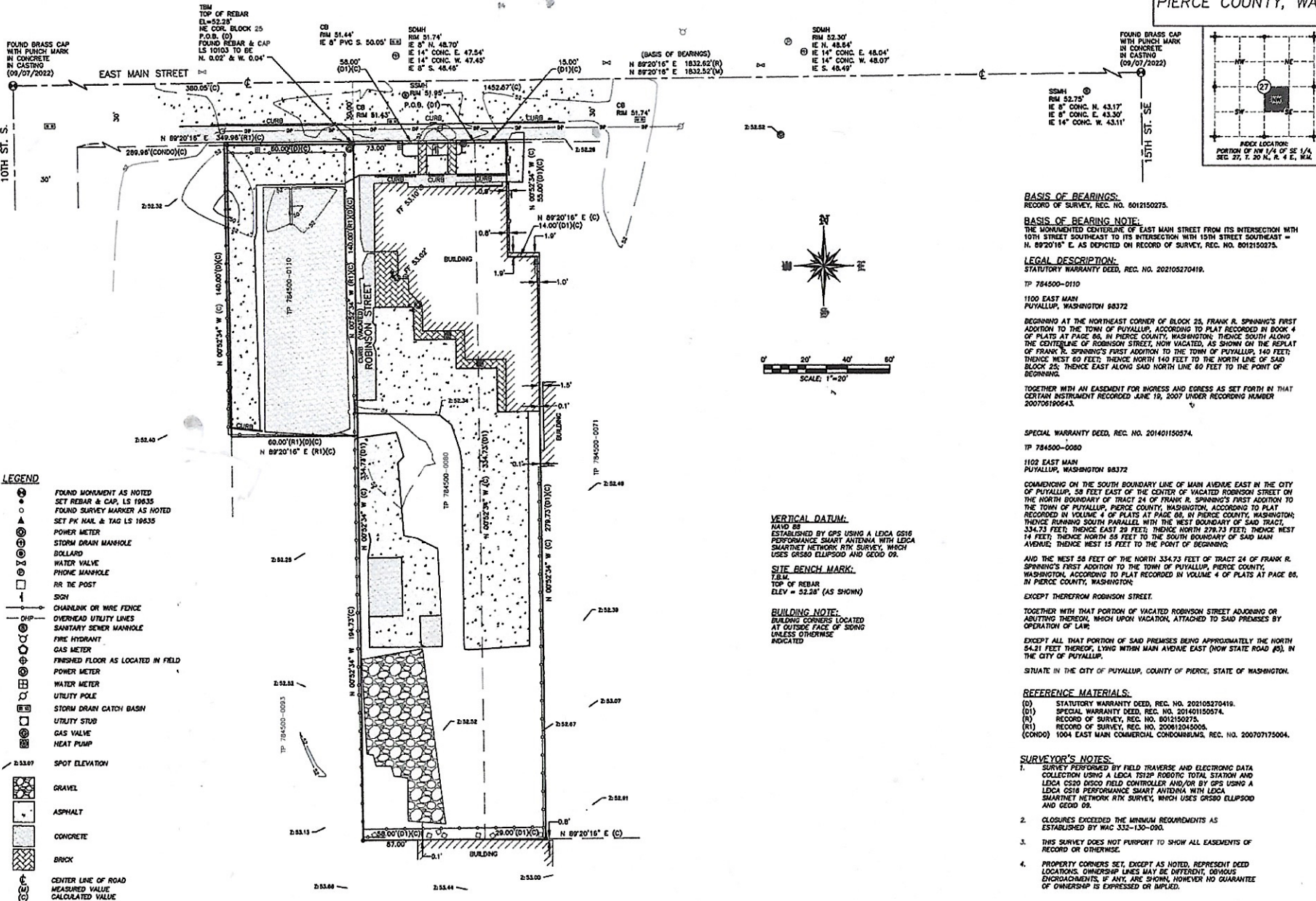
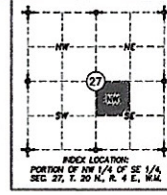


SURVEYING  
PLATTING  
CONDOMINIUMIZATION  
717 W. STEWART  
PUYALLUP, WA 98471  
Phone (253) 848-5170

SADLER-  
BARNARD  
& ASSOC. INC.

TOPOGRAPHICAL SURVEY  
JOHN & JACQUELINE HOPKINS  
805 15TH STREET NORTHWEST  
PUYALLUP, WASHINGTON 98371

PROJECT:  
JOB NO. 2022-078  
SCALE: 1"=20'  
DATE: 09/28/2022  
APPROVED: D.E.C.  
DATE: 09/28/2022  
DRAWN: 2021-10-09



- LEGEND**
- FOUND MONUMENT AS NOTED
  - SET REBAR & CAP, LS 19835
  - FOUND SURVEY MARKER AS NOTED
  - SET PK NAIL & TAG LS 18835
  - POWER METER
  - STORM DRAIN MANHOLE
  - DOLLARS
  - WATER VALVE
  - PHONE MANHOLE
  - RR ICE POST
  - SIGN
  - CHAINLINK OR WIRE FENCE
  - OVERHEAD UTILITY LINES
  - SANITARY SEWER MANHOLE
  - FIRE HYDRANT
  - GAS METER
  - FINISHED FLOOR AS LOCATED IN FIELD
  - POWER METER
  - WATER METER
  - UTILITY POLE
  - STORM DRAIN CATCH BASIN
  - UTILITY STUB
  - GAS VALVE
  - HEAT PUMP
  - SPOT ELEVATION
  - GRAVEL
  - ASPHALT
  - CONCRETE
  - BRICK
  - CENTER LINE OF ROAD
  - MEASURED VALUE
  - CALCULATED VALUE

**BASIS OF BEARINGS:**  
RECORD OF SURVEY, REC. NO. 6012150275.

**BASIS OF BEARING NOTE:**  
THE MONUMENTED CENTERLINE OF EAST MAIN STREET FROM ITS INTERSECTION WITH 10TH STREET SOUTHEAST TO ITS INTERSECTION WITH 15TH STREET SOUTHWEST = N 89°20'16" E AS DETICED ON RECORD OF SURVEY, REC. NO. 8015100878.

**LEGAL DESCRIPTION:**  
STATUTORY WARRANTY DEED, REC. NO. 202105270419.

TP 784500-0110  
1100 EAST MAIN  
PUYALLUP, WASHINGTON 98372

BEGAINING AT THE NORTHEAST CORNER OF BLOCK 25, FRANK R. SPENNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO PLAT RECORDED BY BOOK 4 OF PLATS AT PAGE 86, IN PIERCE COUNTY, WASHINGTON; THENCE SOUTH ALONG THE CENTERLINE OF ROBINSON STREET, NOW VACATED, AS SHOWN ON THE REPLAT OF FRANK R. SPENNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, 140 FEET; THENCE WEST 60 FEET; THENCE NORTH 140 FEET TO THE NORTH LINE OF SAID BLOCK 25; THENCE EAST ALONG SAID NORTH LINE 80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED JUNE 18, 2007 UNDER RECORDING NUMBER 200708190643.

**SPECIAL WARRANTY DEED, REC. NO. 201401150574.**

TP 784500-0080  
1102 EAST MAIN  
PUYALLUP, WASHINGTON 98372

COMMENCING ON THE SOUTH BOUNDARY LINE OF MAIN AVENUE EAST IN THE CITY OF PUYALLUP, 58 FEET EAST OF THE CENTER OF VACATED ROBINSON STREET ON THE NORTH BOUNDARY OF TRACT 24 OF FRANK R. SPENNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 86, IN PIERCE COUNTY, WASHINGTON; THENCE RUNNING SOUTH PARALLEL WITH THE WEST BOUNDARY OF SAID TRACT, 334.73 FEET; THENCE EAST 29 FEET; THENCE NORTH 278.73 FEET; THENCE WEST 14 FEET; THENCE NORTH 58 FEET TO THE SOUTH BOUNDARY OF SAID MAIN AVENUE; THENCE WEST 15 FEET TO THE POINT OF BEGINNING.

AND THE WEST 58 FEET OF THE NORTH 334.73 FEET OF TRACT 24 OF FRANK R. SPENNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, PIERCE COUNTY, WASHINGTON, ACCORDING TO PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 86, IN PIERCE COUNTY, WASHINGTON;

EXCEPT THEREFROM ROBINSON STREET.

TOGETHER WITH THAT PORTION OF VACATED ROBINSON STREET ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

EXCEPT ALL THAT PORTION OF SAID PREMISES BEING APPROXIMATELY THE NORTH 52.21 FEET THEREOF, LYING WITHIN MAIN AVENUE EAST (NOW STATE ROAD #8), IN THE CITY OF PUYALLUP.

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

**REFERENCE MATERIALS:**

- (D) STATUTORY WARRANTY DEED, REC. NO. 202108270419.
- (D1) SPECIAL WARRANTY DEED, REC. NO. 201401150574.
- (R) RECORD OF SURVEY, REC. NO. 8012150275.
- (R1) RECORD OF SURVEY, REC. NO. 20081204008.
- (CONDO) 1004 EAST MAIN COMMERCIAL CONDOMINIUMS, REC. NO. 200707175004.

**SURVEYOR'S NOTES:**

1. SURVEY PERFORMED BY FIELD TRAVERSE AND ELECTRONIC DATA COLLECTION USING A LEICA TS10P ROBOTS TOTAL STATION AND LEICA CS20 DISCO FIELD CONTROLLER AND/OR BY GPS USING A LEICA GS18 PERFORMANCE SMART ANTENNA WITH LEICA SMARTNET NETWORK RTK SURVEY, WHICH USES GR500 ELLIPSOID AND GEOID DS.
2. CLOSURES EXCEEDED THE MINIMUM REQUIREMENTS AS ESTABLISHED BY WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. PROPERTY CORNERS SET, EXCEPT AS NOTED, REPRESENT DEED LOCATIONS. OWNERSHIP LINES MAY BE DIFFERENT, DENOTES ENCROACHMENTS, IF ANY, ARE SHOWN, HOWEVER NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.