

ORIGINAL LEGAL DESCRIPTION

LOTS 1, 2, AND 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 202505295001 IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., PIERCE COUNTY, WASHINGTON.

ACCESS, UTILITY, AND STORM DRAINAGE EASEMENTS/MAINTENANCE AGREEMENT

A NON-EXCLUSIVE BLANKET ACCESS AND UTILITIES EASEMENT, EXCLUDING BUILDING AREAS, IS HEREBY GRANTED TO EACH LOT. THE OWNERS, HEIRS, AND SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INGRESS, EGRESS, REPAIR AND MAINTENANCE OF ALL UTILITIES TO INCLUDE WATER, STORM DRAINAGE, POWER, NATURAL GAS, PHONE, CABLE TELEVISION, SANITARY SEWER, AND ANY FUTURE UTILITY, ALONG WITH ALL OTHER SHARED AMENITIES, TO INCLUDE ALL APPURTENANT STRUCTURE AND FIXTURES, ALONG WITH THE RIGHT OF IMMEDIATE AND CONTINUED ACCESS FOR MAINTENANCE, REPAIR AND IMPROVEMENTS OF ANY OF THE UTILITIES AND ACCESS AREAS.

Storm

ALSO A NON-EXCLUSIVE BLANKET ACCESS AND UTILITIES EASEMENT, EXCLUDING BUILDING AREAS, IS HEREBY GRANTED TO EACH LOT. THE OWNERS, HEIRS, AND SUCCESSORS AND ASSIGNS, TO ACCOMMODATE SHEET FLOWS PASSING FROM ONE LOT TO ANOTHER, FOR TREATMENT, COLLECTION, CONVEYANCE, RETENTION AND DETENTION PURPOSES, TO INCLUDE ALL CONVEYANCE, RETENTION AND DETENTION OF STORM WATER, ALONG WITH THE RIGHT OF IMMEDIATE AND CONTINUED ACCESS FOR MAINTENANCE, REPAIR, AND IMPROVEMENTS OF THE STORM DRAINAGE SYSTEM.

typo

THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS OF THE POTS WITHIN THE BINDING SITE PLAN HEREIN SHALL BE BOUND BY STORM WATER FACILITIES MAINTENANCE AGREEMENT RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE

NO. _____

Complete recording of SWA prior to recording BSP.

EASEMENT

AN NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE PURCHASERS OF THE LOTS HEREIN, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR ACCESS, INGRESS AND EGRESS OF THE PUBLIC, OVER SIDEWALKS, DRIVEWAYS, WALKWAYS, PARKING AREAS, LANDSCAPE AREAS AND TRACTS, AND TRACT "A" COMMON AREA, FOR THE PURPOSE OF ACCESS TO INDIVIDUAL PLACES OF BUSINESS FOR EMPLOYMENT OR COMMERCE, TOGETHER WITH THE RIGHT TO ENTER UPON THE ABOVE STATED AREAS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY INC., WEST TELEPHONE COMPANY, COMCAST CABLE COMPANY, CITY OF PUYALLUP UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), ALLEYS AND TRACTS IF ANY, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUIT, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS BINDING SITE PLAN AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

Is there a reason this language was not also used? It grants rights to the "general public" and "private utilities" whereas the note above grants reciprocal rights to the individual ETC owners.

ACKNOWLEDGMENT

THE UNDERSIGNED AGREES THAT THE BOUNDARY LINE ADJUSTMENT SET FORTH HEREIN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

EAST TOWN CROSSING, LLC.

STATE OF WASHINGTON } S.S
COUNTY OF PIERCE

BY ITS PROPER OFFICERS THIS _____ DAY OF _____, 20____

ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED

TO ME KNOWN TO BE THE _____ OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

PRINT NAME _____ SIGN NAME _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING AT _____

202512110507, a re-record of AFN 202107061306.

CITY OF PUYALLUP ENGINEERING NOTES

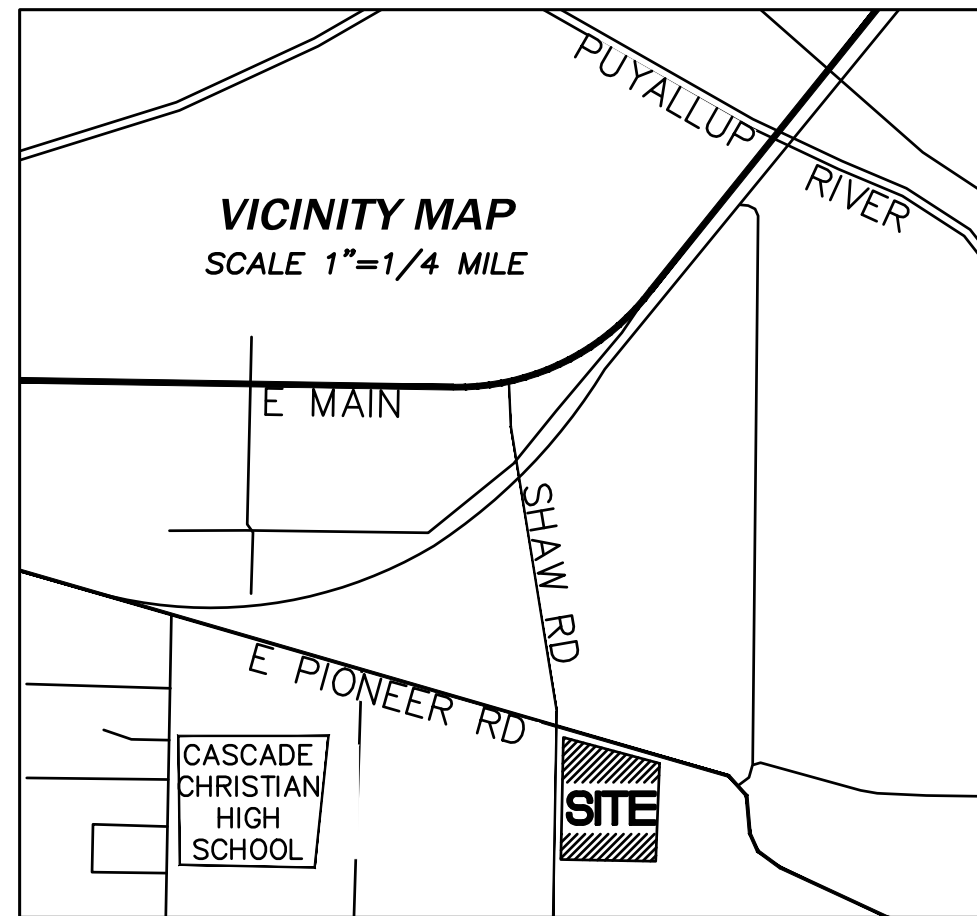
1) THE SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE LATECOMER AGREEMENT FOR REIMBURSEMENT OF SEWER EXTENSION AUDITOR'S RECORDING NO. 202107061306.

2) THE SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE LATECOMER AGREEMENT FOR REIMBURSEMENT OF SEWER EXTENSION AUDITOR'S RECORDING NO. 202108050859.

sewer lift station

202512120002, a re-record of AFN 202108050859.

DWN. BY	DATE
GD	3/25/2026
CHKD. BY	JOB NO.
DF	2230752.50



BINDING SITE PLAN LAYOUT 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.

THE ROADS AND UTILITIES SHOWN ON THIS PLAN HAVE BEEN CONSTRUCTED AND ASBUILTS DRAWINGS COMPLETED AND SUBMITTED TO THE CITY OF PUYALLUP.

THIS BINDING SITE PLAN MAKES NO CHANGES TO THE EXISTING LOT LINES AS CREATED BY BOUNDARY LINE ADJUSTMENT RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 202505295001.

Provide the following:
1. Code Data table per the BSP Application, Item I, i thru xiii.
2. Sheet Index.

Please add the following notes:

- The operation and maintenance of any existing or proposed water system located on private property shall be the responsibility of the Binding Site Plan ownership unless otherwise specifically agreed to by the City of Puyallup.
- The site is within a critical aquifer recharge area. Uses and activities on this site shall comply with the city's critical area ordinance (PMC 21.06, Article XI). Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city stormwater management regulations and other applicable local, state, and federal regulations.
- This Binding Site Plan contains a fish and wildlife habitat area that is protected by federal, state, and local regulations. These areas serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. Property owners are key for protecting, restoring, and managing our state's remaining habitat areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior jurisdictional approval.

EAST TOWN CROSSING
BINDING SITE PLAN

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT PIERCE COUNTY, WASHINGTON

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC 26, AND THE NE 1/4 OF THE NE 1/4 OF SEC 35, TWN 20 N, RG 04 E, W.M., CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

ORIGINAL TRACT ASSESSORS PARCEL NUMBERS
0420351082, 0420264072, 0420264071

FUTURE PERMITS

THE LAND CONTAINED IN THIS BINDING SITE PLAN IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURE DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT

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:

Greg Helle

THIS 27th DAY OF March, 2026

LICENSE NO. 22028788 PROFESSIONAL LAND SURVEYOR

DEVELOPMENT SERVICES DEPARTMENT

PLANNING MANAGER _____ DATE _____

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 _____

BY _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2026 AT THE REQUEST OF AHBL.

AUDITOR'S FEE NO. _____

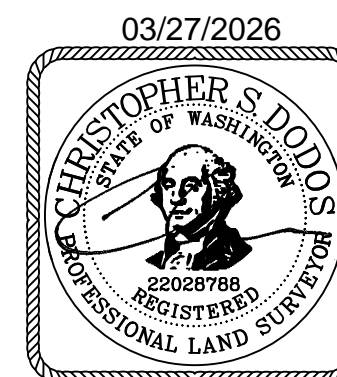
FEE: \$ _____

DEPUTY _____ COUNTY AUDITOR

ORIGINAL TRACT OWNER(S)

EAST TOWN CROSSING, LLC
1001 SHAW ROAD
PUYALLUP, WA 98372 PHONE _____
CG - GENERAL COMMERCIAL
EXISTING ZONING RM-20 - HIGH DENSITY MULTI-FAMILY RES.
SOURCE OF WATER CITY OF PUYALLUP
SEWER SYSTEM CITY OF PUYALLUP
WIDTH & TYPE OF ACCESS PUBLIC RIGHT OF WAY (WIDTH VARIES)

SCALE: N/A DRAWN BY: GD CKD BY: DF



2215 North 30th Street, Suite 200 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC 26, AND THE NE 1/4 OF THE NE 1/4 OF SEC 35, TWN 20 N, RG 04 E, W.M., CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

PARCEL DATA

LOT 1 34,619 S.F.—0.79 ACRES (PARCEL NO. 0420264071)
 LOT 2 34,721 S.F.—0.80 ACRES (PARCEL NO. 0420264072)
 LOT 3 374,101 S.F.—8.59 ACRES (PARCEL NO. 0420351082)
 TOTAL AREA=443,442 S.F.—10.18 ACRES

BASIS OF BEARING

NAD 83/91
 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

SURVEY REFERENCES

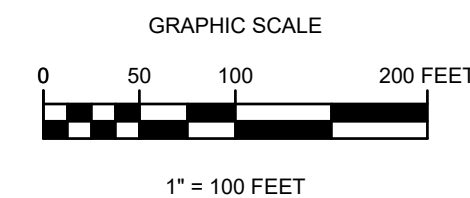
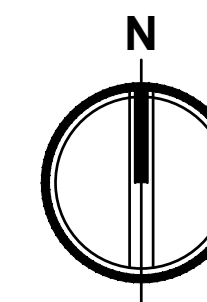
- (R1) UNRECORDED BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY LARRY O. WALKER, ABBEY ROAD GROUP LAND DEVELOPMENT SERVICES, SIGNED 07/27/2023
- (R2) PIONEER CROSSING BINDING SITE PLAN, AFN 201210305003
- (R3) RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT AFN 200303315001
- (R4) RE-RECORDED STATUTORY WARRANTY DEED AFN 9408230215

VERTICAL DATUM

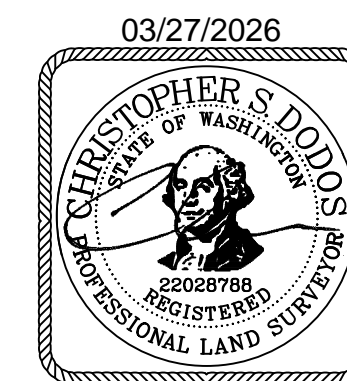
NAVD 88
 AS DEFINED BY THE NATIONAL GEODETIC SURVEY (NGS)
 PROJECT BENCHMARK
 DESIGNATION: 21 010
 PID: DL2774
 PUBLISHED ELEVATION: 75.70 FEET (NAVD 88)
 DESCRIPTION:
 ENCASED STEEL ROD LOCATED IN EASTERLY GRAVEL SHOULDER AT THE INTERSECTION OF PIONEER WAY AND 134TH AVE E

LEGEND

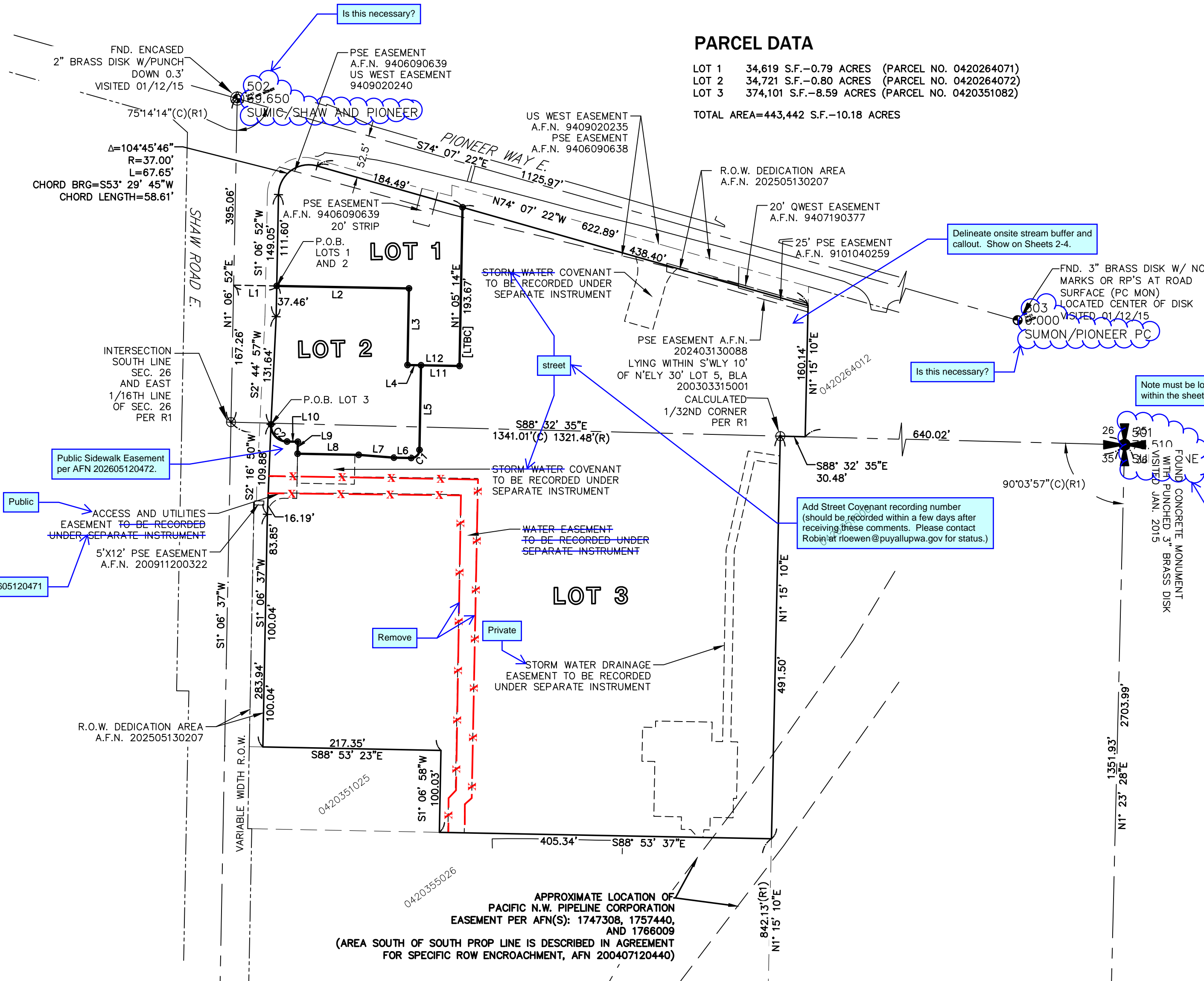
- SECTION CORNER
- FOUND MONUMENT AS NOTED
- SET REBAR AND CAP
- FOUND PROPERTY CORNER
- CALCULATED
- DISTANCE PER LEGAL DESCRIPTION
- LINE TO BE REMOVED
- LINE TO BE CREATED
- EXISTING LOT LINE
- REVISED LOT LINE



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LINE #	LENGTH	DIRECTION
L1	52.61	S88° 55' 40"E
L2	161.36	S88° 55' 40"E
L3	93.47	S1° 04' 33"W
L4	16.50	S88° 55' 40"E
L5	103.41	S1° 04' 33"W
L6	20.98	N88° 55' 40"W
L7	43.11	N85° 21' 53"W
L8	74.59	N88° 55' 40"W
L9	14.56	N1° 06' 38"E
L10	13.17	N88° 52' 18"W
L11	46.99	S88° 55' 40"E
L12	63.49	S88° 55' 40"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	89°59'47"	S46° 04' 27"W	14.14
C2	31.98	20.00	91°37'19"	N43° 03' 40"W	28.68

SITE PLAN

EAST TOWN CROSSING BINDING SITE PLAN

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC 26, AND THE NE 1/4 OF THE NE 1/4 OF SEC 35, TWN 20 N, RG 04 E, W.M., CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

ZONING TABLE

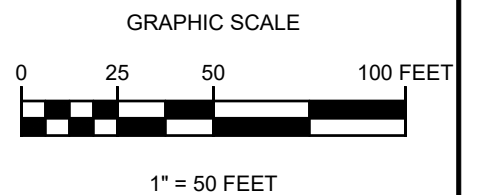
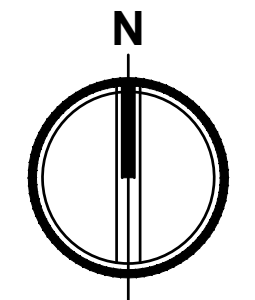
LOT 1	GENERAL COMMERCIAL (CG)
LOT 2	GENERAL COMMERCIAL (CG)
LOT 3	HIGH DENSITY MULTIFAMILY RESIDENTIAL (RM-20)

PARKING STALL COUNT

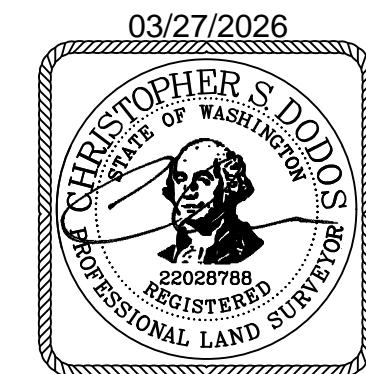
PARKING TYPE	STALL COUNT
STANDARD	239
COMPACT	158
ADA	26
VAN-ADA	11
TOTAL =	434

PARKING NOTES

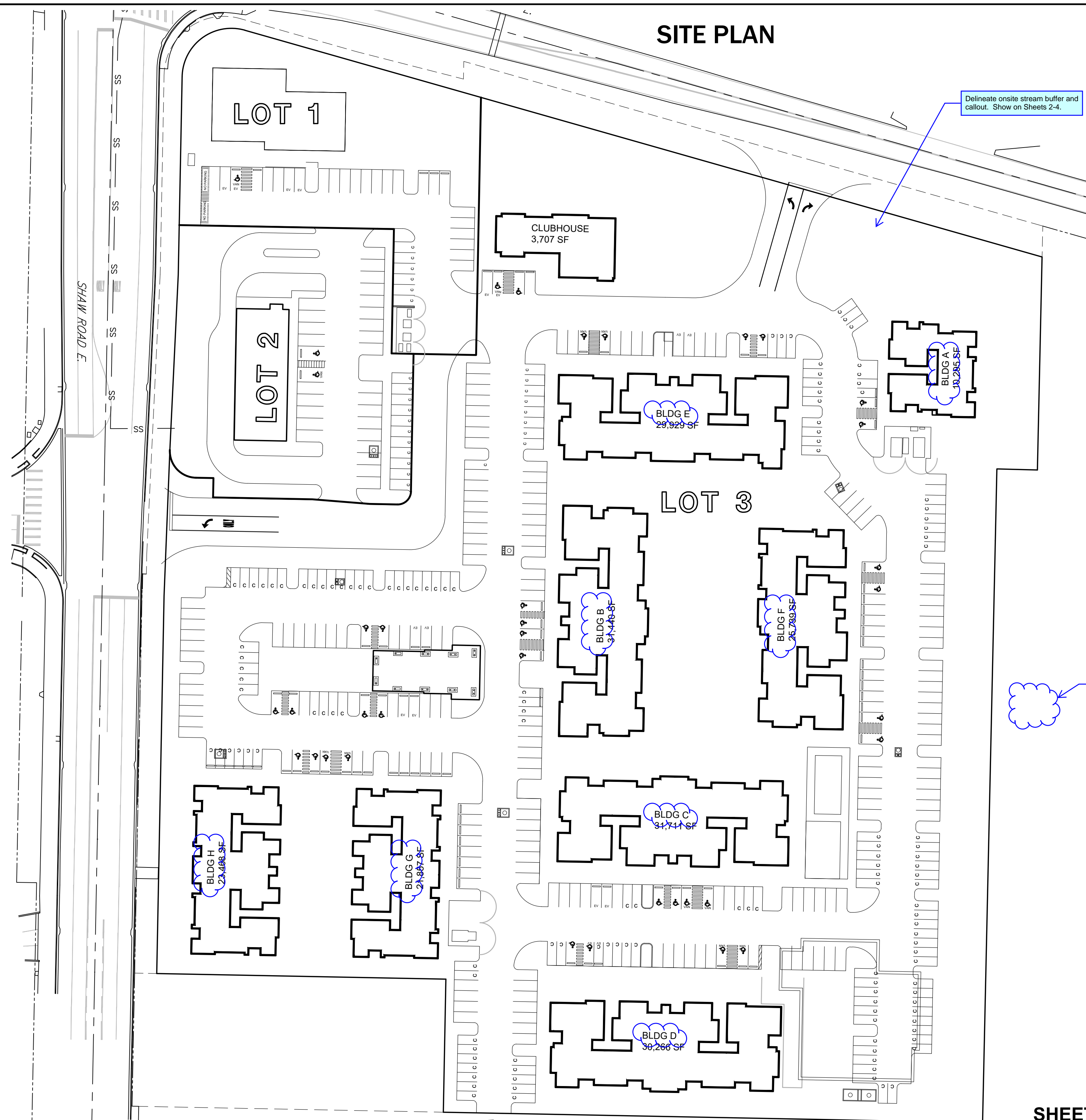
- 1) PARKING IS PROVIDED IN ACCORDANCE WITH CMX ZONING REQUIREMENTS AND CITY OF PUYALLUP STANDARDS.
- 2) ACCESSIBLE PARKING IS PROVIDED IN COMPLIANCE WITH ADA AND WASHINGTON STATE REQUIREMENTS.
- 3) EV CAPABLE STALLS ARE PROVIDED CONSISTENT WITH APPLICABLE CODE.
- 4) FINAL STALL COUNTS AND RATIOS SHALL BE VERIFIED AT BUILDING PERMIT.



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SHAW ROAD E

LOT 1

LOT 2

LOT 3

CLUBHOUSE
3,707 SF

BLDG A
10,285 SF

BLDG E
29,920 SF

BLDG B
31,740 SF

BLDG F
26,780 SF

BLDG C
31,741 SF

BLDG H
21,488 SF

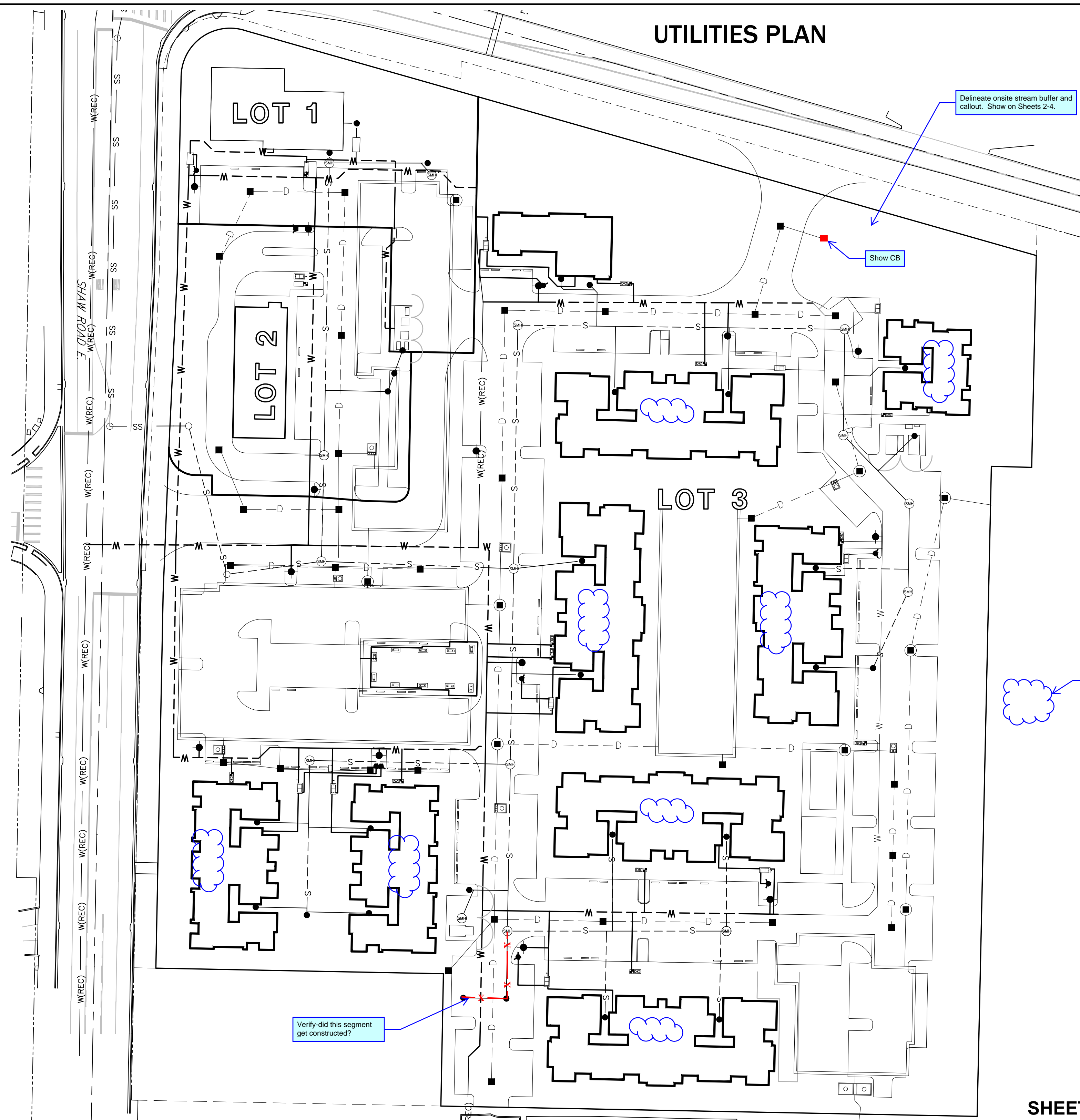
BLDG G
21,887 SF

BLDG D
30,266 SF

UTILITIES PLAN

EAST TOWN CROSSING BINDING SITE PLAN

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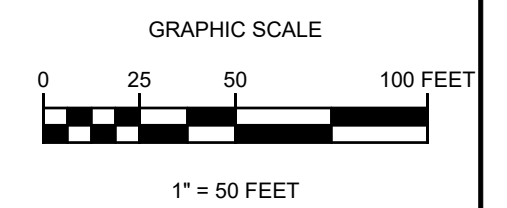
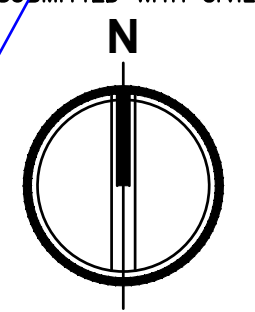


LEGEND

- SS — EXIST. SEWER LINE
- - - S — SEWER LINE
- ⊙ — SEWER MANHOLE
- — SEWER CLEANOUT
- W(REC) — EXIST. WATER LINE
- - - W — WATER LINE
- ⦿ — FIRE HYDRANT
- ▲ — FIRE DEPT CONNECTION
- - - D — STORM LINE
- — CATCH BASIN TYPE 1
- ▣ — CATCH BASIN TYPE 2

UTILITIES AND STORMWATER NOTES

- 1) WATER, SANITARY SEWER, AND STORMWATER FACILITIES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF PUYALLUP STANDARDS.
- 2) STORMWATER FACILITIES MAY BE SHARED BETWEEN LOTS AS SHOWN AND SHALL BE GOVERNED BY RECORDED MAINTENANCE.
- 3) UTILITY EASEMENTS SHOWN ON THIS PLAN ARE FOR THE BENEFITS OF ALL AFFECTED LOTS AND SHALL REMAIN UNOBSTRUCTED.
- 4) FINAL STORMWATER DESIGN SHALL BE SUBMITTED WITH CIVIL CONSTRUCTION PERMITS.



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