

RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF THE SW 1/4 SECTION 25 AND THE N 1/2 OF THE N 1/2 SECTION 36, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., PIERCE COUNTY, WASHINGTON

SHEET NO.	TOTAL SHEETS
1	2

DESCRIPTION OF LANDS SURVEYED:

PARCEL 'A'

THAT PORTION OF THE NORTHERN PACIFIC RAILWAY (FORMERLY KNOWN AS THE MEeker SOUTHERN RAILWAY) 400-FOOT WIDE CHARACTER RIGHT OF WAY BEING 200 FEET ON EACH SIDE OF THE MAIN TRACK CENTERLINE SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 25 AND IN A PORTION OF THE NORTH HALF AND THE SOUTHEAST QUARTER, SECTION 36, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., PIERCE COUNTY, WASHINGTON, BOUNDED ON THE WEST BY THE WEST LINE OF SAID SECTIONS 25 AND 36 AND BOUNDED ON THE SOUTH AND EAST BY THE SOUTH LINE OF SAID SECTION 36.

EXCEPT THAT PORTION SITUATED WITHIN PIONEER WAY ESTABLISHED AUGUST 22, 1987 AS BOWMAN-HILTON COUNTY ROAD, PER VOLUME 5 OF COMMISSIONER'S RECORDS, PAGE 105, RECORDS OF SAID COUNTY.

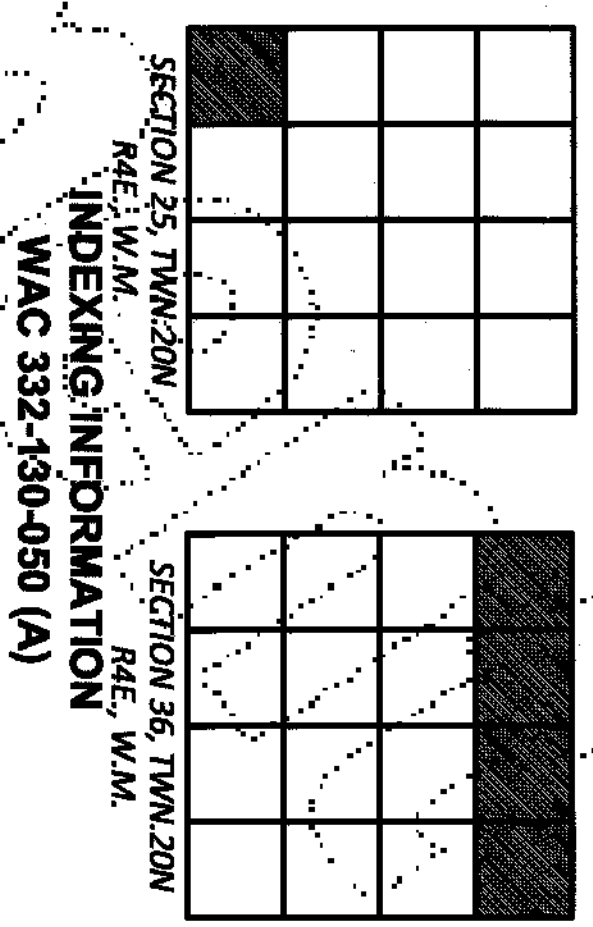
ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 01°23'16" WEST ALONG THE WEST LINE OF SAID SECTION 36, 91.94 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF SAID RAILWAY; THENCE SOUTH 74°07'22" EAST ALONG SAID MARGIN 1270.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 74°07'22" EAST ALONG SAID MARGIN 1455.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1232.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 15°38'00" A DISTANCE OF 336.34 FEET; THENCE NORTH 31°30'38" EAST 200.00 FEET TO THE CENTERLINE OF SAID RAILWAY AND A RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1432.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 15°38'00" A DISTANCE OF 390.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 74°07'22" WEST ALONG SAID CENTERLINE 1455.37 FEET; THENCE SOUTH 15°52'38" WEST 800.00 FEET TO THE POINT OF BEGINNING.

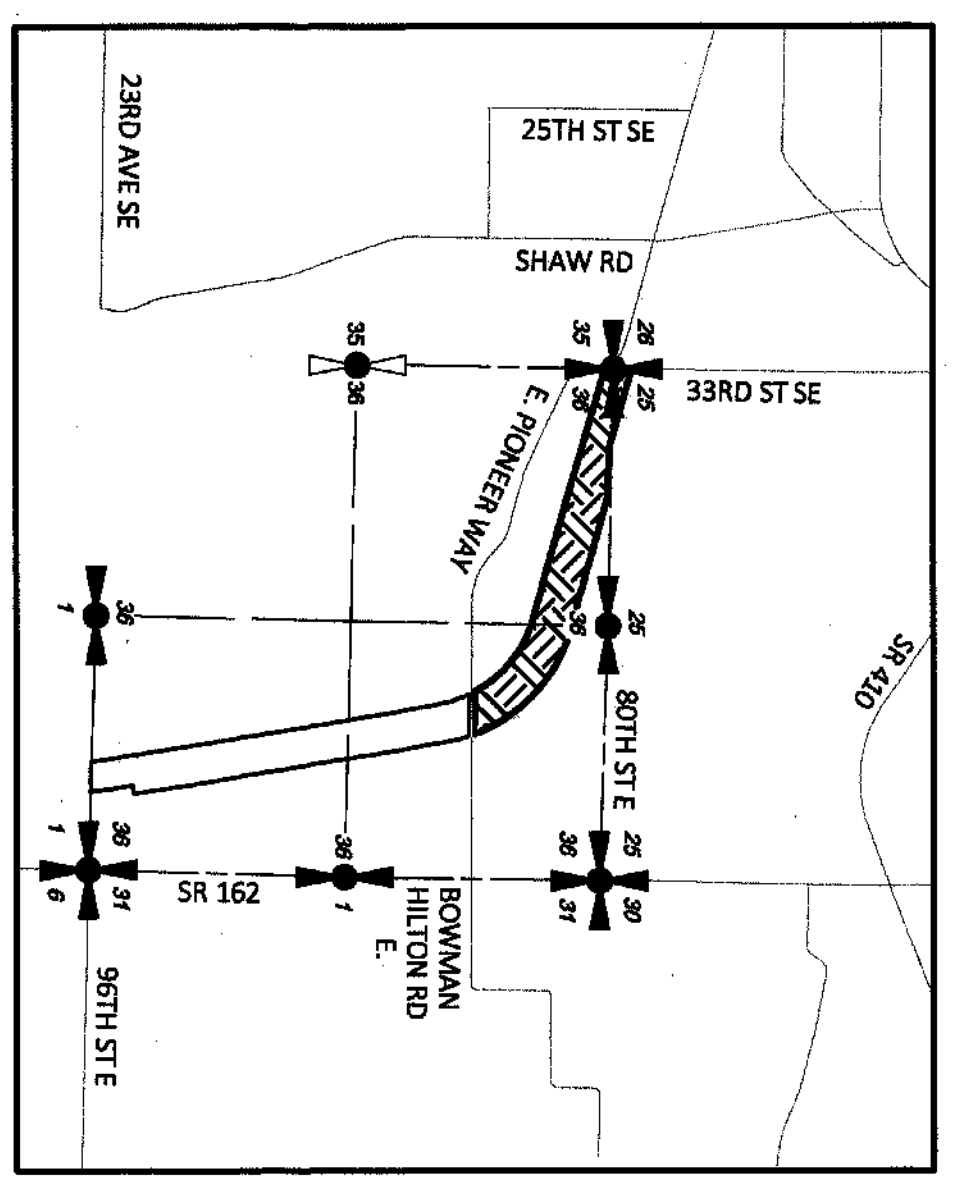
PARCEL 'B'

THAT PORTION OF THE NORTH HALF OF THE NORTH HALF, SECTION 36, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 01°23'16" WEST ALONG THE WEST LINE OF SAID SECTION 36, 91.94 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF THE NORTHERN PACIFIC RAILWAY (FORMERLY KNOWN AS THE MEeker SOUTHERN RAILWAY); THENCE SOUTH 74°07'22" EAST ALONG SAID MARGIN 1270.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 74°07'22" EAST ALONG SAID MARGIN 1455.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1232.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 15°38'00" A DISTANCE OF 336.34 FEET; THENCE NORTH 31°30'38" EAST 200.00 FEET TO THE CENTERLINE OF SAID RAILWAY AND A RADIAL INTERSECTION WITH AN ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1432.89 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 15°38'00" A DISTANCE OF 390.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 74°07'22" WEST ALONG SAID CENTERLINE 1455.37 FEET; THENCE SOUTH 15°52'38" WEST 200.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SCALE: 1" = 2000'



HORIZONTAL DATUM:
PIERCE COUNTY CORNERWORK:
NAD 83 (2011 ADJUSTMENT), SOUTH ZONE

BASIS OF BEARING:
N 88°40'59" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 20 NORTH, RANGE 4 EAST, BETWEEN MONUMENTS FOUND IN PLACE AS SHOWN ON SHEET 2 OF 2 HEREON SITUATED AT THE NORTH QUARTER CORNER AND NORTHWEST CORNER OF SAID SECTION.

METHOD AND PROCEDURES:
G.P.S. RAPID STATIC AND FIELD TRAVERSE METHODS MEET OR EXCEED MINIMUM STANDARDS AS SET FORTH IN WAC 332-030-090, PARAGRAPHS 1 (d) AND 2 (b).

INSTRUMENTS USED:
LEICA GS-15 GNSS SENSOR
LEICA MS-50 MULTISTATION.

REFERENCE:
RAILROAD PLAT: N.P.R.R. RIGHT OF WAY PLAT, PACIFIC DIVISION, 1ST DISTRICT, SEC. 36, T20N, R4E, WM.
RAILROAD PLAT: WASHINGTON DIVISION, SEATTLE SUBDIVISION - L.S.0411; VAL. SEC. NP RY; WA-10 MAP 08, SEC. 36, T20N, R4E, WM, REVISED JAN. 7, 2000.
PIERCE COUNTY ORDINANCE 2000-62.
QUIT CLAIM DEED, BNSF AS GRANTOR TO PIERCE COUNTY AS GRANTEE, AFN. 200102270974.
PLAT: STATE ADDITION TO THE CITY OF PUYALLUP, AFN. 647895, OCT. 25, 1922.
(R1) PLAT: PUYALLUP HIGHLANDS PHASE 1, LEROY, AFN. 200707165007.
(R2) RECORD OF SURVEY, KEYES AND ASSOC., AFN. 8210040207.
(R3) RECORD OF SURVEY, HOLMIG, WASELL AND ASSOC., AFN. 9910165004.

NOTES:

1. THE INTENT OF THIS RECORD OF SURVEY IS TO DELINEATE PROPERTY CORNER MONUMENTS SET IN THE GROUND FOR PARCELS 'A' AND 'B' CREATED BY THE PIERCE COUNTY LAND SEGREGATION OF TAX PARCEL NO. 0420361078.
2. THE SOUTHERLY LINE OF PARCEL 'A' IS THE SOUTHLINE OF THE SOUTHEAST QUARTER OF SECTION 36. FOR PURPOSES OF THIS SURVEY, PARCEL 'A' IS SHOWN ONLY TO THE CENTERLINE OF EAST PIONEER WAY.
3. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD WHICH MAY ENCUMBER THE SUBJECT LANDS OTHER THAN THE BALLARD RAILROAD EASEMENT AND A PROPOSED 25 FOOT WIDE ACCESS EASEMENT TO THE BENEFIT OF PARCEL 'B'.

Auditor's Certificate of 186, 10
Filed for record this 7th day of June
at 10:56 a.m. in Book of on page

Signed: *Julie Anderson*
Julie Anderson, Pierce County Auditor
AFN. 201806075001



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 Pierce County in May, 2018.

Signed: *Richard A. Dickson*
Richard A. Dickson, Professional Land Surveyor



Pierce County
Department of Public Works and Utilities
Field Engineering Division: Survey Section
2401 South 35th Street, Rm. 150
Tacoma, Washington 98409-7485

Brian D. Stacy, P.E., County Engineer, Public Works
Larry Bryant, P.E., Field Engineering Manager

For Reference only, not for re-sale

BOUNDARY SURVEY
FOR
PIERCE COUNTY PARKS DEPARTMENT
TAX PARCEL # 0420361078 AND # 0420361079

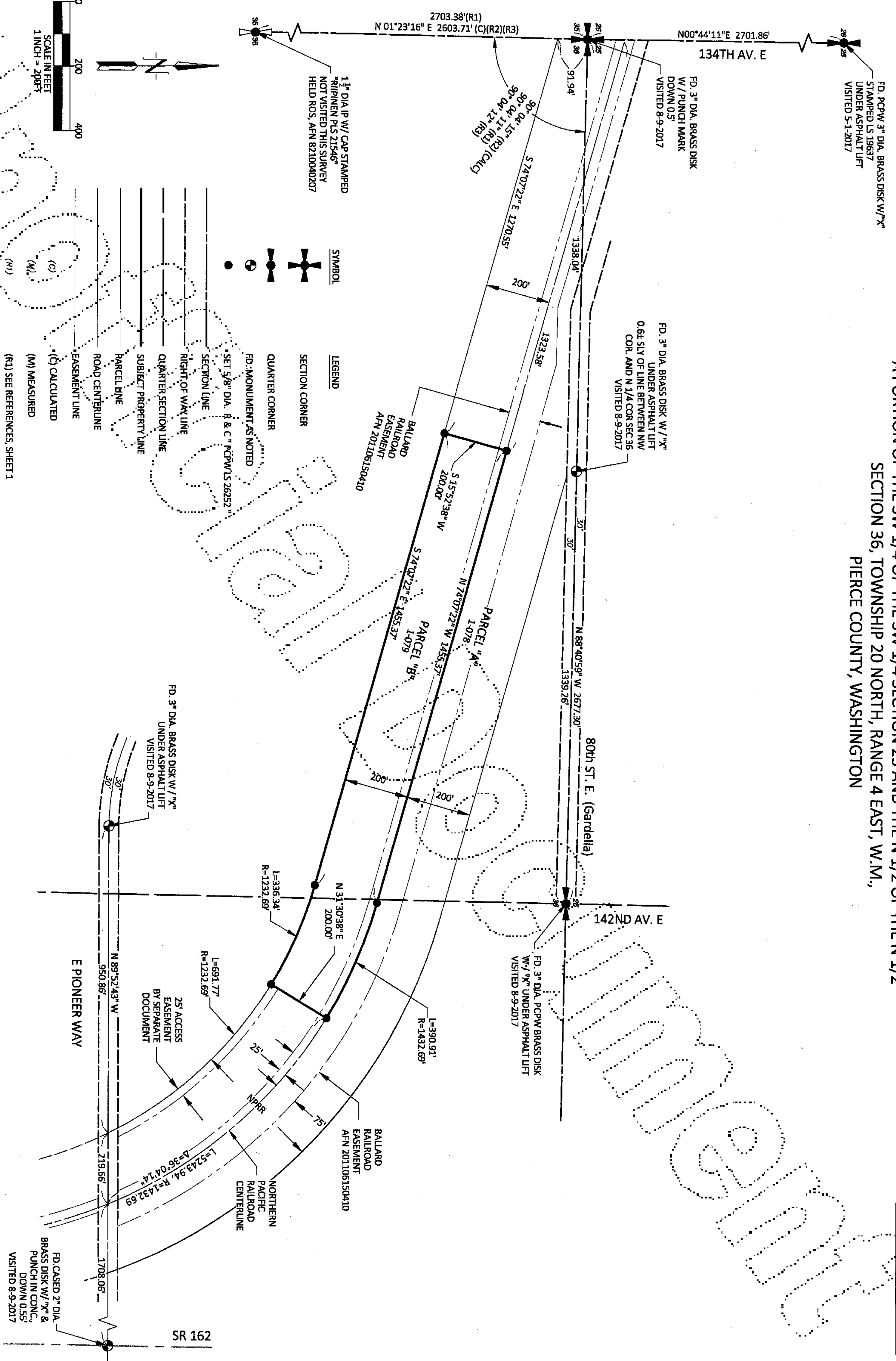
201806075001

ORIGINAL

SHEET NO.	TOTAL SHEETS
2	2

RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF THE SW 1/4 SECTION 25 AND THE N 1/2 OF THE N 1/2 SECTION 36, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., PIERCE COUNTY, WASHINGTON

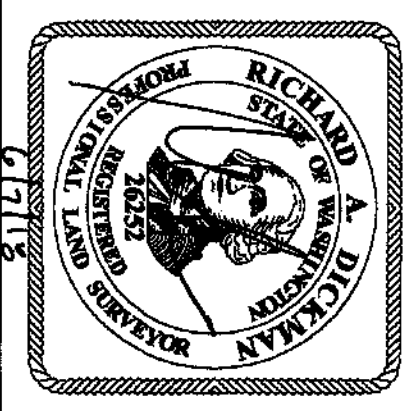


LEGEND

SYMBOL: [Crosshair] SECTION CORNER
 [Circle with dot] FD. MONUMENT AS NOTED
 [Circle with 'S'] SET 5/8" DIA. S & C " PCPW/LS 26252"
 [Dashed line] SECTION LINE
 [Dotted line] RIGHT OF WAY LINE
 [Dotted line] QUARTER SECTION LINE
 [Dotted line] SUBJECT PROPERTY LINE
 [Dotted line] PARCEL LINE
 [Dotted line] ROAD CENTERLINE
 [Dotted line] EASEMENT LINE
 [Dotted line] (C) CALCULATED
 [Dotted line] (M) MEASURED
 (R1) SEE REFERENCES, SHEET 1

0 200 400
 SCALE IN FEET
 1 INCH = 200 FT

Auditor's Certificate
 Filed for record this _____ day of _____ at _____ m. In Book _____ of _____ on page _____ at the request of Pierce County.
 Signed: _____
 Julie Anderson, Pierce County Auditor
 A.F.N. _____



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 Pierce County in May, 2018.
 Richard A. Dickman Professional Land Surveyor
 Signed: _____
 Reference only, not for re-sale.

Pierce County
 Department of Public Works and Utilities
 Field Engineering Division: Survey Section
 2401 South 35th Street, Rm. 150
 Tacoma, Washington 98408-7485
 Brian D. Stacy, P.E., County Engineer, Public Works
 Signed: _____
 Reference only, not for re-sale.

BOUNDARY SURVEY
 FOR
 PIERCE COUNTY PARKS DEPARTMENT
 TAX PARCELS # 0420361078 AND # 0420361079

ORIGINAL