

CITY OF DUPONT, PIERCE COUNTY
CITY FILE NO. PLNG2023-012 (BOUNDARY LINE ADJUSTMENT)

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

BY:

SIGNATURE PRINTED NAME TITLE

MANAGING MEMBER
MUSTARD SEED LEGACY DEVELOPMENT, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY.

STATE OF WASHINGTON
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____
TO ME KNOWN TO BE THE MANAGING MEMBER OF MUSTARD SEED LEGACY DEVELOPMENT LLC, THE COMPANY DESCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THERIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID COMPANY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS ____ DAY OF _____, 20_____
SIGNATURE OF
NOTARY PUBLIC _____
DATED _____
MY APPOINTMENT EXPIRES _____

CITY OF DUPONT APPROVAL

DIRECTOR OF COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF DUPONT.

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

CITY ENGINEER

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF DUPONT.

CITY ENGINEER DATE

MAYOR

I HEREBY CERTIFY THAT ALL CITY FEES AND TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF THE CITY, HAVE BEEN PAID AND DISCHARGED. THIS BOUNDARY LINE ADJUSTMENT IS HEREBY APPROVED.

MAYOR DATE

PIERCE COUNTY ASSESSOR - TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR/TREASURER DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20_____
AT THE REQUEST OF DAVID RICH

AUDITOR'S FEE NO: _____

DEPUTY COUNTY AUDITOR

Received 12-11-2024

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

ORIGINAL LEGAL DESCRIPTIONS:

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF WILMINGTON DRIVE (RE-ALIGNED DUPONT-STEILACOOM ROAD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRONZE MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF BARKSDALE AVENUE AND THE NORTHERLY LINE OF THE NORTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, AS SHOWN ON THE PLAT OF REPLAT OF THE VILLAGE DUPONT, ACCORDING TO PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 65; THENCE NORTH 69°47'46" EAST 41.36 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE NORTHERLY LINE OF SAID BARKSDALE AVENUE; THENCE ALONG SAID NORTHERLY LINE OF BARKSDALE AVENUE, NORTH 63°41'54" WEST 679.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 54°19'24" WEST 6.81 FEET TO THE SOUTHEASTERLY CORNER OF BLOCK "L" IN SAID REPLAT OF THE VILLAGE OF DUPONT; THENCE NORTH 35°40'36" EAST 45.10 FEET TO THE SOUTHERLY LINE OF A 15 FOOT EASEMENT GRANTED TO THE PIERCE COUNTY SCHOOL DISTRICT 7 FOR PATH; THENCE ON SAID SOUTHERLY LINE OF EASEMENT, EASTERLY 521.53 FEET TO THE WESTERLY LINE OF DUPONT-STEILACOOM HIGHWAY, AS ESTABLISHED IN DEED RECORDED DECEMBER 11, 1942 UNDER RECORDING NO. 1311721; THENCE SOUTHERLY ALONG SAID WESTERLY LINE 219 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF BARKSDALE AVENUE; THENCE NORTH 63°41'54" WEST, ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION AS CONDEMNED IN DECREE OF APPROPRIATION ENTERED MARCH 11, 1988, IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 87-2-08765-1.

INDIVIDUALLY DESCRIBED AS:

ORIGINAL A1 - TAX PARCEL NUMBER 0119362012:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER BLOCK "L", REPLAT OF THE VILLAGE OF DUPONT, ACCORDING TO PLAT RECORDED IN VOLUME 15 OF PLATS AT PAGE 65; THENCE ALONG THE EAST LINE THEREOF, N37°25'40"E FOR 45.77 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF EASEMENTS GRANTED TO THE PIERCE COUNTY SCHOOL DISTRICT NO. 7 FOR PATH UNDER RECORDING NUMBER 1604647; THENCE ALONG SAID SOUTH LINE, S83°18'31"E FOR 83.52 FEET; THENCE CONTINUING ALONG SAID SOUTH MARGIN, S80°44'31"E FOR 135.16 FEET; THENCE LEAVING SAID SOUTH LINE, S28°08'09"W FOR 121.00 FEET, MORE OR LESS THE NORTHEASTERLY RIGHT OF WAY MARGIN OF BARKSDALE AVENUE; THENCE ALONG SAID RIGHT OF WAY MARGIN, N61°44'02"W FOR 206.02 FEET; THENCE N52°34'20"W FOR 6.81 FEET, TO THE POINT OF BEGINNING.

ORIGINAL A2 - TAX PARCEL NUMBER 0119362009:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER BLOCK "L", REPLAT OF THE VILLAGE OF DUPONT, ACCORDING TO PLAT RECORDED IN VOLUME 15 OF PLATS AT PAGE 65; THENCE ALONG THE EAST LINE THEREOF, N37°25'40"E FOR 45.77 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF EASEMENT GRANTED TO THE PIERCE COUNTY SCHOOL DISTRICT NO. 7 FOR PATH UNDER RECORDING NUMBER 1604647; THENCE ALONG SAID SOUTH LINE, S83°18'31"E FOR 83.52 FEET; THENCE CONTINUING ALONG SAID SOUTH MARGIN, S80°44'31"E FOR 135.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN, S80°44'31"E FOR 14.39 FEET; THENCE S76°55'01"E FOR 79.10 FEET; THENCE S28°08'09"W FOR 146.41 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT OF WAY MARGIN OF BARKSDALE AVENUE; THENCE ALONG SAID RIGHT OF WAY MARGIN, N61°44'02"W FOR 90.00 FEET; THENCE N28°08'09"E FOR 121.00 FEET TO THE TRUE POINT OF BEGINNING.

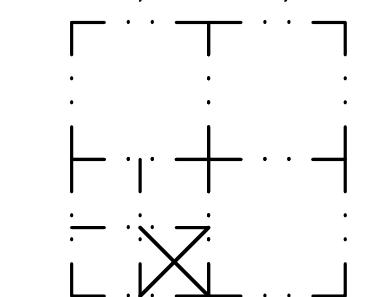
ORIGINAL A3 - TAX PARCEL NUMBER 0119362039:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER BLOCK "L", REPLAT OF THE VILLAGE OF DUPONT, ACCORDING TO PLAT RECORDED IN VOLUME 15 OF PLATS AT PAGE 65; THENCE ALONG THE EAST LINE THEREOF, N37°25'40"E FOR 45.77 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF EASEMENT GRANTED TO THE PIERCE COUNTY SCHOOL DISTRICT NO. 7 FOR PATH UNDER RECORDING NUMBER 1604647; THENCE ALONG SAID SOUTH LINE, S83°18'31"E FOR 83.52 FEET; THENCE CONTINUING ALONG SAID SOUTH MARGIN, S80°44'31"E FOR 149.55; THENCE S76°55'01"E FOR 79.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY MARGIN, S76°55'01"E FOR 58.16 FEET; THENCE S73°57'17"E FOR 6.01 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY MARGIN OF DUPONT-STEILACOOM ROAD FEET; THENCE ALONG SAID RIGHT OF WAY MARGIN, S31°29'42"W FOR 142.12 FEET; THENCE S64°58'05"W FOR 26.21 FEET TO THE NORTHEASTERLY RIGHT OF WAY MARGIN OF BARKSDALE AVENUE; THENCE ALONG SAID RIGHT OF WAY MARGIN, N61°44'02"W FOR 38.00 FEET; THENCE N28°08'09"E FOR 146.41 FEET, TO THE TRUE POINT OF BEGINNING.

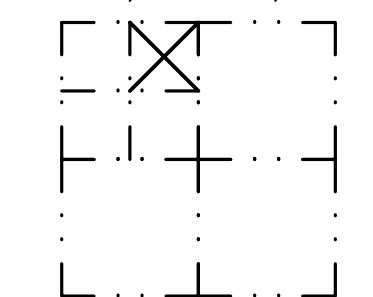
AUDITOR'S INDEXING

SECTION 25, TOWNSHIP 19, RANGE 4E



AUDITOR'S INDEXING

SECTION 36, TOWNSHIP 19, RANGE 4E

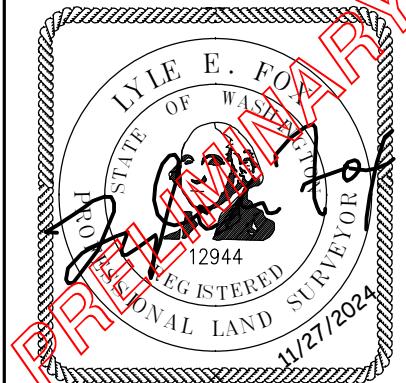


LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF CLIENT NAME

LYLE FOX, PLS
CERTIFICATE NO. 12944

11/27/2024
DATE



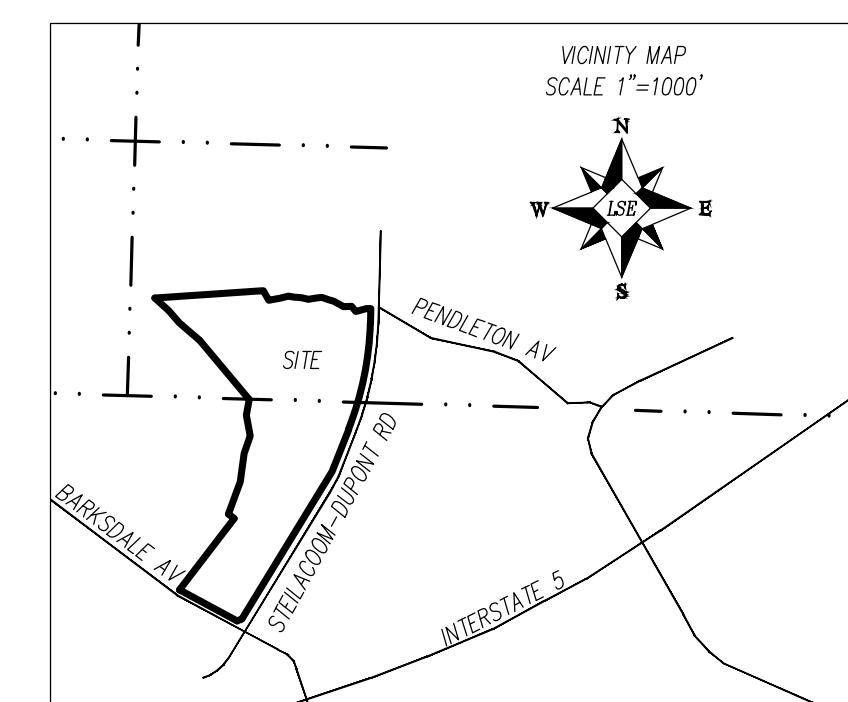
APPROVAL NOTES

THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION. APPROVAL OF A BOUNDARY LINE ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURE OR DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT.

OWNER INFORMATION

DAVID RICH, MUSTARD SEED LEGACY DEV, LLC
32706 MOUNTAIN HWY E, EATONVILLE WA 98328
SOURCE OF WATER CITY OF DUPONT
SEWER SYSTEM PIERCE COUNTY
WIDTH AND TYPE OF ACCESS VARIES - PUBLIC
NO. OF ADJUSTED LOTS 4 TO 3
ZONING COMMERCIAL

| Line Table | | | Line Table | | |
|------------|-------------|--------|------------|-------------|--------|
| Line # | Direction | Length | Line # | Direction | Length |
| L1 | S30°01'55"E | 56.31 | L27 | N58°27'31"W | 138.90 |
| L2 | N81°04'02"E | 56.42 | L28 | S40°15'10"W | 26.26 |
| L3 | N76°20'45"E | 49.78 | L29 | N1°18'35"E | 24.66 |
| L4 | S80°23'29"E | 25.68 | L30 | N25°36'44"E | 21.78 |
| L5 | S86°10'36"E | 41.36 | L31 | N17°33'56"E | 42.30 |
| L6 | S77°19'50"E | 37.53 | L32 | S60°14'03"W | 21.75 |
| L7 | N82°38'28"E | 40.92 | L33 | S30°43'24"W | 23.80 |
| L8 | N83°04'25"E | 29.71 | L34 | S33°00'19"W | 23.52 |
| L9 | S71°20'37"E | 35.46 | L35 | S39°19'35"W | 18.29 |
| L10 | S73°41'40"E | 28.67 | L36 | S30°43'24"W | 23.80 |
| L11 | S61°30'04"E | 58.65 | L38 | S65°07'14"W | 21.89 |
| L12 | N87°41'57"E | 42.60 | L39 | S8°30'46"W | 23.88 |
| L13 | S37°30'37"E | 35.01 | L40 | N33°09'28"E | 12.40 |
| L14 | N74°10'40"E | 57.08 | L41 | S16°00'42"W | 57.68 |
| L15 | S88°17'04"E | 24.00 | L42 | N82°15'47"W | 31.08 |
| L16 | S1°42'56"W | 74.26 | L43 | N3°30'48"E | 28.45 |
| L17 | S64°58'05"W | 26.21 | L44 | S16°00'42"W | 16.36 |
| L18 | N52°34'20"W | 6.81 | | | |
| L19 | N37°25'40"E | 45.77 | | | |
| L20 | N50°53'53"W | 39.05 | | | |
| L21 | S21°31'58"W | 1.42 | | | |
| L23 | N16°00'42"E | 41.33 | | | |
| L24 | S14°38'12"W | 19.15 | | | |
| L25 | S0°43'05"W | 27.52 | | | |
| L26 | S31°29'42"W | 256.08 | | | |



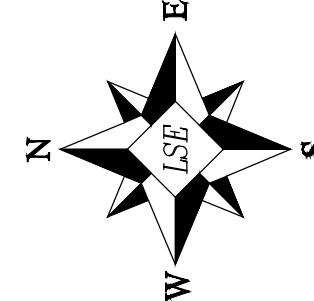
| Curve Table | | | |
|-------------|--------|--------|-----------|
| Curve # | Radius | Length | Delta |
| C1 | 75.00 | 19.24 | 14°42'07" |
| C2 | 75.00 | 51.75 | 39°32'05" |
| C3 | 75.00 | 26.16 | 19°58'53" |
| C4 | 75.00 | 8.27 | 6°19'16" |
| C5 | 75.00 | 45.03 | 34°23'51" |
| C6 | 75.00 | 116.79 | 89°13'27" |
| C7 | 75.00 | 112.28 | 85°46'35" |

<table

*RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
ORIGINAL LAYOUT*

SEE SHEET 4 OF 5 FOR CORRESPONDING TITLE EXCEPTIONS

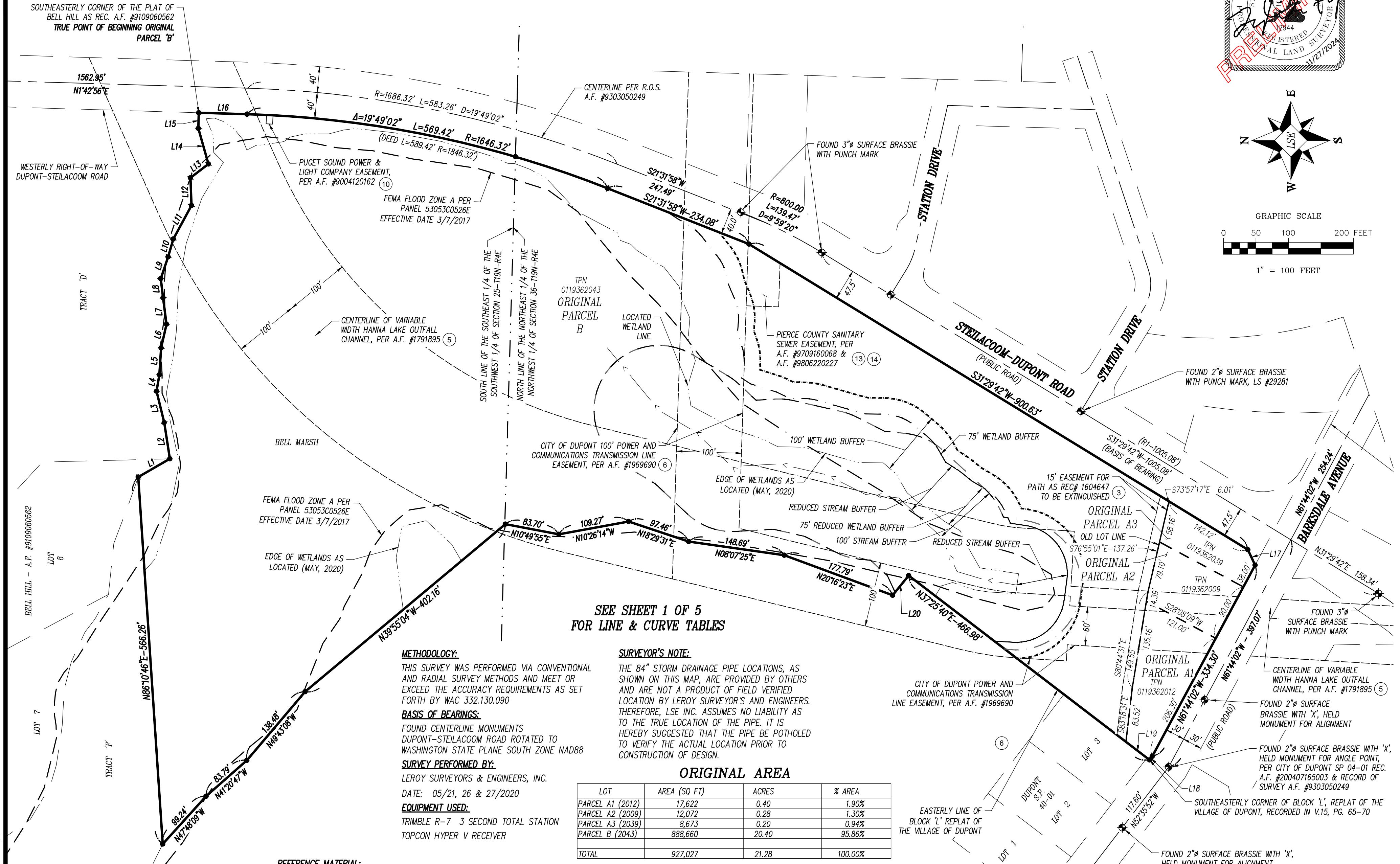
SOUTHEASTERLY CORNER OF THE PLAT OF -
BELL HILL AS REC. A.F. #9109060562
TRUE POINT OF BEGINNING ORIGINAL
PARCEL 'B'



GRAPHIC SCALE

0 50 100 200 FEET

1" = 100 FEET



LEGEND

- FOUND MONUMENT AS NOTED
- REBAR WITH CAP LS 12944 SET THIS SURVEY
- OTHER CORNERS FOUND AS NOTED

— — — MONUMENTED CENTERLINE

— — — SUBJECT PARCEL BOUNDARY

— — — — EXISTING EASEMENT LINE

— — — — RIGHT OF WAY MARGIN

REFERENCE MATERIAL

R1 - RECORD OF SURVEY, A.F. #9303050249
R2 - REPLAT OF THE VILLAGE OF DU PONT, VOL.15, PG. 65-7
R3 - SHORT PLAT NO. SP 04-01, A.F. #200407165003
R4 - BELL HILL PLAT, A.F. #9109060562
R5 - RECORD OF SURVEY, A.F. #8806170120
R6 - RECORD OF SURVEY, A.F. #200001195003
R7 - BARKSDALE STATION AMENDED BSP, A.F. #200012115004
R8 - RECORD OF SURVEY, A.F. #8609090490
(M) = MEASURED
(C) = CALCULATED
()

OWNER INFORMATION

| | |
|--|----------------------|
| DAVID RICH, MUSTARD SEED LEGACY DEV, LLC | 32706 MOUNTAIN HWY E |
| | EATONVILLE WA 98328 |
| SOURCE OF WATER | CITY OF DUPONT |
| SEWER SYSTEM | PIERCE COUNTY |
| WIDTH AND TYPE OF ACCESS | VARIABLES - PUBLIC |
| NO. OF ADJUSTED LOTS | 4 TO 3 |
| ZONING | COMMERCIAL |

SE $\frac{1}{4}$ OF SW $\frac{1}{4}$ S 25 T 19N. R 1E. W.M.

NE $\frac{1}{2}$ OE NW $\frac{1}{2}$ S $\frac{3}{4}$ T $\frac{1}{2}$ 19N R $\frac{1}{2}$ E WM

P. KUHNLE 08/01/2022 12895

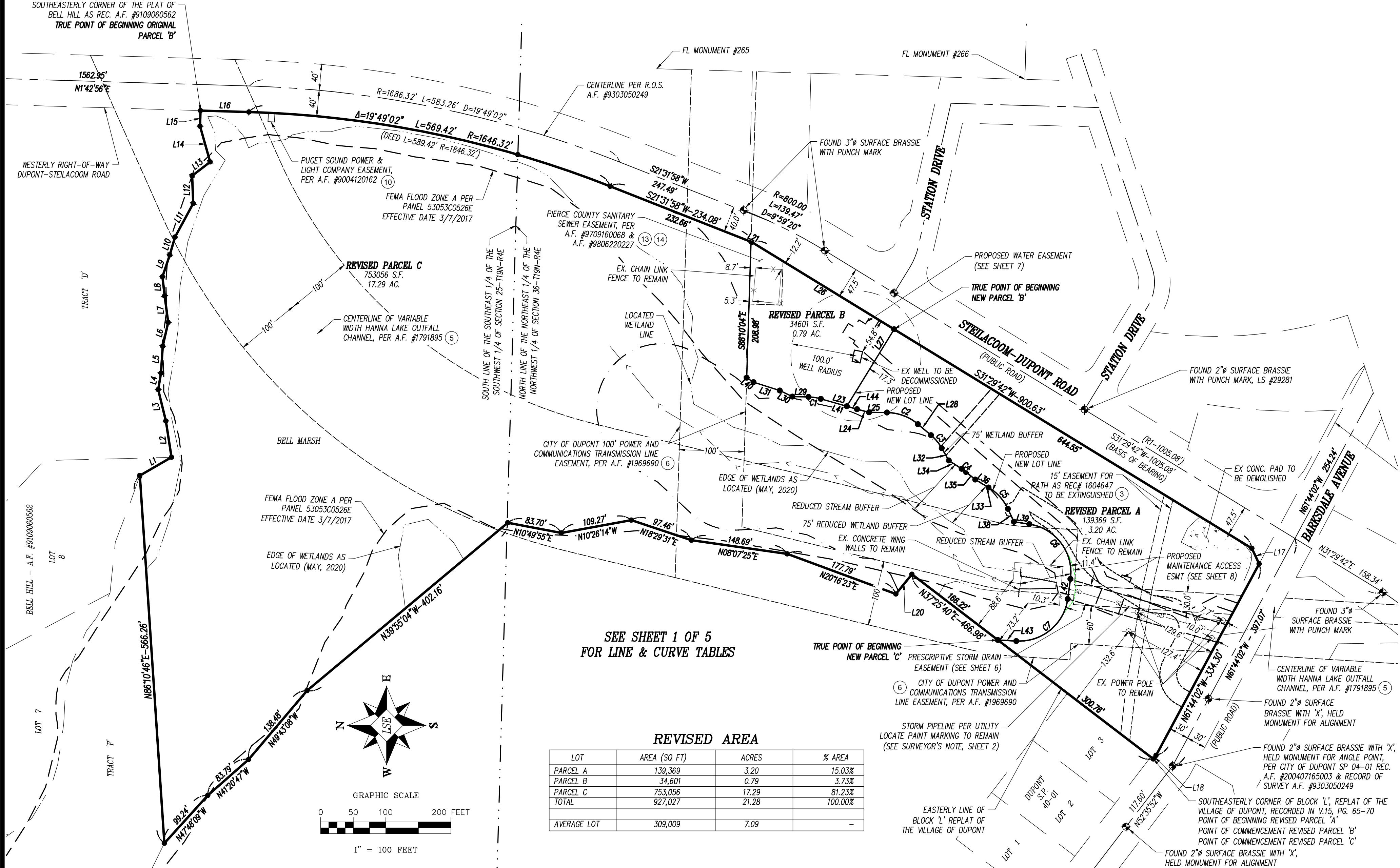
CHECKED BY: **SCALE** **SHEET**

.. FOX 1:100 2 of 8

*RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
REVISED LAYOUT*

SEE SHEET 4 OF 5 FOR CORRESPONDING TITLE EXCEPTIONS

SOUTHEASTERLY CORNER OF THE PLAT OF
BELL HILL AS REC. A.F. #9109060562
TRUE POINT OF BEGINNING ORIGINAL
PARCEL 'B'



| LOT | AREA (SQ FT) | ACRES | % AREA |
|-------------|--------------|-------|---------|
| PARCEL A | 139,369 | 3.20 | 15.03% |
| PARCEL B | 34,601 | 0.79 | 3.73% |
| PARCEL C | 753,056 | 17.29 | 81.23% |
| TOTAL | 927,027 | 21.28 | 100.00% |
| AVERAGE LOT | 309,009 | 7.09 | - |

REVISED AREA

OWNER INFORMATION

| | | | | | |
|--|-----------------|----------------------|---|---------------------------|-------------------------------|
| DAVID RICH, MUSTARD SEED LEGACY DEV, LLC | | 32706 MOUNTAIN HWY E | SE $\frac{1}{4}$ OF SW $\frac{1}{4}$, S. 25 T. 19N. R. 1E., W.M. | | |
| | | EATONVILLE WA 98328 | NE $\frac{1}{4}$ OF NW $\frac{1}{4}$, S. 36 T. 19N. R. 1E., W.M. | | |
| SOURCE OF WATER | CITY OF DUPONT | | DRAWN BY: P. KUHNLE | DATE 08/01/2022 | JOB NO. 12895 |
| SEWER SYSTEM | PIERCE COUNTY | | | | |
| WIDTH AND TYPE OF ACCESS | VARIES - PUBLIC | | CHECKED BY: L. FOX | SCALE 1:100 | SHEET 3 OF 8 |
| NO. OF ADJUSTED LOTS | 4 TO 3 | | | | |
| ZONING | COMMERCIAL | | | | |

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

Notes Corresponding to Schedule B - Part II

THE EXCEPTIONS SHOWN HEREON ARE THE SAME AS THE LISTED IN FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON, INC TITLE POLICY WITH A COMMITMENT NUMBER 23001913-SC HAVING A COMMITMENT DATE OF DECEMBER 11, 2023 AT 8:00AM THIS TITLE POLICY WAS USED AS THE SOLE SOURCE OF RECORD ENCUMBRANCES AND LEROY SURVEYORS & ENGINEERS INC ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS THEREIN.

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: POLES AND WIRES
RECORDING DATE: AUGUST 16, 1928
RECORDING NO.: 914150
AFFECTS: PORTION OF SAID PREMISES
[CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: POLES AND WIRES
RECORDING DATE: JULY 2, 1930
RECORDING NO.: 997243
AFFECTS: PORTION OF SAID PREMISES
[UNDETERMINED IF THE 20' EASEMENT AFFECTS THE SUBJECT PARCEL, DOCUMENTS READS "AS SHOWN IN RED ON MAP ATTACHED HERETO" THERE ARE NO MARKINGS ON SAID ATTACHED MAP - CANNOT BE SHOWN]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY SCHOOL DISTRICT NO. 7
PURPOSE: SIDEWALK
RECORDING DATE: SEPTEMBER 12, 1951
RECORDING NO.: 1604647
AFFECTS: PARCEL B
[AFFECTS PARCEL AS SHOWN ON SHEET 3]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TOWN OF DUPONT
PURPOSE: ELECTRIC, SEWER AND WATER LINES
RECORDING DATE: JUNE 3, 1952
RECORDING NO.: 1626681
AFFECTS: PORTION OF SAID PREMISES
[CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: UNITED STATES OF AMERICA
PURPOSE: HANNA LAKE OUTFALL CHANNEL
RECORDING DATE: JULY 15, 1957
RECORDING NO.: 1791895
AFFECTS: PORTION OF SAID PREMISES
[AFFECTS PARCEL AS SHOWN ON SHEET 3]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF TACOMA
PURPOSE: ELECTRIC POWER TRANSMISSION LINES
RECORDING DATE: JUNE 19, 1962
RECORDING NO.: 1969690
AFFECTS: PORTION OF SAID PREMISES
[AFFECTS PARCEL AS SHOWN ON SHEET 3]
- RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID LAND AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LANDS CONVEYED BY DEED:
RECORDING DATE: FEBRUARY 10, 1972
RECORDING NO.: 2431318
[CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]
- RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID LAND AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LANDS CONVEYED BY DEED:
RECORDING DATE: MARCH 10, 1972
RECORDING NO.: 2435128
[CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]
- RESERVATION OF ALL COAL, OIL, GAS AND MINERAL RIGHTS, AND RIGHTS TO EXPLORE FOR THE SAME CONTAINED IN THE DEED: GRANTOR: WEYERHAEUSER TIMBER CO., A WASHINGTON CORPORATION
RECORDING DATE: FEBRUARY 2, 1990
RECORDING NO.: 9002020329
AFFECTS: PARCEL B
SAID RESERVATIONS MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9405130746.
[CAN NOT BE SHOWN BECAUSE IT IS BLANKET IN NATURE]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: UNDERGROUND ELECTRIC SYSTEM RECORDING
DATE: APRIL 12, 1990
RECORDING NO.: 9004120162
AFFECTS: PORTION OF SAID PREMISES
SAID EASEMENT IS A RERECORD OF EASEMENT RECORDED DECEMBER 18, 1989 UNDER RECORDING NUMBER 8912180215.
[AFFECTS PARCEL AS SHOWN ON SHEET 3]
- NOTICE REGARDING OPEN SPACE AND THE TERMS AND CONDITIONS THEREOF:
RECORDING DATE: DECEMBER 21, 1990
RECORDING NO.: 9012210434
SAID INSTRUMENT IS RERECORDING OF INSTRUMENT RECORDED UNDER RECORDING NUMBER 9012110161.
[NOT SHOWN - THE "OPEN SPACE" CAN NOT BE DETERMINED - A COPY OF THE CITY OF DUPONT'S COMPREHENSIVE PLAN REFERENCED IN THE RECORDED DOCUMENT WAS NOT PROVIDED TO THE SURVEYOR]
- EASEMENTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT:
RECORDING DATE: AUGUST 24, 1992
RECORDING NO.: 9208240297
[AFFECTS PARCEL - NOTHING TO SHOW, DOCUMENT REFERENCES GENERAL BLANKET EASEMENTS.
INCLUDING, BUT NOT LIMITED TO, LIABILITY FOR ASSESSMENTS LEVIED BY THE COMMUNITY ASSOCIATION.
MODIFICATION(S) OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS:
RECORDING DATE: JANUARY 10, 1995
RECORDING NO.: 9501100462 [NOT SURVEY RELATED]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: SEPTEMBER 16, 1997
RECORDING NO.: 9709160068
AFFECTS: PORTION OF PARCEL B
[AFFECTS PARCEL AS SHOWN ON SHEET 3]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY
PURPOSE: SANITARY SEWER RECORDING
DATE: JUNE 22, 1998
RECORDING NO.: 9806220227
AFFECTS: PORTION OF PARCEL B
[AFFECTS PARCEL AS SHOWN ON SHEET 3]
- GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):
YEAR: 2020
TAX ACCOUNT NO.: 011936-2012
LEVY CODE: 055
ASSESSED VALUE-LAND: \$473,000.00
ASSESSED VALUE-IMPROVEMENTS: \$0.00
GENERAL AND SPECIAL TAXES:
BILLED: \$3,737.24
PAID: \$3,737.24
UNPAID: \$0.00
AFFECTS: PORTION OF PARCEL A
[NOTHING TO PLOT - NOT SURVEY RELATED EXCEPTION]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: SEPTEMBER 16, 1997
RECORDING NO.: 9709160068
AFFECTS: PORTION OF PARCEL B
[AFFECTS PARCEL AS SHOWN ON SHEET 3]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY
PURPOSE: SANITARY SEWER RECORDING
DATE: JUNE 22, 1998
RECORDING NO.: 9806220227
AFFECTS: PORTION OF PARCEL B
[AFFECTS PARCEL AS SHOWN ON SHEET 3]
- GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):
YEAR: 2020
TAX ACCOUNT NO.: 011936-2039
LEVY CODE: 055
ASSESSED VALUE-LAND: \$148,500.00
ASSESSED VALUE-IMPROVEMENTS: \$0.00
GENERAL AND SPECIAL TAXES:
BILLED: \$1,180.57
PAID: \$1,180.57
UNPAID: \$0.00
AFFECTS: REMAINDER OF PARCEL A
[NOTHING TO PLOT - NOT SURVEY RELATED EXCEPTION]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: TRANSMISSION AND/OR DISTRIBUTION LINE
RECORDING DATE: SEPTEMBER 16, 1997
RECORDING NO.: 9709160068
AFFECTS: PORTION OF PARCEL B
[AFFECTS PARCEL AS SHOWN ON SHEET 3]
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PIERCE COUNTY
PURPOSE: SANITARY SEWER RECORDING
DATE: JUNE 22, 1998
RECORDING NO.: 9806220227
AFFECTS: PORTION OF PARCEL B
[AFFECTS PARCEL AS SHOWN ON SHEET 3]
- GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):
YEAR: 2020
TAX ACCOUNT NO.: 011936-2009
LEVY CODE: 055
ASSESSED VALUE-LAND: \$203,500.00
ASSESSED VALUE-IMPROVEMENTS: \$0.00
GENERAL AND SPECIAL TAXES:
BILLED: \$903.98
PAID: \$903.98
UNPAID: \$0.00
AFFECTS: PORTION OF PARCEL B
[NOTHING TO PLOT - NOT SURVEY RELATED EXCEPTION]
- ANY UNRECORDED LEASEHOLDS, RIGHT OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERMS.
[NOTHING TO PLOT - NOT SURVEY RELATED EXCEPTION]



| OWNER INFORMATION | | |
|--|----------------------|---|
| DAVID RICH, MUSTARD SEED LEGACY DEV, LLC | 32706 MOUNTAIN HWY E | SE $\frac{1}{4}$ OF SW $\frac{1}{4}$, S. 25 T. 19N. R. 1E., W.M. |
| | EATONVILLE WA 98328 | NE $\frac{1}{4}$ OF NW $\frac{1}{4}$, S. 36 T. 19N. R. 1E., W.M. |
| SOURCE OF WATER | CITY OF DUPONT | |
| SEWER SYSTEM | PIERCE COUNTY | |
| WIDTH AND TYPE OF ACCESS | VARIES - PUBLIC | |
| NO. OF ADJUSTED LOTS | 4 TO 3 | |
| ZONING | COMMERCIAL | |
| DRAWN BY: | DATE | JOB NO. |
| P. KUHNLE | 08/01/2022 | 12895 |
| CHECKED BY: | SCALE | SHEET |
| L. FOX | N/A | 4 OF 6 |

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

REVISED LEGAL DESCRIPTIONS:

PARCEL A:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF WILMINGTON DRIVE AND NORTHERLY OF BARKSDALE AVENUE (RE-ALIGNED DUPONT-STEILACOOM ROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK "L", REPLAT OF THE VILLAGE OF DUPONT, ACCORDING TO THE REPLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS AT PAGES 65 THROUH 70, RECORDS OF THE PIERCE COUNTY AUDITOR; THENCE ALONG THE EASTERLY LINE THEREOF, N37° 25' 40"E FOR 300.76 FEET; THENCE S03° 30' 48"W FOR 28.45 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 85° 46' 35" FOR AN ARC LENGTH OF 112.28 FEET, SAID CURVE HAVING A CHORD BEARING OF S39° 22' 29"E FOR 102.09 FEET; THENCE S82° 15' 47"E FOR 31.08 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 89° 13' 27" FOR AN ARC LENGTH OF 116.79 FEET, SAID CURVE HAVING A CHORD BEARING OF N53° 07' 29"E FOR 105.35 FEET; THENCE N08° 30' 46"E FOR 23.88 FEET; THENCE N65° 07' 14"E FOR 21.89 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 34° 23' 51" FOR AN ARC LENGTH OF 45.03 FEET, SAID CURVE HAVING A CHORD BEARING OF N47° 55' 19"E FOR 44.35 FEET; THENCE N30° 43' 24"E FOR 23.80 FEET; THENCE N39° 19' 35"E FOR 18.29 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 6° 19' 16" FOR AN ARC LENGTH OF 8.27 FEET, SAID CURVE HAVING A CHORD BEARING OF N36° 09' 57"E FOR 8.27 FEET; THENCE N33° 00' 19"E FOR 23.52 FEET; THENCE N60° 14' 03"E FOR 21.75 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 19° 58' 53" FOR AN ARC LENGTH OF 26.16 FEET, SAID CURVE HAVING A CHORD BEARING OF N50° 14' 37"E FOR 26.02 FEET; THENCE N40° 15' 10"E FOR 26.26 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 39° 32' 05" FOR AN ARC LENGTH OF 51.75 FEET, SAID CURVE HAVING A CHORD BEARING OF N20° 29' 08"E FOR 50.73 FEET; THENCE N00° 43' 05"E FOR 27.52 FEET; THENCE N14° 38' 12"E FOR 19.15 FEET; THENCE N16° 00' 42"E FOR 16.36 FEET; THENCE N58° 27' 31"E FOR 138.90 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY MARGIN OF DUPONT - STEILACOOM ROAD; THENCE ALONG SAID RIGHT OF WAY MARGIN, S31° 29' 42"W FOR 644.55 FEET; THENCE S64° 58' 05"W FOR 26.21 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF BARKSDALE AVENUE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY MARGIN, N61° 44' 02"W FOR 334.30 FEET; THENCE N52° 34' 20"W FOR 6.81 FEET, TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF WILMINGTON DRIVE AND NORTHERLY OF BARKSDALE AVENUE (RE-ALIGNED DUPONT-STEILACOOM ROAD), DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF BLOCK "L", REPLAT OF THE VILLAGE OF DUPONT, ACCORDING TO THE REPLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS AT PAGES 65 THROUH 70, RECORDS OF THE PIERCE COUNTY AUDITOR; THENCE ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF BARKSDALE AVENUE, S61°44'02"E FOR 334.30 FEET; THENCE N64°58'05"E FOR 26.21 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF DUPONT - STEILACOOM ROAD; THENCE ALONG SAID RIGHT OF WAY MARGIN, N31°29'42"E FOR 644.55 FEET, TO THE TRUE POINT OF BEGINNING; THENCE N58° 27' 31"W FOR 138.90 FEET; THENCE N16° 00' 42"E FOR 41.33 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 14° 42' 07" FOR AN ARC LENGTH OF 19.24 FEET, SAID CURVE HAVING A CHORD BEARING OF N08° 39' 38"E FOR 19.19 FEET; THENCE N01° 18' 35"E FOR 24.66 FEET; THENCE N25° 36' 44"E FOR 21.78 FEET; THENCE N17° 33' 56"E FOR 42.30 FEET; THENCE N33° 09' 28'E FOR 17.28 FEET TO THE BEGINNING POINT OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 39° 12' 31" FROM WHICH THE RADIUS POINT BEARS N20° 20' 05"E; THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 51.32 FEET, SAID CURVE HAVING A CHORD BEARING OF S89° 16' 11"E FOR 50.33 FEET; THENCE N71° 17' 41"E FOR 19.59 FEET; THENCE S85° 16' 31"E FOR 16.75 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 27° 45' 49" FOR AN ARC LENGTH OF 36.34 FEET, SAID CURVE HAVING A CHORD BEARING OF N80° 50' 34"E FOR 35.99 FEET; THENCE N66° 57' 40"E FOR 22.70 FEET; THENCE N77° 20' 08"E FOR 15.20 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 64.36 FEET THROUGH A CENTRAL ANGLE OF 29° 57' 42" FOR AN ARC LENGTH OF 33.66 FEET, SAID CURVE HAVING A CHORD BEARING OF N64° 31' 06"E FOR 33.28 FEET; THENCE N51° 42' 04"E FOR 37.77 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 21° 12' 29" FOR AN ARC LENGTH OF 27.76 FEET, SAID CURVE HAVING A CHORD BEARING OF N41° 05' 50"E FOR 27.60 FEET; THENCE N30° 29' 35"E FOR 20.54 FEET; THENCE N33° 13' 30"E FOR 19.32 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY MARGIN OF DUPONT - STEILACOOM ROAD; THENCE ALONG SAID RIGHT OF WAY MARGIN, S21° 31' 58"W FOR 136.18 FEET; THENCE ALONG SAID RIGHT OF WAY MARGIN, S31° 29' 42"W FOR 256.08 FEET, TO THE TRUE POINT OF BEGINNING.

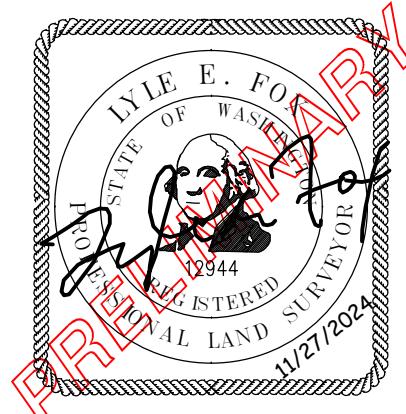
PARCEL C:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25 AND OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 1 EAST, W.M., CITY OF DUPONT, PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK 1, REPLAT OF THE VILLAGE OF DUPONT, ACCORDING TO THE REPLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS AT PAGES 65 THROUH 70, RECORDS OF THE PIERCE COUNTY AUDITOR; THENCE ALONG THE EASTERLY LINE THEREOF, N37° 25' 40"E FOR 300.76 FEET, TO THE TRUE POINT OF BEGINNING; THENCE N37° 25' 40"E FOR 166.22 FEET; THENCE N50° 53' 53"W FOR 39.05 FEET; THENCE N20° 16' 23"E FOR 177.79 FEET; THENCE N08° 07' 25"E FOR 148.69 FEET; THENCE N18° 29' 31"E FOR 97.46 FEET; THENCE N10° 26' 14"W FOR 109.27 FEET; THENCE N10° 49' 55"E FOR 83.70 FEET; THENCE N39° 55' 04"W FOR 402.16 FEET; THENCE N49° 43' 08"W FOR 138.48 FEET; THENCE N41° 20' 47"W FOR 83.79 FEET; THENCE N47° 48' 09"W FOR 99.24 FEET; THENCE N86° 10' 46"E FOR 566.26 FEET; THENCE S30° 01' 55"E FOR 56.31 FEET; THENCE N81° 04' 02"E FOR 56.42 FEET; THENCE N76° 20' 45"E FOR 49.78 FEET; THENCE S80° 23' 29"E FOR 25.68 FEET; THENCE S86° 10' 36"E FOR 41.38 FEET; THENCE S77° 19' 50"E FOR 37.53 FEET; THENCE N82° 38' 28"E FOR 40.92 FEET; THENCE N83° 04' 25"E FOR 29.71 FEET; THENCE S71° 20' 37"E FOR 35.46 FEET; THENCE S73° 41' 40"E FOR 28.67 FEET; THENCE S61° 30' 04"E FOR 58.65 FEET; THENCE N87° 41' 57"E FOR 42.60 FEET; THENCE S37° 30' 37"E FOR 35.01 FEET; THENCE N74° 10' 40"E FOR 57.08 FEET; THENCE S88° 17' 04"E FOR 24.00 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF DUPONT - STEILACOOM ROAD; THENCE ALONG SAID RIGHT OF WAY MARGIN, S01° 42' 56"W FOR 74.26 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1646.32 FEET THROUGH A CENTRAL ANGLE OF 19° 49' 02" FOR AN ARC LENGTH OF 569.42 FEET, SAID CURVE HAVING A CHORD BEARING OF S11° 37' 27"W FOR 566.59 FEET; THENCE S21° 31' 58"W FOR 97.90 FEET; THENCE S33° 13' 30"W FOR 19.32 FEET; THENCE S30° 29' 35"W FOR 20.54 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 21° 12' 29" FOR AN ARC LENGTH OF 27.76 FEET, SAID CURVE HAVING A CHORD BEARING OF S41° 05' 50"W FOR 27.60 FEET; THENCE S51° 42' 04"W FOR 37.77 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 64.36 FEET THROUGH A CENTRAL ANGLE OF 29° 57' 42" FOR AN ARC LENGTH OF 33.66 FEET, SAID CURVE HAVING A CHORD BEARING OF S64° 31' 06"W FOR 33.28 FEET; THENCE S77° 20' 08"W FOR 15.20 FEET; THENCE S66° 57' 40"W FOR 22.70 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 27° 45' 49" FOR AN ARC LENGTH OF 36.64 FEET, SAID CURVE HAVING A CHORD BEARING OF S80° 50' 34"W FOR 35.99 FEET; THENCE N85° 16' 31"W FOR 16.75 FEET; THENCE S71° 17' 41"W FOR 19.59 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 39° 12' 31" FOR AN ARC LENGTH OF 51.32 FEET, SAID CURVE HAVING A CHORD BEARING OF N89° 16' 11"W FOR 50.33 FEET; THENCE S33° 09' 28"W FOR 17.28 FEET; THENCE S17° 33' 56"W FOR 42.30 FEET; THENCE S25° 36' 44"W FOR 21.78 FEET; THENCE S01° 18' 35"W FOR 24.66 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 14° 42' 07" FOR AN ARC LENGTH OF 19.24 FEET, SAID CURVE HAVING A CHORD BEARING OF S08° 39' 38"W FOR 19.19 FEET; THENCE S16° 00' 42"W FOR 41.33 FEET; THENCE S16° 00' 42"W FOR 16.36 FEET; THENCE S14° 38' 12"W FOR 19.15 FEET; THENCE S00° 43' 05"W FOR 27.52 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 39° 32' 05" FOR AN ARC LENGTH OF 51.75 FEET, SAID CURVE HAVING A CHORD BEARING OF S20° 29' 08"W FOR 50.73 FEET;

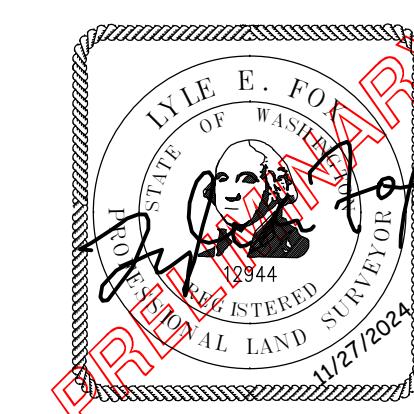
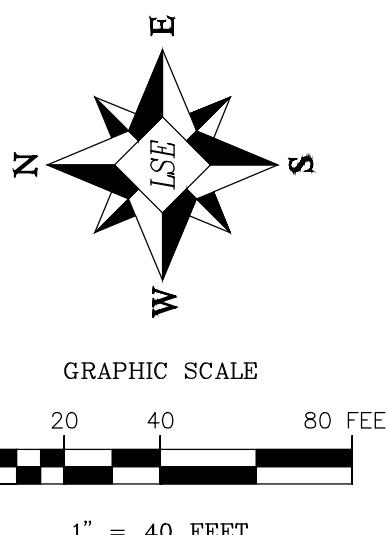
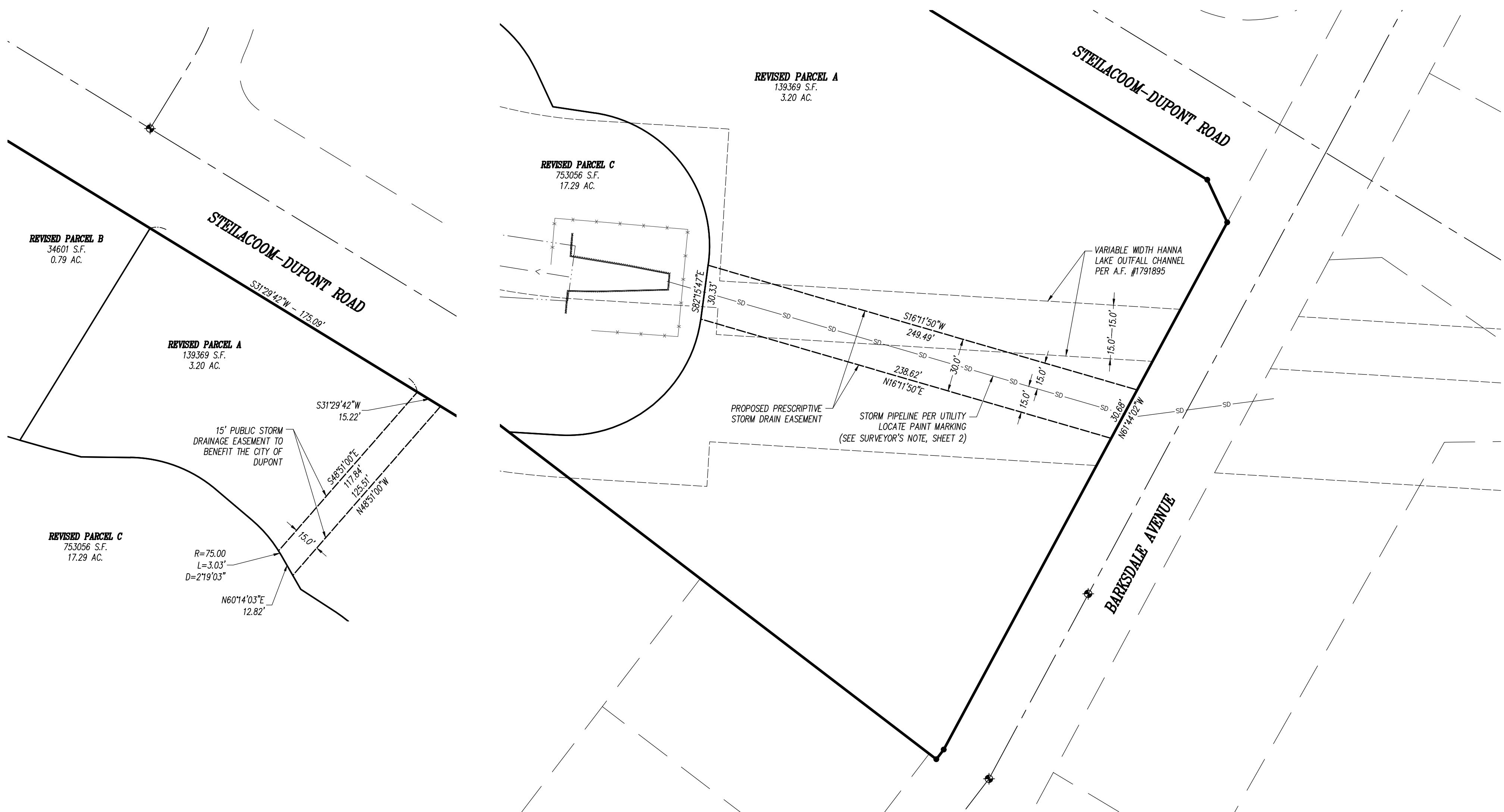
PARCEL C CONTINUED:

THENCE S40° 15' 10"W FOR 26.26 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 19° 58' 53" FOR AN ARC LENGTH OF 26.16 FEET, SAID CURVE HAVING A CHORD BEARING OF S50° 14' 37"W FOR 26.02 FEET; THENCE S60° 14' 03"W FOR 21.75 FEET; THENCE S33° 00' 19"W FOR 23.52 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 06° 19' 16" FOR AN ARC LENGTH OF 8.27 FEET, SAID CURVE HAVING A CHORD BEARING OF S36° 09' 57"W FOR 8.27 FEET; THENCE S39° 19' 35"W FOR 18.29 FEET; THENCE S30° 43' 24"W FOR 23.80 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 34° 23' 51" FOR AN ARC LENGTH OF 45.03 FEET, SAID CURVE HAVING A CHORD BEARING OF S47° 55' 19"W FOR 44.35 FEET; THENCE S65° 07' 14"W FOR 21.89 FEET; THENCE S08° 30' 46"W FOR 23.88 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 89° 13' 27" FOR AN ARC LENGTH OF 116.79 FEET, SAID CURVE HAVING A CHORD BEARING OF S53° 07' 29"W FOR 105.35 FEET; THENCE N82° 15' 47"W FOR 31.08 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET THROUGH A CENTRAL ANGLE OF 85° 46' 35" FOR AN ARC LENGTH OF 112.28 FEET, SAID CURVE HAVING A CHORD BEARING OF N39° 22' 29"W FOR 102.09 FEET; THENCE N03° 30' 48"E FOR 28.45 FEET, TO THE TRUE POINT OF BEGINNING.



| OWNER INFORMATION | | |
|--|----------------------|--------|
| DAVID RICH, MUSTARD SEED LEGACY DEV, LLC | 32706 MOUNTAIN HWY E | |
| | EATONVILLE WA 98328 | |
| SOURCE OF WATER | CITY OF DUPONT | |
| SEWER SYSTEM | PIERCE COUNTY | |
| WIDTH AND TYPE OF ACCESS | VARIES - PUBLIC | |
| NO. OF ADJUSTED LOTS | 4 TO 3 | |
| ZONING | COMMERCIAL | |
| DRAWN BY: DATE: JOB NO. | | |
| P. KUHNLE | 08/01/2022 | 12895 |
| CHECKED BY: SCALE: SHEET | | |
| L. FOX | N/A | 5 OF 6 |

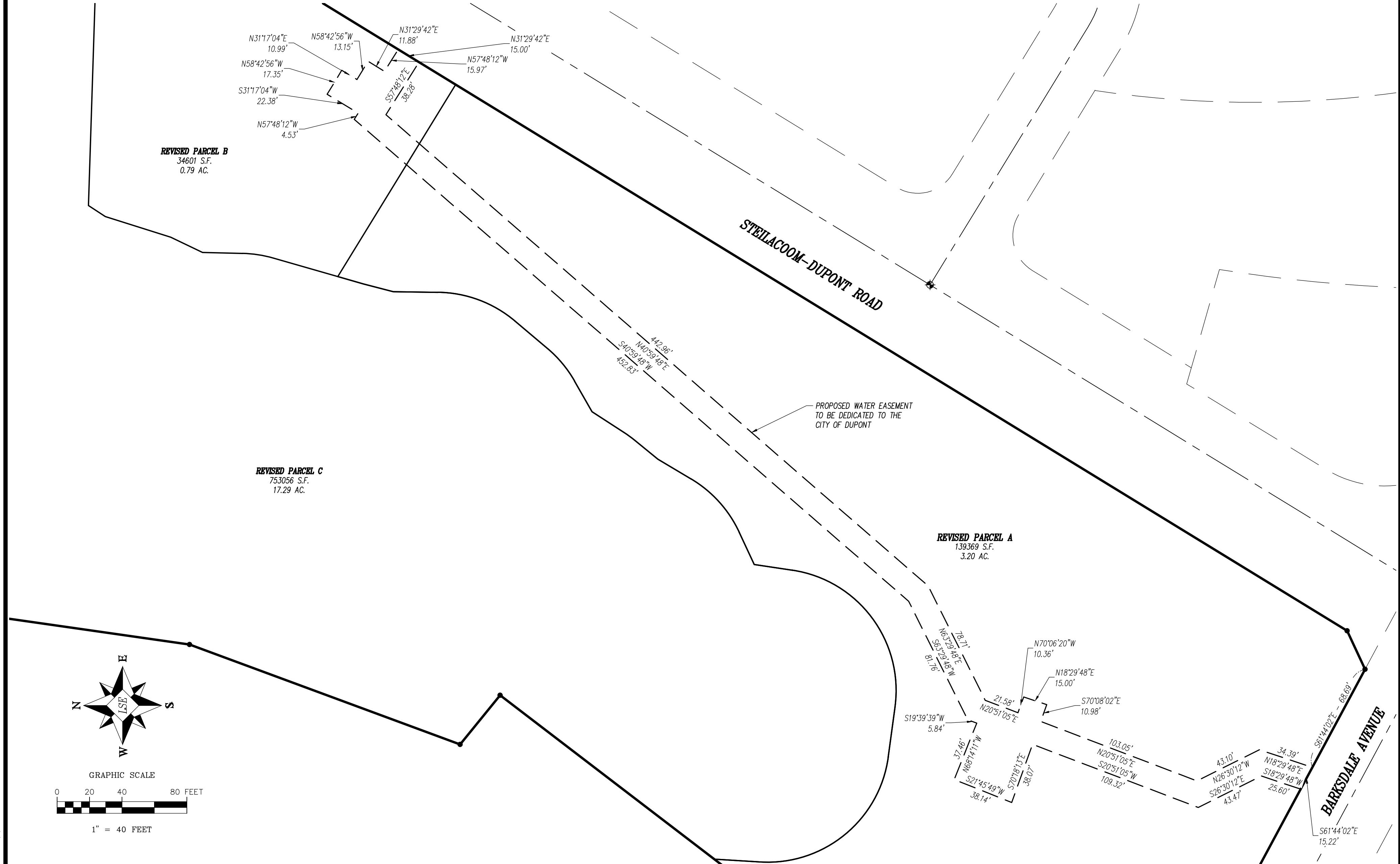
*RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
PROPOSED EASEMENTS*



P.O. Box 740, Puyallup, Washington
(253) 848-6608 Fax: (253) 840-4
www.lscinc.com

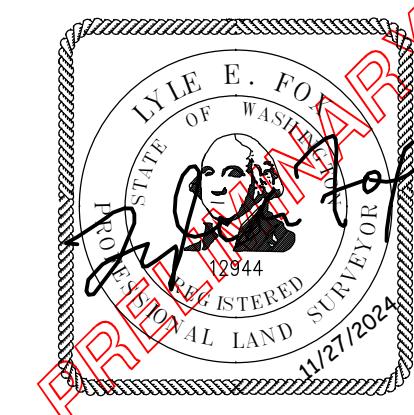
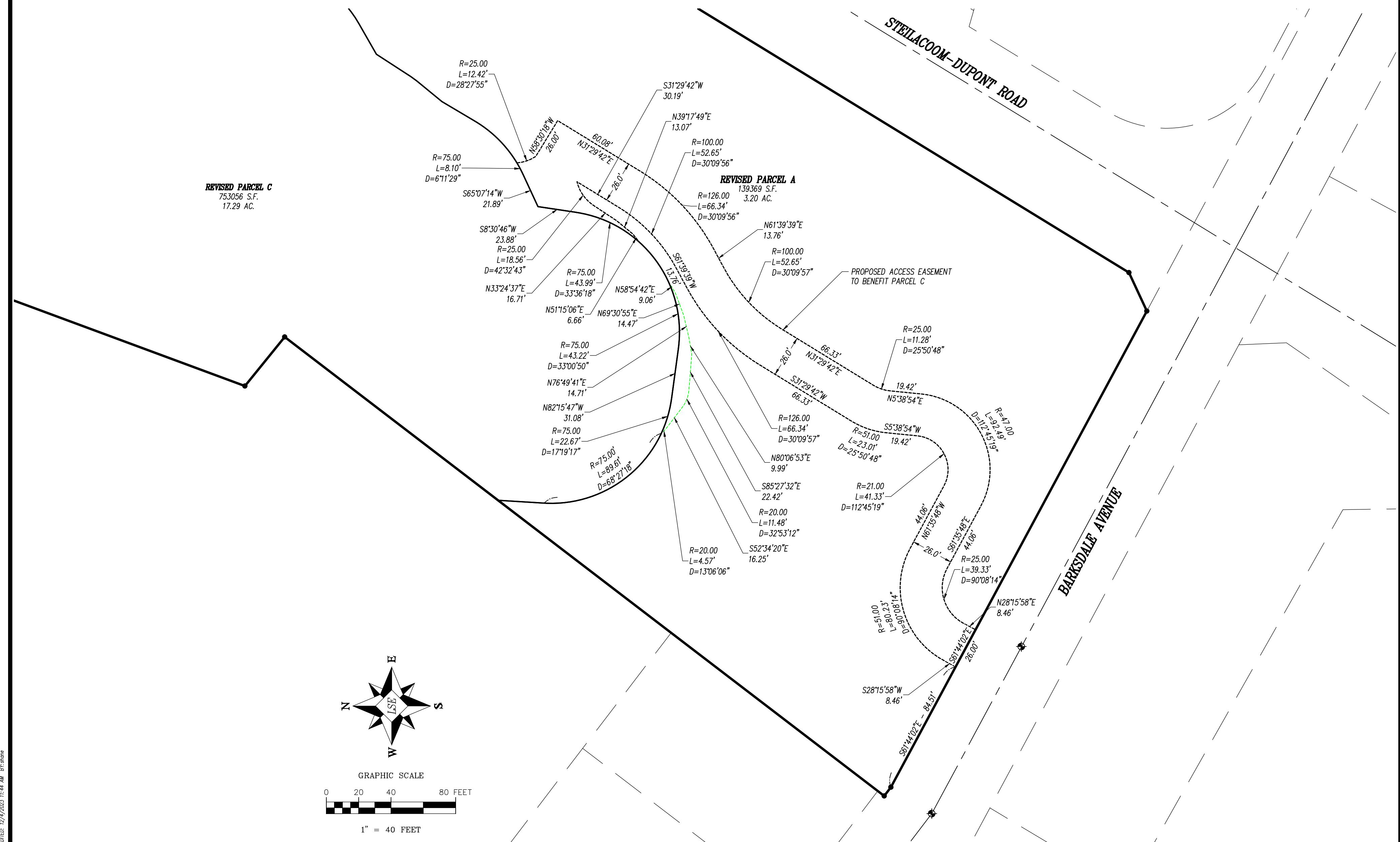
| | | | | | | |
|---|--|---|----------------------|---|---------------------------|-------------------------|
|  <p>LEROY SURVEYORS & ENGINEERS P.O. Box 740, Puyallup, Washington 98371 (253) 848-6608 Fax: (253) 840-4140 www.lseinc.com</p> <p>SURVEYING ENGINEERING GEOLOGY SEPTIC DESIGN GPS GIS MAPPING</p> | | OWNER INFORMATION | | | | |
| | | DAVID RICH, MUSTARD SEED LEGACY DEV, LLC 32706 MOUNTAIN HWY E | | SE $\frac{1}{4}$ OF SW $\frac{1}{4}$, S. 25 T. 19N. R. 1E., W.M. | | |
| | | EATONVILLE WA 98328 | | NE $\frac{1}{4}$ OF NW $\frac{1}{4}$, S. 36 T. 19N. R. 1E., W.M. | | |
| | | SOURCE OF WATER | CITY OF DUPONT | | | |
| | | SEWER SYSTEM | PIERCE COUNTY | | | |
| | | WIDTH AND TYPE OF ACCESS | VARIES - PUBLIC | | | |
| | | NO. OF ADJUSTED LOTS | 4 TO 3 | | | |
| | | ZONING | COMMERCIAL | | | |
| | | | | DRAWN BY: P. KUHNLE | DATE 08/01/2022 | JOB NO. 12895 |
| | | CHECKED BY: L. FOX | SCALE 1:40 | SHEET 6 OF 8 | | |

*RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
PROPOSED EASEMENTS*



| OWNER INFORMATION | | SE $\frac{1}{4}$ OF SW $\frac{1}{4}$, S. 25 T. 19N. R. 1E., W.M. | | |
|---|--------------------|---|---------------------------|-------------------------------|
| DAVID RICH, MUSTARD SEED LEGACY DEV, LLC 32706 MOUNTAIN HWY E | | | | |
| EATONVILLE WA 98328 | | NE $\frac{1}{4}$ OF NW $\frac{1}{4}$, S. 36 T. 19N. R. 1E., W.M. | | |
| SOURCE OF WATER | CITY OF DUPONT | DRAWN BY: P. KUHNLE | DATE 08/01/2022 | JOB NO. 12895 |
| SEWER SYSTEM | PIERCE COUNTY | CHECKED BY: L. FOX | SCALE 1:40 | SHEET 7 OF 8 |
| WIDTH AND TYPE OF ACCESS | VARIABLES - PUBLIC | | | |
| NO. OF ADJUSTED LOTS | 4 TO 3 | | | |
| ZONING | COMMERCIAL | | | |

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
PROPOSED EASEMENTS



LERoy
LERoy SURVEYORS & ENGINEERS
P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
www.lseinc.com

SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING

OWNER INFORMATION

DAVID RICH, MUSTARD SEED LEGACY DEV, LLC 32706 MOUNTAIN HWY E

EATONVILLE WA 98328

SOURCE OF WATER CITY OF DUPONT

SEWER SYSTEM PIERCE COUNTY

WIDTH AND TYPE OF ACCESS VARIES - PUBLIC

NO. OF ADJUSTED LOTS 4 TO 3

ZONING COMMERCIAL

SE $\frac{1}{4}$ OF SW $\frac{1}{4}$, S. 25 T. 19N. R. 1E., W.M.

NE $\frac{1}{4}$ OF NW $\frac{1}{4}$, S. 36 T. 19N. R. 1E., W.M.

DRAWN BY: DATE: JOB NO.

P. KUHNLE 08/01/2022 12895

CHECKED BY: SCALE: SHEET

L. FOX 1:100 8 OF 8