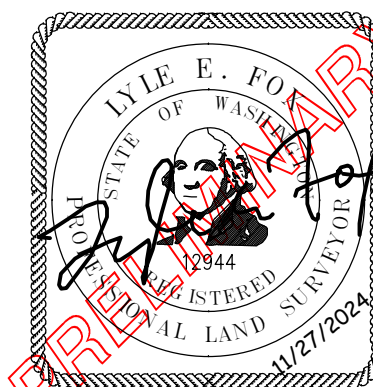
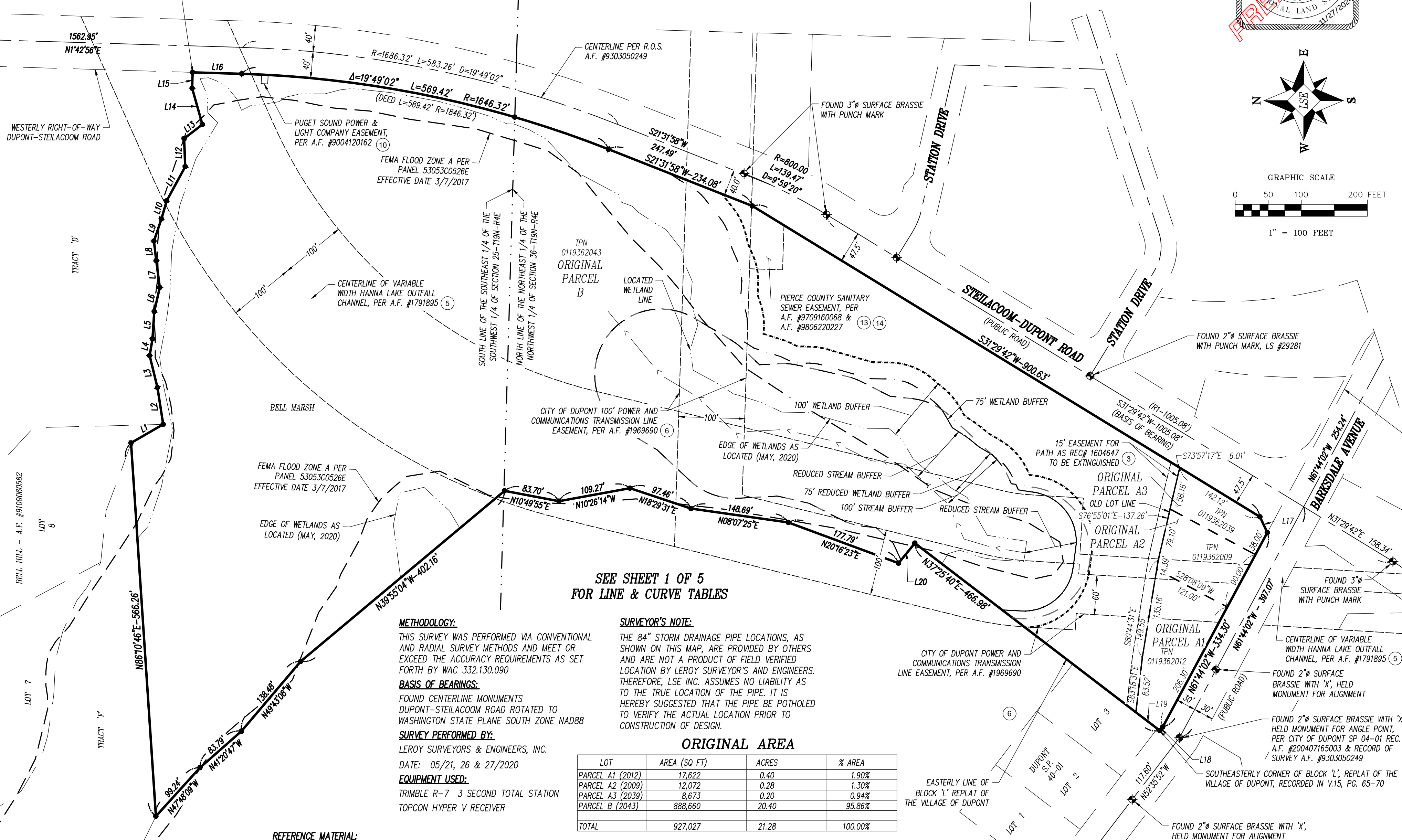


RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT ORIGINAL LAYOUT



SEE SHEET 4 OF 5 FOR CORRESPONDING TITLE EXCEPTIONS

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



K:\Jobs\12895\AutoCAD\DWG\02_Engineering\12895-BL.dwg LAST EDITED: 12/14/2023 11:44 AM BY: shane

SEE SHEET 1 OF 5
FOR LINE & CURVE TABLES

METHODOLOGY:

THIS SURVEY WAS PERFORMED VIA CONVENTIONAL AND RADIAL SURVEY METHODS AND MEET OR EXCEED THE ACCURACY REQUIREMENTS AS SET FORTH BY WAC 332.130.090

BASIS OF BEARINGS:

FOUND CENTERLINE MONUMENTS
DUPONT-STEILACOOM ROAD ROTATED TO
WASHINGTON STATE PLANE SOUTH ZONE NAD88

SURVEY PERFORMED BY:

LERORY SURVEYORS & ENGINEERS, INC.

DATE: 05/21, 26 & 27/2020

EQUIPMENT USED:

TRIMBLE R-7 3 SECOND TOTAL STATION
TOPCON HYPER V RECEIVER

SURVEYOR'S NOTE:

THE 84" STORM DRAINAGE PIPE LOCATIONS, AS SHOWN ON THIS MAP, ARE PROVIDED BY OTHERS AND ARE NOT A PRODUCT OF FIELD VERIFIED LOCATION BY LERORY SURVEYORS AND ENGINEERS. THEREFORE, LSE INC. ASSUMES NO LIABILITY AS TO THE TRUE LOCATION OF THE PIPE. IT IS HEREBY SUGGESTED THAT THE PIPE BE POTHOLED TO VERIFY THE ACTUAL LOCATION PRIOR TO CONSTRUCTION OF DESIGN.

ORIGINAL AREA

LOT	AREA (SQ FT)	ACRES	% AREA
PARCEL A1 (2012)	17,622	0.40	1.90%
PARCEL A2 (2009)	12,072	0.28	1.30%
PARCEL A3 (2039)	8,673	0.20	0.94%
PARCEL B (2043)	888,660	20.40	95.86%
TOTAL	927,027	21.28	100.00%

REFERENCE MATERIAL:

- R1 - RECORD OF SURVEY, A.F. #9303050249
R2 - REPLAT OF THE VILLAGE OF DU PONT, VOL.15, PG. 65-70
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
(D) = DEED

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



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

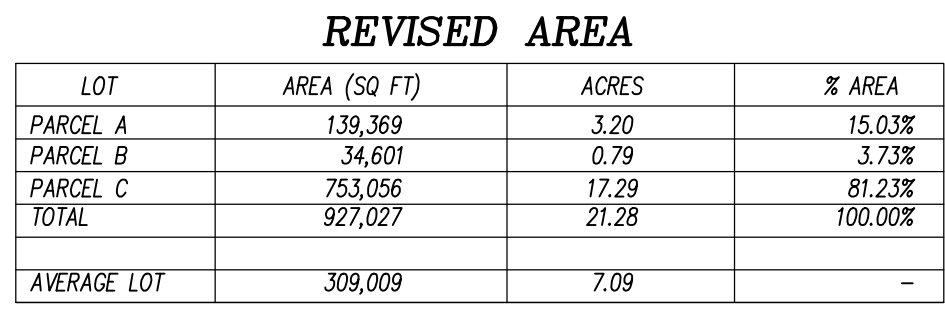
SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING

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

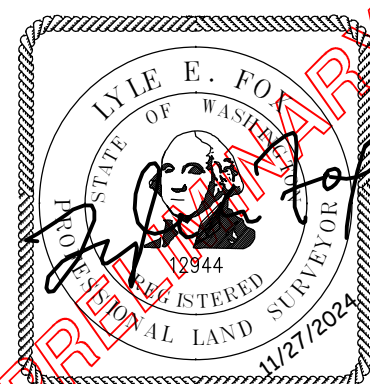
SE 1/4 OF SW 1/4 S. 25 T. 19N. R. 1E., W.M.		
NE 1/4 OF NW 1/4 S. 36 T. 19N. R. 1E., W.M.		
DRAWN BY:	DATE	JOB NO.
P. KUHNLE	08/01/2022	12895
CHECKED BY:	SCALE	SHEET
L. FOX	1:100	2 OF 8

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	-

CHECKED BY:	SCALE	SHEET
L. FOX	1:100	3 OF 8



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**

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 DECEMBER11, 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.

1. 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]

2. 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]

3. 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]

4. 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]

5. 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]

6. 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]

7. 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]

8. 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]

9. 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]

10. 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]

11. 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]

12. COVENANTS, 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]

RECORDING DATE: MARCH 15, 1995
RECORDING NO.: 9503150368 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: JANUARY 9, 1996
RECORDING NO.: 9601090368 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: JANUARY 26, 1996
RECORDING NO.: 9601260346 [NOT SURVEY RELATED]

RECORDING DATE: MARCH 12, 1996
RECORDING NO.: 9603120707 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: SEPTEMBER 11, 1996
RECORDING NO.: 9609110555 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: DECEMBER 24, 1996
RECORDING NO.: 9612240420 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: OCTOBER 17, 1997
RECORDING NO.: 9710170646 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: MARCH 17, 1998
RECORDING NO.: 9803170310 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: JULY 7, 1998
RECORDING NO.: 9807070025 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: DECEMBER 20, 1998
RECORDING NO.: 9912200109 [DOES NOT AFFECT SUBJECT PARCEL]

12. CONTINUED

RECORDING DATE: NOVEMBER 8, 2000
RECORDING NO.: 200011080374 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: SEPTEMBER 18, 2002
RECORDING NO.: 200209180938 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: APRIL 4, 2003
RECORDING NO.: 200304041434 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: APRIL 16, 2003
RECORDING NO.: 200304160284 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: AUGUST 25, 2003
RECORDING NO.: 200308250162 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: AUGUST 15, 2008
RECORDING NO.: 200808150280 [DOES NOT AFFECT SUBJECT PARCEL]

RECORDING DATE: OCTOBER 6, 2010
RECORDING NO.: 201010060494 [NOT SURVEY RELATED]

RECORDING DATE: MARCH 26, 2013
RECORDING NO.: 201303260080 [NOT SURVEY RELATED]

WE NOTE ASSIGNMENT TO THE QUADRANT CORPORATION OF DECLARANT RIGHTS UNDER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHWEST LANDING COMMERCIAL PROPERTY RECORDED JANUARY 8, 2002 UNDER RECORDING NUMBER 200201080843. [NOT SURVEY RELATED]

13. 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]

14. 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]

15. 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: \$1,613.90
PAID: \$1,613.90
UNPAID: \$0.00
AFFECTS:PORTION OF PARCEL A
[NOTHING TO PLOT – NOT SURVEY RELATED EXCEPTION]

16. 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]

17. 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]

18. 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.: 011936-2043
LEVY CODE: 055
ASSESSED VALUE-LAND:\$110,000.00
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]

19. 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	
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 ¼ OF

SW ¼, S. 25 T. 19N. R. 1E., W.M.

NE ¼ OF

NW ¼, S. 36 T. 19N. R. 1E., W.M.

DRAWN BY:

P. KUHNLE

DATE

08/01/2022

JOB NO.

12895

CHECKED BY:

L. FOX

SCALE

N/A

SHEET

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 TROUGH 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 S58° 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:

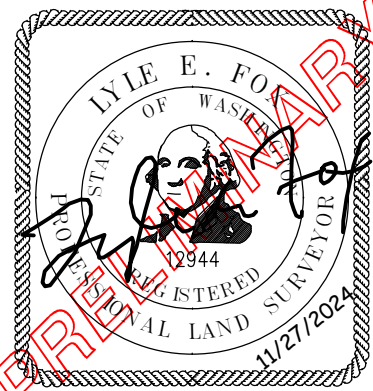
COMMENCING AT THE SOUTHEASTERLY CORNER OF BLOCK "L", REPLAT OF THE VILLAGE OF DUPONT, ACCORDING TO THE REPLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS AT PAGES 65 TROUGH 70, RECORDS OF THE PIERCE COUNTY AUDITOR;
THENCE ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF BARKSDALE AVENUE, S61°44'02"E FOR 334.30 FEET;
THENCE N64°58'05"E FOR 26.21 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF DUPONT – STEILICOOM 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° 13' 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 "L", REPLAT OF THE VILLAGE OF DUPONT, ACCORDING TO THE REPLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS AT PAGES 65 TROUGH 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 41.36 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 – STEILICOOM 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;

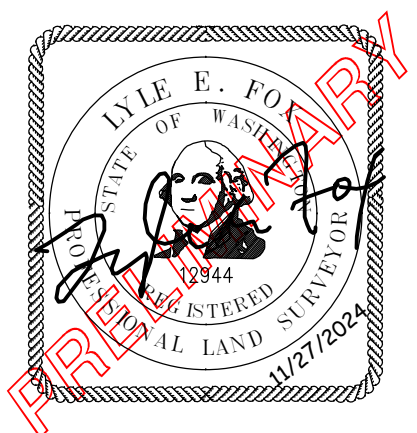
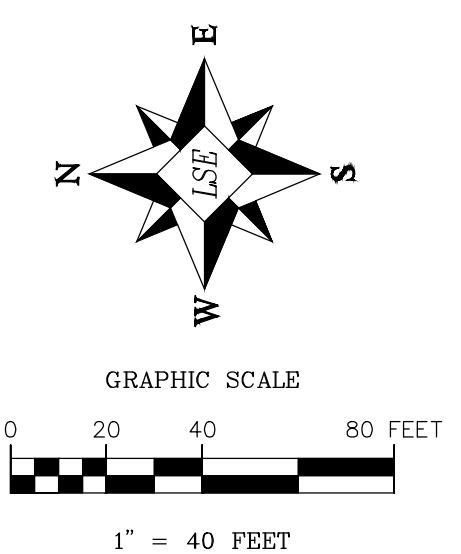
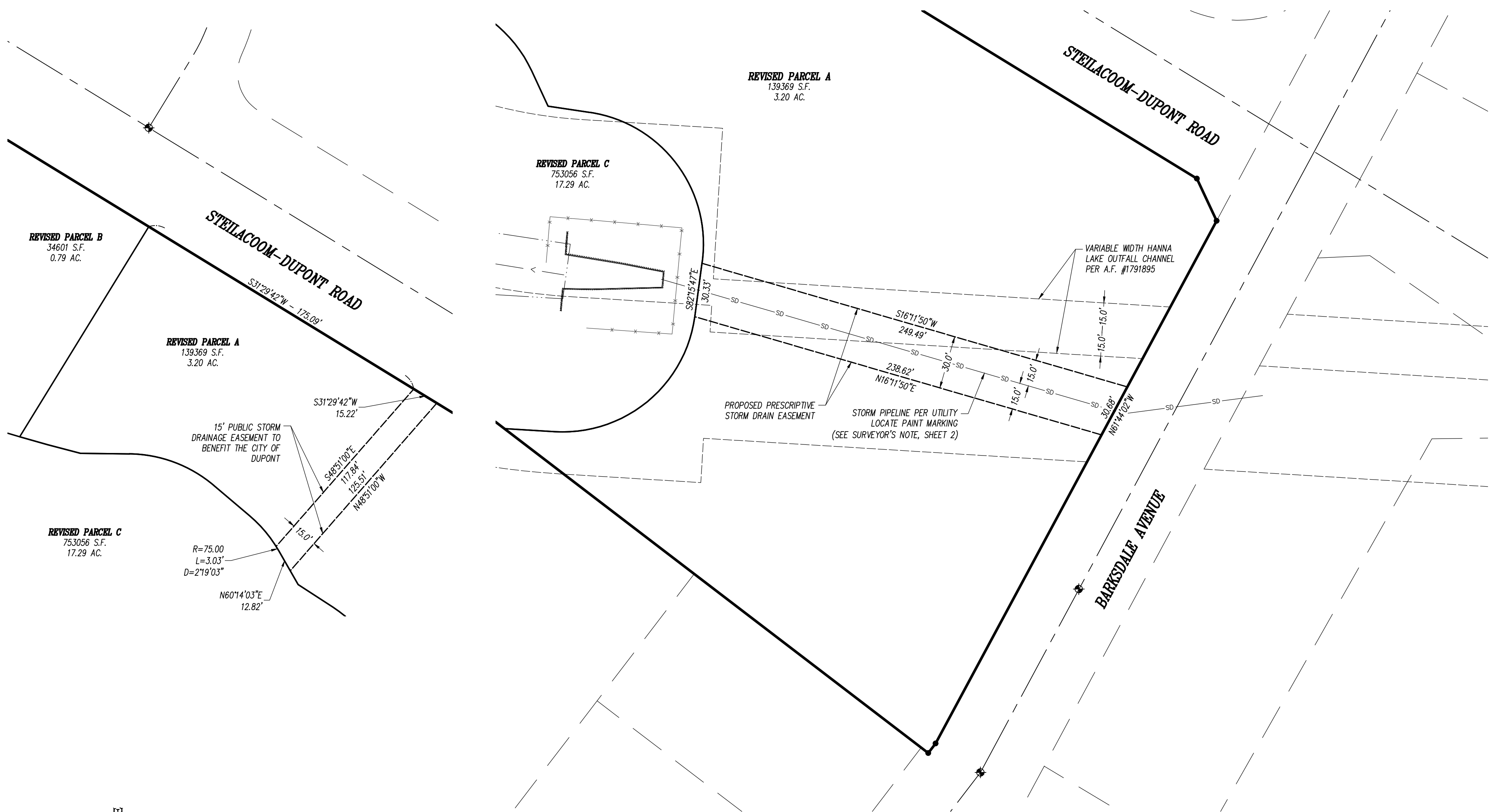
PARCEL C CONTINUED:

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	
	<div><div>SE ¼ OF SW ¼, S. 25 T. 19N. R. 1E., W.M.</div><div>NE ¼ OF NW ¼, S. 36 T. 19N. R. 1E., W.M.</div></div>	<div><div><div>DRAWN BY:</div><div>P. KUHNLE</div></div><div><div>CHECKED BY:</div><div>L. FOX</div></div></div> <div><div><div>DATE</div><div>08/01/2022</div></div><div><div>SCALE</div><div>N/A</div></div></div> <div><div><div>JOB NO.</div><div>12895</div></div><div><div>SHEET</div><div>5 OF 6</div></div></div>

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
PROPOSED EASEMENTS



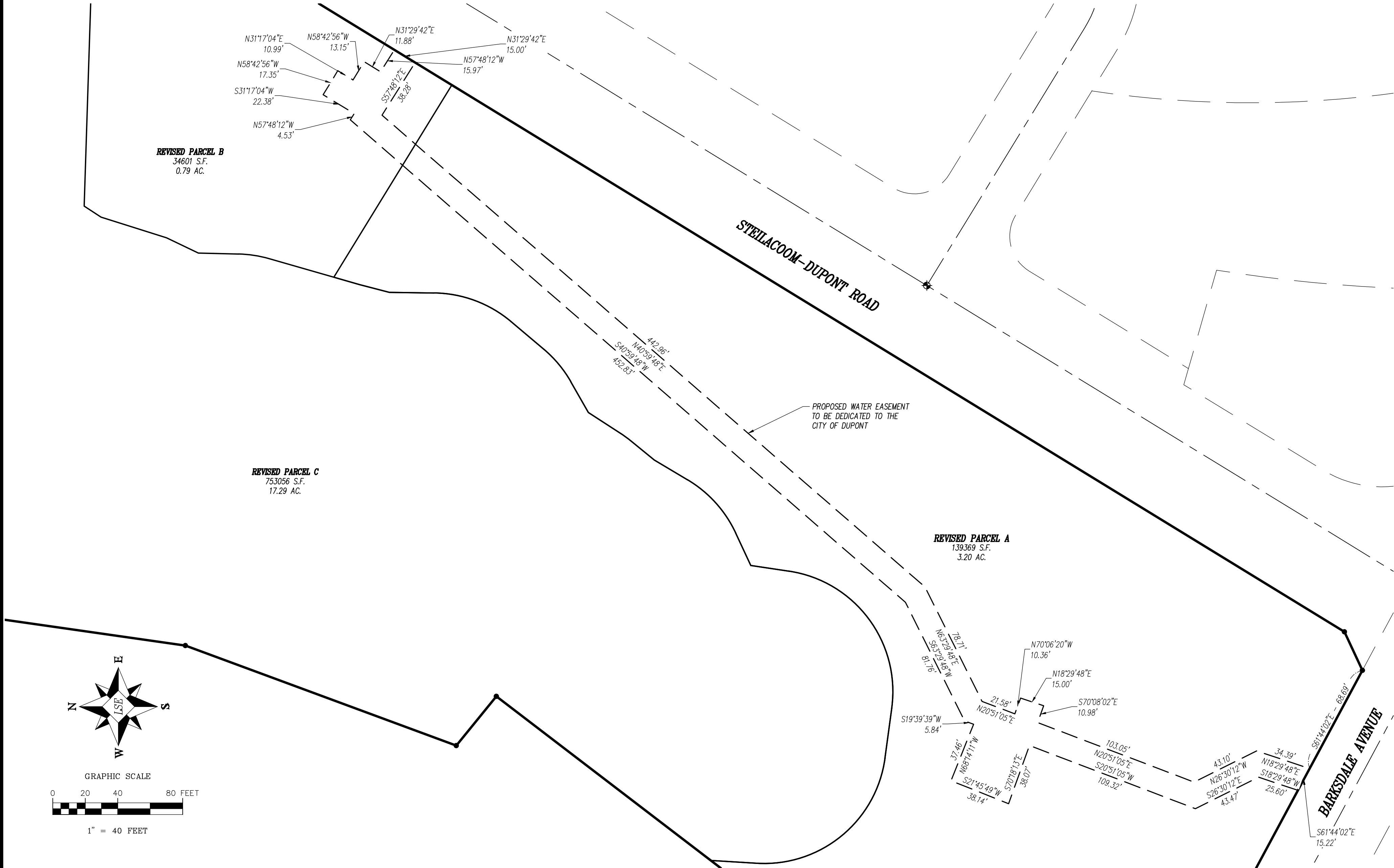
LEROY
SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING

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

OWNER INFORMATION				
DAVID RICH, MUSTARD SEED LEGACY DEV, LLC 32706 MOUNTAIN HWY E		SE 1/4 OF SW 1/4 S. 25 T. 19N. R. 1E., W.M.		
EATONVILLE WA 98328		NE 1/4 OF NW 1/4 S. 36 T. 19N. R. 1E., W.M.		
SOURCE OF WATER	CITY OF DUPONT	DRAWN BY:	DATE	JOB NO.
SEWER SYSTEM	PIERCE COUNTY	P. KUHNLE	08/01/2022	12895
WIDTH AND TYPE OF ACCESS	VARIES - PUBLIC	CHECKED BY:	SCALE	SHEET
NO. OF ADJUSTED LOTS	4 TO 3	L. FOX	1:40	6 OF 8
ZONING	COMMERCIAL			

K:\Jobs\12895\AutoCAD\DWG\02_Engineering\12895-RL.dwg LAST EDITED: 12/14/2023 11:44 AM BY:shane

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT
PROPOSED EASEMENTS



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

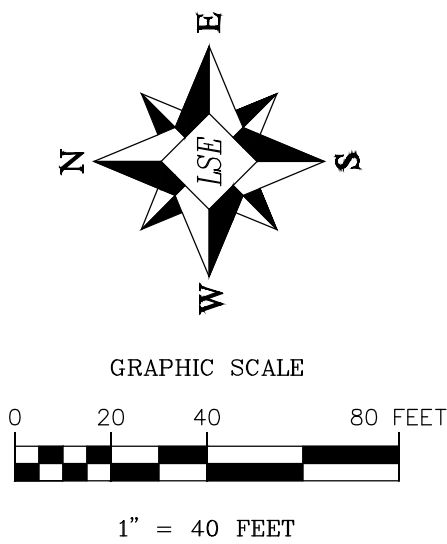
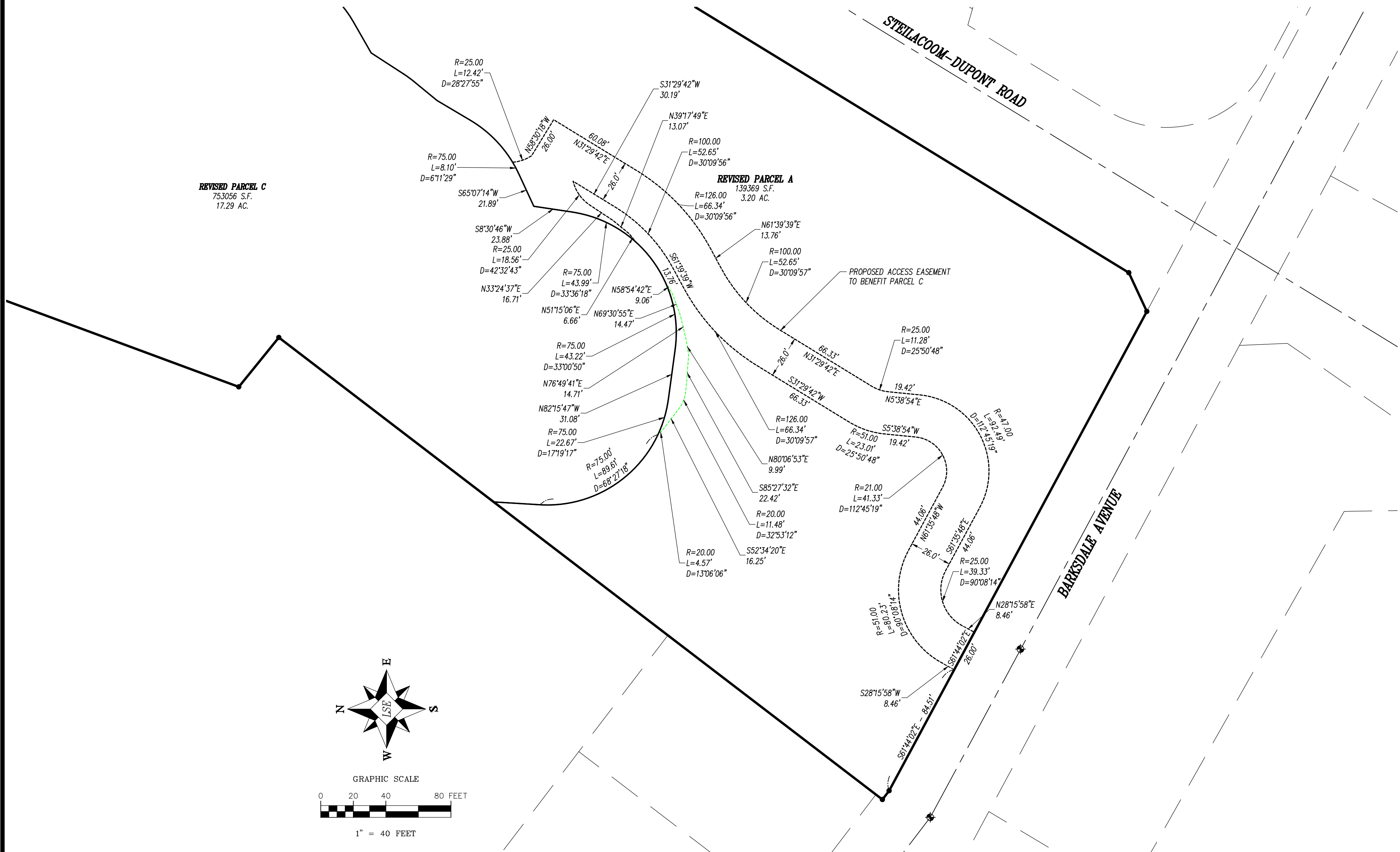
DAVID RICH, MUSTARD SEED LEGACY DEV, LLC	32706 MOUNTAIN HWY E
	EATONVILLE WA 98328
SOURCE OF WATER	CITY OF DUPONT
SEWER SYSTEM	PIERCE COUNTY
WIDTH AND TYPE OF ACCESS	VARIES - PUBLIC
NO. OF ADJUSTED LOTS	4 TO 3
ZONING	COMMERCIAL

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	1:40	7 OF 8

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT PROPOSED EASEMENTS



LEROIY
SURVEYING
ENGINEERING
GEOLOGY
SEPTIC DESIGN
GPS
GIS MAPPING

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

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:	DATE	JOB NO.
SEWER SYSTEM	PIERCE COUNTY	P. KUHNLE	08/01/2022	12895
WIDTH AND TYPE OF ACCESS	VARIES - PUBLIC	CHECKED BY:	SCALE	SHEET
NO. OF ADJUSTED LOTS	4 TO 3	L. FOX	1:100	8 OF 8
ZONING	COMMERCIAL			