

THE UNDERSIGNED, ATTEST THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED IN THIS BOUNDARY LINE ADJUSTMENT. THIS BOUNDARY LINE ADJUSTMENT IS MADE IN ACCORDANCE WITH OUR DESIRES.

REPRESENTATIVE, PUYALLUP SCHOOL DISTRICT

STATE OF WASHINGTON

COUNTY OF PIERCE

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jim Yerna IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE

Superintendent OF Puyallup School District A CORPORATION OF THE STATE OF WASHINGTON TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES STATED HEREIN.

DATED

SIGNATURE

TITLE

MY COMMISSION EXPIRES



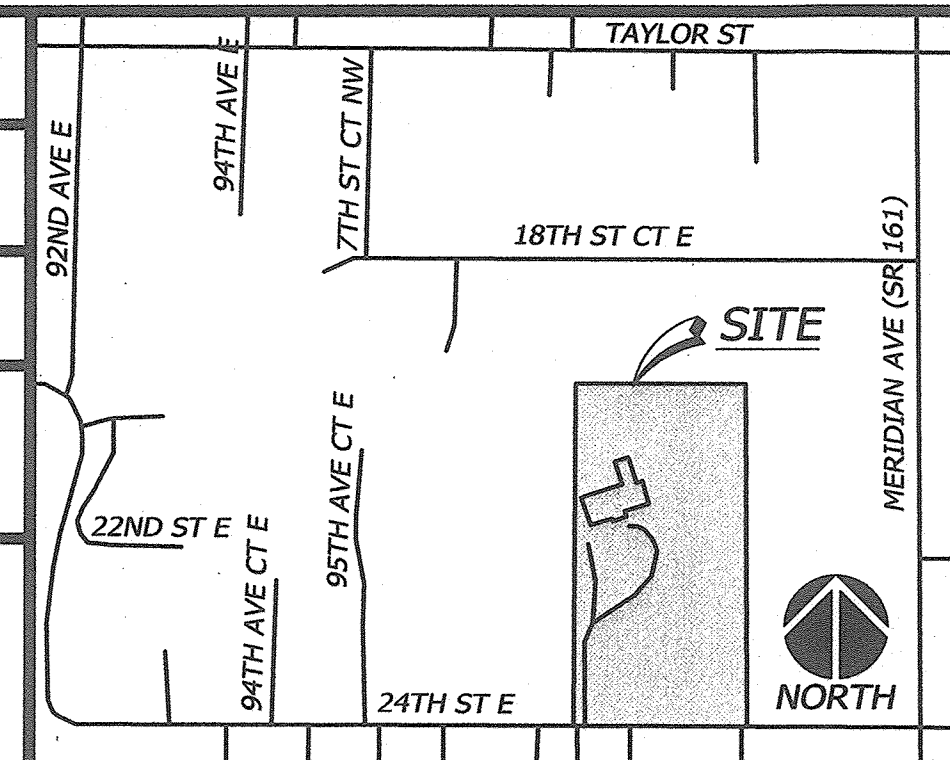
RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT 17-1026

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN

ORIGINAL TRACT ASSESSOR'S PARCEL NO(S). 0420091014 AND 0420091011

NOTICE

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.



VICINITY MAP
N.T.S.

ORIGINAL PARCEL LEGAL DESCRIPTIONS

PARCEL A

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.

EXCEPT THE SOUTH 30 FEET OF SAID WEST HALF FOR 24TH STREET EAST (MICKELSON COUNTY ROAD).

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

PARCEL B

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M.

EXCEPT THE SOUTH 30 FEET FOR 24TH STREET EAST (MICKELSON COUNTY ROAD).

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

SURVEY NOTES

- EQUIPMENT USED: TOPCON QS ROBOTIC TOTAL STATION
- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090. ALL MEASUREMENTS WERE MADE WITH A TOPCON QS ROBOTIC TOTAL STATION IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPATIONAL INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH ITEMS.
- FIELD WORK PERFORMED IN AUGUST 2016, UNDER SITTS & HILL JOB NUMBER 17046.

EASEMENT NOTES

AFN	DESCRIPTION
2571636	20' UTILITY EASEMENT GRANTED FROM TRINITY CHRISTIAN CHURCH TO THE PUYALLUP SCHOOL DISTRICT; LIES OFF-SITE NEAR THE N.W. CORNER OF PARCEL A AND IS DEPICTED HEREON
2692362	10' PEDESTRIAN ACCESS EASEMENT GRANTED FROM TRINITY CHRISTIAN CHURCH TO THE PUYALLUP SCHOOL DISTRICT; LIES OFF-SITE NEAR THE N.W. CORNER OF PARCEL A AND IS DEPICTED HEREON
9210260268	RECORD OF SURVEY - CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR POSSIBLE ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY; AFFECTS PARCEL B
9309090308	STORMWATER MAINTENANCE AGREEMENT - NOT DEPICTED HEREON; GRANTED BY PUYALLUP SCHOOL DISTRICT TO PIERCE COUNTY THE RIGHT TO ACCESS FOR INSPECTION AND MAINTENANCE OF STORMWATER SYSTEM
9810140295	UTILITY EASEMENT AGREEMENT - DEPICTED HEREON; GRANTED BY CITY OF MILTON TO PUYALLUP SCHOOL DISTRICT; EASEMENT IS LOCATED NEAR THE N.W. CORNER OF PARCEL A
200604255002	RECORD OF SURVEY - CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR POSSIBLE ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY; AFFECTS PARCELS A & B
200909160255	20' UTILITY EASEMENT GRANTED TO THE CITY OF EDGEWOOD FOR SEWER FACILITIES
201611015001	15' PEDESTRIAN INGRESS AND EGRESS TRACT FOR NORTHWOOD ELEMENTARY SCHOOL AS SHOWN ON PLAT OF NORTHWOOD ESTATES

PROPOSED PARCEL LEGAL DESCRIPTIONS

PARCEL A

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF EDGEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON, LYING WEST AND NORTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID WEST HALF;

THENCE NORTH 01°45'37" EAST ALONG THE EAST LINE OF SAID WEST HALF 30.00 FEET TO THE NORTH MARGIN OF 24TH STREET EAST;

THENCE NORTH 88°32'25" WEST ALONG SAID NORTH MARGIN 274.64 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°45'37" EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 563.66 FEET TO THE MOST WESTERLY POINT OF THAT CERTAIN UTILITY EASEMENT RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 200909160255;

THENCE NORTH 35°19'02" EAST ALONG SAID EASEMENT AND ITS NORTHEASTERLY EXTENSION 306.66 FEET;

THENCE SOUTH 88°25'59" EAST 105.12 FEET TO THE EAST LINE OF SAID WEST HALF AND THE TERMINUS OF THIS DESCRIBED LINE.

ALSO EXCEPT ANY PORTION THEREOF LYING WITH THE RIGHT-OF-WAY OF 24TH STREET EAST.

PARCEL B

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF EDGEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON, LYING EAST AND SOUTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID WEST HALF;

THENCE NORTH 01°45'37" EAST ALONG THE EAST LINE OF SAID WEST HALF 30.00 FEET TO THE NORTH MARGIN OF 24TH STREET EAST;

THENCE NORTH 88°32'25" WEST ALONG SAID NORTH MARGIN 274.64 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°45'37" EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 563.66 FEET TO THE MOST WESTERLY POINT OF THAT CERTAIN UTILITY EASEMENT RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 200909160255;

THENCE NORTH 35°19'02" EAST ALONG SAID EASEMENT AND ITS NORTHEASTERLY EXTENSION 306.66 FEET;

THENCE SOUTH 88°25'59" EAST 105.12 FEET TO THE EAST LINE OF SAID WEST HALF AND THE TERMINUS OF THIS DESCRIBED LINE.

ALSO EXCEPT ANY PORTION THEREOF LYING WITH THE RIGHT-OF-WAY OF 24TH STREET EAST.

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 PUYALLUP SCHOOL DISTRICT IN NOVEMBER 2016.



MICHAEL A. MCEVILLY, PLS NO. 44639

CITY OF EDGEWOOD COMMUNITY DEVELOPMENT DEPARTMENT

COMMUNITY DEVELOPMENT DIRECTOR

2/9/17
DATE

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.

DEPUTY ASSESSOR/TREASURER

2/9/17
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9TH DAY OF Feb, 2017

AT THE REQUEST OF MICHAEL A. MCEVILLY

AUDITOR'S FEE NO. 201702095010

Edgewood for J Anderson

COUNTY AUDITOR (DEPUTY)

2-9-17
DATE

ORIGINAL TRACT OWNERS

NAME: PUYALLUP SCHOOL DISTRICT #3

ADDRESS: 323 - 12TH ST. N.W.

CITY: PUYALLUP, WA 98371

PHONE: (253) 435-6612

EXISTING ZONING: PUBLIC

SOURCE OF WATER: CITY OF MILTON

SEWER SYSTEM: PIERCE COUNTY SEWER

WIDTH & TYPE OF ACCESS: 60' PUBLIC RIGHT OF WAY

NO. OF ADJUSTED PARCELS: 2

PREPARED BY

SITTS & HILL ENGINEERS, INC.

CIVIL ■ STRUCTURAL ■ SURVEYING

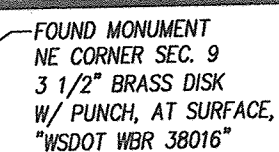
4815 CENTER STREET • TACOMA, WA. 98409 • (253) 474-9449

DRAWN BY DMS CHECKED BY MAM PROJECT NUMBER 17046

DATE 02/06/2017 SCALE AS NOTED SHEET NUMBER 1 OF 2

201702095010

**RECORD OF SURVEY FOR
BOUNDARY LINE ADJUSTMENT 17-1026**



HORIZONTAL SCALE: 1"=100'

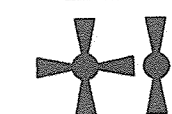
A horizontal scale bar with tick marks at 100, 0, 100, and 200 feet. The bar is divided into two equal segments of 100 feet each, with the 0 mark in the center.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH
ZONE, NAD 83/2011. BASED ON GPS OBSERVATION
UTILIZING THE WASHINGTON STATE REFERENCE NETWORK
WSRN)

MEASURED SOUTH 88°32'25" EAST 2646.02 FEET BETWEEN
TWO FOUND MONUMENTS ALONG 24TH ST EAST AT THE
INTERSECTIONS WITH MERIDIAN AND 94TH AVE. EAST.

LEGEND



FOUND MONUMENT AS NOTED

SET 1/2" REBAR & CAP, L.S. 44639

FOUND CORNER, AS NOTED

TPN TAX PARCEL NUMBER

AFN AUDITOR'S FEE NUMBER

CHAIN LINK FENCE

WOOD FENCE

----- WIRE FENCE

EXISTING PARCEL TABLE

PARCEL	AREA		ADDRESS
A	642,882±SF	14.76±ACRES	9805 24TH STREET EAST
B	207,635±SF	4.77±ACRES	9917 24TH STREET EAST

PROPOSED PARCEL TABLE

PARCEL	AREA		ADDRESS
A	647,371±SF	14.86±ACRES	9805 24TH STREET EAST
B	203,146±SF	4.66±ACRES	9917 24TH STREET EAST

REFERENCES

1. FIRST AMERICAN TITLE INSURANCE COMPANY DATED AUGUST 15, 2016, GUARANTEE NUMBER 2709912
2. RECORD OF SURVEY, AFN 200604255002
3. RECORD OF SUREY, AFN 9210260268
4. PLAT OF NORTHWOOD ESTATES, AFN 2016111015001



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DRAWN BY _____ CHECKED BY _____ PROJECT NUMBER _____

DMS	MAM	17046
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DATE _____ SCALE _____ SHEET NUMBER _____

02/06/2017 1" = 50' 2 OF 2

2/00/2017		
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20170209501C