

ALTA/NSPS LAND TITLE SURVEY

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LEGAL DESCRIPTION

LOT 2, CITY OF SUMNER SHORT PLAT, ACCORDING TO THE SHORT PLAT THEREOF RECORDED MARCH 11, 2002, UNDER RECORDING NO. 200203115001, IN PIERCE COUNTY, WASHINGTON.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 88°52'31" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF PUYALLUP ST. PER REFERENCE NO. 1.

REFERENCES

R1. SHORT PLAT, AUDITOR'S FILE NO. 200203115001, RECORDS OF PIERCE COUNTY, WASHINGTON.

SCHEDULE B ITEMS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON:
MAP/PLAT: BOOK 21, PAGE 519
RECORDING DATE: MAY 31, 1987
IN FAVOR OF: PACIFIC POSTAL TELEGRAPH CABLE
PURPOSE: TELEGRAPH LINES (AS CONSTRUCTED)

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON:
MAP/PLAT: BOOK 22, PAGE 679
RECORDING DATE: DECEMBER 15, 1987
IN FAVOR OF: SPRING BRANCH WATER COMPANY
PURPOSE: CONDUCTING WATER BY PIPE
(NOT PLOTTED--UNABLE TO RETRACE)

3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, 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, OR SOURCE OF INCOME, 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 ON SHORT PLAT:
RECORDING NO: 8109290274
(NOTHING TO PLOT--BLANKET IN NATURE)

4. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, 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, OR SOURCE OF INCOME, 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 ON SURVEY:
RECORDING NO: 8612150386
(CURRENT CONDITIONS SHOWN HEREON)

5. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, 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, OR SOURCE OF INCOME, 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 ON LOT LINE ADJUSTMENT:
RECORDING NO: 8708130481
(NOTHING TO PLOT--BLANKET IN NATURE)

6. COVENANT AGAINST BLASTING AND/OR DISCHARGE OF EXPLOSIVES AS CONTAINED IN INSTRUMENT GRANTING EASEMENT ON ADJACENT PROPERTY, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDING DATE: MAY 10, 1988
RECORDING NO.: 8805100355
(PLOTTED AN ELECTRIC EASEMENT ALONG THE WEST LINE--NO MENTION OF COVENANTS AGAINST BLASTING/EXPLOSIVES)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: AUGUST 24, 1988
RECORDING NO.: 8808240238
AFFECTS: PORTION OF SAID PREMISES
(DOES NOT AFFECT--BOTH EASEMENTS DESCRIBED FALL IN SOUTHERLY ADJOINING PROPERTY)

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDING DATE: AUGUST 24, 1988
RECORDING NO.: 8808240243
AFFECTS: PORTION OF SAID PREMISES (PLOTTED)

9. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, 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, OR SOURCE OF INCOME, 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 ON LOT LINE ADJUSTMENT:
RECORDING NO: 8809070275
(NOTHING TO PLOT--BLANKET IN NATURE)

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SUMNER
PURPOSE: WATER METER AND BACKFLOW PREVENTION DEVICE AND APPURTENANCES, TOGETHER WITH INGRESS AND EGRESS
RECORDING DATE: MAY 26, 1989
RECORDING NO.: 8905260107
AFFECTS: PORTION OF SAID PREMISES
(DOES NOT AFFECT--EASEMENT DESCRIBED FALLS IN SOUTHERLY ADJOINING PROPERTY)

11. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, 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, OR SOURCE OF INCOME, 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 ON SHORT PLAT:
RECORDING NO: 200203115001
(PLOTTED SETBACKS AND SEVERAL EASEMENTS (ALL ARE APPROXIMATE DUE TO LACK OF DIMENSIONS ON SURVEY). IT APPEARS THAT LOT 2 IS NO LONGER UTILIZING LOT 1 FOR ACCESS TO THE SITE SO THE TEMPORARY ACCESS EASEMENT WAS NOT PLOTTED.)

12. AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDING DATE: JULY 29, 2003
RECORDING NO.: 200307290107
(NOTHING TO PLOT--BLANKET IN NATURE)

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.

2. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.

3. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

4. SUBJECT PROPERTY TAX PARCEL NO. 0420138020

5. APPROXIMATE SUBJECT PROPERTY AREA IS: 101,353 SQ FT +/- (2.33 ACRES)

6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3--SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332--130--090.

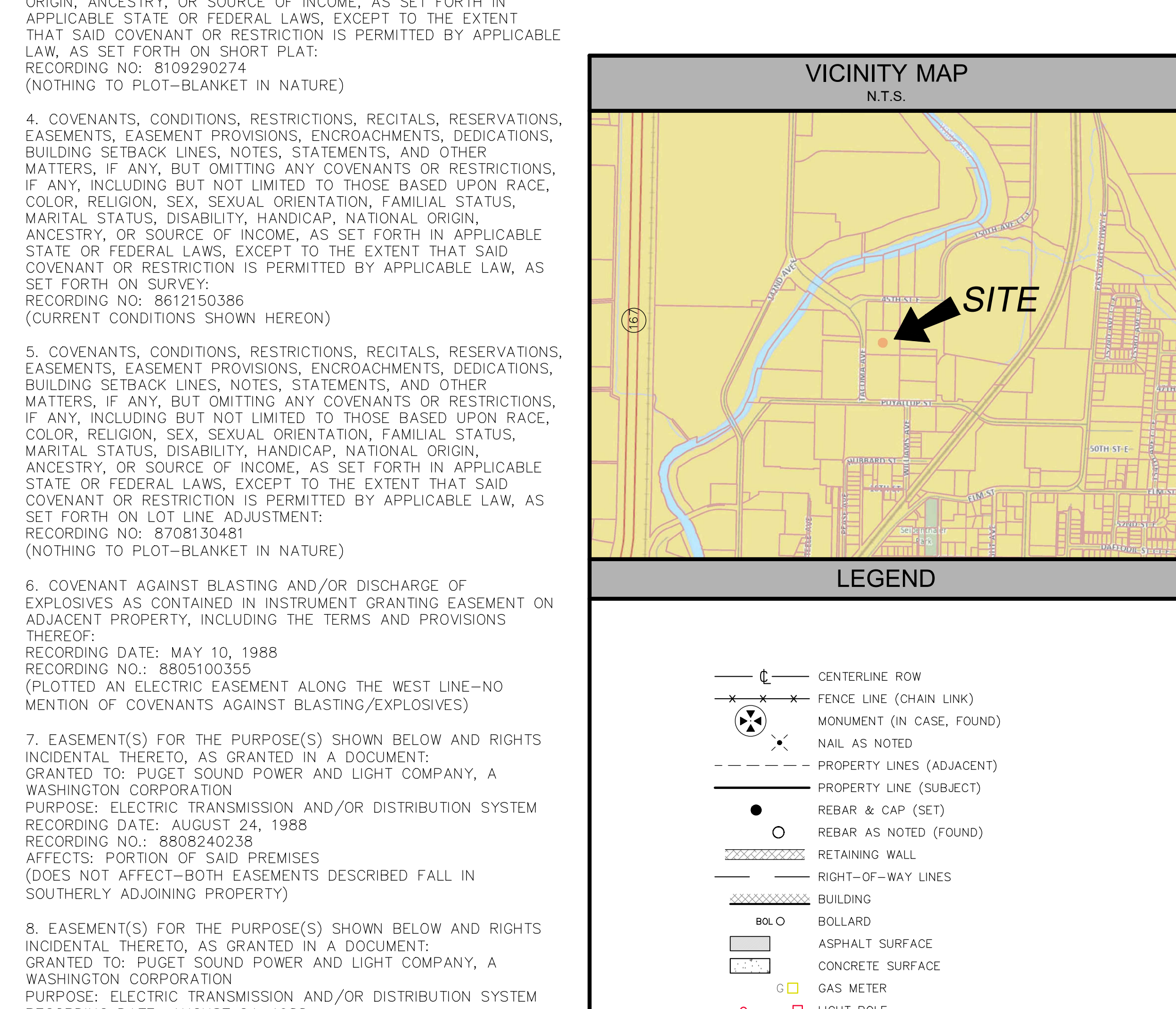
7. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 232666--SC, WITH AN EFFECTIVE DATE OF AUGUST 17, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

8. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 53053C0353E, WITH AN EFFECTIVE DATE OF MARCH 7, 2017 FOR COMMUNITY NO. 530147, IN PIERCE COUNTY, STATE OF WASHINGTON, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

9. ZONING INFORMATION: A ZONING REPORT HAS NOT BEEN PROVIDED BY THE CLIENT PER THE 2021 ALTA STANDARDS.

10. THERE WERE NO OBSERVED STRIPED PARKING SPACES ON THE PROPERTY.

11. THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY AT THE TIME OF THE SURVEY.



SIGNIFICANT OBSERVATIONS

Ⓜ ELECTRIC EASEMENT UNDER RECORDING NO. 8808240243 FALLS IN BUILDING AS SHOWN.

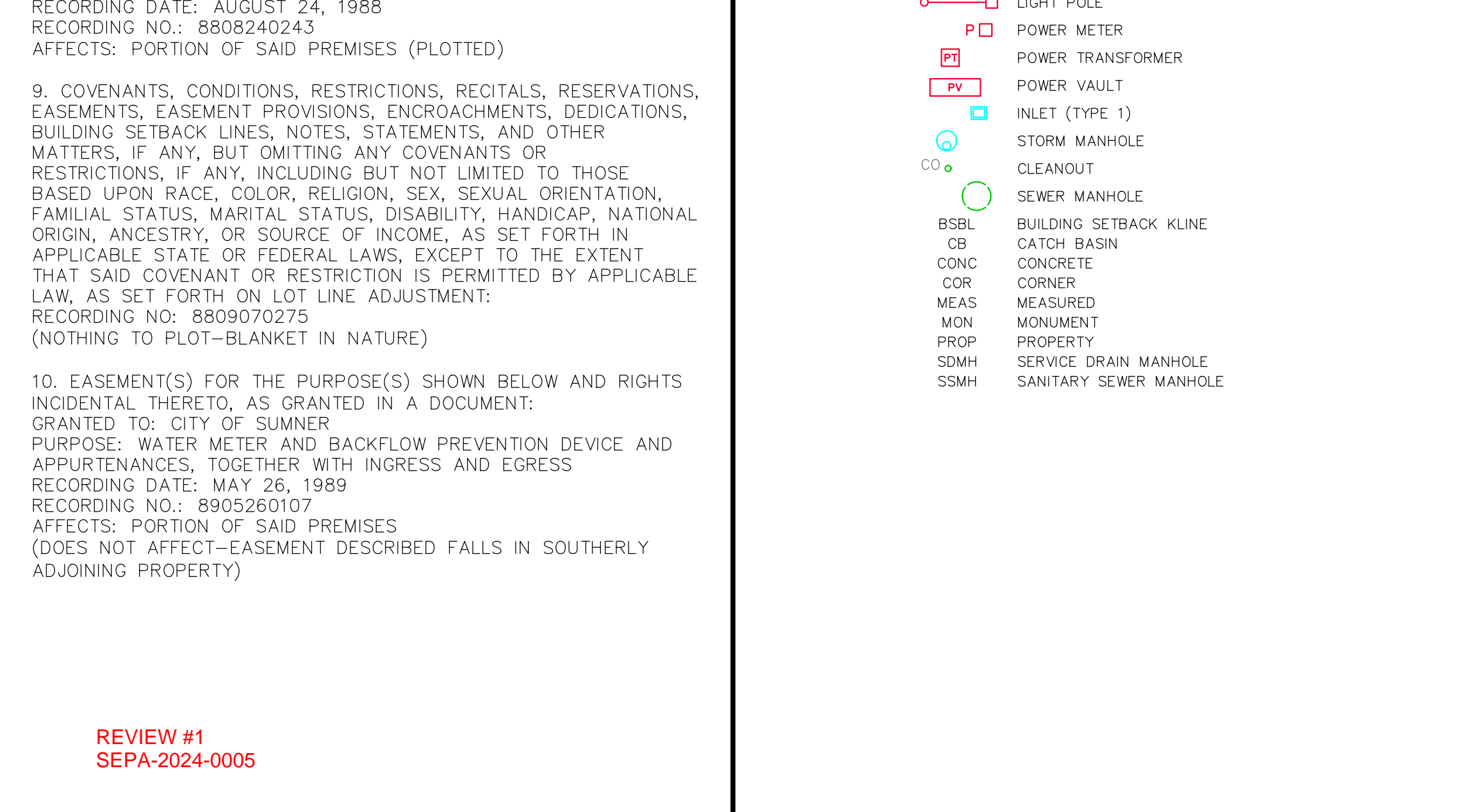
SURVEYOR'S CERTIFICATE

TO: M & J SANDERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND CHICAGO TITLE COMPANY OF WASHINGTON;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, AND 16 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 4, 2023.

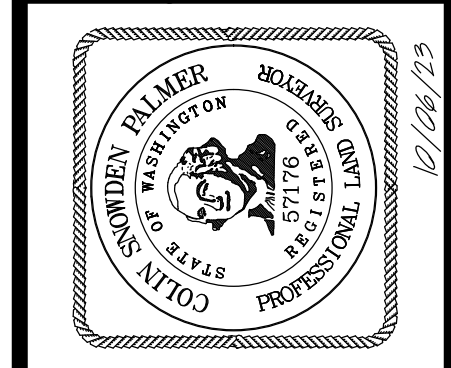
10/06/23

COLIN SNOWDEN PALMER CERTIFICATE NO. 57176 DATE



REVIEW #1
SEPA-2024-0005

ALTA/NSPS LAND TITLE SURVEY
TAX PARCEL NO. 0420138020
4611 TACOMA AVE
4611 TACOMA AVE
SUMNER, WA 98390



TERRANE

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Bellevue, WA 98004
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JOB NUMBER:	231747
DATE:	10/06/23
DRAFTED BY:	VLJ
CHECKED BY:	CSP
SCALE:	N.T.S.
REVISION HISTORY	
SHEET NUMBER	1 OF 2