

LEGAL DESCRIPTION

LOT 3
 THAT PORTION OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE
 NORTH-EAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, MORE
 PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST
 QUARTER OF THE NORTH-EAST QUARTER AND THE CENTERLINE OF STEELE AVENUE;
 THENCE NORTH 87°55'38" WEST, 10.00 FEET ALONG SAID NORTH LINE TO THE WEST
 MARGIN OF SAID STEELE AVENUE, BEING AN ANGLE POINT ON THE BOUNDARY OF LOT
 3, PIERCE COUNTY SHORT PLAT NO. 80-73 (SUNNER SHORT PLAT NO. 80-1) AND THE TRUE
 POINT OF BEGINNING; THENCE NORTH 02°05'50" EAST, 54.70 FEET ALONG THE BOUNDARY
 OF SAID LOT 3, ALONG A NORTHERLY PROLONGATION OF SAID WEST LINE TO AN
 ANGLE POINT ON THE BOUNDARY OF SAID LOT 3, BEING ON A LINE PARALLEL WITH AND
 54.70 FEET NORTH OF SAID NORTH LINE;
 THENCE NORTH 87°55'38" WEST, 279.18 FEET ALONG SAID PARALLEL LINE;
 THENCE SOUTH 01°56'45" WEST, 201.77 FEET;
 THENCE SOUTH 88°01'32" EAST, 34.33 FEET;
 THENCE SOUTH 01°56'45" WEST, 261.63 FEET TO THE NORTH LINE OF THAT PORTION
 DESCRIBED BY PIERCE COUNTY SUPERIOR COURT CASE NO. 11-2-6797-1; THENCE
 SOUTH 87°55'41" EAST, 26.66 FEET ALONG SAID NORTH LINE TO SAID WEST MARGIN OF
 STEELE AVENUE; THENCE NORTH 02°05'50" EAST, 408.75 FEET ALONG SAID WEST MARGIN
 TO THE TRUE POINT OF BEGINNING.

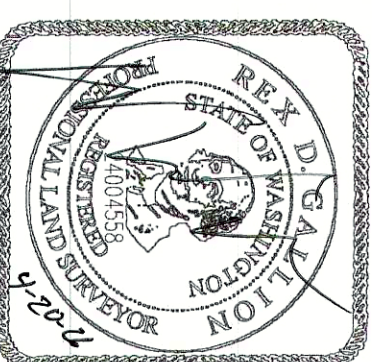
SURVEY NOTES:

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TECHNICAL STANDARDS CONTAINED IN W.A.C. 532-130-090
 THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE DOES NOT PURPORT TO SHOW ALL EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.
 THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
 EXISTING FEATURES SHOWN HEREON ARE AS OF MARCH 2026
 ALL DISTANCES ARE IN US FEET.
 FENCE LINES SHOWN ON THIS SURVEY WERE FIELD LOCATED AT VISIBLE ANGLE POINTS IN THE CENTER OF THE FENCE. THE POINTS OF BEGINNING AND ENDING OF SUPPORTING POSTS ARE NOT ASSURED BEYOND THE ACTUAL WIDTH OF THE FENCE STRUCTURE. ONLY THE ABOVE-GROUND PORTIONS OF THE FENCE WERE LOCATED. UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR THE LOCATION, NATURE AND/OR EXISTENCE OF BELOW-GROUND FEATURES DETECTED OR UNDETECTED SHOULD BE VERIFIED. MORE UTILITIES MAY EXIST.
 THIS SURVEY WAS PERFORMED TO FIND OR SET DEEDED PARCEL CORNERS, AS SHOWN AND DOES NOT NECESSARILY SHOW EASEMENTS, RESTRICTIONS OR RESERVATIONS THAT MAY AFFECT THE PARCELS SURVEYED.
 EXISTING POSSESSION, I.E. FENCES AND OCCUPATION MAY HAVE RIGHTS, DO NOT REMOVE THEM WITHOUT THE OWNERS CONSENT OR LEGAL COUNSEL.
 ANY ENCROACHMENTS SHOWN BY THIS SURVEY MAY BE INDICATION OF UNWRITTEN RIGHTS BY EITHER A PEACEFUL SETTLEMENT OR HOSTILE RELATIONS. NO ATTEMPT WAS MADE TO VERIFY IF AN UNWRITTEN RIGHT HAS BEEN EXTINGUISHED FROM ANY PORTION OF THE WRITTEN TITLE SHOWN BY THIS SURVEY.
 ANY CLAIMANT SHOULD CONSULT AN ATTORNEY CONCERNING THE BURDEN OF PROOF REQUIRED TO PERFECT AN UNWRITTEN RIGHT AND OBTAIN A WRITTEN TITLE.
 BUILDING LOCATIONS ARE APPROXIMATE ONLY.
 THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF BOB CODE AND DOES NOT EXTEND TO ANY PERSON OR PERSONS WITHOUT EXPRESS RE-CERTIFICATION BY SURVEYOR NAIMING SAID PARTY.
 THIS SURVEY COMPLIES WITH NATIONAL ACCURACY STANDARDS.
 NO PROPERTY CORNERS SET THIS SURVEY

EQUIPMENT USED:
 LEICA TCRP1201 ROBOTIC TOTAL STATION
 LEICA CS15 DATA COLLECTOR
 LEICA GS14 GPS RECEIVER

SURVEYOR'S CERTIFICATE

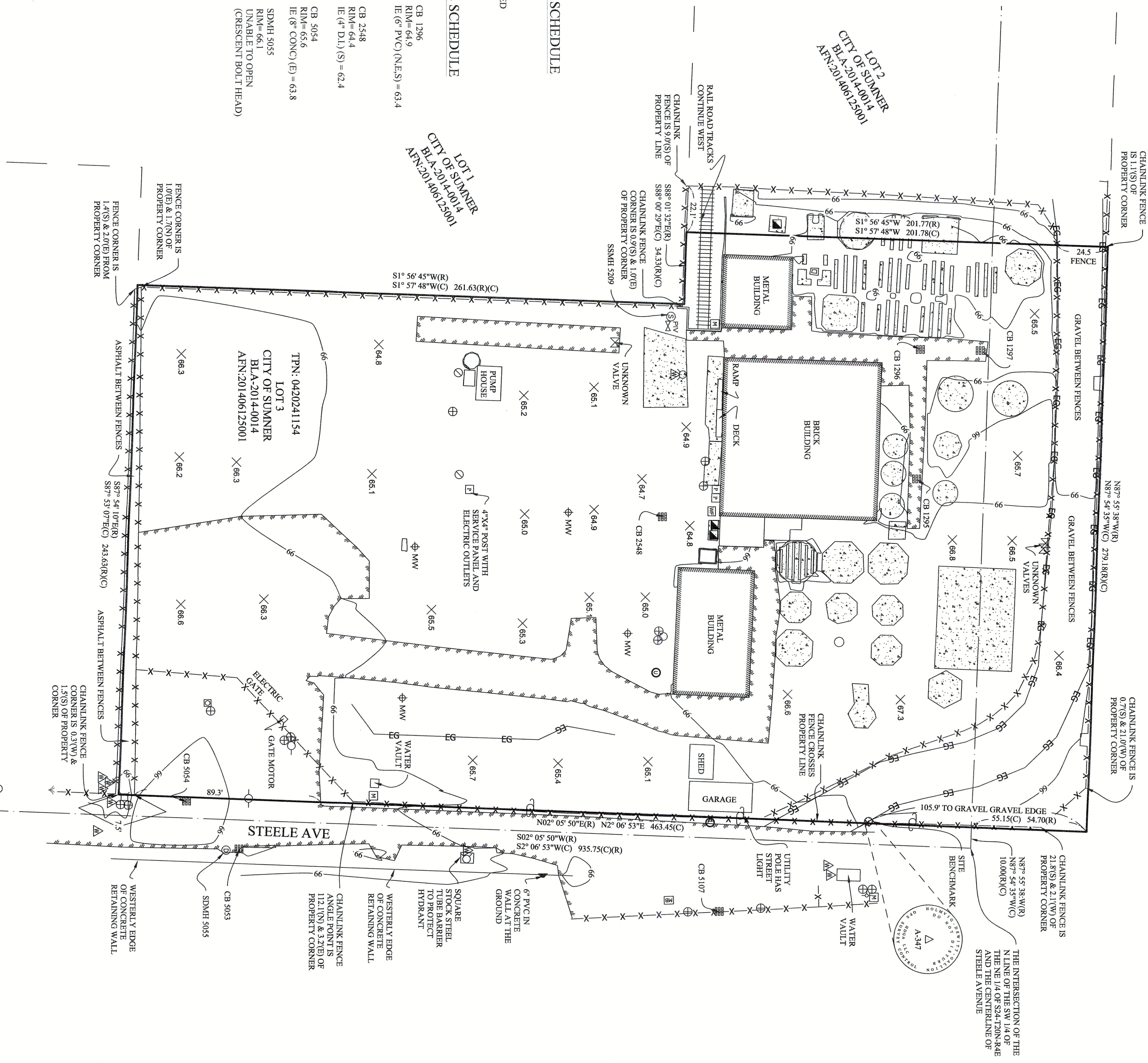
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF **BOB CODES**
 THIS 20TH DAY OF APRIL 2026



PROFESSIONAL LAND SURVEYOR: REX D. GALLION CERTIFICATE NO. 24004538

TOPOGRAPHIC SURVEY

A PORTION OF THE NORTHEAST QUARTER & THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



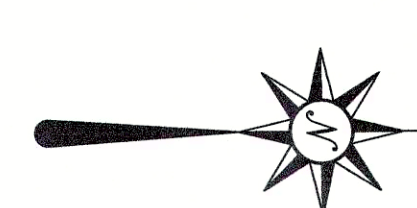
SANITARY SEWER SCHEDULE

- SSMH 5209
- RIM=65.77
- (8" PVC) CAPPED
- LADDER (N)

STORM DRAINAGE SCHEDULE

- CB 1295 RIM=65.2
- UNABLE TO DIP (FILLED WITH TREE)
- CB 1297 RIM=64.82
- UNABLE TO DIP
- CB 1296 RIM=64.9
- IE (6" PVC) (N.E.S) = 63.4
- CB 2548 RIM=64.4
- IE (4" D.I.) (S) = 62.4
- CB 5053 RIM=66.0
- IE (8" CONC) (S) = 63.1
- CB 5107 RIM=66.1
- IE (2" PVC) (N) = 63.0
- IE (2" PVC) (N) = 62.0
- IE (8" CONC) (N) = 62.0
- IE (8" CONC) (S) = 62.2
- CB 1296 RIM=64.9
- IE (6" PVC) (N.E.S) = 63.4
- CB 2548 RIM=64.4
- IE (4" D.I.) (S) = 62.4
- CB 5054 RIM=65.6
- IE (8" CONC) (E) = 63.8
- CB 5105 RIM=66.1
- UNABLE TO OPEN (CRESCENT BOLT HEAD)
- SDMH 5055

GRID



- LEGEND:**
- MONUMENT AS NOTED
 - GATE CALL BOX
 - BOLLARD
 - CATCH BASIN
 - STORM SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - WATER FILTER
 - HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - POST INDICATOR VALVE
 - SANITARY SEWER MANHOLE
 - CULVERT
 - MONITORING WELL
 - POWER TRANSFORMER
 - UTILITY WIRE
 - SERVICE PANEL
 - POWER POLE
 - UTILITY POLE
 - TELEPHONE PEDISTAL
 - MAIL BOX
 - UNKNOWN VERTICAL PIPE W/CAP
 - UNKNOWN STRUCTURE
 - MONUMENT LINE
 - RIGHT-OF-WAY LINE
 - CHAINLINK FENCE LINE
 - EDGE OF PAVEMENT
 - BUILDINGS
 - EDGE OF GRAVEL
 - CONCRETE
- (C) CALCULATED INFORMATION
 (M) MEASURED INFORMATION
 (R) RECORDED INFORMATION
 (R) RECORDED INFORMATION
 ADJUSTMENT PLN:20144014 RECORDED UNDER AFN:201406125001
 (R) RECORDED INFORMATION
 PER: CITY OF SUNNER BOUNDARY LINE
 ADJUSTMENT PLN:20144014 RECORDED UNDER AFN:201406125001

BASIS OF BEARINGS:

GRID NORTH BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE (4605)
 COORDINATES (932011).
 HELD HDGA GRS NETWORK MONUMENT A-347 WHICH HAS A CONVERGENCE ANGLE OF NEGATIVE 1°5'48" THE GRID COORDINATES WERE FOUND TO BE 689121.68312082183594 AT THIS POINT. THE ORTHO HEIGHT OF 65.45 US FEET COMPUTED USING GRID 83. A POINT SCALE FACTOR OF 0.99997411 AND A COMBINED SCALE FACTOR OF 0.99997451 WAS CALCULATED PER OPRS. THE COMBINED SCALE FACTOR WAS NOT APPLIED TO THE GRID COORDINATES FOR SHOWN DISTANCES.

VERTICAL DATUM:

NAD 83 DERIVED FROM OPRS UTILIZING HD GALLION GPS NETWORK

HORIZONTAL DATUM:

NAD 83 (11 WASHINGTON NORTH ZONE 460) PER OPRS UTILIZING HD GALLION GPS NETWORK

BENCHMARK UTILIZED

HDGA GRS MONUMENT NO. A-347, SET APPROXIMATELY 10 FEET SOUTH OF THE NORTHEAST PROPERTY CORNER, AS SHOWN ON THE FACE OF THIS MAP.
 EL = 65.45 FEET
 SITE BENCHMARK
 HDGA GRS MONUMENT A-347, AS SHOWN ON THE FACE OF THIS MAP.
 EL = 65.45 FEET

CONTOUR INTERVALS

2 U.S. FEET

PROCEDURE/NARRATIVE

A FIELD TRAVERSE USING ALERGA 1201 TOTAL ROBOTIC STATION, SUPPLEMENTED WITH FIELD NOTES WAS PERFORMED ESTABLISHING THE ANGULAR DISTANCE BETWEEN THE MONUMENTS, PROPERTY LINES AND TOPOGRAPHIC FEATURES AS SHOWN HEREON. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 352-160-090.



HOLMVIG, DEWITT, GALLION & ASSOC., LLC.
 LAND SURVEYING & ENGINEERING SUPPORT
 139 N. PIONEER ST, BUCKLEY, WA 98321 (360) 825-6963
 hdgallion.com

TOPOGRAPHIC SURVEY
 FOR BOB CODE
 A PORTION OF THE NORTHEAST QUARTER & SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON

FILE NAME	04/20/2026
CODE	240
DRAWN	BOB CODE
CHECKED BY	BOB CODE
DATE REVISION	04/20/2026
JOB NO.	2778