

EXHIBIT _____
PARCEL NO. 0420243057
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION R_wL 10+28.05, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 13.00 FEET NORTHEASTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+14.20, 13.00 FEET NORTHEASTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+79.00, 14.58 FEET SOUTHEASTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 12+17.50, 17.77 FEET SOUTHEASTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 12+43.00, 14.33 FEET SOUTHEASTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 4,847 SQUARE FEET, MORE OR LESS.

TRACT:

(PER CHICAGO TITLE COMPANY ORDER NO. 242491, DATED JULY 18, 2024)

PARCEL A:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF MAIN STREET IN THE TOWN OF SUMNER, WASHINGTON, WITH THE EAST LINE OF THE STUCK VALLEY COUNTY ROAD, THAT POINT BEING 30.4 FEET NORTH 32°30' WEST AND 30.4 FEET NORTH 68°22' EAST OF A STONE MONUMENT THAT MARKS THE JUNCTION OF THE STUCK VALLEY COUNTY ROAD WITH MAIN STREET IN THE TOWN OF SUMNER, NEAR THE WEST BOUNDARY OF THE W.M. KINCAID DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

THENCE NORTH 32°30' WEST ALONG THE EAST BOUNDARY OF SAID COUNTY ROAD 140 FEET;

THENCE NORTH 46°38' EAST 117 FEET;

THENCE SOUTH 32°30' EAST 184 FEET TO THE NORTH BOUNDARY OF MAIN STREET IN THE TOWN OF SUMNER;

THENCE SOUTH 68°22' WEST ALONG THE NORTH BOUNDARY OF SAID MAIN STREET 117 FEET TO THE PLACE OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SUMNER BY DEED RECORDED UNDER RECORDING NUMBER 201701100612.

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SUMNER BY DEED RECORDED UNDER RECORDING NUMBER 9012070086, WHICH IS A RE-RECORDING OF RECORDING NUMBER 9012060261;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SUMNER BY DEED RECORDED UNDER RECORDING NUMBER 200908180150;

1-ROW.DOCX

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SUMNER BY DEED RECORDED
UNDER RECORDING NUMBER 201701100612.

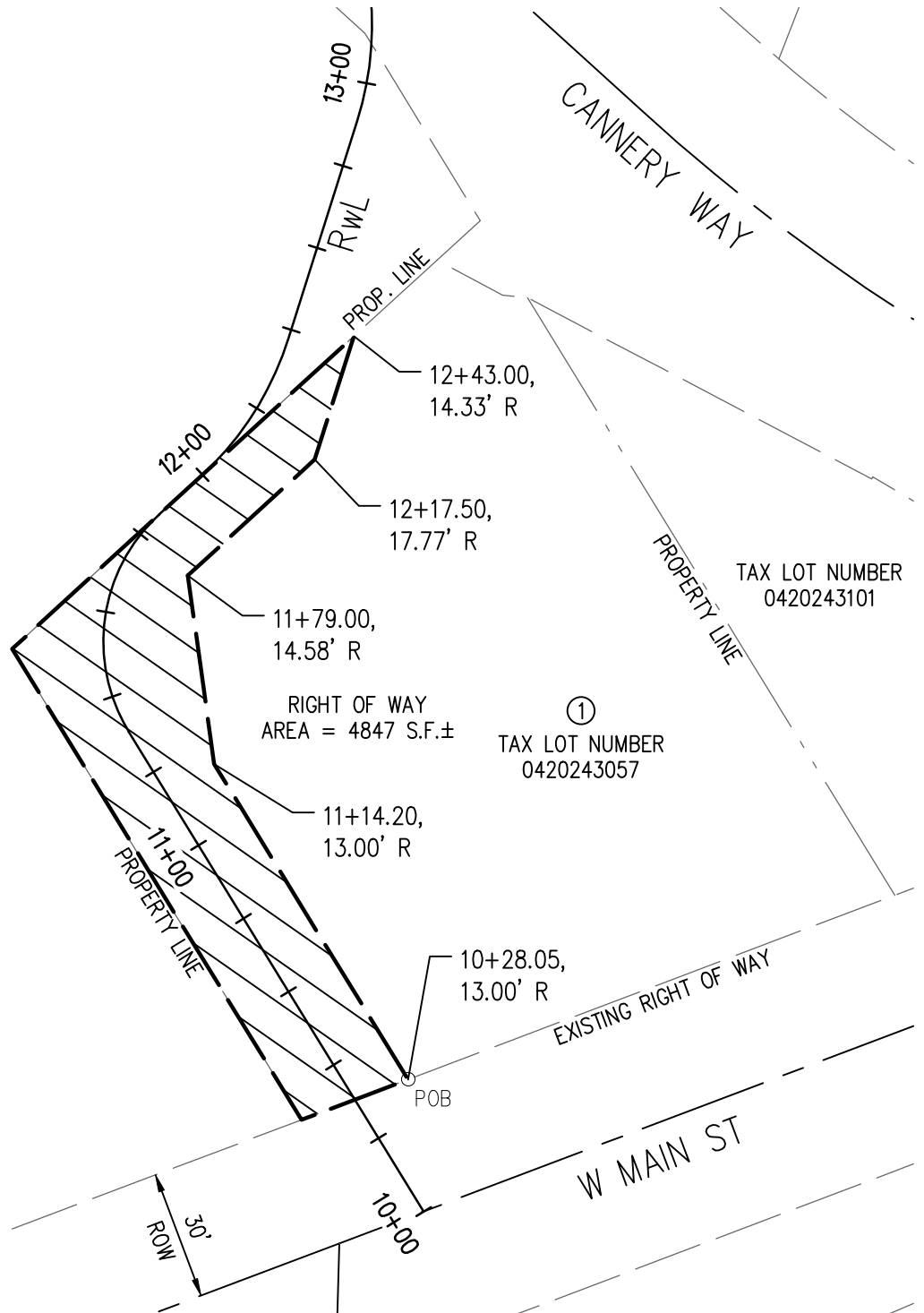
09/24/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.



N.T.S.



RIGHT OF WAY
AREA = 4847 S.F.±

①
TAX LOT NUMBER
0420243057

TAX LOT NUMBER
0420243101

DATE: SEPTEMBER 4, 2024

FILE: 1.DWG

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PSOMAS

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EXHIBIT ____
PARCEL 0420243057
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420243057
SLOPE EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION R_wL 10+28.05, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 13.00 FEET EASTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+14.20, 13.00 FEET NORTHEASTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+79.00, 14.58 FEET SOUTHEASTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 12+17.50, 17.77 FEET SOUTHEASTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 12+43.00, 14.33 FEET SOUTHEASTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 12+65.69, 27.44 FEET SOUTHEASTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 12+62.52, 44.45 FEET SOUTHEASTERLY THEREFROM;

THENCE EASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 12+63.70, 50.14 FEET SOUTHEASTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 12+27.48, 48.48 FEET SOUTHEASTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+84.20, 28.31 FEET SOUTHEASTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 10+27.63, 15.19 FEET EASTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

CONTAINING 3,766 SQUARE FEET, MORE OR LESS.

TRACT:

(PER CHICAGO TITLE COMPANY ORDER NO. 242491, DATED JULY 18, 2024)

PARCEL A:

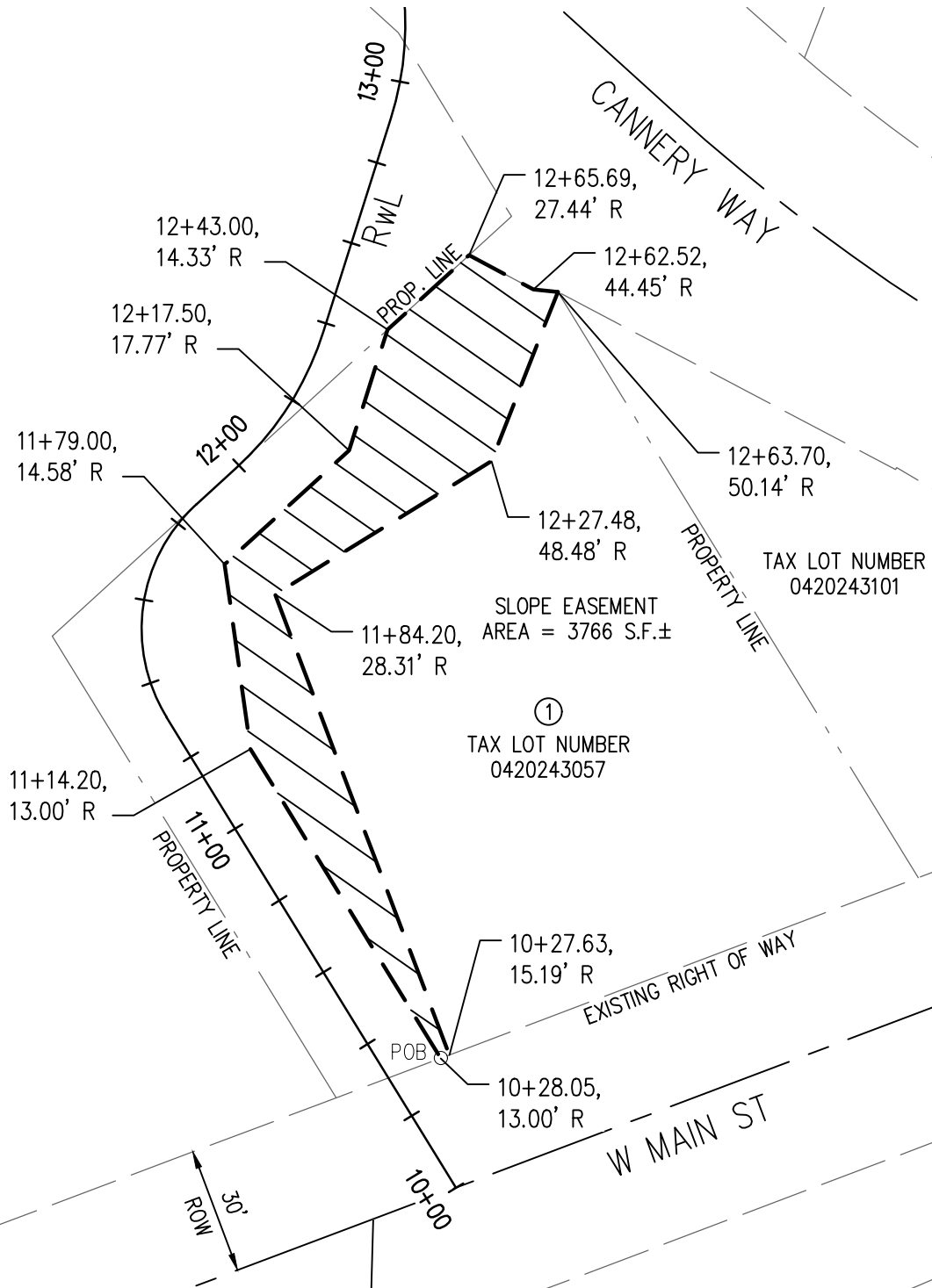
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF MAIN STREET IN THE TOWN OF SUMNER, WASHINGTON, WITH THE EAST LINE OF THE STUCK VALLEY COUNTY ROAD, THAT POINT BEING 30.4 FEET NORTH 32°30' WEST AND 30.4 FEET NORTH 68°22' EAST OF A STONE MONUMENT THAT MARKS THE JUNCTION OF THE STUCK VALLEY COUNTY ROAD WITH MAIN STREET IN THE TOWN OF SUMNER, NEAR

THE WEST BOUNDARY OF THE W.M. KINCAID DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE NORTH 32°30' WEST ALONG THE EAST BOUNDARY OF SAID COUNTY ROAD 140 FEET;
THENCE NORTH 46°38' EAST 117 FEET;
THENCE SOUTH 32°30' EAST 184 FEET TO THE NORTH BOUNDARY OF MAIN STREET IN THE TOWN OF SUMNER;
THENCE SOUTH 68°22' WEST ALONG THE NORTH BOUNDARY OF SAID MAIN STREET 117 FEET TO THE PLACE OF BEGINNING;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SUMNER BY DEED RECORDED UNDER RECORDING NUMBER 201701100612.

10/18/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.



DATE: OCTOBER 18, 2024

FILE: 1.DWG

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EXHIBIT _____
PARCEL 0420243057
SLOPE EASEMENT

EXHIBIT _____
PARCEL NO. 0420247009
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION R_wL 14+26.10, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 14.34 FEET EASTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 13+92.00, 14.55 FEET EASTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 209 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242495, DATED JULY 23, 2024)

LOT 2, PIERCE COUNTY SHORT PLAT NO. 78-696, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1978 IN VOLUME 29 OF SHORT PLATS, PAGE 33, RECORDS OF PIERCE COUNTY, WASHINGTON.

09/24/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420243011

TAX LOT NUMBER
0420243017

TAX LOT NUMBER
0420247008

14+26.10,
14.34' R

POB

RIGHT OF WAY
AREA = 209 S.F.±

13+92.00,
14.55' R

⑤
TAX LOT NUMBER
0420247009

RWL

14+00

PROPERTY LINE

EXISTING RIGHT OF WAY

CANNERY WAY



DATE: SEPTEMBER 4, 2024

FILE: 5.DWG

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EXHIBIT ____
PARCEL 0420247009
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420247008
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION R_wL 14+62.41, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 14.05 FEET EASTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 14+56.50, 14.57 FEET EASTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 14+26.10, 14.34 FEET EASTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 556 SQUARE FEET, MORE OR LESS.

PARCEL "A":

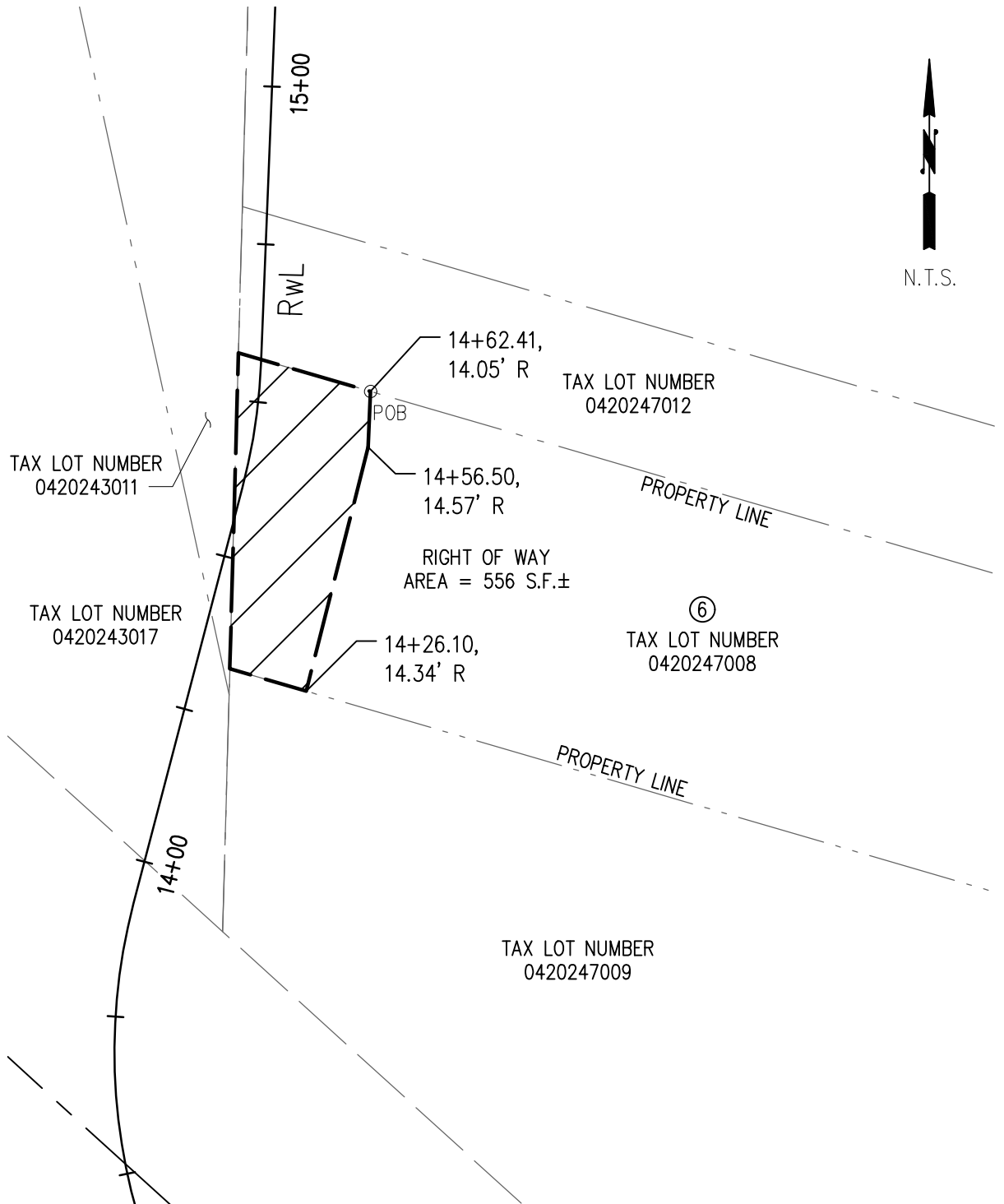
(PER CHICAGO TITLE COMPANY ORDER NO. 242496, DATED JULY 18, 2024)

LOT 1, PIERCE COUNTY SHORT PLAT NO. 78-696, RECORDED SEPTEMBER 19, 1978 UNDER RECORDING NUMBER 7809190696, RECORDS OF PIERCE COUNTY, WASHINGTON;

10/16/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.



DATE: SEPTEMBER 4, 2024

FILE: 6.DWG

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EXHIBIT ____
PARCEL 0420247008
RIGHT OF WAY ACQUISITION

AREA EXHIBIT _____
PARCEL NO. 0420247012
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION R_wL 14+80.41, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 14.00 FEET EASTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 14+62.41, 14.05 FEET EASTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 314 SQUARE FEET, MORE OR LESS.

PARCEL "A":

AN 18 FOOT WIDE STRIP NORTHWARD AND PARALLEL TO THE NORTH LINE OF LOT 1, PIERCE COUNTY SHORT PLAT NO. 78-696, RECORDED SEPTEMBER 19, 1978 UNDER RECORDING NUMBER 7809190696, RECORDS OF PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, SHORT PLAT NO. 78-696;

THENCE NORTH 00°28'00" EAST 18.52 FEET;

THENCE SOUTH 75°00'00" EAST 153.29 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT NO. 78-696;

THENCE SOUTH 20°00'00" WEST ALONG THE WEST LINE OF SAID LOT 3, 18 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT NO. 78-696;

THENCE NORTH 75°00'00" WEST ALONG THE NORTH LINE OF SAID LOT 1, 147.07 FEET TO THE NORTHWEST CORNER THEREOF, AND THE TRUE POINT OF BEGINNING.

10/16/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420243011

TAX LOT NUMBER
0420247013



RWL
15+00

POB

14+80.41,
14.00' R

RIGHT OF WAY
AREA = 314 S.F.±

⑦

TAX LOT NUMBER
0420247012

PROPERTY LINE

PROPERTY LINE

14+62.41,
14.05' R

TAX LOT NUMBER
0420243017

TAX LOT NUMBER
0420247008

14+00

DATE: SEPTEMBER 4, 2024

FILE: 7.DWG

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EXHIBIT ____
PARCEL 0420247012
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420247013
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION R_wL 16+27.51, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 13.00 FEET EASTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 15+79.00, 13.02 FEET EASTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 14+80.41, 14.00 FEET EASTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 2,079 SQUARE FEET, MORE OR LESS.

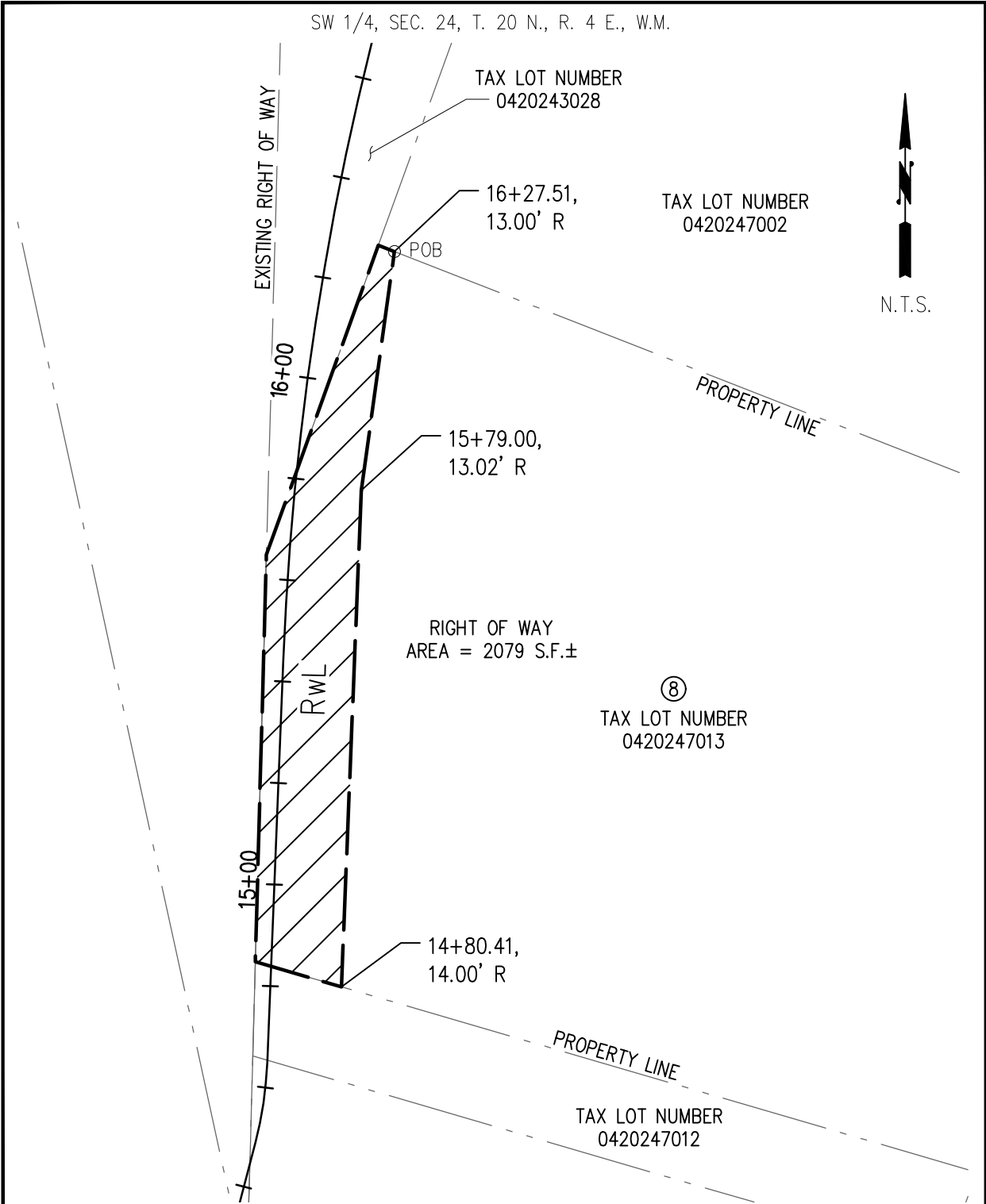
PARCEL "A".

(PER CHICAGO TITLE COMPANY ORDER NO. 242497, DATED JULY 18, 2024)

PARCEL A OF CITY OF SUMNER LOT LINE ADJUSTMENT PLN 2004-00056 RECORDED JUNE 8, 2004 UNDER RECORDING NUMBER 200406085004, IN PIERCE COUNTY, WASHINGTON.

09/24/24





DATE: SEPTEMBER 4, 2024

FILE: 8.DWG

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EXHIBIT ____
PARCEL 0420247013
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420247013
SLOPE EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION R_wL 15+57.30, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 13.86 FEET EASTERLY THEREFROM;

THENCE EASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 15+57.37, 16.86 FEET EASTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 15+19.00, 17.00 FEET EASTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 15+19.00, 14.00 FEET EASTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

CONTAINING 114 SQUARE FEET, MORE OR LESS.

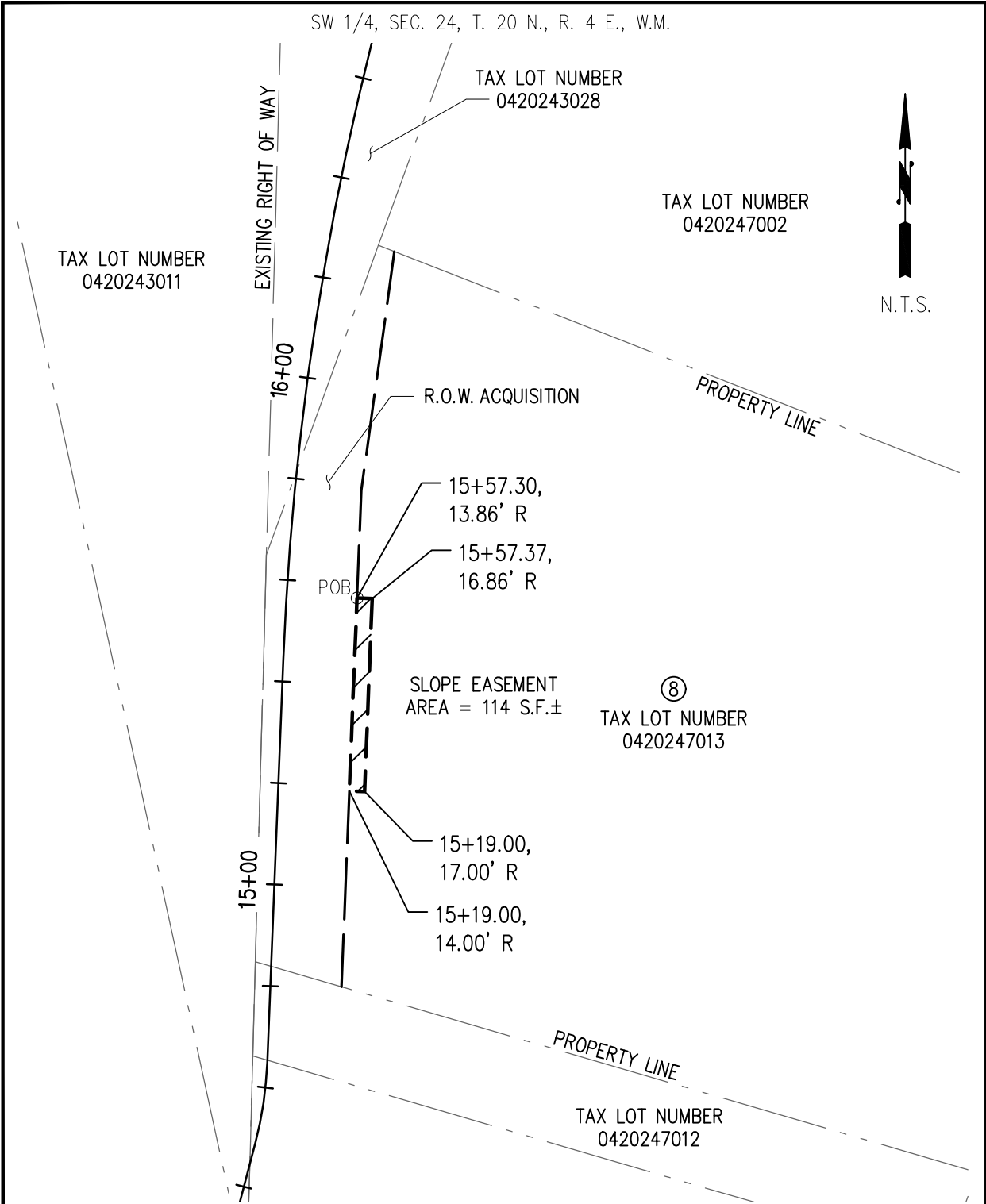
PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242497, DATED JULY 18, 2024)

PARCEL A OF CITY OF SUMNER LOT LINE ADJUSTMENT PLN 2004-00056 RECORDED JUNE 8, 2004 UNDER RECORDING NUMBER 200406085004, IN PIERCE COUNTY, WASHINGTON.

09/24/24





DATE: SEPTEMBER 4, 2024

FILE: 8.DWG



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EXHIBIT 8
PARCEL 0420247013
SLOPE EASEMENT

EXHIBIT _____
PARCEL NO. 0420247002
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION R_wL 16+27.51, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 13.00 FEET EASTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 16+50.87, 13.00 FEET EASTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 38 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242498, DATED JULY 19, 2024)

LOT 2 OF SHORT PLAT NO. 77-208, RECORDED APRIL 7, 1977, UNDER RECORDING NO. 7704070208, IN PIERCE COUNTY, WASHINGTON.

09/24/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420243028

TAX LOT NUMBER
0420247003

PROPERTY LINE

PROPERTY LINE

⑨
TAX LOT NUMBER
0420247002

16+50.87,
13.00' R

RIGHT OF WAY
AREA = 38 S.F.±

16+27.51,
13.00' R

POB

TAX LOT NUMBER
0420247013

PROPERTY LINE



N.T.S.

DATE: SEPTEMBER 3, 2024

FILE: 9.DWG

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EXHIBIT ____
PARCEL 0420247002
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420247002
SLOPE EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION R_wL 17+80.50, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 15.71 FEET SOUTHEASTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 17+97.32, 26.43 FEET SOUTHEASTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 98 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242498, DATED JULY 19, 2024)

LOT 2 OF SHORT PLAT NO. 77-208, RECORDED APRIL 7, 1977, UNDER RECORDING NO. 7704070208, IN PIERCE COUNTY, WASHINGTON.

09/24/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420243028

TAX LOT NUMBER
0420247003

17+97.32,
26.43' R

POB

SLOPE EASEMENT
AREA = 98 S.F.±

17+80.50,
15.71' R

PROPERTY LINE

PROPERTY LINE

⑨

TAX LOT NUMBER
0420247002

TAX LOT NUMBER
0420247013

PROPERTY LINE



N.T.S.

DATE: SEPTEMBER 3, 2024

FILE: 9.DWG

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EXHIBIT ____
PARCEL 0420247002
SLOPE EASEMENT

EXHIBIT _____
PARCEL NO. 0420247003
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING SOUTHEASTERLY, NORTHEASTERLY, AND NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION Rwf 16+49.00, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 30.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 16+49.00, 37.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 17+02.83, 37.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION Rwl 20+33.13, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS", 12.34 FEET SOUTHEASTERLY THEREFROM;

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET AND AN ARC DISTANCE OF 28.28 FEET TO A POINT OPPOSITE STATION Rwl 19+85.66, 12.00 FEET SOUTHEASTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION Rwl 19+36.00, 13.70 FEET SOUTHEASTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION Rwl 18+21.50, 11.40 FEET SOUTHEASTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 23,493 SQUARE FEET, MORE OR LESS.

PARCEL "A".

(PER CHICAGO TITLE COMPANY ORDER NO. 242498, DATED JULY 19, 2024)

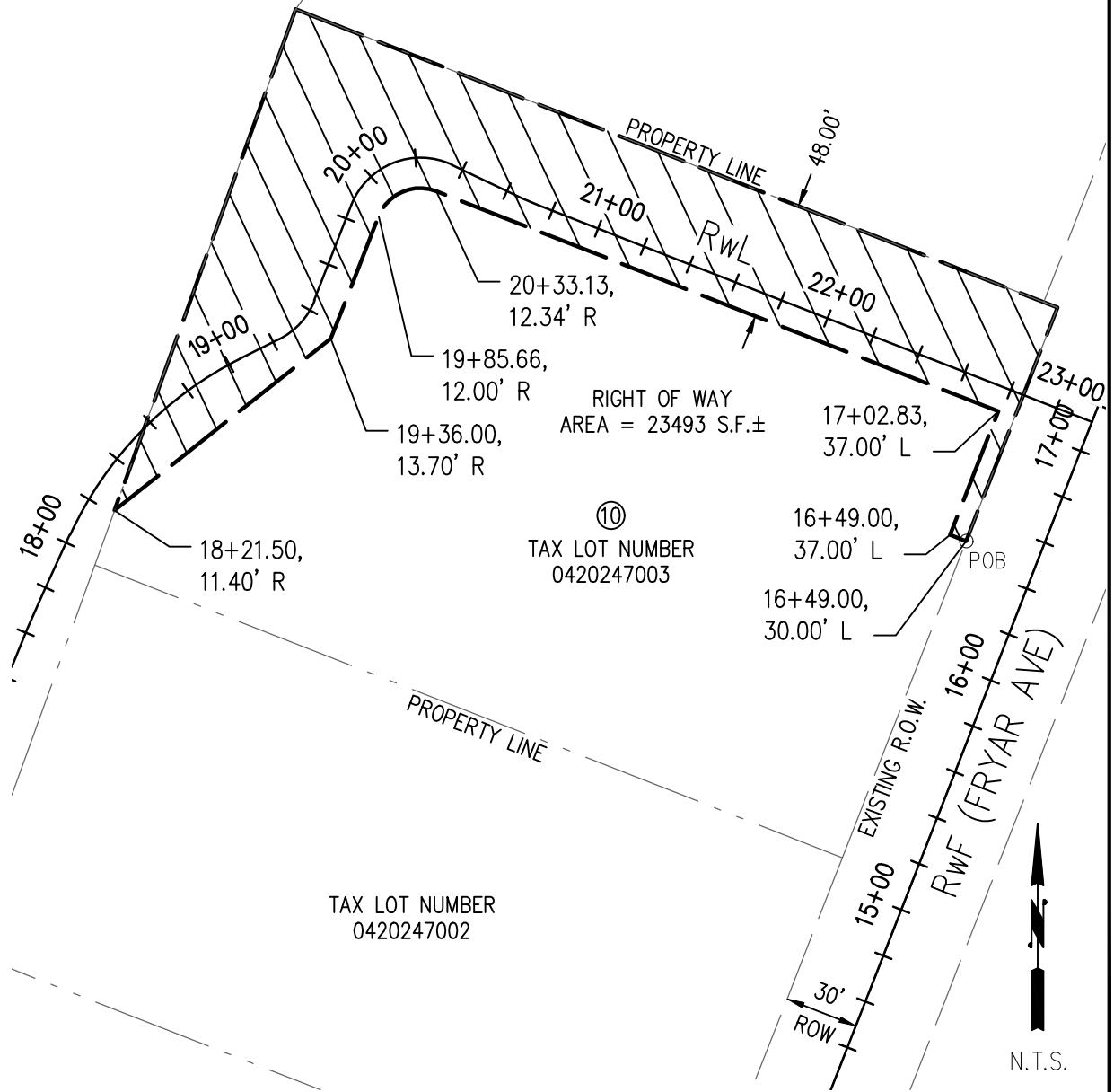
LOT 3 OF SHORT PLAT NO. 77-208, RECORDED APRIL 7, 1977, UNDER RECORDING NO. 7704070208, IN PIERCE COUNTY, WASHINGTON.

09/24/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420247004



RIGHT OF WAY
AREA = 23493 S.F.±

⑩
TAX LOT NUMBER
0420247003

TAX LOT NUMBER
0420247002

DATE: SEPTEMBER 3, 2024

FILE: 10.DWG

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EXHIBIT ____
PARCEL 0420247003
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420247003
SLOPE EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION R_wL 21+30.00, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS", 9.82 FEET SOUTHWESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION R_wL 20+33.13, 12.34 FEET SOUTHERLY THEREFROM;

THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 18.00 FEET AND AN ARC DISTANCE OF 28.28 FEET TO A POINT OPPOSITE STATION R_wL 19+85.66, 12.00 FEET SOUTHEASTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION R_wL 19+36.00, 13.70 FEET SOUTHEASTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION R_wL 18+21.50, 11.40 FEET SOUTHEASTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION R_wL 17+96.63, 14.36 FEET SOUTHEASTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION R_wL 17+97.32, 26.43 FEET SOUTHEASTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION R_wL 18+34.00, 42.05 FEET SOUTHEASTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION R_wL 19+36.00, 34.51 FEET SOUTHEASTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION R_wL 20+36.60, 21.22 FEET SOUTHERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION R_wL 20+78.00, 18.81 FEET SOUTHWESTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION R_wL 21+30.00, 12.57 FEET SOUTHWESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

CONTAINING 5,115 SQUARE FEET, MORE OR LESS.

10-SLOPE.DOCX

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242498, DATED JULY 19, 2024)

LOT 3 OF SHORT PLAT NO. 77-208, RECORDED APRIL 7, 1977, UNDER RECORDING NO. 7704070208, IN
PIERCE COUNTY, WASHINGTON.

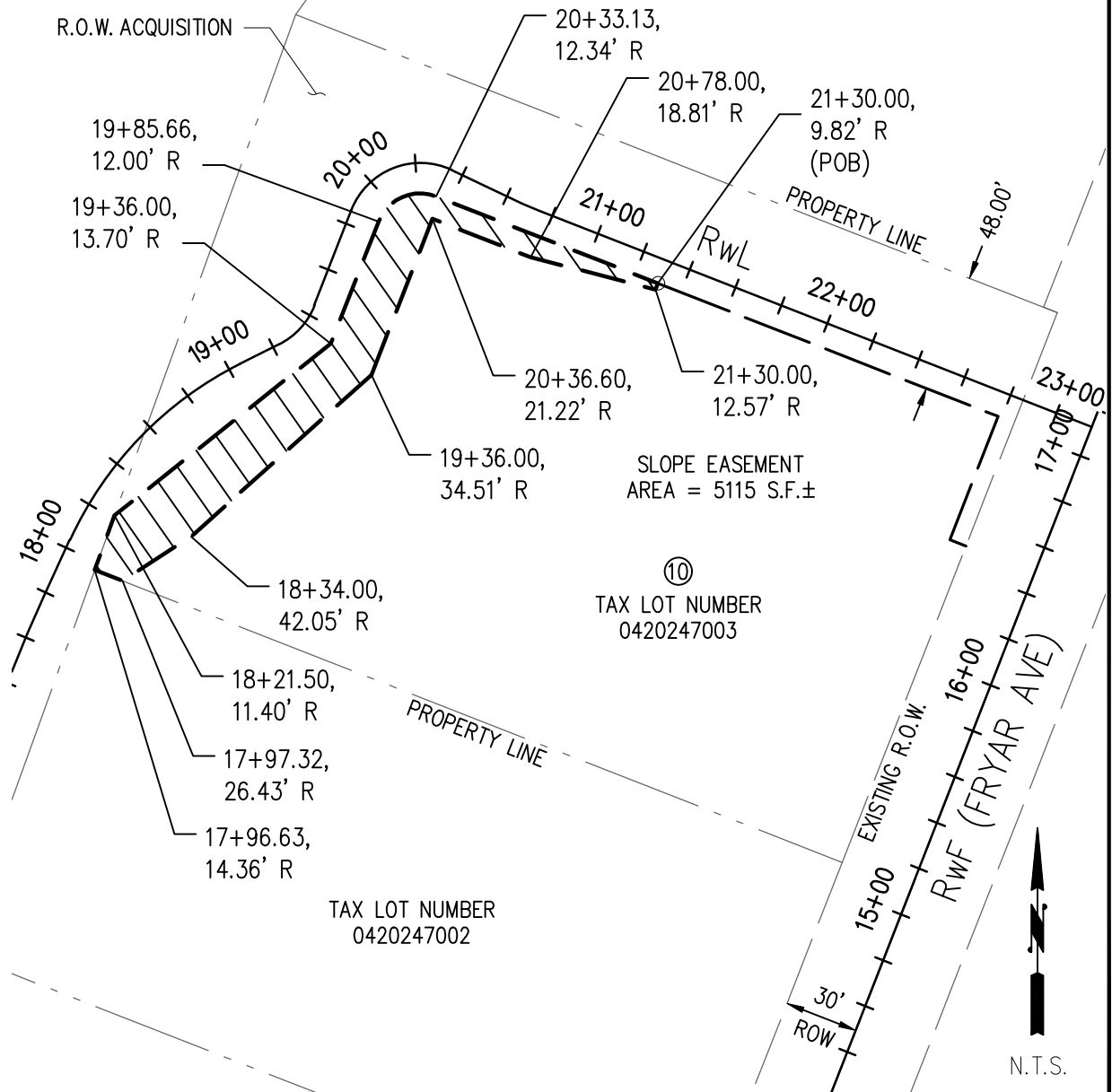
09/24/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420247004

R.O.W. ACQUISITION



DATE: SEPTEMBER 3, 2024

FILE: 10.DWG

KPG
PSOMAS

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EXHIBIT ____
PARCEL 0420247003
SLOPE EASEMENT

EXHIBIT _____
PARCEL NO. 0420247004
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING SOUTHEASTERLY OF A LINE THAT IS 48.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE "RwF" LINE AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, SAID LINE ALSO BEING THE CENTERLINE OF FRYAR AVENUE.

CONTAINING 1,825 SQUARE FEET, MORE OR LESS.

PARCEL "A".

(PER CHICAGO TITLE COMPANY ORDER NO. 242499, DATED JULY 19, 2024)

LOT 1, AS SHOWN ON SHORT PLAT NO. 77-278 RECORDED ON MAY 13, 1977, UNDER RECORDING NUMBER 7705130278, IN PIERCE COUNTY, WASHINGTON;
EXCEPT THAT PORTION CONVEYED TO THE CITY OF SUMNER IN DEED RECORDED UNDER RECORDING NUMBER 200909110373.

09/24/24



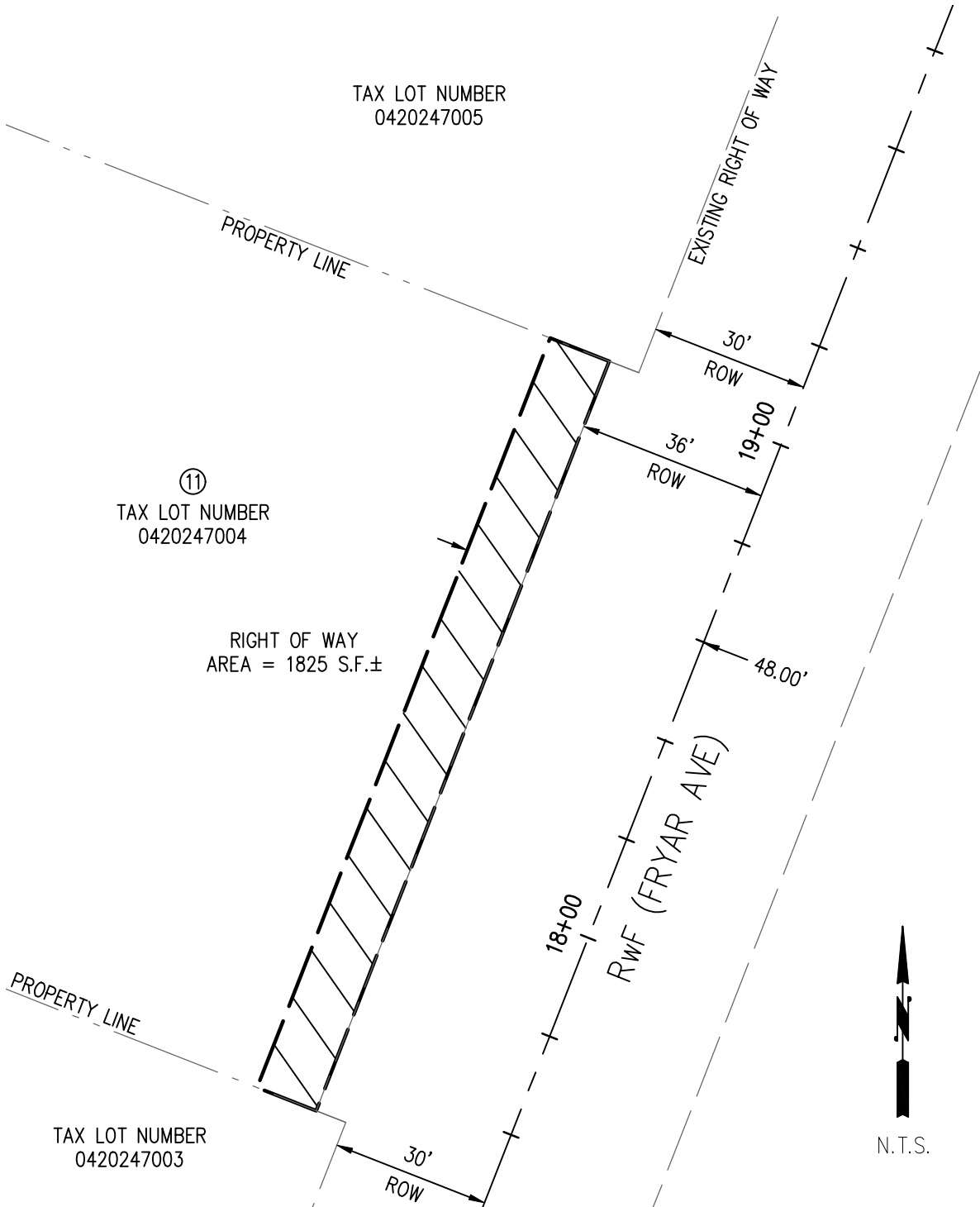
SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420247005

⑪
TAX LOT NUMBER
0420247004

RIGHT OF WAY
AREA = 1825 S.F.±

TAX LOT NUMBER
0420247003



DATE: SEPTEMBER 3, 2024

FILE: 11.DWG

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EXHIBIT ____
PARCEL 0420247004
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420247005
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION Rwf 20+65.44, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 49.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 19+41.50, 49.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 19+41.50, 54.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 19+26.00, 54.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 19+26.00, 49.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 19+02.94, 49.00 FEET NORTHWESTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 3,165 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242500, DATED JULY 18, 2024)

LOT 2, AS SHOWN ON SHORT PLAT NO. 77-278, FILED WITH PIERCE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON.

09/24/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420247006

PROPERTY LINE

20+65.44,
49.00' L

POB

30'
ROW

21+00

⑫
TAX LOT NUMBER
0420247005

RIGHT OF WAY
AREA = 3165 S.F.±

EXISTING RIGHT OF WAY

19+41.50,
49.00' L

19+41.50,
54.00' L

19+26.00,
54.00' L

19+26.00,
49.00' L

19+02.94,
49.00' L

PROPERTY LINE

TAX LOT NUMBER
0420247004

36'
ROW

19+00

RwF (FRYAR AVE)



N.T.S.

DATE: SEPTEMBER 3, 2024

FILE: 12.DWG

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EXHIBIT ____
PARCEL 0420247005
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420247005
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION R_wF 20+65.44, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 49.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 20+54.00, 49.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 20+54.00, 57.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 20+65.44, 57.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

CONTAINING 92 SQUARE FEET, MORE OR LESS.

PARCEL "A":

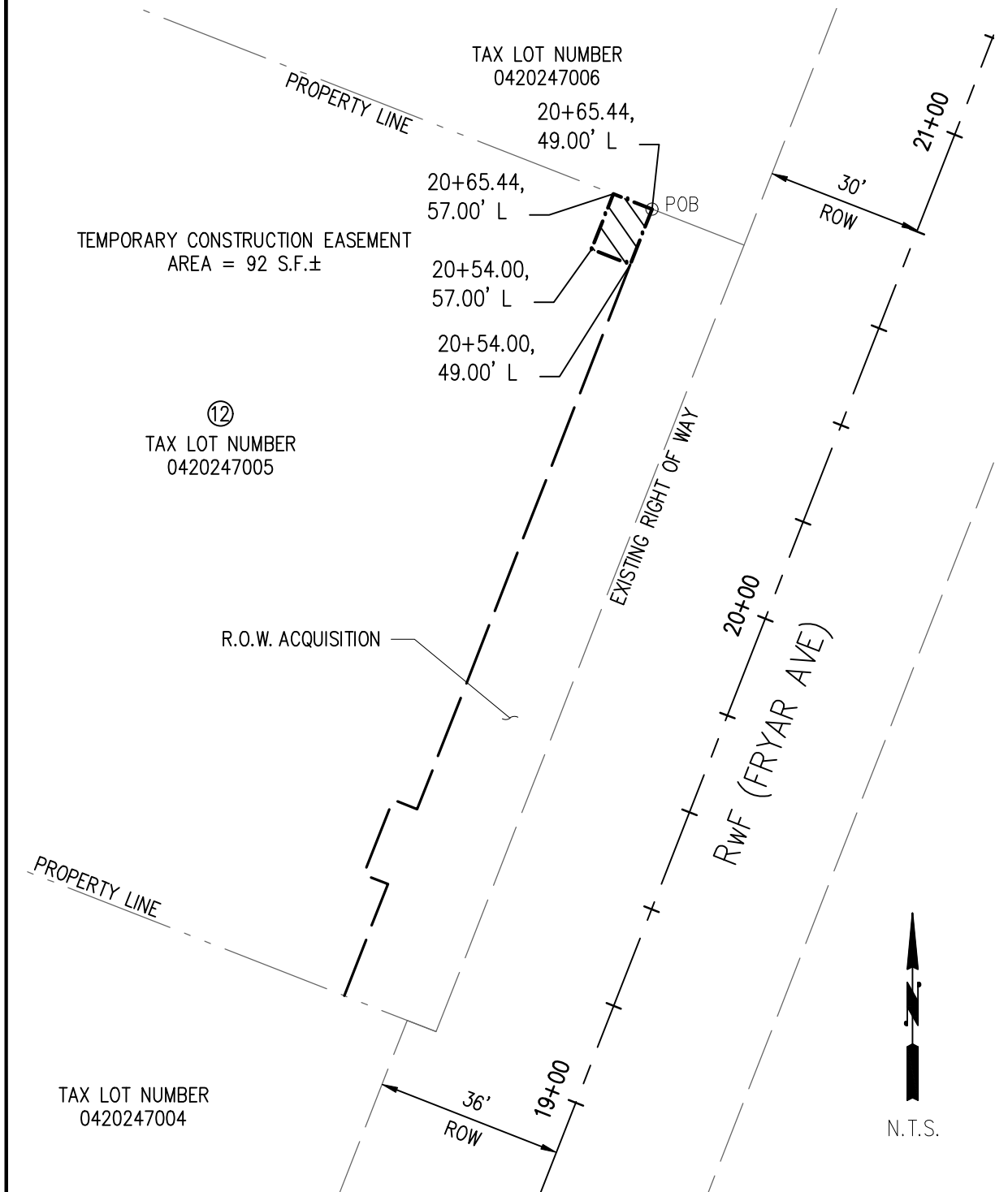
(PER CHICAGO TITLE COMPANY ORDER NO. 242500, DATED JULY 18, 2024)

LOT 2, AS SHOWN ON SHORT PLAT NO. 77-278, FILED WITH PIERCE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON.

09/24/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.



DATE: SEPTEMBER 3, 2024

FILE: 12.DWG

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EXHIBIT ____
PARCEL 0420247005
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT _____
PARCEL NO. 0420247006
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING SOUTHEASTERLY OF A LINE THAT IS 48.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE "RwF" LINE AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, SAID LINE ALSO BEING THE CENTERLINE OF FRYAR AVENUE.

CONTAINING 1,638 SQUARE FEET, MORE OR LESS.

PARCEL "A".

(PER CHICAGO TITLE COMPANY ORDER NO. 242500, DATED JULY 18, 2024)

LOT 3, AS SHOWN ON SHORT PLAT NO. 77-278, FILED WITH PIERCE COUNTY AUDITOR, IN PIERCE COUNTY, WASHINGTON.

09/24/24



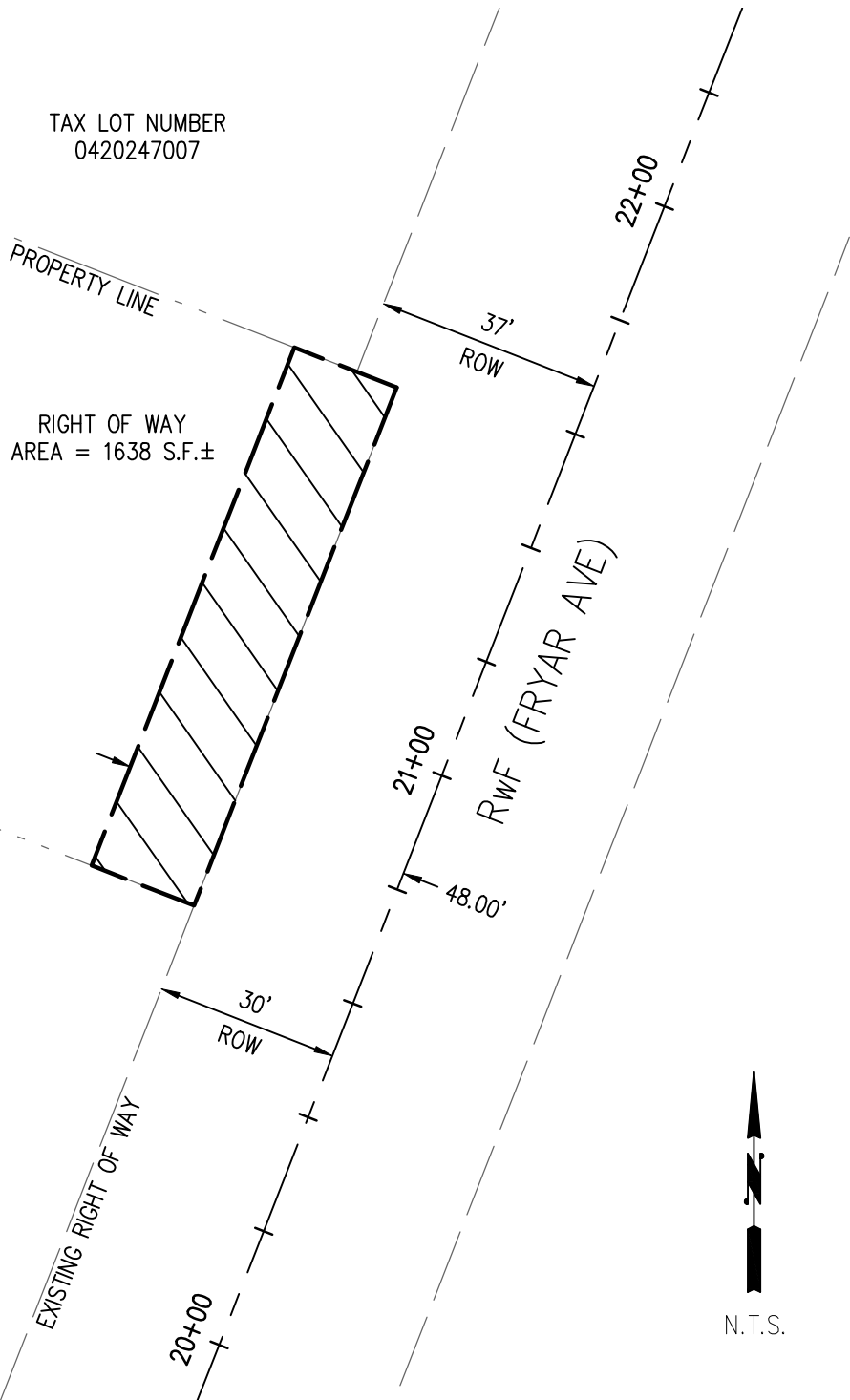
SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420247007

⑬
TAX LOT NUMBER
0420247006

RIGHT OF WAY
AREA = 1638 S.F.±

TAX LOT NUMBER
0420247005



N.T.S.

DATE: SEPTEMBER 3, 2024

FILE: 13.DWG

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EXHIBIT ____
PARCEL 0420247006
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420247007
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING SOUTHEASTERLY OF A LINE THAT IS 48.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE "RwF" LINE AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, SAID LINE ALSO BEING THE CENTERLINE OF FRYAR AVENUE.

CONTAINING 1,537 SQUARE FEET, MORE OR LESS.

TRACT:

(PER CHICAGO TITLE COMPANY ORDER NO. 242501, DATED JULY 23, 2024)

PARCEL A:

LOT 4, CITY OF SUMNER SHORT PLAT NO. 77-278, ACCORDING TO PLAT RECORDED MAY 13, 1977 IN VOLUME 16 OF SHORT PLATS, PAGE 21, IN PIERCE COUNTY, WASHINGTON;
EXCEPT THAT PORTION CONVEYED TO CITY OF SUMNER FOR RIGHT OF WAY, IN DEED RECORDED UNDER RECORDING NO. 201002110174, WHICH IS A RERECORD OF DEED RECORDED UNDER RECORDING NO. 200906190270.

09/24/24



NW & SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420242015

PROPERTY LINE

RIGHT OF WAY
AREA = 1537 S.F.±

⑭
TAX LOT NUMBER
0420247007

TAX LOT NUMBER
0420247006

PROPERTY LINE

EXISTING RIGHT OF WAY

30'
ROW

37'
ROW

48.00'

RWF (FRYAR AVE)



DATE: SEPTEMBER 3, 2024

FILE: 14.DWG

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EXHIBIT ____
PARCEL 0420247007
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420243011
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION R_wL 16+58.80, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 16.56 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 15+90.00, 17.79 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 14+75.34, 16.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 14+23.13, 5.02 FEET EASTERLY AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 2,164 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242503, DATED JULY 23, 2024)

BEGINNING AT THE NORTHWEST CORNER OF WILLIAM M. KINCAID DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;

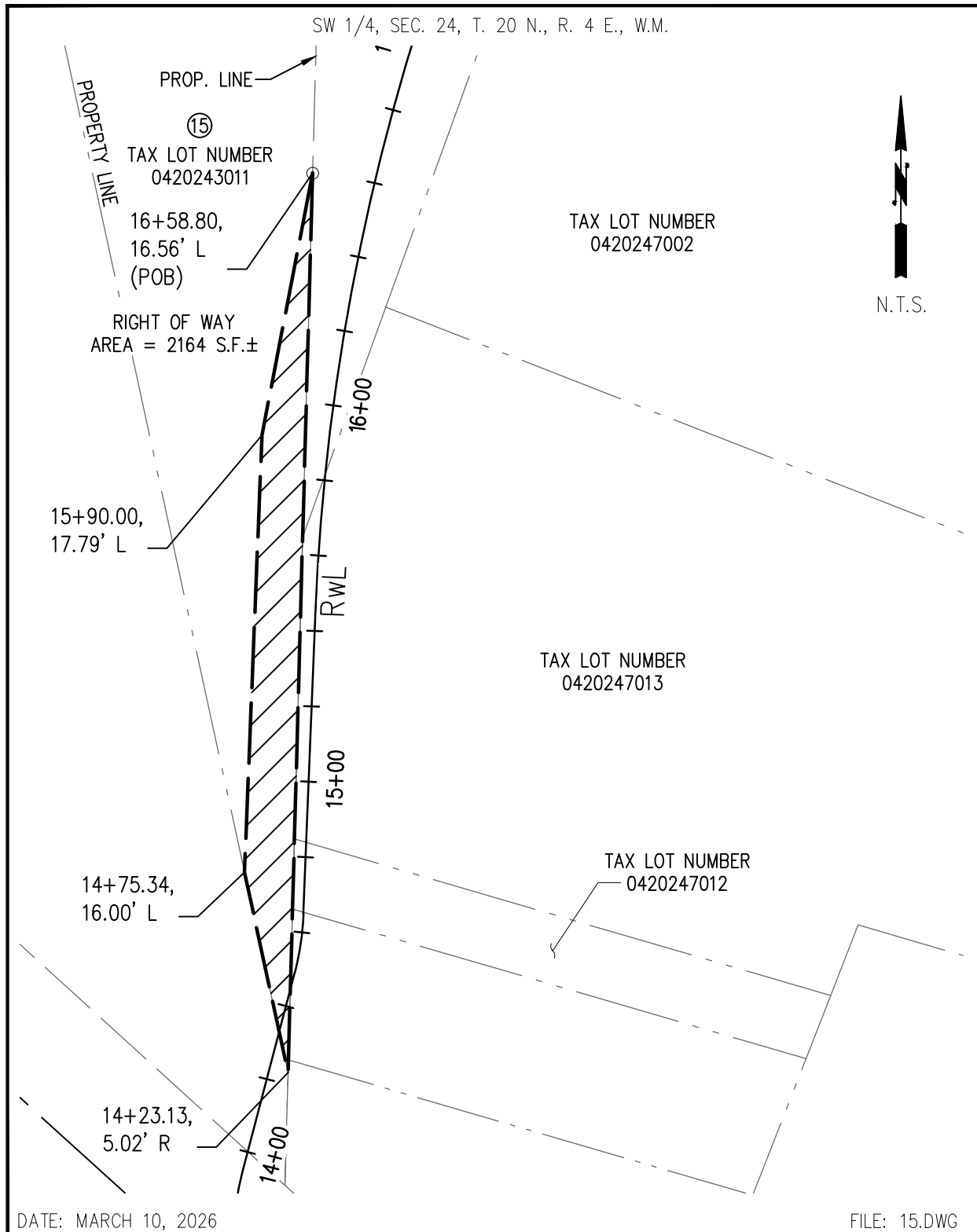
THENCE SOUTH ALONG THE WEST LINE OF SAID DONATION LAND CLAIM TO INTERSECT WITH THE SUMNER CITY BOUNDARY LINE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH ON THE SAME LINE, 660 FEET TO INTERSECT WITH SAID SUMNER CITY BOUNDARY LINE;

THENCE ALONG SAID BOUNDARY NORTH 14°00'00" WEST 460 FEET AND NORTH 31°00'00" EAST, 240 FEET TO THE POINT OF BEGINNING, ALL IN THE STUCK RIVER.

03/11/26





DATE: MARCH 10, 2026

FILE: 15.DWG

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EXHIBIT ____
PARCEL 0420243011
RIGHT OF WAY ACQUISITION

EXHIBIT A
PARCEL NO. 0420243011
SLOPE EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION R_wL 16+35.20, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 12.07 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 15+90.00, 13.78 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 14+58.99, 11.80 FEET WESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 14+75.35, 16.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 15+19.00, 17.79 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 16+58.80, 16.56 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

CONTAINING 728 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242503, DATED JULY 23, 2024)

BEGINNING AT THE NORTHWEST CORNER OF WILLIAM M. KINCAID DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE WEST LINE OF SAID DONATION LAND CLAIM TO INTERSECT WITH THE SUMNER CITY BOUNDARY LINE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH ON THE SAME LINE, 660 FEET TO INTERSECT WITH SAID SUMNER CITY BOUNDARY LINE;

THENCE ALONG SAID BOUNDARY NORTH 14°00'00" WEST 460 FEET AND NORTH 31°00'00" EAST, 240 FEET TO THE POINT OF BEGINNING, ALL IN THE STUCK RIVER.

09/24/24



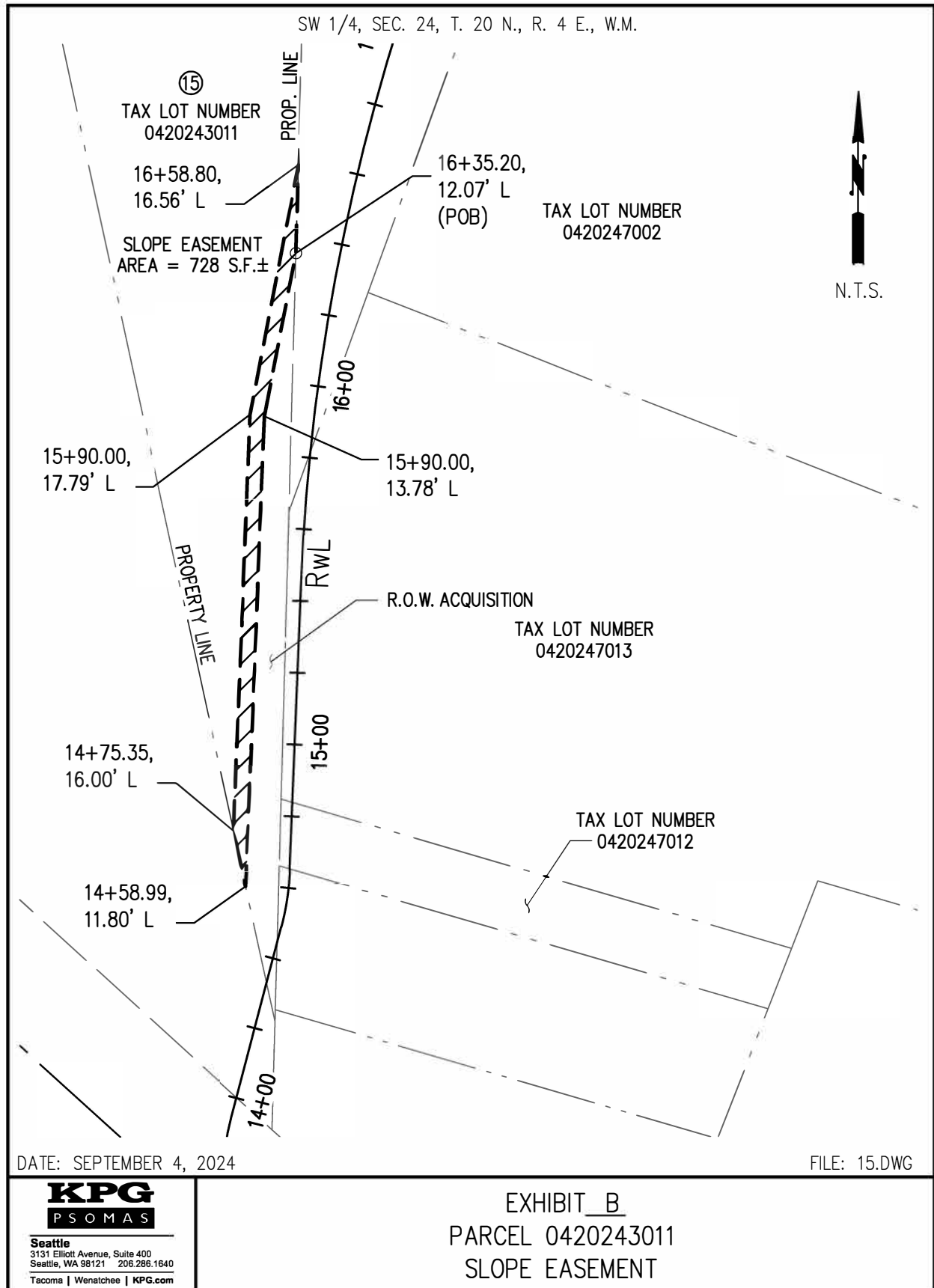


EXHIBIT _____
PARCEL NO. 0420243011
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION R_wL 16+58.80, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 16.56 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 15+90.00, 17.79 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 14+75.34, 16.00 FEET WESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 15+06.16, 24.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 15+78.00, 25.00 FEET WESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 16+82.71, 22.17 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

CONTAINING 1,223 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242503, DATED JULY 23, 2024)

BEGINNING AT THE NORTHWEST CORNER OF WILLIAM M. KINCAID DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;

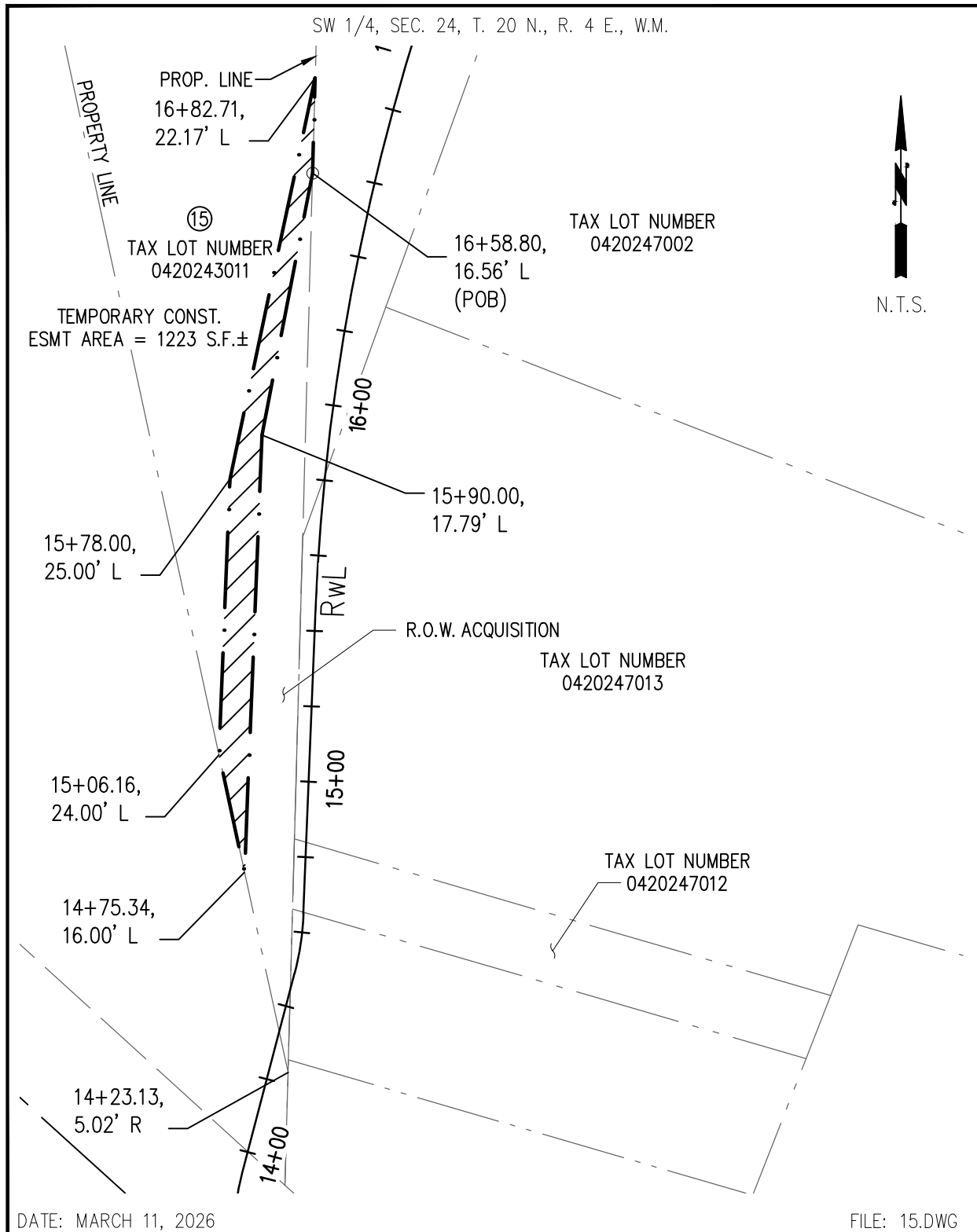
THENCE SOUTH ALONG THE WEST LINE OF SAID DONATION LAND CLAIM TO INTERSECT WITH THE SUMNER CITY BOUNDARY LINE AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH ON THE SAME LINE, 660 FEET TO INTERSECT WITH SAID SUMNER CITY BOUNDARY LINE;

THENCE ALONG SAID BOUNDARY NORTH 14°00'00" WEST 460 FEET AND NORTH 31°00'00" EAST, 240 FEET TO THE POINT OF BEGINNING, ALL IN THE STUCK RIVER.

03/11/2026





KPG
PSOMAS

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EXHIBIT ____
PARCEL 0420243011
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT _____
PARCEL NO. 0420243028
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION R_wL 18+81.50, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 14.84 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 18+14.50, 17.80 FEET WESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 16+81.81, 13.95 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 16+35.20, 12.07 FEET WESTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 7,107 SQUARE FEET, MORE OR LESS.

PARCEL "A":

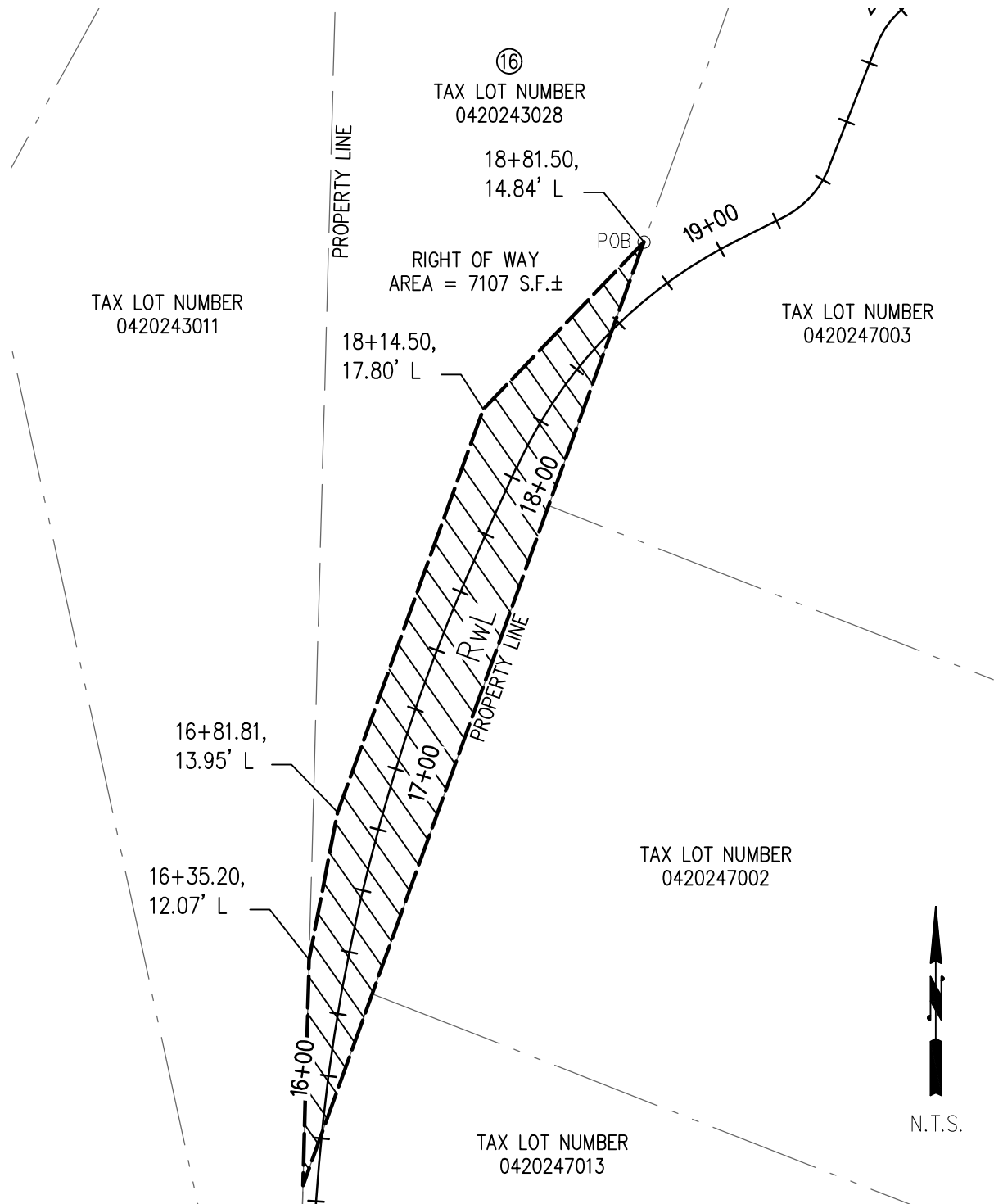
(PER CHICAGO TITLE COMPANY ORDER NO. 242504, DATED JULY 23, 2024)

COMMENCING AT THE NORTHWEST CORNER OF THE KINCAID DONATION LAND CLAIM;
THENCE EAST ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM 200.21 FEET TO A POINT 1430 FEET WEST OF THE INTERSECTION OF THE NORTH LINE OF SAID DONATION LAND CLAIM AND THE WEST LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE SOUTH 32°36' WEST 294.61 FEET;
THENCE NORTH 63°30' EAST 60 FEET TO THE INTERSECTION OF THE CITY OF SUMNER BOUNDARY LINE AND THE POINT OF BEGINNING;
THENCE NORTH 63°30' EAST TO A POINT OF CURVATURE OF A 10° CURVE TO THE RIGHT;
THENCE ON SAID CURVE 121.79 FEET;
THENCE SOUTH 34°30' WEST 463.03 FEET;
THENCE SOUTH 18°30' WEST 484.47 FEET TO THE WEST LINE OF THE KINCAID DONATION LAND CLAIM;
THENCE NORTHERLY ALONG SAID WEST LINE TO THE CITY OF SUMNER BOUNDARY LINE;
THENCE ALONG SAID LINE NORTH 31° EAST 195 FEET TO THE POINT OF BEGINNING.

09/24/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.



DATE: SEPTEMBER 4, 2024

FILE: 16.DWG

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EXHIBIT ____
PARCEL 0420243028
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420243028
SLOPE EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION R_wL 18+81.50, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 14.84 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 18+25.30, 15.03 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 18+99.00, 63.80 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 19+74.00, 48.01 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

CONTAINING 2,209 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT A POINT OPPOSITE STATION R_wL 17+81.63, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 14.49 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 16+81.81, 13.95 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 16+35.20, 12.07 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 16+58.80, 16.56 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 16+81.81, 17.96 FEET WESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 17+81.30, 18.48 FEET WESTERLY THEREFROM;

THENCE EASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING.

CONTAINING 551 SQUARE FEET, MORE OR LESS.

TOTAL SLOPE EASEMENT CONTAINING 2,760 SQUARE FEET, MORE OR LESS.

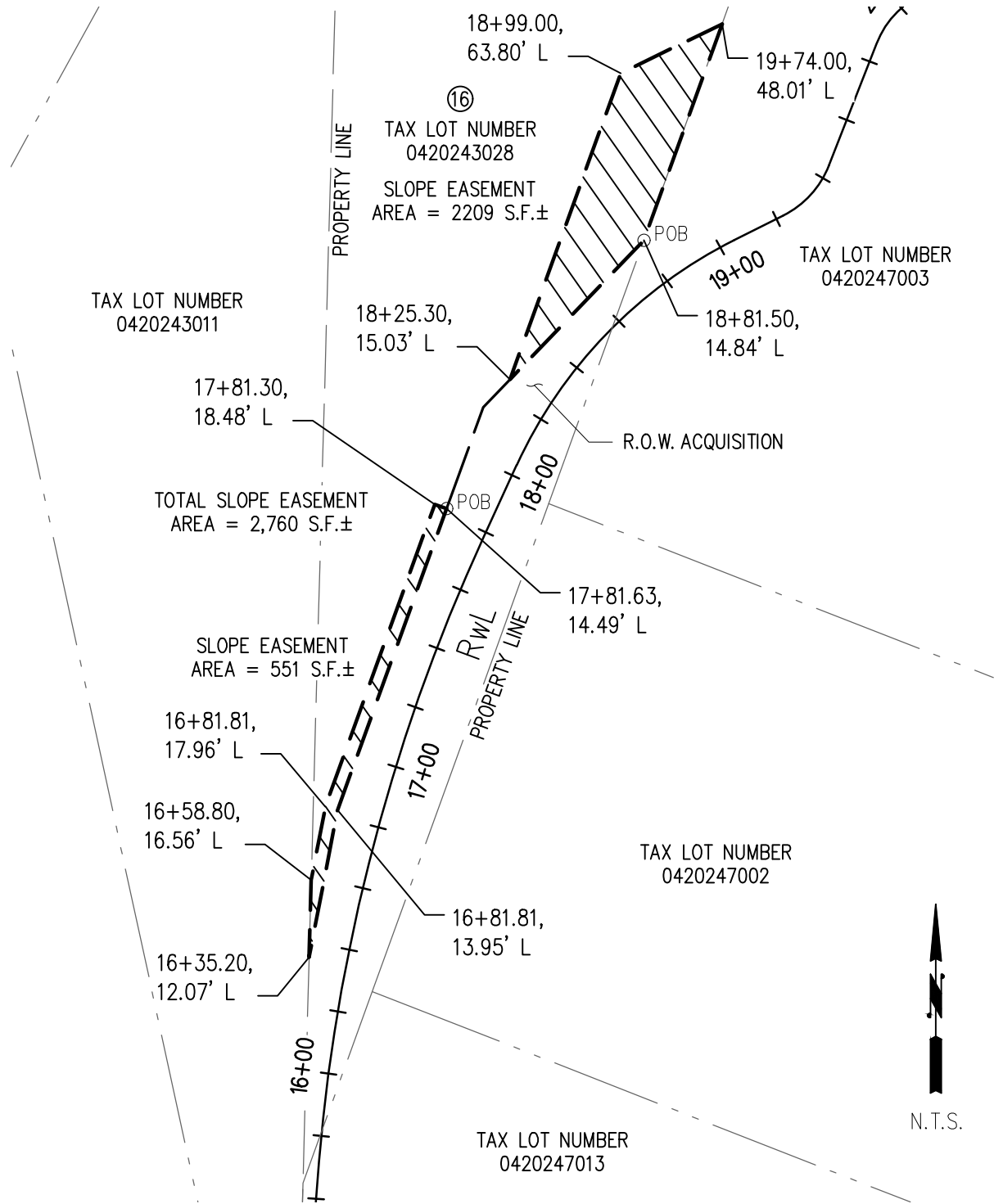
PARCEL "A":
(PER CHICAGO TITLE COMPANY ORDER NO. 242504, DATED JULY 23, 2024)

COMMENCING AT THE NORTHWEST CORNER OF THE KINCAID DONATION LAND CLAIM;
THENCE EAST ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM 200.21 FEET TO A POINT 1430
FEET WEST OF THE INTERSECTION OF THE NORTH LINE OF SAID DONATION LAND CLAIM AND THE WEST
LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE SOUTH 32°36' WEST 294.61 FEET;
THENCE NORTH 63°30' EAST 60 FEET TO THE INTERSECTION OF THE CITY OF SUMNER BOUNDARY LINE
AND THE POINT OF BEGINNING;
THENCE NORTH 63°30' EAST TO A POINT OF CURVATURE OF A 10° CURVE TO THE RIGHT;
THENCE ON SAID CURVE 121.79 FEET;
THENCE SOUTH 34°30' WEST 463.03 FEET;
THENCE SOUTH 18°30" WEST 484.47 FEET TO THE WEST LINE OF THE KINCAID DONATION LAND CLAIM;
THENCE NORTHERLY ALONG SAID WEST LINE TO THE CITY OF SUMNER BOUNDARY LINE;
THENCE ALONG SAID LINE NORTH 31° EAST 195 FEET TO THE POINT OF BEGINNING.

09/24/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.



DATE: SEPTEMBER 4, 2024

FILE: 16.DWG

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EXHIBIT ____
PARCEL 0420243028
SLOPE EASEMENT

EXHIBIT A
PARCEL NO. 0420242015
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING SOUTHEASTERLY OF A LINE THAT IS 48.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE "RwF" LINE AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, SAID LINE ALSO BEING THE CENTERLINE OF FRYAR AVENUE.

CONTAINING 1,195 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242505, DATED JULY 23, 2024)

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE WILLIAM M. KINCAID DONATION LAND CLAIM, AND THE WEST LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT-OF-WAY 988.60 FEET WEST FROM THE NORTHEAST CORNER OF THE WILLIAM M. KINCAID DONATION LAND CLAIM, AND RUN THENCE WEST ALONG THE NORTH LINE OF THE SAID WILLIAM M. KINCAID DONATION LAND CLAIM 1430 FEET TO THE STUCK RIVER;
THENCE SOUTH 32°36' WEST ALONG STUCK RIVER 294.61 FEET;
THENCE NORTH 63°30' EAST 281 FEET;
THENCE ALONG A 10° CURVE TO THE RIGHT 265 FEET TO A POINT THAT IS 60 FEET SOUTH OF THE NORTH LINE OF WILLIAM M. KINCAID DONATION LAND CLAIM;
THENCE EAST PARALLEL TO AND 60 FEET SOUTH OF THE NORTH LINE OF THE SAID WILLIAM M. KINCAID DONATION LAND CLAIM 918 FEET;
THENCE SOUTH 78°43' EAST 100 FEET TO THE WEST LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT-OF-WAY;
THENCE NORTH 38°46' EAST ALONG THE WEST LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT-OF-WAY, 102 FEET TO THE PLACE OF BEGINNING.
ALL IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION CONVEYED TO CITY OF SUMNER IN DEED RECORDED UNDER RECORDING NUMBER 201008040706.

09/24/24



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420246006

⑰
TAX LOT NUMBER
0420242015

TAX LOT NUMBER
0420247007

RIGHT OF WAY
AREA = 1195 S.F.±

PROPERTY LINE

PROPERTY LINE

EXISTING RIGHT OF WAY

RWF (FRYAR AVE)

30'
ROW

24+00

48.00'

23+00



N.T.S.

DATE: SEPTEMBER 3, 2024

FILE: 17.DWG

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EXHIBIT B
PARCEL 0420242015
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420246006
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL B LYING SOUTHEASTERLY OF A LINE THAT IS 48.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE "RwF" LINE AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, SAID LINE ALSO BEING THE CENTERLINE OF FRYAR AVENUE.

CONTAINING 3,248 SQUARE FEET, MORE OR LESS.

TRACT:

(PER CHICAGO TITLE COMPANY ORDER NO. 242501, DATED JULY 23, 2024)

PARCEL B:

LOT 3, CITY OF SUMNER SHORT PLAT NO. 82-1, RECORDED JUNE 22, 1982, UNDER RECORDING NUMBER 8206220279, IN SUMNER, PIERCE COUNTY, WASHINGTON.

09/24/24



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420246005

PROPERTY LINE

RIGHT OF WAY
AREA = 3248 S.F.±

(18)
TAX LOT NUMBER
0420246006

PROPERTY LINE

TAX LOT NUMBER
0420242015

EXISTING RIGHT OF WAY

30'
ROW

25+00
RwF (FRYAR AVE)

48.00'

24+00



DATE: SEPTEMBER 3, 2024

FILE: 18.DWG

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EXHIBIT ____
PARCEL 0420246006
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420246006
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION Rwf 24+60.50, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 48.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 24+50.50, 48.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 24+50.50, 53.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 24+60.50, 53.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

CONTAINING 50 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT A POINT OPPOSITE STATION Rwf 24+35.00, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 48.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 24+25.00, 48.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 24+25.00, 53.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 24+35.00, 53.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.

CONTAINING 50 SQUARE FEET, MORE OR LESS.

TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 100 SQUARE FEET, MORE OR LESS.

TRACT:

(PER CHICAGO TITLE COMPANY ORDER NO. 242501, DATED JULY 23, 2024)

LOT 3, CITY OF SUMNER SHORT PLAT NO. 82-1, RECORDED JUNE 22, 1982, UNDER RECORDING NUMBER 8206220279, IN SUMNER, PIERCE COUNTY, WASHINGTON.

09/24/24



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420246005

PROPERTY LINE

TOTAL TEMPORARY CONSTRUCTION
EASEMENT AREA = 100 S.F.±

R.O.W. ACQUISITION

TEMPORARY CONSTRUCTION EASEMENT
AREA = 50 S.F.±

⑮
TAX LOT NUMBER
0420246006

TEMPORARY CONSTRUCTION EASEMENT
AREA = 50 S.F.±

PROPERTY LINE

TAX LOT NUMBER
0420242015

EXISTING RIGHT OF WAY

30'
ROW

25+00

RwF (FRYAR AVE)

24+60.50,
53.00' L

24+50.50,
53.00' L

24+35.00,
48.00' L

24+35.00,
53.00' L

24+25.00,
53.00' L

24+25.00,
48.00' L

24+60.50,
48.00' L

24+50.50,
48.00' L

24+00

48.00'



N.T.S.

DATE: SEPTEMBER 3, 2024

FILE: 18.DWG

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EXHIBIT ____
PARCEL 0420246006
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT _____
PARCEL NO. 0420246005
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION Rwf 27+46.51, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 39.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 26+89.50, 39.00 FEET WESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 25+72.00, 48.00 FEET WESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 25+40.98, 48.00 FEET WESTERLY THEREFROM, AND THE TERMINUS OF SAID DESCRIBED LINE.

CONTAINING 2,802 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242506, DATED JULY 19, 2024)

LOT 2, OF CITY OF SUMNER SHORT PLAT NO. 82-1, RECORDED JUNE 22, 1982 UNDER RECORDING NUMBER 8206220279, RECORDS OF PIERCE COUNTY, WASHINGTON.

09/24/24



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420246004

PROPERTY LINE

POB

27+46.51,
39.00' L

30'
ROW



①9
TAX LOT NUMBER
0420246005

26+89.50,
39.00' L

EXISTING RIGHT OF WAY

27+00

RwF (FRYAR AVE)

RIGHT OF WAY
AREA = 2802 S.F.±

25+72.00,
48.00' L

26+00

25+40.98,
48.00' L

PROPERTY LINE

TAX LOT NUMBER
0420246006

DATE: SEPTEMBER 3, 2024

FILE: 19.DWG

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EXHIBIT ____
PARCEL 0420246005
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420246005
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION Rwf 26+18.00, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 49.92 FEET WESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 26+04.66, 50.16 FEET WESTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 26+02.13, 59.66 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 26+15.98, 61.32 FEET WESTERLY THEREFROM;

THENCE EASTERLY TO THE POINT OF BEGINNING.

CONTAINING 106 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT A POINT OPPOSITE STATION Rwf 25+85.90, 49.40 FEET WESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 25+72.00, 48.00 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 25+53.00, 48.00 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 25+53.00, 58.85 FEET NORTHWESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 25+80.00, 63.64 FEET WESTERLY THEREFROM;

THENCE EASTERLY TO THE POINT OF BEGINNING.

CONTAINING 361 SQUARE FEET, MORE OR LESS.

TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 467 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242506, DATED JULY 19, 2024)

LOTS 2, OF CITY OF SUMNER SHORT PLAT NO. 82-1, RECORDED JUNE 22, 1982 UNDER 04/04/2025
RECORDING NUMBER 8206220279, RECORDS OF PIERCE COUNTY, WASHINGTON.

19-TCE.DOCX



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420246004

PROPERTY LINE

R.O.W. ACQUISITION

30'
ROW



27+00

RwF (FRYAR AVE)

(19)
TAX LOT NUMBER
0420246005

TOTAL TEMPORARY CONSTRUCTION
EASEMENT CONTAINING 467 S.F.±

26+18.00,
49.92' L

26+15.98,
61.32' L

TEMPORARY CONSTRUCTION
EASEMENT AREA = 106 S.F.±

26+02.13,
59.66' L

POB

26+04.66,
50.16' L

TEMPORARY CONSTRUCTION
EASEMENT AREA = 361 S.F.±

25+80.00,
63.64' L

POB

25+85.90,
49.40' L

25+53.00,
58.85' L

25+72.00,
48.00' L

PROPERTY LINE

TAX LOT NUMBER
0420246006

25+53.00,
48.00' L

26+00

DATE: APRIL2, 2025

FILE: 19.DWG

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EXHIBIT ____
PARCEL 0420246005
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT _____
PARCEL NO. 0420246004
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF A LINE THAT IS 39.00 FEET WESTERLY OF AND PARALLEL WITH THE "RwF" LINE AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, SAID LINE ALSO BEING THE CENTERLINE OF FRYAR AVENUE.

CONTAINING 270 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242506, DATED JULY 19, 2024)

LOT 1, OF CITY OF SUMNER SHORT PLAT NO. 82-1, RECORDED JUNE 22, 1982 UNDER RECORDING NUMBER 8206220279, RECORDS OF PIERCE COUNTY, WASHINGTON.

09/24/24



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420242057

EXISTING RIGHT OF WAY



28+00

37'
ROW

PROPERTY LINE

②
TAX LOT NUMBER
0420246004

RIGHT OF WAY
AREA = 270 S.F.±

39.00'

PROPERTY LINE

RwF (FRYAR AVE)

30'
ROW

TAX LOT NUMBER
0420246005

27+00

DATE: SEPTEMBER 3, 2024

FILE: 20.DWG



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EXHIBIT ____
PARCEL 0420246004
RIGHT OF WAY ACQUISITION

EXHIBIT A
PARCEL NO. 0420242057
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT STATION R_wF 29+79.48, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 37.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+71.00, 37.00 FEET WESTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+71.00, 46.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+79.47, 46.00 FEET WESTERLY THEREFROM;

THENCE EASTERLY TO THE POINT OF BEGINNING.

CONTAINING 76 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT STATION R_wF 29+57.00, 37.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+41.00, 37.00 FEET WESTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+41.00, 42.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+57.00, 42.00 FEET WESTERLY THEREFROM;

THENCE EASTERLY TO THE POINT OF BEGINNING.

CONTAINING 80 SQUARE FEET, MORE OR LESS.

TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 156 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242507, DATED JULY 19, 2024)

PARCEL A:

THE NORTH 203 FEET OF THE COMBINED AREAS OF TRACTS A AND B, EXCEPT THE EASTERLY 7 FEET THEREOF CONVEYED TO THE CITY OF SUMNER BY QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 8904210092.

TRACT A:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE A. MORRISON DONATION LAND CLAIM AT ITS INTERSECTION WITH THE WEST LINE OF FRYAR AVENUE;

THENCE NORTH 19°42' EAST 250 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID WEST LINE OF FRYAR AVENUE WITH THE EXTENSION OF THE CENTER LINE OF ZEHNDER STREET;
THENCE NORTH 00°49' WEST 143 FEET, MORE OR LESS, TO THE CENTER LINE OF MCMILLIN CREEK;
THENCE SOUTHWESTERLY ALONG SAID CENTER LINE OF SAID CREEK, 475 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE CENTER LINE OF THE STUCK RIVER;
THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID STUCK RIVER TO THE SOUTH LINE OF THE A. MORRISON DONATION LAND CLAIM;
THENCE NORTH 88°47' EAST 300 FEET, MORE OR LOSS, TO THE POINT OF BEGINNING.

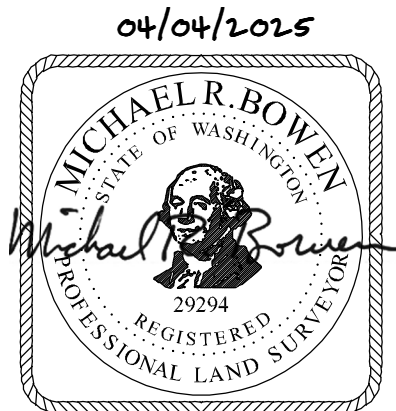
TRACT B:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF ZEHNDER STREET AND THE CENTER LINE OF NEUBERG ROAD IN THE WEST HALF OF A. MORRISON DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, BEING A POINT 1333.41 FEET WEST AND 233.45 FEET NORTH OF THE INTERSECTION OF THE EAST LINE OF SAID WEST HALF OF SAID DONATION LAND CLAIM AND THE SOUTH LINE OF SAID DONATION LAND CLAIM;
THENCE SOUTH 87°15' WEST 30 FEET ALONG THE CENTER LINE OF ZEHNDER STREET TO THE WEST LINE OF SAID NEUBERG ROAD;
THENCE ALONG SAID WEST LINE OF NEUBERG ROAD, NORTH 00°04' WEST 143 FEET TO THE CENTER LINE OF MCMILLIN CREEK AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00°49' WEST TO THE NORTHERLY BOUNDARY OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY COMPANY SPUR RIGHT OF WAY CONVEYED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 370977;
THENCE WESTERLY ALONG THE NORTH LINE OF SAID SPUR TO THE CENTER OF STUCK RIVER;
THENCE IN A SOUTHERLY DIRECTION ALONG THE CENTER OF SAID RIVER TO THE CENTER LINE OF MCMILLIN CREEK;
THENCE NORTH 49°48' EAST 278 FEET;
THENCE NORTH 59°02' EAST 48.7 FEET;
THENCE SOUTH 66°15' EAST 52.8 FEET TO THE TRUE POINT OF BEGINNING;

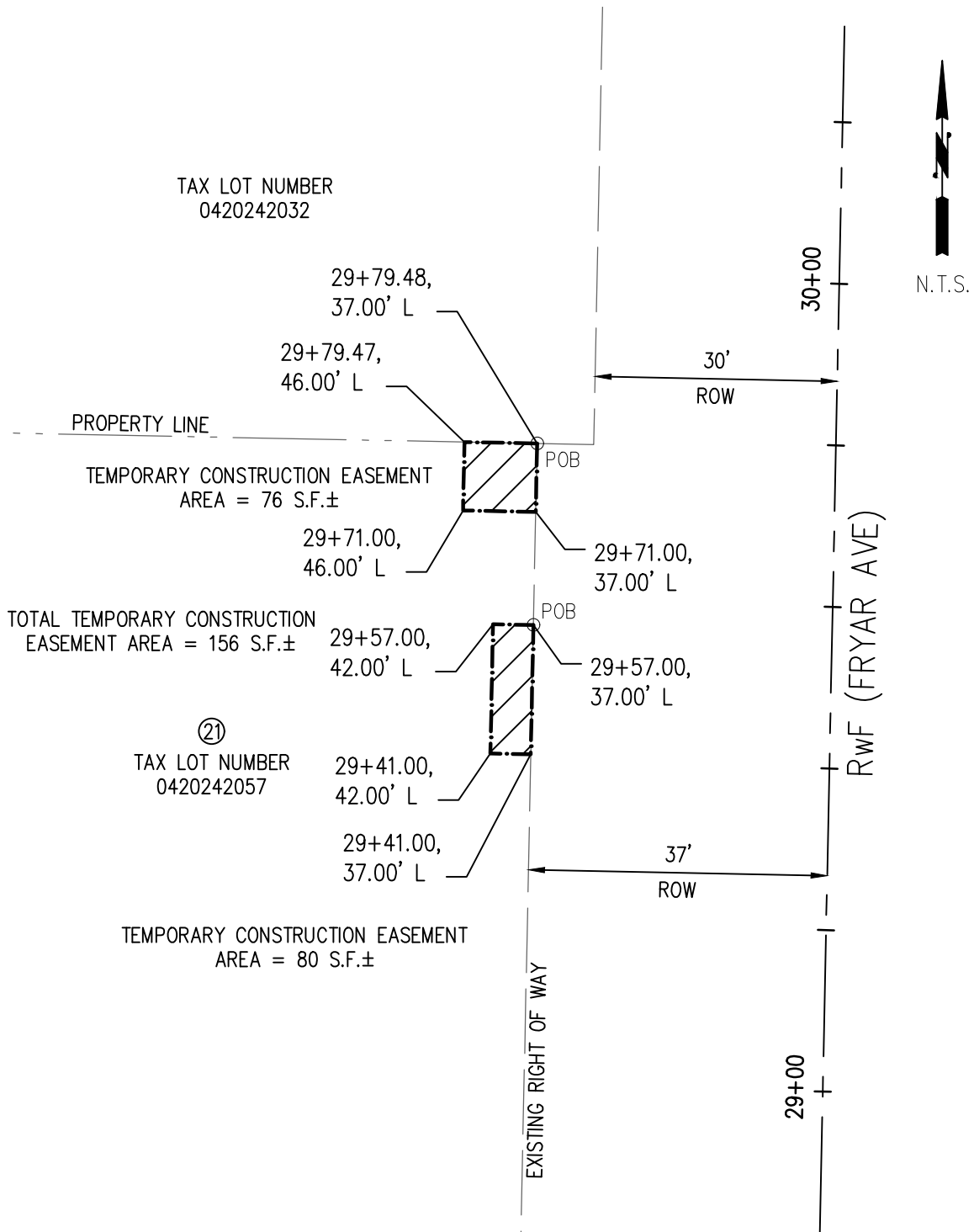
EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING ON THE NORTH LINE OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY COMPANY SPUR RIGHT OF WAY, AT THE INTERSECTION OF THE WEST LINE OF WILLIAMS COUNTY ROAD, ALSO KNOWN AS NEUBERG ROAD;
THENCE SOUTH ON THE WEST LINE OF WILLIAMS COUNTY ROAD, 494 FEET;
THENCE WEST AT RIGHT ANGLES TO SAID WILLIAMS ROAD TO THE CENTER LINE OF STUCK RIVER;
THENCE NORTHERLY ALONG SAID CENTER LINE TO THE NORTHERLY LINE OF CHICAGO, MILWAUKEE, ST. PAUL PACIFIC AND RAILWAY COMPANY SPUR RIGHT OF WAY;
THENCE EAST ALONG SAID SPUR RIGHT OF WAY TO THE POINT OF BEGINNING;

ALSO EXCEPT ANY PORTION THEREOF WITHIN BED OF STUCK RIVER.



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.



DATE: APRIL 2, 2025

FILE: 21.DWG

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EXHIBIT ____
PARCEL 0420242057
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT _____
PARCEL NO. 0420242032
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT OPPOSITE STATION Rwf 34+13.98, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 37.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 33+42.50, 37.00 FEET WESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 33+25.00, 48.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 32+41.50, 48.00 FEET WESTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 32+23.75, 37.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+79.48, 37.00 FEET WESTERLY THEREFROM AND THE TERMINUS OF SAID DESCRIBED LINE;

CONTAINING 4,154 SQUARE FEET, MORE OR LESS.

TRACT:

(PER CHICAGO TITLE COMPANY ORDER NO. 242507, DATED JULY 19, 2024)

BEGINNING ON THE SOUTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL RAILROAD RIGHT OF WAY, AT THE INTERSECTION OF THE WEST LINE OF THE WILLIAMS COUNTY ROAD;
THENCE SOUTH ON THE WEST LINE OF SAID ROAD 434 FEET;
THENCE WEST AT RIGHT ANGLES TO WILLIAMS STREET TO THE CENTER LINE OF THE STUCK RIVER;
THENCE NORTHERLY ALONG SAID CENTER LINE TO THE SOUTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL RAILWAY COMPANY SPUR RIGHT OF WAY;
THENCE EAST ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF WITHIN THE BED OF THE STUCK RIVER;
BEING A PORTION OF THE A. MORRISON DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

09/24/24



22-ROW.DOCX

Page 1 of 1

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NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

CHICAGO, MILWAUKEE & ST. PAUL RR

EXISTING RIGHT OF WAY

POB

34+13.98,
37.00' L

33+42.50,
37.00' L

33+25.00,
48.00' L

32+41.50,
48.00' L

32+23.75,
37.00' L

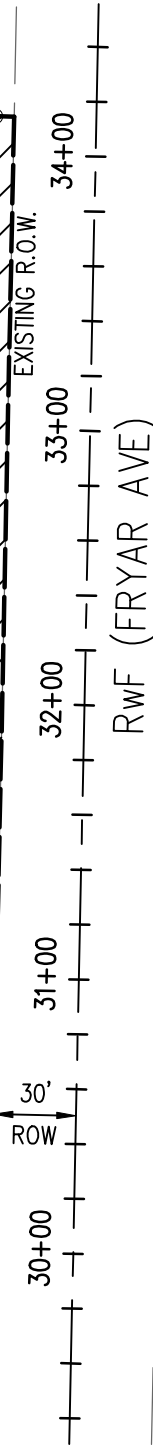
29+79.48,
37.00' L

RIGHT OF WAY
AREA = 4154 S.F.±

②
TAX LOT NUMBER
0420242032

PROPERTY LINE

TAX LOT NUMBER
0420242057



DATE: AUGUST 30,2024

FILE: 22.DWG

KPG
P S O M A S

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EXHIBIT ____
PARCEL 0420242032
RIGHT OF WAY ACQUISITION

EXHIBIT A
PARCEL NO. 0420242032
SLOPE EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION Rwf 33+67.00, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 37.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 33+42.50, 37.00 FEET WESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 33+39.32, 39.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 33+67.00, 39.00 FEET WESTERLY THEREFROM;

THENCE WESTERLY TO THE POINT OF BEGINNING.

CONTAINING 52 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT A POINT OPPOSITE STATION Rwf 32+26.98, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 39.00 FEET WESTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 32+23.75, 37.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 30+27.00, 37.00 FEET WESTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 30+27.00, 39.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY TO THE POINT OF BEGINNING.

CONTAINING 397 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT A POINT OPPOSITE STATION Rwf 30+00.00, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 37.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+79.48, 37.00 FEET WESTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+79.48, 39.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 30+00.00, 39.00 FEET WESTERLY THEREFROM;

THENCE EASTERLY TO THE POINT OF BEGINNING.

CONTAINING 41 SQUARE FEET, MORE OR LESS.

TOTAL SLOPE EASEMENT CONTAINING 490 SQUARE FEET, MORE OR LESS.

TRACT:

(PER CHICAGO TITLE COMPANY ORDER NO. 242507, DATED JULY 19, 2024)

BEGINNING ON THE SOUTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL RAILROAD RIGHT OF WAY, AT THE INTERSECTION OF THE WEST LINE OF THE WILLIAMS COUNTY ROAD;
THENCE SOUTH ON THE WEST LINE OF SAID ROAD 434 FEET;
THENCE WEST AT RIGHT ANGLES TO WILLIAMS STREET TO THE CENTER LINE OF THE STUCK RIVER;
THENCE NORTHERLY ALONG SAID CENTER LINE TO THE SOUTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL RAILWAY COMPANY SPUR RIGHT OF WAY;
THENCE EAST ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF WITHIN THE BED OF THE STUCK RIVER;
BEING A PORTION OF THE A. MORRISON DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

09/24/24



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

CHICAGO, MILWAUKEE & ST. PAUL RR

EXISTING RIGHT OF WAY

SLOPE EASEMENT
AREA = 52 S.F.±

33+67.00,
39.00' L

33+39.32,
39.00' L

34+00

33+67.00,
37.00' L
(POB)

33+42.50,
37.00' L

R.O.W. ACQUISITION

32+26.98,
39.00' L
(POB)

EXISTING R.O.W.

32+23.75,
37.00' L

②

TAX LOT NUMBER
0420242032

TOTAL SLOPE EASEMENT
AREA = 490 S.F.±

SLOPE EASEMENT
AREA = 397 S.F.±

32+00

31+00

RwF (FRYAR AVE)

30+27.00,
39.00' L

30'
ROW

30+27.00,
37.00' L

SLOPE EASEMENT
AREA = 41 S.F.±

30+00.00,
39.00' L

29+79.48,
39.00' L

30+00

PROPERTY LINE

TAX LOT NUMBER
0420242057

29+79.48,
37.00' L

30+00.00,
37.00' L
(POB)



N.T.S.

DATE: AUGUST 30,2024

FILE: 22.DWG

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EXHIBIT B
PARCEL 0420242032
SLOPE EASEMENT

EXHIBIT A
PARCEL NO. 0420242032
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION Rwf 32+71.90, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 48.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 32+57.40, 48.00 FEET WESTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 32+57.40, 58.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 32+71.90, 58.00 FEET WESTERLY THEREFROM;

THENCE EASTERLY TO THE POINT OF BEGINNING.

CONTAINING 145 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT A POINT OPPOSITE STATION Rwf 30+27.00, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 37.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 30+00.00, 37.00 FEET WESTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 30+00.00, 42.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 30+27.00, 42.00 FEET WESTERLY THEREFROM;

THENCE EASTERLY TO THE POINT OF BEGINNING.

CONTAINING 135 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT A POINT OPPOSITE STATION Rwf 29+79.48, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 39.00 FEET WESTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+79.47, 46.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+91.00, 46.00 FEET WESTERLY THEREFROM;

THENCE EASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 29+91.00, 39.00 FEET WESTERLY THEREFROM;

22-TCE.DOCX

THENCE SOUTHERLY TO THE POINT OF BEGINNING.

CONTAINING 81 SQUARE FEET, MORE OR LESS.

TOTAL TEMPORARY CONSTRUCTION EASEMENT CONTAINING 361 SQUARE FEET, MORE OR LESS.

TRACT:

(PER CHICAGO TITLE COMPANY ORDER NO. 242507, DATED JULY 19, 2024)

BEGINNING ON THE SOUTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL RAILROAD RIGHT OF WAY, AT THE INTERSECTION OF THE WEST LINE OF THE WILLIAMS COUNTY ROAD;
THENCE SOUTH ON THE WEST LINE OF SAID ROAD 434 FEET;
THENCE WEST AT RIGHT ANGLES TO WILLIAMS STREET TO THE CENTER LINE OF THE STUCK RIVER;
THENCE NORTHERLY ALONG SAID CENTER LINE TO THE SOUTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL RAILWAY COMPANY SPUR RIGHT OF WAY;
THENCE EAST ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF WITHIN THE BED OF THE STUCK RIVER;
BEING A PORTION OF THE A. MORRISON DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

04/04/2025



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

CHICAGO, MILWAUKEE & ST. PAUL RR

EXISTING RIGHT OF WAY



32+71.90,
48.00' L (POB)
32+71.90,
58.00' L
TEMPORARY CONSTRUCTION EASEMENT
AREA = 145 S.F.±

②
TAX LOT NUMBER
0420242032

R.O.W. ACQUISITION

TOTAL TEMPORARY CONSTRUCTION
EASEMENT AREA = 361 S.F.±

30+27.00,
37.00' L (POB)
30+27.00,
42.00' L
30+00.00,
42.00' L
TEMPORARY CONSTRUCTION EASEMENT
AREA = 135 S.F.±

29+91.00,
46.00' L
TEMPORARY CONSTRUCTION EASEMENT
AREA = 81 S.F.±

PROPERTY LINE
TAX LOT NUMBER
0420242057

29+79.47,
46.00' L
29+79.48,
39.00' L (POB)

EXISTING R.O.W.

34+00

33+00

32+00

31+00

30+00

RwF (FRYAR AVE)

30'
ROW

30+00.00,
37.00' L

29+91.00,
39.00' L

DATE: APRIL 2, 2025

FILE: 22.DWG

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EXHIBIT B
PARCEL 0420242032
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT _____
PARCEL NO. 0420242063
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF A LINE THAT IS 35.00 FEET WESTERLY OF AND PARALLEL WITH THE "RwF" LINE AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, SAID LINE ALSO BEING THE CENTERLINE OF FRYAR AVENUE.

CONTAINING 1,127 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242508, DATED JULY 15, 2024)

COMMENCING AT A MONUMENT AT THE INTERSECTION OF THE WEST LINE OF THE A. MORRISON DONATION LAND CLAIM WITH THE EAST AND WEST CENTER LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
THENCE EAST, ALONG SAID CENTER LINE, A DISTANCE OF 715 FEET TO A MONUMENT ON THE WEST BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE FLEISCHMANN COMPANY BY DEED RECORDED UNDER AUDITOR'S FEE NO. 358171;
THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SAID FLEISCHMANN TRACT, A DISTANCE OF 109.78 FEET TO A POINT WHICH IS THE INTERSECTION OF SAID WEST BOUNDARY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY'S SPUR TRACK;
THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 240 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH PARALLEL WITH SAID WEST LINE OF SAID A. MORRISON DONATION LAND CLAIM, A DISTANCE OF 220 FEET;
THENCE WEST PARALLEL WITH SAID CENTER LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 300 FEET;
THENCE SOUTH PARALLEL WITH SAID WEST LINE OF SAID A. MORRISON DONATION LAND CLAIM, A DISTANCE OF 231.15 FEET TO AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE;
THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 300.71 FEET TO THE POINT OF BEGINNING.

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

09/24/24



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.

TAX LOT NUMBER
0420242083

PROPERTY LINE

35'
ROW

37+00

30'
ROW

36+00

RwF (FRYAR AVE)



RIGHT OF WAY
AREA = 1127 S.F.±

②③
TAX LOT NUMBER
0420242063

35.00'

35+00

EXISTING RIGHT OF WAY

CHICAGO, MILWAUKEE & ST. PAUL RR

DATE: AUGUST 30, 2024

FILE: 23.DWG



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EXHIBIT ____
PARCEL 0420242063
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420242063
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION Rwf 36+99.24, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 35.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 36+62.00, 35.00 FEET WESTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 36+62.00, 45.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 36+99.24, 45.00 FEET WESTERLY THEREFROM;

THENCE EASTERLY TO THE POINT OF BEGINNING.

CONTAINING 372 SQUARE FEET, MORE OR LESS.

TOGETHER WITH:

BEGINNING AT A POINT OPPOSITE STATION Rwf 34+76.96, AS SHOWN ON SAID CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 35.00 FEET WESTERLY THEREFROM;

THENCE WESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 34+74.10, 45.00 FEET WESTERLY THEREFROM;

THENCE NORTHERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 35+25.00, 45.00 FEET WESTERLY THEREFROM;

THENCE EASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 35+25.00, 35.00 FEET WESTERLY THEREFROM;

THENCE SOUTHERLY TO THE POINT OF BEGINNING.

CONTAINING 510 SQUARE FEET, MORE OR LESS.

TOTAL DRIVEWAY PERMIT AREA CONTAINING 882 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER CHICAGO TITLE COMPANY ORDER NO. 242508, DATED JULY 15, 2024)

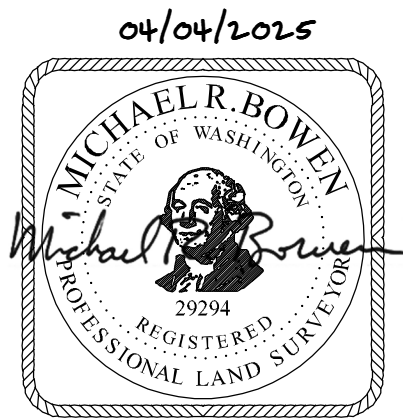
COMMENCING AT A MONUMENT AT THE INTERSECTION OF THE WEST LINE OF THE A. MORRISON DONATION LAND CLAIM WITH THE EAST AND WEST CENTER LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

THENCE EAST, ALONG SAID CENTER LINE, A DISTANCE OF 715 FEET TO A MONUMENT ON THE WEST BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE FLEISCHMANN COMPANY BY DEED RECORDED UNDER AUDITOR'S FEE NO. 358171;

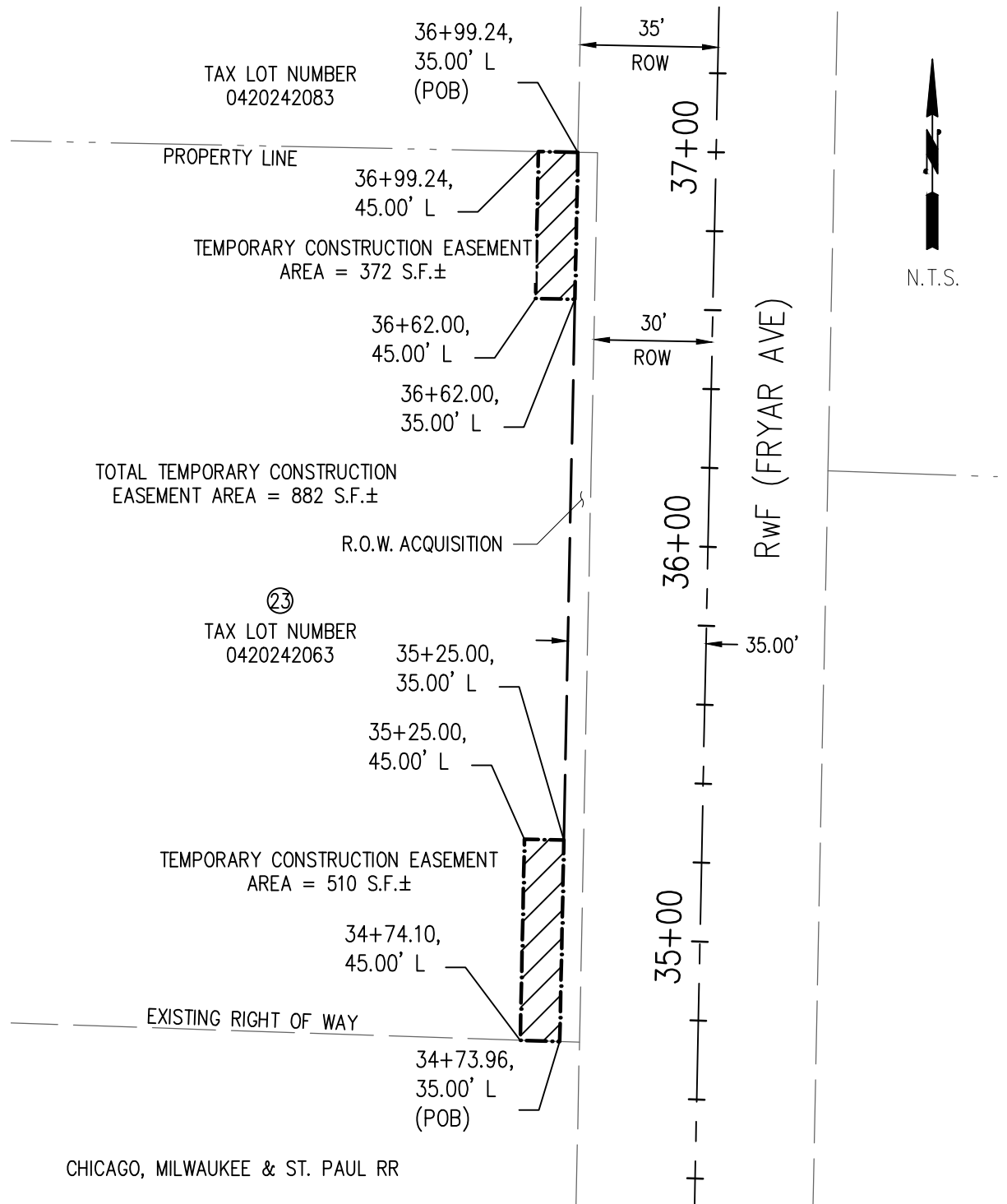
THENCE SOUTH ALONG THE WEST BOUNDARY LINE OF SAID FLEISCHMANN TRACT, A DISTANCE OF 109.78 FEET TO A POINT WHICH IS THE INTERSECTION OF SAID WEST BOUNDARY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY'S SPUR TRACK;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 240 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH PARALLEL WITH SAID WEST LINE OF SAID A. MORRISON DONATION LAND CLAIM, A DISTANCE OF 220 FEET;
THENCE WEST PARALLEL WITH SAID CENTER LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 300 FEET;
THENCE SOUTH PARALLEL WITH SAID WEST LINE OF SAID A. MORRISON DONATION LAND CLAIM, A DISTANCE OF 231.15 FEET TO AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE;
THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 300.71 FEET TO THE POINT OF BEGINNING.

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



NW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.



DATE: APRIL 2, 2025

FILE: 23.DWG

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EXHIBIT ____
PARCEL 0420242063
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT _____
PARCEL NO. 0420243017
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION R_wL 11+38.50, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 13.93 FEET SOUTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+37.54, 21.81 FEET SOUTHWESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+43.12, 23.89 FEET SOUTHWESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+44.81, 16.30 FEET SOUTHWESTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+38.50, 13.93 FEET SOUTHWESTERLY THEREFROM AND THE POINT OF BEGINNING.

CONTAINING 72 SQUARE FEET, MORE OR LESS.

TRACT:

(PER CHICAGO TITLE COMPANY ORDER NO. 243697, DATED OCTOBER 30, 2024)

PARCEL A:

BEGINNING AT THE NORTH LINE OF WEST MAIN STREET AND THE WEST LINE OF THE W.M. KINCAID DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

THENCE SOUTH 67°40' WEST 9.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 32°37' WEST 170 FEET, MORE OR LESS, TO THE CENTER LINE OF THE STUCK RIVER;

THENCE SOUTH 67°40' WEST ALONG THE CENTER LINE OF SAID RIVER;

THENCE SOUTH 26°15' EAST 167.65 FEET TO THE NORTH LINE OF MAIN STREET;

THENCE NORTH 67°40' EAST 115.12 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF COUNTY ROAD IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., 30 FEET NORTH AND 107 FEET SOUTHWESTERLY OF A STONE MONUMENT AT THE INTERSECTION OF THE WEST BOUNDARY OF THE W.M. KINCAID DONATION LAND CLAIM, WITH THE CENTER OF SAID COUNTY ROAD;

THENCE SOUTHWESTERLY ALONG THE NORTH BOUNDARY OF SAID COUNTY ROAD 18 FEET;

THENCE NORTH 26 ¼° WEST TO THE CENTER LINE OF THE STUCK RIVER;

THENCE EASTERLY ALONG THE CENTER LINE OF SAID STUCK RIVER 18 FEET TO A POINT $26 \frac{1}{4}^{\circ}$ WEST OF THE POINT OF BEGINNING;

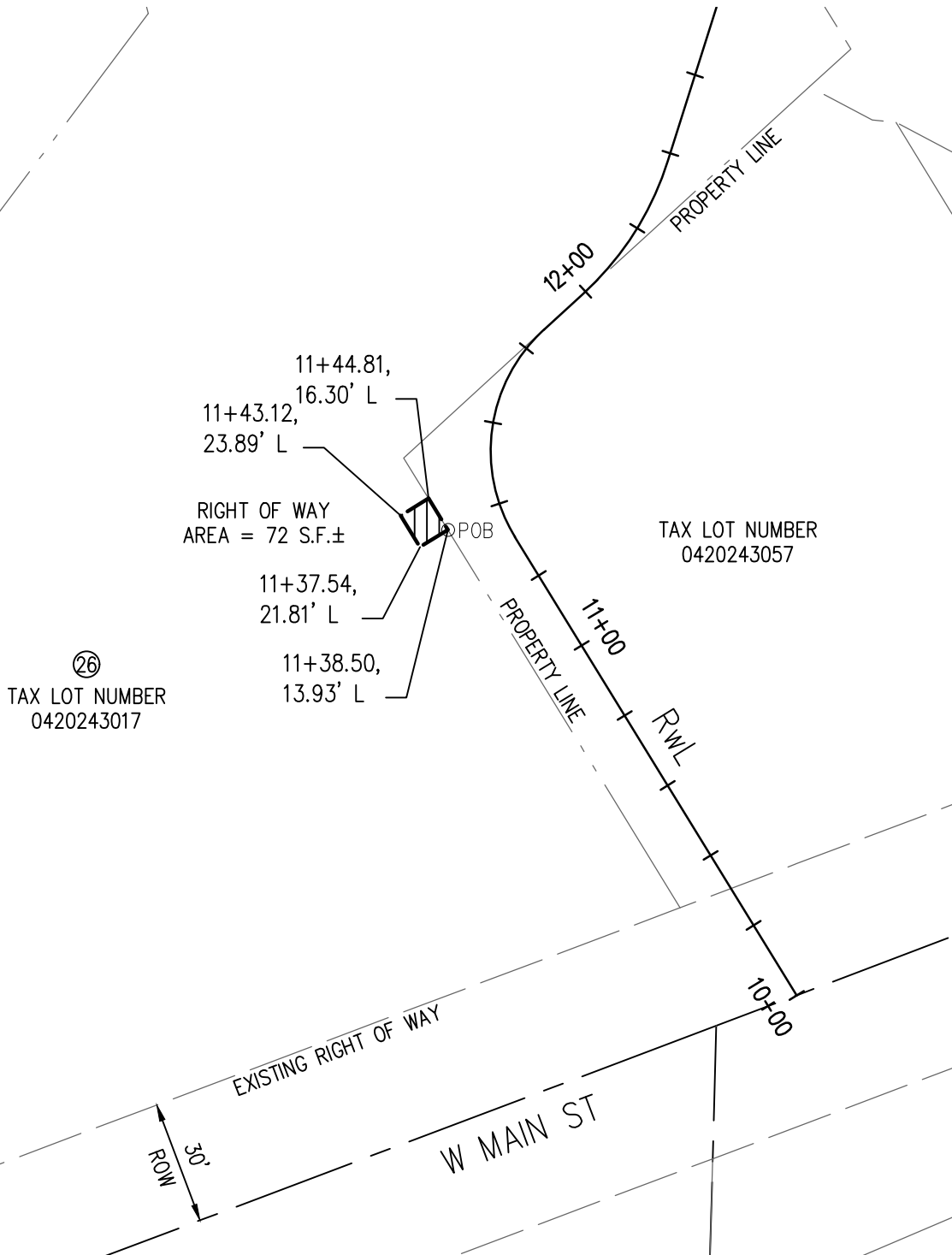
THENCE SOUTH $26 \frac{1}{4}^{\circ}$ EAST OF THE PLACE OF BEGINNING;

ALSO, EXCEPT STUCK VALLEY ROAD.

11/19/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.



DATE: NOVEMBER 18, 2024

FILE: 26.DWG

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EXHIBIT ____
PARCEL 0420243017
RIGHT OF WAY ACQUISITION

EXHIBIT _____
PARCEL NO. 0420243017
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE STATION R_wL 10+35.36, AS SHOWN ON CITY OF SUMNER "FRYAR AVENUE SHARED USE TRAIL RIGHT OF WAY PLANS" ON FILE WITH THE CITY, 25.00 FEET SOUTHWESTERLY THEREFROM;

THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+48, 31.31 FEET SOUTHWESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+56.28, 25.63 FEET NORTHWESTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+44.81, 16.30 FEET SOUTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+43.12, 23.89 FEET SOUTHWESTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+37.54, 21.81 FEET SOUTHWESTERLY THEREFROM;

THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 11+38.50, 13.93 FEET SOUTHWESTERLY THEREFROM;

THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 10+33.04, 13.00 FEET SOUTHWESTERLY THEREFROM;

THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OPPOSITE STATION 10+35.36, 25.00 FEET SOUTHWESTERLY THEREFROM AND THE POINT OF BEGINNING.

CONTAINING 1,498 SQUARE FEET, MORE OR LESS.

TRACT:

(PER CHICAGO TITLE COMPANY ORDER NO. 243697, DATED OCTOBER 30, 2024)

PARCEL A:

BEGINNING AT THE NORTH LINE OF WEST MAIN STREET AND THE WEST LINE OF THE W.M. KINCAID DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

THENCE SOUTH 67°40' WEST 9.88 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 32°37' WEST 170 FEET, MORE OR LESS, TO THE CENTER LINE OF THE STUCK RIVER;

THENCE SOUTH 67°40' WEST ALONG THE CENTER LINE OF SAID RIVER;

THENCE SOUTH 26°15' EAST 167.65 FEET TO THE NORTH LINE OF MAIN STREET;

THENCE NORTH 67°40' EAST 115.12 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF COUNTY ROAD IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., 30 FEET NORTH AND 107 FEET SOUTHWESTERLY OF A STONE MONUMENT AT THE INTERSECTION OF THE WEST BOUNDARY OF THE W.M. KINCAID DONATION LAND CLAIM, WITH THE CENTER OF SAID COUNTY ROAD;

THENCE SOUTHWESTERLY ALONG THE NORTH BOUNDARY OF SAID COUNTY ROAD 18 FEET;

THENCE NORTH 26 ¼° WEST TO THE CENTER LINE OF THE STUCK RIVER;

THENCE EASTERLY ALONG THE CENTER LINE OF SAID STUCK RIVER 18 FEET TO A POINT 26 ¼° WEST OF THE POINT OF BEGINNING;

THENCE SOUTH 26 ¼° EAST OF THE PLACE OF BEGINNING;

ALSO, EXCEPT STUCK VALLEY ROAD.

11/19/24



SW 1/4, SEC. 24, T. 20 N., R. 4 E., W.M.



②⑥
TAX LOT NUMBER
0420243017

TAX LOT NUMBER
0420243057

11+56.28,
25.63' L
11+48.00,
31.31' L
11+43.12,
23.89' L
R.O.W. ACQUISITION
11+37.54,
21.81' L
TEMPORARY CONSTRUCTION EASEMENT
AREA = 1498 S.F.±

10+35.36,
25.00' L

10+33.04,
13.00' L

POB

EXISTING RIGHT OF WAY

ROW
30'

W MAIN ST

DATE: NOVEMBER 18, 2024

FILE: 26.DWG

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EXHIBIT ____
PARCEL 0420243017
TEMPORARY CONSTRUCTION EASEMENT