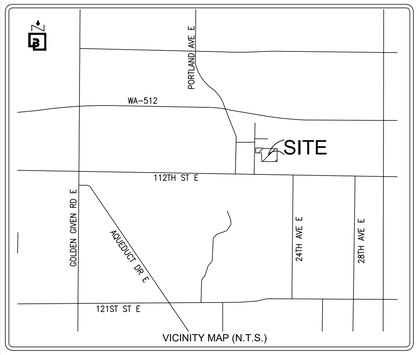
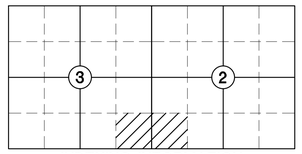
ALTA/NSPS LAND TITLE SURVEY

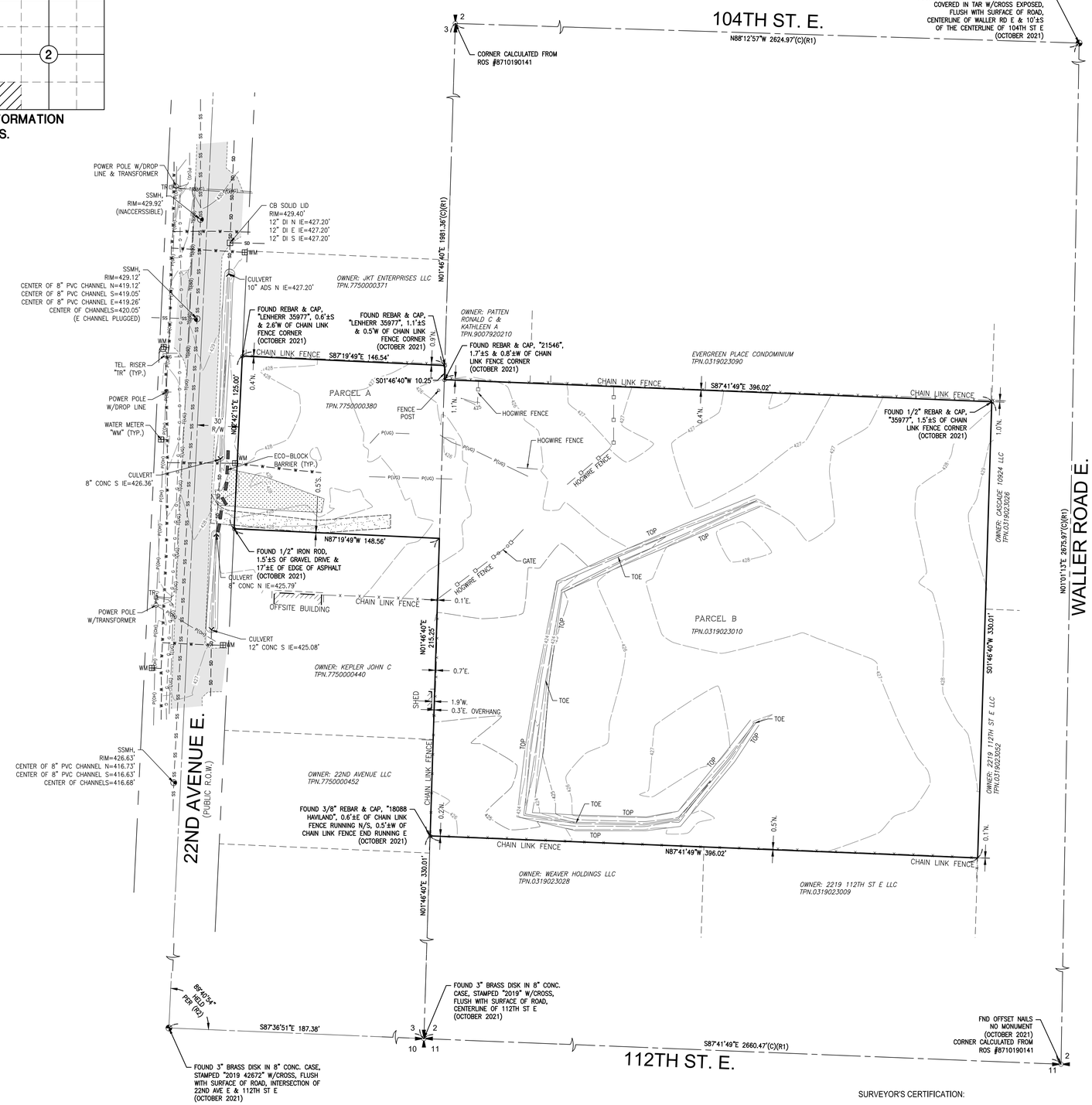


VICINITY MAP (N.T.S.)

TWP. 19N R.3E



INDEXING INFORMATION
N.T.S.



N

0 20' 40' 80'

SCALE: 1"=40'

SURVEY INFORMATION:

HORIZONTAL DATUM – BASIS OF BEARINGS:
HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 PER WSDOT. WSDOT MONUMENT ID NO. 4211 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT 4211 AND WSDOT MONUMENT ID NO. 4212 WAS HELD FOR ROTATION, BEING SOUTH 86°42'50" EAST.

VERTICAL DATUM:
VERTICAL DATUM FOR THIS SURVEY IS NAVD88 PER WSDOT. WSDOT MONUMENT ID NO. 4211 WAS HELD FOR ELEVATION, BEING 433.280' (NADV88).

LOT AREA:
149,129.34± S.F. (3.42± AC)

ADDRESS:
11003 22ND AVE E, TACOMA, WA 98445

TAX PARCEL NUMBERS:
7750000380 & 0319023010

REFERENCE MAPS:
(R1) RECORD OF SURVEY, HENRY W. COATES, LS 18070, AFN 8710190141, OCTOBER 19, 1987.
(R2) RECORD OF SURVEY, DANIEL R. PRICE SR., LS 37533, AFN 200403165001, MARCH 16, 2004.
(R3) RECORD OF SURVEY, CHARLES W. HAVILAND, LS 18088, AFN 9406010307, JUNE 1, 1994.
(R4) RECORD OF SURVEY, CHARLES W. HAVILAND, LS 18088, AFN 9409290107, SEPTEMBER 29, 1994.

DATES OF SURVEYS:
THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 18, 2024. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER OF 2021.

FLOOD INFORMATION:
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 53053C0317E PANEL 317 OF 1375, DATED MARCH 7, 2017. THE SUBJECT PROPERTY IS IN ZONE X – UNSHADED: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

TITLE INSURANCE:
ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 23000201210, DATED DECEMBER 12, 2023 AT 8:00AM, INCLUDING APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

SURVEYOR'S NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
- UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORD DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR UNDETECTED, SHOULD BE VERIFIED.
- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE TITLE REPORT REFERENCED HEREON UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPATIONAL INDICATORS (I.E. FENCE LINES, BUILDINGS, WALLS, ETC. – SEE MAP FOR PARTICULARS) PER W.A.C. 332–130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS, INC.
- THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE R–12i GPS AND TRIMBLE S–7 INSTRUMENT AND TRIMBLE TSC7 DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332–130–090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.
- THIS SURVEY MEETS OR EXCEEDS THE RELATIVE POSITIONAL PRECISION REQUIREMENTS SET FORTH IN THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS IN SECTION 3(E).
- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES.
- ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332–130–145 FOR TOPOGRAPHIC MAPS, INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, ONE HALF OF THE CONTOUR INTERVAL (1'). THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEERING DESIGN.
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- BARGHAUSEN CONSULTING ENGINEERS, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- PHYSICAL ACCESS TO ADJACENT PROPERTY WAS RESTRICTED IN THE AREAS INDICATED ON THE MAP. IN THESE AREAS, WALLS, BUILDINGS, FENCES AND OTHER IMPROVEMENTS MAY EXIST WITHIN 5 FEET OF THE BOUNDARY LINE.
- THERE IS NO VISIBLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS.

LEGAL DESCRIPTION:
(PER STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 23000201210, DATED DECEMBER 12, 2023 AT 8:00AM)

PARCEL A:

THE SOUTH 125 FEET OF LOT 21, SOUTH END GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 116, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL B:

THE NORTH 330 FEET OF THE SOUTH 660 FEET OF THE WEST 396 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 3 EAST, W.M., IN PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON

SPECIAL EXCEPTIONS:
(PER STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 23000201210, DATED DECEMBER 12, 2023 AT 8:00AM)

ITEMS 1. THROUGH 3. ARE NOT SURVEY RELATED, SEE TITLE REPORT FOR PARTICULARS.

4. INTENTIONALLY DELETED.
5. INTENTIONALLY DELETED.
6. INTENTIONALLY DELETED.

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#XXXXX)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"X2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- BENCHMARK
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- TRAFFIC SIGNAL LIGHTS
- POWER METER
- POWER POLE
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- CLEANOUT (AS NOTED)
- GAS METER
- GAS VALVE
- WATER VALVE (WV)
- FAUCET
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- WATER MANHOLE
- WATER METER
- BLOW–OFF / AIRVAC
- MONITOR WELL
- SIGN
- IRRIGATION SPRINKLER
- DIRECTIONAL ARROW
- ADA PARKING
- x — CHAIN LINK FENCE
- // — WOOD FENCE
- □ — HOGWIRE FENCE
- *** — SILT FENCE
- ◇ — METAL/IRON FENCE
- GUARD RAIL/CABLE FENCE
- W — WATER LINE
- G — GAS LINE
- STEAM — STEAM LINE
- T(XX) — TELEPHONE LINE (OH) OR (UG)
- P(XX) — POWER LINE (OH) OR (UG)
- SD — STORM LINE
- SS — SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ADA RAMP PAD
- DIRT
- RIP RAP
- ASPHALT
- BUILDING LINE

ABBREVIATIONS

(R#)	REFERENCE SURVEYS
(OH)	OVERHEAD
(UG)	UNDERGROUND
(TYP)	TYPICAL
(C)	CALCULATED
(M)	MEASURED

SURVEYOR'S CERTIFICATION:

TO: ROCKY & STEVE INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND
1892 HOLDINGS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND
STUART TITLE GUARANTY COMPANY

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 2, 3, 4, 5, 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 18, 2024.

DATE OF PLAT OR MAP: JANUARY 19, 2024

MATTHEW K. ABBAS, PLS
WASHINGTON REGISTRATION NO. 20109892

01/19/2024
DATE

MATTHEW KARL ABBAS
STATE OF WASHINGTON
20109892
REGISTERED
PROFESSIONAL LAND SURVEYOR
01/19/2024

No.	Date	By	Ckd.	Appr.	Revision

Title: ALTA/NSPS LAND TITLE SURVEY
PTN OF THE SE1/4, OF THE SE1/4 OF SEC. 03, & PTN OF THE SW1/4, OF THE SW1/4 OF SEC. 02, TWP. 19 N., RGE 3 EAST, W. M.
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON STATE

For: 1892 HOLDINGS LLC

Scale: Horizontal 1"=40' Vertical

Designed AEF
Drawn MKA
Checked MKA
Approved MKA
Date 1/19/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 21329
Sheet 1 of 1

P:\21000s\21329\survey\21329-TA01.dwg 1/19/2024 9:18 AM MABBAS