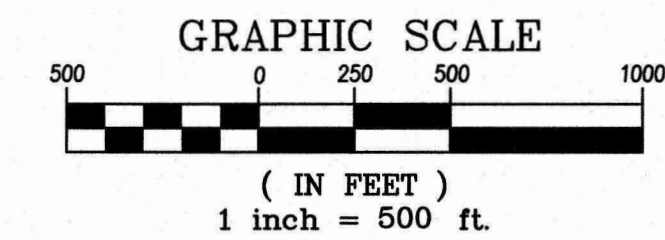


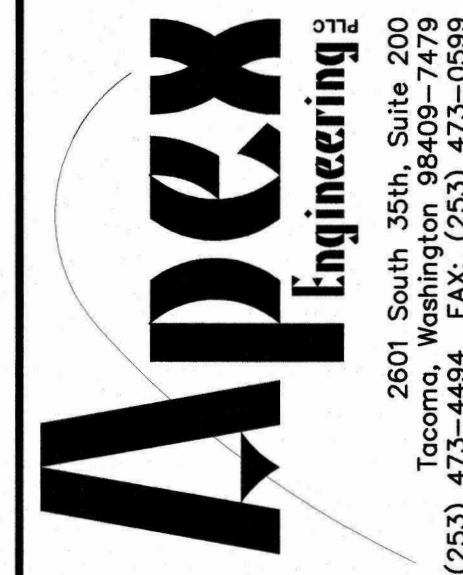
# OAKVIEW

## BOUNDARY AND TOPOGRAPHIC SURVEY

PORTIONS THE NORTHWEST QUARTER, NORTHEAST QUARTER, SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 03, TOWNSHIP 17 NORTH, RANGE 02 EAST, W.M.  
PIERCE COUNTY, WASHINGTON

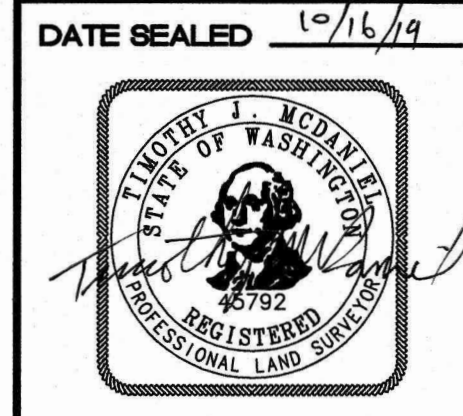


REV. NO.	REVISION DESCRIPTION	DATE BY



**OAKVIEW**  
BOUNDARY AND TOPOGRAPHIC SURVEY

**CLIENT ROY MEADOWS DEVELOPMENT GROUP, LLC**  
1000 2ND AVE, SUITE 3200  
SEATTLE WA 98104-1074  
(253) 473-4484

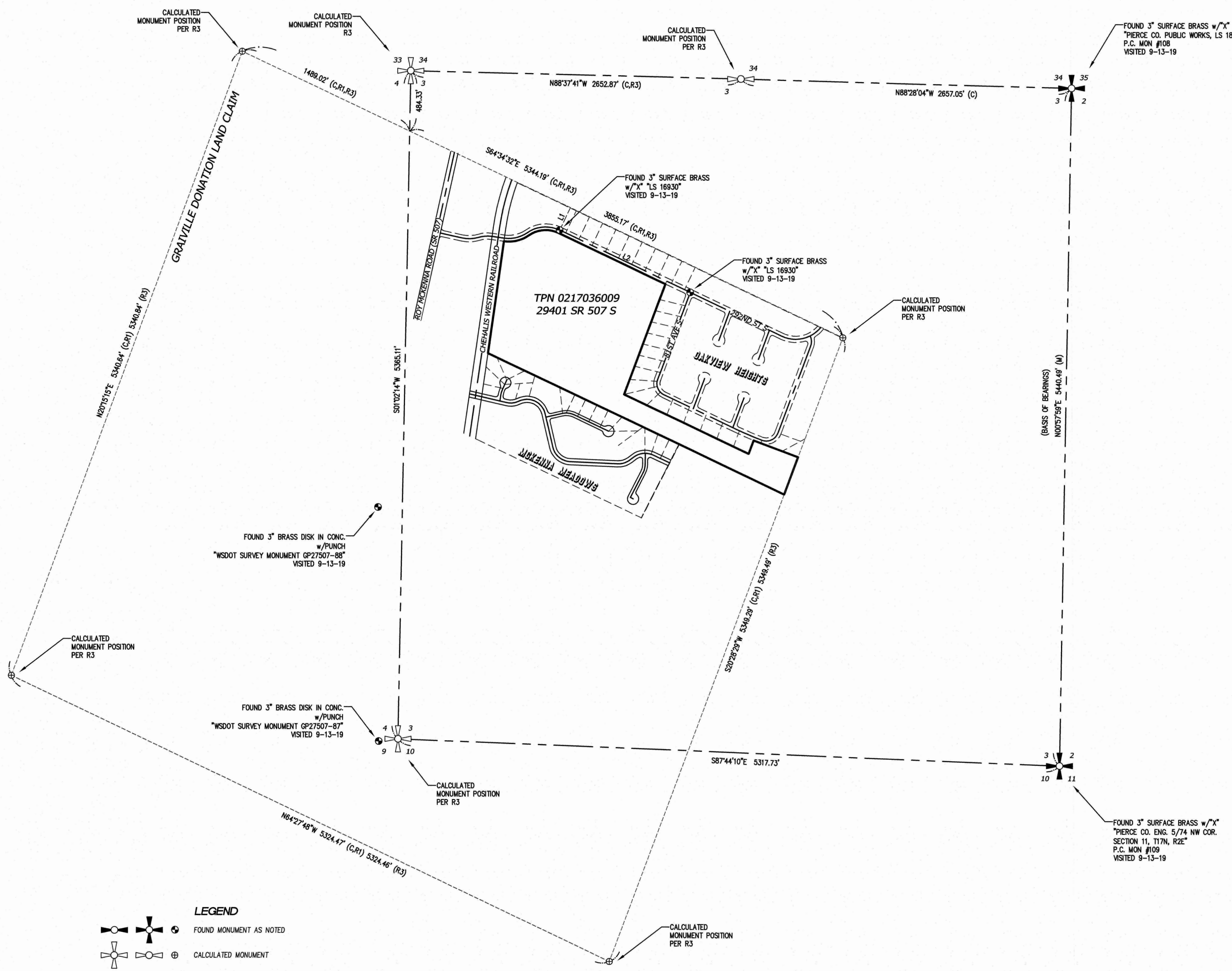


**PROJECT MANAGER**  
TJM

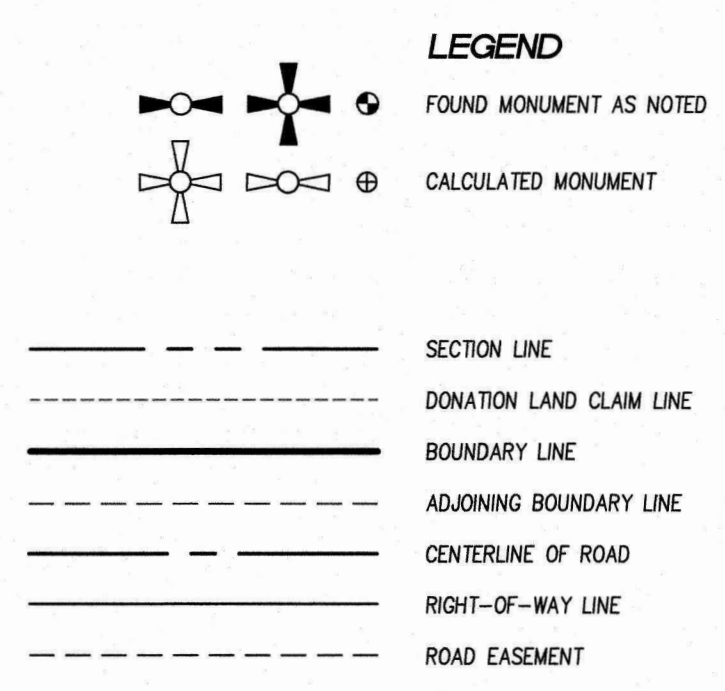
**DESIGN**  
DRAWN QAW  
CHECKED TJM

SEC 03 T 17N R 02E  
FILE NO 34816-C30.DWG  
DATE 10/15/2019  
SCALE 1"=500'

**SHEET 1 OF 2**  
FILE NO 34816



LINE	BEARING	DISTANCE
L1	N25°25'28"E	200.00'
L2	S84°34'32"E	1161.91'



**BASIS OF BEARINGS**  
HELD NORTH 00°57'59" EAST BETWEEN FOUND PIERCE COUNTY CONTROL MONUMENTS #108 AND #109.

**HORIZONTAL DATUM**  
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83/2011)  
BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK.  
BASED ON TIES TO PIERCE COUNTY MONUMENTS #108 AND #109  
P.C. MONUMENT #108  
N 612678.605  
E 1134784.636  
FOUND 3" BRASS DISK W/"X" PIERCE CO. PUBLIC WORKS, LS 18922" ON SURFACE ALONG THE CENTERLINE OF 288TH ST. S.  
P.C. MONUMENT #109  
N 607439.025  
E 1134692.875  
FOUND 3" BRASS DISK W/"X" PIERCE CO. ENG. 5/74 NW COR. SECTION 11, T17N, R2E" AT INTX. OF 72ND AVE. S. AND HINCKLEMAN RD. S.

**VERTICAL DATUM**  
NAVD 88 BASED ON RTK GPS MEASUREMENTS CONSTRAINED TO THE WASHINGTON STATE REFERENCE NETWORK AND GEOID 2012A MODEL.  
NAVD 88  
WSDOT MONUMENT: GP27507-88  
3" BRASS DISK W/PUNCH IN CONCRETE LOCATED ON THE WEST SIDE OF HIGHWAY 507 RIGHT-OF-WAY.  
ELEV: 336.308'

**METHODS AND EQUIPMENT**  
SURVEY PERFORMED WITH A 3" TOPCON TOTAL STATION, USING TRAVERSE AND RADIAL SURVEY METHODS AND SUPPLEMENTED WITH A TOPCON HYPERLITE GPS RECEIVER UTILIZING RTK METHODS AND THE WASHINGTON STATE REFERENCE NETWORK. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332.130.090.

**SURVEY NOTES**

- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION ON 9-13 THRU 10-14-19.
- CONTOUR INTERVALS ARE ONE-FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE A TOPOGRAPHIC BASE MAP OF THE EXISTING CONDITIONS WITHIN TAX PARCEL NUMBER 0217036009 AND THE NORTHERLY ADJOINING ROAD (292ND ST. S.) FOR PLANNING, DESIGN AND CONSTRUCTION.
- ALL DISTANCES AND DIMENSIONS SHOWN ARE U.S. SURVEY FEET GROUND MEASUREMENTS.
- UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION.

**REFERENCES**

- TOWN OF ROY SHORT PLAT, AFN 200610115003
- PLAT OF OAKVIEW HEIGHTS, AFN 9405120167
- PIERCE COUNTY SHORT PLAT, AFN 851200318
- RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT, AFN 9304140597
- RECORD OF SURVEY, AFN 9207130452
- RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT, AFN 9311190535
- PLAT OF MCKENNA MEADOWS - PHASE ONE, AFN 9602160482

**PROPERTY DESCRIPTION**  
LOT 3, TOWN OF ROY SHORT PLAT RECORDED OCTOBER 11, 2006 UNDER RECORDING NUMBER 200610115003, RECORDS OF PIERCE COUNTY AUDITOR;  
SITUATE IN THE CITY OF ROY, COUNTY OF PIERCE, STATE OF WASHINGTON.

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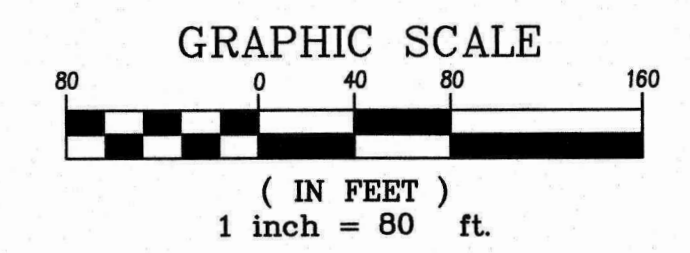
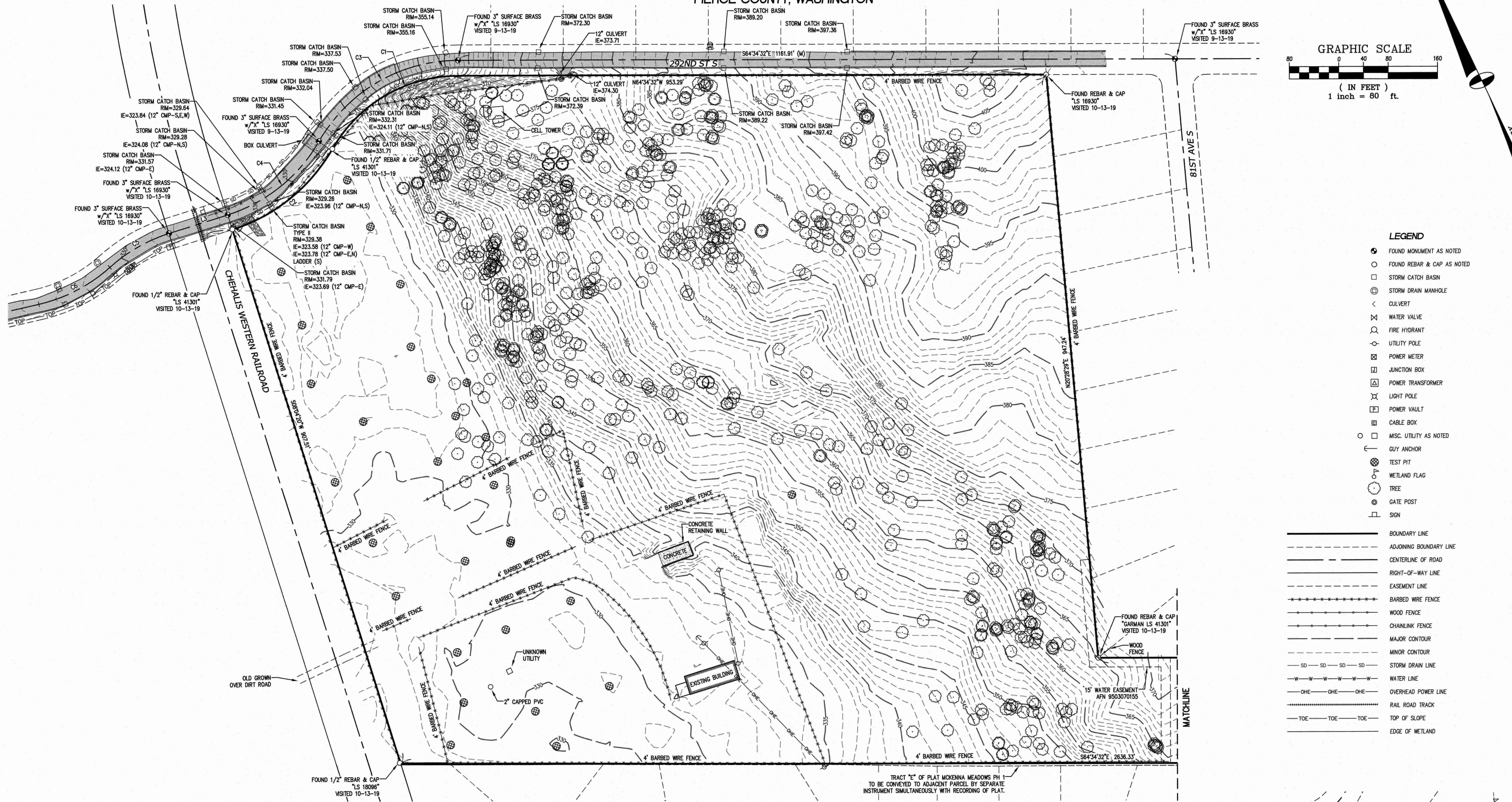


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PIERCE COUNTY, WASHINGTON

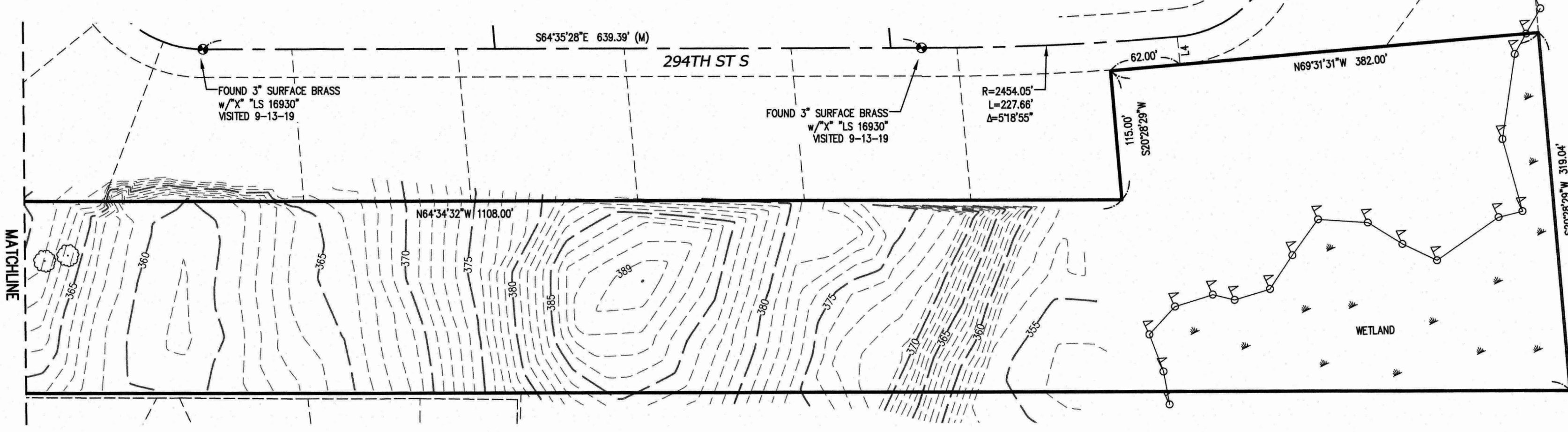


### LEGEND

- FOUND MONUMENT AS NOTED
  - FOUND REBAR & CAP AS NOTED
  - STORM CATCH BASIN
  - ⊕ STORM DRAIN MANHOLE
  - < CULVERT
  - ⊗ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ UTILITY POLE
  - ⊕ POWER METER
  - ⊕ JUNCTION BOX
  - ⊕ POWER TRANSFORMER
  - ⊕ LIGHT POLE
  - ⊕ POWER VAULT
  - ⊕ CABLE BOX
  - □ MISC. UTILITY AS NOTED
  - ⊕ GUY ANCHOR
  - ⊕ TEST PIT
  - ⊕ WETLAND FLAG
  - TREE
  - ⊕ GATE POST
  - ⊕ SIGN
- 
- BOUNDARY LINE
  - - - ADJOINING BOUNDARY LINE
  - CENTERLINE OF ROAD
  - - - RIGHT-OF-WAY LINE
  - - - EASEMENT LINE
  - - - BARBED WIRE FENCE
  - - - WOOD FENCE
  - - - CHAINLINK FENCE
  - - - MAJOR CONTOUR
  - - - MINOR CONTOUR
  - - - STORM DRAIN LINE
  - - - WATER LINE
  - - - OVERHEAD POWER LINE
  - - - RAIL ROAD TRACK
  - - - TOP OF SLOPE
  - - - EDGE OF WETLAND

LINE	BEARING	DISTANCE
L3	S89°58'58"W	100.00'
L4	S19°48'17"W	25.01'

CURVE	LENGTH	RADIUS	DELTA
C1	246.50'	235.00'	60°06'03"
C2	212.64'	285.00'	42°44'55"
C3	272.73'	260.00'	60°06'03"
C4	193.99'	260.00'	42°44'55"
C5	111.08'	260.00'	24°28'45"
C6	131.13'	260.00'	28°53'49"



REV NO	REVISION DESCRIPTION	DATE BY

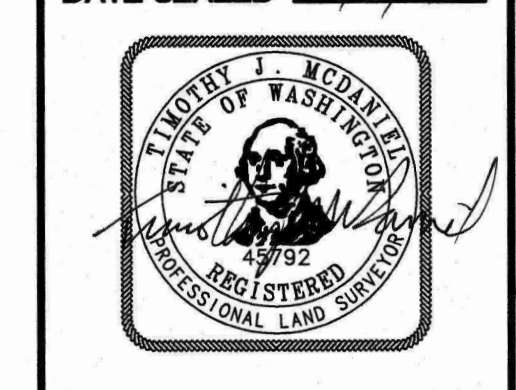
**Apex Engineering**  
 2601 South 35th, Suite 200  
 Tacoma, Washington 98409-0599  
 (253) 473-4484 FAX: (253) 473-0588

**OAKVIEW**  
 BOUNDARY AND TOPOGRAPHIC SURVEY

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 1000 2ND AVE SUITE 3200  
 SEATTLE, WA 98104-1074  
 (206) 473-4484

**TITLE**  
 OAKVIEW BOUNDARY AND TOPOGRAPHIC SURVEY

**DATE SEALED** 10/16/19



**PROJECT MANAGER**  
TJM

**DESIGN**  
QAW

**DRAWN**  
QAW

**CHECKED**  
TJM

**SEC** 03 T 17N R 02E

**FILE NO** 34816-C30.DWG

**DATE** 10/15/2019

**SCALE** 1"=80'

**SHEET 2 OF 2**  
**FILE NO** 34816  
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