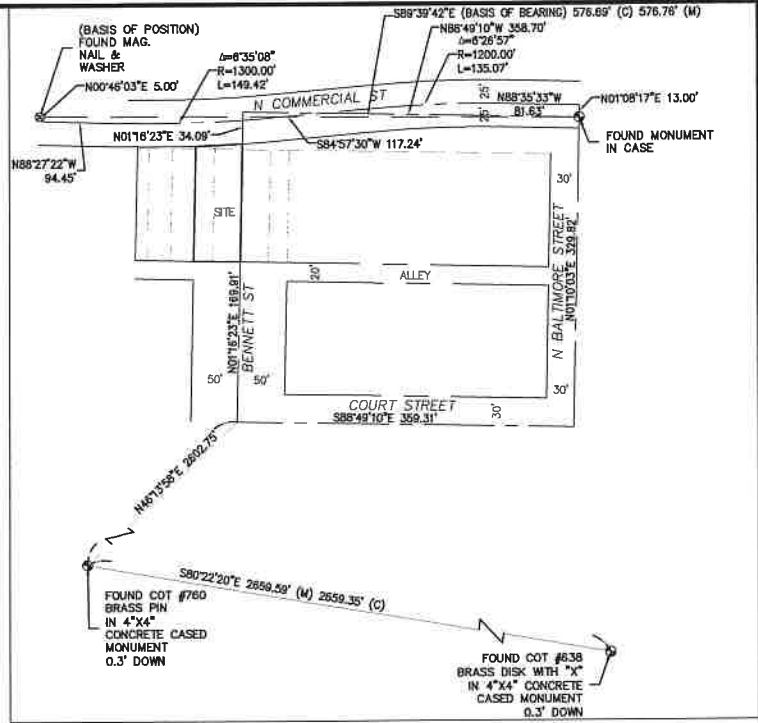
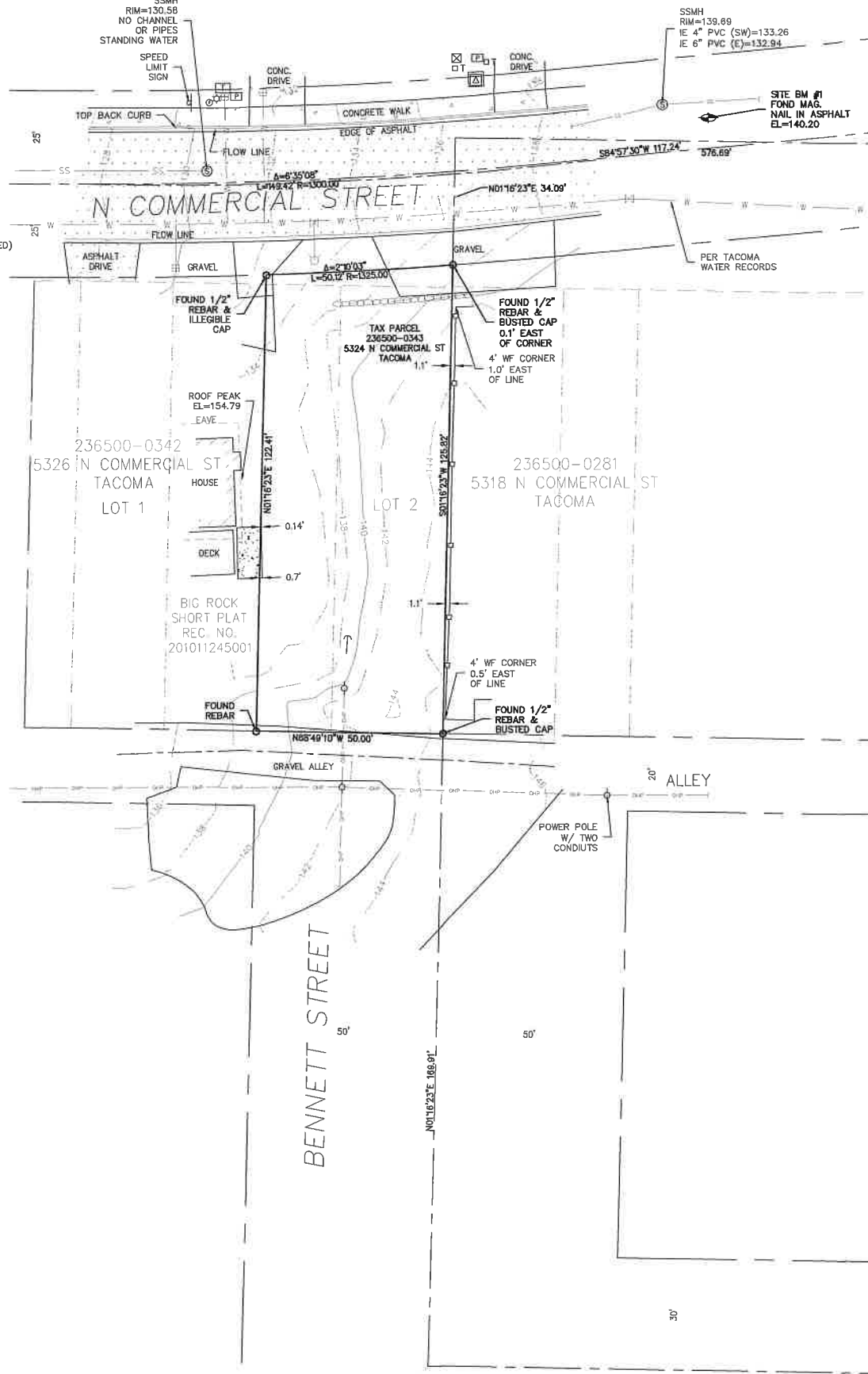


MATTHEW HOCKIN

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SEC. 23, T. 21 N., R. 2 E., W.M.
PIERCE COUNTY, STATE OF WASHINGTON

LEGEND

- FOUND MONUMENT IN CASE
FOUND REBAR & CAP
SET BENCHMARK (AS NOTED)
FOUND SURFACE MONUMENT (AS NOTED)
MEASURED
CALCULATED
WATER VALVE
FIRE HYDRANT
WATER METER
SEWER MANHOLE
POWER VAULT
POWER TRANSFORMER
JUNCTION BOX
LIGHT POST
TELEPHONE VAULT
TELEPHONE RISER
SIGN
ROCKERY
POWER METER
POWER POLE
GUY WIRE
OVERHEAD POWER LINE
WATER LINE
SEWER LINE
WOOD FENCE
EVERGREEN TREE
DECIDUOUS TREE
CONCRETE
ASPHALT
GRAVEL



CONTROL DETAIL
1"=100'

NOTES

- HORIZONTAL DATUM: CITY OF TACOMA NAD 83/91 WASHINGTON SOUTH ZONE - TIED TO CITY OF TACOMA DATUM HOLDING SURVEY CONTROL MONUMENTS #760 (BASIS OF POSITION) AND #638 (BASIS OF BEARING).
 - BASIS OF POSITION: HELD THE FOUND OFFSET MONUMENT 5' NORTH OF THE CENTERLINE OF COMERCIAL STREET (SEE MAP FOR DESCRIPTION AND LOCATION).
 - BASIS OF BEARINGS: HELD THE BEARING OF S 89°39'42" E PER DIRECT INVERSE, BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND MONUMENT 13 FEET SOUTH OF THE INTERSECTION OF N COMMERCIAL STREET AND N BALTIMORE STREET. (SEE MAP FOR DESCRIPTION AND LOCATION).
 - THIS SURVEY HOLDS CITY OF RUSTIN SHORT PLAT NO. 10-02, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 2010 UNDER RECORDING NO. 201011245001, RECORDS OF PIERCE COUNTY, WA, A ROTATION OF -0°18'23" WAS APPLIED TO THE SHORT PLAT TO BE ON THE ABOVE NOTED HORIZONTAL DATUM.
 - THE FOLLOWING INFORMATION WAS ALSO REFERENCED IN PREPARING THE BOUNDARY SHOWN HEREON:
A) PIERCE COUNTY QUARTER SECTION MAP FOR THE NE QUARTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M.
B) CITY OF TACOMA SURVEY DATA FOR HORIZONTAL AND VERTICAL CONTROL.
 - VERTICAL DATUM: NGVD29
MASTER BENCHMARK HELD CITY OF TACOMA BENCHMARK #3318, A FOUND 4" X 4" CONCRETE MONUMENT WITH BRASS PIN IN CASE AT THE INTERSECTION OF 48 TH STREET AND PEARL STREET, ELEVATION=229.14 FEET (NGVD29).
SITE BM #1: SET MAG NAIL 8.1 FEET NORTH OF THE CENTERLINE OF N COMMERCIAL STREET 12.5 FEET SE OF THE CENTER OF A SEWER MANHOLE. (SEE MAP FOR LOCATION). ELEVATION = 140.20 FEET (NGVD29).
 - TRAVERSING AND DATA COLLECTION WERE PERFORMED USING A SPECTRA AND/OR TRIMBLE S SECOND TOTAL STATION. ALL FIELD WORK WAS PERFORMED AND EQUIPMENT MAINTAINED, IN COMPLIANCE WITH WAC 332-130.
 - ADDITIONAL FIELD WORK WAS PERFORMED USING SPECTRA SP-90 GNSS POSITIONING SYSTEMS, THE WASHINGTON STATE REFERENCE NETWORK, AND/OR THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).
 - ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 - MONUMENTS SHOWN AS FOUND AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE THE RESULT OF A SURVEY BY ENCOMPASS, COMPLETED ON MARCH 30, 2021.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 - THE LEGAL DESCRIPTION SHOWN HEREON IS PER PUBLIC RECORDS.
 - THE SUBJECT PROPERTY CONTAINS 6,196 SQUARE FEET OR 0.142 ACRES MORE OR LESS.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE PER FIELD LOCATED SURFACE OBSERVABLE FEATURES BY ENCOMPASS. ALL LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
 - THE PURPOSE OF THIS EXHIBIT IS TO SHOW EXISTING CONDITIONS ON THE SUBJECT PROPERTY AND ADJACENT STREETS.
- LEGAL
LOT 2, TOWN OF RUSTIN SHORT PLAT NO. 10-02, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 2010 UNDER RECORDING NO. 201011245001, RECORDS OF PIERCE COUNTY, WASHINGTON.
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON SAID SHORT PLAT.
SITUATE IN COUNTY OF PIERCE, STATE OF WASHINGTON.

TOPOGRAPHIC BOUNDARY SURVEY
FOR
MATTHEW HOCKIN



JOB NO.	21550
DATE	4/19/21
SCALE	1"=20'
DESIGNED	N/A
DRAWN	KMR
CHECKED	KMR
APPROVED	KMR