

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN FEE SIMPLE AND HAVE REAL INTEREST IN THE LAND REPRESENTED ON THIS BOUNDARY LINE ADJUSTMENT. WE HAVE NO REAL INTEREST IN ANY LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS BOUNDARY LINE ADJUSTMENT. THIS BOUNDARY LINE ADJUSTMENT IS MADE IN ACCORDANCE WITH OUR DESIRES.

SIGNATURE OF PROPERTY OWNER (S)

SIGNATURE OF PROPERTY OWNER (S)

CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. PLBDJ20220119

A PORTION OF SE 1/4, SECTION 26, TOWNSHIP 20 N., RANGE 4 E.

ORIGINAL TRACT ASSESSOR'S PARCEL NO.'S:

APN (A) 0420264007
APN (B) 0420264019
APN (C) 0420264018

***FUTURE PERMITS:**

THE LAND CONTAINED IN THIS BOUNDARY LINE ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURE DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT

DEVELOPMENT & PERMITTING SERVICES

PLANNING MANAGER

ASSESSOR/TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE LOT LINE ADJUSTED PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR/TREASURER DATE

BY _____

STATE OF WASHINGTON)
) SS
COUNTY OF _____)

SIGNED AND SEALED BEFORE ME THE UNDERSIGNED THIS ____ DAY OF _____, 20____, AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR SHORT PLAT PROCESS WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: _____

STATE OF WASHINGTON)
) SS
COUNTY OF _____)

SIGNED AND SEALED BEFORE ME THE UNDERSIGNED THIS ____ DAY OF _____, 20____, AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR SHORT PLAT PROCESS WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____

AT THE REQUEST OF _____

AUDITOR'S FEE NO. _____

FEE: \$ _____

DEPUTY COUNTY AUDITOR

PARCEL A ORIGINAL LEGAL DESCRIPTION

PARCEL A: BEGINNING 250.47 FEET SOUTH OF A POINT 16.15 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON.

THENCE WEST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION LINE, 876.5 FEET, MORE OR LESS, TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND DEEDED TO E. O'SHEA BY DEED DATED JUNE 30, 1897 AND RECORDED JULY 5, 1897 UNDER AUDITOR'S NO. 113033; THENCE SOUTH ALONG THE EAST LINE OF SAID O'SHEA TRACT, 366.81 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL C CONTRACTED TO BE CONVEYED IN CONTRACT OF SALE RECORDED UNDER AUDITOR'S NO. 2967518; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT AND THE NORTH LINE OF A TRACT OF LAND CONVEYED IN DEED RECORDED UNDER AUDITOR'S NO. 2372538, TO THE EAST LINE OF SAID SECTION;

THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, TO THE POINT OF BEGINNING.

EXCEPT THE EAST 20 FEET FOR TURNER ROAD (134TH AVENUE EAST).

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

APN 0420264007

602 33RD ST SE
PUYALLUP, WASHINGTON 98372

PARCEL C ORIGINAL LEGAL DESCRIPTION

PARCEL C: THE NORTHERLY 250.47 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 04 EAST, W.M., IN PIERCE COUNTY, WASHINGTON.

THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION, 13.17 1/2 CHAINS TO THE NORTHEAST CORNER OF THE FIVE ACRE TRACT OF LAND CONVEYED BY THOMAS DONNELLY TO E. O'SHEA, BY DEED RECORDED UNDER RECORDING NO. 113033; THENCE SOUTH, ALONG THE EAST LINE OF SAID FIVE ACRE TRACT, 14.87 CHAINS TO THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILROAD COMPANY; THENCE EASTERLY, ALONG THE RIGHT OF WAY OF SAID NORTHERN PACIFIC RAILROAD COMPANY, 13.77 CHAINS, TO THE EAST LINE OF SAID SECTION 26; THENCE NORTH, ALONG SAID SECTION LINE, 18.45 CHAINS, TO THE POINT OF BEGINNING.

EXCEPT THE EAST 20 FEET THEREOF CONVEYED TO PIERCE COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 578370.

AND EXCEPT ANY PORTION THEREOF CONVEYED TO GILBERT E. TEITZEL AND MARY A. TEITZEL, HUSBAND AND WIFE, BY CORRECTION DEED RECORDED UNDER RECORDING NO. 8311100008.

EXCEPT THAT PORTION CONVEYED TO CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NO. 202104090539

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

APN 0420264018

506 33RD ST SE
PUYALLUP, WASHINGTON 98372

PARCEL B ORIGINAL LEGAL DESCRIPTION

PARCEL B: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, AND THE NORTH LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY; THENCE NORTH 611.45 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO WILLIAM ESPELAND BY DEED RECORDED IN VOLUME 693 OF DEEDS AT PAGE 355, UNDER RECORDING NO. 1300475; THENCE ON SAID SOUTH LINE WEST 300.18 FEET; THENCE SOUTH 530 FEET, MORE OR LESS, TO THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY; THENCE EASTERLY ALONG SAID RAILWAY RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPT THE EAST 20 FEET FOR RIGHT OF WAY FOR R.S. MORE ROAD (TURNER RD.), AS CONVEYED AND DEDICATED TO PIERCE COUNTY BY INSTRUMENT RECORDED NOVEMBER 4, 1920 UNDER RECORDING NO. 578370.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON

APN 0420264019

XXXX 33RD ST SE
PUYALLUP, WASHINGTON 98372

CONDITIONS

- FINAL ACCESS LOCATIONS AND CONNECTIVITY ARE NOT DETERMINED BY THE APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT. FUTURE ACCESS LOCATIONS REQUIREMENTS AND CONNECTIVITY SHALL BE SUBJECT TO REVIEW AND APPROVAL AT THE TIME OF SITE DEVELOPMENT PERMITTING, AS STIPULATED IN PMC 20.31.010, AND OTHER SECTIONS OF APPLICABLE CITY CODES AND STANDARDS. PARCEL CONFIGURATION REVIEWED UNDER THE BOUNDARY LINE ADJUSTMENT PROCESS DOES NOT CONSTITUTE A REVIEWED APPROVAL OF INTERNAL CONNECTIVITY REQUIRED UNDER MASTER SITE PLAN REVIEW.
- PER PMC 19.05.030 (4) BLA SHALL NOT CREATE OR DIMINISH ANY EASEMENT OR DEPRIVE ANY PARCEL OF ACCESS OR UTILITIES

ORIGINAL TRACT OWNERS

PARCEL NO. 1 (A)

NAME: THOMAS P. MASKAL

ADDRESS: 602 33RD STREET SE

CITY/STATE/ZIP: PUYALLUP, WA, 98372 PH: _____

PARCEL NO. 2 (B)

NAME: THOMAS P. MASKAL & GLENNA A. MASKAL

ADDRESS: 33RD STREET SE

CITY/STATE/ZIP: PUYALLUP, WA, 98372 PH: _____

PARCEL NO. 3 (C)

NAME: THOMAS P. MASKAL & GLENNA A. MASKAL

ADDRESS: 506 33RD STREET SE

CITY/STATE/ZIP: PUYALLUP, WA, 98372 PH: _____

EXISTING ZONING: CMX-SHAW-PIONEER COMM. MIX USE

SOURCE OF WATER: PRIVATE

SEWER SYSTEM: CITY OF PUYALLUP

WIDTH AND TYPE OF ACCESS: ALL PARCELS/LOTS HAVE DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY

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CORE DESIGN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:

THOMAS P. MASKAL & GLENNA A. MASKAL

THIS ____ DAY OF _____, 20____

LICENSE NO. 38488

Ken Shepard
PROFESSIONAL LAND SURVEYOR

BOUNDARY LINE ADJUSTMENT STEP BY STEP

JOB NO. 21374	DATE : 2022-11-21
DWN BY: NRR	CHKD BY: KWS
SCALE : N/A	SHEET 1 OF 6

EXCEPTIONS CONTAINED IN TITLE

PER PROVIDED SUBDIVISION GUARANTEE

1. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY CONTRACT" RECORDED SEPTEMBER 04, 1956, UNDER RECORDING NUMBER 1766024. THE EASEMENT PLOTTED HEREON IS BASED ON STAKING PROVIDED BY PIPELINE PERSONNEL AND OBSERVED BY CORE DESIGN, INC. SURVEY CREWS.
2. THIS SITE IS SUBJECT TO CITY OF PUYALLUP, ORDINANCE NO. 2283, AN ORDINANCE ORDERING THE REPLACEMENT OF AN EXISTING WATER SUPPLY SYSTEM AND THE INSTALLATION OF WATER MAINS RECORDED DECEMBER 19, 1991, UNDER RECORDING NUMBER 9112190243. NOTHING PLOTTED.
3. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF EASEMENT" RECORDED SEPTEMBER 22, 2005 UNDER RECORDING NUMBER 200509220219. THE PORTION DESCRIBED THAT IS WITHIN SUBJECT SUBDIVISION LIES "ALONG THE EASTERLY SIDE" OF THE RIGHT-OF-WAY, NOTHING PLOTTED.
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN AN EASEMENT FOR PUGET SOUND ENERGY, INC., AS RECORDED UNDER RECORDING NUMBER 201410100124. SHOWN HEREON.
5. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN AN EASEMENT FOR PUGET SOUND ENERGY, INC., AS RECORDED UNDER RECORDING NUMBER 201708030608. SHOWN HEREON. *TITLE REPORT NOTES: IN THIS CONNECTION WE NOTE THAT THE LEGAL DESCRIPTION FOR SAID EASEMENT IN SAID DOCUMENT APPEARS TO BE INCORRECT IN THAT THE 64.85-FOOT CALL RUNS TO THE EAST AND SHOULD RATHER RUN TO THE WEST. SAID DOCUMENT MUST BE CORRECTED AND RE-RECORDED. EASEMENT PLOTTED HEREON BASED ON ASSUMPTION COURSE RUNS TO WEST AS NOTED.
6. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LATECOMER'S AGREEMENT FOR REIMBURSEMENT OF SEWER EXTENSION PROJECT BETWEEN THE CITY OF PUYALLUP AND VIKING JV LLC" RECORDED JULY 06, 2021 UNDER RECORDING NUMBER 202107061306. NOTHING PLOTTED.
7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LATECOMER'S AGREEMENT FOR REIMBURSEMENT OF SEWER EXTENSION PROJECT BETWEEN THE CITY OF PUYALLUP AND VIKING JV LLC" RECORDED AUGUST 05, 2021 UNDER RECORDING NUMBER 202108050859. NOTHING PLOTTED.
8. THIS SITE IS SUBJECT TO ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY CORE DESIGN ON OCTOBER 26, 2021 LAST REVISED NOVEMBER 05, 2021, DESIGNATED JOB NUMBER 21374. NOTHING PLOTTED.
9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LATECOMER'S AGREEMENT FOR REIMBURSEMENT OF SEWER/WATER EXTENSION PROJECT BETWEEN THE CITY OF PUYALLUP AND VIKING JV LLC" RECORDED APRIL 13, 2022 UNDER RECORDING NUMBER 202204130267 AND RE-RECORDED UNDER RECORDING NUMBER 202204130516. NOTHING PLOTTED.

LOT 1 NEW LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE R.S. MORE DONATION CLAIM AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

THENCE S00°44'18"W, ALONG SAID EAST LINE, 250.47 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT DESCRIBED IN CORRECTION DEED RECORDED UNDER RECORDING NUMBER 8311100008;

THENCE N89°02'21"W, ALONG SAID NORTH LINE AND PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, 20.00 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 33RD STREET SOUTHEAST (R.S. MORE ROAD), AS CONVEYED AND DEDICATED TO PIERCE COUNTY BY INSTRUMENT RECORDED NOVEMBER 4, 1920, UNDER RECORDING NUMBER 578370 AND THE POINT OF BEGINNING;

THENCE N89°02'21"W, CONTINUING ALONG SAID NORTH LINE, 280.18 FEET;

THENCE S00°44'18"W, PARALLEL TO THE EAST LINE OF SAID SECTION QUARTER LINE, 366.82 FEET TO THE TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO WILLIAM ESPELAND BY DEED RECORDED IN VOLUME 693 OF DEEDS AT PAGE 355, RECORDED UNDER RECORDING NUMBER 1300475;

THENCE N89°02'21"W, ALONG SAID SOUTH LINE AND PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, 252.22 FEET;

THENCE N00°44'18"E, PARALLEL TO THE EAST LINE OF SAID SECTION QUARTER LINE, 887.38 FEET TO THE NORTH LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY;

THENCE S89°25'53"E, ALONG SAID SOUTHERLY MARGIN, 532.40 FEET TO THE POINT OF BEGINNING;

THENCE S00°44'18"W, ALONG SAID WESTERLY MARGIN, 220.33 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Per PMC 19.05.030 (4) BLA shall not create or diminish any easement or deprive any parcel of access or utilities. [Plans; Sht 2 of 4.]

LOT 2 NEW LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE R.S. MORE DONATION CLAIM AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

THENCE S00°44'18"W, ALONG SAID EAST LINE, 250.47 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF A TRACT DESCRIBED IN CORRECTION DEED RECORDED UNDER RECORDING NUMBER 8311100008;

THENCE N89°02'21"W, ALONG SAID NORTH LINE AND PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, 20.00 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF 33RD STREET SOUTHEAST (R.S. MORE ROAD), AS CONVEYED AND DEDICATED TO PIERCE COUNTY BY INSTRUMENT RECORDED NOVEMBER 4, 1920, UNDER RECORDING NUMBER 578370 AND THE POINT OF BEGINNING;

THENCE N89°02'21"W, CONTINUING ALONG SAID NORTH LINE, 280.18 FEET;

THENCE S00°44'18"W, PARALLEL TO THE EAST LINE OF SAID SECTION QUARTER LINE, 887.38 FEET TO THE NORTH LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY;

THENCE S74°08'00"E, ALONG SAID NORTH LINE, 290.24 FEET TO SAID WESTERLY MARGIN OF 33RD STREET SOUTHEAST;

THENCE N00°44'18"E, ALONG SAID WESTERLY MARGIN, 962.04 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

LOT 3 NEW LEGAL DESCRIPTION

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE R.S. MORE DONATION CLAIM AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

THENCE S00°44'18"W, ALONG SAID EAST LINE, 30.00 FEET;

THENCE N89°25'53"W TO THE WESTERLY RIGHT OF WAY MARGIN OF R.S. MORE ROAD (TURNER ROAD), AS CONVEYED AND DEDICATED TO PIERCE COUNTY BY INSTRUMENT RECORDED NOVEMBER 4, 1920, UNDER RECORDING NUMBER 578370 AND A POINT ON THE SOUTHERLY RIGHT OF WAY MARGIN OF 5TH AVENUE SOUTHEAST AS CONVEYED TO CITY OF PUYALLUP BY DEED RECORDED UNDER RECORDING NUMBER 202104090539;

THENCE N89°25'53"W, CONTINUING ALONG SAID SOUTHERLY MARGIN, 532.40 FEET TO THE POINT OF BEGINNING;

THENCE S00°44'18"W, PARALLEL TO THE EAST LINE OF SAID SECTION QUARTER LINE, 583.51 FEET TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO WILLIAM ESPELAND BY DEED RECORDED IN VOLUME 693 OF DEEDS AT PAGE 355, UNDER RECORDING NUMBER 1300475;

THENCE N89°02'21"W, ALONG SAID SOUTH LINE AND PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION, 317.15 FEET TO THE EAST LINE OF A FIVE ACRE TRACT OF LAND CONVEYED BY THOMAS DONNELLY TO E. O'SHEA, BY DEED RECORDED UNDER RECORDING NUMBER 113033;

THENCE N00°44'18"E, ALONG SAID EAST LINE, 581.34 FEET TO SAID SOUTHERLY MARGIN;

THENCE S89°25'53"E, ALONG SAID SOUTHERLY MARGIN, 317.15 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Final access locations and connectivity are not determined by the approval of this Boundary Line Adjustment. Future access locations, requirements and connectivity shall be subject to review and approval at the time of site development permitting, as stipulated in PMC 20.31.010, and other sections of applicable city codes and standards. [Plans; Sht 2 of 4.]

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12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

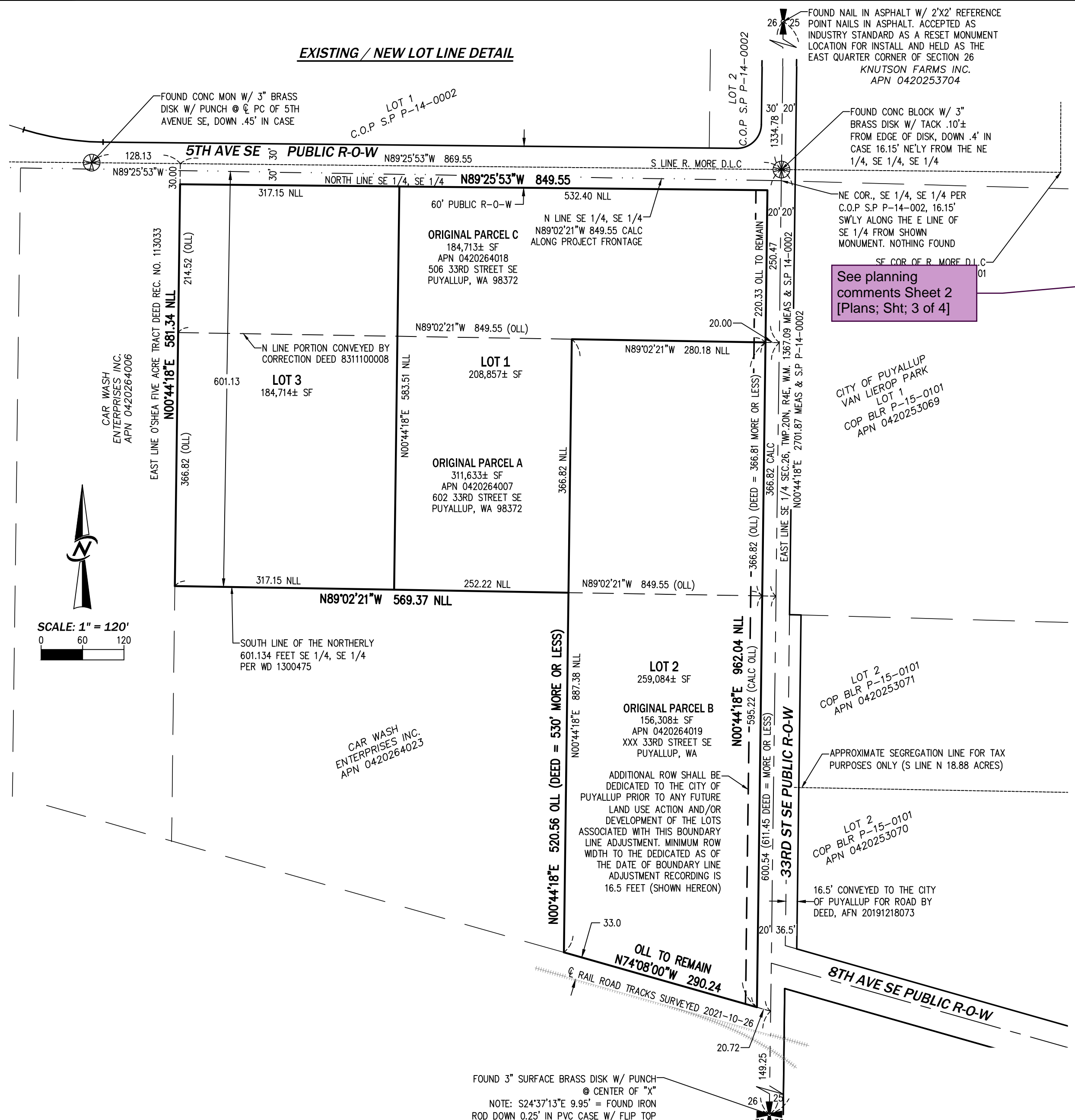


BOUNDARY LINE ADJUSTMENT STEP BY STEP

JOB NO. 21374	DATE : 2022-11-21
DWN BY: NRR	CHKD BY: KWS
SCALE : N/A	SHEET 2 OF 6

**CITY OF PUYALLUP BOUNDARY LINE
ADJUSTMENT NO. PLBDJ20220119**

A PORTION OF SE 1/4, SE 1/4, SECTION 26, TOWNSHIP 20 N., RANGE 4 E.



NOTES

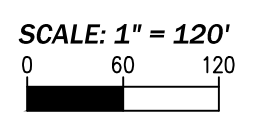
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE COMPANY SUBDIVISION GUARANTEE NUMBER 5003353-3955888, DATED JANUARY 12, 2023. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
- THIS IS A COMBINED FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/WSRN CORRECTIONS WERE 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 WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

CONDITIONS

- FINAL ACCESS LOCATIONS AND CONNECTIVITY ARE NOT DETERMINED BY THE APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT. FUTURE ACCESS LOCATIONS REQUIREMENTS AND CONNECTIVITY SHALL BE SUBJECT TO REVIEW AND APPROVAL AT THE TIME OF SITE DEVELOPMENT PERMITTING, AS STIPULATED IN PMC 20.31.010, AND OTHER SECTIONS OF APPLICABLE CITY CODES AND STANDARDS. PARCEL CONFIGURATION REVIEWED UNDER THE BOUNDARY LINE ADJUSTMENT PROCESS DOES NOT CONSTITUTE A REVIEWED APPROVAL OF INTERNAL CONNECTIVITY REQUIRED UNDER MASTER SITE PLAN REVIEW.
- PER PMC 19.05.030 (4) BLA SHALL NOT CREATE OR DIMINISH ANY EASEMENT OR DEPRIVE ANY PARCEL OF ACCESS OR UTILITIES
- ADDITIONAL ROW SHALL BE DEDICATED TO THE CITY OF PUYALLUP PRIOR TO ANY FUTURE LAND USE ACTION AND/OR DEVELOPMENT OF THE LOTS ASSOCIATED WITH THIS BOUNDARY LINE ADJUSTMENT. MINIMUM ROW WIDTH TO BE DEDICATED AS OF THE DATE OF BOUNDARY LINE ADJUSTMENT RECORDATION IS 16.5 FEET

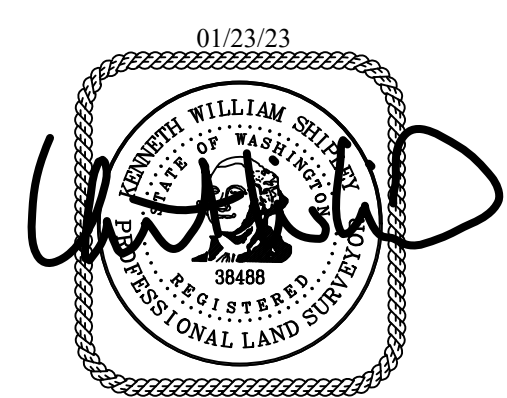
LEGEND

- NLL NEW LOT LINE
- OLL OLD LOT LINE



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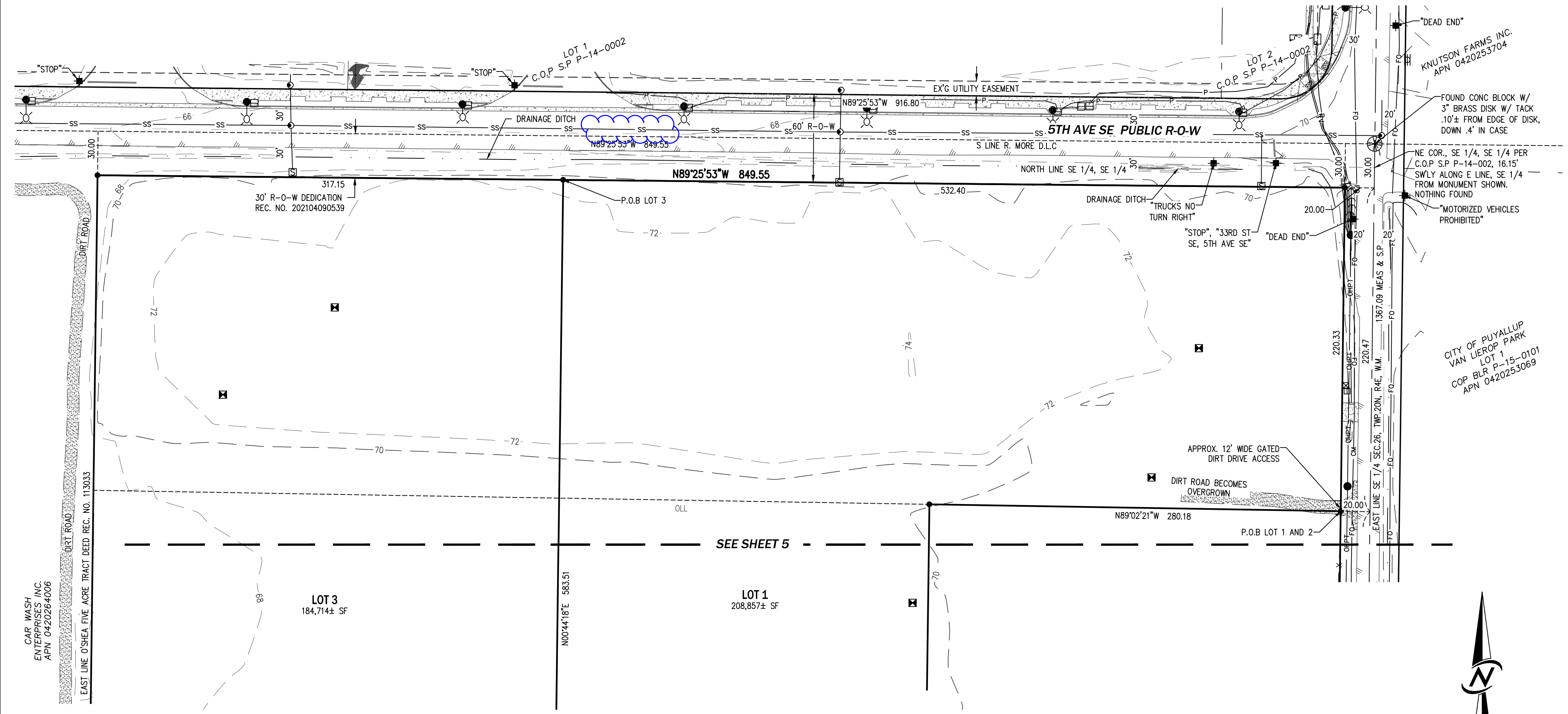
CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877



BOUNDARY LINE ADJUSTMENT STEP BY STEP	
JOB NO. 21374	DATE : 2022-11-21
DWN BY: NRR	CHKD BY: KWS
SCALE : 1" = 120'	SHEET 3 OF 6

**CITY OF PUYALLUP BOUNDARY LINE
ADJUSTMENT NO. PLBDJ20220119**

A PORTION OF SE 1/4, SE 1/4, SECTION 26, TOWNSHIP 20 N., RANGE 4 E.



CAR WASH INC.
ENTERPRISES INC.
APN 0420264006

EAST LINE O'SHEA FIVE ACRE TRACT DEED REC. NO. 113033

30' R-O-W DEDICATION
REC. NO. 202104090539

LOT 3
184,714± SF

LOT 1
208,857± SF

KNUTSON FARMS INC.
APN 0420253704

FOUND CONC BLOCK W/
3" BRASS DISK W/ TACK
.10'± FROM EDGE OF DISK,
DOWN .4' IN CASE

CITY OF PUYALLUP
VAN LIEROP PARK
LOT 1
COP BLR P-15-0101
APN 0420253069

CONDITIONS

- FINAL ACCESS LOCATIONS AND CONNECTIVITY ARE NOT DETERMINED BY THE APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT. FUTURE ACCESS LOCATIONS REQUIREMENTS AND CONNECTIVITY SHALL BE SUBJECT TO REVIEW AND APPROVAL AT THE TIME OF SITE DEVELOPMENT PERMITTING, AS STIPULATED IN PMC 20.31.010, AND OTHER SECTIONS OF APPLICABLE CITY CODES AND STANDARDS. PARCEL CONFIGURATION REVIEWED UNDER THE BOUNDARY LINE ADJUSTMENT PROCESS DOES NOT CONSTITUTE A REVIEWED APPROVAL OF INTERNAL CONNECTIVITY REQUIRED UNDER MASTER SITE PLAN REVIEW.
- PER PMC 19.05.030 (4) BLA SHALL NOT CREATE OR DIMINISH ANY EASEMENT OR DEPRIVE ANY PARCEL OF ACCESS OR UTILITIES
- ADDITIONAL ROW SHALL BE DEDICATED TO THE CITY OF PUYALLUP PRIOR TO ANY FUTURE LAND USE ACTION AND/OR DEVELOPMENT OF THE LOTS ASSOCIATED WITH THIS BOUNDARY LINE ADJUSTMENT. MINIMUM ROW WIDTH TO BE DEDICATED AS OF THE DATE OF BOUNDARY LINE ADJUSTMENT RECORDATION IS 16.5 FEET

REFERENCES

- CITY OF PUYALLUP SHORT PLAT P-14-0002 RECORDED UNDER RECORDING NUMBER 201612125002 RECORDS OF PIERCE COUNTY, WASHINGTON.
- CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-15-0101 RECORDED UNDER RECORDING NUMBER 201512245001 RECORDS OF PIERCE COUNTY, WASHINGTON.

DATUM

HORIZONTAL: NAD 83(1991) PER REF. 1
VERTICAL: NAVD 88

ORIGINATING BENCHMARK

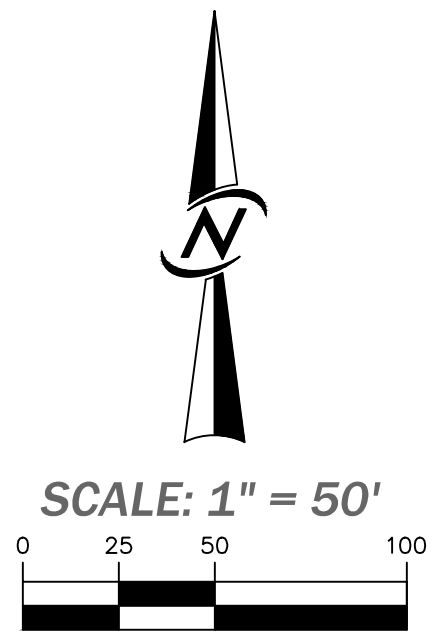
WSDOT MONUMENT ID NO. 3851
EL = 79.419 (NAVD 88)

LEGEND

- SET REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 38488"
- ⊠ EXCAVATED TEST PIT LOCATIONS
- ⊞ GAS VALVE
- UTILITY POLE
- ⊙ LIGHT POLE
- ← GUY ANCHOR
- ⊞ TRAFFIC SIGN, AS NOTED
- CLF CHAIN LINK FENCE
- BWF BARB WIRE FENCE
- GAS LINE
- OVERHEAD POWER LINE
- OVERHEAD COMMUNICATIONS LINE
- UNDERGROUND POWER LINE
- FO UNDERGROUND FIBER OPTIC LINE
- FENCE LINE
- EDGE OF ASPHALT
- CONCRETE
- GRAVEL

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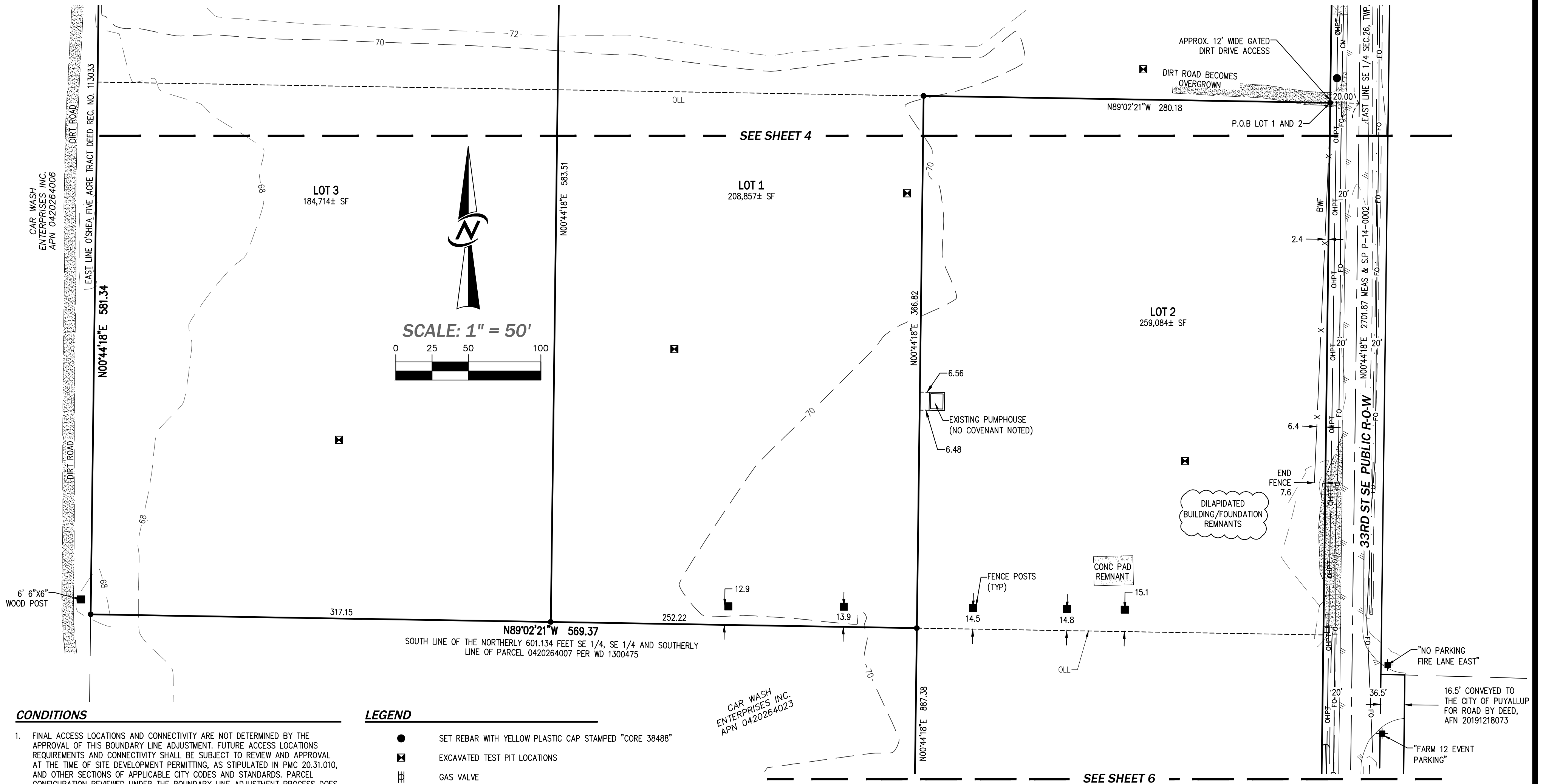
CORE DESIGN
CIVIL ENGINEERING
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12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877



BOUNDARY LINE ADJUSTMENT STEP BY STEP	
JOB NO. 21374	DATE : 2022-11-21
DWN BY: NRR	CHKD BY: KWS
SCALE : 1" = 50'	SHEET 4 OF 6

**CITY OF PUYALLUP BOUNDARY LINE
ADJUSTMENT NO. PLBDJ20220119**

A PORTION OF SE 1/4, SE 1/4, SECTION 26, TOWNSHIP 20 N., RANGE 4 E.



CONDITIONS

- FINAL ACCESS LOCATIONS AND CONNECTIVITY ARE NOT DETERMINED BY THE APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT. FUTURE ACCESS LOCATIONS REQUIREMENTS AND CONNECTIVITY SHALL BE SUBJECT TO REVIEW AND APPROVAL AT THE TIME OF SITE DEVELOPMENT PERMITTING, AS STIPULATED IN PMC 20.31.010, AND OTHER SECTIONS OF APPLICABLE CITY CODES AND STANDARDS. PARCEL CONFIGURATION REVIEWED UNDER THE BOUNDARY LINE ADJUSTMENT PROCESS DOES NOT CONSTITUTE A REVIEWED APPROVAL OF INTERNAL CONNECTIVITY REQUIRED UNDER MASTER SITE PLAN REVIEW.
- PER PMC 19.05.030 (4) BLA SHALL NOT CREATE OR DIMINISH ANY EASEMENT OR DEPRIVE ANY PARCEL OF ACCESS OR UTILITIES
- ADDITIONAL ROW SHALL BE DEDICATED TO THE CITY OF PUYALLUP PRIOR TO ANY FUTURE LAND USE ACTION AND/OR DEVELOPMENT OF THE LOTS ASSOCIATED WITH THIS BOUNDARY LINE ADJUSTMENT. MINIMUM ROW WIDTH TO BE DEDICATED AS OF THE DATE OF BOUNDARY LINE ADJUSTMENT RECORDATION IS 16.5 FEET

REFERENCES

- CITY OF PUYALLUP SHORT PLAT P-14-0002 RECORDED UNDER RECORDING NUMBER 201612125002 RECORDS OF PIERCE COUNTY, WASHINGTON.
- CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-15-0101 RECORDED UNDER RECORDING NUMBER 201512245001 RECORDS OF PIERCE COUNTY, WASHINGTON.

DATUM

HORIZONTAL: NAD 83(1991) PER REF. 1
VERTICAL: NAVD 88

ORIGINATING BENCHMARK

WSDOT MONUMENT ID NO. 3851
EL = 79.419 (NAVD 88)

LEGEND

- SET REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 38488"
- ⊠ EXCAVATED TEST PIT LOCATIONS
- ⊞ GAS VALVE
- UTILITY POLE
- ⊙ LIGHT POLE
- ← GUY ANCHOR
- ⊞ TRAFFIC SIGN, AS NOTED
- CLF CHAIN LINK FENCE
- BWF BARB WIRE FENCE
- GAS LINE
- OVERHEAD POWER LINE
- OVERHEAD COMMUNICATIONS LINE
- UNDERGROUND POWER LINE
- fo— UNDERGROUND FIBER OPTIC LINE
- x— FENCE LINE
- EDGE OF ASPHALT
- ▒ CONCRETE
- ▒ GRAVEL

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LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877



**BOUNDARY LINE ADJUSTMENT
STEP BY STEP**

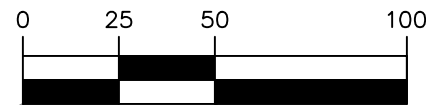
JOB NO. 21374	DATE : 2022-11-21
DWN BY: NRR	CHKD BY: KWS
SCALE : 1" = 50'	SHEET 5 OF 6

**CITY OF PUYALLUP BOUNDARY LINE
ADJUSTMENT NO. PLBDJ20220119**

A PORTION OF SE 1/4, SE 1/4, SECTION 26, TOWNSHIP 20 N., RANGE 4 E.



SCALE: 1" = 50'



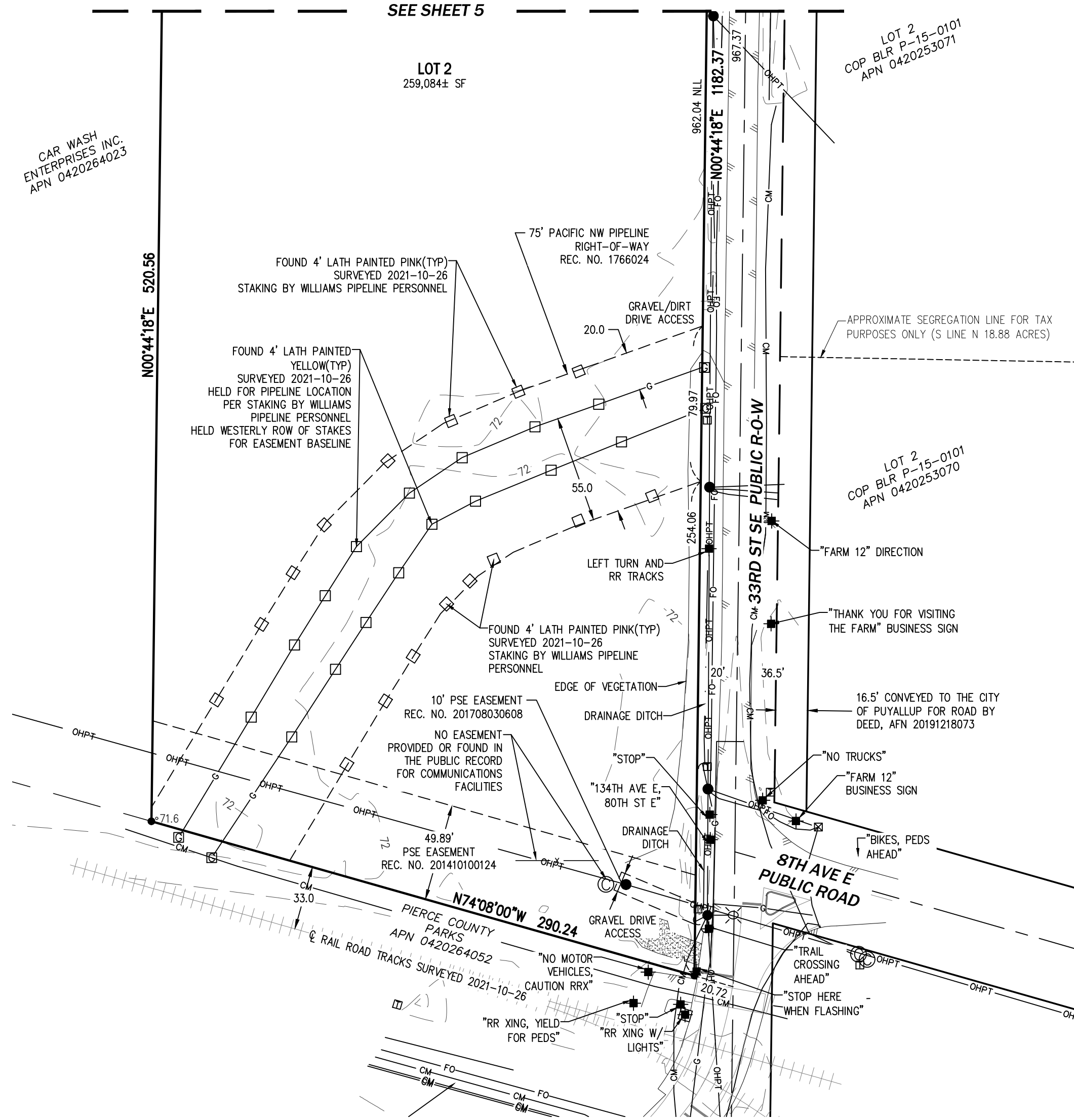
CAR WASH ENTERPRISES INC.
APN 0420264023

SEE SHEET 5

LOT 2
259,084± SF

LOT 2
COP BLR P-15-0101
APN 0420253071

LOT 2
COP BLR P-15-0101
APN 0420253070



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**BOUNDARY LINE ADJUSTMENT
STEP BY STEP**

JOB NO. 21374	DATE : 2022-11-21
DWN BY: NRR	CHKD BY: KWS
SCALE : 1" = 50'	SHEET 6 OF 6