

VICINITY MAP
SCALE: 1" = 1,500'

OWNER'S DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN THE SINGLE AND LONE REAL INTEREST IN THE LAND REPRESENTED ON THIS BOUNDARY LINE ADJUSTMENT. THIS BOUNDARY LINE ADJUSTMENT IS MADE IN ACCORDANCE WITH OUR DESIRES.

Roger Hebert
ROGER HERBERT
H.C. HOMES, INC. A WASHINGTON CORPORATION
President

RON D. MCCULLAH
Ron McCullah
TRACI D. MCCULLAH

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF }
SS

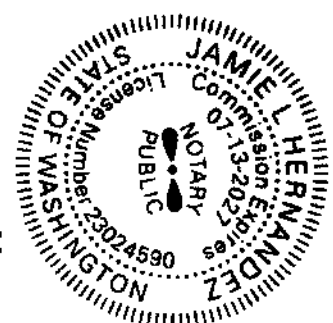
ON THIS DAY PERSONALLY APPEARED BEFORE ME ROGER HERBERT, TO ME KNOWN TO BE THE AUTHORIZED SIGNATORY OF H.C. HOMES INC., A WASHINGTON CORPORATION, THE CORPORATION DESCRIBED IN THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF THE CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20 DAY OF MARCH 2024.

Paula J. Smith
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Pierce

MY APPOINTMENT EXPIRES: 07-13-2027



ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF }
SS

I HEREBY CERTIFY THAT RON D. MCCULLAH SIGNED AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20 DAY OF MARCH 2024.

Susan B. Lind
SUSAN B. LIND
Notary Public
State of Washington
Commission # 166639
My Comm. Expires Jun 17, 2025
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
My Commission Expires 06-17-2025

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF }
SS

I HEREBY CERTIFY THAT TRACI D. MCCULLAH SIGNED AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20 DAY OF MARCH 2024.

Susan B. Lind
SUSAN B. LIND
Notary Public
State of Washington
Commission # 166639
My Comm. Expires Jun 17, 2025
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
My Commission Expires 06-17-2025

NOTES:
THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION. APPROVAL OF A BOUNDARY LINE ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURE OR DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT.
THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND 332-130 WAC.

ORIGINAL LEGAL DESCRIPTIONS

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY OF WASHINGTON GUARANTEE NO. 6113373508, DATED FEBRUARY 15, 2024).

PARCEL A:

LOT 2 OF CITY OF PUYALLUP SHORT PLAT AMENDMENT NO. PLS-P20220104, ACCORDING TO MAP RECORDED UNDER AUDITOR'S FILE NO. 2024 05015003 RECORDS OF PIERCE COUNTY WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B:

COMMENCING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, 1/4, IN PIERCE COUNTY, WASHINGTON;
THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION 30 FEET;
THENCE NORTHERLY PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 202 FEET TO THE WEST LINE OF 98TH AVENUE COURT EAST, AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 20 FEET ALONG SAID WEST LINE OF 98TH AVENUE COURT EAST;
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 152.22 FEET TO THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION 120 FEET TO THE NORTH LINE OF 116TH STREET EAST;
THENCE EAST ALONG SAID NORTH LINE 152.22 FEET TO THE TRUE POINT OF BEGINNING.

NEW LEGAL DESCRIPTIONS

PARCEL A

LOT 2 OF CITY OF PUYALLUP SHORT PLAT AMENDMENT NO. PLS-P20220104, ACCORDING TO MAP RECORDED UNDER AUDITOR'S FILE NO. 2024 05015003 RECORDS OF PIERCE COUNTY, WASHINGTON.

EXCEPT:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF SHORT PLAT AMENDMENT NO. 2024 05015003;
THENCE SOUTH 88°26'14" EAST ALONG THE NORTH MARGIN OF 43RD AVENUE SOUTHWEST (116TH ST E) A DISTANCE OF 140.20 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 132°48' EAST A DISTANCE OF 98.00 FEET;
THENCE SOUTH 88°27'12" EAST A DISTANCE OF 31.00 FEET;
THENCE SOUTH 132°48' WEST A DISTANCE OF 98.10 FEET TO A POINT ON THE NORTH MARGIN OF 43RD AVENUE SOUTHWEST (116TH ST E);
THENCE NORTH 88°26'14" WEST ALONG SAID NORTH MARGIN A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN PIERCE COUNTY WASHINGTON

PARCEL B

COMMENCING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, 1/4, IN PIERCE COUNTY WASHINGTON;
THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION 30 FEET;
THENCE NORTHERLY PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 202 FEET TO THE WEST LINE OF 4TH STREET PLAGE SOUTHWEST (99TH AVE CT E), AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 120 FEET ALONG SAID WEST LINE OF 4TH STREET PLAGE SOUTHWEST (99TH AVE CT E);
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 152.22 FEET TO THE WEST LINE OF SAID SUBDIVISION;
THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION 120 FEET TO THE NORTH LINE OF 43RD AVENUE SOUTHWEST (116TH ST E);
THENCE EAST ALONG SAID NORTH LINE 152.22 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 OF SHORT PLAT AMENDMENT NO. 2024 05015003

THENCE SOUTH 88°26'14" EAST ALONG THE NORTH MARGIN OF 43RD AVENUE SOUTHWEST (116TH ST E) A DISTANCE OF 140.20 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 132°48' EAST A DISTANCE OF 98.00 FEET;
THENCE SOUTH 88°27'12" EAST A DISTANCE OF 31.00 FEET;
THENCE SOUTH 132°48' WEST A DISTANCE OF 98.10 FEET TO A POINT ON THE NORTH MARGIN OF 43RD AVENUE SOUTHWEST (116TH ST E);
THENCE NORTH 88°26'14" WEST ALONG SAID NORTH MARGIN A DISTANCE OF 31.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN PIERCE COUNTY WASHINGTON

CITY OF PUYALLUP BOUNDARY LINE
ADJUSTMENT NO. PLBDJ20220164

A PORTION OF NE 1/4, SECTION 9, TOWNSHIP 19 N, RANGE 4 E.
ORIGINAL TRACT ASSESSOR'S PARCEL NO.'S:
0419095022, 0419091020

AQUIFER RECHARGE NOTE

CRITICAL AQUIFER RECHARGE AREAS.
THE SITE IS WITHIN A HIGH SUSCEPTIBILITY/CRITICAL AQUIFER RECHARGE AREA. USES AND ACTIVITIES ON PARCELS A & B SHALL COMPLY WITH THE CITY'S CRITICAL AREA ORDINANCE (PUYALLUP MUNICIPAL CODE 21.06, ARTICLE X). ACTIVITIES THAT DO NOT CAUSE DEGRADATION OF GROUND WATER QUALITY AND WILL NOT ADVERSELY AFFECT THE RECHARGING OF THE AQUIFER MAY BE PERMITTED IN A CRITICAL AQUIFER RECHARGE AREA AND DO NOT REQUIRE PREPARATION OF A CRITICAL AREA REPORT. PROVIDED THAT THEY COMPLY WITH THE CITY STORM WATER MANAGEMENT REGULATIONS AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CRITICAL AREA NOTES

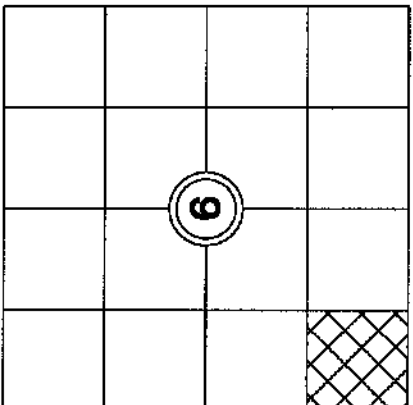
1. PARCEL A CONTAINS A STEEP SLOPE/LANDSLIDE HAZARD AND/OR EROSION HAZARD AREA. THESE AREAS ARE PRONE TO MASS LAND MOVEMENT AND/OR SOIL EROSION. RETENTION OF VEGETATION AND LAND COVERED BY VEGETATION IS KEY TO PREVENTING IMPACTS TO LIFE, STRUCTURES AND IMPROVEMENTS IN THESE AREAS. MODIFICATION OF LAND OR VEGETATION AND/OR EROSION/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL.
2. PARCELS A & B CONTAIN A WETLAND AND/OR WETLAND BUFFER THAT IS PROTECTED BY FEDERAL, STATE AND LOCAL REGULATIONS. A WETLAND IS A PERMANENTLY SEMI-PERMANENTLY, OR SEASONALLY FLOODED AREA OF LAND WITH A DISTINCT ECOSYSTEM BASED ON HYDROLOGY, HYDRAIC SOILS, AND VEGETATION ADAPTED FOR LIFE IN WATER SATURATED SOILS. WETLANDS PROVIDE NUMEROUS BENEFITS TO THE NATURAL ENVIRONMENT INCLUDING WATER QUALITY, FLOOD CONTROL, WILDLIFE HABITAT, SHORELINE STABILITY, AND AESTHETIC VALUES. SINCE THE 1700s, WASHINGTON HAS LOST 31 PERCENT OF ITS WETLAND AREAS. FROM 1.95 MILLION ACRES TO 938,000 ACRES, CONTRIBUTING TO LOSS OF FLOOD STORAGE AND HABITAT AREAS. WETLANDS ARE CRITICAL TO THE OVERALL HEALTH OF WATERSHEDS AND PROPERTY OWNERS ARE KEY FOR PROTECTING, RESTORING, AND MANAGING OUR STATES REMAINING WETLAND RESOURCES. MODIFICATION OF LAND OR VEGETATION AND/OR EROSION/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL.

AREAS

OLD PARCEL A = 26,987 SQ. FT. (0.62 ACRE)
OLD PARCEL B = 14,016 SQ. FT. (0.32 ACRE)
NEW PARCEL A = 23,949 SQ. FT. (0.55 ACRE)
NEW PARCEL B = 17,054 SQ. FT. (0.39 ACRE)

PARCEL INFORMATION

TPN: 0419095022
408 43RD AVE. SW,
PIYALLUP, WA. 98373
TPN: 0419091020
403 43RD AVE. SW,
PIYALLUP, WA. 98373



INDEX: NE 1/4 OF THE NE 1/4,
SEC 9, TWP 19 N, R. 4 E, W.M.

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:

ROGER HERBERT
THIS DAY OF MARCH 2024.

LICENSE NO. 50986

PROFESSIONAL LAND SURVEYOR

DEVELOPMENT & PERMITTING SERVICES

PLANNING MANAGER
Ruth Smith
DATE 4/19/2024

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.
Mike Smith
ASSESSOR/TREASURER
DATE 4/19/2024

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1st DAY OF MAY 2024, AT THE REQUEST OF ROGER HERBERT.

AUDITOR'S FEE NO. 202405015004

FEE: \$ 478.00

Shirley Thomas
Shirley Thomas
PIERCE COUNTY AUDITOR

ORIGINAL TRACT OWNERS

PARCEL A

ROGER HERBERT
20921 SNAG ISLAND DR,
LAKE TAPPS, WA. 98391

PARCEL B

RON D. & TRACI D. MCCULLAH
PO BOX 188
MCKENNA, WA 98558

EXISTING ZONING RMC

SOURCE OF WATER: IACOMA WATER

TYPE OF ACCESS PARCEL A 28' SHARED ACCESS

TYPE OF ACCESS PARCEL B 50' PUBLIC ROAD

SEWER SYSTEM PARCEL A SEPTIC

SEWER SYSTEM PARCEL B CITY OF PUYALLUP

DRAWN BY JRC CHECKED BY CEE JOB NO. 20069

C.E.S. NW INC.

CIVIL ENGINEERING & SURVEYING
429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
Bus: (253) 849-4282
cesurvey@cesnwinc.com

SHEET 1 OF 2

JOB: 20069 APPLICATION NO. PLBDJ20220164

202405015004

For reference only, not for re-sale.

FOUND MON IN CASE
3" BRASS DISC W/ PUNCH
DOWN - 0.40"
VISITED: 2/19/22

CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO.
A PORTION OF THE NE QUARTER OF THE NE QUARTER, SECTION 9,
TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

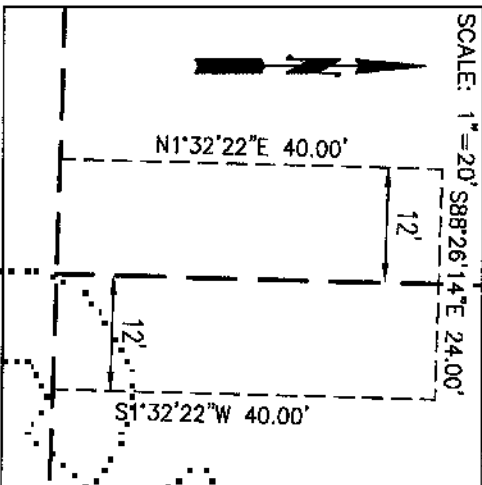
39TH AVE SW (112TH ST E) 588'41.02'E 2741.95' (R-1)
2742.03' (M)

FOUND MON IN CASE
BRASS PIN IN CONC
DOWN - 0.9"
VISITED: 2/19/2022



DETAIL A SHARED ACCESS EASEMENT

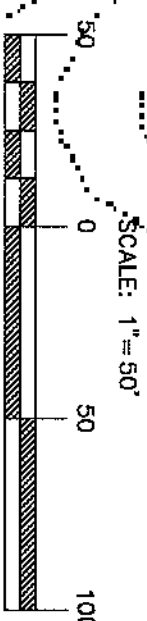
SCALE: 1"=20' S88°26'14"E 24.00'



Line Table		
Line #	Length	Direction
L1	10.44	S88°19'55"E
L2	21.15	S44°23'50"E
L3	19.83	S58°28'18"E
L4	10.31	N47°54'45"E
L5	17.43	N1°01'54"W
L6	8.40	N64°31'00"W
L7	37.98	N0°11'44"E
L8	37.74	S73°39'05"E
L9	10.25	S28°36'05"E
L10	87.65	S88°29'56"E
L11	31.00	S88°27'12"E
L12	98.00	N1°32'48"E

- MEASURED DIMENSION
(R-1)
FOUND MON AS NOTED
FOUND REBAR/CAP AS NOTED
FOUND MAG NAIL AS NOTED
SET REBAR/CAP L.S.#50986
TELEPHONE RISER
POWER POLE
SIGN
WATER METER
GUY ANCHOR
YARD LIGHT
FENCE POST
WETLAND FLAG
WATER PAINT LINE
TELEPHONE PAINT LINE
5' HOG FENCE

LEGEND



N1°28'27"W 1330.38' (R-1)
94TH AVE E

TRACT 'A'
WETLAND BUFFER
176,918 SF
TPN: 0419085004

0419091026
RHONDA L. MARSH

W. LINE OF E. 1/2 OF W. 1/2 OF NE 1/4 OF NE 1/4

51°32'48"W 638.87'

Curve Table			
Curve #	Length	Radius	Delta
C1	0.36	80.00	1°02'02"
C2	12.50	80.00	11°55'28"
C3	46.80	80.00	34°44'56"
C4	100.47	80.00	95°56'41"
C5	47.67	80.00	45°31'13"
C6	8.22	80.00	7°50'49"
C7	21.94	80.00	20°56'58"

N1°35'25"E 1342.18' (R-1) BASIS OF BEARING
1342.24 (M)

SR 161

SURVEY NOTES

BASIS OF BEARINGS:
NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, NORTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK) THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M., WHICH BEARS NORTH 1°35'25" EAST.

VERTICAL DATUM:
NAVD83 (PER THE WASHINGTON STATE REFERENCE NETWORK).

METHODS & EQUIPMENT:
THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332.130 WAC.

METHOD: FIELD TRAVERSE AND GPS OBSERVATIONS IN MAY, 2022.
EQUIPMENT USED: GEOMAX ZOOM 90 TOTAL STATION AND CARLSON BRX7+ GPS. ALL INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.
CONTOUR INTERVAL: 2 FOOT.

CALC POSITION
PER (R-1)
MONUMENT NOT FOUND

43RD AVE SW (116TH ST E)

4TH ST PL SW (99TH AVE CT E)

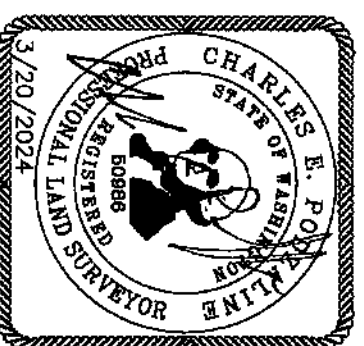
E. LINE OF E. 1/2 OF W. 1/2 OF NE 1/4 OF NE 1/4

FOUND MON IN CASE
BRASS PIN IN CONC
DOWN - 0.40"
VISITED: 2/19/22

SHEET 2 OF 2

REFERENCE

- (R-1) SHORT PLAT# 90, 79-557 AS RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, PIERCE COUNTY RECORDS.
- (R-2) LINES END, A CONDOMINIUM, AS RECORDED AFN: 8410210075.
- (R-3) RECORD OF SURVEY #2076 AS RECORDED IN BOOK 21 OF SURVEYS PAGE 78, PIERCE COUNTY RECORDS.
- (R-4) RECORD OF SURVEY AFN: 201209065004, PIERCE COUNTY RECORDS.
- (R-5) RECORD OF SURVEY AFN: 200412305001, PIERCE COUNTY RECORDS.



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JOB: 20069 APPLICATION NO. PLBDJ20220164

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202405015004

ORIGINAL