

DECLARATION

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASER(S) OR OWNER(S) IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS SHORT PLAT AND HAVE NO RIGHT, TITLE, OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SHORT PLAT. THIS SHORT PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

ROGER HEBBERT H.C. HOMES INC.

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF PIERCE ) ss

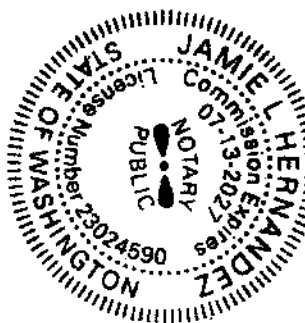
ON THIS 20 DAY OF March, 2023, BEFORE ME PERSONALLY APPEARED ROGER HEBBERT, TO ME KNOWN TO BE THE AUTHORIZED SIGNATORY ON BEHALF OF H.C. HOMES INC., THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Pierce

MY APPOINTMENT EXPIRES: 01-13-2027



ORIGINAL LEGAL DESCRIPTIONS

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY OF WASHINGTON GUARANTEE NO. 611337507, DATED FEBRUARY 15, 2024).

LOTS 1,2,3, AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, IN PIERCE COUNTY, WASHINGTON.

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

A PORTION OF PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, IN PIERCE COUNTY WASHINGTON MORE PARTICULARLY DESCRIBED BELOW.

LOT 1

COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 131°56' WEST ALONG THE WEST LINE OF LOT 4 A DISTANCE OF 556.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 70°27'29" EAST A DISTANCE OF 15.05 FEET; THENCE SOUTH 71°13'24" EAST A DISTANCE OF 23.22 FEET; THENCE SOUTH 88°26'14" EAST A DISTANCE OF 52.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 23°19'28" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 17.59 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 16°48'05"; THENCE NORTH 48°52'29" EAST A DISTANCE OF 19.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 40°07'31" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 30.33 FEET HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 28°58'02"; THENCE NORTH 20°54'27" EAST A DISTANCE OF 2.96 FEET; THENCE NORTH 69°18'51" EAST A DISTANCE OF 21.03 FEET; THENCE SOUTH 59°44'44" EAST A DISTANCE OF 7.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 30°15'16" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 8.64 FEET HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 81°44'51"; THENCE SOUTH 13°22'22" WEST A DISTANCE OF 122.52 FEET TO THE NORTH MARSH OF 43RD AVENUE SOUTHWEST; THENCE ALONG SAID NORTH MARSH NORTH 88°26'14" WEST A DISTANCE OF 171.20 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT; THENCE NORTH 131°56' EAST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 82.07 FEET TO THE POINT OF BEGINNING.

SITUATE IN PIERCE COUNTY WASHINGTON

LOT 2

COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 88°33'38" EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 348.57 FEET; THENCE SOUTH 13°22'22" WEST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 319.43 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 13°22'22" WEST A DISTANCE OF 319.43 FEET TO THE NORTH MARSH OF 43RD AVENUE SOUTHWEST; THENCE ALONG SAID MARSH NORTH 88°26'14" WEST A DISTANCE OF 171.20 FEET; THENCE NORTH 13°22'22" EAST A DISTANCE OF 122.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 22°00'30" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 0.36 FEET HAVING A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 0°20'26"; THENCE SOUTH 69°18'51" EAST A DISTANCE OF 10.44 FEET; THENCE SOUTH 46°23'50" EAST A DISTANCE OF 21.15 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 43°36'10" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 12.50 FEET HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 11°58'28"; THENCE SOUTH 58°20'18" EAST A DISTANCE OF 19.65 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 31°59'42" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 46.56 FEET HAVING A RADIUS OF 46.00 FEET THROUGH A CENTRAL ANGLE OF 44°44'55"; THENCE NORTH 76°54'46" EAST A DISTANCE OF 10.31 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 13°05'14" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 100.47 FEET HAVING A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 95°56'41"; THENCE NORTH 49°01'54" WEST A DISTANCE OF 7.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 70°59'05" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 47.67 FEET HAVING A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 45°31'13"; THENCE NORTH 64°33'08" WEST A DISTANCE OF 7.40 FEET; THENCE NORTH 01°14'45" EAST A DISTANCE OF 27.98 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 88°48'16" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 8.22 FEET HAVING A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 1°50'49"; THENCE NORTH 73°05' WEST A DISTANCE OF 32.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 82°20'54" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 21.94 FEET HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 20°58'59"; THENCE NORTH 28°36'05" WEST A DISTANCE OF 10.25 FEET; THENCE SOUTH 88°29'56" EAST A DISTANCE OF 87.65 FEET TO THE POINT OF BEGINNING.

SITUATE IN PIERCE COUNTY WASHINGTON

CITY OF PUYALLUP SHORT PLAT AMENDMENT

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.

ASSESSOR'S PARCEL NO. 0419095003, 0419095004, 0419095022

NOTICE:

APPLICATIONS FOR FURTHER SUBDIVISION, IN ANY MANNER, OF AN EXISTING SHORT PLAT SUBDIVISION SHALL NOT BE ACCEPTED FOR A PERIOD OF FIVE YEARS FROM THE DATE SAID APPROVED SHORT PLAT LOT IS RECORDED WITH THE AUDITOR WITHOUT THE FILING OF A FINAL PLAT ON THE LAND WHICH IS PROPOSED TO BE FURTHER DIVIDED.

FUTURE PERMITS:

THE APPROVAL OF THIS SHORT PLAT SHALL NOT BE A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURES OR DEVELOPMENTS.

NEW LEGAL DESCRIPTIONS CONTINUED

TRACT A  
BEGINNING AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 131°56' WEST ALONG THE WEST LINE OF LOT 4 A DISTANCE OF 556.06 FEET; THENCE SOUTH 70°27'29" EAST A DISTANCE OF 15.05 FEET; THENCE SOUTH 71°13'24" EAST A DISTANCE OF 23.22 FEET; THENCE NORTH 71°13'24" WEST A DISTANCE OF 23.22 FEET; THENCE SOUTH 88°26'14" EAST A DISTANCE OF 52.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 23°19'28" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 17.59 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 16°48'05"; THENCE NORTH 48°52'29" EAST A DISTANCE OF 19.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 40°07'31" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 30.33 FEET HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 28°58'02"; THENCE NORTH 20°54'27" EAST A DISTANCE OF 2.96 FEET; THENCE NORTH 69°18'51" EAST A DISTANCE OF 21.03 FEET; THENCE SOUTH 59°44'44" EAST A DISTANCE OF 7.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 30°15'16" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 8.64 FEET HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 81°44'51"; THENCE SOUTH 13°22'22" WEST A DISTANCE OF 122.52 FEET TO THE NORTH MARSH OF 43RD AVENUE SOUTHWEST; THENCE ALONG SAID NORTH MARSH NORTH 88°26'14" WEST A DISTANCE OF 171.20 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID SHORT PLAT; THENCE NORTH 131°56' EAST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 82.07 FEET TO THE POINT OF BEGINNING.

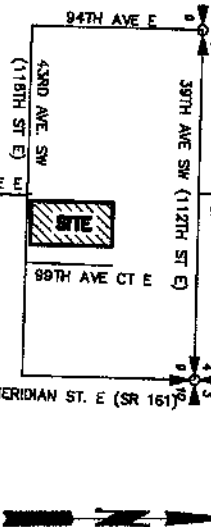
SITUATE IN PIERCE COUNTY WASHINGTON

ENGINEERING NOTES

1. FUTURE DEDICATION OF THE PRIVATE SHARED ACCESS TRACTS TO PIERCE COUNTY MAY REQUIRE THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY.
2. 43RD AVE SW 171.16 FT E. AS SHOWN IS A COUNTY ROAD. ACCESS TO LOTS 1 AND 2 SHALL BE VIA A SHARED ACCESS EASEMENT. THE EASEMENT WILL BE MAINTAINED EQUALLY BY LOTS 1 AND 2.
3. ANY SUBDIVISION OF LAND AS PART OF A SHORT PLAT OR FORMAL PLATTING PROCESS SHALL REQUIRE CURB, GUTTERS, PLANTED STRIPS, STREET TREES, SIDEWALKS, STORM DRAINAGE, STREET LIGHTING, AND ONE-HALF STREET PAVING (ONLY REQUIRED IF THE EXISTING PAVEMENT CONDITION IS POOR) IN ACCORDANCE WITH THE CITY'S PUBLIC WORKS ENGINEERING AND CONSTRUCTION STANDARDS AND SPECIFICATIONS. THE FRONTAGE IMPROVEMENTS SHALL BE REQUIRED ALONG ALL STREET FRONTAGE. ADJOINING THE PROPERTIES CREATED BY THE LAND DIVISION PROCESS, FRONTAGE IMPROVEMENTS SHALL ALSO BE REQUIRED WHERE ANY REASONABLE ACCESS TO THE PROPERTY CONNECTS TO THE PUBLIC RIGHT-OF-WAY, ALTHOUGH THE PRIMARY ACCESS IS LOCATED ON ANOTHER PARCEL.
4. SEPTIC SYSTEM LOCATIONS HAVE BEEN PRELIMINARILY APPROVED PER P-19-0061 FOR 409 AND 433 43RD AVE SW.
5. LOTS 1 AND 2 INCLUDE A PRIVATE STORMWATER EASEMENT GRANTED TO THE CITY OF PUYALLUP FOR THE PURPOSE OF MAINTAINING THE INTERCEPT TRENCHES WHICH ARE CONVEYING PUBLIC STORMWATER RUNOFF ON PRIVATE PROPERTY TO MAINTAIN THE EXISTING WETLANDS HYDROPERIOD. LOTS 1 AND 2 WILL SHARE EQUAL RESPONSIBILITY FOR MAINTAINING THE DISPERSION TRENCH'S VEGETATED FLOW PATH. SEE DETAIL C ON SHEET 2 FOR MORE INFORMATION.
6. THE PRIVATE STORM DRAINAGE EASEMENT ON LOT 1 IS FOR THE BENEFIT OF LOT 2. THE OWNER OF LOT 2 SHALL BE RESPONSIBLE FOR THE STORM DRAINAGE FACILITIES LOCATED WITHIN SAID EASEMENT. SEE DETAIL B ON SHEET 2 FOR MORE INFORMATION.

PLANNING DEPARTMENT

7. DEVELOPMENT WITHIN THIS PLAT SHALL BE SUBJECT TO ALL CONDITIONS OF SHORT PLAT APPROVAL.
8. TRACT "A" CONTAINS A WETLAND AND WETLAND BUFFER THAT IS PROTECTED BY FEDERAL, STATE AND LOCAL REGULATIONS. A WETLAND IS PERMANENTLY SEMI-PERMANENTLY, OR SEASONALLY FLOODED AREA OF LAND WITH A DISTINCT ECOLOGICAL BASED ON HYDROLOGY, HYDRIC SOILS, AND VEGETATION ADAPTED FOR LIFE IN SATURATED SOILS. WETLANDS PROVIDE NUMEROUS BENEFITS TO THE NATURAL ENVIRONMENT INCLUDING WATER QUALITY, FLOOD CONTROL, WILDLIFE HABITAT, SHORELINE STABILITY, AND AESTHETIC VALUES. SINCE THE 1780'S, WASHINGTON HAS LOST 31 PERCENT OF ITS WETLAND AREAS. FROM 1.35 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 HABITAT AREAS. WETLANDS FOR PROTECTING, RESTORING, AND MANAGING OUR STATES REMAINING WETLAND RESOURCES. MODIFICATION OF LAND OR VEGETATION AND/OR ENROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL.



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

VICINITY MAP  
SCALE: 1" = 1,500'

TRACT NOTES

TRACT "A" IS DESIGNATED AS A NATURAL GROWTH PROTECTION AREA TRACT. THIS TRACT CONTAINS WETLAND AND WETLAND BUFFER THAT IS PROTECTED BY FEDERAL, STATE AND LOCAL REGULATIONS. MODIFICATION OF LAND OR VEGETATION AND/OR ENROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR APPROVAL FROM THE CITY'S PLANNING DIVISION. AND, IT IS THE RIGHT OF THE CITY TO ENFORCE THE TERMS OF THE RESTRICTION IN THE TRACT AREA. ALL LOTS IN THE SHORT PLAT SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE OWNERSHIP AND MAINTENANCE OF SAID TRACT.

SURVEY NOTES

BASIS OF BEARINGS:  
NAD 83-2011 (EPCH-2010 00), WASHINGTON STATE PLANE, SOUTH 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°55'25" EAST.

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

METHODS & EQUIPMENT:  
THIS SURVEY COMPLETES 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 OCTOBER, 2020.

EQUIPMENT USED: GEOMAX ZOOM 90 TOTAL STATION AND CARLSON BRX6+ GPS. ALL INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

CONTOUR INTERVAL: 2 FOOT.  
CONTOUR NOTE: THE CONTOURS SHOWN, LYING NORTH AND WEST OF THE WETLAND FLAGS, AS SHOWN, WERE DERIVED FROM PIERCE COUNTY GIS.

AREAS

TOTAL = 218,660 SQ FT (5.02 ACRE)  
LOT 1 = 14,775 SQ FT (0.34 ACRE)  
LOT 2 = 26,897 SQ FT (0.62 ACRE)  
TRACT A = 176,918 SQ FT (4.06 ACRE)

REFERENCE

(P-1) SHORT PLAT NO. 79-557 AS RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, PIERCE COUNTY RECORDS.  
(P-2) LANCES END, A CONDOMINIUM AS RECORDED AFN: 9410210075

PLAT AMENDMENT NOTE:

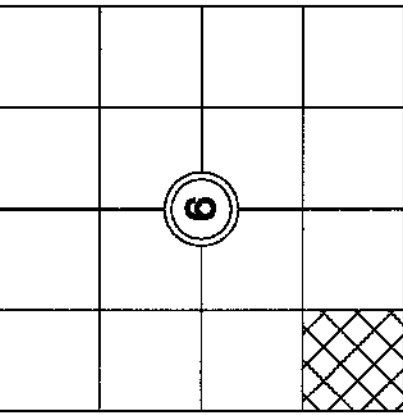
THIS PLAT AMENDMENT IS A REVISION OF AND SUPERSEDES PIERCE COUNTY SHORT PLAT 79-557 FOUND IN VOLUME 37 OF PLATS PAGE 35. THE FOLLOWING REVISIONS HAVE BEEN MADE:  
1. REMOVAL OF 60 FOOT PRIVATE ROAD EASEMENT  
2. REMOVAL OF LOT 4  
3. ADDITION OF WETLAND TRACT  
4. REDSIGN OF LOTS 1, 2 AND 3

PARCEL INFORMATION

TPN, 0419095022  
409 43RD AVE. SW.  
PUYALLUP, WA. 98373

TPN, 0419095003  
433 43RD AVE. SW.  
PUYALLUP, WA. 98373

TPN, 0419095004  
427 43RD AVE. SW.  
PUYALLUP, WA. 98373



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

CITY ENGINEERS OFFICE  
ENGINEERING MANAGER  
DATE: 4/14/2024

PLANNING DIVISION  
PLANNING MANAGER  
DATE: 4/19/2024

FIRE PREVENTION DIVISION  
FIRE CODE OFFICIAL  
DATE: 4-19-24

COUNTY ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL ASSESSMENTS HERETOFORE LEMED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSASSOR-TREASURER  
DATE: 4/19/24  
DATE: 4/19/24

AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 1st DAY OF May 2024, AT THE REQUEST OF ROGER HEBBERT  
AUDITOR'S FILE NO. 200405015003  
COUNTY AUDITOR

ORIGINAL TRACT OWNERS

HC HOMES  
PO BOX 7707  
BONNEY LAKE, WA. 98391  
FULL NAME ADDRESS & ZIP

EXISTING ZONING RM-CORE

SOURCE OF WATER  
FACILITYLAND MUTUAL WATER

TYPE OF ACCESS 28' SHARED ACCESS

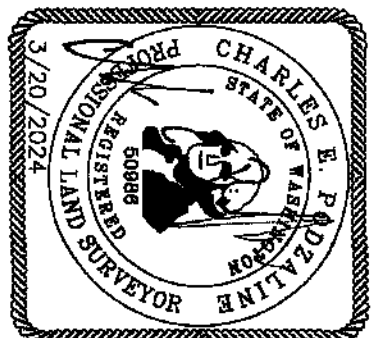
SEWER SYSTEM SEPTIC  
(NO RECORDS NOTED, CONFIRMATION REQUIRED)

SCALE 1" = 60' NO. OF LOTS 2

DRAWN BY J.C. CHECKED BY CEP JOB NO. 20069

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 HEBBERT IN MAY, 2022.



SHEET 1 OF 2

C.E.S. NW INC.

CIVIL ENGINEERING & SURVEYING  
429 - 28TH ST. NE, SUITE D  
PUYALLUP, WA 98372  
Buss: (253) 946-4282  
ceesurvey@cesnwinc.com

JOB: 20069 APPLICATION NO. PLSHIP20220104

For reference only, not for re-sale.

PIERCE COUNTY SHORT PLAT AMENDMENT  
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.

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

POINT OF COMMENCEMENT &  
POINT OF BEGINNING TRACT A

39TH AVE SW (112TH ST E) S88°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

0419091025  
CAMERON EUNE & PAMELA R.  
SETBACK

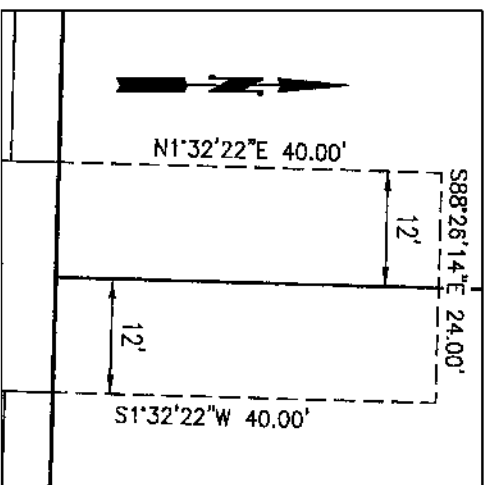
0419091028  
JOLINE & PHILLIP MILLS  
& DAPHNE FISHER

0419091027  
BRIAN G. &  
PAULA D. SCHWARTZ

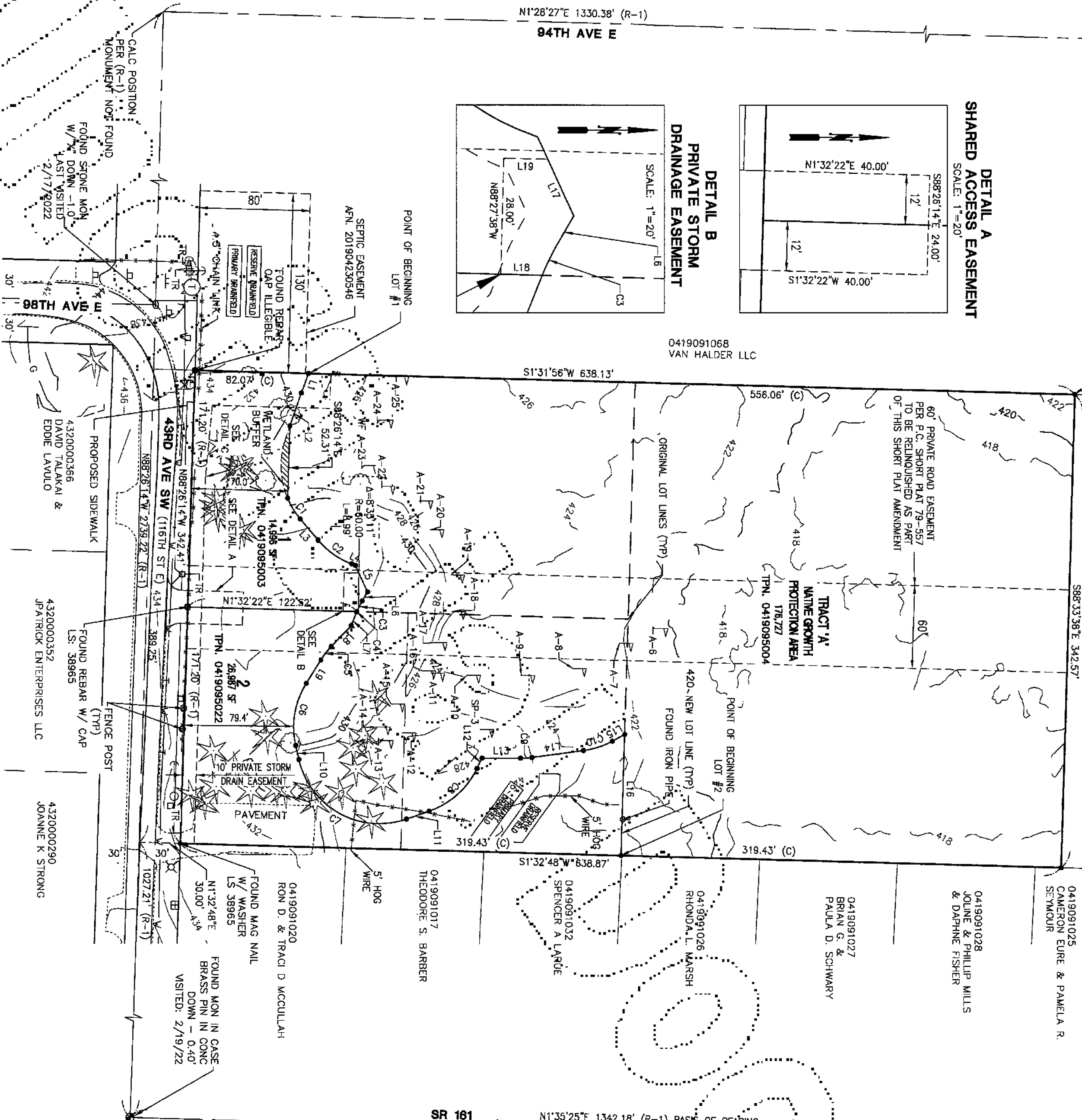
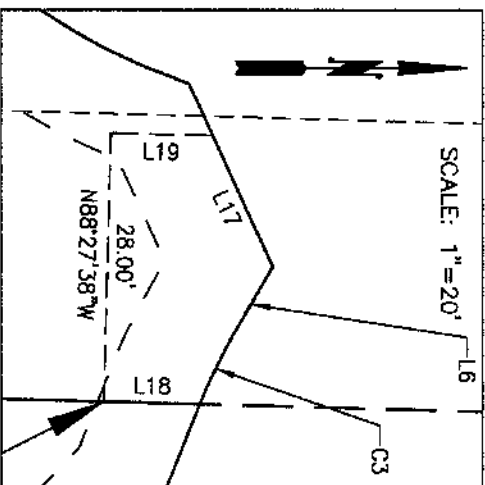
0419091026  
RHONDA L. MARSH

0419091068  
VAN HALDER LLC

DETAIL A  
SHARED ACCESS EASEMENT  
SCALE: 1"=20'



DETAIL B  
PRIVATE STORM  
DRAINAGE EASEMENT  
SCALE: 1"=20'



Line Table

Line #	Length	Direction
L1	15.05	N70°37'29"W
L2	25.22	N71°13'24"W
L3	19.72	S49°52'29"W
L4	2.98	S20°54'27"W
L5	21.03	N85°15'51"E
L6	7.61	S59°44'44"E
L7	10.44	S66°19'55"E
L8	21.15	S46°23'50"E
L9	19.65	S58°20'18"E
L10	10.31	N76°54'46"E
L11	17.43	N16°01'54"W
L12	8.40	N64°33'08"W
L13	27.98	N07°44'E
L14	37.74	S7°38'05"E
L15	10.28	S28°36'05"E
L16	87.65	S88°29'58"E
L17	5.02	S65°18'51"W
L18	10.00	S1°32'22"W
L19	10.61	S1°32'22"W

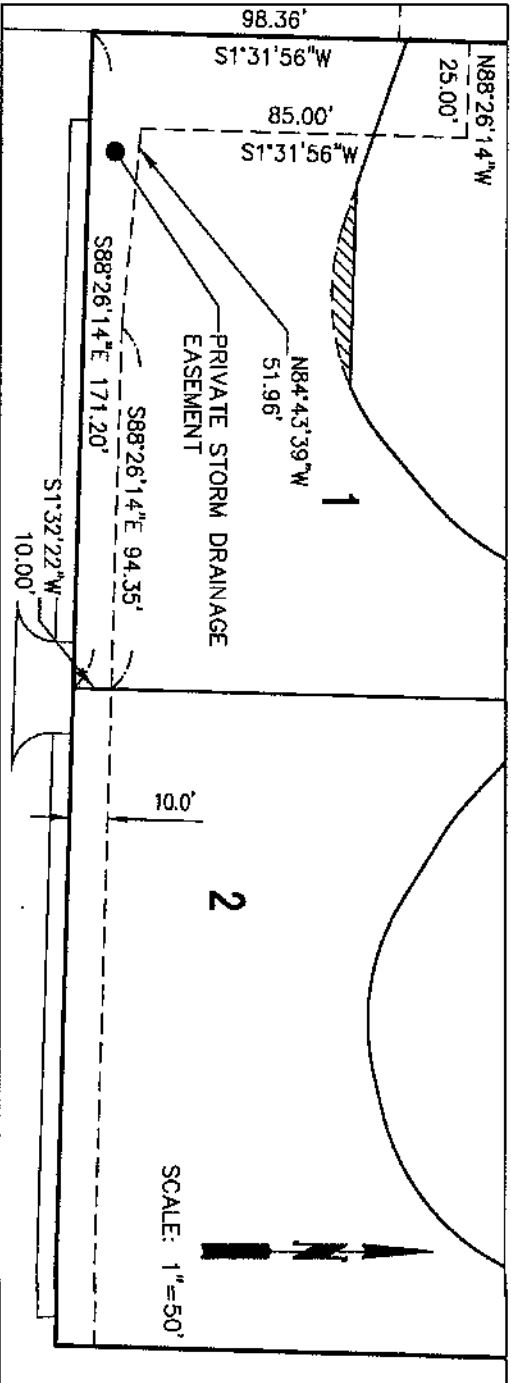
Curve Table

Curve #	Length	Radius	Delta
C1	17.39	60.00	16°48'05"
C2	30.33	60.00	28°58'02"
C3	8.64	60.00	8°14'45"
C4	0.36	60.00	0°20'26"
C5	12.50	60.00	11°58'28"
C6	46.86	60.00	44°44'56"
C7	100.47	60.00	95°56'41"
C8	47.67	60.00	45°31'13"
C9	8.22	60.00	7°50'49"
C10	21.94	60.00	20°56'59"

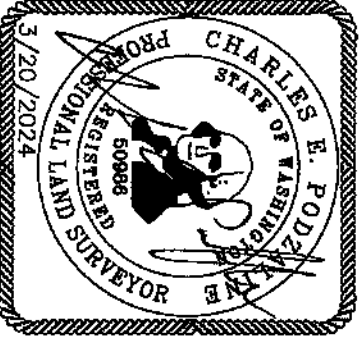
LEGEND

- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- (R-1) RECORD DIMENSION
- FOUND MON AS NOTED
- FOUND REBAR/CAP AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND MAG NAIL AS NOTED
- SET REBAR/CAP L# 50986
- DECIDUOUS TREE
- EVERGREEN TREE
- TELEPHONE RISER
- STORM CATCH BASIN
- POWER LIGHT POLE
- POWER POLE
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE MANHOLE
- GYR ANCHOR
- YARD LIGHT
- FENCE POST
- MONITORING WELL
- WETLAND FLAG
- POWER PLASTIC PIPE
- ORIGINAL LOT LINE
- NEW LOT LINE
- MINOR CONTOUR
- MAJOR CONTOUR
- GAS PAINT LINE
- WATER PAINT LINE
- TELEPHONE PAINT LINE
- FENCE AS NOTED

DETAIL C  
PRIVATE STORM DRAINAGE  
EASEMENT



SHEET 2 OF 2



**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING  
429 - 29TH ST. NE, SUITE D  
PUYALLUP, WA 98072  
Bus: (253) 948-4292  
ces@cesnw.com

JOB: 20088 APPLICATION NO. PLSHP20220104

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