

ACKNOWLEDGMENT

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

SIGNATURES OF PROPER OWNERS(S)
 STATE OF Idaho
 COUNTY OF Blaine

Margie Lyons
 Margie Lyons Managing Member

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Margie Lyons SIGNED THIS INSTRUMENT ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE Managing Member OF OSLIC HOLDINGS, LLC AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH OSLIC HOLDINGS, LLC FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED November 21st 2019

Nikki Grigich
 Nikki Grigich
 PRINT NAME: Nikki Grigich
 NOTARY PUBLIC IN AND FOR THE STATE OF Washington
 MY COMMISSION EXPIRES 9/1/23

Nikki Grigich
 NIKKI GRIGICH
 COMMISSION NO. 700880
 NOTARY PUBLIC
 STATE OF IDAHO

NOTARY SEAL

CITY OF PUYALLUP SHORT PLAT NO. P-18-0175

PORTION OF THE NW 1/4 OF THE NW 1/4 SECTION 10, TWP. 19N., RGE 4E., W.M.

ORIGINAL ASSESSOR'S PARCEL NUMBER: 0419102119

NOTICE:

THE LAND CONTAINED WITHIN THIS SHORT PLAT MAY NOT BE FURTHER DIVIDED BY ANYONE WITHIN FIVE (5) YEARS OF THE ORIGINAL RECORDING DATE OF THIS SHORT PLAT WITHOUT A FORMAL SUBDIVISION HAVING BEEN FILED WITH THE PIERCE COUNTY AUDITOR.

NOTES:

ADDITIONAL RIGHT OF WAY DEDICATION MAY BE REQUIRED TO ACCOMMODATE CITY REQUIRED ROAD IMPROVEMENTS. RIGHT OF WAY DEDICATIONS REQUIRED WILL BE DETERMINED IN ACCORDANCE WITH CURRENT CITY STANDARDS AT THE TIME OF SITE DEVELOPMENT PERMIT SUBMITTAL.

EROSION AND STORMWATER CONTROL PLANS SHALL BE REQUIRED FOR ANY NEW DEVELOPMENT PRIOR TO BUILDING PERMIT ISSUANCE ON LOT 1.

NO PERMANENT STRUCTURE(S) SHALL BE ERRECTED WITHIN THE EASEMENT AREAS(S). PERMANENT STRUCTURE(S) SHALL MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB WALL, ROCKETRY, POND, STREAM BUILDING, DECK, OVERHANGING STRUCTURE, TILE WATERFALL, TREE, RECREATIONAL SPORT COURT, GARAGE, SHED, PRIVATE UTILITY, FENCE, OR OTHER SITE IMPROVEMENT THAT RESTRICTS OR UNREASONABLY INTERFERES WITH THE NEED TO ACCESS OR CONSTRUCT UTILITIES IN SAID EASEMENT(S).

PERMANENT STRUCTURE(S) SHALL NOT MEAN IMPROVEMENTS SUCH AS FLOWERS, GROUND COVER AND SHRUB LESS THAN 6 FEET IN HEIGHT, AND GRASS. ASPHALT PAVING, GRAVEL OR OTHER SMALL SCALE IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF MEN, MATERIAL AND MACHINERY ACROSS, ALONG, AND WITHIN THE SAID EASEMENT AREA DUE TO RESTRICTIONS BY THE CITY, WITHIN THE SAID EASEMENT AREA DUE TO CONSTRUCTION, SHALL MEAN PLANTING GRASS SEED OR GRASS sod ASHAPALT PAVING, OR GRAVEL UNLESS OTHERWISE DETERMINED BY THE CITY OF PUYALLUP.

PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH LOT WITHIN THIS SHORT PLAT, INDIVIDUAL LOT STORMWATER REPORTS WILL NEED TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. THE STORMWATER REPORTS SUBMITTED DURING BUILDING PERMIT REVIEW ARE REQUIRED TO CONTAIN MONITORED HYDRAULIC CONDUCTIVITY TESTING AND GROUND WATER MONITORING DURING THE WET SEASON IN ACCORDANCE WITH THE CURRENTLY ADOPTED STORMWATER MANUAL AND CITY STANDARDS.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR LOT 1 UNTIL CITY-APPROVED UTILITY AND ROAD IMPROVEMENTS ARE COMPLETED TO INCLUDE CURB, GUTTER, SIDEWALK, ROADWAY BASE, PAVEMENT, WATER, SANITARY SEWER, STORM INFRASTRUCTURE AND STREET LIGHTING AS APPLICABLE ALONG THE ENTIRE FRONTAGE OF 39TH AVE SE (LOT 1 & TRACT A).

THIS SHORT PLAT IS SUBJECT TO A MEMORANDUM OF DEVELOPMENT AGREEMENT AS RECORDED UNDER RECORDING NUMBER 200902270059.

WETLAND NOTE

WETLAND DELINEATED BY HABITAT TECHNOLOGIES ON NOVEMBER 20, 2018.

SETBACK NOTE

THE SETBACKS AS SHOWN ARE BASED ON THE MEMORANDUM OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PUYALLUP AND OLD STANDARD LIFE INSURANCE COMPANY UNDER PIERCE COUNTY RECORDING NUMBER 200902270059.

LOT AREAS

ORIGINAL LOT	±99,121 SQ. FT.
NEW LOT 1	±56,217 SQ. FT.
NEW TRACT A	±40,904 SQ. FT.

EQUIPMENT NOTE

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SYSTEM 1200 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC 1201 TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WACS 332-130-080/090.

CITY ENGINEERS OFFICE

CITY ENGINEER: *[Signature]* DATE: 12/31/19

DEVELOPMENT SERVICES DEPARTMENT

PLANNING DIRECTOR: *[Signature]* DATE: 12/31/19

FIRE PREVENTION DIVISION

FIRE CODE OFFICIAL: *[Signature]* DATE: 12/2/2019

COUNTY ASSESSOR - TREASURER

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

ASSESSOR - TREASURER: *[Signature]* DATE: 12/31/19

AUDITOR'S CERTIFICATE

Filed for record this 30th day of Dec, 2019, at the request of Oslic Holdings

Auditor's Fee No. 201912305005

[Signature] Julie Anderson
 COUNTY AUDITOR

NAME AND ADDRESS - ORIGINAL TRACT OWNER

Name: OSLIC HOLDINGS, LLC
 Address: 4202 5TH ST SE
 City / State / Zip: PUYALLUP, WA 98374 Phone: _____
 Existing Zoning: UCX - URBAN CENTER MIXED USE
 Source of Water: FULLIAND MUTUAL WATER COMPANY
 Sewer System: CITY OF PUYALLUP
 Width and Type of Access: 5TH ST SE 70 FOOT WIDE COMMERCIAL COLLECTOR
 43RD AVE SE
 Scale: 1" = 40'

- MATTERS OF RECORD**
- PERTAINS TO POTENTIAL CHARGES FOR KING COUNTY SEWAGE TREATMENT CAPACITY CHARGE.
 - SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR ELIMATED ON THE FACE OF THE SUBJECT LARGE LOT RECORDED MARCH 23, 1981 AS RECORDING NO. 8103250125, IN PIERCE COUNTY, WASHINGTON.
 - DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 20, 1981 AS RECORDING NO. 8111200245 OF OFFICIAL RECORDS.
 - PERTAINS TO DEED OF TRUST.
 - SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING STREET VACATION" RECORDED JULY 26, 2001 AS RECORDING NO. 2001072860120 OF OFFICIAL RECORDS. ---NO EASEMENTS---
 - SUBJECT TO EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN REGARDING TRANSMISSION, DISTRIBUTION AND SALE OF GAS PER RECORDING NUMBER 200108270798. ---SHOW---
 - SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER RECORDING NUMBER 200409150258. ---NO EASEMENTS---
 - PERTAINS TO ORDER OF LIQUIDATION.
 - SUBJECT TO TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) P-13-0015 PER RECORDING NUMBER 201307315004. ---NO NEW EASEMENTS---
 - PERTAINS TO DEVELOPMENT AGREEMENT, MEMORANDUM OF DEVELOPMENT AGREEMENT AND ASSIGNMENT OF DEVELOPMENT AGREEMENT AND STREET VACATION AGREEMENT.
 - PERTAINS TO MATTERS THAT MAY BE DISCLOSED BY FINAL SUBDIVISION
 - PERTAINS TO TAXES

ORIGINAL LEGAL DESCRIPTION

LOT 5 OF CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-13-0015, RECORDED JULY 31, 2013 UNDER RECORDING NUMBER 201307315004, AND AMENDED UNDER A RECORD OF SURVEY - CORRECTION TO BOUNDARY LINE REVISION RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 201911125001.

NEW LEGAL DESCRIPTIONS

LOT 1

LOT 5 OF CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-13-0015, RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 201307315004, AND AMENDED UNDER A RECORD OF SURVEY - CORRECTION TO BOUNDARY LINE REVISION RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 201911125001.

EXCEPT THAT PORTION LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT WHICH IS NORTH 01°35'19" EAST 186.29 FEET DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 71°30'13" EAST 17.36 FEET;

THENCE SOUTH 57°54'13" EAST 20.88 FEET;

THENCE SOUTH 72°00'02" EAST 57.67 FEET;

THENCE SOUTH 75°54'37" EAST 34.01 FEET;

THENCE SOUTH 80°07'33" EAST 16.36 FEET;

THENCE NORTH 51°07'22" EAST 33.80 FEET;

THENCE NORTH 80°07'33" EAST 28.34 FEET;

THENCE NORTH 43°24'41" EAST 23.71 FEET;

THENCE NORTH 22°12'49" EAST 35.45 FEET;

THENCE NORTH 14°02'50" EAST 35.39 FEET;

THENCE NORTH 14°56'43" WEST 31.95 FEET;

THENCE NORTH 19°27'01" WEST 63.94 FEET TO THE NORTH LINE OF SAID LOT 5;

THENCE NORTH 14°02'50" EAST 35.39 FEET;

THENCE NORTH 19°27'01" WEST 31.95 FEET;

THENCE NORTH 14°56'43" WEST 31.95 FEET;

THENCE NORTH 19°27'01" WEST 63.94 FEET TO THE NORTH LINE OF SAID LOT 5; SAID POINT LYING NORTH 88°09'46" WEST 63.75 FEET DISTANT FROM THE NORTHEAST CORNER THEREOF, AND THE END OF THIS LINE DESCRIPTION.

TRACT A

THAT PORTION OF LOT 5 OF CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-13-0015, RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 201307315004, AND AMENDED UNDER A RECORD OF SURVEY - CORRECTION TO BOUNDARY LINE REVISION RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 201911125001.

EXCEPT THAT PORTION LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT WHICH IS NORTH 01°35'19" EAST 186.29 FEET DISTANT FROM THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH 71°30'13" EAST 17.36 FEET;

THENCE SOUTH 57°54'13" EAST 20.88 FEET;

THENCE SOUTH 72°00'02" EAST 57.67 FEET;

THENCE SOUTH 75°54'37" EAST 34.01 FEET;

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THENCE NORTH 14°56'43" WEST 31.95 FEET;

THENCE NORTH 19°27'01" WEST 63.94 FEET TO THE NORTH LINE OF SAID LOT 5; SAID POINT LYING NORTH 88°09'46" WEST 63.75 FEET DISTANT FROM THE NORTHEAST CORNER THEREOF, AND THE END OF THIS LINE DESCRIPTION.

REFERENCES

CITY OF PUYALLUP BOUNDARY LINE REVISION P-13-0015 REC. NO. 201307315004

PUYALLUP SHORT PLAT REC. NO. 200304045006

PIERCE COUNTY LARGE LOT DIVISION REC. NO. 8103250125

AMENDED REC. NO. 8111200245

RECORD OF SURVEY REC. NO. 3089

RECORD OF SURVEY REC. NO. 9807245002

RECORD OF SURVEY REC. NO. 3284

RECORD OF SURVEY REC. NO. 80103006288

RECORD OF SURVEY REC. NO. 2000082825004

RECORD OF SURVEY REC. NO. 98051903532

RECORD OF SURVEY REC. NO. 87021902749

RECORD OF SURVEY REC. NO. 9512190148

RECORD OF SURVEY REC. NO. 200304035002

RECORD OF SURVEY REC. NO. 2003010215002

NOTES

PER DEVELOPMENT AGREEMENT #200902270059, FUTURE POTENTIAL ACCESS, LOCATIONS ARE DEPENDENT ON SIGHT DISTANCE SURVEY TO BE DONE AT TIME OF SITE PLAN APPLICATION. IF MORE THAN ONE ACCESS POINT, 150' SPACING STANDARD BETWEEN ACCESS POINTS SHALL BE MET.

THE CITY RESERVES THE RIGHT TO LIMIT THIS ACCESS POINT TO BE RIGHT-IN AND RIGHT-OUT DUE TO SAFETY OR CAPACITY REASONS.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR LOT 1 UNTIL CITY-APPROVED UTILITY AND ROAD IMPROVEMENTS ARE COMPLETED TO INCLUDE CURB, GUTTER, SIDEWALK, ROAD BASE, PAVEMENT, WATER, SANITARY SEWER, STORM INFRASTRUCTURE AND STREET LIGHTING AS APPLICABLE ALONG THE ENTIRE FRONTAGE OF 43RD AVE SE & 5TH ST SE.

FOR REFERENCE ONLY - NOT FOR RE-SALE

WAC 18-201

13005 NE 126th PL
 KIRKLAND, WA 98034
 TEL. 425.823-5700
 FAX 425.823-5700

AXIS
 Survey & Mapping

JOB NO. 18-201
 DATE 11/14/19
 DRAWN BY JM/ERM
 CHECKED BY ZLN
 SCALE SHEET

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 OSLIC HOLDINGS, LLC THIS 15th DAY OF November 2019

[Signature]
 REGISTERED LAND SURVEYOR

CERTIFICATE NO. 40094

201912305005

CITY OF PUYALLUP SHORT PLAT NO. P-18-0175

PORTION OF THE NW 1/4 OF THE NW 1/4 SECTION 10, TWP. 19N., RGE 4E., WM.,



CONTOUR NOTE

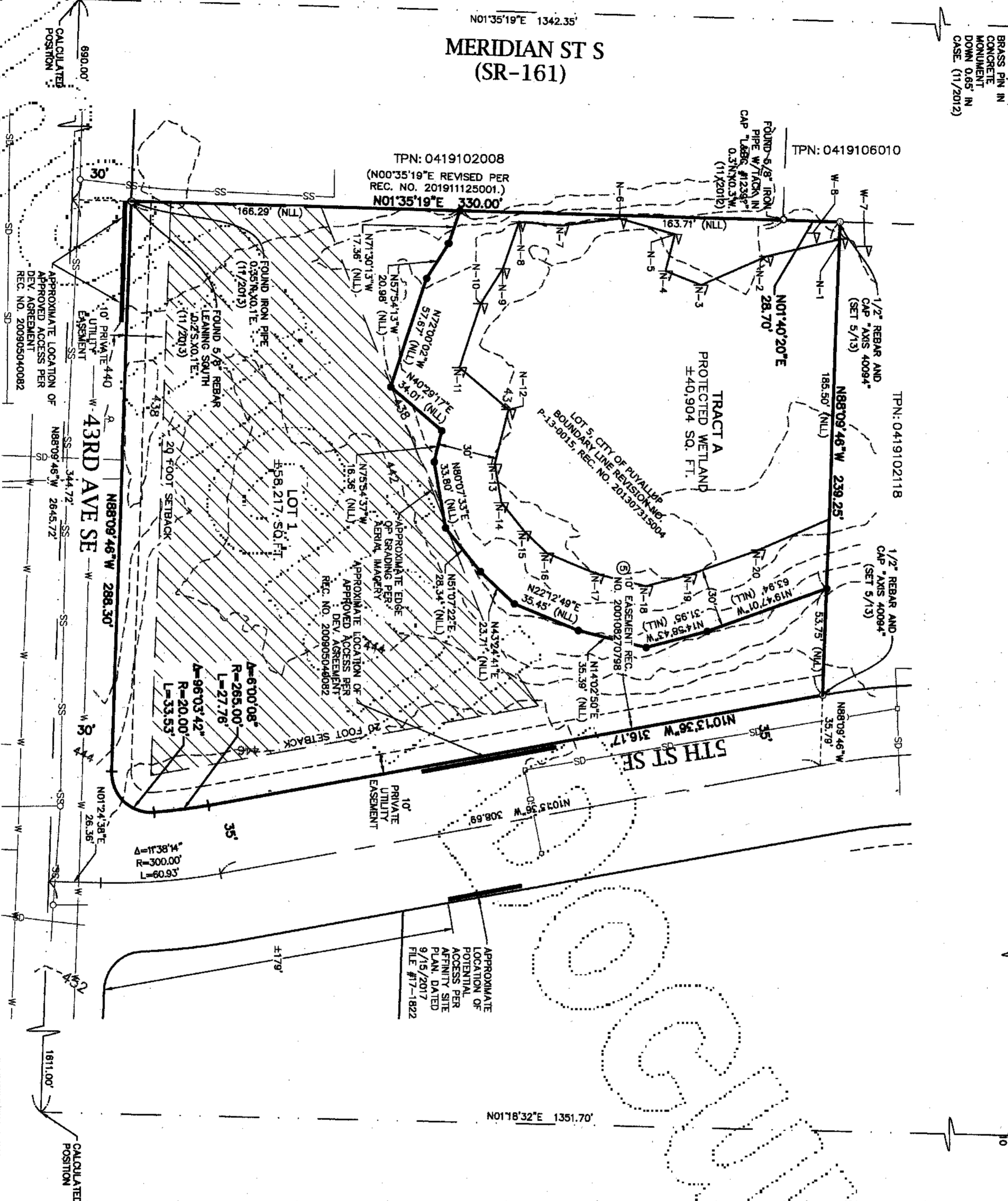
THESE CONTOURS WERE INTERPOLATED FROM PUBLIC DOMAIN AIRBORNE LIDAR DATA ACQUIRED IN 2003 BY THE PUGET SOUND LIDAR CONSORTIUM (PSLC). LIDAR HAS DEMONSTRATED ADVANTAGES IN DEFINING GROUND SURFACES IN SHADED AREAS BUT MAY NOT ADEQUATELY DEFINE THE GROUND IN OBSCURED AREAS. THE ACCURACY OF THE CONTOURS AND DIGITAL TERRAIN MODEL IS CONTINGENT ON THE ACCURACY OF THE PSLC DATA. IT IS NOT EXPECTED THAT THESE CONTOURS CONFORM TO NATIONAL STANDARDS FOR SPATIAL DATA ACCURACY. THIS DATA IS INTENDED FOR PRELIMINARY SITE EVALUATION ONLY.

TRACT A NOTES

THIS LOT CONTAINS 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, HYDRIC 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 1790S, WASHINGTON HAS LOST 51 PERCENT OF ITS WETLAND AREAS. FROM 1.35 MILLION ACRES TO 350,000 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 STATE'S REMAINING WETLAND RESOURCES. MODIFICATION OF LAND OR VEGETATION AND/OR ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL.

LEGEND

- WETLAND FLAG
- FOUND MONUMENT IN CASE
- SET REBAR AND CAP *AXIS 40994*
- NEW LOT LINE
- CATCH BASIN
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- APPROXIMATE BUILDABLE AREA BASED ON REC. NO. 200902270099.
- SD STORM WATER LINE (PER AS-BUILTS)
- SS SANITARY SEWER LINE (PER AS-BUILTS)
- W WATER LINE (PER AS-BUILTS)
- G GAS LINE (PER AS-BUILTS)
- P POWER LINE (PER AS-BUILTS)



MERIDIAN ST S (SR-161)

TPN: 0419102008
(N00°35'19"E REVISED PER REC. NO. 201911125001.)
N01°35'19"E 330.00'

TPN: 0419106010

TPN: 0419102118

APPROXIMATE LOCATION OF UTILITY EASEMENT PER DEV. AGREEMENT REC. NO. 200905040082

APPROXIMATE LOCATION OF UTILITY EASEMENT PER DEV. AGREEMENT REC. NO. 200905040082

APPROXIMATE LOCATION OF UTILITY EASEMENT PER DEV. AGREEMENT REC. NO. 200905040082

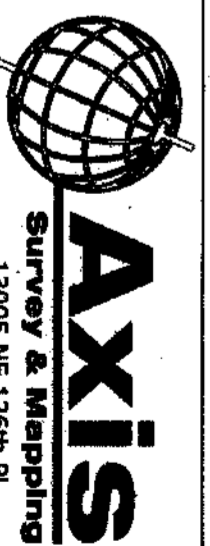
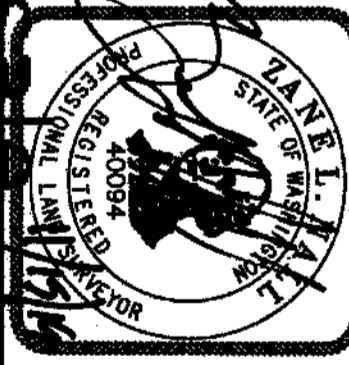
APPROXIMATE LOCATION OF UTILITY EASEMENT PER DEV. AGREEMENT REC. NO. 200905040082

APPROXIMATE LOCATION OF UTILITY EASEMENT PER DEV. AGREEMENT REC. NO. 200905040082

APPROXIMATE LOCATION OF UTILITY EASEMENT PER DEV. AGREEMENT REC. NO. 200905040082

FOUND 1/8" BRASS PIN IN CONCRETE MONUMENT DOWN 0.85' IN CASE (11/2012)

FOUND "4" WITH HOLE IN STONE MONUMENT DOWN 0.8' IN CASE (11/2012)



Axis
Survey & Mapping
13005 NE 126th Pl
Kirkland, WA 98034
TEL. 425.823.5700
FAX 425.823.5700

JOB NO.	18-201	DATE	11/14/19
DRAWN BY	JM/ERM	CHECKED BY	ZLN

SCALE SHEET
1" = 40'
2 OF 2

For reference only, not for record

201912305005

original