

**\*FUTURE PERMITS**  
 The land contained in this boundary line revision is not a guarantee that future permits will be granted for any structure development within a lot affected by a boundary line revision.

CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-21-0103

A PORTION OF SW 1/4 OF THE SE 1/4 OF SECTION 27  
 TOWNSHIP 20 N RANGE 04 E, WILLAMETTE MERIDIAN

ORIGINAL TRACT ASSESSOR'S PARCEL NO.'S  
 7845000622, 7845000571, 7845000591, 7845000600

PLANNING DIVISION

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY 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 \_\_\_\_\_

AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
 at the request of \_\_\_\_\_

Auditor's Fee No. \_\_\_\_\_

DEPUTY \_\_\_\_\_ COUNTY AUDITOR \_\_\_\_\_

**NAME AND ADDRESS - ORIGINAL TRACT OWNER**

**Parcels A through D**

Name: GREG AND CYNTHIA D. HELLE FAMILY LLC

Address: P.O. BOX 1442

City / State / Zip: GRAHAM, WA 98338 Phone: \_\_\_\_\_

Existing Zoning: R-10

Source of Water: CITY OF PUYALLUP

Sewer System: CITY OF PUYALLUP

Width and Type of Access: VARYING WIDTH PUBLIC RIGHT OF WAY

Scale: \_\_\_\_\_

**Parcel No. 2**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City / State / Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Source of Water: \_\_\_\_\_

Sewer System: \_\_\_\_\_

Width and Type of Access: \_\_\_\_\_

Scale: \_\_\_\_\_

**Parcel No. 3**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City / State / Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Source of Water: \_\_\_\_\_

Sewer System: \_\_\_\_\_

Width and Type of Access: \_\_\_\_\_

Scale: \_\_\_\_\_

**Parcel No. 4**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City / State / Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_

Source of Water: \_\_\_\_\_

Sewer System: \_\_\_\_\_

Width and Type of Access: \_\_\_\_\_

Scale: \_\_\_\_\_

**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 boundary line revision. We have no real interest in any land contiguous to any part of the land included in this boundary line revision. This boundary line revision is made in accordance with our desires.

\_\_\_\_\_  
 GREGORY A. HELLE

\_\_\_\_\_  
 CYNTHIA D. HELLE

State of Washington )  
 ) SS  
 County of Pierce )

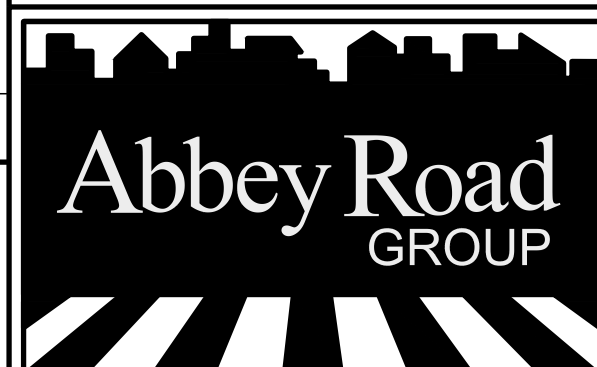
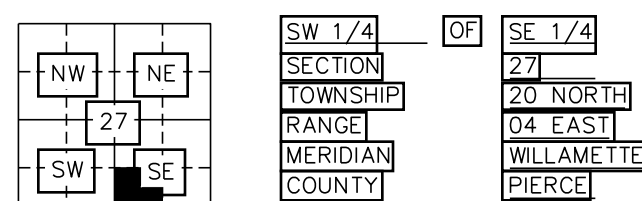
On this day personally appeared before me \_\_\_\_\_ to me known to be the individual(s) described in and who executed the within and foregoing instrument under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary public in and for the State of Washington  
 Residing at: \_\_\_\_\_

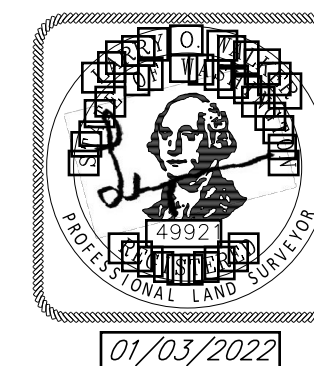
**SHEET INDEX:**  
 SHEET 1 OF 5: ACKNOWLEDGEMENTS  
 SHEET 2 OF 5: LEGAL DESCRIPTIONS AND CITY OF PUYALLUP NOTES  
 SHEET 3 OF 5: ORIGINAL BOUNDARY CONFIGURATION  
 SHEET 4 OF 5: PROPOSED BOUNDARY CONFIGURATION  
 SHEET 5 OF 5: PROPOSED BOUNDARY DETAILS

JOB NO. 04-173-01 SHEET 1 OF 5

**AUDITOR INDEX:**



Abbey Road Group LLC  
 Land Development Company  
 2102 E. MAIN AVE, SUITE 109 PUYALLUP, WA 98372  
 P. O. Box 1224, PUYALLUP, WA 98371  
 (253) 435-3699, Fax (253) 446-3159



**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 Greg Helle:

this 3rd day of JANUARY, 2022.

Certificate No. 49927  
 \_\_\_\_\_  
 REGISTERED LAND SURVEYOR

ORIGINAL LEGAL DESCRIPTIONS:

ORIGINAL LOT 1:  
 PER CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NUMBER 0219793-16, WITH AN EFFECTIVE DATE OF AUGUST 25, 2021 AT 8:00 A.M.

LOT 2 OF CITY OF PUYALLUP SHORT PLAT NO. 05-81-002, AS RECORDED UNDER RECORDING NO. 200610185006, RECORDS OF PIERCE COUNTY, WASHINGTON.

ORIGINAL LOT 2:  
 PER CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NUMBER 0219793-16, WITH AN EFFECTIVE DATE OF AUGUST 25, 2021 AT 8:00 A.M.

LOT 3 OF CITY OF PUYALLUP SHORT PLAT NO. 05-81-002, AS RECORDED UNDER RECORDING NO. 200610185006, RECORDS OF PIERCE COUNTY, WASHINGTON.

ORIGINAL LOT 3:  
 PER CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NUMBER 0219793-16, WITH AN EFFECTIVE DATE OF AUGUST 25, 2021 AT 8:00 A.M.

LOT 4 OF CITY OF PUYALLUP SHORT PLAT NO. 05-81-002, AS RECORDED UNDER RECORDING NO. 200610185006, RECORDS OF PIERCE COUNTY, WASHINGTON.

ORIGINAL LOT 4:  
 PER CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NUMBER 0219793-16, WITH AN EFFECTIVE DATE OF AUGUST 25, 2021 AT 8:00 A.M.

THE NORTH 20 FEET OF THE SOUTH 165 2/3RDS FEET OF BLOCK 54 AND THE NORTH 20 FEET OF THE WEST 65.48 FEET, MORE OR LESS, OF THE SOUTH 165 2/3RDS FEET OF BLOCK 55 IN THE PLAT OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGES 86 AND 87, RECORDS OF PIERCE COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID PREMISES CONVEYED TO THE STATE OF WASHINGTON FOR ROAD BY DEED RECORDED UNDER PIERCE COUNTY RECORDING NO. 2318859.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

REVISED LEGAL DESCRIPTIONS:

PROPOSED LOT 1:  
 LOTS 2 AND 4 OF CITY OF PUYALLUP SHORT PLAT NUMBER 05-81-002 AS FILED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 200610185006.

TOGETHER WITH THE EAST 18.15 FEET OF LOT 3 OF CITY OF PUYALLUP SHORT PLAT NUMBER 05-81-002 AS FILED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 200610185006.

ALSO TOGETHER WITH HE NORTH 20 FEET OF THE SOUTH 165 2/3RDS FEET OF BLOCK 54 AND THE NORTH 20 FEET OF THE WEST 65.48 FEET, MORE OR LESS, OF THE SOUTH 165 2/3RDS FEET OF BLOCK 55 IN THE PLAT OF FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGES 86 AND 87, RECORDS OF PIERCE COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID PREMISES CONVEYED TO THE STATE OF WASHINGTON FOR ROAD BY DEED RECORDED UNDER PIERCE COUNTY RECORDING NO. 2318859.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PROPOSED LOT 2:  
 LOT 3 OF CITY OF PUYALLUP SHORT PLAT NUMBER 05-81-002 AS FILED UNDER PIERCE COUNTY AUDITORS FILE NUMBER 200610185006.

EXCEPT THE EASTERLY 18.15 FEET THEREOF.

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

CITY OF PUYALLUP NOTES:

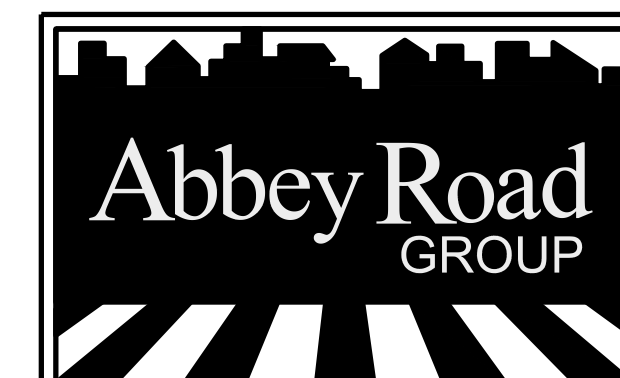
CRITICAL AREAS

VOLCANIC HAZARD AREA NOTE

THIS SITE IS WITHIN A VOLCANIC HAZARD AREA. IN THE EVENT OF AN ERUPTION OF MT. RAINIER, THE SITE IS EXPECTED TO BE INUNDATED BY PYROCLASTIC FLOWS, LAVA FLOWS, DEBRIS AVALANCHE, INUNDATION BY DEBRIS FLOWS, LAHARS, MUDFLOWS, OR RELATED FLOODING RESULTING FROM VOLCANIC ACTIVITIES. USES AND ACTIVITIES ON THIS SITE SHALL COMPLY WITH THE CITY'S CRITICAL AREA ORDINANCE (PUYALLUP MUNICIPAL CODE 21.06, ARTICLE XII, SECTION 21.06.1260, OR SUCCEEDING SECTION, REGARDING VOLCANIC HAZARD AREAS.

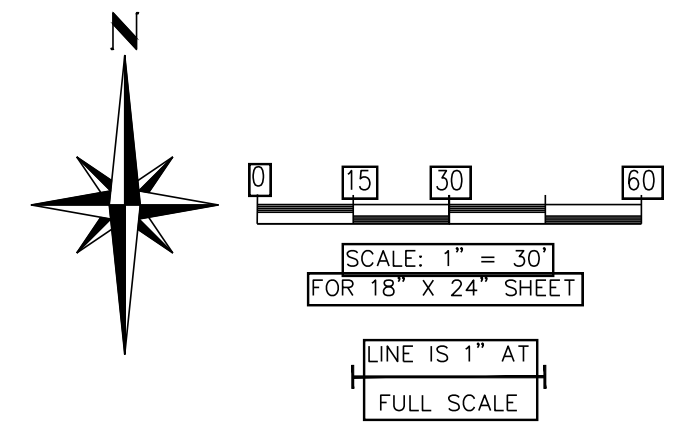
CRITICAL AQUIFER RECHARGE AREA NOTE

THIS SITE IS WITHIN A HIGHLY SUSCEPTIBILITY/CRITICAL AQUIFER RECHARGE AREA. USES AND ACTIVITIES ON THIS SITE SHALL COMPLY WITH THE CITY'S CRITICAL AREA ORDINANCE (PUYALLUP MUNICIPAL CODE 21.06, ARTICLE XI). 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 IN A CRITICAL AQUIFER RECHARGE AREA AND DO NOT REQUIRE PREPARATION OF A CRITICAL AREA REPORT; PROVIDED, THAT THEY COMPLY WITH THE CITY STORMWATER MANAGEMENT REGULATIONS AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



ORIGINAL BOUNDARY CONFIGURATION

FOUND 3" BRASS DISK WITH PUNCH AT ROAD SURFACE VISITED 11/20/2017



**HORIZONTAL DATUM**  
 NAD 83/11, WASHINGTON STATE PLANE SOUTH ZONE, AS DEFINED BY THE WASHINGTON STATE REFERENCE NETWORK (WSRN). ALL DISTANCE PLOTTED HEREON ARE AT GROUND.

**BASIS OF BEARINGS**  
 HELD OBSERVED GRID BEARING OF NORTH 00° 39' 51" EAST AT THE INTERSECTION OF 10TH STREET SE AND 7TH AVENUE SE AND A FOUND MONUMENT ALONG THE CENTERLINE OF 10TH STREET SE BEING THE INTERSECTION OF THE CENTERLINE OF SAID 10TH STREET SE AND THE PROJECTION OF THE COMMON LOT LINE OF LOTS 53 AND 54, BLOCK 54, FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP

**VERTICAL DATUM**  
 NGVD 29  
 AS DEFINED BY PIERCE COUNTY PUBLIC WORKS  
 PROJECT BENCHMARK  
 PIERCE COUNTY MONUMENT ID: 154-4  
 PUBLISHED ELEVATION: 45.43 FT  
 DESCRIPTION: TOP NORTH CORNER OF A 2FT X 2FT SQUARE BRICK PILLAR FOR KALLES JR. HIGH SCHOOL SIGN, 20 FT EAST OF EAST CURB ON 3RD ST. SE AND 60 FT OF CENTERLINE DRIVE TO SCHOOL

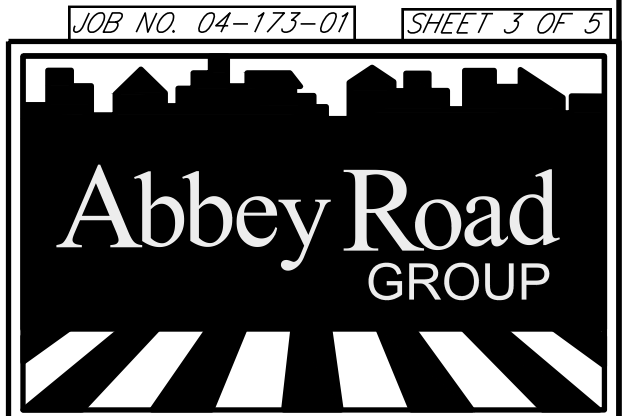
**METHODOLOGY**  
 THIS SURVEY WAS PERFORMED VIA CONVENTIONAL AND RADIAL TRAVERSE METHODS WITH A TOPCON PS103 3" SECOND TOTAL STATION, TOGETHER WITH RTK NETWORK/ROVER TECHNIQUES UTILIZING TOPCON GR-3 RECEIVERS COMBINATION AND MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090

- SURVEYORS' NOTES:**
- DATE OF SURVEY: NOVEMBER 20, 2017 AND JUNE 15, 2020
  - THIS SURVEY DOES NOT PURPORT TO SHOW ALL OR ANY EASEMENTS OF RECORD. FULL RELIANCE WAS PLACED UPON THE SUPPLIED TITLE REPORT.
  - THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARIES FOR FUTURE DEVELOPMENT.
  - CONTOUR INTERVAL SHOWN HEREON IS AT A 1' INTERVAL AND WAS DERIVED BY DIRECT FIELD OBSERVATIONS.
  - ABBEY ROAD GROUP LOCATED SHOWN UTILITIES IN THE MONTH OF NOVEMBER, 2017. ABBEY ROAD GROUP DOES NOT WARRANT NOR CERTIFY THE ACCURACY OR COMPLETENESS OF SAID UTILITIES.
  - THIS SURVEY DOES NOT RESOLVE ANY POSSIBLE UNWRITTEN RIGHTS DUE TO ADVERSE POSSESSION OR OTHER OCCUPATIONAL INDICATORS SUCH AS FENCES.
  - INVESTIGATION OF SUBSURFACE UTILITIES AS CONTRACTED BETWEEN ABBEY ROAD GROUP AND CLIENT WAS LIMITED TO 811 ONE CALL LOCATES. THERE MAY BE OTHER UTILITIES NOT DEPICTED. IF CONSTRUCTION IS TAKE PLACE WITHIN THE DEPICTED TOPOGRAPHY, ONE MUST BE CAUTIOUS AND PERFORM ADDITIONAL RESEARCH FOR RECORD LOCATIONS OF UTILITIES IN THE AREA.
  - THIS SURVEY DOES NOT REPRESENT A CONVEYANCE OF OWNERSHIP OF LAND. REFERENCES ARE TO CITY OF PUYALLUP SHORT PLAT 05-81-002 UNDER PIERCE COUNTY AUDITORS FILE NO. 200610185006. (R1)

LINE TABLE

LINE NO.	DISTANCE	BEARING
L1	20.00	N00° 39' 51"E
L2	20.14	N05° 04' 16"W
L3	18.00	N00° 53' 20"E
L4	3.51	S88° 23' 43"E
L5	12.08	N05° 04' 16"W

**LEGEND**  
 (M) MEASURED  
 (C) CALCULATED  
 (R1) CITY OF PUYALLUP SHORT PLAT NO. 05-81-002  
 FOUND 1/2" REBAR AND CAP STAMPED "COGGIN LS 22328" AT RECORD POSITION



SOUTHWEST CORNER, BLOCK 54

FOUND ENCASED TACK IN CONC. SET IN 2 1/2" OD IRON PIPE, DOWN 0.3' VISITED 06/15/2020

FOUND ENCASED 2" BRASS DISK W/ PUNCH DOWN 0.5' VISITED 06/15/2020

HES STATION 34+56

INGRESS AND EGRESS EASEMENT PER AFN 1488940 (WITHIN DOUBLE CROSSHATCH). SAID EASEMENT BLANKETS ALL OF ORIGINAL LOT 4

SOUTH LINE OF THE NORTH 20 FEET OF THE SOUTH 165 2/3RDS FEET OF BLOCKS 54 AND 55

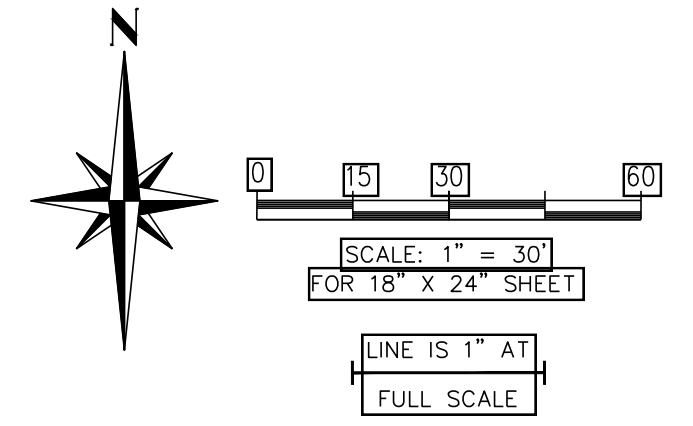
FOUND 1" O.D. IRON PIPE S09°09'E, 0.57' OF CALCULATED DEED CORNER VISITED 06/15/2020

N 00°53'20" E (EAST LINE, BLOCK 54)

BAREM'S FIRST ADDITION (WEST LINE, BAREM'S)

PROPOSED BOUNDARY CONFIGURATION

FOUND 3" BRASS DISK WITH PUNCH AT ROAD SURFACE VISITED 11/20/2017



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 FOUND 5/8" REBAR AND CAP STAMPED "ARG 49921"

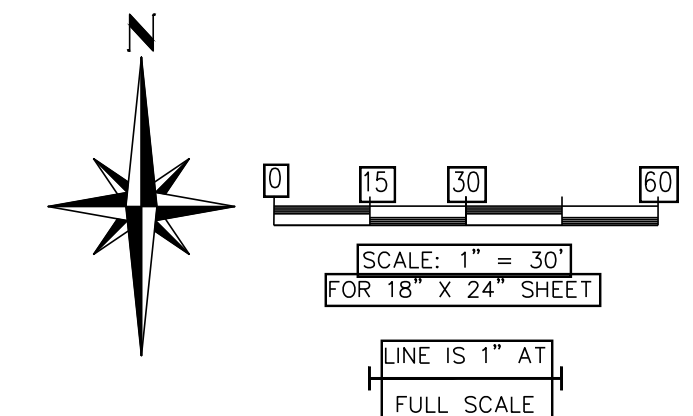
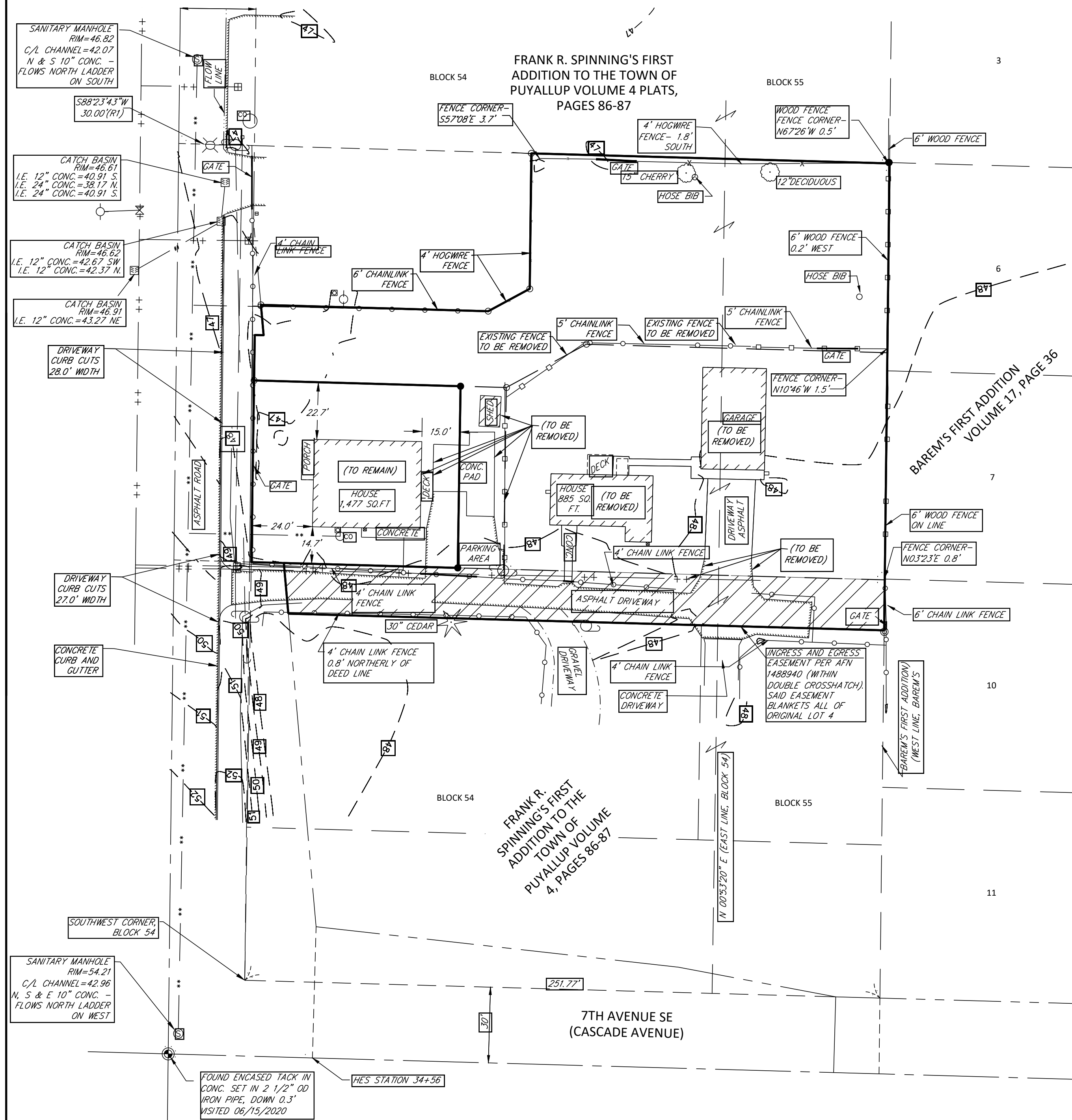
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JOB NO. 04-173-01 SHEET 4 OF 5

PROPOSED BOUNDARY DETAIL



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(R1)	CITY OF PUYALLUP SHORT PLAT NO. 05-81-002
○	FOUND 1/2" REBAR AND CAP STAMPED "COGGIN LS 22328" AT RECORD POSITION
●	SET 5/8" REBAR AND CAP STAMPED "ARG 49921"
⊕	WATER METER
⊗	WATER VALVE
⊙	FIRE HYDRANT
⊠	GAS VALVE
⊡	GAS METER
⊢	POWER METER
⊣	TELEPHONE TERMINAL
⊤	ELECTRIC GATE CONTROL
⊥	UTILITY POLE
---	EXISTING WATER LINE (APPROXIMATE LOCATION)
- - -	EXISTING SEWER SERVICE (APPROXIMATE LOCATION)
=====	EDGE OF EXISTING ASPHALT

