

**LEGEND**

- FOUND MONUMENT AS DESCRIBED
- POWER METER
- UTILITY POLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- GROUND WATER MONITOR WELL
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SIGN
- APPROXIMATE LOCATION SANITARY SEWER LINE
- SD
- W
- UGE
- UGC
- OHP
- OHU
- CHAINLINK FENCE
- WOOD FENCE
- WIRE FENCE
- ELECTRICAL VAULT
- POWER JUNCTION BOX
- ELECTRICAL PEDESTAL
- STREET LIGHT
- ASPHALT SURFACE
- CONCRETE SURFACE
- CE CEDAR
- DF DOUGLAS FIR
- DS DECIDUOUS
- PI PINE
- \* INDICATES MULTI-TRUNK

**BASIS OF BEARINGS**

- CITY OF PUYALLUP SHORT PLAT NO. P-16-0024, AFN: 201606155003
- CITY OF PUYALLUP SHORT PLAT NO. 05-81-001, AFN: 200507255008
- RECORD OF SURVEY, AFN: 200307015003
- RECORD OF SURVEY, AFN: 200703215007
- SR 512, MP 9.33 TO MP 11.75, 96TH ST TO ICT SR 167, BY WASHINGTON STATE HIGHWAY COMMISSION, DEPT. OF HIGHWAYS.

**BASIS OF BEARINGS**

CITY OF PUYALLUP SHORT PLAT NO. P-16-0024 BY PRIZM SURVEYING INC. FOR GREGORY AND ROBB HEATH, RECORDED ON JUNE 15, 2016, UNDER RECORDING NO. 201606155003, RECORDS OF PIERCE COUNTY, WASHINGTON, ACCEPTED A BEARING OF N0°37'48"W FOR THE CENTERLINE OF 7TH STREET SE BASED ON FOUND MONUMENTS.

**PROJECT INFORMATION**

**SURVEYOR:** SITE SURVEYING, INC.  
21923 NE 11TH ST  
SAMMAMISH, WA 98074  
PHONE: 425.298.4412

**PROPERTY OWNER:** SIDHU FARMS LLC  
1820 12TH AVENUE SE  
PUYALLUP, WA 98372

**TAX PARCEL NUMBER:** 0420273238 & 0420273257

**PROJECT ADDRESS:** 702 & 708 E PIONEER  
PUYALLUP, WA 98372

**ZONING:** CBD

**JURISDICTION:** CITY OF PUYALLUP

**PARCEL ACREAGE:** 0420273238: 6,795 SF (0.156 ACRES)  
0420273257: 29,865 SF (0.682 ACRES)  
AS SURVEYED

**GENERAL NOTES**

- THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

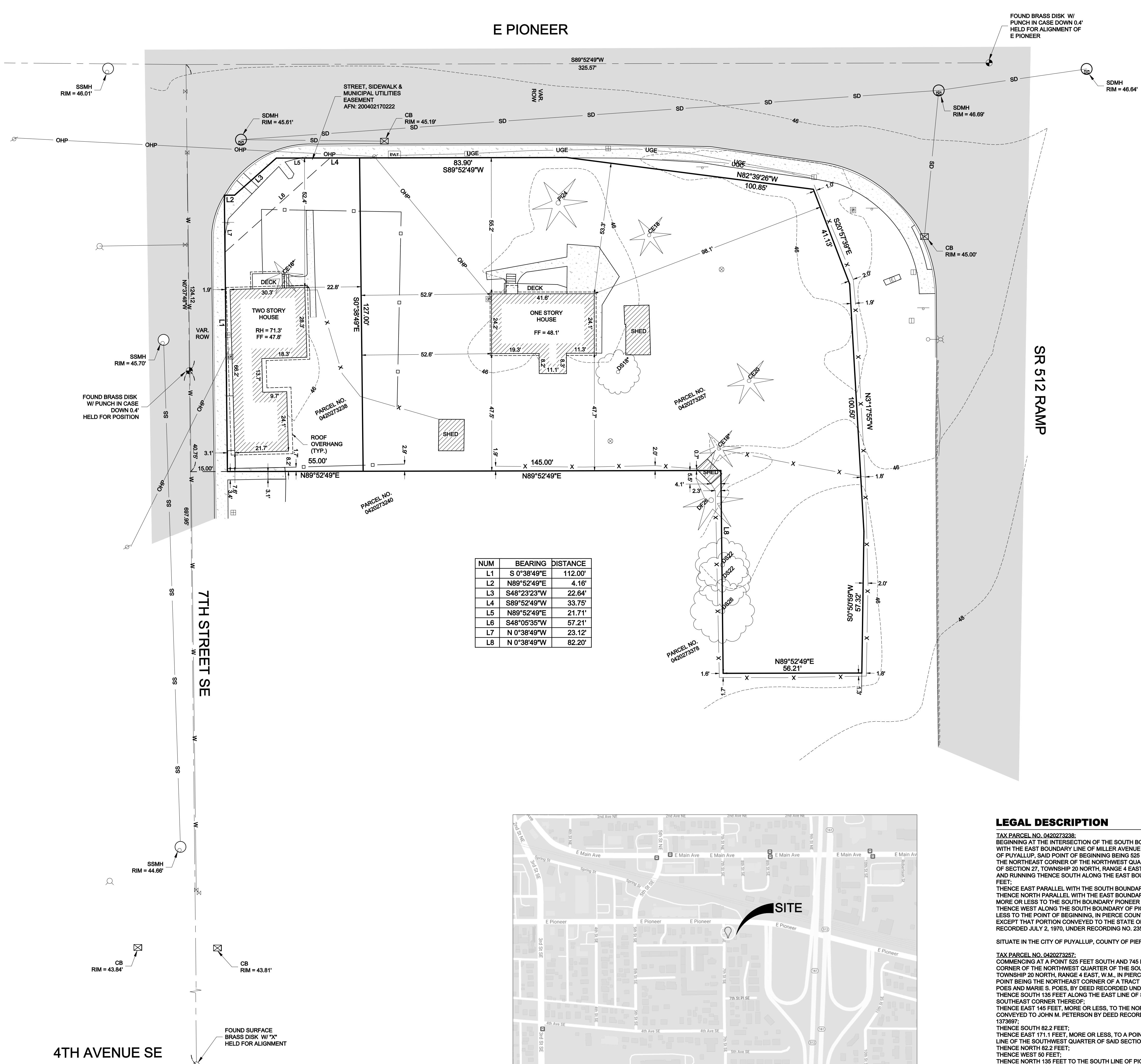
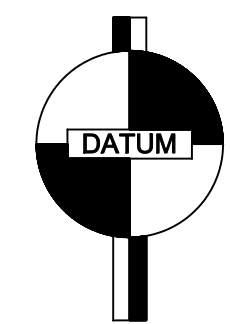
**VERTICAL DATUM & CONTOUR INTERVAL**

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE CITY OF PUYALLUP.

THE MARK IS A BRASS CAP STAMPED "CITY OF PUYALLUP BENCHMARK NO. SE-7-7" SET IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF 7TH AVENUE SE AND 7TH STREET SE IN THE TOP OF CURB AT THE MIDDLE OF THE ARC.

POINT ID NO. 2830;  
ELEVATION: 45.029 FEET - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



**VICINITY MAP**

**LEGAL DESCRIPTION**

**TAX PARCEL NO. 0420273238:**  
BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF PIONEER AVENUE WITH THE EAST BOUNDARY LINE OF MILLER AVENUE (NOW 7TH STREET SE) IN THE CITY OF PUYALLUP, SAID POINT OF BEGINNING BEING 525 FEET SOUTH AND 690 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF 7TH STREET SE 135 FEET;  
THENCE EAST PARALLEL WITH THE SOUTH BOUNDARY OF PIONEER AVENUE 55 FEET;  
THENCE NORTH PARALLEL WITH THE EAST BOUNDARY OF 7TH STREET SE 135 FEET MORE OR LESS TO THE SOUTH BOUNDARY PIONEER AVENUE AND;  
THENCE WEST ALONG THE SOUTH BOUNDARY OF PIONEER AVENUE 55 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON, EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED JULY 2, 1970, UNDER RECORDING NO. 2350941.

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

**TAX PARCEL NO. 0420273257:**  
COMMENCING AT A POINT 525 FEET SOUTH AND 745 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HENRY C. POES AND MARIE S. POES, BY DEED RECORDED UNDER RECORDING NO. 916741;  
THENCE SOUTH 135 FEET ALONG THE EAST LINE OF SAID POES TRACT TO THE SOUTHEAST CORNER THEREOF;  
THENCE EAST 145 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT CONVEYED TO JOHN M. PETERSON BY DEED RECORDED UNDER RECORDING NO. 1373697;  
THENCE SOUTH 82.2 FEET;  
THENCE EAST 171.1 FEET, MORE OR LESS, TO A POINT 263.5 FEET WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;  
THENCE NORTH 82.2 FEET;  
THENCE WEST 50 FEET;  
THENCE NORTH 135 FEET TO THE SOUTH LINE OF PIONEER AVENUE;  
THENCE WEST ALONG SAID PIONEER AVENUE TO POINT OF BEGINNING, EXCEPT THAT PORTION CONDEMNED TO THE STATE OF WASHINGTON BY DECREE OF APPROPRIATION ENTERED MARCH 30, 1971, IN PIERCE COUNTY SUPERIOR COURT CAUSE NO. 198124.

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

NE 1/4, SW 1/4, SEC 27, TWP 20N, RNG 4E, W.M.



DATE	REVISION	DRN

**TOPOGRAPHIC SURVEY**  
MAGELLAN ARCHITECTS  
702 & 708 E PIONEER  
PUYALLUP, WA 98372

PROJECT NO. 21-440

DRAWN BY: MTS  
CHECKED BY: TNW  
DATE: 7/30/2021

SHEET 1 OF 1