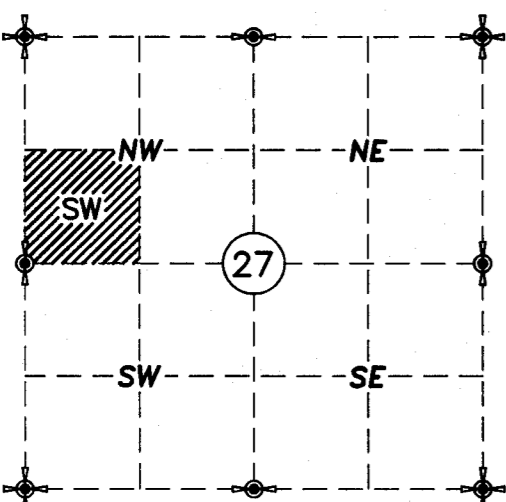
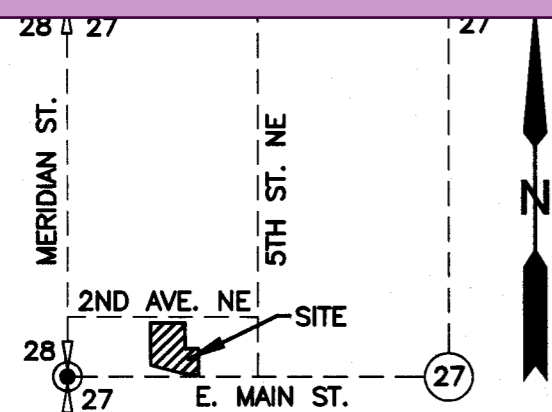


event of an eruption of Mt. Rainier, the site is expected to be inundated by pyroclastic flows, lava flows, debrisavalanche, inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activities. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XII, section 21.06.1260, or succeeding section, regarding volcanic hazard areas.) [BLR, pg. 1]



INDEX LOCATION:
PORTION OF SW 1/4 OF NW 1/4,
SEC. 27, T. 20 N., R. 4 E., W.M.

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.

Signatures of Property Owner(s)

STATE OF WASHINGTON } SS
COUNTY OF PIERCE }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KURT JOHNSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER OF KNK PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

PRINTED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____
Please update the title page to match the wording of the Puyallup BLA template exactly. The template can be found at the link below: [https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=\[BLR, pg. 1\]](https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=[BLR, pg. 1])

Notary Seal

*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. PLBDJ20220028

A PORTION OF NW 1/4, SECTION 27 TOWNSHIP 20 N. RANGE 4 E.

ORIGINAL TRACT ASSESSOR'S PARCEL NO.'S

794010-0020, 794010-0030 AND 794010-0040

CRITICAL AREA ON PARCEL "A":

1. THE SITE IS WITHIN A HIGH 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 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.
2. THE SITE IS WITHIN A VOLCANIC HAZARD EVENT OF AN ERUPTION OF MT. RAINIER. THE SITE IS EXPECTED TO BE INUNDATED BY PYROCLASTIC FLOWS, LAHARS, 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).

Mark-up Legend

- D Building Review
- C Engineering Review
- F Flooding
- P Planning Review
- V Public Works Review
- T Traffic Review

EXISTING LEGAL DESCRIPTIONS:

PARCEL A

LOTS 2 AND 3, BLOCK 1, OF PUYALLUP, J.P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 39, IN PUYALLUP, RECORDS OF PIERCE COUNTY AUDITOR;

EXCEPT THAT PORTION AWARDED TO THE CITY OF PUYALLUP UNDER CONDEMNATION PROCEEDINGS FOR STREET, CIVIL CAUSE NO. 65150, DATED JANUARY 12, 1931.

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

PARCEL B

LOT 4, BLOCK 1, PUYALLUP, J.P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 39, RECORDS OF PIERCE COUNTY AUDITOR;

EXCEPT THAT PORTION AWARDED TO THE CITY OF PUYALLUP UNDER CONDEMNATION PROCEEDINGS FOR STREET, CIVIL CAUSE NO. 65150, DATED JANUARY 12, 1931.

TOGETHER WITH THAT PORTION OF VACATED 4TH STREET NORTHEAST ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

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

PARCEL C

LOTS 5 AND 6, BLOCK 1, PUYALLUP, J.P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 39, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THAT PORTION OF VACATED 4TH STREET NORTHEAST ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

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

PROPOSED LEGAL DESCRIPTIONS:

NEW PARCEL A

ALL THAT PORTION OF LOTS 2 THROUGH 6, BLOCK 1, OF PUYALLUP, J.P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 39, IN PUYALLUP, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THAT PORTION OF VACATED 4TH STREET NORTHEAST ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

EXCEPT THE NORTH 100.00 FEET OF LOTS 5, 6 AND VACATED 4TH STREET NORTHEAST ADJOINING.

AND EXCEPT THAT PORTION AWARDED TO THE CITY OF PUYALLUP UNDER CONDEMNATION PROCEEDINGS FOR STREET, CIVIL CAUSE NO. 65150, DATED JANUARY 12, 1931.

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

NEW PARCEL B

THE NORTH 100.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5 AND 6, BLOCK 1, PUYALLUP, J.P. STEWART'S ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 39, RECORDS OF PIERCE COUNTY AUDITOR.

TOGETHER WITH THAT PORTION OF VACATED 4TH STREET NORTHEAST ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

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

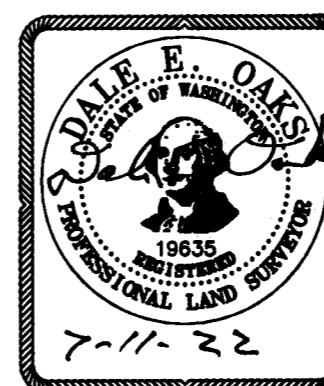
Prior to submittal to the city for final signatures, please add a 'Critical Area' note to denote the presence of a 'CRITICAL AREA ON SITE' on Sheet 1. Lots 1 and 2 contain critical aquifer recharge areas. A critical aquifer recharge area note for each affected lot shall indicate: "The site is within a high 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 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." [BLR, pg. 1]

SURVEYED FOR:
KNK PROPERTIES, LLC
407 EAST MAIN
PUYALLUP, WASHINGTON 98372

SCALE: 1"=30' DRAWN: T.C.O.
07/11/2022 CHECKED BY: D.E.O.

SURVEYED BY: SADLER/BARNARD & ASSOC. INC.
717 W. STEWART
PUYALLUP, WA 98371

PHONE (253) 848-5170 DWG. NO. 21108-BLA REV 3.DWG



PAGE 1 OF 3

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

Parcel A

Name: _____ KNK PROPERTIES, LLC _____

Address: _____ 407 EAST MAIN _____

City / State / Zip: PUY./ WA./ 98372 Phone: (253)606-3767

Parcel B

Name: _____ KNK PROPERTIES, LLC _____

Address: _____ 407 EAST MAIN _____

City / State / Zip: PUY./ WA./ 98372 Phone: (253)606-3767

Parcel C

Name: _____ KNK PROPERTIES, LLC _____

Address: _____ 407 EAST MAIN _____

City / State / Zip: PUY./ WA./ 98372 Phone: (253)606-3767

Existing Zoning: GENERAL COMMERCIAL

Source of Water: CITY OF PUYALLUP

Sewer System: CITY OF PUYALLUP

Width and Type of Access: 60' PUBLIC STREET

Scale: 1" = 30'

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:

KNK PROPERTIES, LLC

this 11th day of July, 2022.

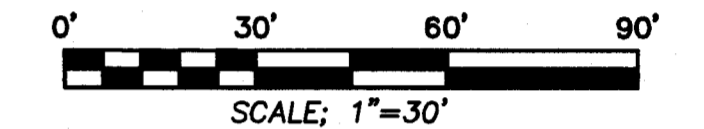
Certificate No. 19635 Dale E Oaks

REGISTERED LAND SURVEYOR

PIERCE COUNTY, WA.

Per PMC 19.02.100, topography is required showing existing and proposed contours at five-foot contour intervals except for any portion of the site containing slopes of 15 percent or greater which shall be shown at two-foot contour intervals. [BLR, Page 2]

Please provide the square footage of the existing buildings. Per PMC 19.02.100 (l) please provide the accurate location and dimensions of all existing structures, septic systems and utility services, and the distance between structures, improvements and utilities to the adjoining proposed lot lines. This will also assist with determining whether the newly proposed lot sizes will be meeting the required lot coverage for the CG zone. [BLR, pg.2]

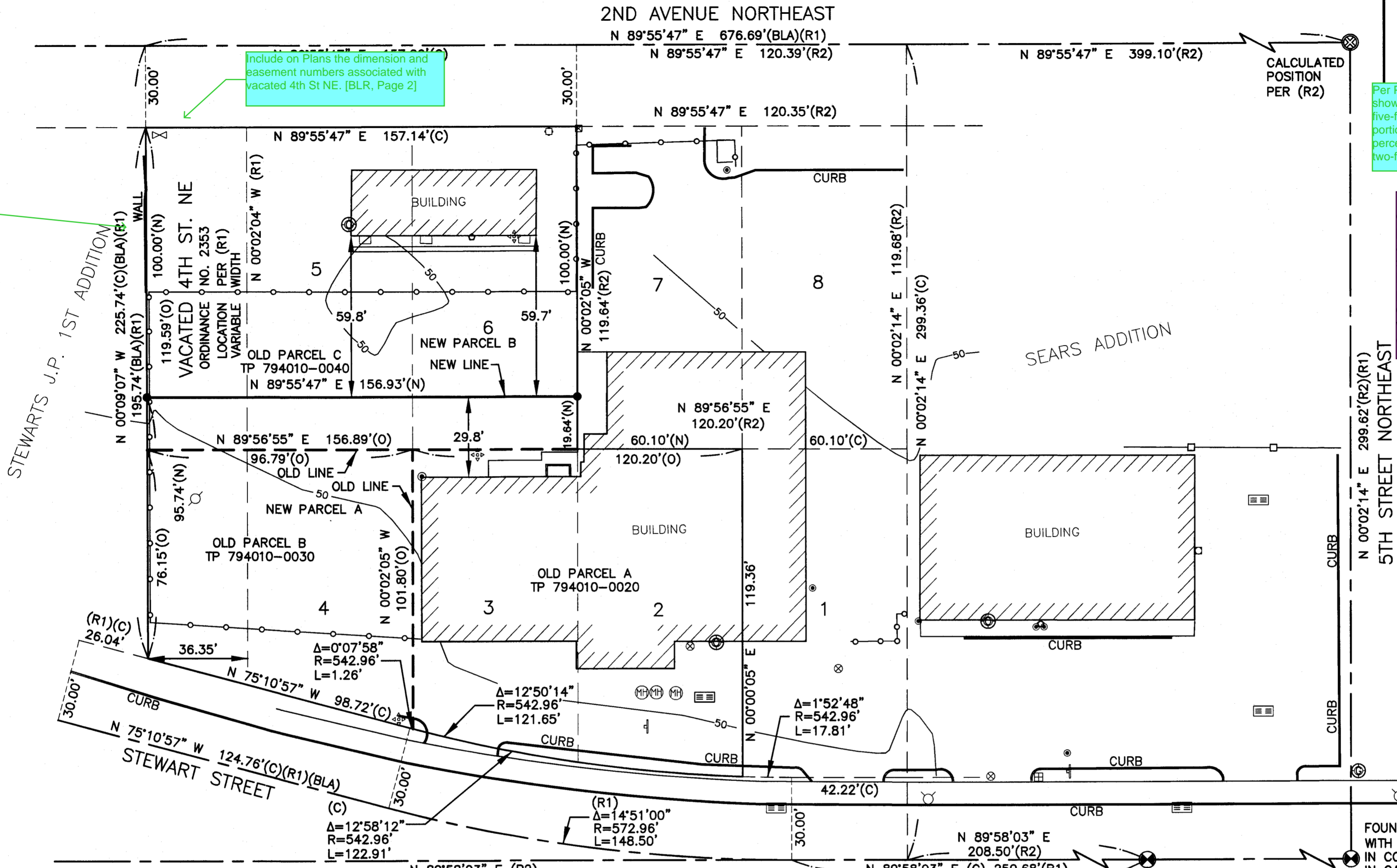


Please label the existing and proposed lots consecutively from one to the total number of lots (e.g. existing lot 1, proposed lot 1, etc.). You have currently labeled them alphabetically. Per PMC 19.02.100 (k) Lot size and numbering. The square feet in each lot shall be shown, and all lots shall be numbered consecutively from one to the total number of lots. All tracts shall be assigned a consecutive letter designation beginning with the letter A; [BLR, pg.2]

VERTICAL DATUM:
NAVD 88
ESTABLISHED BY GPS USING A LEICA GS16 PERFORMANCE SMART ANTENNA WITH LEICA SMARTNET NETWORK RTK SURVEY, WHICH USES GRS80 ELLIPSOID AND GEOID 09.

BASIS OF BEARINGS:
RECORD OF SURVEY, REC. NO. 8912210444.

BASIS OF BEARING NOTE:
THE MONUMENTED CENTERLINE OF MAIN STREET AT THE INTERSECTION OF 5TH ST. SE TO THE INTERSECTION OF 5TH ST. NE = N. 89°58'03" E. AS CALCULATED FROM RECORD OF SURVEY, REC. NO. 8912210444.



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET REBAR & CAP, LS 19635
 - FOUND SURVEY MARKER AS NOTED
 - ⊗ CALCULATED MONUMENT POSITION
 - CHAINLINK OR WIRE FENCE
 - WOOD FENCE
 - HEAT PUMP
 - PHONE RISER BOX
 - UTILITY BOX
 - UTILITY POLE
 - ⊗ WATER VALVE
 - ⊕ SPIGOT
 - ⊕ BOLLARD/GUARD POST
 - ⊕ POWER METER
 - ⊕ SIGN
 - ⊕ GAS METER
 - ⊕ WATER METER
 - ⊕ GAS VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ SF-UTIL-LINMARK
 - ⊕ SEWER CLEANOUT
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ STORM CATCHBASIN
 - ⊕ CENTER LINE OF ROAD
 - (M) MEASURED VALUE
 - (C) CALCULATED VALUE

EXISTING:

TAX PARCEL 794010-0020 PARCEL "A" 13,564 SQ. FT. 0.31 ACRES

TAX PARCEL 794010-0030 PARCEL "B" 8,604 SQ. FT. 0.20 ACRES

TAX PARCEL 794010-0040 PARCEL "C" 18,782 SQ. FT. 0.43 ACRES

REFERENCE:
BOUNDARY LINE AGREEMENT, REC. NO. 202101041274

PROPOSED:

NEW PARCEL A: 25,245 S.F. 0.58 ACRES

NEW PARCEL B: 15,704 S.F. 0.36 ACRES

LOT ADDRESSES:

NEW PARCEL A: XXX EAST MAIN PUYALLUP, WA. 98372

NEW PARCEL B: XXX EAST MAIN PUYALLUP, WA. 98372

SADLER / BARNARD & ASSOC. INC.

LAND SURVEYING
PLANNING & PLATTING



SURVEYED FOR: KNK PROPERTIES, LLC 407 EAST MAIN PUYALLUP, WASHINGTON 98372	
SCALE: 1"=30'	DRAWN: T.C.O.
DATE: 07/11/2022	CHECKED BY: D.E.O.
SURVEYED BY: SADLER/BARNARD & ASSOC. INC. 717 W. STEWART PUYALLUP, WA 98371	
PHONE (253) 848-5170	DWG. NO. 21108-BLA REV 3.DWG

The required minimum lot depth is 100ft. The proposed lot depth is only 61ft. The proposed boundary line revision does not meet the property development standard for minimum lot depth for the CG zone, which can be found in PMC 20.30.030 (3) [BLR, pg.2]

include on Plans the dimension and easement numbers associated with vacated 4th St NE. [BLR, Page 2]

STEWARTS J.P. 1ST ADDITION

SEARS ADDITION

LEGEND

- FOUND MONUMENT AS NOTED
○ SET REBAR & CAP, LS 19635
○ FOUND SURVEY MARKER AS NOTED
⊗ CALCULATED MONUMENT POSITION
○ CHAINLINK OR WIRE FENCE
□ WOOD FENCE
□ HEAT PUMP
□ PHONE RISER BOX
□ UTILITY BOX
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LOT ADDRESSES:
NEW PARCEL A: XXX EAST MAIN PUYALLUP, WA. 98372
NEW PARCEL B: XXX EAST MAIN PUYALLUP, WA. 98372

SADLER / BARNARD & ASSOC. INC. LAND SURVEYING PLANNING & PLATTING

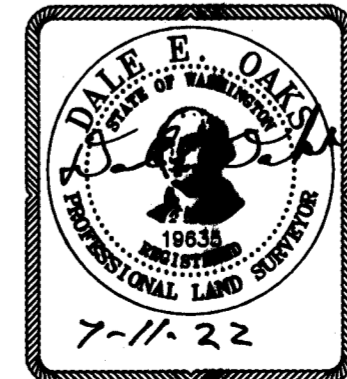


Table with survey details: SURVEYED FOR: KNK PROPERTIES, LLC; SCALE: 1"=30'; DATE: 07/11/2022; SURVEYED BY: SADLER/BARNARD & ASSOC. INC.; PHONE: (253) 848-5170; DWG. NO. 21108-BLA REV 3.DWG

PIERCE COUNTY, WA.

TITAL REPORT PARPARED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
712 SHAW ROAD EAST
PUYALLUP, WASHINGTON 98372
GUARANTEE NO. 5003353-3863795

SCHEDULE "B"
SPECIAL EXCEPTIONS:

- 3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT"
RECORDED: AUGUST 24, 1978
RECORDING NO.: 2684823
NO EASEMENTS IN THIS DOCUMENT.

INCLUDES OTHER PROPERTY
- 4. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY NO. 1430, RECORDED IN VOLUME 15 OF SURVEYS, AT PAGE 30, IN PIERCE COUNTY, WASHINGTON.
NO EASEMENTS IN THIS DOCUMENT.

INCLUDES OTHER PROPERTY

THIS SURVEY IS TO COMPLIMENT THE AGREEMENT RECORDED UNDER RECORDING NO. 2684823.
- 5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: MARCH 21, 1991
RECORDING INFORMATION: 9103210135
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM

LOCATION: VACATED 4TH ST. NE
- 6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: JUNE 06, 1991
RECORDING INFORMATION: 9106060118
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM

LOCATION: VACATED 4TH ST. NE
- 7. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED OR DELINEATED ON THE FACE OF THE SURVEY RECORDED UNDER RECORDING NO. 202101045013.

DOES NOT CONTAIN OR DELINEATE AN EASEMENT ON THE SUBJECT PROPERTY.
- 8. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS):
RECORDED: JANUARY 04, 2021
RECORDING INFORMATION: 202101041274
NO EASEMENTS IN THIS DOCUMENT.

Revise Surveyor's Notes Number. [BLR, Page 8]



**SADLER /
BARNARD
& ASSOC. INC.**

LAND SURVEYING
PLANNING & PLATTING



SURVEYED FOR:		KNK PROPERTIES, LLC 407 EAST MAIN PUYALLUP, WASHINGTON 98372	
DATE:	07/11/2022	DRAWN:	T.C.O.
SURVEYED BY: SADLER/BARNARD & ASSOC. INC. 717 W. STEWART PUYALLUP, WA 98371		CHECKED BY:	D.E.O.
PHONE (253) 848-5170	DWG. NO. 21108-BLA REV 3.DWG		