

THIS CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

STATE OF WASHINGTON)
) SS
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE _____ OF _____, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.
WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN _____
MY COMMISSION EXPIRES: _____
PRINT NOTARY NAME

CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO.

Add PLBDJ20220113 permit application number [Short Plat, pg 1]

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 20 N., RANGE 4 E., W.M.

ORIGINAL TRACT:
ASSESSOR'S PARCEL NO(S) 0420163040 AND 0420163041

NOTE: THE APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT BY PIERCE COUNTY SHOULD NOT BE CONSTRUED AS APPROVAL OF ANY LAND USE WHICH MAY OR MAY NOT HAVE BEEN PROPERLY PERMITTED.

ORIGINAL LEGAL DESCRIPTIONS:

ORIGINAL PARCEL A:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 20, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 140 FEET;
THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16;
THENCE NORTHWESTERLY ALONG SAID ROAD 96 FEET MORE OR LESS;
THENCE SOUTHWESTERLY TO A POINT 70 FEET NORTH OF BEGINNING;
THENCE SOUTH TO BEGINNING;

EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9204090448.

ORIGINAL PARCEL B:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 140 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16;
THENCE SOUTHWESTERLY TO A POINT THAT LIES 55 FEET NORTH OF A POINT THAT IS 120 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF SECTION 16 AND THE SOUTHWESTERLY LINE OF OLD PACIFIC HIGHWAY;
THENCE SOUTH TO SAID POINT;
THENCE WEST 320 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9111010472.

REVISED LEGAL DESCRIPTIONS:

REVISED PARCEL A:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 20, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 140 FEET;
THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16;
THENCE NORTHWESTERLY ALONG SAID ROAD 96 FEET MORE OR LESS;
THENCE SOUTHWESTERLY TO A POINT 70 FEET NORTH OF BEGINNING;
THENCE SOUTH TO BEGINNING;

EXCEPT THAT PORTION CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9204090448.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT SAID SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST 140 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHEASTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE OLD PACIFIC HIGHWAY WHICH IS 219 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID ROAD AND THE SOUTH LINE OF SECTION 16;
THENCE NORTHWESTERLY ALONG SAID ROAD 96 FEET MORE OR LESS;
THENCE SOUTHWESTERLY TO A POINT 70 FEET NORTH OF BEGINNING;
THENCE SOUTH TO SAID POINT;
THENCE WEST 320 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 9111010472.

ALL SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON;

CITY OF PUYALLUP COMMUNITY PLANNING DIVISION

PLANNING DIRECTOR _____ DATE _____

COUNTY ASSESSOR/TREASURER

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

ASSESSOR/TREASURER _____ DATE _____

BY: _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT ____ M. IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF _____

COUNTY AUDITOR _____

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 1124 VALLEY AVE LLC IN JULY 2022.

Stephen H. Woods
STEPHEN H WOODS, PLS
CERTIFICATE NO. 38965



THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT OR SUBDIVISION.

ORIGINAL TRACT OWNER

1124 VALLEY AVE LLC
550 S MICHIGAN STREET
SEATTLE, WA 98108

EXISTING ZONING: ML (LIMITED MANUFACTURING)

SOURCE OF WATER: ONSITE WELL

TYPE OF ACCESS: PUBLIC R/W

SEWER SYSTEM: SEPTIC

SCALE: NA NO. OF LOTS 2

DRAWN BY LN CHECKED BY SW JOB NO. 21-247

SURVEYOR'S NOTES:

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S-6) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (TRIMBLE R-12). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- 3) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED FEBRUARY 9, 2022, THE DATE OF THIS FIELD SURVEY.
- 4) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 21002309-SC DATED JULY 5, 2022. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 5) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.
- 6) THE PURPOSE OF THIS SURVEY IS TO REMOVE THE COMMON LOT LINE BETWEEN 2 PARCELS AND CREATE ONE WHOLE PARCEL THEREOF.

Use the City of Puyallup Boundary Line adjustment Template found here: <https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=> [Short plat, pg 1]

Include the original tract owners and addresses for the associated parcels included in this boundary line adjustment. [Short plat, pg 1]

Provide the utility services on the face of the short plat. [Short plat, pg 1]

Please use BLA format template seen at the link below with language in sections being identical to that of the template.

<https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=>

Planning Correction, Site Plan, Pg.1

BASIS OF BEARING:

GRID NORTH. BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 690850.68 / 1194622.69 AT A 2 1/2" BRASS DISK WITH "X", AT THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999998593 AND THE GRID SCALE FACTOR OF 0.9999747156 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

EASEMENT NOTES:

- 1) A POWER AND COMMUNICATIONS EASEMENT RECORDED UNDER RECORDING NUMBER 194388. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
- 2) A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 857566. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
- 3) A WELL EASEMENT RECORDED UNDER RECORDING NUMBER 2528051. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
- 4) A WELL EASEMENT RECORDED UNDER RECORDING NUMBER 2528052. DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO SHOW AN EXACT LOCATION AND THEREFOR CANNOT BE SHOWN.
- 5) A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 2535731. SHOWN HEREON.
- 6) A POWER EASEMENT RECORDED UNDER RECORDING NUMBER 2535733. SHOWN HEREON.

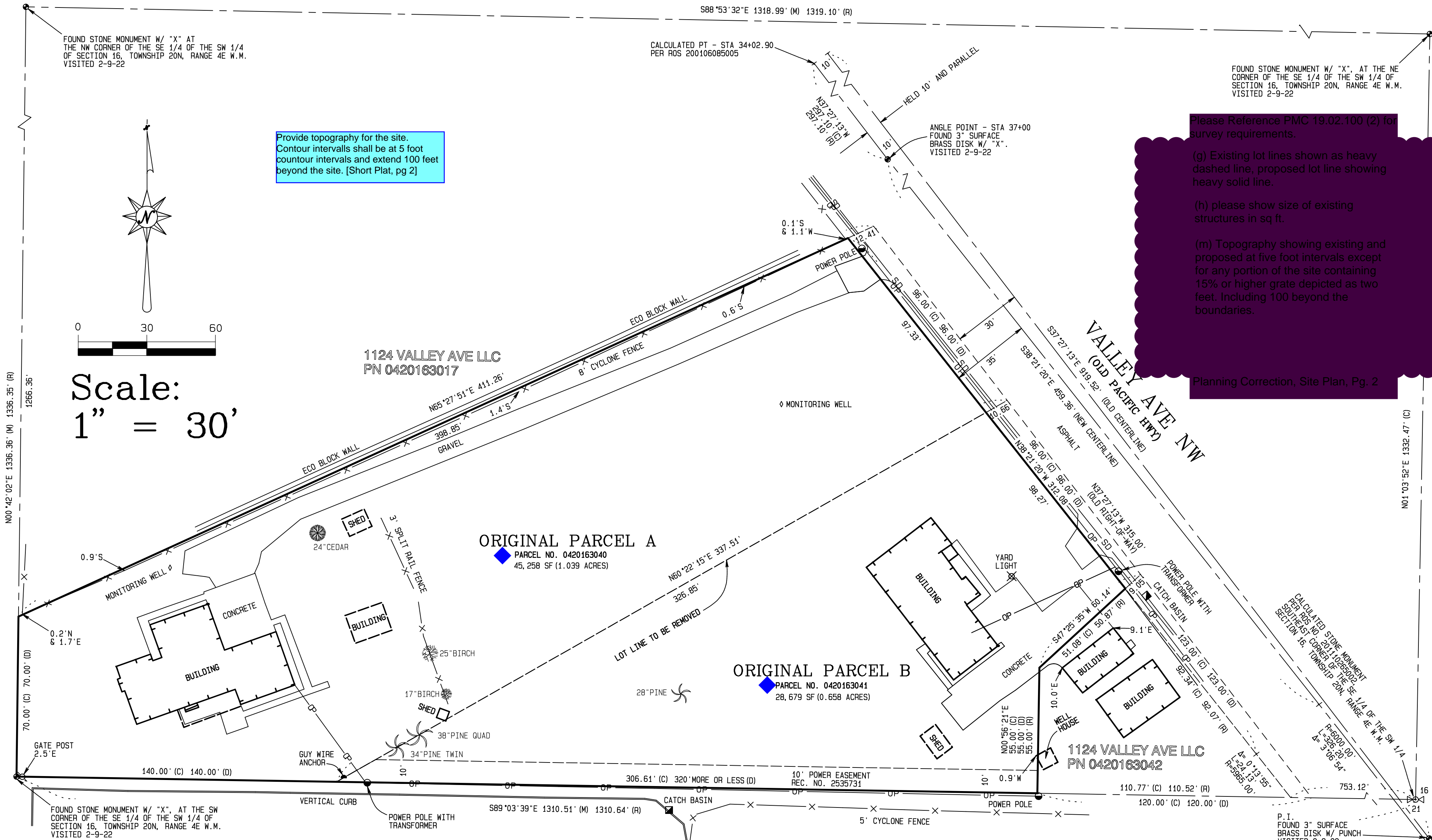
CONTOUR ENGINEERING LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4706 97th Street NW, Suite 100 Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L NGUYEN	CHECKED BY: S WOODS
DATE: JUL 14, 2022	JOB NAME: 21-247
SCALE: N/A	JOB NO.: 21-247BLA

CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. PLBDJ20220113

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 20 N., RANGE 4 E., W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

ORIGINAL PARCELS



Provide topography for the site. Contour intervals shall be at 5 foot intervals and extend 100 feet beyond the site. [Short Plat, pg 2]

Scale:
1" = 30'

Please Reference PMC 19.02.100 (2) for survey requirements.

- (g) Existing lot lines shown as heavy dashed line, proposed lot line showing heavy solid line.
- (h) please show size of existing structures in sq ft.
- (m) Topography showing existing and proposed at five foot intervals except for any portion of the site containing 15% or higher grade depicted as two feet. Including 100 beyond the boundaries.

Planning Correction, Site Plan, Pg. 2

Add existing and proposed lot lines to the legend. The existing lot lines shall be shown using a heavy dashed line, and the proposed lot lines shown using a heavy solid line. [Short Plat, pg 2]

LEGEND:

- = FOUND MONUMENT AS NOTED
- ⊙ = CALCULATED MONUMENT POSITION
- (M) = MEASURED
- (C) = CALCULATED
- (R) = ROS NO. 200106085005



CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
4706 97th Street NW, Suite 100 Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: L NGUYEN	CHECKED BY: S WOODS
DATE: JUL 14, 2022	JOB NAME: 21-247
SCALE: 1" = 30'	JOB NO.: 21-247BLA

INDEX DATA:
SE-SW 16, T20N, R4E, WM

SURVEY FOR: 1124 VALLEY AVE LLC
550 S MICHIGAN STREET
SEATTLE, WA 98108

PIERCE COUNTY, WASHINGTON

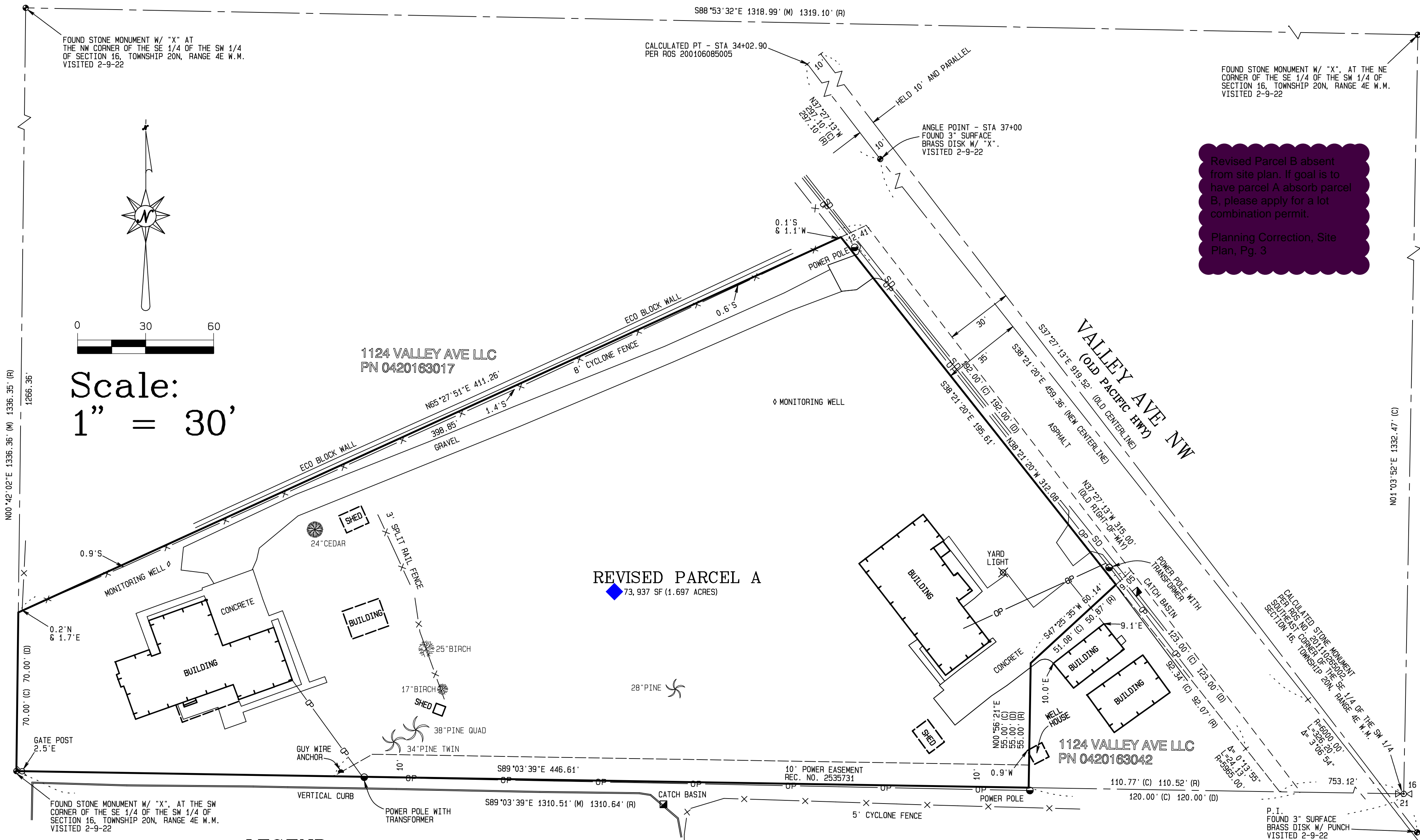
SHEET 2 OF 3

VOLUME/PAGE

CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. PLBDJ20220113

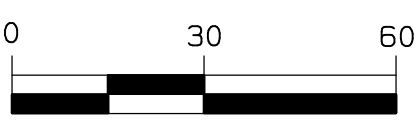
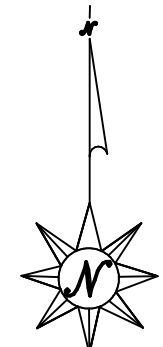
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 20 N., RANGE 4 E., W.M.
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON

REVISED PARCELS



FOUND STONE MONUMENT W/ "X" AT THE NW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 20N, RANGE 4E W.M. VISITED 2-9-22

FOUND STONE MONUMENT W/ "X". AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, TOWNSHIP 20N, RANGE 4E W.M. VISITED 2-9-22



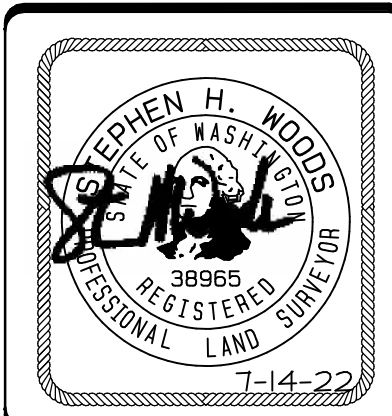
Scale:
1" = 30'

Revised Parcel B absent from site plan. If goal is to have parcel A absorb parcel B, please apply for a lot combination permit.
Planning Correction, Site Plan, Pg. 3

REVISED PARCEL A
73,937 SF (1.697 ACRES)

LEGEND:

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- (C) = CALCULATED
- (R) = ROS NO. 200106085005



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SURVEY FOR:	1124 VALLEY AVE LLC 550 S MICHIGAN STREET SEATTLE, WA 98108
PIERCE COUNTY, WASHINGTON	
SHEET 3 OF 3	

VOLUME/PAGE