

ACKNOWLEDGEMENT

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 adjustment. We have no real interest in any land contiguous to any part of the land included in this boundary line adjustment. This boundary line adjustment 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

 Notary Seal

CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. _____

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

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

CRITICAL AREA ONSITE:

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 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).

DEVELOPMENT & PERMITTING SERVICES

PLANNING DIRECTOR _____ DATE _____

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 _____

BY _____

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 20____,

at the request of _____

Auditor's Fee No. _____

Fee: \$ _____

DEPUTY _____ COUNTY AUDITOR _____

EXISTING LEGAL DESCRIPTIONS:

LOT 1

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.

LOT 2

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.

LOT 3

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 LOT 1

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 LOT 2

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.

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 Streets
 Scale: 1" = 30'

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. & S.W.G
 DATE: 8/31/2022 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 5.DWG



SURVEYOR'S CERTIFICATE

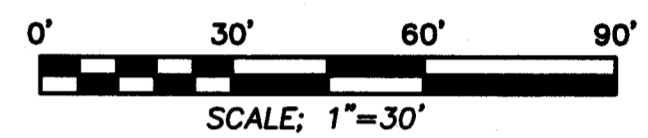
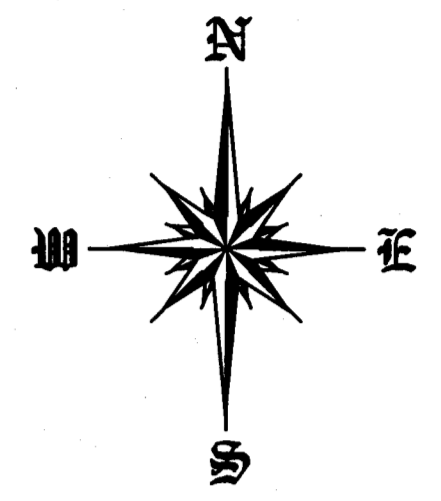
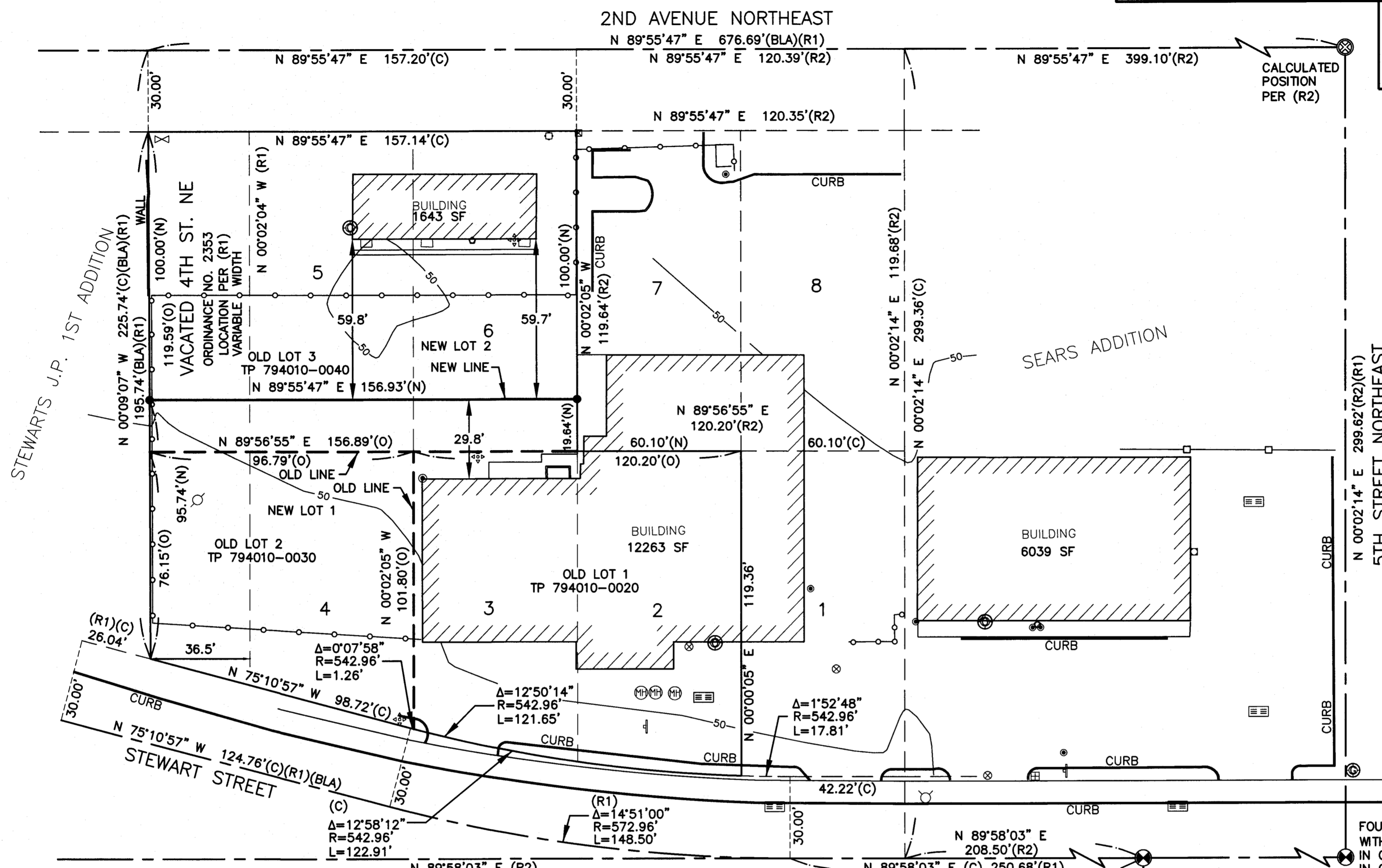
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KNK PROPERTIES, LLC.

THIS 31ST DAY OF AUGUST, 2022

CERTIFICATE NO. 19635

Dale E Oaks
 REGISTERED LAND SURVEYOR

PIERCE COUNTY, WA.



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.

LEGEND

- | | | |
|--------------------------------|----------------------|---|
| ● FOUND MONUMENT AS NOTED | ⊕ SPIGOT | ⊕ STORM DRAIN MANHOLE |
| ● SET REBAR & CAP, LS 19635 | ⊕ BOLLARD/GUARD POST | ⊕ STORM CATCHBASIN |
| ○ FOUND SURVEY MARKER AS NOTED | ⊕ POWER METER | ⊕ CENTER LINE OF ROAD |
| ⊗ CALCULATED MONUMENT POSITION | ⊕ SIGN | (M) MEASURED VALUE |
| — CHAINLINK OR WIRE FENCE | ⊕ GAS METER | (C) CALCULATED VALUE |
| — WOOD FENCE | ⊕ WATER METER | (BLA) BOUNDARY LINE AGREEMENT REC. NO. 202101045013 |
| ⊕ HEAT PUMP | ⊕ GAS VALVE | (R1) RECORD OF SURVEY, REC. NO. 202010205002 |
| ⊕ PHONE RISER BOX | ⊕ FIRE HYDRANT | (R2) RECORD OF SURVEY, REC. NO. 8912210444 |
| ⊕ UTILITY BOX | ⊕ SF-UTIL-LINMARK | (O) OLD DIMENSION |
| ⊕ UTILITY POLE | ⊕ SEWER CLEANOUT | (N) NEW DIMENSION |

REFERENCE:
 BOUNDARY LINE AGREEMENT, REC. NO. 202101041274

PROPOSED:
 NEW LOT 1
 25,245 S.F.
 0.58 ACRES
 NEW LOT 2
 15,704 S.F.
 0.36 ACRES

LOT ADDRESSES:
 NEW LOT 1:
 XXX EAST MAIN
 PUYALLUP, WA. 98372
 NEW LOT 2:
 XXX EAST MAIN
 PUYALLUP, WA. 98372

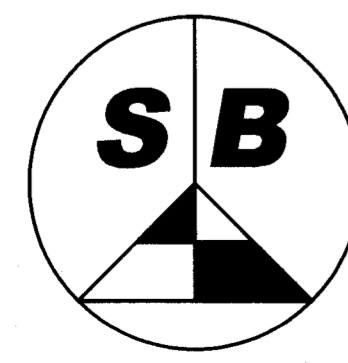
EXISTING:
 TAX PARCEL
 794010-0020
 LOT "1"
 13,564 SQ. FT.
 0.31 ACRES
 TAX PARCEL
 794010-0030
 LOT "2"
 8,604 SQ. FT.
 0.20 ACRES
 TAX PARCEL
 794010-0040
 LOT "3"
 18,782 SQ. FT.
 0.43 ACRES

5TH STREET SOUTHEAST

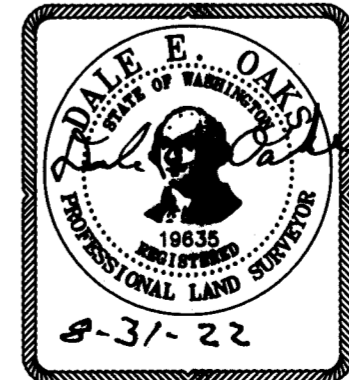
BASIS OF BEARINGS:
 RECORD OF SURVEY, REC. NO. 8912210444.

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.

FOUND BRASS DISK WITH "X" MARK IN CONCRETE IN CASTING (09/15/2021)
 FOUND BRASS DISK WITH "X" MARK IN CONCRETE IN CASTING (09/15/2021)
 FOUND BRASS DISK WITH "X" MARK IN CONCRETE IN CASTING (09/15/2021)



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. & S.W.G
DATE: 8/31/2022	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 5.DWG

PIERCE COUNTY, WA.

TITLE 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.

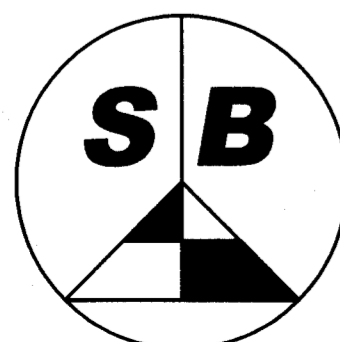
DOES NOT CONTAIN OR DELINEATE AN EASEMENT ON THE SUBJECT PROPERTY.

7. 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.

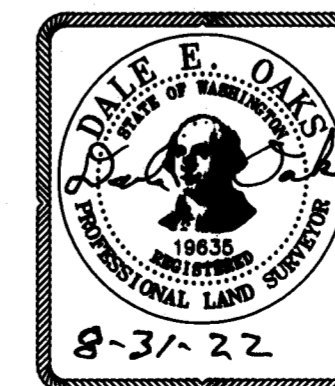
SURVEYOR'S NOTES:

1. SURVEY PERFORMED BY FIELD TRAVERSE AND ELECTRONIC DATA COLLECTION USING A LEICA TS12P ROBOTIC TOTAL STATION AND LEICA CS20 DISCO FIELD CONTROLLER AND/OR BY GPS USING A LEICA GS16 PERFORMANCE SMART ANTENNA WITH LEICA SMARTNET NETWORK RTK SURVEY, WHICH USES GRS80 ELLIPSOID AND GEOID 09.
2. CLOSURES EXCEEDED THE MINIMUM REQUIREMENTS AS ESTABLISHED BY WAC 332-130-090.



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

LAND SURVEYING
 PLANNING & PLATTING



SURVEYED FOR:	
KNK PROPERTIES, LLC 407 EAST MAIN PUYALLUP, WASHINGTON 98372	
DATE: 8/31/2022	DRAWN: T.C.O. & S.W.G.
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 5.DWG