

DECLARATION

WE THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASER(S) OR OWNER(S) IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS SHORT PLAT AND HAVE NO RIGHT, TITLE, OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SHORT PLAT. THIS SHORT PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

ROGER HEBERT H.C HOMES INC.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF PIERCE,)ss

ON THIS _____ DAY OF _____, 2022, BEFORE ME PERSONALLY APPEARED ROGER HEBERT, TO ME KNOWN TO BE THE AUTHORIZED SIGNATORY ON BEHALF OF H.C. HOMES INC., THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

Mark-up Legend

Building Review

Engineering Review

Fire Review

Planning Review

Public Works Review

Traffic Review

ORIGINAL LEGAL DESCRIPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 0242021-TR, DATED JUNE 27, 2022)

LOTS 1,2,3, AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

A PORTION OF PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, IN PIERCE COUNTY WASHINGTON MORE PARTICULARLY DESCRIBED BELOW;

LOT 1

COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 1°31'56" WEST ALONG THE EAST LINE OF LOT 4 A DISTANCE OF 556.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°37'29" WEST A DISTANCE OF 15.05 FEET; THENCE NORTH 71°13'24" WEST A DISTANCE OF 34.97 FEET TO A TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 10°40'27" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 61.68 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 58°54'07"; THENCE NORTH 49°52'29" EAST A DISTANCE OF 19.72 FEET TO A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 56°01'33" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 33.30 FEET WITH A RADIUS OF 60.89 FEET THROUGH A CENTRAL ANGLE OF 31°20'03"; THENCE NORTH 65°18'51" EAST A DISTANCE OF 21.03 FEET; THENCE SOUTH 59°44'44" EAST A DISTANCE OF 7.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 26°07'53" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 8.64 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 8°14'45"; THENCE SOUTH 1°32'22" WEST A DISTANCE OF 122.52 FEET TO THE NORTH MARGIN OF 116TH STREET EAST; THENCE ALONG SAID NORTH MARGIN NORTH 88°26'14" WEST A DISTANCE OF 171.20 FEET; THENCE NORTH 1°31'56" EAST A DISTANCE OF 82.07 FEET TO THE POINT OF BEGINNING.

SITUATE IN PIERCE COUNTY WASHINGTON

LOT 2

COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 88°33'38" EAST A DISTANCE OF 342.57 FEET; THENCE SOUTH 1°32'48" WEST A DISTANCE OF 319.43 TO THE BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1°32'48" WEST A DISTANCE OF 319.43 FEET TO THE NORTH MARGIN OF 116TH STREET EAST; THENCE ALONG SAID MARGIN NORTH 88°26'14" WEST A DISTANCE OF 171.20 FEET; THENCE NORTH 1°32'22" EAST A DISTANCE OF 122.52 FEET; THENCE SOUTH 68°19'55" EAST A DISTANCE 10.44 FEET; THENCE SOUTH 46°23'50" EAST A DISTANCE OF 21.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 37°37'56" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 12.50 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 11°56'28"; THENCE SOUTH 58°20'18" EAST A DISTANCE OF 19.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 9°17'14" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 46.86 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 44°44'56"; THENCE NORTH 76°54'46" EAST FOR A DISTANCE OF 10.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 61°03'34" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 100.47 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 95°56'41"; THENCE NORTH 19°01'54" WEST A DISTANCE OF 17.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 48°12'29" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 47.67 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 45°31'13"; THENCE NORTH 0°11'44" EAST A DISTANCE OF 27.98 FEET; THENCE NORTH 3°43'41" WEST A DISTANCE OF 8.21 FEET; THENCE NORTH 7°39'05" A DISTANCE OF 37.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 1°32'22" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 21.94 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 20°56'59"; THENCE NORTH 28°36'05" WEST A DISTANCE OF 10.25 FEET; THENCE SOUTH 88°29'56" EAST A DISTANCE OF 87.65 FEET TO THE POINT OF BEGINNING.

SITUATE IN PIERCE COUNTY WASHINGTON

CITY OF PUYALLUP SHORT PLAT AMENDMENT

A PORTION OF THE NE QUARTER OF THE NE QUARTER, SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M., CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON.

ASSESSOR'S PARCEL NO. 0419095003, 0419095004, 0419095022

NOTICE:

APPLICATIONS FOR FURTHER SUBDIVISION, IN ANY MANNER, OF AN EXISTING SHORT PLAT SUBDIVISION SHALL NOT BE ACCEPTED FOR A PERIOD OF FIVE YEARS FROM THE DATE SAID APPROVED SHORT PLAT LOT IS RECORDED WITH THE AUDITOR WITHOUT THE FILING OF A FINAL PLAT ON THE LAND WHICH IS PROPOSED TO BE FURTHER DIVIDED.

FUTURE PERMITS:

THE APPROVAL OF THIS SHORT PLAT SHALL NOT BE A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURES OR DEVELOPMENTS.

NEW LEGAL DESCRIPTIONS CONTINUED

TRACT A
BEGINNING AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 1°31'56" WEST ALONG THE EAST LINE OF LOT 4 A DISTANCE OF 556.06 FEET; THENCE NORTH 70°37'29" WEST A DISTANCE OF 15.05 FEET; THENCE NORTH 71°13'24" WEST A DISTANCE OF 34.97 FEET TO A TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 10°40'27" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 61.68 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 58°54'07"; THENCE NORTH 49°52'29" EAST A DISTANCE OF 19.72 FEET TO A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 56°01'33" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 33.30 FEET WITH A RADIUS OF 60.89 FEET THROUGH A CENTRAL ANGLE OF 31°20'03"; THENCE NORTH 65°18'51" EAST A DISTANCE OF 21.03 FEET; THENCE SOUTH 59°44'44" EAST A DISTANCE OF 7.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 26°07'53" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 8.64 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 8°14'45"; THENCE SOUTH 68°19'55" EAST A DISTANCE 10.44 FEET; THENCE SOUTH 46°23'50" EAST A DISTANCE OF 21.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 37°37'56" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 12.50 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 11°56'28"; THENCE SOUTH 58°20'18" EAST A DISTANCE OF 19.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 9°17'14" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 46.86 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 44°44'56"; THENCE NORTH 76°54'46" EAST FOR A DISTANCE OF 10.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 61°03'34" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 100.47 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 95°56'41"; THENCE NORTH 19°01'54" WEST A DISTANCE OF 17.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 48°12'29" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 47.67 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 45°31'13"; THENCE NORTH 0°11'44" EAST A DISTANCE OF 27.98 FEET; THENCE NORTH 3°43'41" WEST A DISTANCE OF 8.21 FEET; THENCE NORTH 7°39'05" A DISTANCE OF 37.74 FEET; THENCE NORTH 1°32'48" EAST A DISTANCE OF 319.43 FEET; THENCE NORTH 88°33'38" WEST A DISTANCE OF 342.57 FEET TO THE POINT OF BEGINNING.

SITUATE IN PIERCE COUNTY WASHINGTON

ENGINEERING NOTES

- FUTURE DEDICATION OF THE PRIVATE SHARED ACCESS TRACTS TO PIERCE COUNTY MAY REQUIRE THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY.
- 43RD AVE SE / 116TH ST E. AS 116TH ST E. IS A COUNTY ROAD. ACCESS TO LOTS 1 AND 2 SHALL BE VIA A SHARED ACCESS EASEMENT. THE EASEMENT WILL BE MAINTAINED EQUALLY BY LOTS 1 AND 2.
- ANY SUBDIVISION OF LAND AS PART OF A SHORT PLAT OR FORMAL PLATTING PROCESS SHALL REQUIRE CURB, GUTTERS, PLANTER STRIPS, STREET TREES, SIDEWALKS, STORM DRAINAGE, STREET LIGHTING, AND ONE-HALF STREET PAVING (ONLY REQUIRED IF THE EXISTING PAVEMENT CONDITION IS POOR) IN ACCORDANCE WITH THE CITY'S PUBLIC WORKS ENGINEERING AND CONSTRUCTION STANDARDS AND SPECIFICATIONS. THE FRONTAGE IMPROVEMENTS SHALL BE REQUIRED ALONG ALL STREET FRONTAGE ADJOINING THE PROPERTIES CREATED BY THE LAND DIVISION PROCESS. FRONTAGE IMPROVEMENTS SHALL ALSO BE REQUIRED WHERE ANY REASONABLE ACCESS TO THE PROPERTY CONNECTS TO THE PUBLIC RIGHT-OF-WAY, ALTHOUGH THE PRIMARY ACCESS IS LOCATED ON ANOTHER PARCEL.

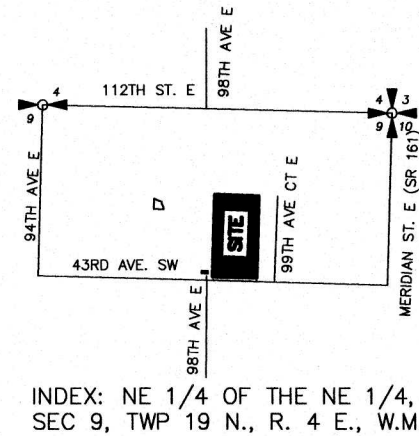
PLANNING DEPARTMENT

- DEVELOPMENT WITHIN THIS PLAT SHALL BE SUBJECT TO ALL CONDITIONS OF SHORT PLAT APPROVAL.
- TRACT "A" CONTAINS A WETLAND AND WETLAND BUFFER THAT IS PROTECTED BY FEDERAL, STATE AND LOCAL REGULATIONS. A WETLAND IS PERMANENTLY, SEMI-PERMANENTLY, OR SEASONALLY FLOODED AREA OF LAND WITH A DISTINCT ECOSYSTEM BASED ON HYDROLOGY, HYDRIC SOILS, AND VEGETATION ADAPTED FOR LIFE IN SATURATED SOILS. WETLANDS PROVIDE NUMEROUS BENEFITS TO THE NATURAL ENVIRONMENT INCLUDING WATER QUALITY, FLOOD CONTROL, WILDLIFE HABITAT, SHORELINE STABILITY, AND AESTHETIC VALUES. SINCE THE 1780'S, WASHINGTON HAS LOST 31 PERCENT OF ITS WETLAND AREAS, FROM 1.35 MILLION ACRES TO 938,000 ACRES, CONTRIBUTING TO LOSS OF FLOOD STORAGE AND HABITAT AREAS. WETLANDS ARE CRITICAL TO THE OVERALL HEALTH OF WATERSHEDS AND PROPERTY OWNERS ARE KEY FOR PROTECTING, RESTORING, AND MANAGING OUR STATES REMAINING WETLAND RESOURCES. MODIFICATION OF LAND OR VEGETATION AND/OR ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL.

TRACT NOTES

6. TRACT "A" IS DESIGNATED AS A NATURAL GROWTH PROTECTION AREA TRACT. THIS TRACT CONTAINS WETLAND AND WETLAND BUFFER THAT IS PROTECTED BY FEDERAL, STATE AND LOCAL REGULATIONS. MODIFICATION OF LAND OR VEGETATION AND/OR ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR APPROVAL FROM THE CITY'S PLANNING DIVISION; AND, IT IS THE RIGHT OF THE CITY TO ENFORCE THE TERMS OF THE RESTRICTION IN THE TRACT AREA. ALL LOTS IN THE SHORT PLAT SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN THE MAINTENANCE OF SAID TRACT.

Create an additional Engineering note that mentions septic systems locations have been preliminarily approved per P-19-0061 for 409 and 433 43rd Ave SW. [short plat, pg 1]



VICINITY MAP

SCALE: 1" = 1,500'

EASEMENT PROVISIONS

THE PRIVATE STORM DRAINAGE EASEMENT OVER, UNDER AND ACROSS LOT 1 AS DEPICTED ON THIS SHORT PLAT AMENDMENT IS FOR THE BENEFIT OF LOTS 1 & 2. ALL LOTS IN THE SHORT PLAT AMENDMENT WILL HAVE AN EQUAL AND UNDIVIDED INTEREST IN SAID EASEMENT AND THE MAINTENANCE ASSOCIATED WITH SAID EASEMENT.

SURVEY NOTES

BASIS OF BEARINGS

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK) THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M., WHICH BEARS NORTH 1°35'25" EAST.

VERTICAL DATUM

NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK).

METHODS & EQUIPMENT

THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332.130 WAC.

METHOD: FIELD TRAVERSE AND GPS OBSERVATIONS IN OCTOBER, 2020.

EQUIPMENT USED: GEOMAX ZOOM 90 TOTAL STATION AND CARLSON BRX6+ GPS. ALL INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

CONTOUR INTERVAL: 2 FOOT.
CONTOUR NOTE: THE CONTOURS SHOWN, LYING NORTH AND WEST OF THE WETLAND FLAGS, AS SHOWN, WERE DERIVED FROM PIERCE COUNTY GIS.

AREAS

TOTAL = 218,680 SQ FT (5.02 ACRE)

LOT 1 = 14,775 SQ FT (0.34 ACRE)
LOT 2 = 26,987 SQ FT (0.62 ACRE)
TRACT A = 176,918 SQ FT (4.06 ACRE)

REFERENCE

(R-1) SHORT PLAT NO. 79-557 AS RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, PIERCE COUNTY RECORDS.

(R-2) LANES END, A CONDOMINIUM AS RECORDED AFN: 9410210075

PLAT AMENDMENT NOTE:

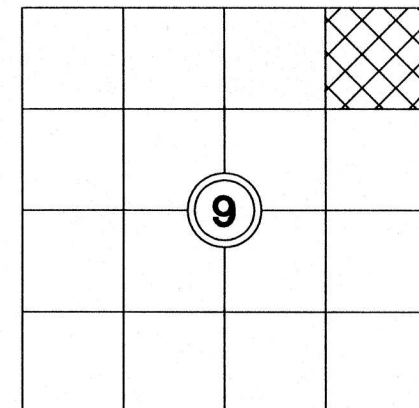
THIS PLAT AMENDMENT IS A REVISION OF AND SUPERCEDES PIERCE COUNTY SHORT PLAT 79-557 FOUND IN VOLUME 37 OF PLATS PAGE 35. THE FOLLOWING REVISIONS HAVE BEEN MADE:
1. REMOVAL OF 60 FOOT PRIVATE ROAD EASEMENT
2. REMOVAL OF LOT 4
3. ADDITION OF WETLAND TRACT
4. REDESIGN OF LOTS 1, 2 AND 3

PARCEL INFORMATION

TPN. 0419095022
409 43RD AVE. SW.
PUYALLUP, WA. 98373

TPN. 0419095003
433 43RD AVE. SW.
PUYALLUP, WA. 98373

TPN. 0419095004
427 43RD AVE. SW.
PUYALLUP, WA. 98373



INDEX: NE 1/4 OF THE NE 1/4, SEC 9, TWP 19 N., R. 4 E., W.M.

CITY ENGINEERS OFFICE

ENGINEERING MANAGER _____ DATE _____

PLANNING DIVISION

PLANNING MANAGER _____ DATE _____

FIRE PREVENTION DIVISION

FIRE CODE OFFICIAL _____ DATE _____

COUNTY ASSESSOR-TREASURER

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

ASSESSOR-TREASURER _____

BY _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ OF _____, 2022, AT THE REQUEST OF CHARLES E. PODZALINE

AUDITOR'S FILE NO. _____

DEPUTY _____ COUNTY AUDITOR

ORIGINAL TRACT OWNERS

ROGER HEBERT _____ FULL NAME ADDRESS & ZIP

EXISTING ZONING _____ RMC

SOURCE OF WATER
FRUITLAND MUTUAL WATER

TYPE OF ACCESS _____ 28' SHARED ACCESS

SEWER SYSTEM _____ SEPTIC
(NO RECORDS NOTED, CONFIRMATION REQUIRED)

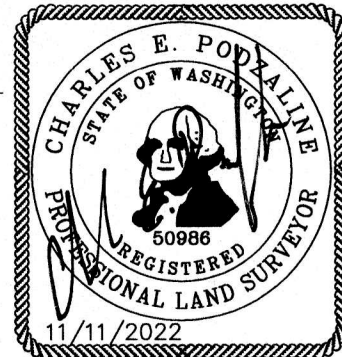
SCALE 1" = 60' NO. OF LOTS 2

DRAWN BY JC CHECKED BY CEP JOB NO.20069

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 CHARLES E. PODZALINE IN MAY, 2022.

CHARLES E. PODZALINE, PLS
CERTIFICATE NO. 50986



SHEET 1 OF 2

C.E.S. NW INC.

CIVIL ENGINEERING & SURVEYING

429 - 29TH ST. NE, SUITE D BUS: (253) 848-4282
PUYALLUP, WA 98372 ceservices@cesnwinco.com

JOB: 20069 APPLICATION NO. PLSHP20220104

