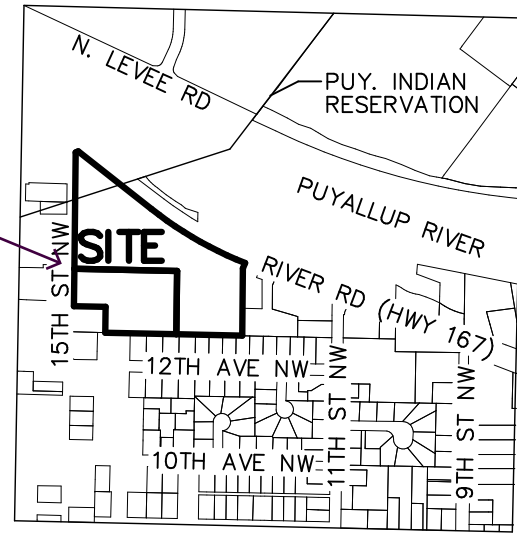


VICINITY MAP



VICINITY MAP SCALE 1" = 1000'

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN FEE SIMPLE AND HAVE 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.

KERRY ODEMAN
PRESIDENT, KLS 1400 LLC

ERIC TURNER
PRESIDENT, FIRST BAPTIST CHURCH



STATE OF WASHINGTON }
COUNTY OF PIERCE }
SIGNED AND SEALED BEFORE ME THE UNDERSIGNED
THIS DAY OF 20
THEIR FREE AND VOLUNTARY ACT AND DEED FOR
BOUNDARY LINE ADJUSTMENT PROCESS WITNESS
MY HAND AND SEAL THE DAY AND YEAR FIRST
WRITTEN ABOVE.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT:

CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. PLBDJ20

Please fill in the permit number assigned to this project: PLBDJ20220088. [survey map, pg. 1]

A PORTION OF THE NW 1/4 AND THE SW 1/4 OF THE SW 1/4, SECTION 21, TOWNSHIP 20 N, RANGE 4 E, W.M. ALSO A PORTION OF B.F. WRIGHT DLC AND A PORTION OF PUYALLUP INDIAN RESERVATION

ORIGINAL TRACT ASSESSORS PARCEL NO'S: 492000019, 492000030

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.

DEVELOPMENT AND PERMITTING SERVICES

PLANNING MANAGER 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

AUDITORS CERTIFICATE

FILED FOR RECORD THIS DAY OF , 20 AT THE REQUEST OF DOUGLAS CASEMENT

AUDITORS FEE NO.

FEE: \$

DATE

DEPUTY COUNTY AUDITOR

ORIGINAL TRACT OWNERS

PARCEL 1

NAME: KLS 1400 LLC (TOYOTA OF PUYALLUP)

ADDRESS: 1400 RIVER ROAD E

CITY/STATE/ZIP: PUYALLUP, WA, 98371

CURRENT ZONING: CG

PARCEL 2

NAME: FIRST BAPTIST CHURCH

ADDRESS: 1219 15TH STREET NW

CITY/STATE/ZIP: PUYALLUP, WA, 98371

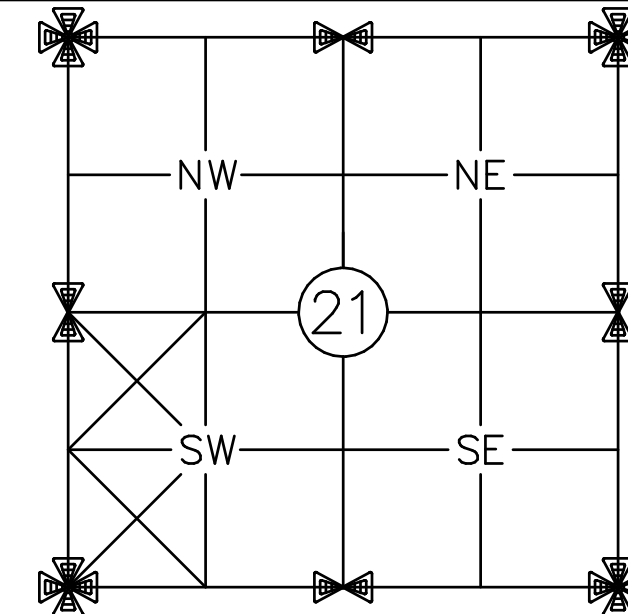
CURRENT ZONING: RS-06

SOURCE OF WATER: CITY OF PUYALLUP

SEWER SYSTEM: CITY OF PUYALLUP

WIDTH AND TYPE OF ACCESS: 30' & 100' PUBLIC ROADS

SCALE: 1" = 100'



ORIGINAL LEGAL DESCRIPTION-PARCEL 1

PARCEL A: LOTS 1 TO 4, INCLUSIVE, PIERCE COUNTY SHORT PLAT NUMBER 8211150208, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1982, RECORDS OF THE PIERCE COUNTY AUDITOR. EXCEPT 15TH STREET NORTHWEST ABUTTING ON THE WEST.

PARCEL B: COMMENCING AT A POINT 52 FEET NORTH OF A STONE MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF 15TH STREET NORTHWEST AND THE LINE OF THE PUYALLUP INDIAN RESERVATION IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. THENCE AT A RIGHT ANGLE TO SAID CENTERLINE OF 15TH STREET NORTHWEST, EAST 15 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING EAST 274 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF STATE ROAD NUMBER 5; THENCE ALONG SAID ROAD RIGHT OF WAY LINE NORTHWESTERLY 316.25 FEET, MORE OR LESS, TO A POINT 30 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID RIGHT OF WAY LINE AND A LINE THAT IS PARALLEL WITH AND 15 FEET EAST OF SAID CENTERLINE OF 15TH STREET NORTHWEST; THENCE SOUTHWESTERLY 26.6 FEET TO A POINT ON A LINE 15 FEET EAST OF SAID CENTERLINE OF 15TH STREET AND 30 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY LINE OF SAID STATE ROAD AND THE EAST LINE OF SAID 15TH STREET, EXTENDED NORTH; THENCE ON SAID EAST LINE OF 15TH STREET SOUTH TO THE POINT OF BEGINNING. EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP BY STATUTORY WARRANTY DEED RECORDED SEPTEMBER 15, 1999 UNDER RECORDING NUMBER 9909150369.

PARCEL C: LOT 1, PIERCE COUNTY SHORT PLAT NUMBER 8109170287, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1981, RECORDS OF THE PIERCE COUNTY AUDITOR.

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

ORIGINAL LEGAL DESCRIPTION-PARCEL 2

Please update the title page/sheet 1 to mirror the language of the City of Puyallup's template Boundary Line Adjustment format exactly. The link to the template is below: https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=[survey map, pg. 1]

MARKS A SOUTHWEST CORNER OF LOT 2, GEORGE O. KELLEY'S 1ST SUBDIVISION, THENCE EAST 15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST ON THE SOUTH LINE OF SAID LOT, 175 FEET; THENCE NORTH 135 FEET; THENCE WEST 175 FEET TO THE EAST LINE OF SAID COTTER STREET; THENCE SOUTH ON SAID EAST LINE TO THE POINT OF BEGINNING. EXCEPT THAT PORTION CONVEYED TO CITY OF PUYALLUP FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 199901280666.

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

CITY OF PUYALLUP NOTES

CRITICAL AREAS ON SITE: 1. LOTS 1 AND 2 CONTAIN A VOLCANIC HAZARD AREA. 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 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 STORM WATER MANAGEMENT REGULATIONS AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

2. LOTS 1 AND 2 CONTAIN CRITICAL AQUIFER RECHARGE AREAS. 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 STORM WATER MANAGEMENT REGULATIONS AND OTHER APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

REVISED LEGAL DESCRIPTION-PARCEL 1

PARCEL A: LOTS 1 TO 4, INCLUSIVE, PIERCE COUNTY SHORT PLAT NUMBER 8211150208, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 15, 1982, RECORDS OF THE PIERCE COUNTY AUDITOR. EXCEPT 15TH STREET NORTHWEST ABUTTING ON THE WEST.

PARCEL B: COMMENCING AT A POINT 52 FEET NORTH OF A STONE MONUMENT AT THE INTERSECTION OF THE CENTERLINE OF 15TH STREET NORTHWEST AND THE LINE OF THE PUYALLUP INDIAN RESERVATION IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. THENCE AT A RIGHT ANGLE TO SAID CENTERLINE OF 15TH STREET NORTHWEST, EAST 15 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING EAST 274 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF STATE ROAD NUMBER 5; THENCE ALONG SAID ROAD RIGHT OF WAY LINE NORTHWESTERLY 316.25 FEET, MORE OR LESS, TO A POINT 30 FEET SOUTHEASTERLY OF THE INTERSECTION OF SAID RIGHT OF WAY LINE AND A LINE THAT IS PARALLEL WITH AND 15 FEET EAST OF SAID CENTERLINE OF 15TH STREET NORTHWEST; THENCE SOUTHWESTERLY 26.6 FEET TO A POINT ON A LINE 15 FEET EAST OF SAID CENTERLINE OF 15TH STREET AND 30 FEET SOUTH OF THE INTERSECTION OF THE WESTERLY LINE OF SAID STATE ROAD AND THE EAST LINE OF SAID 15TH STREET, EXTENDED NORTH; THENCE ON SAID EAST LINE OF 15TH STREET SOUTH TO THE POINT OF BEGINNING. EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP BY STATUTORY WARRANTY DEED RECORDED SEPTEMBER 15, 1999 UNDER RECORDING NUMBER 9909150369.

PARCEL C: LOT 1, PIERCE COUNTY SHORT PLAT NUMBER 8109170287, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1981, RECORDS OF THE PIERCE COUNTY AUDITOR. TOGETHER WITH THE EAST 100 FEET OF LOT 2 OF GEORGE O. KELLEY'S 1ST SUBDIVISION OF PART OF THE B.F. WRIGHT D.L.C. #39 IN SECTIONS 20, 21, 28, 29, TOWNSHIP 20 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, ACCORDING TO PLAT RECORDED IN BOOK 7 OF PLATS AT PAGE 80, IN PIERCE COUNTY, WASHINGTON.

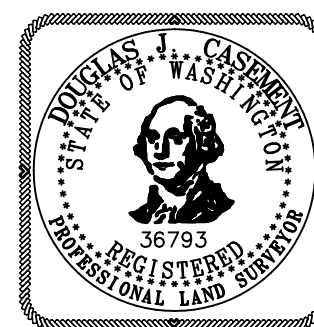
SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

REVISED LEGAL DESCRIPTION-PARCEL 2

LOT 2 OF GEORGE O. KELLEY'S 1ST SUBDIVISION OF PART OF THE B.F. WRIGHT D.L.C. #39 IN SECTIONS 20, 21, 28, 29, TOWNSHIP 20 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, ACCORDING TO PLAT RECORDED IN BOOK 7 OF PLATS AT PAGE 80, IN PIERCE COUNTY, WASHINGTON. EXCEPT THE EAST 100 FEET THEREOF. ALSO EXCEPT THE WEST 15 FEET CONVEYED TO THE CITY OF PUYALLUP FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S NO. 2113963.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT: COMMENCING AT AS MONUMENT IN THE CENTER OF COTTER STREET, NOW 15TH STREET NORTHWEST, WHICH MARKS A SOUTHWEST CORNER OF LOT 2, GEORGE O. KELLEY'S 1ST SUBDIVISION; THENCE EAST 15 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE EAST ON THE SOUTH LINE OF SAID LOT, 175 FEET; THENCE NORTH 135 FEET; THENCE WEST 175 FEET TO THE EAST LINE OF SAID COTTER STREET; THENCE SOUTH ON SAID EAST LINE TO THE POINT OF BEGINNING. EXCEPT THAT PORTION CONVEYED TO CITY OF PUYALLUP FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 199901280666.

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



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:

PETER CHUNG IN MARCH, 2022.

THIS DAY OF , 20

LICENSE NO. PLS 36793

PROFESSIONAL LAND SURVEYOR

Have the surveyor sign and date the next submitted plan set. [BLA, pg 1]



2606 E. MAIN, PUYALLUP WA 98372
MAIL: PO BOX 731909, PUYALLUP, WA 98373
PHONE: 253-579-6632

Show all of the easements stated within the title report:-AFN 200008170648 PSE-AFN 9006200288 COP Water Main-Provide a copy of AFN 8211220205 and show this easement on the plans. This is a historical document that I do not have access to per the Pierce County Auditor's website. -Provide a copy of AFN 8211220203 and show this easement on the plans. This is a historical document that I do not have access to per the Pierce County Auditor's website. -Provide a copy of AFN 8211220202 and show this easement on the plans. This is a historical document that I do not have access to per the Pierce County Auditor's website. -Provide a copy of AFN 8211220200 and 8211220204 and show this easement on the plans. This is a historical document that I do not have access to per the Pierce County Auditor's website. [BLA, pg 2]

Please label the lots as lot 1 and lot 2 [survey map, pg. 2]

Please provide the square footage of all existing structures [survey map, pg. 2]

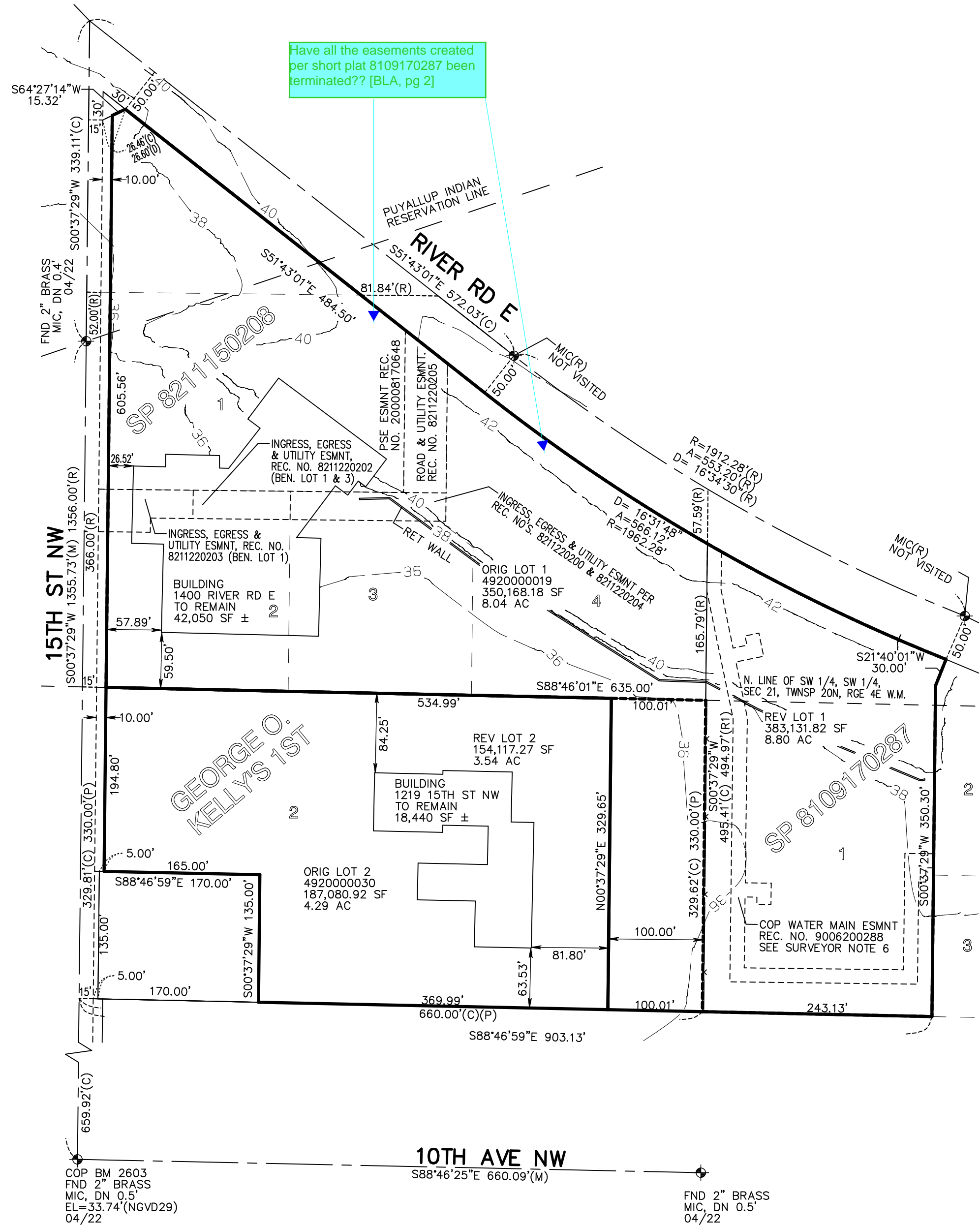
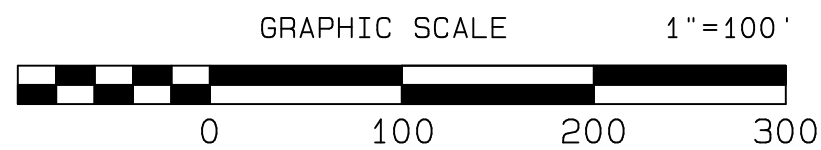
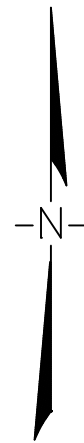
SURVEYOR'S NOTES

1. BASIS OF BEARING: WSPC, S. ZONE, NAD83-91. SOUTH 00°37'29" WEST ALONG THE CENTERLINE OF 15TH ST. NW BETWEEN TWO FOUND MONUMENTS AT THE INTX OF THE SOUTH LINE OF PUYALLUP INDIAN RESERVATION AND 10TH AVE NW
2. THE METHOD OF SURVEY WAS FIELD TRAVERSE & GPS DATA COLLECTION. THE INSTRUMENTS USED WERE A TOPCON HYPER VR GPS AND A FOCUS 30-5" TOTAL STATION. LINEAR AND ANGULAR CLOSURES MEET THE STANDARDS OF WAC 332-130-090.
3. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT, CHAPTER 58.09 RCW AND 332-130 WAC.
4. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD EXCEPT AS SHOWN.
5. VERTICAL DATUM: NGVD29. PER COP BENCHMARK NO. 2603 AT THE INTX OF 15TH ST NW AND 10TH AVE NW. EL= 33.74' (NAVD88 EL= 37.231' PER NOAA).
6. COP WATER MAIN EASEMENT 9006200288 DRAWN ON INTENT DUE TO BEARING S76°28'53"E 15.00' SHOULD HAVE BEEN S76°28'53"W. BEARINGS ADJUSTED TO WSPC, SOUTH ZONE.
7. REFERENCES:
PLAT 164126, GEORGE O. KELLY'S 1ST
SP 8211150208
SP 8109170287

Provide conversion to NAVD 88. [BLA, pg 2]

- LEGEND**
- ⊕ MONUMENT FOUND AS NOTED
 - REBAR/CAP 36793 SET THIS SURVEY
 - FOUND AS NOTED
 - ⊕ CALC'D POSITION
 - (R) RECORDED-ROS 8211150208
 - (R1) RECORDED-ROS 8109170287
 - (P) PLAT-GEORGE O. KELLY'S 1ST
 - NEW LOT LINE
 - - - PREVIOUS LOT LINE

Provide the existing and proposed boundary lines in 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. [BLA, pg 2]



NOTE:
NOAA VERTICAL DATUM CONVERSION
NGVD29 + 3.49' = NAVD88

<p>TRUE POINT SERVICES</p> <p>2606 E. MAIN, PUYALLUP WA 98372 MAIL: PO BOX 731909, PUYALLUP, WA 98373 PHONE: 253-579-6632</p>		<p>CITY OF PUYALLUP PERMIT NO. PLBDJ20220088</p>	
		<p>FOR: TOYOTA OF PUYALLUP 1400 RIVER RD E PUYALLUP, WA 98371</p>	
<p>DRAWN: DS</p> <p>CHECKED: RLS</p> <p>DATE: MAY 2022</p>	<p>SCALE: AS NOTED</p> <p>APPROVED: DJC</p> <p>JOB NO: 04-20-21-001</p>		