



PLANNING DEPARTMENT / 201 Center Street W / PO Box 309
360-832-3361 / Fax 360-832-3977

RECEIVED
 Date Received: JAN 23 2020
 Application Fee \$ 500.00
 Deposit Paid \$ 500.00
 Permit # 2020.0005

In addition to the application fee, a Review deposit is required to start initial plan review. Any additional review/engineering fees incurred by Town will be passed through to applicant.

MASTER APPLICATION FOR LAND USE ACTIONS
Check all applications for which you are applying.

BOUNDARY LINE ADJ SEPA REVIEW VARIANCE OTHER
 CONDITIONAL USE NON-CONFORMING USE
 PRELIMINARY PLAT SHORT PLAT / LONG PLAT (ORIG # _____ PROPOSED# _____)
 FINAL PLAT BINDING SITE PLAN REZONE - from MF-1 to C-1

TYPE OF APPLICATION

***** APPLICANT INFORMATION *****

Project Name: J2eg92 Rezone
 Owner: J2eg92, LLC Address: 35813 Mtn Hwy E, Eatonville, WA 98328
 Phone: 360 832 4486 Cell: 253 222 4935 Business: _____
 Authorized Agent/Contact Person David Baublits Email tohsford@hotmail.com
 Company Name _____ Cell: _____ Office Ph _____
 Mailing Address _____

***** PARCEL INFORMATION *****

Site Address: 331 Washington Ave N, Eatonville Parcel # 0416145034
 Legal Description: QTR SEC. 13 Section 14 Township 16 Range 04
 Related Parcels: 0416145038
 Utility Sources: Water: TOWN OF EATONVILLE; Sewer TOWN OF Eatonville; Power: TOWN OF Eatonville

****Include Development Plans including Site Plan (Drawn to scale)****

I, David Baublits being duly sworn, declare that I am the contract purchaser, agent or owner of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are true in all respects and correct to the best of my knowledge and belief.

Owner Signature: David Baublits Date: 12/28/20
(OR an Authorized Agent signature if an "Owner Authorization" is signed and attached)

Authorized Agent Signature: _____ Date: _____

TOWN OF EATONVILLE

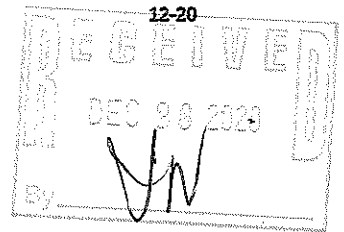
201 Center Street West PO Box 309 Eatonville Washington 22928 Phone: 870-832-3361 Fax: 860-832-3877



REZONE APPLICATION

SUPPLEMENTAL APPLICANT RESPONSES

(please use additional 8 1/2 X 11 sheets of paper as needed for responses)



Applicant Name: Jaeggs, LLC

Parcel number(s) in proposed Rezone: 0416145034

Current Zoning: MF-1

Proposed Zoning: C-1

Comprehensive Plan Land Use Designation: Multi Family

Site Map: Please attach an 8 1/2 X 11 site plan that includes the area proposed for rezone. The site plan should also include: a) any existing development; b) any physical features or site constraints; c) any area roads, driveways or access; d) any easements; e) abutting parcels.

1. Describe how the proposed rezone is consistent with the Eatonville Comprehensive Plan (please include references to the land use designation and applicable goals and policies, etc.):

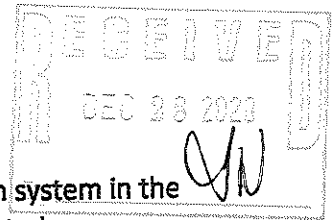
APPLICANT RESPONSE:

Section 10.8.4 Commercial Land of the comprehensive Plan states: "Commercial Development in Eatonville ... is along Washington and Mashell Avenues and along Center Street East". Section 7.2.2 states "commercial developments that cater to residents as well as tourists continue to be built along Washington Avenue, Mashell Avenue, and Center Street". This parcel is located on Washington Ave and is one of two lots attached to the North end of 53 lots already zoned commercial in the commercial growth area targeted by 10.8.4 and 7.2.2 of the comprehensive plan.

2. Describe how the proposed rezone and subsequent development of the site would be compatible with development in the vicinity:

APPLICANT RESPONSE:

Currently, 53 lots of 55 potential commercial lots on Washington Avenue are zoned commercial. Washington Avenue is identified by the comprehensive plan (section 10.8.4 and section 7.2.2) as a commercial growth area. This is one of two remaining lots on Washington Avenue that make sense to zone commercial which have not yet been rezoned to commercial. Rezoning of this parcel to commercial aligns with the stated goals of the comprehensive plan in this vicinity. There are currently no plans for development of this parcel.



3. Describe how the proposed rezone will not unduly burden the transportation system in the vicinity of the property with significant adverse impacts which cannot be mitigated:

APPLICANT RESPONSE:

As 53 lots are already zoned commercial in the vicinity of this parcel, the addition of one more commercial lot (2% of total commercial lots) will have no impact whatsoever on the transportation system in the area.

4. Describe how the circumstances have changed substantially since the establishment of the current zoning district to warrant the proposed rezone:

APPLICANT RESPONSE:

Current zoning for this property was established when the property was annexed into the town of Eatonville. Two things have happened since that time. First, the property has been divided into lots that are smaller which better fit a commercial zoning designation. Second, the town developed a comprehensive plan which targets this lot within its commercial growth area (section 10.8.4 and section 7.2.2).

5. Describe how the proposed rezone will not adversely affect the health, safety and general welfare of the Town of Eatonville:

APPLICANT RESPONSE:

As 53 lots are already zoned commercial in the vicinity of this parcel, the addition of one more commercial lot (2% of total commercial lots) will have no impact whatsoever on the health, safety and general welfare of the community.

ADJACENT LANDOWNER INFORMATION
(please attach separately)

The Applicant shall provide a current Pierce County assessor's map(s) showing the property(ies) within a 300' radius of the subject site, including a list of the names and addresses of owners of all properties within that radius, certified as accurate and complete by the Pierce County assessor, a title company or licensed surveyor.



PLANNING DEPARTMENT
 201 Center St W / PO Box 309
 360-832-3361 / Fax 360-832-2573

RECEIVED
 DEC 28 2020
 Date Recv'd.
 Deposit \$ 500⁰⁰
 Receipt #

12/20

OWNER AUTHORIZATION

Parcel No.:	0416145034
Proposed Land Development Action:	REZONE from MF-1 to C-1
Authorized Agent Name:	David Beublitz
Mailing Address:	35813 Mt Wg E. Eatonville WA 98328
Email:	tohsord@hotmail.com
Phone:	253-222-4935

I/We, David Beublitz, am the (CIRCLE ONE:) Legal Owner(s) -or- Ownership Representative of the above parcel. I/We consent to the land development action noted above, which has been made with the free consent and in accordance with the desires of the owner or owners.

I/We grant _____ permission to file and coordinate land development action noted above with the Town of Eatonville on my behalf as an authorized agent for this proposed project.

David Beublitz
 Signature

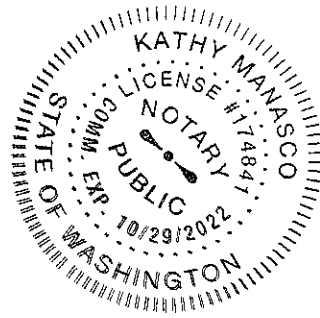
12/28/20
 Date

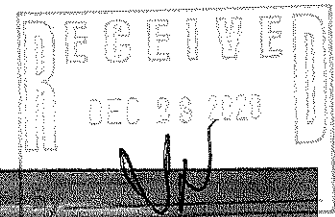
 Signature

 Date

Subscribed and sworn to before me this 28th day of December, 2020

Notary Public in and for the State of Washington,
 Residing at Eatonville WA
 My commission expires 10/29/2022





TOWN OF EATONVILLE

201 Center Street West PO Box 309 Eatonville Washington 98328 Phone: 360-832-3961 FAX: 360-832-3977

SEPA ENVIRONMENTAL CHECKLIST UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

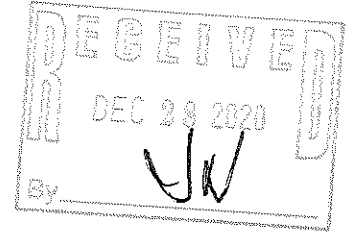
Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

A. background



1. Name of proposed project, if applicable:
Jaegga and Baublits Memorial Rezone
2. Name of applicant:
Jaegga LLC and Baublits Memorial LLC
3. Address and phone number of applicant and contact person:
35813 Mtn Hwy E., Eatonville, WA 98328 253 222 4935 David Baublits
4. Date checklist prepared:
12/28/2020
5. Agency requesting checklist:
Town of Eatonville
6. Proposed timing or schedule (including phasing, if applicable):
Early 2021
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.
None

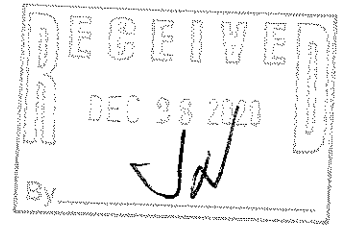
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Rezone of two parcels from MF-1 to C-1

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

331 Washington Ave N. Eatonville, WA 98328 Section 14, Township 16, Range 04
Parcel # 0416145034

333 Washington Ave. N. Eatonville, WA 98328 Section 14, Township 16, Range 04
Parcel # 0416145038



B. ENVIRONMENTAL ELEMENTS

1. Earth

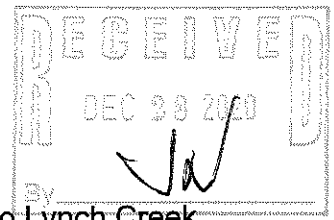
- a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other ~~70% flat/30%~~ steep slopes
- b. What is the steepest slope on the site (approximate percent slope)?
Over 30%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Topsoil, silt and trace sands. No removal of soils required
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
None required
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
None
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
None
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None

3. Water

- a. Surface Water:
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe



type
and provide names. If appropriate, state what stream or river it flows into.
A seasonal stream runs through the parcel # 0416145038 flowing into Lynch Creek

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
None
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground Water:

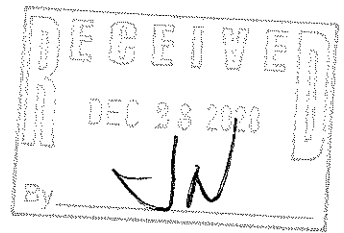
- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
None
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
None
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
None
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None



4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

e. List all noxious weeds and invasive species known to be on or near the site.

None

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

songbirds, deer, bear, elk

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

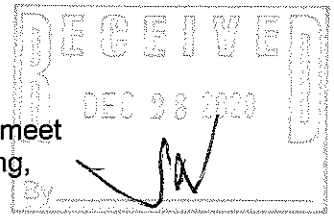
d. Proposed measures to preserve or enhance wildlife, if any:

None

e. List any invasive animal species known to be on or near the site.

None

6. Energy and natural resources



a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
None

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
No

c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:
None

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.
No

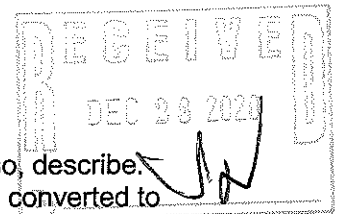
- 1) Describe any known or possible contamination at the site from present or past uses.
None
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None
- 4) Describe special emergency services that might be required.
None
- 5) Proposed measures to reduce or control environmental health hazards, if any:
None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
None
- 3) Proposed measures to reduce or control noise impacts, if any:
None

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
No affect on nearby residential and school properties



- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
No change in use
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No impact
- c. Describe any structures on the site.
5 plex on parcel #0416145038, triplex on parcel #0416145034
- d. Will any structures be demolished? If so, what?
No
- e. What is the current zoning classification of the site?
MF-1
- f. What is the current comprehensive plan designation of the site?
Multi Family
- g. If applicable, what is the current shoreline master program designation of the site?
None
- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No
- i. Approximately how many people would reside or work in the completed project?
None
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None

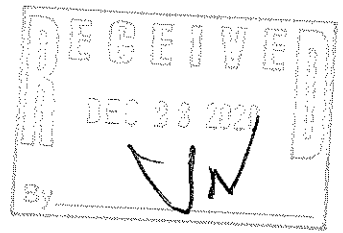
9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any:
None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable



- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
None

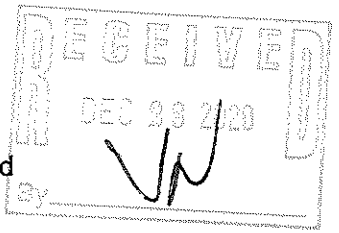
12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
A baseball field across the street
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
No
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
No
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
None
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None

14. Transportation



- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Washington Ave. N and Lynch Creek Rd currently serve the two parcels.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
No
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
None
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
No
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
None
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No
- h. Proposed measures to reduce or control transportation impacts, if any:

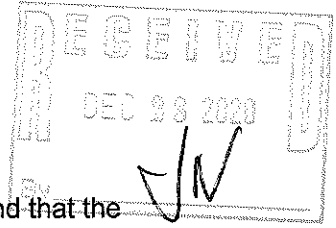
None

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No
- b. Proposed measures to reduce or control direct impacts on public services, if any.
None

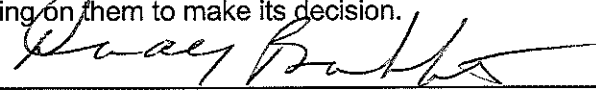
16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
None



C. Signature

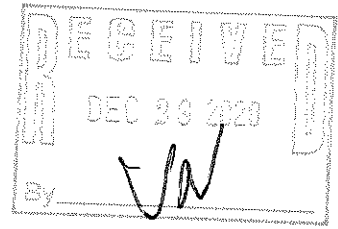
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee David Baublits

Position and Agency/Organization Managing Member/ Jaegga and Baublits Memorial LLCs

Date Submitted: 12/29/2020



D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
None

Proposed measures to avoid or reduce such increases are:
None

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
None

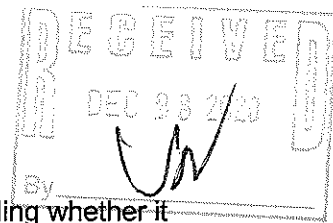
Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None

3. How would the proposal be likely to deplete energy or natural resources?
None

Proposed measures to protect or conserve energy and natural resources are:
None

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
None

Proposed measures to protect such resources or to avoid or reduce impacts are:
None



5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
None

Proposed measures to avoid or reduce shoreline and land use impacts are:
None

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
None

Proposed measures to reduce or respond to such demand(s) are:
None

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
No conflicts

1 0416145034 1203
JAEGGA LLC
35813 MOUNTAIN HWY E
EATONVILLE, WA 98328-9237

2 0416145038 1101
BAUBLITS MEMORIAL LLC
35813 MOUNTAIN HWY E
EATONVILLE, WA 98328-9237

3 0416141005 7600
EATONVILLE TOWN OF
PO BOX 309
EATONVILLE, WA 98328-0309

4 0416141006 7600
EATONVILLE TOWN OF
PO BOX 309
EATONVILLE, WA 98328-0309

5 0416141008 6810
EATONVILLE SCH DIST 404
PO BOX 698
EATONVILLE, WA 98328-0698

6 0416141009 1101
VAN EATON TERRANCE J
41918 LYNCH CRK RD E
EATONVILLE, WA 98328-9402

7 0416141016 7600
EATONVILLE TOWN OF
PO BOX 309
EATONVILLE, WA 98328-0309

8 0416142093 9100
MC GINLEY DANIEL R & GAIL D
1515 DOCK ST UNIT 721
TACOMA, WA 98402-3254

9 0416142104 9100
TOWN OF EATONVILLE
PO BOX 309
EATONVILLE, WA 98328-0309

10 0416142105 9100
EATONVILLE SCH DIST 404
PO BOX 698
EATONVILLE, WA 98328-0698

11 0416142106 6820
EATONVILLE SCH DIST 404
PO BOX 698
EATONVILLE, WA 98328-0698

12 0416142107 6820
TOWN OF EATONVILLE
PO BOX 309
EATONVILLE, WA 98328-0309

13 0416144001 6810
EATONVILLE SCHOOL DIST #404
PO BOX 698
EATONVILLE, WA 98328-0698

14 0416145039 9100
BAUBLITS THOMAS & BARBARA
420 LYNCH CREEK RD E
EATONVILLE, WA 98328

15 0416145040 9100
BAUBLITS RAINIER VISTA LLC
35813 MOUNTAIN HWY E
EATONVILLE, WA 98328-9237

16 0416145041 1101
BAUBLITS DANIEL & SHEILA
220 LYNCH CREEK RD E
EATONVILLE, WA 98328

17 3605000010 1305
SAWYER DANIELLE D
8421 W MCMYRON ST
MILWAUKEE, WI 53214

18 3605000020 9170
MTN VIEW INVESTMENTS LLC
PO BOX 1758
EATONVILLE, WA 98328-1758

19 3605000030 9170
MTN VIEW INVESTMENTS LLC
PO BOX 1758
EATONVILLE, WA 98328-1758

20 3605000040 9170
MTN VIEW INVESTMENTS LLC
PO BOX 1758
EATONVILLE, WA 98328-1758

21 3605000100 1101
HCL PROPERTY LLC
PO BOX 888
GRAHAM, WA 98338-0888

22 3605000110 1101
BUTLER CHARLES H & LYNN M
PO BOX 955
EATONVILLE, WA 98328-0955

23 3605000120 1101
BUTLER CHARLES H & LYNN M
PO BOX 955
EATONVILLE, WA 98328-0955

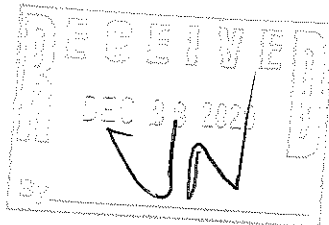
24 3605000130 5800
212 WASHINGTON AVE LLC
PO BOX 955
EATONVILLE, WA 98328-0955

25 3605000180 1800
MATTHEWS FRED & CAROL
PO BOX 631
EATONVILLE, WA 98328-0631

26 3605000190 1101
MATTHEWS FRED & CAROL
PO BOX 631
EATONVILLE, WA 98328-0631

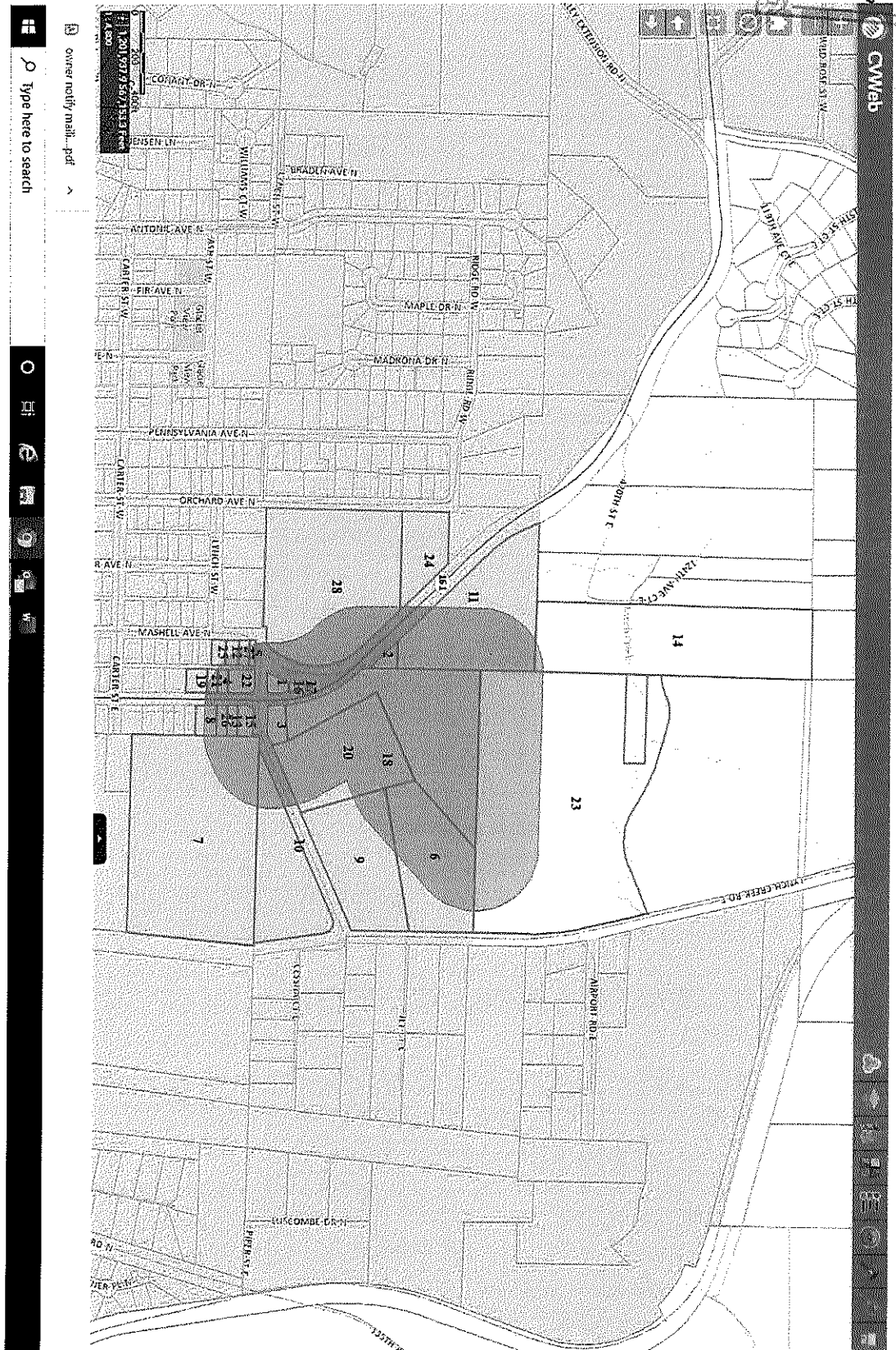
27 3605000200 1101
233 MASHSEL AVENUE LLC
PO BOX 955
EATONVILLE, WA 98328-0955

28 3605000210 1101
JUNGBLUTH DANNY K & SHARONANN DEETT.
PO BOX 98344
LAKEWOOD, WA 98496-8344



17

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[Signature]



S 88°39'41" E

N. LINE OF THE SW 1/4
OF THE NE 1/4 S. 14

RECEIVED
DEC 28 2020
BY

PIERCE COUNTY, WASHINGTON

S 88°39'41" E 1272.01'

GRAVEL DRIVE (N)

LOT 1

337668.61 sq ft
7.75 Acres

0416145038

N 48°20'49" E
444.99'

AREA INACCESSIBLE
NOT SURVEYED

75'
BUFFER

TOP BANK
EXISTING FENCE

MEMORIAL

R=20' (TYP.)

LOT 1 OF S.P. 201301085001
APN 041614-503-5

31.4%

GATE S

GATE S

GATE S

GATE S

GATE S

GATE S

GATE S

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GATE S

LOT 4

221879.33 sq ft
5.09 Acres
3.6%

NOTHING SET,
POINT FALLS IN
CREEK

FOUND BISHOP
REBAR & CAP,
0.5' ELY OF PL

1.0%

(S 68°45'57" W 257.28')

LOT 3 OF S.P. 201301085001
APN 041614-503-5

SHED
(TYPICAL)

GARAGE

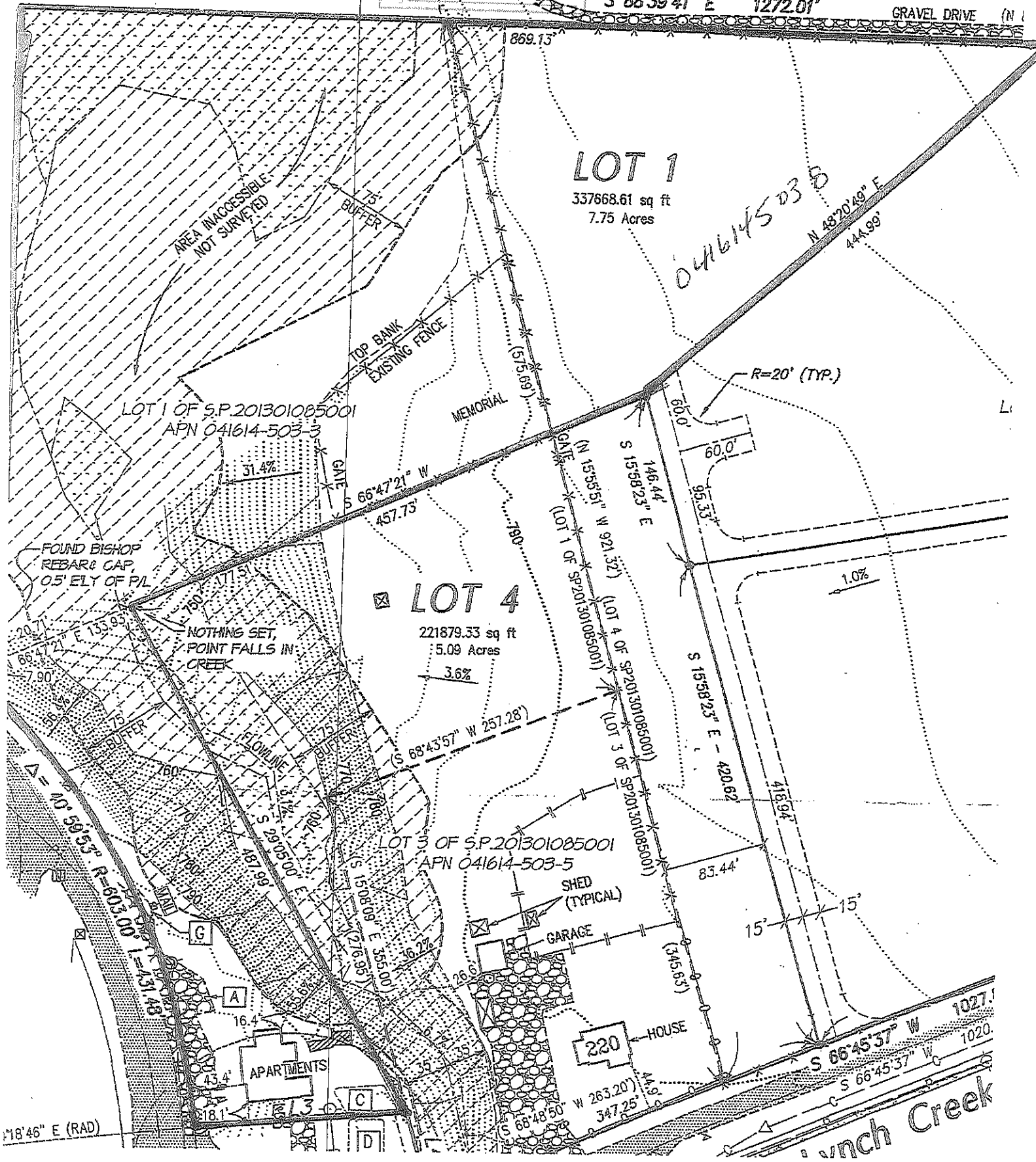
HOUSE

220

APARTMENTS

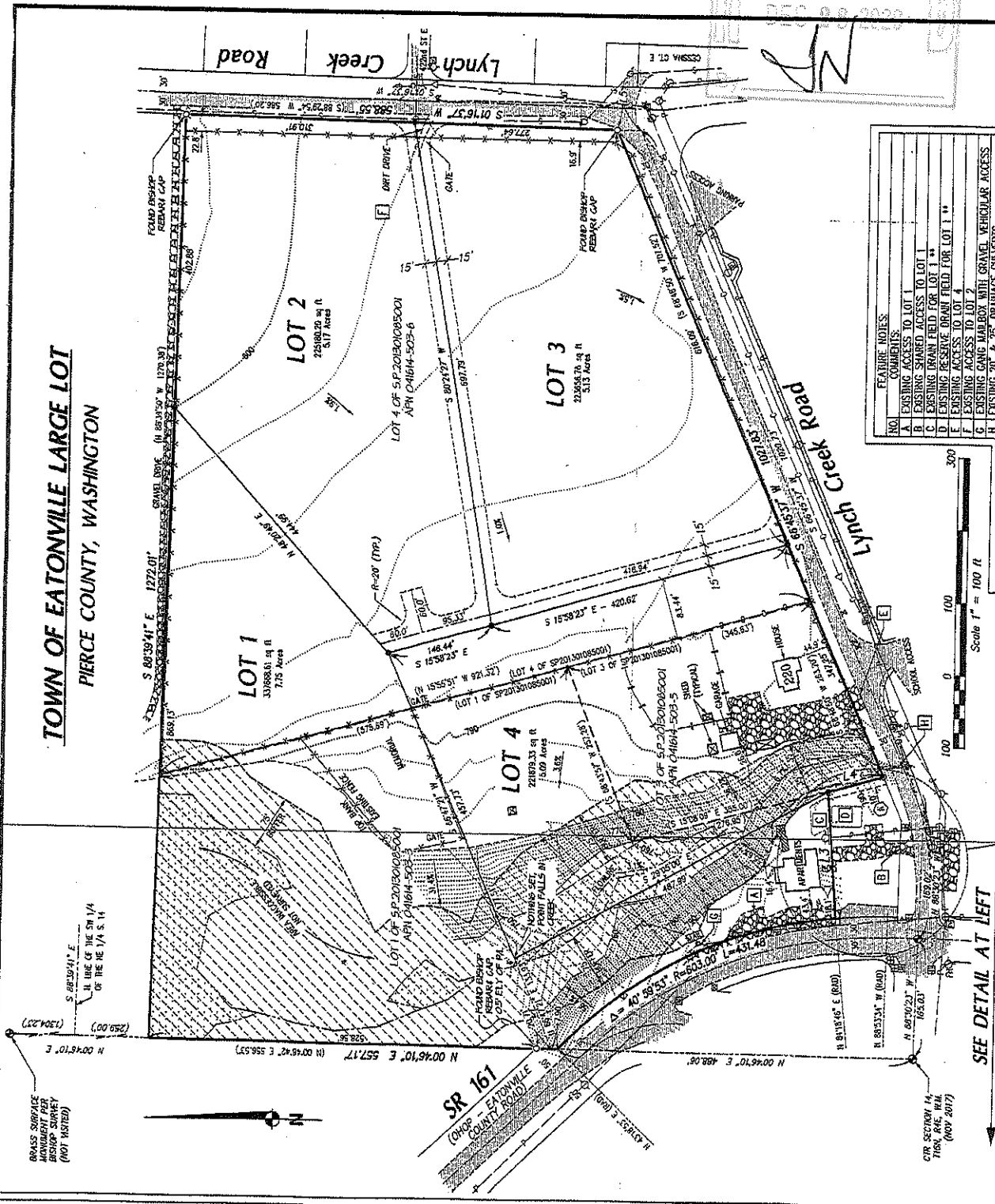
18°46" E (RAD)

Branch Creek



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TOWN OF EATONVILLE LARGE LOT
PIERCE COUNTY, WASHINGTON



Aspen
Land Surveying LLC
at The Landing in Key Center
15510 92nd Street NW
Gig Harbor, WA 98329
P.O. Box 124, Vaughn, WA 98384-0124

APP # _____
SHEET 2 OF 2
DRAWING NO. 5860C

Daniel B. Johnson
Professional Land Surveyor
No. 28400
Washington State

Daniel B. Johnson
1-24-2020

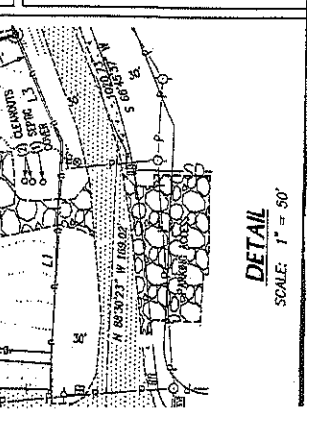
DANIEL B. JOHNSON, CERTIFICATE NO. 28400

LOT DATA

NO.	ADDRESS
1	333 WASHINGTON AVE N
2	LYNCH CREEK RD E
3	LYNCH CREEK RD E
4	1720 LYNCH CREEK RD E

LEGEND

○	FOUND BRASS SURFACE MONUMENT (NOV 2017)	○	UTILITY VAULT
○	FOUND RE-BAR & CAP	○	WATER IRRIGATION VALVE
○	SET 5/8" RE-BAR & CAP	○	WATER VALVE
○	WOOD FENCE LINE	○	FIRE HYDRANT
○	WIRE FENCE LINE	○	WATER METER
○	BARBED WIRE FENCE LINE		
○	CONCRETE		
○	ASPHALT PAVEMENT		
○	GRAVEL		
○	SANITARY SEWER MANHOLE	○	CABLE TELEVISION BOX
○	STORM DRAIN CATCH BASIN	○	BURIED CABLE SIGN
○	CLEAN OUT	○	GANG MAIL BOX
○	UTILITY POLE		
○	POWER METER		
○	CONH RISER		
○	CONH BOX		



OF BEARINGS: STATE PLANE COORDINATE SYSTEM, WASHINGTON ZONE SOUTH.

RECORD OF SURVEY FOR MERCEDES BAUBULTS, INC. DATED AUGUST 20, 2007; TOWN OF EATONVILLE SHORT PLAT, 201301065000.

INDICATES METEAND BUFFER ZONE*

INDICATES METELAND*

SHOWN BY APENKOV "E" BASE MAP OF DRAINAGE EROSION CONTROL REPORT PREPARED BY PETRA KEERING LLC, DATED AUGUST 20, 2008.

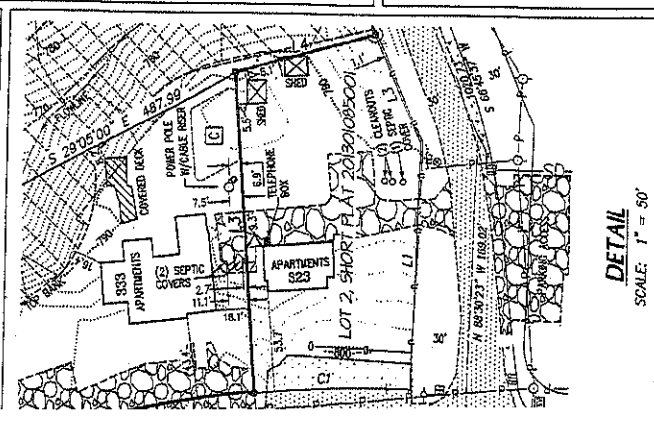
AGENT NOTE:
00 FT WIDE UTILITY EASEMENT PER SHORT PLAT N 201301065000.

CURVE DATA

ARCUS DELTA	LENGTH
73.00	67.95
93.00	49.53

LINE DATA

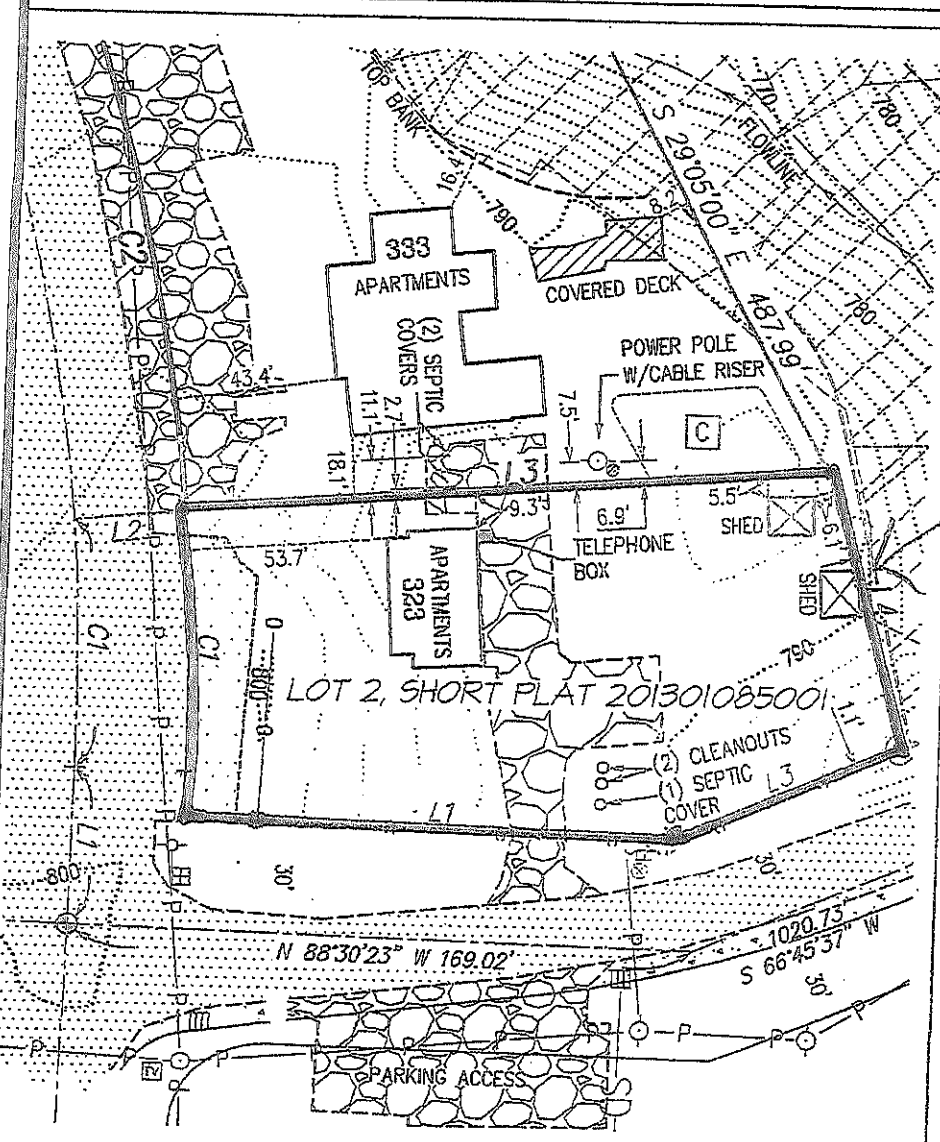
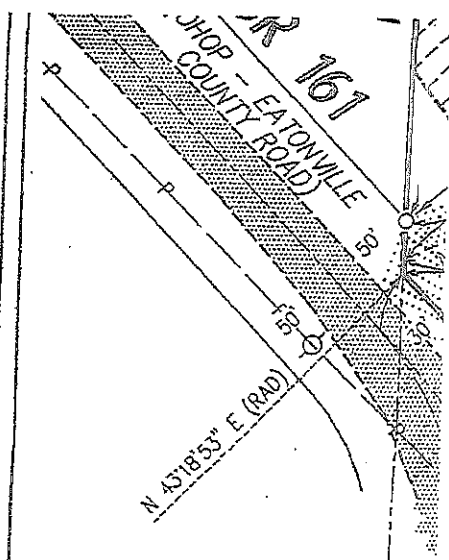
BEARING	DISTANCE
S 01°04'00" E	42.27
S 01°07'15" W	30.00
S 84°18'46" E - RADIAL	30.00
S 85°39'38" W	174.53 (174.53)
S 15°11'22" W	74.05 (74.05)
S 01°16'37" W	39.97



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DEC 30 2020
By *WN*

CURVE DATA			
NO.	RADIUS	DELTA	LENGTH
C1	573.00'	06°47'40"	67.95'
C2	603.00'	40°59'53"	431.48'

LINE DATA		
NO.	BEARING	DISTANCE
L1	N 01°04'10" E (S 01°07'13" W)	42.47'
L2	N 84°18'46" E - RADIAL	30.00'
L3	S 85°39'38" W (S 85°42'51" W)	174.53' (174.55')
L4	N 15°11'22" W (S 15°08'09" E)	78.05' (78.05')
L5	S 01°16'37" W	32.97'



046145034

CTR SECTION 14,
T16N, R4E, W.M.
(NOV 2017)

SEE

- ⊕ FOUND BRASS SURFACE MONUMENT (NOV 2017)
- FOUND RE-BAR & CAP
- SET 5/8" RE-BAR & CAP
- WOOD FENCE LINE
- |— WIRE FENCE LINE
- x— BARBED WIRE FENCE
- ▨ CONCRETE
- ▨ ASPHALT PAVEMENT
- ▨ GRAVEL

DETAIL
SCALE: 1" = 50'