

PRELIMINARY PLAT OF LYNCH CREEK LANDING

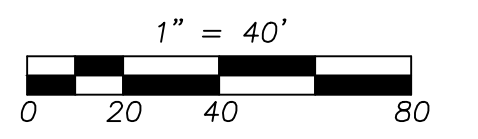
IN THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 16 N., RANGE 4 E., W.M., PIERCE COUNTY, WASHINGTON
ADDRESS: 481 LYNCH CREEK RD E, EATONVILLE WA 98328
PARCEL # 0416141044

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 07°50' EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER 283.53 FEET; THENCE SOUTH 89°20'23" EAST, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 883.25 FEET; THENCE NORTH 5°38'45" EAST, 282.67 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°20'23" WEST, ALONG SAID NORTH LINE, 911.78 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 1 OF UNRECORDED PUBLIC WORKS DEPARTMENT LARGE LOT SUBDIVISION NO. 1041)

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.



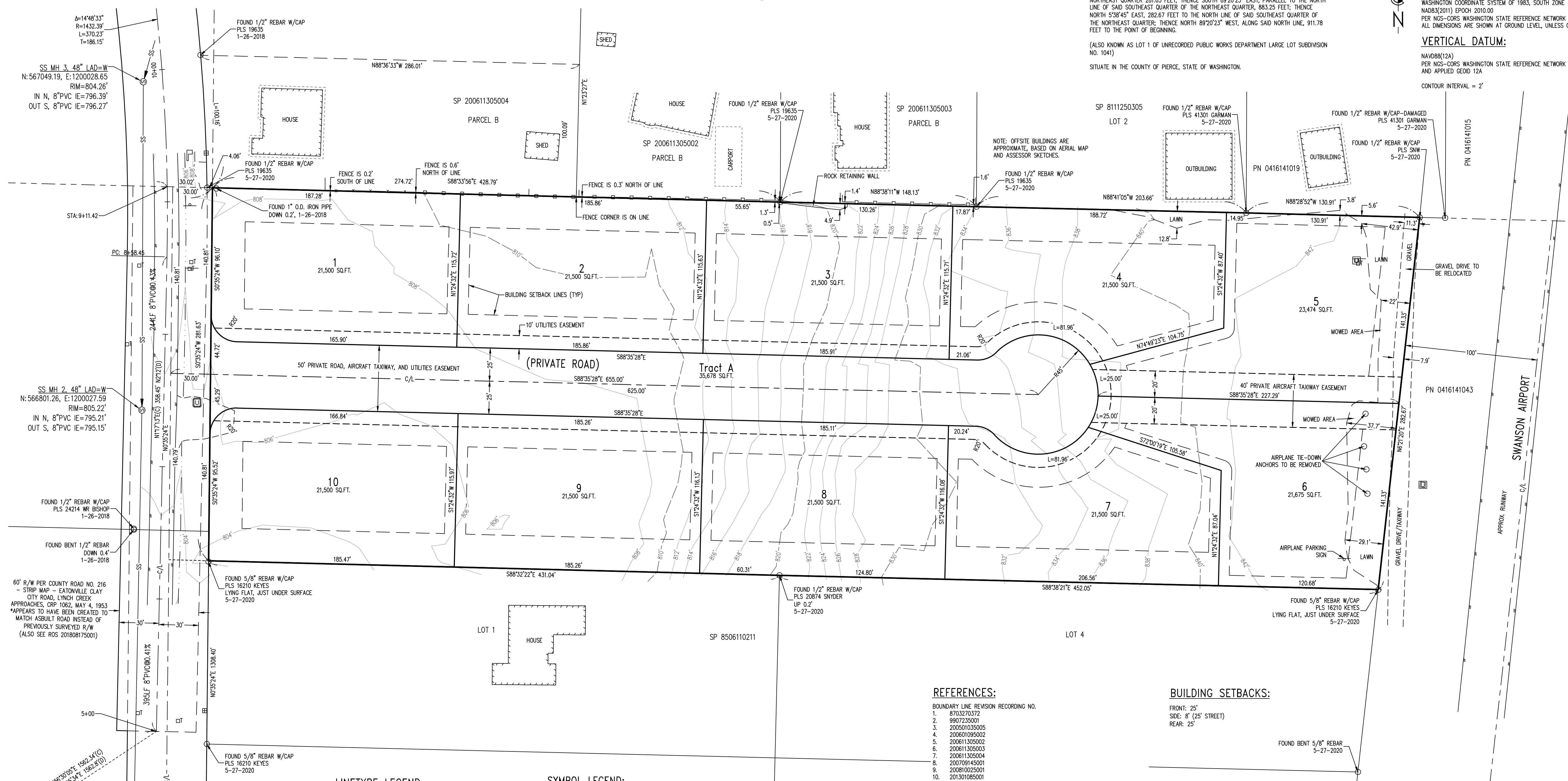
BASIS OF BEARINGS:

WASHINGTON COORDINATE SYSTEM OF 1983, SOUTH ZONE
NAD83(2011) EPOCH 2010.00
PER NGS-CORS WASHINGTON STATE REFERENCE NETWORK "WSRN"
ALL DIMENSIONS ARE SHOWN AT GROUND LEVEL, UNLESS OTHERWISE NOTED.

VERTICAL DATUM:

NAVD83(12A)
PER NGS-CORS WASHINGTON STATE REFERENCE NETWORK "WSRN"
AND APPLIED GEOID 12A

CONTOUR INTERVAL = 2'



b=143°33'
R=1432.39'
L=370.23'
T=186.15'

SS MH 3, 48" LAD=W
N:567049.19, E:1200028.65
RIM=804.26'
IN N, 8"PVC IE=796.39'
OUT S, 8"PVC IE=796.27'

SS MH 2, 48" LAD=W
N:566801.26, E:1200027.59
RIM=805.22'
IN N, 8"PVC IE=795.21'
OUT S, 8"PVC IE=795.15'

FOUND 1/2" REBAR W/CAP
PLS 24214 MR BISHOP
1-26-2018

FOUND BENT 1/2" REBAR
DOWN 0.4'
1-26-2018

60' R/W PER COUNTY ROAD NO. 216
- STRIP MAP - EATONVILLE CLAY
CITY ROAD, LYNCH CREEK
APPROACHES, CRP 1062, MAY 4, 1953
*APPEARS TO HAVE BEEN CREATED TO
MATCH ASSULT ROAD INSTEAD OF
PREVIOUSLY SURVEYED R/W
(ALSO SEE ROS 201808175001)

FOUND 1/2" REBAR W/CAP
PLS 24214 MR BISHOP
1-26-2018

FOUND BENT 1/2" REBAR
DOWN 0.4'
1-26-2018

SS MH 1, 48" LAD=W
N:566401.91, E:1200019.77
RIM=799.05'
IN N, 8"PVC IE=793.51'
IN E, 8"PVC IE=793.58'
OUT S, 8"PVC IE=793.38'

FOUND 5/8" REBAR W/CAP
PLS 28408 DB JOHNSON
1-26-2018

FOUND 3/4" IRON BAR
DOWN 0.5'
5-27-2020

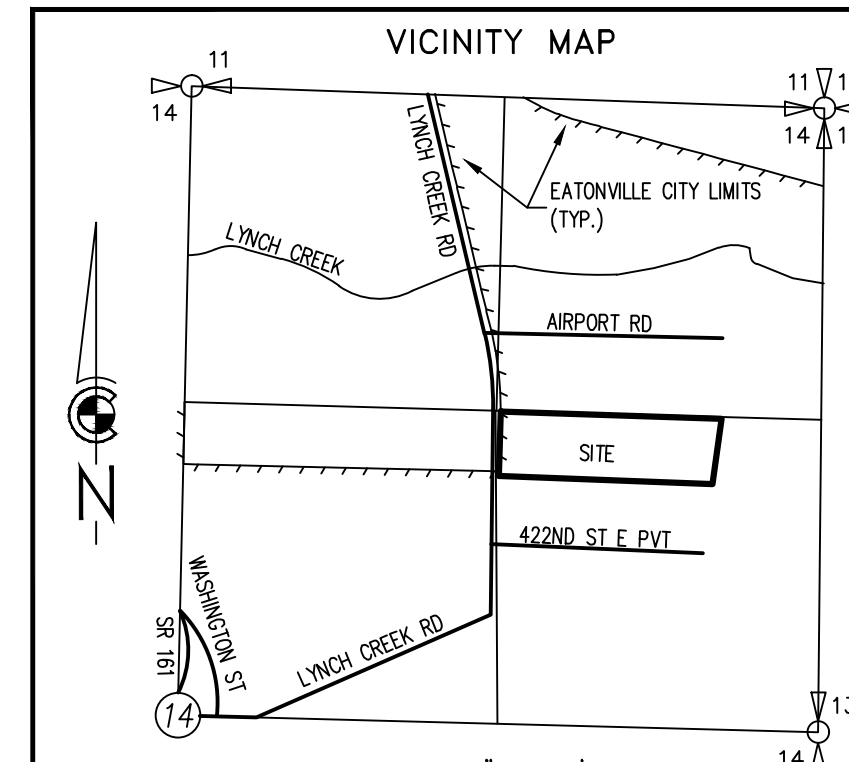
FOUND 5/8" REBAR W/CAP
PLS 16210 KEYS
5-27-2020

LINETYPE LEGEND:

- x-x- WIRE FENCE
- o-o- WOODEN FENCE
- SS- UNDERGROUND SANITARY SEWER LINE
- W- UNDERGROUND WATER LINE

SYMBOL LEGEND:

- ⊕ FOUND MONUMENT AS NOTED
- ⊕ CALCULATED MONUMENT AS NOTED
- FOUND AS NOTED
- SET 1/2" REBAR W/ STEEL CAP, PLS 46311
- CALCULATED AS NOTED
- NOTE MISC. - AS NOTED
- (C) CALCULATED
- (D) DEED
- (M) MEASURED
- (R) RECORDED
- [12345] ADDRESS
- ⊖ SIGN - 1 POLE
- ⊙ SEWER MANHOLE
- ⊠ TELECOMMUNICATION RISER
- ⊡ UTILITY MAILBOX
- ⊢ UTILITY VAULT
- ⊣ WATER FIRE HYDRANT
- ⊤ WATER METER



REFERENCES:

- BOUNDARY LINE REVISION RECORDING NO.
- 8703270372
 - 9907235501
 - 200501035005
 - 200601095002
 - 200611305002
 - 200611305003
 - 200611305004
 - 200709145001
 - 200810025001
 - 20101085001
- DEED RECORDING NO.
- 1647496
 - 1662889
 - 200002180060
 - 200012210451
 - 201601260476
- EASEMENT RECORDING NO.
- 201807035003
- PLAT RECORDING NO.
- 112540 MAP OF THE TOWN OF EATONVILLE
 - 200905125001 PLAT OF LYNCH CREEK HEIGHTS
- SHORT PLAT RECORDING NO.
- 8111530505
 - 8506060262
 - 8506102111
 - 9205130291
 - 200202255001
- SURVEY RECORDING NO.
- 2062
 - 2401
 - 8008130156
 - 821160123
 - 8704006020
 - 9707150049
 - 200208195012
 - 201808175001
- MISCELLANEOUS RECORDS
- ASSESSOR'S PARCEL MAP
 - GLO TOWNSHIP MAP AND NOTES
 - CR 216 - REVISION - EATONVILLE CLAY CITY COUNTY ROAD, MAY 18, 1912
 - COUNTY ROAD NO. 216 - STRIP MAP - EATONVILLE CLAY CITY ROAD, LYNCH CREEK APPROACHES, CRP 1062, MAY 4, 1953
 - CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC R/R R/W MAPS
 - ATTORNEY'S TITLE CO. GUARANTEE ORDER NO. 101-47781-0R

BUILDING SETBACKS:

FRONT: 25'
SIDE: 8' (25' STREET)
REAR: 25'

OWNER:

NAME: ELSE M. VAN EATON-TRUSTEE
ADDRESS: 41918 LYNCH CREEK RD E, EATONVILLE WA 98328

DEVELOPER:

NAME: CALEB BOETTCHER
ADDRESS: PO BOX 992, EATONVILLE WA 98328
PHONE: 253-318-2201 OR 360-832-3943

EQUIPMENT/PROCEDURES:

FIELD TRAVERSE: TOPCON 8205, TOPCON IS303
RTK/STATIC GPS: TOPCON HIPER GA
THIS SURVEY COMPLES WITH MINIMUM STANDARDS
ESTABLISHED BY WAC 332-130.

NOTES:

- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT MAY BENEFIT OR BURDEN THE SUBJECT PROPERTY.
- ONLY IMPROVEMENTS/FEATURES PERTINENT TO THIS SURVEY HAVE BEEN SHOWN.
- THIS DRAWING IS NOT TO BE USED FOR DETERMINING THE EXACT LOCATION OF ANY UTILITY LINES. BEFORE STARTING ANY CONSTRUCTION, EACH INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR MOST CURRENT LOCATIONS OF LINES AND/OR CALL 811 FOR UTILITY LOCATE.

SITE INFORMATION:

PARCEL NUMBER: 0416141044
ZONING: AEROSPACE DISTRICT, AIRPORT OVERLAY ZONE
SCHOOL DISTRICT: TOWN OF EATONVILLE
FIRE DISTRICT: TOWN OF EATONVILLE
WATER: TOWN OF EATONVILLE
SEWER: TOWN OF EATONVILLE
POWER: TOWN OF EATONVILLE
TELEPHONE: RAINIER CONNECT
GAS: N/A
CABLE TELEVISION: XFINITY
TOTAL LOTS: 10
SMALLEST LOT SIZE: 21,500 SQ.FT.
AVERAGE LOT SIZE: 21,715 SQ.FT.
TOTAL SITE AREA: 252,827 SQ.FT. (5.8041 ACRES)
DENSITY: 1.7 DU/ACRE
ACCESS: 80' STREET



6-30-2021
CRABTREE SURVEYING, INC.
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