

**OWNER'S CONSENT:**

WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS 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 IN ACCORDANCE WITH OUR DESIRES.

SIGNATURE: \_\_\_\_\_ PRINTED: JAMES BIEKER  
 SIGNATURE: \_\_\_\_\_ PRINTED: KATHERINE BIEKER

STATE OF WASHINGTON } s.s.  
 COUNTY OF PIERCE }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES BIEKER & KATHERINE BIEKER (IS/ARE) THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_  
 TITLE: NOTARY PUBLIC  
 MY APPOINTMENT EXPIRES: \_\_\_\_\_

**ORIGINAL LEGAL DESCRIPTION:**

(PER DEED AFN 202307260130)  
 LOT FOUR OF PIERCE COUNTY SHORT PLAT NO. 8506060262  
 WHICH IS MORE COMMONLY KNOWN AS 247 JET COURT E.,  
 EATONVILLE, WASHINGTON.

**TOWN OF EATONVILLE SHORT PLAT**

IN THE SE 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 16 N., RANGE 4 E., W.M., TOWN OF EATONVILLE, PIERCE COUNTY, WASHINGTON  
 ADDRESS: 427 JET CT E, EATONVILLE WA  
 PARCEL # 0416145007

**REFERENCES:**

- DEED RECORDING NO.  
 1. 202307260130  
 SHORT PLAT RECORDING NO.  
 1. 8506110211  
 2. 8506060262  
 3. 200709145001  
 MISCELLANEOUS RECORDS  
 1. SUBDIVISION GUARANTEE, OLD REPUBLIC NATIONAL TITLE, NO. SGW-08006735

**SITE INFORMATION:**

PARCEL NUMBER.....0416145007  
 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.....3  
 TOTAL LOTS.....3  
 SMALLEST LOT SIZE.....21,500 SQ.FT.  
 AVERAGE LOT SIZE.....22,147 SQ.FT.  
 TOTAL SITE AREA.....66,442 SQ.FT. (1.53 ACRES)  
 DENSITY.....MIN 21,500 SQ.FT. & 100' WIDTH PER LOT  
 ACCESS.....30' ROAD EASEMENT  
 SETBACKS.....FRONT:25' SIDE:8' OR 25'(STREET) REAR:25'

**VERTICAL DATUM:**

NAVD88(12B)  
 PER NGS-CORS WASHINGTON STATE REFERENCE NETWORK "WSRN" AND APPLIED GEOID 12B

CONTOUR INTERVAL = 5'

**EASEMENT PROVISIONS:**

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE TOWN OF EATONVILLE FOR GAS, WATER, SANITARY SEWER, POWER AND STORM WATER. ALSO PRIVATE COMPANIES THAT HAVE FRANCHISE RIGHTS WITHIN THE TOWN OF EATONVILLE FOR CABLE TV AND TELECOMMUNICATIONS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THEIR EXTERIOR 10' OF THE FRONT BOUNDARY LINES AND UNDER AND UPON THE UTILITY EASEMENTS SHOWN ON THE MAP ABOVE, IN WHICH TO INSTALL, LAY, CONSTRUCT RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH THE ABOVE NAMED UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED. ALL PERMANENT UTILITY SERVICES SHALL BE PROVIDED BY UNDERGROUND LINES EXCLUSIVELY. THE EASEMENTS SHALL RUN WITH THE LAND AND BE APPURTENANT THERETO, AND SHALL BE BINDING UPON THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNERS.

**SYMBOL LEGEND:**

- FOUND MONUMENT AS NOTED
- FOUND AS NOTED
- SET 1/2" REBAR W/ STEEL CAP, PLS 46311
- ✕ SET MAG NAIL W/ STEEL FLASHER, PLS 46311
- NOTE MISC. - AS NOTED
- (C) CALCULATED
- (D) DEED
- (M) MEASURED
- (R) RECORDED
- POWER VAULT
- SIGN - 1 POLE
- ⊙ SEWER MANHOLE
- ⊙SSCO SEWER CLEANOUT
- TB TELECOMMUNICATION BOX
- T TELECOMMUNICATION RISER
- UCAB UTILITY CABINET
- ⊙USO UTILITY STUBOUT
- UTILITY VAULT
- ⊙ WATER FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE

**NOTES:**

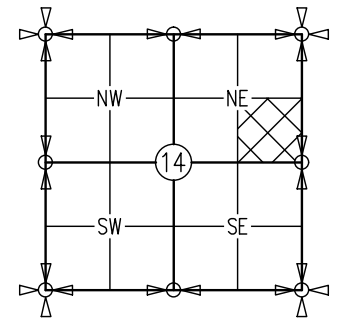
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT MAY BENEFIT OR BURDEN THE SUBJECT PROPERTY.
- ONLY IMPROVEMENTS/FEATURES PERTINENT TO THIS SURVEY HAVE BEEN SHOWN.
- THIS DRAWING IS NOT TO BE USED FOR DETERMINING THE EXACT LOCATION OF ANY UTILITY LINES. BEFORE STARTING ANY CONSTRUCTION, EACH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

**EQUIPMENT/PROCEDURES:**

FIELD TRAVERSE: TOPCON 8205, TOPCON IS303, CARLSON CRX2  
 RTK/STATIC GPS: TOPCON HIPER GA, CARLSON BRX7  
 THIS SURVEY COMPLIES WITH MINIMUM STANDARDS ESTABLISHED BY WAC 332-130.

**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.



**STORMWATER NOTE:**

EACH LOT SHALL USE ON-SITE STORMWATER MANAGEMENT.

**FUTURE PERMITS:**

THE APPROVAL OF THIS SHORT PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

**NOTICE:**

THE LAND CONTAINED WITHIN THIS SHORT PLAT MAY NOT BE FURTHER DIVIDED BY ANYONE WITHIN (5) YEARS OF THE RECORDING DATE OF THIS SHORT PLAT WITHOUT A FORMAL SUBDIVISION HAVING BEEN FILED WITH THE PIERCE COUNTY AUDITOR.

**PUBLIC WORKS DEPARTMENT:**

PUBLIC WORKS DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

**FIRE MARSHAL:**

FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

**TOWN CLERK:**

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**MAYOR:**

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY ASSESSOR/TREASURER:**

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

DEPUTY ASSESSOR/TREASURER \_\_\_\_\_ DATE \_\_\_\_\_  
 REVIEWED FOR SEGREGATION

DEPUTY ASSESSOR/TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF CRABTREE SURVEYING LLC.

A.F.N. \_\_\_\_\_ \$ \_\_\_\_\_

DEPUTY AUDITOR \_\_\_\_\_ COUNTY AUDITOR \_\_\_\_\_

**ORIGINAL TRACT OWNER**

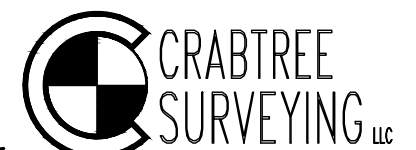
NAME: JAMES BIEKER & KATHERINE BIEKER  
 ADDRESS: PO BOX 1356, EATONVILLE WA 98328  
 PHONE: 253-355-1942

EXISTING ZONING: AEROSPACE DISTRICT, AIRPORT OVERLAY ZONE  
 SOURCE OF WATER: TOWN OF EATONVILLE  
 SEWER SYSTEM: TOWN OF EATONVILLE  
 WIDTH & TYPE OF ACCESS: 30' ROAD EASEMENT  
 NO. OF LOTS: 3

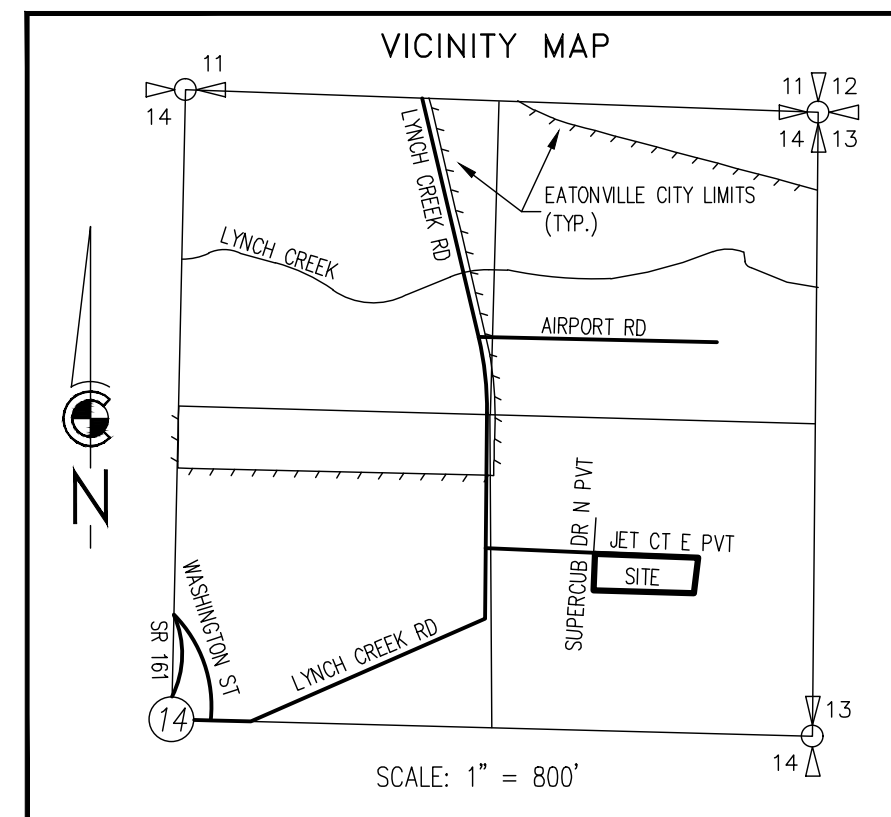
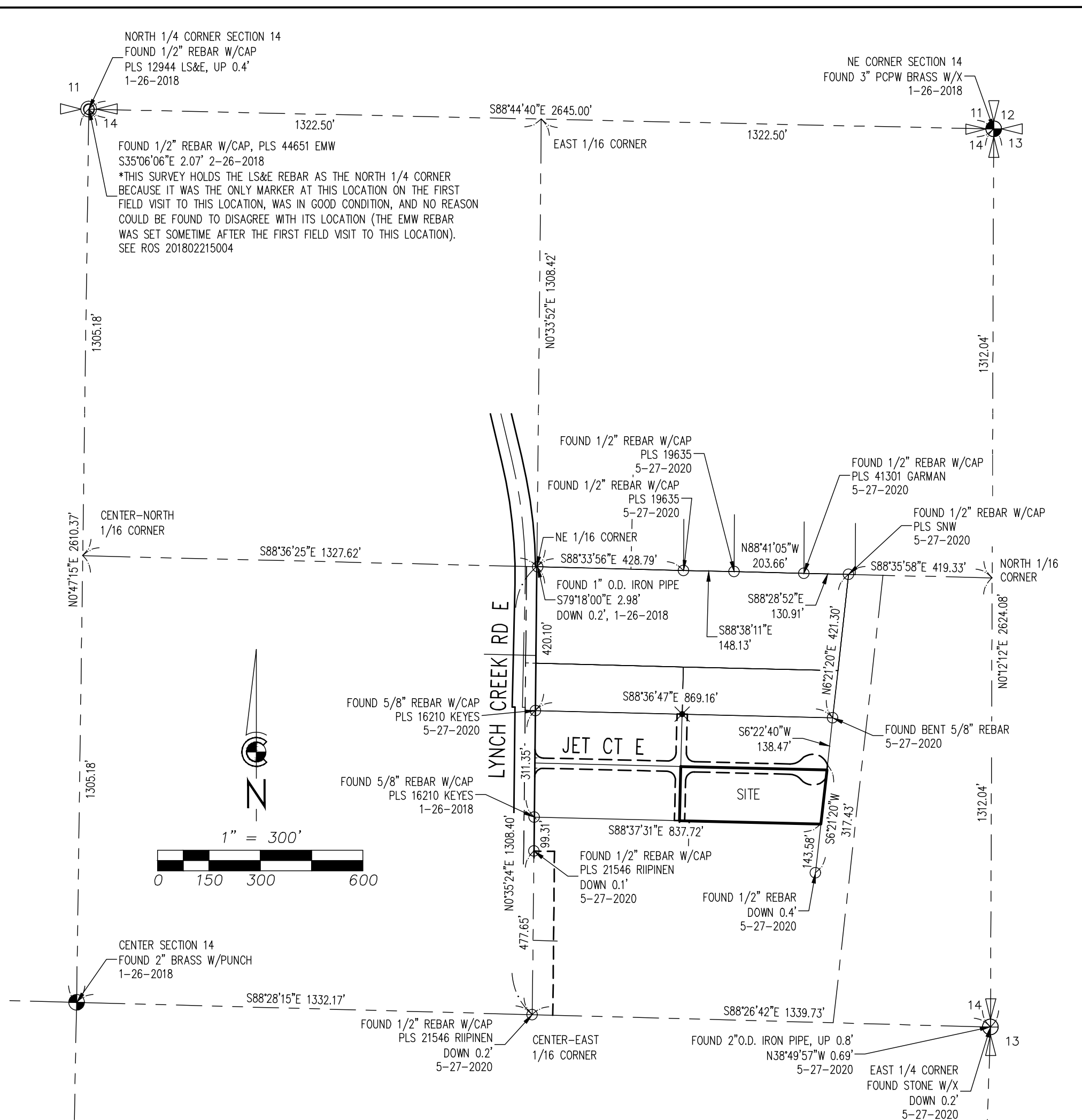
**SURVEYOR'S CERTIFICATE**

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 JAMES BIEKER IN MARCH-NOVEMBER, 2023.

*J. H. Hawk*  
 JAMES HAWK CRABTREE, PLS CERTIFICATE #46311 DATE: 12/22/2023

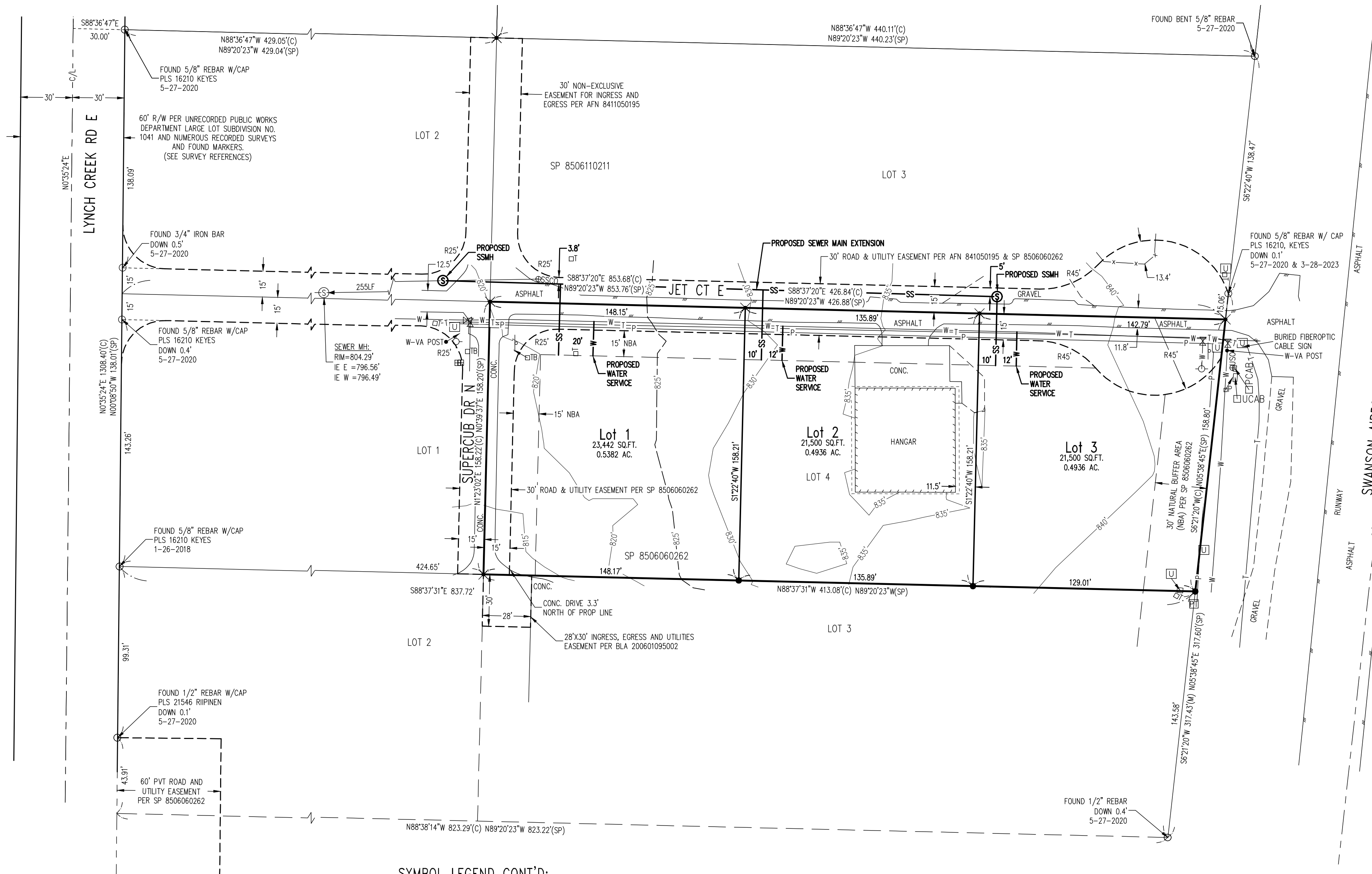


7328 104TH ST E  
 PUYALLUP, WA 98373  
 253-845-0048  
 crabtreesurveying.com



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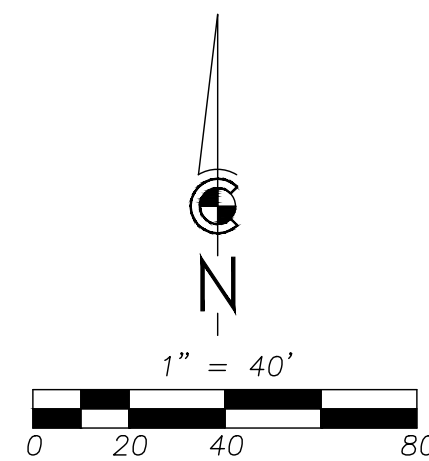
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- NOTE MISC. - AS NOTED
- (C) CALCULATED
- (M) MEASURED
- (SP) SHORT PLAT AFN 8506060262

## SYMBOL LEGEND CONT'D:

- POWER VAULT
- SIGN - 1 POLE
- ⊙ SEWER MANHOLE
- ⊕ SSCO SEWER CLEANOUT
- TB TELECOMMUNICATION BOX
- TR TELECOMMUNICATION RISER
- UCAB UTILITY CABINET
- ⊕ USO UTILITY STUBOUT
- UTILITY VAULT
- ⊕ WATER FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE

## LINETYPE LEGEND:

- C — UNDERGROUND CABLE TV LINE
- P — UNDERGROUND POWER LINE
- SS — UNDERGROUND SANITARY SEWER LINE
- T — UNDERGROUND TELEPHONE LINE
- W — UNDERGROUND WATER LINE



12/22/2023



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