#### 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

(HE/SHE/THEY) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER/THEIR) FREE AND

\_\_ PRINTED: <u>JAMES BIEKER</u> PRINTED: <u>KATHERINE BIEKER</u>

STATE OF WASHINGTON COUNTY OF PIERCE I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT <u>JAMES BIEKER & KATHERINE BIEKER</u> (IS/ARE) THE PERSON(S) WHO APPEARED BEFORE ME, AND SAID PERSON(S) ACKNOWLEDGED THAT

VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE: PRINT NAME: TITLE: NOTARY PUBLIC

## ORIGINAL LEGAL DESCRIPTION:

(PER DEED AFN 202307260130)

MY APPOINTMENT EXPIRES: \_\_\_\_\_

SIGNATURE:

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. 202307260130 SHORT PLAT RECORDING NO. 8506110211 8506060262 200709145001 MISCELLANEOUS RECORDS

SUBDIVISION GUARANTEE, OLD REPUBLIC NATIONAL TITLE, NO. SGW-08006735

#### SITE INFORMATION:

PARCEL NUMBER......0416145007 ..AEROSPACE DISTRICT, AIRPORT OVERLAY ZONE

SCHOOL DISTRICT.....TOWN OF EATONVILLE FIRE DISTRICT..... ...TOWN OF EATONVILLE ..TOWN OF EATONVILLE SEWER.. .TOWN OF EATONVILLE .. TOWN OF EATONVILLE POWFR. TELEPHONE.. ...RAINIER CONNECT GAS....

CABLE TELEVISION.... TOTAL LOTS.... SMALLEST LOT SIZE.....21,500 SQ.FT. AVERAGE LOT SIZE.....22,147 SQ.FT. TOTAL SITE AREA.......66,442 SQ.FT. (1.53 ACRES)

...MIN 21,500 SQ.FT. & 100' WIDTH PER LOT ACCESS.. ..30' ROAD EASEMENT SETBACKS... .....FRONT: 25' SIDE: 8' OR 25'(STREET) REAR: 25'

#### NORTH 1/4 CORNER SECTION 14 FOUND 1/2" REBAR W/CAP NE CORNER SECTION 14 PLS 12944 LS&E, UP 0.4' FOUND 3" PCPW BRASS W/X-1-26-2018 1-26-2018 S88°44'40"E 2645.00' 1322.50' 1322.50' FOUND 1/2" REBAR W/CAP, PLS 44651 EMW EAST 1/16 CORNER S35°06'06"E 2.07' 2-26-2018 \*THIS SURVEY HOLDS THE LS&E REBAR AS THE NORTH 1/4 CORNER

BECAUSE IT WAS THE ONLY MARKER AT THIS LOCATION ON THE FIRST FIELD VISIT TO THIS LOCATION, WAS IN GOOD CONDITION, AND NO REASON COULD BE FOUND TO DISAGREE WITH ITS LOCATION (THE EMW REBAR WAS SET SOMETIME AFTER THE FIRST FIELD VISIT TO THIS LOCATION). SEE ROS 201802215004 FOUND 1/2" REBAR W/CAP PLS 19635-FOUND 1/2" REBAR W/CAP 5-27-2020 -PLS 41301 GARMAN FOUND 1/2" REBAR W/CAP PLS 19635-FOUND 1/2" REBAR W/CAP 5-27-2020 CENTER-NORTH -PLS SNW 1/16 CORNER -NE 1/16 CORNER 5-27-2020 N88°41'05"W S88°36'25"E 1327.62' S88°33'56"E 428.79' 203.66 NORTH 1/16 S88°35'58"E 419.33' -\ CORNER FOUND 1" O.D. IRON PIPE S88°28'52"E -S79°18'00"E 2.98' DOWN 0.2' 1-26-2018 RD \_S88°38'11"E 148.13' EEK \_\_\_\_N0121 S88°36'47"E 869.16' FOUND 5/8" REBAR W/CAP PLS 16210 KEYES 5-27-2020 FOUND BENT 5/8" REBAR S6°22'40"W JET CT E 5-27-2020 138.47 FOUND 5/8" REBAR W/CAP PLS 16210 KEYES-1-26-2018 S88°37'31"E 837.72' 1" = 300'FOUND 1/2" REBAR W/CAP PLS 21546 RIIPINEN 300 DOWN 0.1' FOUND 1/2" REBAR 5-27-2020 DOWN 0.4'-5-27-2020 CENTER SECTION 14 -FOUND 2" BRASS W/PUNCH S88°28'15"E 1332.17' S88°26'42"E 1339.73'

CENTER-EAST

1/16 CORNER

FOUND 2"O.D. IRON PIPE, UP 0.8'

N38°49'57"W 0.69'-

5-27-2020 EAST 1/4 CORNER

FOUND STONE W/X\_

DOWN 0.2'

5-27-2020

FOUND 1/2" REBAR W/CAP

PLS 21546 RIIPINEN

DOWN 0.2'

5-27-2020

PER NGS-CORS WASHINGTON STATE REFERENCE

#### **VERTICAL DATUM:**

CONTOUR INTERVAL = 5'

NETWORK "WSRN" AND APPLIED GEOID 12B

## **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

#### SYMBOL LEGEND:

FOUND MONUMENT AS NOTED

O 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

P POWER VAULT

SIGN - 1 POLE

(S) SEWER MANHOLE

⊕SSCO SEWER CLEANOUT □TB TELECOMMUNICATION BOX

□T TELECOMMUNICATION RISER

☐UCAB UTILITY CABINET

**BUSO UTILITY STUBOUT** 

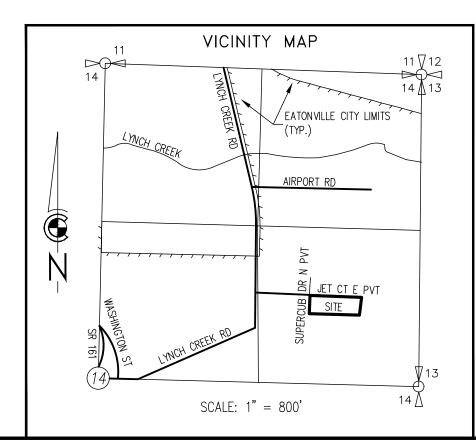
U UTILITY VAULT

 ₩ATER METER ₩ WATER VALVE

#### NOTES:

1. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS THAT MAY BENEFIT OR BURDEN THE SUBJECT PROPERTY. 2. 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 SUBDIVISIÓN 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 REVIEWED FOR SEGREGATION	DATE
DEPUTY ASSESSOR/TREASURER	DATE

## ALIDITAD'C AFRICIATE

AUDITOR S CERTIFICATE:			
FILED FOR RECORD THIS DAY OF		, 20	A
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

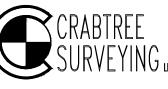
EXISTING ZONING: AEROSPACE DISTRICT, AIRPORT OVERLAY ZONE SOURCE OF WATER: TOWN OF EATONVILLE SEWER SYSTEM: TOWN OF EATONVILLE WIDTH & TYPE OF ACCESS: 30' ROAD EASEMENT NO. OF LOTS: 3

## 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.







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



#### 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 FOUND BENT 5/8" REBAR\_ S88°36'47"E N88°36'47"W 440.11'(C) 5-27-2020 30.00' N89°20'23"W 440.23'(SP) N88°36'47"W 429.05'(C) N89°20'23"W 429.04'(SP) FOUND 5/8" REBAR W/CAP -PLS 16210 KEYES 30' NON-EXCLUSIVE 5-27-2020 EASEMENT FOR INGRESS AND — 30'—<del>►|</del> 30'-EGRESS PER AFN 8411050195 60' R/W PER UNRECORDED PUBLIC WORKS DEPARTMENT LARGE LOT SUBDIVISION NO. 8 LOT 2 1041 AND NUMEROUS RECORDED SURVEYS AND FOUND MARKERS. CREEK (SEE SURVEY REFERENCES) SP 8506110211 LOT 3 LYNCH FOUND 3/4" IRON BAR FOUND 5/8" REBAR W/ CAP -PROPOSED SEWER MAIN EXTENSION -DOWN 0.5' \_PLS 16210, KEYES \_\_proposed R25', 5-27-2020 DOWN 0.1' -30' ROAD & UTILITY EASEMENT PER AFN 841050195 & SP 8506060262 SSMH 5-27-2020 & 3-28-2023 PROPOSED SSMH (3) · S88°37'20"E 853.68'(C) + -GRAVEL **ASPHALT** — N89°20'23"W 426.88'(SP)/ 148.15 ASPHALT ASPHALT <u>,,, 142.79'</u> \ASPHALT<sub>,,</sub> FOUND 5/8" REBAR W/CAP BURIED FIBEROPTIC PLS 16210 KEYES 20' ≰ R25' 15' NBA CABLE SIGN SEWER MH: DOWN 0.4' R25' ─W-VA POST RIM=804.29' **7** DIBIL R45' 5-27-2020 PROPOSED E E =796.56' PROPOSED CONC. -WATER PROPOSED IE W = 796.49' -- WATER SERVICE -WATER AIRPORT **JS**<sup>2</sup> SERVICE SERVICE <u>DR</u> 9'37"E **─**15' NBA <u>SUPERCUB</u> - 02"E 158.22"(C) NO39 Lot 1 SWANSON HANGAR 21,500 SQ.FT. Lot 3 21,500 SQ.FT. 23,442 SQ.FT. LOT 1 0.4936 AC. 0.5382 AC. 0.4936 AC. LOT 4 , 11.5' <del>, -,</del> 30' ROAD & UTILITY EASEMENT PER SP 8506060262 FOUND 5/8" REBAR W/CAP -PLS 16210 KEYES 1-26-2018 SP 8506060262 424.65' 148.17 129.01' S88°37'31"E 837.72' N88°37'31"W 413.08'(C) N89°20'23"W(SP) CONC. DRIVE 3.3' NORTH OF PROP LINE LOT 3 28'X30' INGRESS, EGRESS AND UTILITIES LOT 2 EASEMENT PER BLA 200601095002 FOUND 1/2" REBAR W/CAP \_PLS 21546 RIIPINEN DOWN 0.1' 5-27-2020 60' PVT ROAD AND - UTILITY EASEMENT -PER SP 8506060262 FOUND 1/2" REBAR DOWN 0.4'-5-27-2020 N88°38'14"W 823.29'(C) N89°20'23"W 823.22'(SP) SYMBOL LEGEND CONT'D: P POWER VAULT SIGN - 1 POLE SYMBOL LEGEND: LINETYPE LEGEND: S SEWER MANHOLE FOUND MONUMENT AS NOTED ---- C ---- UNDERGROUND CABLE TV LINE ⊕SSCO SEWER CLEANOUT O FOUND AS NOTED ---- P ---- UNDERGROUND POWER LINE □TB TELECOMMUNICATION BOX • SET 1/2" REBAR W/ STEEL CAP, PLS 46311 —— SS —— UNDERGROUND SANITARY SEWER LINE □T TELECOMMUNICATION RISER SET MAG NAIL W/ STEEL FLASHER, PLS 46311 — T — UNDERGROUND TELEPHONE LINE ☐UCAB UTILITY CABINET ●NOTE MISC. - AS NOTED ----- W ----- UNDERGROUND WATER LINE **EUSO UTILITY STUBOUT** 7328 104TH ST E (C) CALCULATED U UTILITY VAULT PUYALLUP, WA 98373 (M) MEASURED 253-845-0048 — WATER FIRE HYDRANT (SP) SHORT PLAT AFN 8506060262 crabtreesurveying.com ₩ATER METER 676PRELIMSP.DWG, DRAWN: JHC, ANC, CHECKED: JHC, 12/22/2023 SHEET 2 OF 2 ₩ WATER VALVE