

ACKNOWLEDGMENT

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 WITH OUR FREE CONSENT, AND IN ACCORDANCE WITH OUR DESIRES.

ANTHONY R. HICKS

ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
                                  } SS  
COUNTY OF PIERCE }

I HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL (S) SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED. GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT:

PIERCE COUNTY SHORT PLAT

PARCEL NO. 0519341042

PORTION OF SE 1/4 & NE 1/4 OF NE 1/4, SEC 34-TWP 19 N-R5E, W.M.

NOTICE:

APPLICATIONS FOR FURTHER SUBDIVISION, IN ANY MANNER OF AN EXISTING SHORT PLAT SUBDIVISION SHALL NOT BE ACCEPTED FOR A PERIOD OF 5 YEARS FROM THE DATE OF SAID APPROVED SHORT PLAT IS RECORDED WITH THE AUDITOR WITHOUT THE FILING OF A FINAL PLAT ON THE LAND WHICH IS PROPOSED TO BE FURTHER DIVIDED.

FUTURE PERMITS

APPROVAL OF THIS LAND DIVISION DOES NOT GUARANTEE THE APPROVAL OR ISSUANCE OF FUTURE BUILDING PERMITS.

DEVELOPMENT ENGINEERING SECTION  
PLANNING AND LAND SERVICES

SUPERVISOR \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND LAND SERVICES DEPARTMENT

DNS YES ( ) NO ( )

DIRECTOR \_\_\_\_\_ 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.

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

AUDITORS CERTIFICATE

FIELD FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AT THE REQUEST OF \_\_\_\_\_

AUDITORS FEE NO: \_\_\_\_\_

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

NAME AND ADDRESS - ORIGINAL TRACT OWNERS

PARCEL NO. 0519341042

NAME: ANTHONY R. HICKS

ADDRESS: 9010 WILD MOOSE CT. S.E.

CITY/STATE/ZIP: OLYMPIA, WA. 98501 PHONE: \_\_\_\_\_

EXISTING ZONING RURAL 10

SOURCE OF WATER PRIVATE

SEWER SYSTEM PRIVATE SEPTIC

WIDTH AND TYPE OF ACCESS 60' PRIVATE

NUMBER OF SHORT PLATTED LOTS 2

SCALE AS NOTED

APPLICATION NUMBER: 928807

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER: REAL ESTATE EXCISE TAX AFFIDAVIT RECORDING NO.4474269, RECORDED 7/27/18

LOT 3, AS SHOWN ON THAT CERTAIN SURVEY OF A PORTION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE W.M., FILED FOR RECORD APRIL 2, 1980 UNDER AUDITOR'S NO. 3165, IN PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

CRITICAL AREAS NOTE:

THIS PROPERTY CONTAINS AN AQUIFER RECHARGE AREA AND VOLCANIC HAZARD AREA (INUNDATION ZONE FOR CASE I LAHAR) AS DEFINED BY TITLE 18E OF THE PIERCE COUNTY CODE. RESTRICTIONS ON USE OR ALTERATION OF THIS SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATIONS. ALL DEVELOPMENT AND USES ON THE SITE SHALL BE CONSTRUCTED AND OPERATED PURSUANT TO THE REGULATIONS OF TILE 18E, PIERCE COUNTY CODE.

RESOURCE MANAGEMENT NOTE:

THE PIERCE COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) INDICATES THAT POTENTIAL CRITICAL AREAS (WETLANDS AND/OR FISH AND WILDLIFE HABITAT CONSERVATION AREAS) EXIST ON OR IN CLOSE PROXIMITY TO THESE PARCELS. RESTRICTIONS ON THE USE OR THE ALTERATION OF THESE PARCELS MAY APPLY AT THE TIME APPLICATION FOR FUTURE DEVELOPMENT IS SUBMITTED TO PIERCE COUNTY DUE TO THESE POTENTIAL CONDITIONS AND PIERCE COUNTY CRITICAL AREA REGULATIONS.

FIRE PREVENTION NOTE:

FIRE FLOW AND/OR FIRE PREVENTION REQUIREMENTS SHALL BE DETERMINED AT THE TIME OF APPLICATION FOR BUILDING PERMITS.

HEALTH NOTES:

CESSPOOLS, PRIVIES, DRAINFIELDS, OR ANY OTHER RECEPACLES FOR DISPOSAL OF SEWAGE SHALL BE LOCATED OUTSIDE OF THE 100-FOOT RADIUS. IN THE EVENT A PUBLIC OR ALTERNATIVE INDIVIDUAL WATER BECOMES AVAILABLE AS A DOMESTIC WATER SOURCE TO LOTS OF THIS SHORT PLAT, THE 100-FOOT RADII MAY BE NO LONGER APPLICABLE AND SAID RADII SHALL BE AUTOMATICALLY VACATED.

INDIVIDUAL WELL SITE APPROVAL IS REQUIRED FOR THE PROPOSED WELL. A WELL SITE APPLICATION AND FEE MUST BE SUBMITTED FOR EACH PROPOSED WELL.

DEVELOPMENT ENGINEERING NOTES:

NO. 1:  
FUTURE DEDICATION OF PRIVATE ROADWAY TO PIERCE COUNTY MAY REQUIRE THE DEDICATION OF ADDITIONAL RIGHT OF WAY.

NO. 2:  
ALL ROADS ARE PRIVATE FROM PATTERSON ROAD EAST

NO. 3  
ALL LOT OWNERSHIP SHALL INCLUDE THEIR ADJOINING PORTIONS FOR THE PRIVATE ROAD EASEMENT(S) AS SHOWN. THE APPLICANT AND/OR ADJOINING LAND OWNERS AND THEIR SUCCESSORS SHALL CONSTRUCT AND MAINTAIN ALL PRIVATE ROADS AND EASEMENTS FOR THIS PROJECT. BEFORE DEDICATION TO PIERCE COUNTY THEY SHALL MEET CURRENT STANDARDS OF PIERCE COUNTY.

NO. 5:  
ANY GATE ACROSS PRIVATE DRIVEWAY, SHARED ACCESS FACILITY OR PRIVATE ROAD MUST BE CONSTRUCTED WITH A VALID GATE PERMIT. THE ACCESS, GATE, AND APPURTENANCES MUST BE DESIGNED IN CONFORMANCE WITH PIERCE COUNTY TITLE 17B, CONSTRUCTION AND INFRASTRUCTURE REGULATIONS ROAD AND BRIDGE DESIGN AND CONSTRUCTION STANDARDS.

NO. 6:  
THE COUNTY WILL NOT ISSUE SINGLE FAMILY BUILDING PERMITS IN THIS SUBDIVISION UNTIL ALL NECESSARY DRAINAGE IMPROVEMENTS, ROADS, SHARED ACCESSES, OR ALLEYS HAVE BEEN COMPLETED, WITH THE EXCEPTION THAT MINOR ITEMS THAT MAY BE DAMAGED DURING HOMEBUILDING ( SUCH AS SIDEWALKS, STREET TREES, OR STREET ILLUMINATION) MAY BE FINANCIALLY GUARANTEED.

NO. 7:  
ALL LOT OWNERSHIPS SHALL INCLUDE THEIR ADJOINING PORTIONS OF PROPERTY FOR THE PRIVATE ROAD EASEMENT(S) AS SHOWN. THE APPLICANT AND/OR ADJOINING LANDOWNERS AND THEIR SUCCESSORS SHALL CONSTRUCT AND MAINTAIN ALL PRIVATE ROADS AND EASEMENTS FOR THIS PROJECT. BEFORE DEDICATION TO PIERCE COUNTY THEY SHALL MEET CURRENT STANDARDS OF PIERCE COUNTY.

PRELIMINARY ONLY

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_, AT THE REQUEST OF G. PHIL SARGENT.

MANAGER \_\_\_\_\_ SUPT. OF RECORDS \_\_\_\_\_

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 ANTHONY R. HICKS

THIS 18TH DAY OF NOVEMBER 2020.

CERTIFICATE NO. 34145  
PROFESSIONAL LAND SURVEYOR G. PHIL SARGENT.



FILE NAME

HICKS  
DRAWN  
K WHITEHOUSE  
CHECKED BY  
GPS  
DATE  
11/19/2020  
JOB NO.  
1702  
FIELD BOOK NO.  
624



HOLMVIG, DEWITT, GALLION & ASSOC., LLC.

LAND SURVEYING & ENGINEERING SUPPORT

1036 COLE STREET, ENUMCLAW, WA 98022 (360) 825-6963

www.hdgallion.com



# PIERCE COUNTY SHORT PLAT

FOR  
*ANTHONY R. HICKS*

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 34, TOWNSHIP 19 NORTH, RANGE 5 EAST,  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON

**LEGEND:**

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- REBAR WITH CAP SET LS 34145
- OTHER CORNERS FOUND AS NOTED
- HUB AND TACK SET
- SOIL LOG

- EG ——— EDGE OF EXISTING GRAVEL
- - - - - MONUMENT LINE
- (R) RECORD INFORMATION
- (C) CALCULATED INFORMATION
- (M) MEASURED INFORMATION

**BASIS OF BEARING:**

N89° 20' 29"W  
BETWEEN TWO FOUND AND MEASURED  
MONUMENTS ALONG THE SOUTH LINE OF  
THE NORTHEAST QUARTER OF SECTION  
S34-T19N-R5E, W.M.

**VERTICAL DATUM**

NAVD 88 FROM GPS OBSERVATION  
WA 4601 NORTH ZONE U.S. FEET

**HORIZONTAL DATUM:**

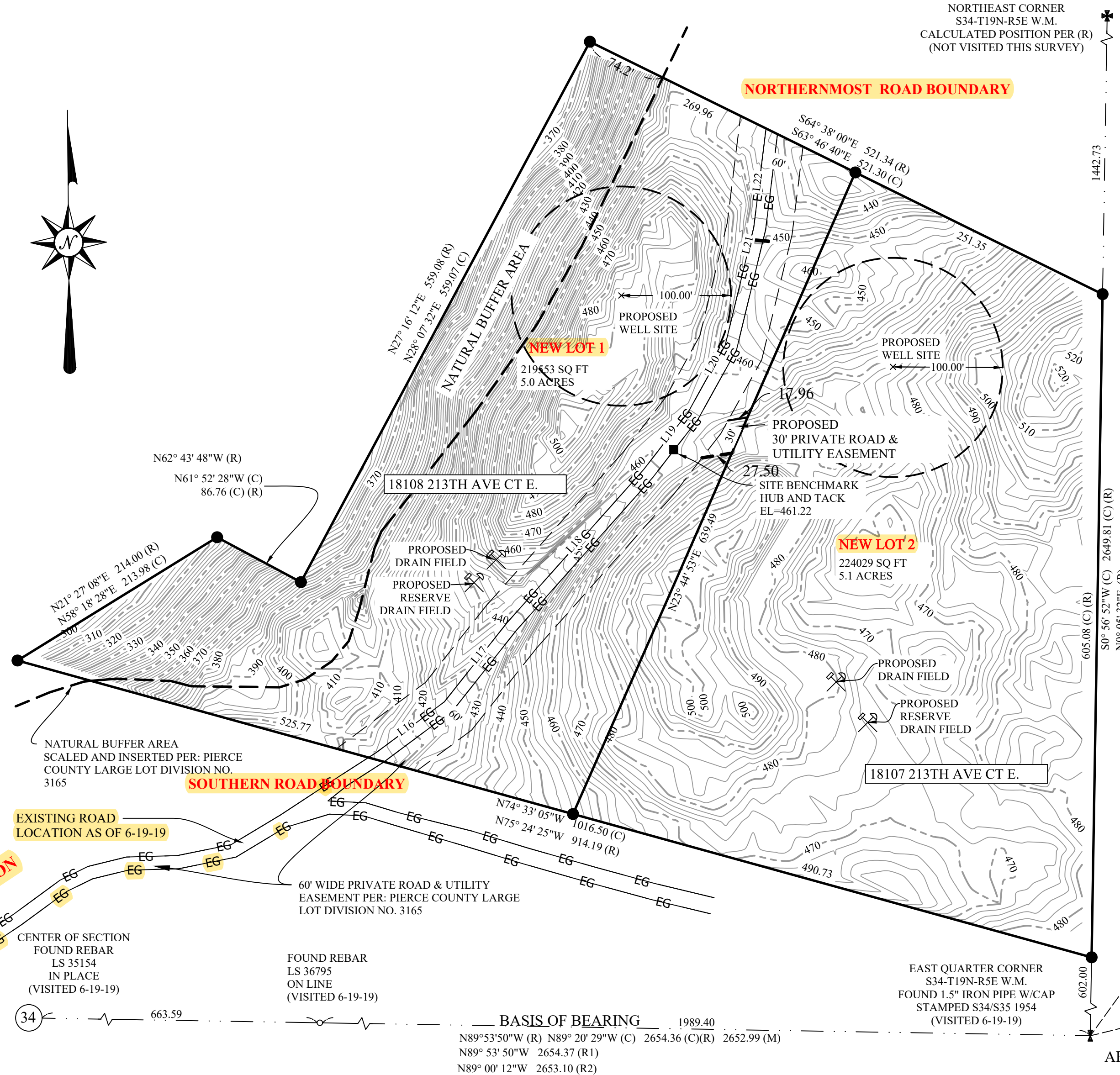
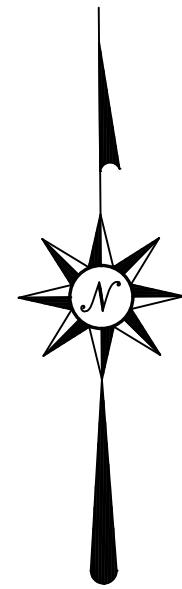
NAD 83/2011 WASHINGTON  
SOUTH ZONE 4602 U.S. FEET

**SITE BENCHMARK:**

HUB AND TACK ON  
GRAVEL ROAD  
EL=416.22 U.S. FEET

**REFERENCE SURVEY:**

- (R) PIERCE COUNTY LARGE LOT  
DIVISION NO. 3165
- (R1) RECORD OF SURVEY #9003230341
- (R2) RECORD OF SURVEY #201902255001



PRELIMINARY ONLY

APPLICATION NUMBER: 928807

SHEET 3 OF 4



*H.D.G.A.*



FILE NAME	HICKS
DRAWN	K.WHITHOUSE
CHECKED BY	GPS
DATE	11/18/2020
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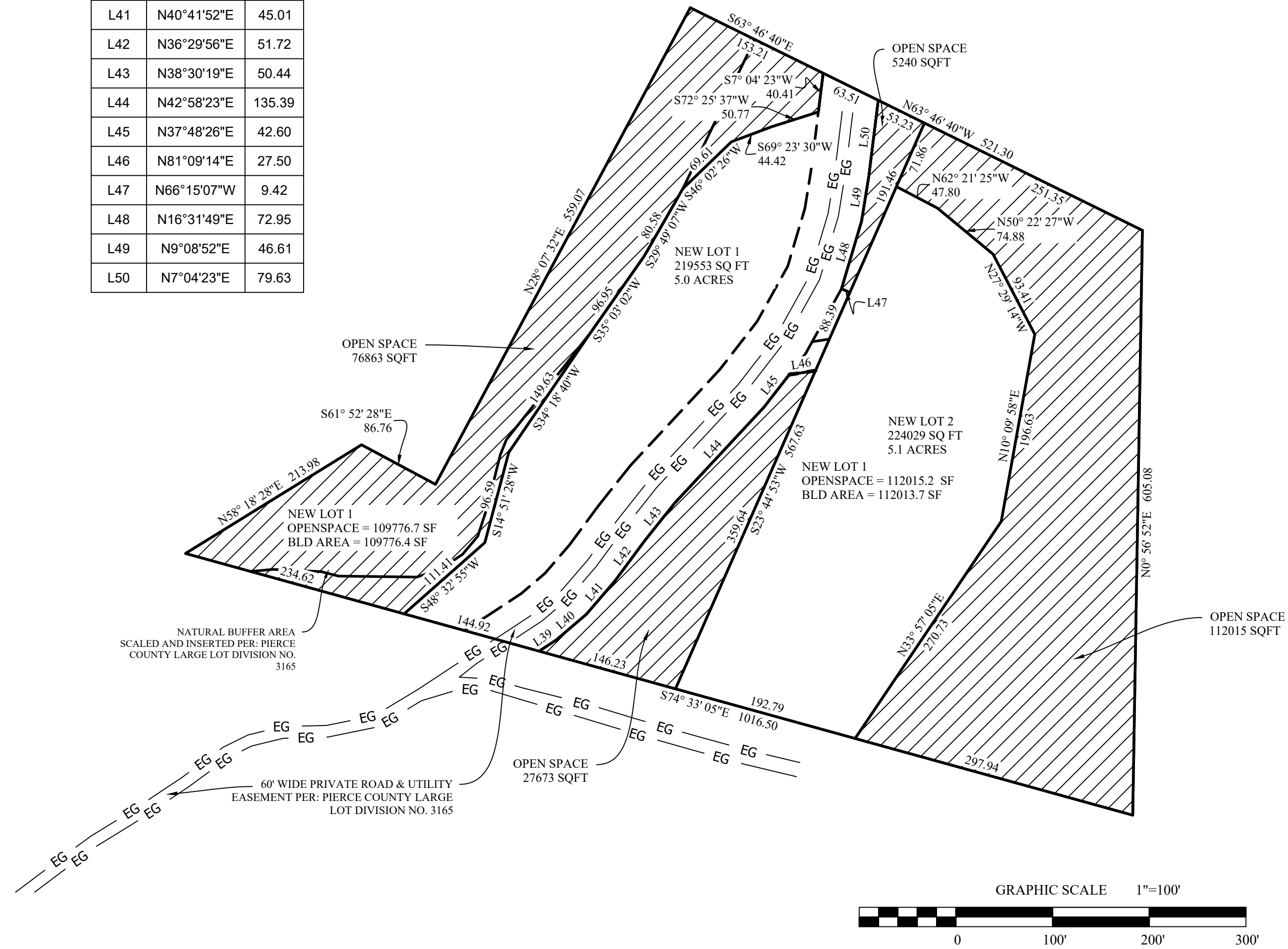
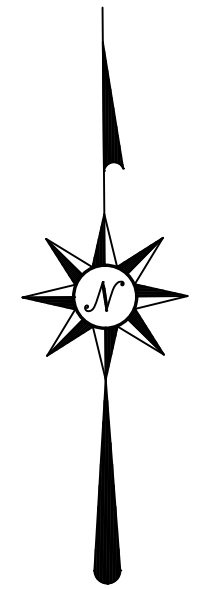
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A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 34, TOWNSHIP 19 NORTH, RANGE 5 EAST,  
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON

## OPEN SPACE DATA SHEET

LINE TABLE		
Line #	Direction	Length
L39	N56°38'56"E	21.18
L40	N49°30'24"E	40.76
L41	N40°41'52"E	45.01
L42	N36°29'56"E	51.72
L43	N38°30'19"E	50.44
L44	N42°58'23"E	135.39
L45	N37°48'26"E	42.60
L46	N81°09'14"E	27.50
L47	N66°15'07"W	9.42
L48	N16°31'49"E	72.95
L49	N9°08'52"E	46.61
L50	N7°04'23"E	79.63



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SHEET 4 OF 4



*H.D.G.A.*



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- ⊗ SOIL LOG
- EG — EDGE OF GRAVEL
- - - - - MONUMENT LINE
- (R) RECORD INFORMATION
- (C) CALCULATED INFORMATION
- (M) MEASURED INFORMATION

**BASIS OF BEARING:**

N89° 20' 29"W  
BETWEEN TWO FOUND AND MEASURED  
MONUMENTS ALONG THE SOUTH LINE OF  
THE NORTHEAST QUARTER OF SECTION  
S34-T19N-R5E, W.M.

**VERTICAL DATUM**

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**HORIZONTAL DATUM:**

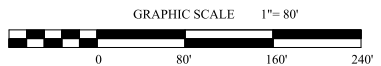
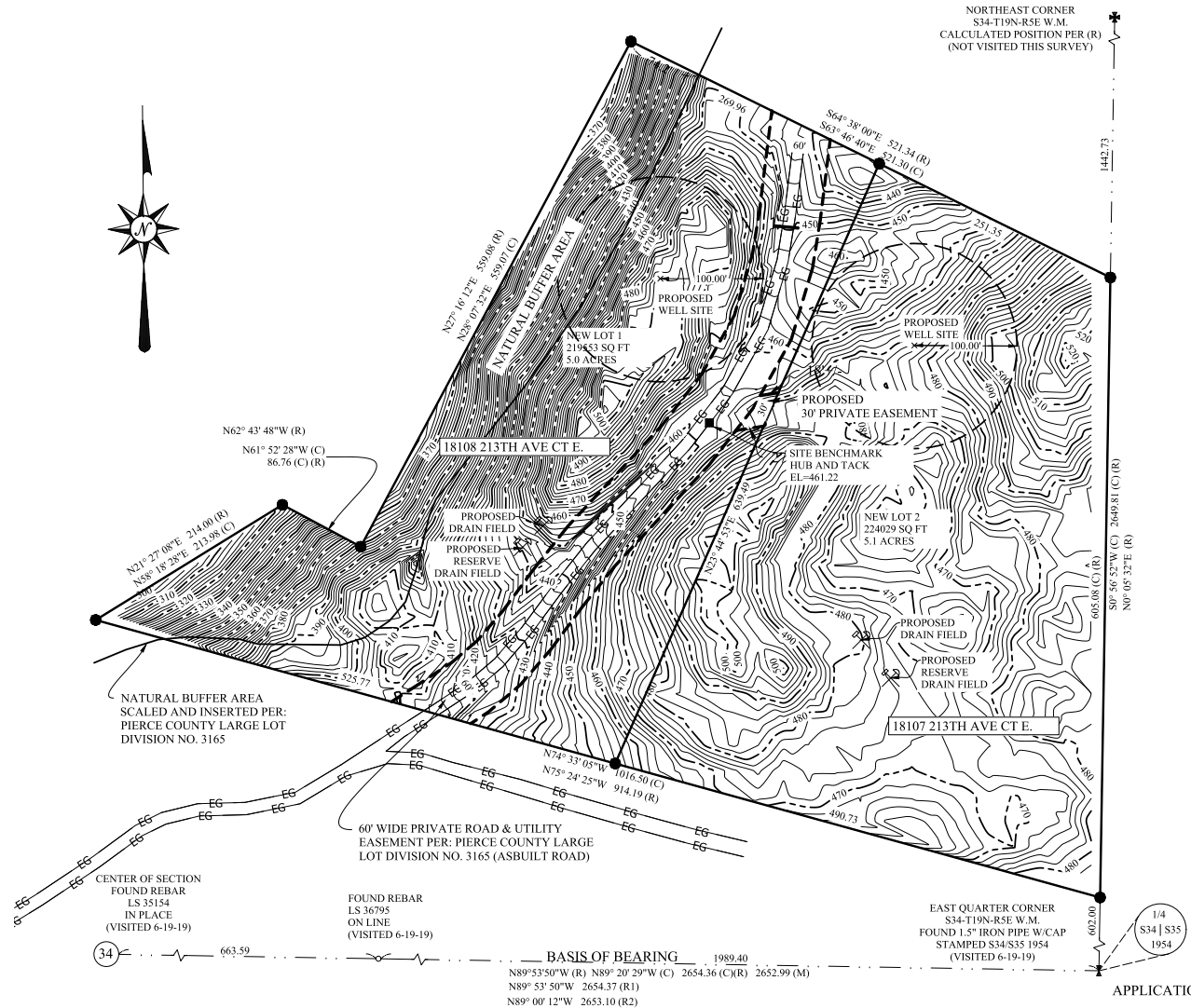
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**SITE BENCHMARK:**

HUB AND TACK ON  
GRAVEL ROAD  
EL=416.22 U.S. FEET

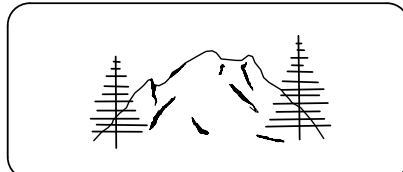
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- (R) PIERCE COUNTY LARGE LOT  
DIVISION NO. 3165
- (R1) RECORD OF SURVEY #9003230341
- (R2) RECORD OF SURVEY #201902255001



PRELIMINARY ONLY

APPLICATION NUMBER: 928807  
SHEET 3 OF 4



*H.D.G.A.*



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DATE	09/17/2020
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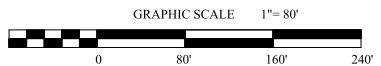
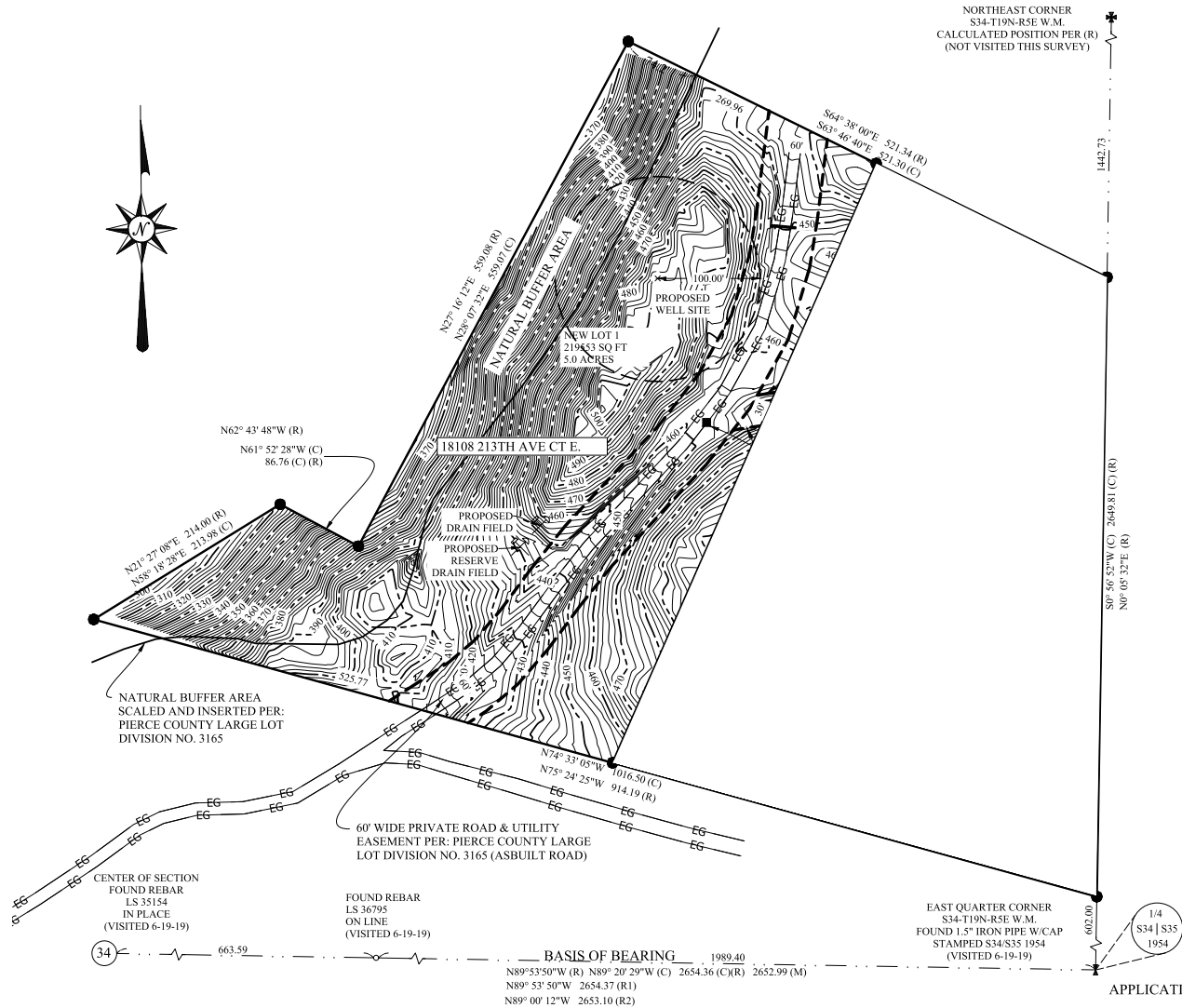
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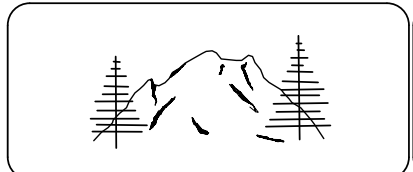
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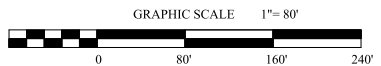
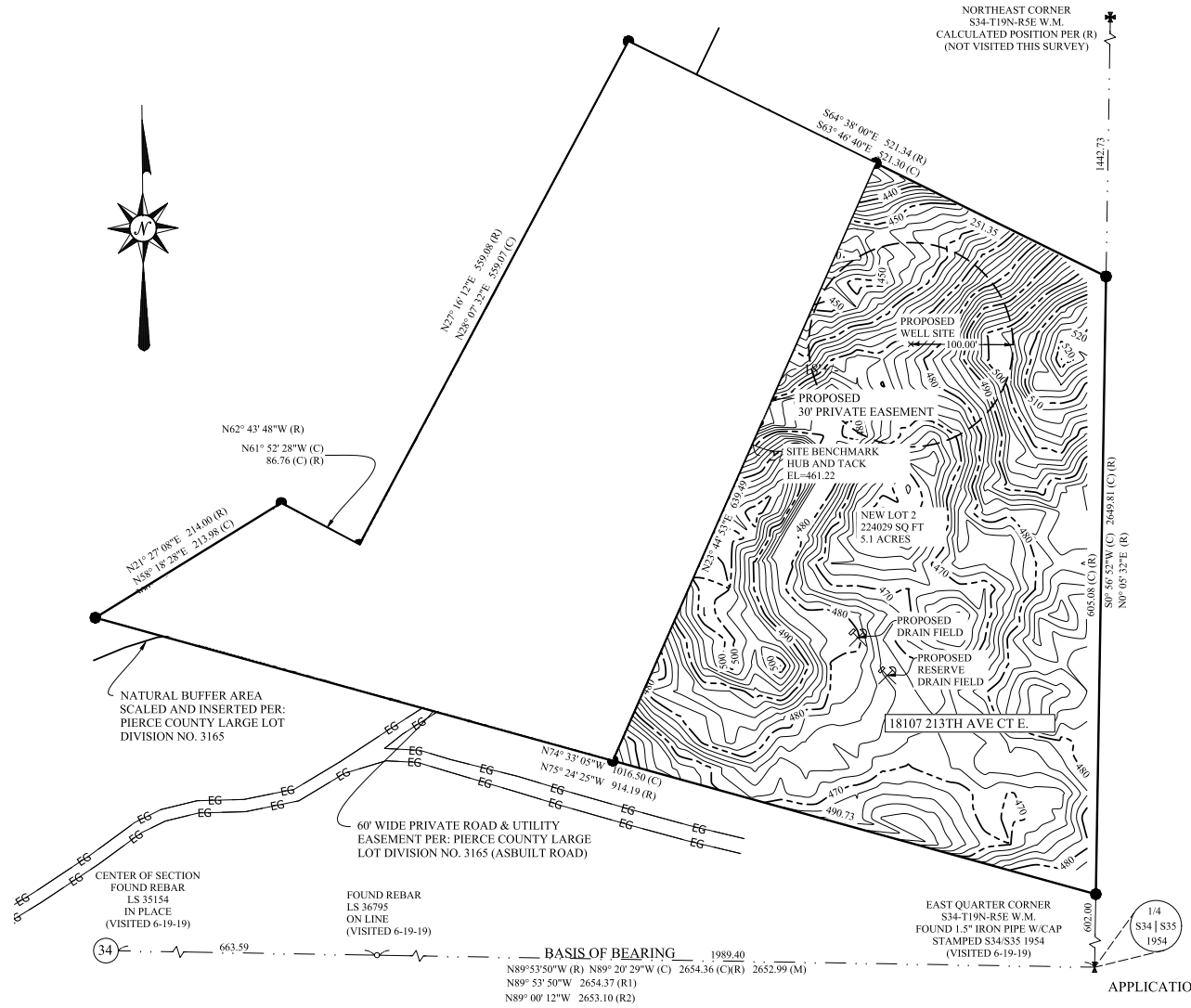
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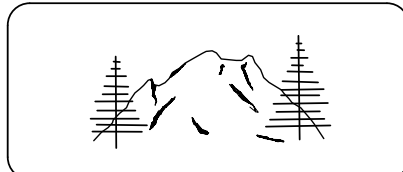
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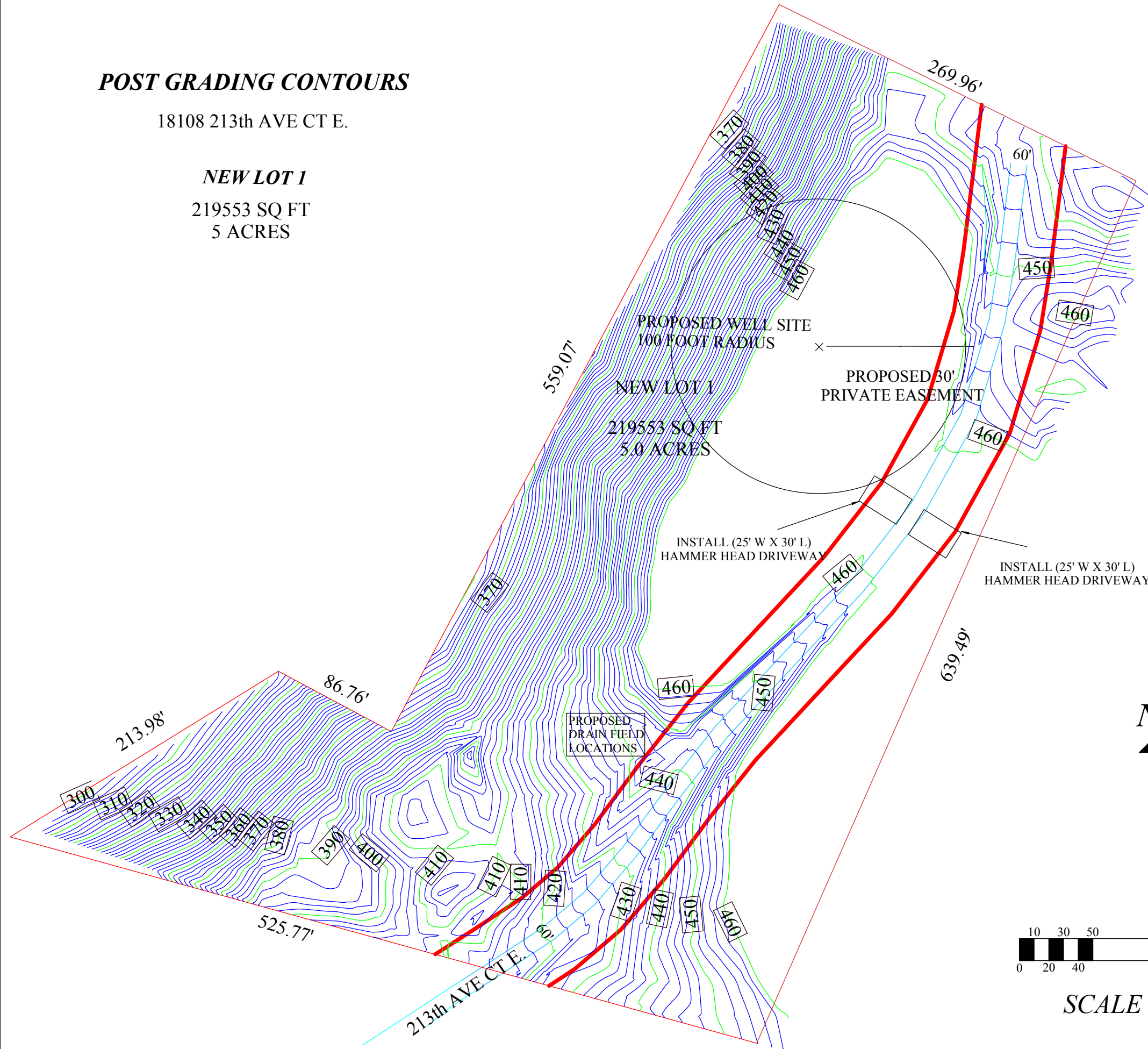
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# POST GRADING CONTOURS

18108 213th AVE CT E.

## NEW LOT 1

219553 SQ FT  
5 ACRES



**JECB**  
P.O. Box 832  
Auburn, WA, 98071  
Phone: (253) 405-4654  
Email: jecboffice@gmail.com

**PREPARED FOR**  
CLIENT NAME: Anthony Hicks  
Mailing Address: 9010 Wild Moose Ct, SE  
Olympia, WA, 98501  
PHONE NUMBER: (360) 481-2300

**PROJECT INFORMATION**  
SITE ADDRESS: 18108 213th Ave, Ct. E  
Orting, WA, 98360  
PARCEL NUMBER: 05193410XX

**SHEET**  
**4**

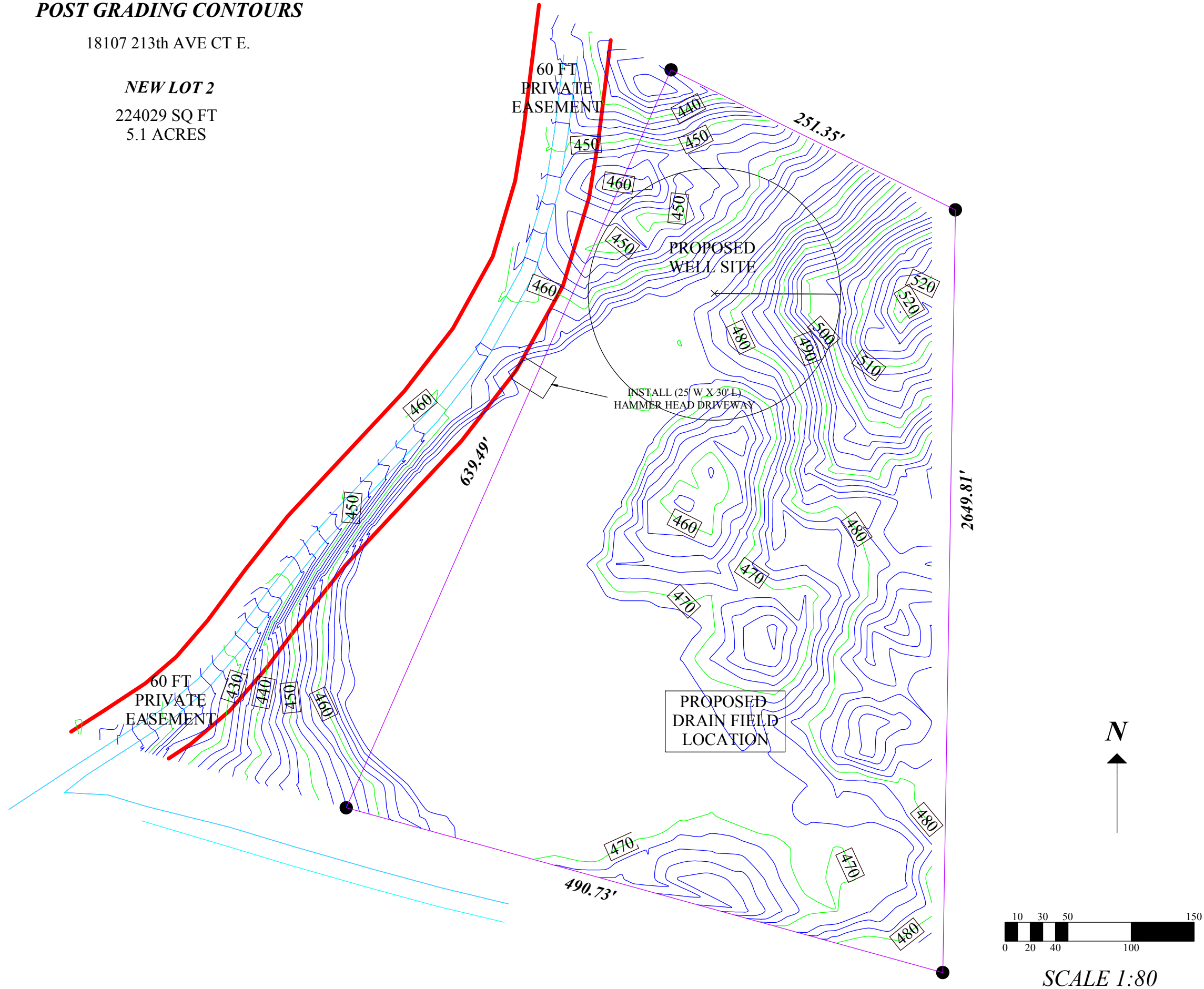
SCALE 1:70

**POST GRADING CONTOURS**

18107 213th AVE CT E.

**NEW LOT 2**

224029 SQ FT  
5.1 ACRES



**JECB**

P.O. Box 832  
Auburn, WA. 98071  
Phone: (253) 405-4654  
Email: jecboffice@gmail.com

**PREPARED FOR**

Anthony Hicks  
CLIENT NAME: 9010 Wild Moose Ct. SE  
MAILING ADDRESS: Olympia, WA, 98501  
PHONE NUMBER: (360) 481-2300

**PROJECT INFORMATION**

18107 213th Ave. Ct. E.  
SITE ADDRESS: Orting, WA, 98360  
PARCEL NUMBER: 0519341042

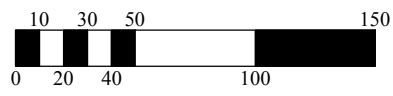
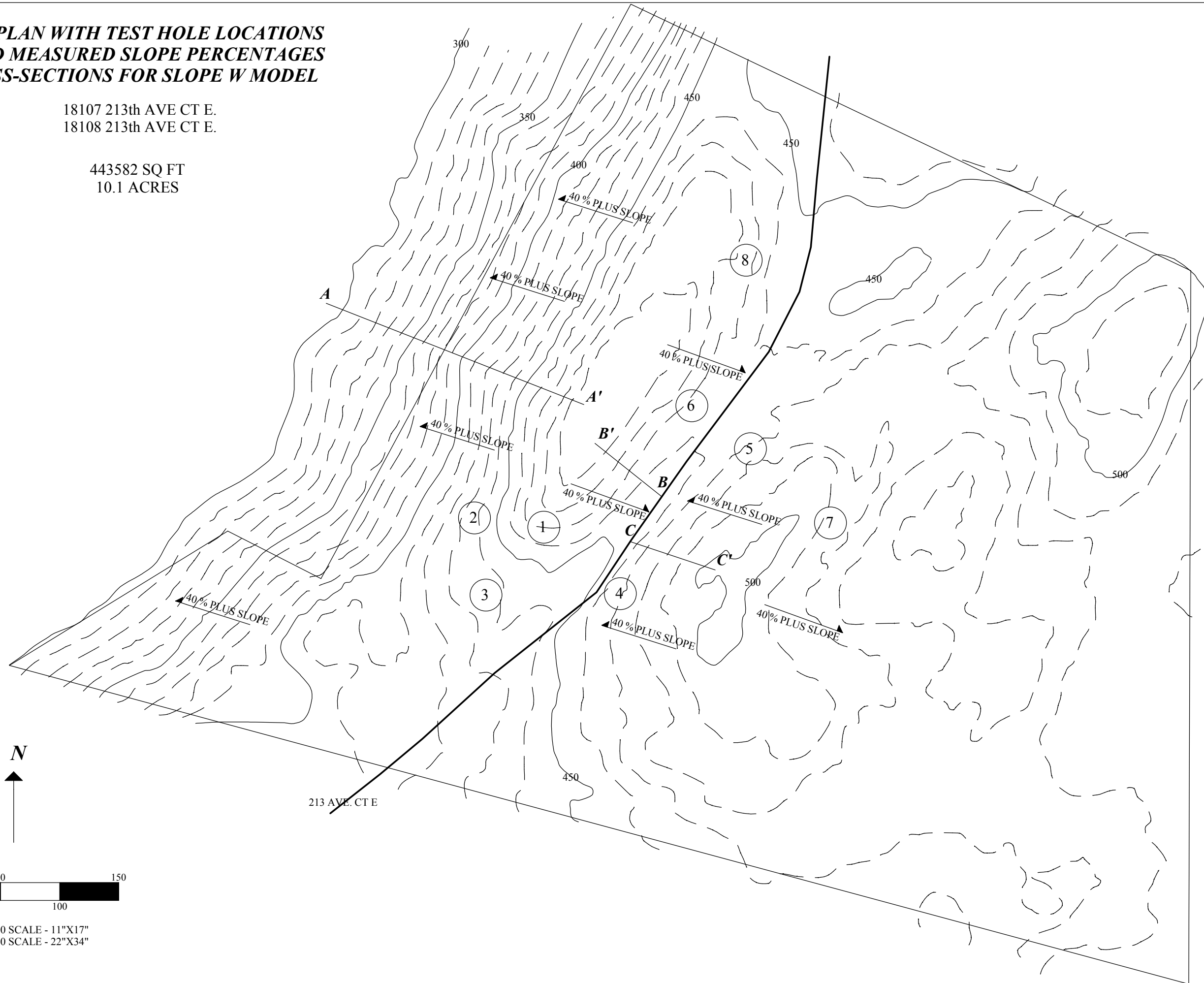
**SHEET**

**5**

**SITE PLAN WITH TEST HOLE LOCATIONS  
FIELD MEASURED SLOPE PERCENTAGES  
CROSS-SECTIONS FOR SLOPE W MODEL**

18107 213th AVE CT E.  
18108 213th AVE CT E.

443582 SQ FT  
10.1 ACRES



1 TO 80 SCALE - 11"X17"  
1 TO 40 SCALE - 22"X34"

**JECB**  
P.O. Box 832  
Auburn, WA. 98071  
Phone: (253) 405-4654  
Email: jecboffice@gmail.com

**PREPARED FOR**  
Anthony Hicks  
CLIENT NAME: Anthony Hicks  
9010 Wild Moose Ct. SE  
MAILING ADDRESS: Olympia, WA. 98501  
PHONE NUMBER: (360) 481-2300

**PROJECT INFORMATION**  
18107 and 18108 213th Ave. Ct. E  
SITE ADDRESS: Orting, WA. 98360  
PARCEL NUMBER: 0519341042 and 05193410XX

**SHEET**  
**6**