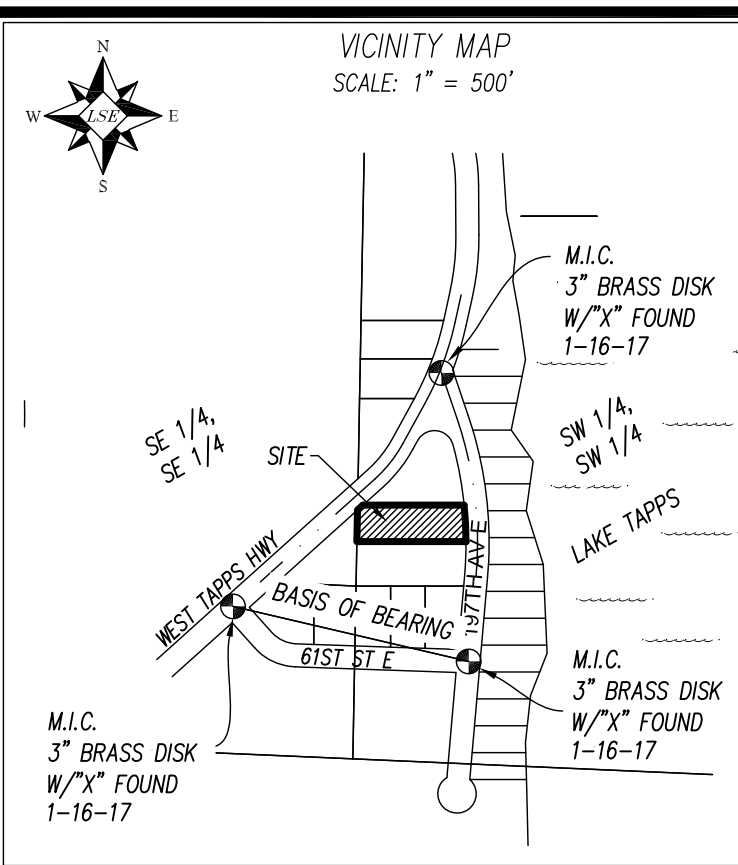




## NOTICE OF LAND USE APPLICATION - SEPA EXEMPT

The public has the right to review the contents of the official file for the proposal, provide written comments, participate in the public hearings/meetings, and request a copy of the final decision. The most current application materials are available for public review by clicking on the application number(s) provided in this notice, or by requesting a link from the staff contact listed in this notice. Comments may be emailed to the staff contact identified in the notice, mailed to the attention of the staff contact to P.O. Box 7380, Bonney Lake, WA 98391, or delivered to the Public Services Department located at 9002 Main Street East, Suite 300, Bonney Lake, WA 98391. Comments will be accepted if filed with the Public Services Department on or before 5PM on 11/2/2020.

<b>Application Submittal:</b>	9/28/2020	<b>Application Complete:</b>	10/16/2020
<b>Notice Date:</b>	10/16/2020	<b>Comment Due Date:</b>	11/2/2020
<b>Application Type:</b>	Preliminary Short Plat		
<b>Project Description:</b>	The applicant proposes to subdivide a 0.64 acre residential lot into 2 lots.		
<b>Project Name:</b>	Munson Preliminary Short Plat		
<b>Name of Applicant(s):</b>	Paul Kuhnle	<b>Site Address:</b>	6009 197 <sup>th</sup> Ave E
<b>Application Number(s):</b>	<a href="#">PLN-2020-02469</a>	<b>Tax Parcel Number(s):</b>	5055200220
<b>Environmental Review:</b>	<p><b>NOTICE IS HEREBY GIVEN</b> that the City has determined that the project described above is categorically exempt from review under the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(6).</p>		
<b>Public Hearing:</b>	The above application is classified as Type 2 Permit pursuant to BLMC 14.30.010 and does not require a public hearing pursuant to BLMC 14.30.020.		
<b>Other Applications:</b>	N/A		
<b>Staff Contact:</b>	Mary Reinbold, Assistant Planner/Code Enforcement; (253) 447-4352 or reinboldm@cobl.us		
<b>Documentation Available:</b>	Land Use application, Project Narrative, Certificate of Water Availability, Certificate of Sewer Availability, Title Report, Owner Authorization and Short Plat		



**ACKNOWLEDGEMENT**  
 "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."

MICHAEL MUNSON  
 \_\_\_\_\_  
 NOTARY SEAL

**ACKNOWLEDGEMENT**  
 STATE OF WASHINGTON }  
 COUNTY OF PIERCE }  
 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR SHORT PLAT PURPOSES WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT: \_\_\_\_\_

**CITY OF BONNEY LAKE SP PLN 2020-**

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, T20N, R5E, W.M.

**ORIGINAL PARCEL**  
 ASSESSOR'S PARCEL NO(S): 5055200220

**NOTICE:** APPLICATIONS FOR FURTHER SUBDIVISION, IN ANY MANNER, OF AN EXISTING SHORT PLAT SUBDIVISION OR LARGE LOT DIVISION SHALL NOT BE ACCEPTED FOR A PERIOD OF FIVE YEARS FROM THE DATE SAID APPROVED SHORT PLAT/LARGE LOT 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 FOR ISSUANCE OF FUTURE BUILDING PERMITS.

**DEVELOPMENT ENGINEERING SECTION PLANNING AND LAND SERVICES**  
 SEE NOTES THIS PAGE

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

**PLANNING AND LAND SERVICES DEPARTMENT**

D.N.S. ( ) YES ( ) NO DATE: \_\_\_\_\_

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.

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

**AUDITOR'S CERTIFICATE**

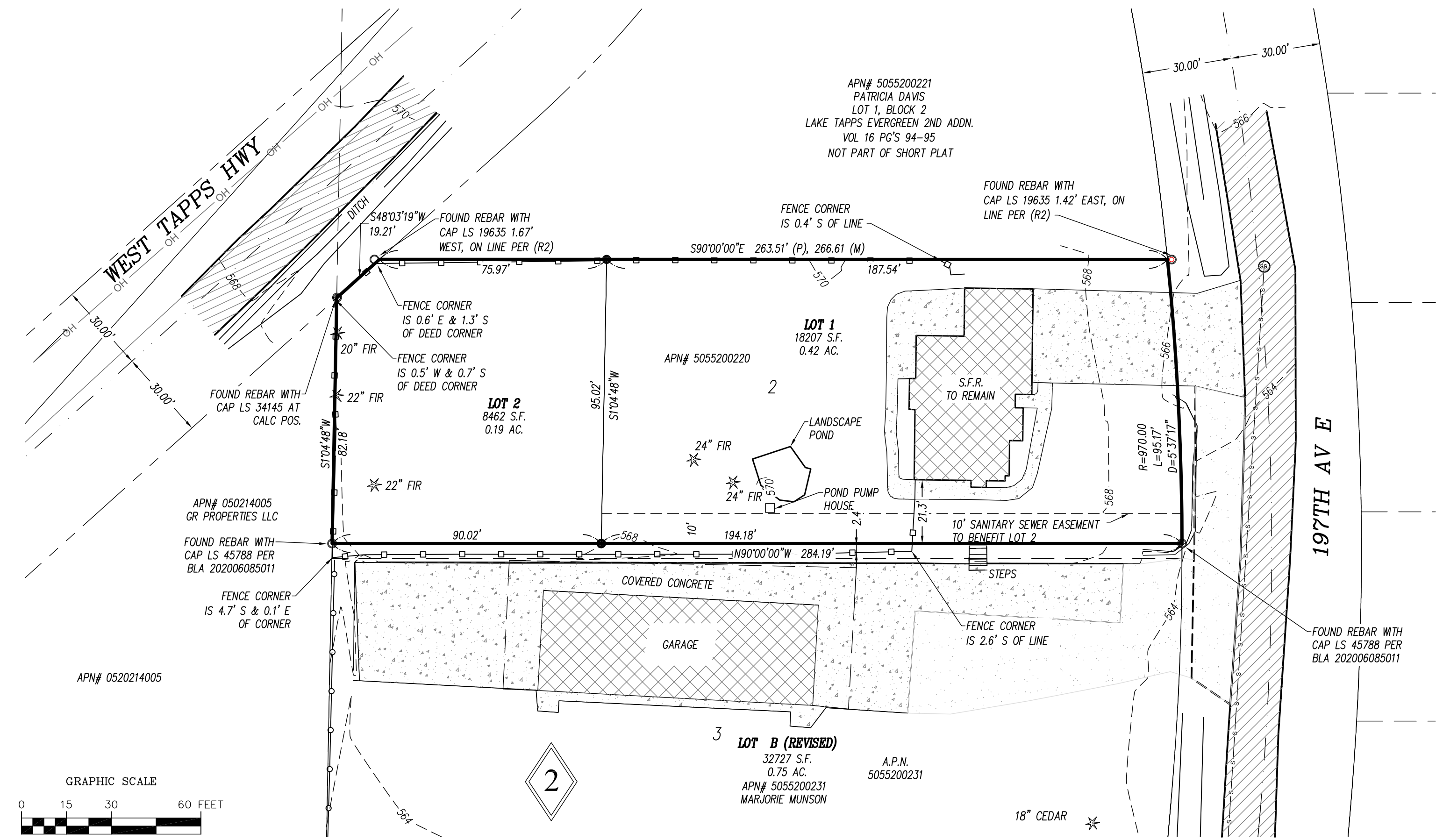
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

2020, AT THE REQUEST OF PAUL KUHNLE PLS

AUDITOR'S FEE NO: \_\_\_\_\_

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

**NOTES ON SHEET 2 OF 2**



**LEGEND**

- 1/2 INCH REBAR WITH CAP 45788 THIS SURVEY
- OTHER CORNER MARKERS FOUND AS NOTED
- ⊙ PLAT MONUMENTS FOUND AS NOTED
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- ▲ CULVERT AS NOTED
- ⊞ WATER METER
- ★ CONIFER AS NOTED
- ⊙ LIGHT POLE
- RIGHT OF WAY CENTERLINE
- - - RIGHT OF WAY MARGIN
- s - s - SANITARY SEWER LINE
- ▨ EXISTING CONCRETE
- ▨ EXISTING GRAVEL

**NAME AND ADDRESS ~ ORIGINAL PARCEL OWNER**

MICHAEL MUNSON 6009 197TH AVE. E. BONNEY LAKE, WA. 98391

PHONE: 253-255-5432

EXISTING ZONING: \_\_\_\_\_ R1

SOURCE OF WATER: \_\_\_\_\_ CITY OF BONNEY LAKE

SEWER SYSTEM: \_\_\_\_\_ CITY OF BONNEY LAKE

WIDTH AND TYPE OF ACCESS: \_\_\_\_\_ 60' PUBLIC

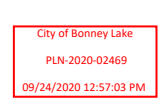
NO. OF SHORT PLATTED LOTS: \_\_\_\_\_ 2

SCALE: \_\_\_\_\_ AS NOTED

**MUNSON SHORT PLAT SHEET 1 OF 2**

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© LEROY SURVEYORS & ENGINEERS 08/17/20



P.O. Box 740, Puyallup, Washington 98371  
 (253) 848-6608 Fax: (253) 840-4140  
 www.lseinc.com

SURVEYING  
 ENGINEERING  
 GEOLOGY  
 SEPTIC DESIGN  
 GPS  
 GIS MAPPING



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF MICHAEL MUNSON

PAUL KUHNLE, PLS  
 CERTIFICATE NO. 45788  
 8/17/2020

JOB NO.	11054
DRAWN:	PAK
APPROVED:	PAK
REVISIONS:	
1.	
2.	
3.	
4.	
5.	