

# EDGEWOOD VIEW POINTE

## A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4 SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

LEGAL DESCRIPTION (TAX PARCEL #0420037061)  
PARCEL B, CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT, RECORDED UNDER RECORDING NO. 201702135002 IN PIERCE COUNTY, WASHINGTON.

**DEDICATION**  
KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME AND DEDICATE TRACT "A" (104TH AVE E) TO THE CITY OF EDGEWOOD FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADWAY, TOGETHER WITH THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. TRACTS "B" AND "C" ARE PRIVATE ROADS AND WILL NOT BE DEDICATED TO THE CITY OF EDGEWOOD UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO CITY OF EDGEWOOD STANDARDS AND AT SUCH TIME AS THE CITY OF EDGEWOOD DESIRES TO ACCEPT THEM.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF EDGEWOOD, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROAD AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. ALSO THE SPECIFIC CONDITIONS AND/OR AGREEMENTS THAT ARE CONDITIONS OF THIS PLAT ARE MADE A PART HERETO AND THE OWNERS AND THEIR ASSIGNS DO HEREBY AGREE TO AND/OR COMPLY WITH THESE CONDITIONS.

**LENNAR NORTHWEST, INC., A DELAWARE CORPORATION**  
BY: WILLIAM SACRISTE  
ITS: VICE PRESIDENT

**CRITICAL AREA AFFIDAVIT:**  
I/WE THE UNDERSIGNED, AFFIRM THAT THIS PARCEL CONTAINS OR LIES WITHIN 300' OF AN AREA OF LAND DESIGNATED AS A WETLAND BY THE CITY OF EDGEWOOD UNDER CHAPTER 14.30 EMC. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATION. REVIEW OF SUCH APPLICATION HAS PROVIDED INFORMATION ON THE LOCATION OF THE CRITICAL AREA(S) AND ANY RESTRICTION ON USE.

*[Signature]*  
LENNAR NORTHWEST, INC., A DELAWARE CORPORATION  
BY: WILLIAM SACRISTE  
ITS: VICE PRESIDENT

**ACKNOWLEDGMENT:**  
STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM SACRISTE THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH, STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF LENNAR NORTHWEST, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 10<sup>th</sup> DAY OF August, 2017.

**MARGI FOSDICK**  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
DECEMBER 19, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
PRINTED NAME Margi Fosdick  
RESIDING AT Edgewood, WA  
COMMISSION EXPIRES 12-19-20

**EASEMENTS AND RESERVATIONS:**  
A UTILITY EASEMENT (UE) IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EDGEWOOD, PUGET SOUND ENERGY, MOUNTAIN VIEW-EDGEWOOD WATER COMPANY, CENTURYLINK, COMCAST, ALL LOT OWNERS WITHIN THIS PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREETS, INCLUDING THOSE AREAS OF TRACT "B" (PRIVATE ROAD) AS DEPICTED ON SHEET 3, IN WHICH TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, SEWER, PUBLIC & PRIVATE STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES.

**SEWER SYSTEM EASEMENT RESERVATION:**  
AN EASEMENT IS HEREBY IRREVOCABLY RESERVED FOR AND GRANTED TO THE CITY OF EDGEWOOD AND ITS AGENTS, SUCCESSORS AND ASSIGNS, FOR SO LONG AS IT SHALL OWN AND MAINTAIN THE UTILITIES REFERENCED HEREIN UNDER AND UPON THE AREA SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "SANITARY SEWER EASEMENT" (SSE) TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE SEWER MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR PURPOSES INCIDENT THERETO. NO BUILDING, WALL, ROCKERY, FENCE, TREES OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OR PLANTED, NOR SHALL ANY FILL MATERIAL BE PLACED WITHIN THE BOUNDARIES OF SAID EASEMENT AREA. NO EXCAVATION SHALL BE MADE WITHIN THREE (3) FEET OF SAID SEWER SERVICE FACILITIES AND THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE MAINTAINED AT THE ELEVATION AS CURRENTLY EXISTING. GRANTOR HEREBY AGREES THAT NO WATER AND/OR SEWER SYSTEM FACILITY OR APPURTENANCE OF ANY KIND SHALL BE CONSTRUCTED OR LOCATED BY GRANTOR, OR ANY THIRD PARTY ACTING UNDER AUTHORITY OF GRANTOR, WITHIN OR PROXIMATE TO SAID EASEMENT, UNLESS SUCH INSTALLATION IS APPROVED BY THE CITY OF EDGEWOOD AND IS IN CONFORMANCE WITH THE THEN-CURRENT EDITION OF THE "CRITERIA FOR SEWAGE WORKS DESIGN" PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY. GRANTOR HEREBY FURTHER AGREES THAT NO OTHER UTILITY FACILITY OR APPURTENANCE OF ANY KIND, INCLUDING UTILITY SERVICE CONNECTIONS, SHALL BE CONSTRUCTED OR LOCATED BY GRANTOR, OR ANY THIRD PARTY ACTING UNDER AUTHORITY OF GRANTOR, WITHIN THREE FEET (3'), MEASURED HORIZONTALLY FOR PARALLEL ALIGNMENTS, OR WITHIN SIX INCHES (6"), MEASURED VERTICALLY FOR CROSSING OR PERPENDICULAR ALIGNMENTS, OF ANY PORTION OF THE CITY OF EDGEWOOD'S SEWER FACILITIES. GRANTOR ADDITIONALLY GRANTS TO THE CITY OF EDGEWOOD AND ITS AGENTS, SUCCESSORS AND ASSIGNS THE USE OF SUCH ADDITIONAL AREA IMMEDIATELY ADJACENT TO SAID EASEMENT AREA AS SHALL BE REQUIRED FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SAID SEWER FACILITIES. THE USE OF SUCH ADDITIONAL AREA SHALL BE HELD TO A REASONABLE MINIMUM AND BE RETURNED TO THE CONDITION EXISTING IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE CITY OF EDGEWOOD, ITS AGENTS, SUCCESSORS AND ASSIGNS. IN ADDITION TO THE OTHER RESTRICTIONS HEREIN, GRANTOR SHALL NOT CONVEY TO A THIRD PARTY ANY EASEMENT OR OTHER INTEREST OR RIGHT OF USE OF PROPERTY SUBJECT TO THE EASEMENT THAT WOULD IMPAIR OR LIMIT THE USE OF THE EASEMENT RIGHTS GRANTED HEREIN.

**RECORDING CERTIFICATE**  
FILED FOR RECORD THIS 10<sup>th</sup> DAY OF August, 2017 AT THE REQUEST OF LENNAR NORTHWEST, INC.  
RECORDED UNDER AUDITOR FILE NO. 201708165001

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS PLAT OF EDGEWOOD VIEW POINTE IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BONDED WITH THE COUNTY AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

*[Signature]*  
OWEN B. HILLE, PLS NO. 40016  
8/10/2017

CITY OF EDGEWOOD AGENCY APPROVAL  
APPROVED AS TO BEING IN COMPLIANCE WITH ALL TERMS OF THE PRELIMINARY APPROVAL OF THE PROPOSED PLAT.

*[Signature]*  
COMMUNITY DEVELOPMENT DIRECTOR  
8/16/2017  
DATE

APPROVED AS TO THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS OF WAY, DESIGN OF STORM SEWER SYSTEMS AND OTHER STRUCTURES.

*[Signature]*  
PUBLIC WORKS DIRECTOR CITY ENGINEER  
8-15-2017  
DATE

**EDGEWOOD CITY COUNCIL APPROVAL**  
PURSUANT TO RESOLUTION 17-0381, THE EDGEWOOD CITY COUNCIL FINDS THIS PLAT CONFORMS TO ALL TERMS OF ITS PRELIMINARY APPROVAL, APPLICABLE STATE AND LOCAL LAWS AND THE EDGEWOOD MUNICIPAL CODE, AND HEREBY AUTHORIZES THE MAYOR TO EXECUTE ITS WRITTEN APPROVAL ON THE FACE OF THE PLAT.

*[Signature]*  
CITY OF EDGEWOOD MAYOR  
8-15-2017  
DATE

**CITY OF EDGEWOOD SEWER UTILITY**  
THE SEWER UTILITY INFRASTRUCTURE SYSTEM INSTALLED WITHIN THIS SUBDIVISION HAS BEEN INSTALLED PER THE APPROVED PLANS.

*[Signature]*  
PUBLIC WORKS DIRECTOR  
8/16/2017  
DATE

**MT. VIEW-EDGEWOOD WATER COMPANY**  
THE WATER UTILITY INFRASTRUCTURE SYSTEM INSTALLED WITHIN THIS SUBDIVISION HAS BEEN INSTALLED PER THE APPROVED PLANS.

*[Signature]*  
MT. VIEW-EDGEWOOD WATER COMPANY  
8.11.2017  
DATE

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

*[Signature]*  
ASSESSOR - TREASURER, PIERCE COUNTY/WASHINGTON  
8/10/2017  
DATE

ORIGINAL ASSESSOR'S PARCEL NO. 0420037061

- NOTES:**
- TRACT "A" IS PUBLIC RIGHT-OF-WAY AND IS HEREBY DEDICATED TO THE CITY OF EDGEWOOD FOR PUBLIC RIGHT-OF-WAY PURPOSES UPON THE RECORDING OF THIS PLAT.
  - TRACTS "B" AND "C" ARE PRIVATE ROAD TRACTS. ALL LOT OWNERS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST AND AN UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACTS "B" AND "C". THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACTS "B" AND "C". THE CITY OF EDGEWOOD IS HEREBY GRANTED A PERMANENT, NONEXCLUSIVE EASEMENT AND RIGHT OF ACCESS TO, OVER, AND THROUGH TRACTS "B" AND "C". AN INGRESS/EGRESS AND UTILITY EASEMENT IS HEREBY GRANTED TO THE PUBLIC OVER TRACT "C". A SEWER EASEMENT IS HEREBY GRANTED TO THE CITY OF EDGEWOOD OVER TRACT "B" AS DEPICTED ON SHEET 5.
  - TRACT "D" IS A CRITICAL AREA TRACT. ALL LOT OWNERS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST AND AN UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "D". THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "D".
  - TRACT "E" IS AN OPEN SPACE TRACT. ALL LOT OWNERS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST AND AN UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "E". THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "E".
  - TRACT "F" IS AN OPEN SPACE/UTILITY TRACT. ALL LOT OWNERS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST AND AN UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "F". THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "F".
  - TRACT "G" IS A DRAINAGE FACILITY/OPEN SPACE TRACT. ALL LOT OWNERS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST AND AN UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "G". THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "G". THE CITY OF EDGEWOOD IS HEREBY GRANTED A PERMANENT, NONEXCLUSIVE EASEMENT AND RIGHT OF ACCESS TO, OVER, AND THROUGH TRACT "G".
  - TRACTS "H" THROUGH "V" INCLUSIVE, ARE CONVEYANCE TRACTS FOR THE PURPOSE OF RESOLVING EXISTING ENCROACHMENTS AND SHALL BE RETAINED BY THE DEVELOPER AT THE TIME OF PLAT RECORDING. EACH OF THESE TRACTS MAY BE CONVEYED SEPARATELY TO THE AFFECTED ADJOINING PROPERTY OWNER(S) AFTER PLAT RECORDING.
  - ALL WATERLINE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO MOUNTAIN VIEW-EDGEWOOD WATER COMPANY FOR MAINTENANCE OF THE WATER FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.
  - ALL SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF EDGEWOOD FOR MAINTENANCE OF THE SEWER FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.
  - ALL STORM DRAINAGE EASEMENTS (SDE) SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF EDGEWOOD FOR MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.
  - ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY GRANTED TO THE LOT OWNER WHO BENEFITS FROM THE EASEMENT FOR MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.
  - THE ARTICLES OF INCORPORATION FOR THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
  - THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL COMMON TRACTS WITHIN THIS SUBDIVISION INCLUDING THE PRIVATE STREET MAINTENANCE, PLANTER-BUFFER STRIPS (INCLUDING WEEDING, MOWING, ETC.), WETLAND AND WETLAND BUFFER, STORMWATER FACILITIES AND PRIVATE STREET LIGHTING.
  - THIS PLAT IS SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS (CCR'S) RECORDED UNDER RECORDING NUMBER 201708165001



*[Signature]*  
PIERCE COUNTY DEPUTY AUDITOR  
8/10/2017  
\$1160-

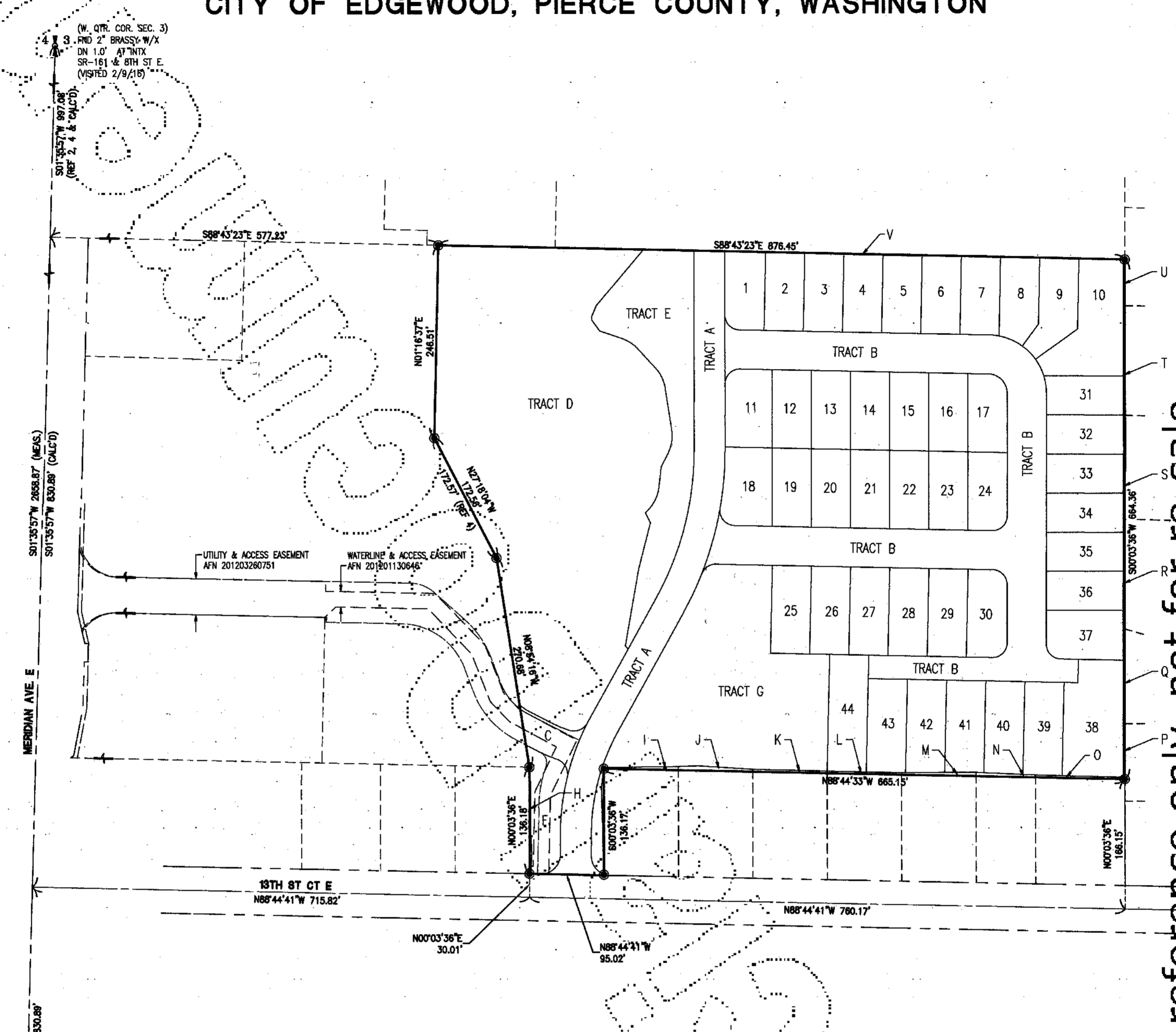


**Barghausen Consulting Engineers, Inc.**  
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Telephone: (425) 251-6222 Fax: (425) 251-8782  
NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.  
SHEET 1 OF 8

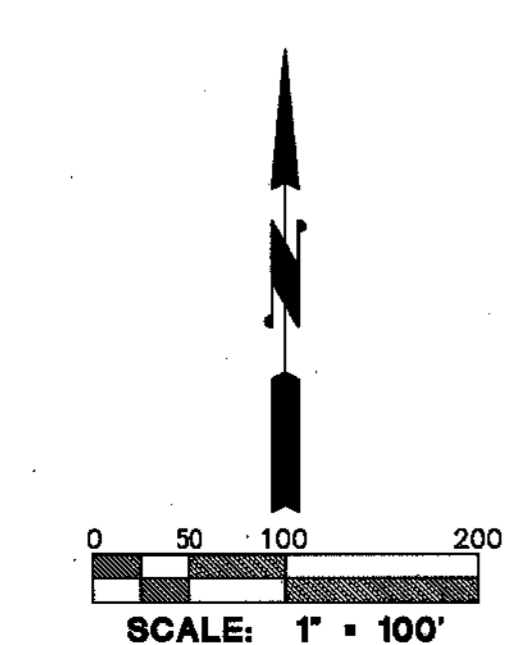
For reference only, not for re-sale. ORIGINAL

# EDGEWOOD VIEW POINTE

## A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4 SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



(S.W. COR. SEC. 3)  
 FND 3-1/2" BRASSY (NEW)  
 MARKED "38016" AT INTX  
 SR-161 & 16TH ST E.  
 (VISITED 2/9/16)



**LEGEND:**

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- SET PLAT CORNER MONUMENT

**LOT ADDRESSES:**

- 1 10419 11TH ST CT E
- 2 10421 11TH ST CT E
- 3 10423 11TH ST CT E
- 4 10425 11TH ST CT E
- 5 10501 11TH ST CT E
- 6 10503 11TH ST CT E
- 7 10505 11TH ST CT E
- 8 10507 11TH ST CT E
- 9 10509 11TH ST CT E
- 10 10511 11TH ST CT E
- 11 10418 11TH ST CT E
- 12 10420 11TH ST CT E
- 13 10422 11TH ST CT E
- 14 10424 11TH ST CT E
- 15 10500 11TH ST CT E
- 16 10502 11TH ST CT E
- 17 10504 11TH ST CT E
- 18 10417 12TH ST E
- 19 10419 12TH ST E
- 20 10421 12TH ST E
- 21 10423 12TH ST E
- 22 10501 12TH ST E
- 23 10503 12TH ST E
- 24 10505 12TH ST E
- 25 10420 12TH ST E
- 26 10422 12TH ST E
- 27 10424 12TH ST E
- 28 10504 12TH ST E
- 29 10506 12TH ST E
- 30 10508 12TH ST E
- 31 1107 105TH AVE CT E
- 32 1109 105TH AVE CT E
- 33 1111 105TH AVE CT E
- 34 1113 105TH AVE CT E
- 35 1201 105TH AVE CT E
- 36 1203 105TH AVE CT E
- 37 1205 105TH AVE CT E
- 38 10518 12TH ST CT E
- 39 10516 12TH ST CT E
- 40 10514 12TH ST CT E
- 41 10512 12TH ST CT E
- 42 10510 12TH ST CT E
- 43 10500 12TH ST CT E
- 44 10426 12TH ST CT E

**SURVEYOR'S NOTES:**

**BASIS OF BEARINGS:** (NAD 83/91)  
 WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M. BEING NORTH 04°35'57" EAST.

**DATES OF SURVEY:**  
 FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN FEBRUARY, 2016.  
 ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

**REFERENCE SURVEYS:**

1. EDGEWOOD SHORT PLAT 92-0006, REC. NO. 200201105001
2. CITY OF EDGEWOOD BLA NO. 3966, REC. NO. 201102115001
3. TOPOGRAPHIC SURVEY OF SITE BY CASCADE LAND SURVEYING, DATED NOVEMBER 18, 2014.
4. CITY OF EDGEWOOD BLA, REC. NO. 201702135002

**PROCEDURE / NARRATIVE:**  
 A FIELD TRAVERSE USING A SPECTRA FOCUS 30 TOTAL STATION AND A TOPCON GR-5 SUPPLEMENTED WITH FIELD NOTES, WAS PERFORMED, ESTABLISHING THE ANGULAR, VERTICAL AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

**SURVEYOR'S NOTES:**

1. ALL DISTANCES ARE IN US FEET
2. THE SOUTHWEST SECTION CORNER AND WEST QUARTER CORNER OF SECTION 3, T20N, R4E, W.M. WERE VISITED AND HELD TO DETERMINE THE BOUNDARY HEREON PER CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT 3966, RECORDED FEBRUARY 11, 2011 UNDER PIERCE COUNTY RECORDING NO. 201102115001, RECORDS OF PIERCE COUNTY, WASHINGTON.
3. ALL BACK LOT CORNERS WERE SET WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 40016". ADDITIONALLY, A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 40016" WILL BE SET, AS CONSTRUCTION IS COMPLETED, AT THE PRIVATE ROAD AND UTILITY EASEMENT LINE BETWEEN EACH LOT AND/OR TRACT.

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ORIGINAL



**Barghausen Consulting Engineers, Inc.**  
 Civil Engineering, Land Planning, Surveying, Environmental Services  
 18215 72nd Avenue South Kent, WA 98032  
 Telephone: (425) 251-6222 Fax: (425) 251-8782

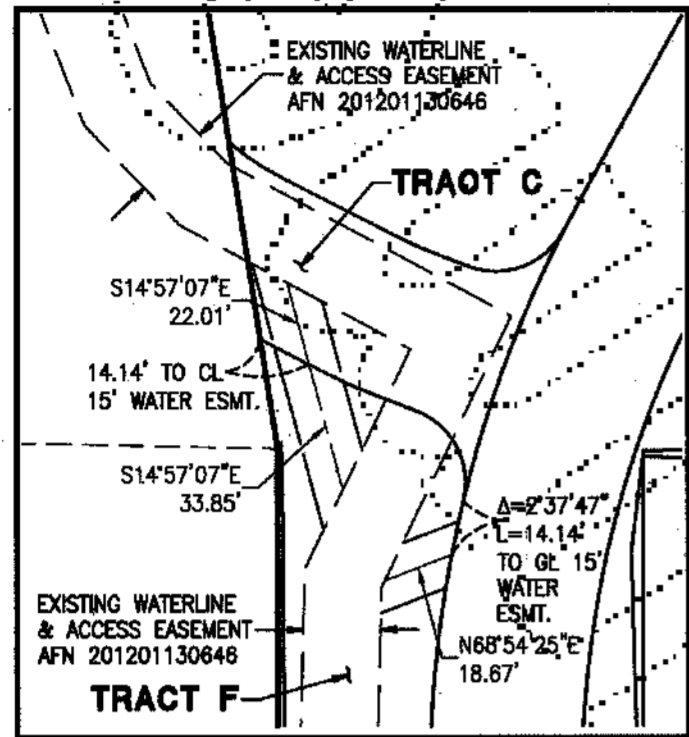
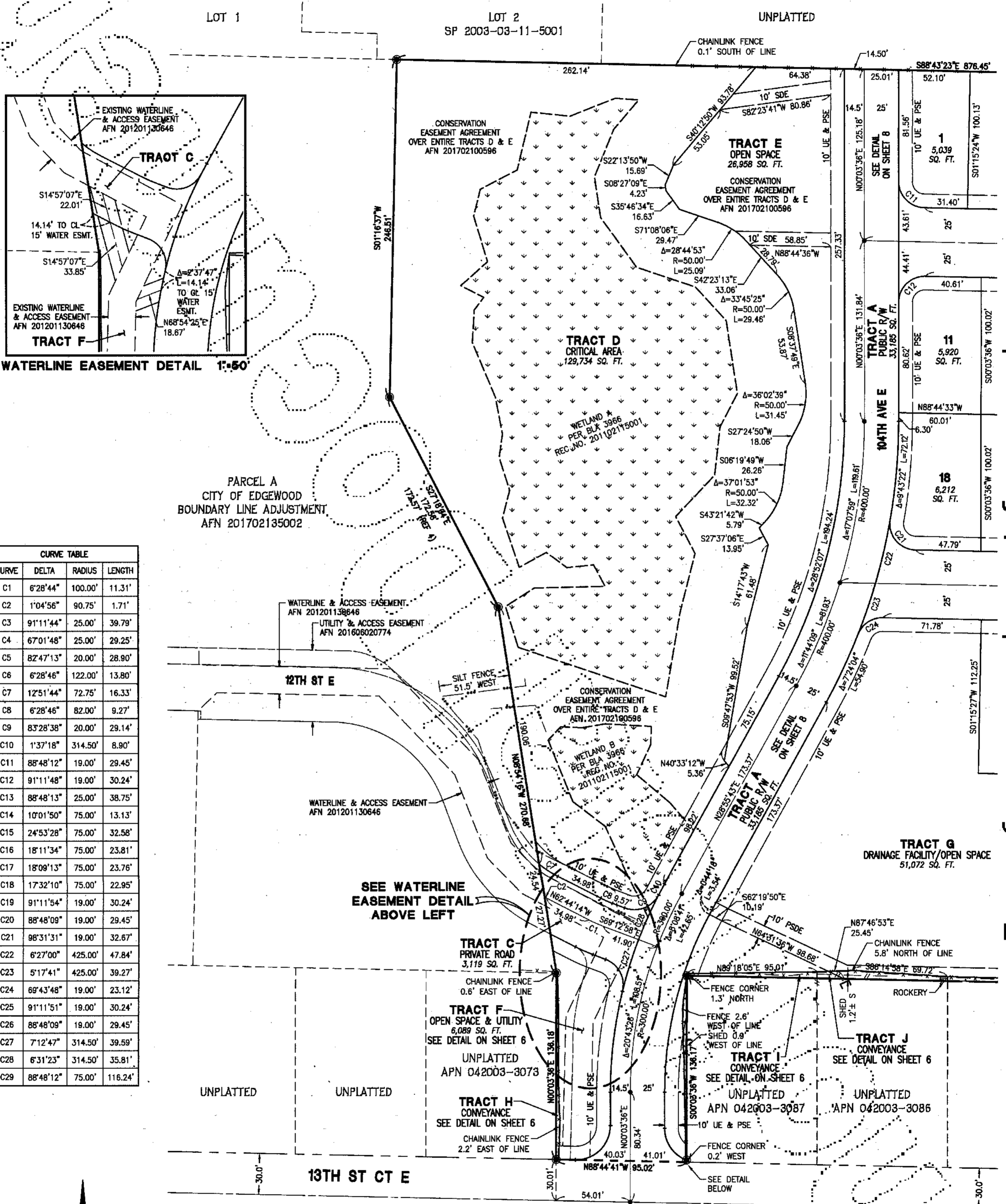
NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

SHEET 2 OF 8



# EDGEWOOD VIEW POINTE

## A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4 SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



WATERLINE EASEMENT DETAIL 1:50

PARCEL A  
CITY OF EDGEWOOD  
BOUNDARY LINE ADJUSTMENT  
AFN 201702135002

CURVE	DELTA	RADIUS	LENGTH
C1	6°28'44"	100.00'	11.31'
C2	1°04'56"	90.75'	1.71'
C3	9°11'44"	25.00'	39.79'
C4	6°70'148"	25.00'	29.25'
C5	82°47'13"	20.00'	28.90'
C6	6°28'46"	122.00'	13.80'
C7	12°51'44"	72.75'	16.33'
C8	6°28'46"	82.00'	9.27'
C9	83°28'38"	20.00'	29.14'
C10	1°37'18"	314.50'	8.90'
C11	88°48'12"	19.00'	29.45'
C12	91°11'48"	19.00'	30.24'
C13	88°48'13"	25.00'	38.75'
C14	10°01'50"	75.00'	13.13'
C15	24°53'28"	75.00'	32.58'
C16	18°11'34"	75.00'	23.81'
C17	18°09'13"	75.00'	23.76'
C18	17°32'10"	75.00'	22.95'
C19	91°11'54"	19.00'	30.24'
C20	88°48'09"	19.00'	29.45'
C21	98°31'31"	19.00'	32.87'
C22	6°27'00"	425.00'	47.84'
C23	5°17'41"	425.00'	39.27'
C24	68°43'48"	19.00'	23.12'
C25	91°11'51"	19.00'	30.24'
C26	88°48'09"	19.00'	29.45'
C27	7°12'47"	314.50'	39.59'
C28	6°31'23"	314.50'	35.81'
C29	88°48'12"	75.00'	116.24'

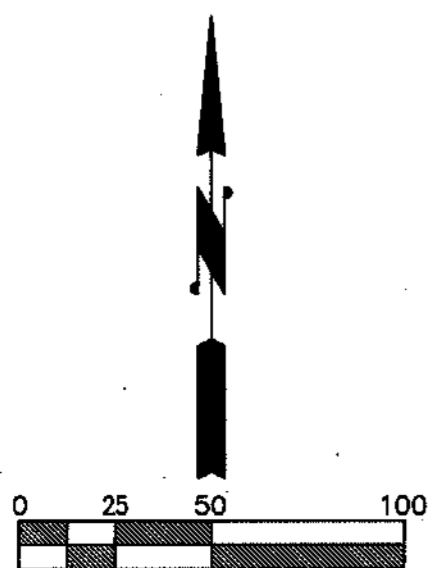
SEE WATERLINE  
EASEMENT DETAIL  
ABOVE LEFT

UNPLATTED UNPLATTED

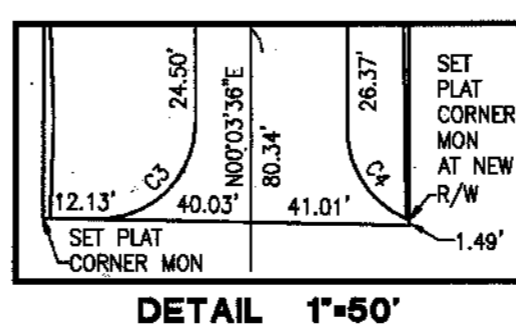
13TH ST CT E

### LEGEND:

- SET CITY OF EDGEWOOD STANDARD ROAD MONUMENT UPON COMPLETION OF CONSTRUCTION
- SET PLAT CORNER MONUMENT
- FOUND REBAR/CAP AS NOTED
- SDE PUBLIC STORM DRAINAGE EASEMENT SEE PLAT NOTE 10 ON SHEET 1
- PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 11 ON SHEET 1
- PSE PUGET SOUND ENERGY EASEMENT AFN 201612150431



CITY OF EDGEWOOD PLAT NO. 4965



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NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

**SHEET 4 OF 8**

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ORIGINAL

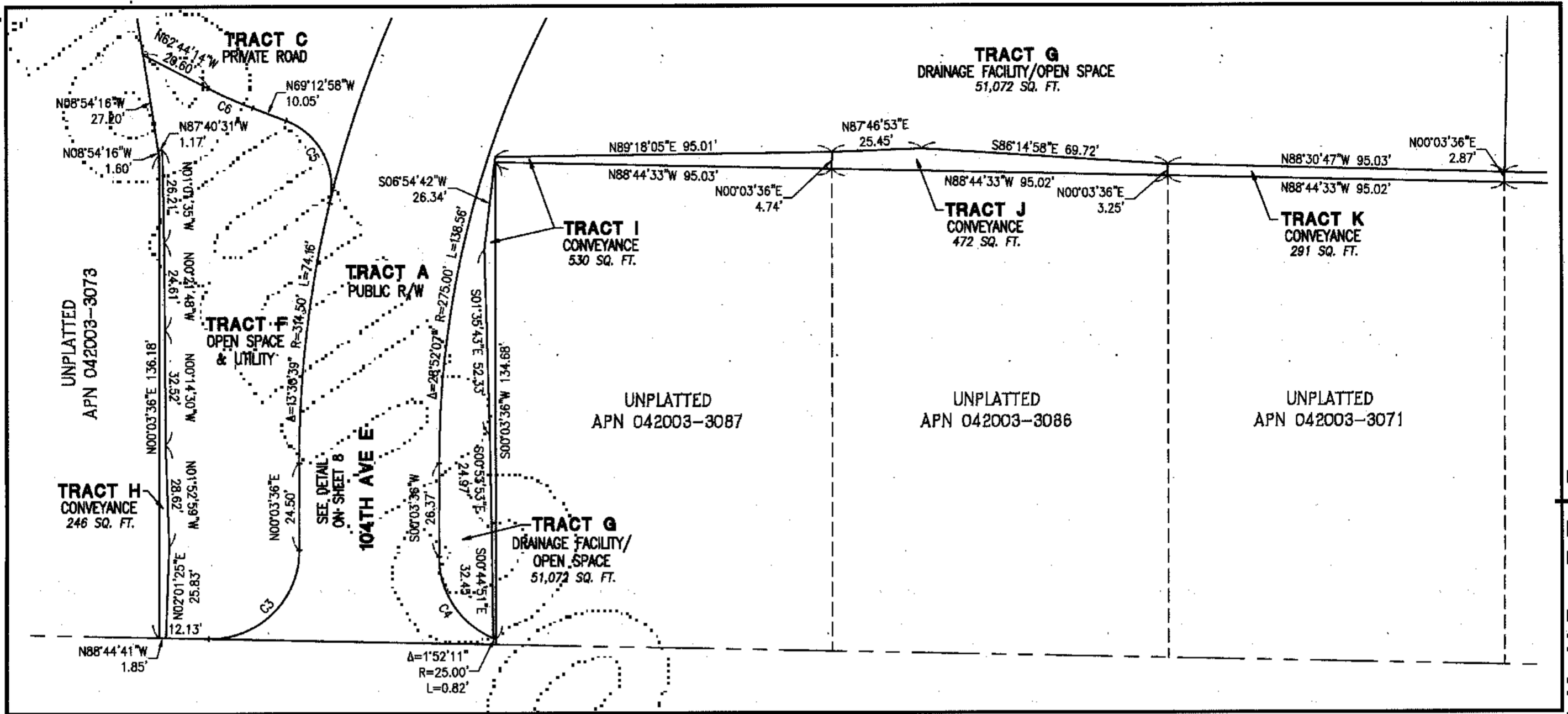
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201708167001

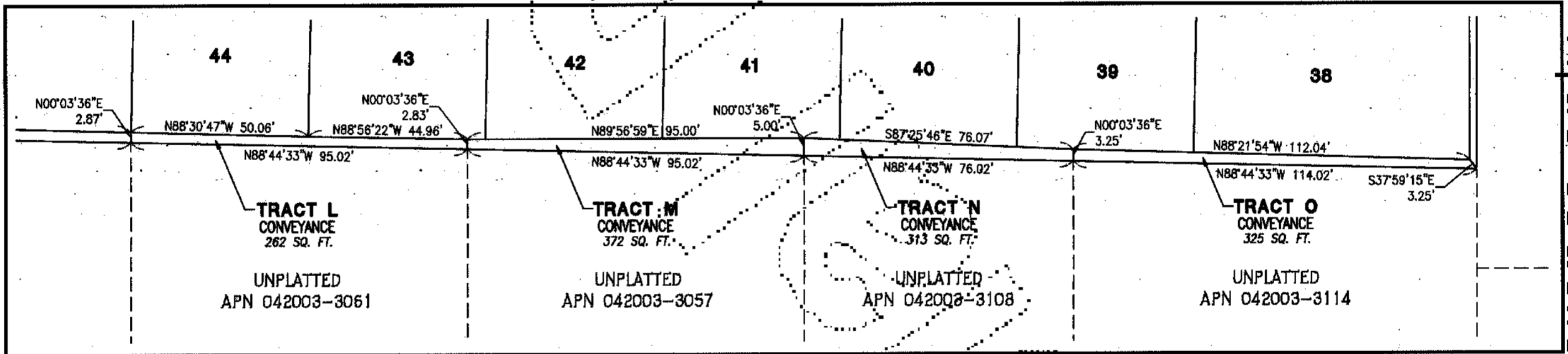


# EDGEWOOD VIEW POINTE

## A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4 SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



CONVEYANCE TRACTS H, I, J & K DETAIL - 1"=30'

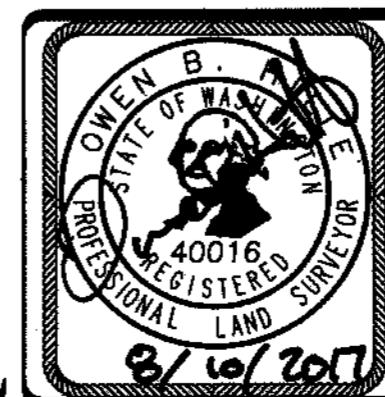
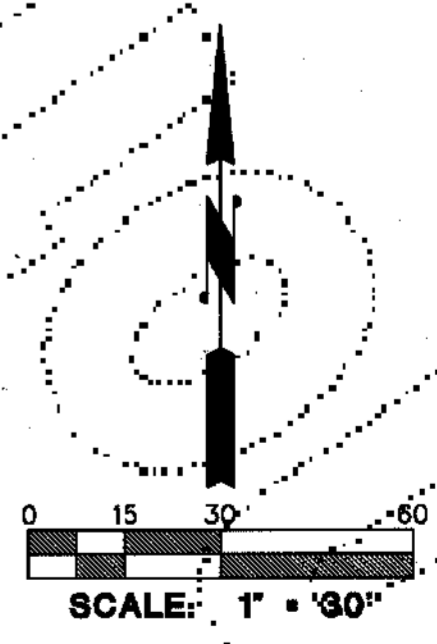


CONVEYANCE TRACTS L, M, N & O DETAIL - 1"=30'

### TITLE NOTES:

(PER CHICAGO TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 0098471-16 DATED MAY 15, 2017)

- RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON BOUNDARY LINE SURVEY 3968 OF THE CITY OF EDGEWOOD: RECORDING NO.: 201102115001
- SANITARY SEWER CONNECTION AGREEMENT AND WAIVER OF PROTEST TO FORMATION OF A LID/ULID  
RECORDING DATE: OCTOBER 23, 2006 RECORDING NO.: 200610230187
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
IN FAVOR OF: MT. VIEW EDGEWOOD WATER COMPANY AND QWEST CORPORATION PURPOSE: WATER LINES AND TELECOMMUNICATIONS FACILITIES  
RECORDING DATE: DECEMBER 10, 2009 RECORDING NO.: 200912100142 (PLOTTED HEREON)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
IN FAVOR OF: MT. VIEW EDGEWOOD WATER COMPANY PURPOSE: WATER MAIN AND APPURTENANT USES  
RECORDING DATE: JANUARY 13, 2012 RECORDING NO.: 201201130646 (PLOTTED HEREON)
- COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: JULY 15, 2011 RECORDING NO.: 201107150452
- AMENDED AND RESTATED DECLARATION OF ACCESS AND UTILITY EASEMENT RECORDING DATE: JUNE 2, 2016 RECORDING NO.: 201606020774  
REPLACES PRIOR VERSIONS RECORDED UNDER RECORDING NUMBERS 201102010013 AND 201203260751 (PLOTTED HEREON)
- AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: EXECUTED BY: LENNAR NORTHWEST, INC. AND: LAKEHAVEN WATER & SEWER DISTRICT  
RECORDING DATE: MAY 24, 2016 RECORDING NO.: 201605240331
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND ENERGY, INC. PURPOSE: UTILITY SYSTEMS FOR GAS AND ELECTRICITY  
RECORDING DATE: DECEMBER 15, 2016 RECORDING NO.: 201612150431 AS FOLLOWS:  
EASEMENT NO. 1: ALL STREETS AND ROAD RIGHTS-OF-WAY AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THE ABOVE DESCRIBED PROPERTY. (WHEN SAID STREETS AND ROAD ARE DEDICATED TO THE PUBLIC, THIS CLAUSE SHALL BECOME NULL AND VOID.)  
EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE ABOVE DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PRIVATE/PUBLIC STREET AND ROAD RIGHTS-OF-WAY. (PLOTTED HEREON)
- CONSERVATION EASEMENT AGREEMENT RECORDING DATE: FEBRUARY 10, 2017 RECORDING NO.: 201702100596 (PLOTTED HEREON)
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOT INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT: RECORDING NO.: 201702135002
- NOT APPLICABLE TO BE SHOWN ON SURVEY.



**Barghausen Consulting Engineers, Inc.**  
 Civil Engineering, Land Planning, Surveying, Environmental Services  
 18215 72nd Avenue South Kent, WA. 98032  
 Telephone: (425) 251-6222 Fax: (425) 251-8782

NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

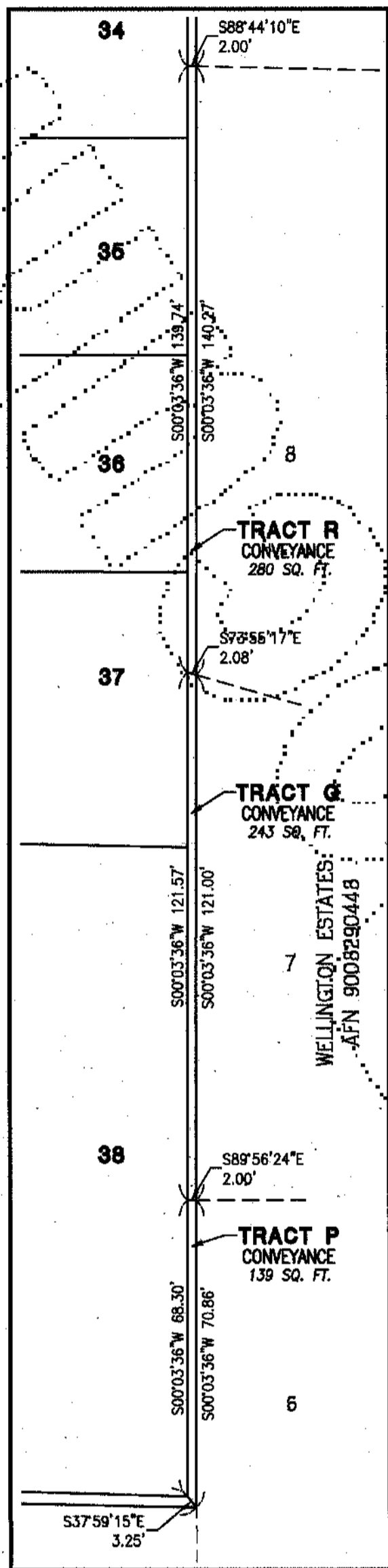
For reference only, not for re-sale.

ORIGINAL

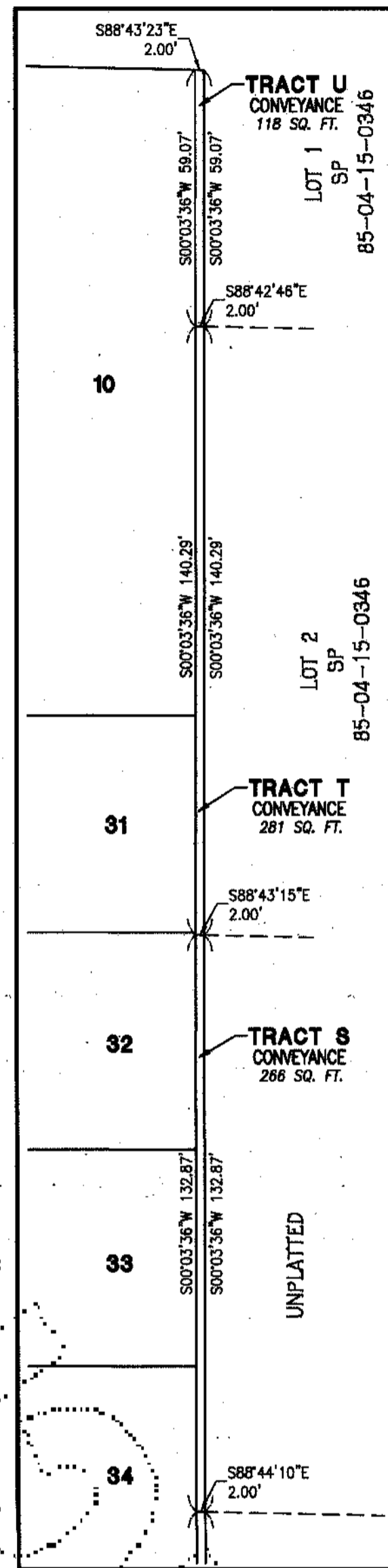
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# EDGEWOOD VIEW POINTE

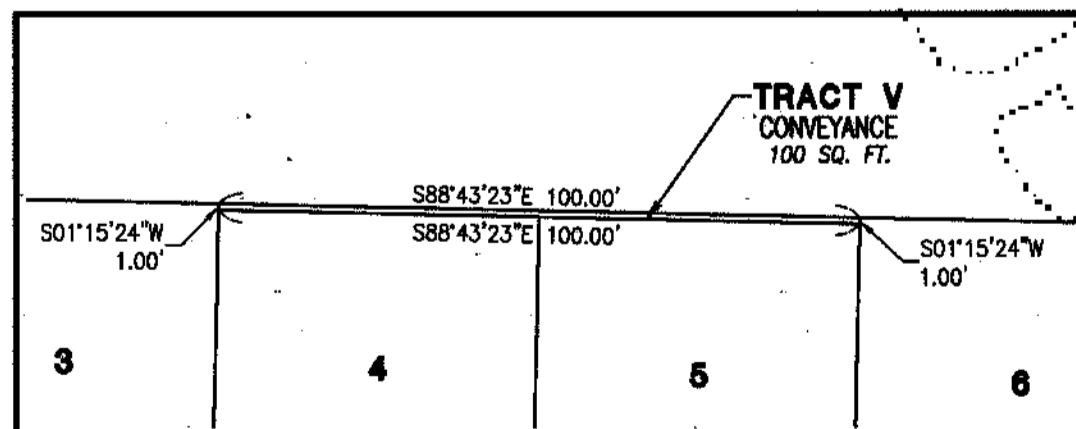
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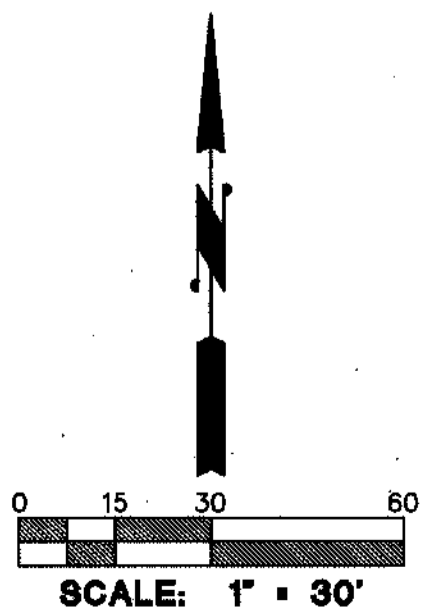
CONVEYANCE TRACTS P, Q & R DETAIL  
1"=30'



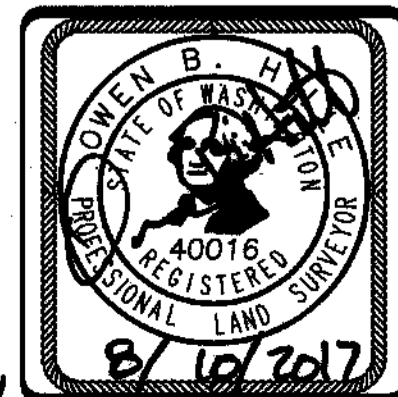
CONVEYANCE TRACTS S, T & U DETAIL  
1"=30'



CONVEYANCE TRACT V DETAIL  
1"=30'



CITY OF EDGEWOOD PLAT NO. 4965



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NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.  
**SHEET 7 OF 8**

201708165001

For reference only, not for re-sale.

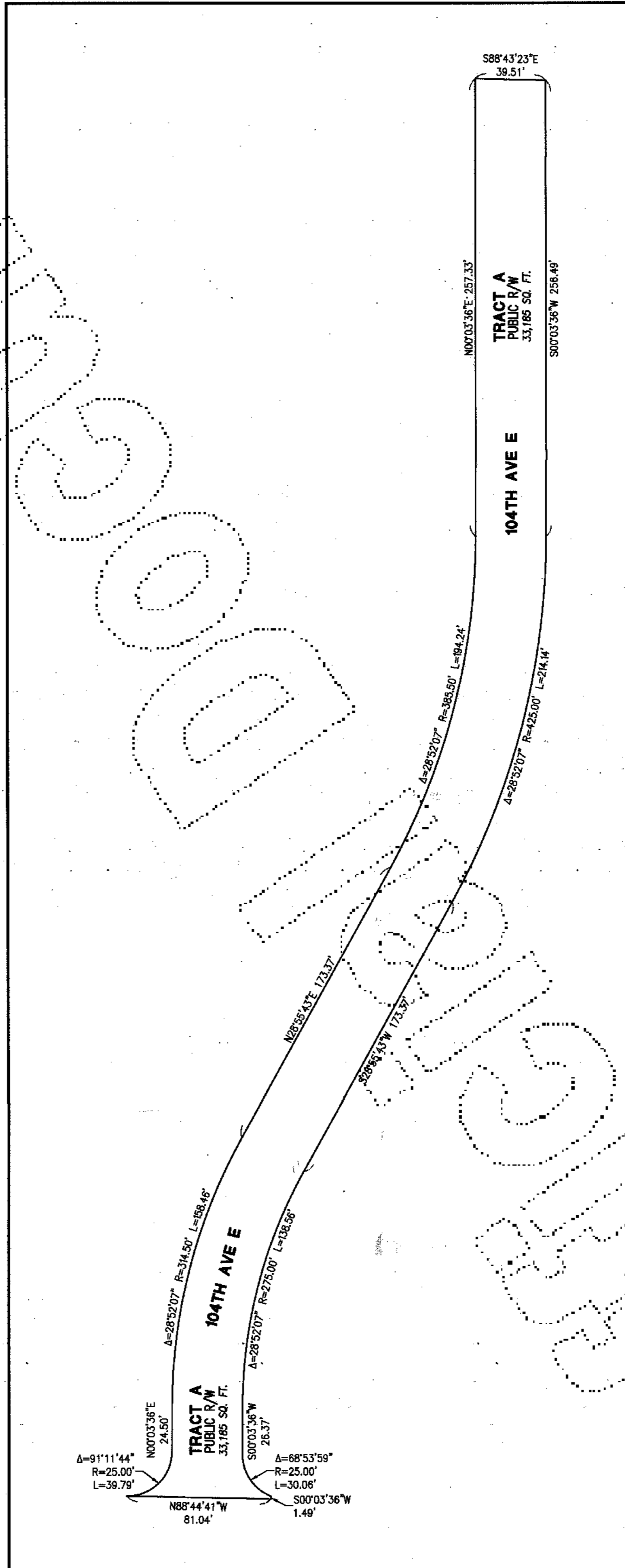
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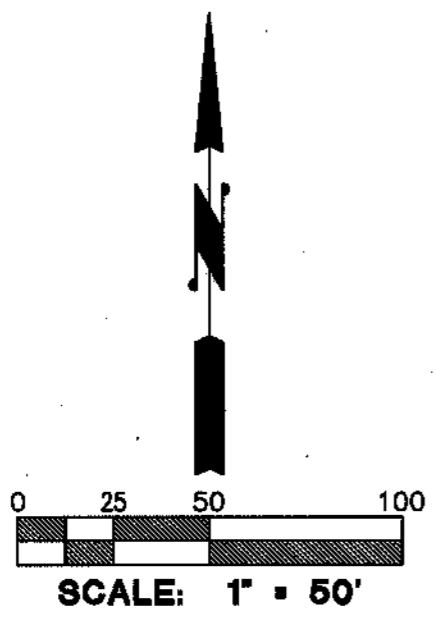
JOB NO. 17829

# EDGEWOOD VIEW POINTE

A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4 SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



PUBLIC RIGHT-OF-WAY TRACT A DETAIL 1"=50'



CITY OF EDGEWOOD PLAT NO. 4965



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NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

**SHEET 8 OF 8**

2017081010001

For reference only, not for re-sale.

ORIGINAL

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JOB NO. 17829

201708165001 Page 8 of 8