

# EDGEWOOD VIEW ESTATES PHASE 2

A PLAT COMMUNITY  
A PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,  
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

VOL/PG

### DEDICATION

WE THE UNDERSIGNED ATTEST THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS PLAT AND THAT THIS FULL SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES AND WE DEDICATE THESE LOTS TO THE PURCHASERS THEREOF.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AS PUBLIC AND USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. THE UNDERSIGNED OWNERS HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION AND MAINTENANCE OF SUCH ROAD.

GRANTOR OF PUBLIC RIGHT OF WAY HEREBY WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY, INCLUDING WITHOUT LIMITATION THE CITIES OF EDGEWOOD AND MILTON, WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID RIGHT OF WAY.

WE DEDICATE TO THE CITY OF FIFE, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS, AND CONTRACTORS, FOR THE USE OF THE PUBLIC FOREVER, A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF SEWER PIPELINES, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES OVER, UNDER AND ACROSS THE PUBLIC EASEMENTS AND/OR TRACTS E, F, G AND H SHOWN ON THE FACE OF THIS PLAT. THE UNDERSIGNED OWNERS WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF FIFE, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS, AND CONTRACTORS ARISING FROM OR OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION AND MAINTENANCE OF SAID SEWER PIPELINES, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES OVER, UNDER, AND ACROSS THE AFOREMENTIONED PUBLIC EASEMENTS AND TRACTS E, F, G AND H.

WE DEDICATE TO THE CITY OF MILTON, A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF WATER MAINS AND OTHER APPURTENANCES OVER, UNDER AND ACROSS TRACT "F" SHOWN ON THIS PLAT.

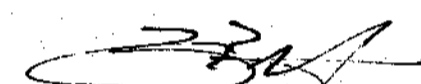
WE DEDICATE TO THE CITY OF EDGEWOOD, A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE LINES, MANHOLES, CATCH BASINS, UNDERGROUND DRAINAGE FACILITIES AND OTHER APPURTENANCES OVER, UNDER AND ACROSS TRACTS E, F, G AND H SHOWN ON THIS PLAT.

WE DEDICATE TO THOSE ENTITIES, AS SHOWN ON THE PLAT, THE EASEMENTS AND TRACTS FOR THE USES SPECIFIED.

THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR EDGEWOOD VIEW ESTATES, RECORDED UNDER PIERCE COUNTY AUDITOR'S FILE

NO. 201912051046 AND AMENDED UNDER AFN 20200325 0337

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.  
EDGEWOOD TERRACE ESTATES, LLC.

  
BY: BEN PENTECOST  
MANAGER

CITY OF EDGEWOOD PLAT NO. \_\_\_\_\_

### APPROVALS

#### CITY OF EDGEWOOD AGENCY APPROVAL

PLAT CONFORMS TO THE TERMS OF THE PRELIMINARY PLAT APPROVAL AND ASSOCIATED ZONING AND SUBDIVISION REGULATIONS.

EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF March, 2020.

  
DIRECTOR OF COMMUNITY DEVELOPMENT


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

EXAMINED AND APPROVED THIS 20<sup>th</sup> DAY OF MARCH, 2020.

  
PUBLIC WORKS DIRECTOR

#### EDGEWOOD CITY COUNCIL APPROVAL

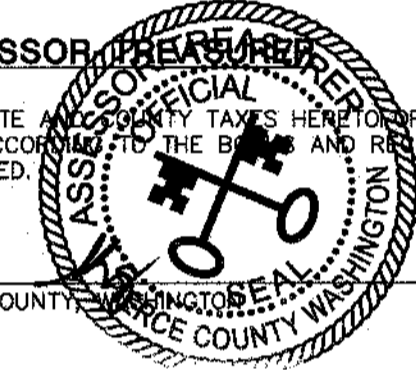
PURSUANT TO RESOLUTION 20-0499, THE EDGEWOOD CITY COUNCIL FINDS THIS PLAT CONFORMS TO ALL TERMS OF ITS PRELIMINARY APPROVAL, APPLICABLE STATE AND LOCAL LAWS AND THE EDGEWOOD MUNICIPAL CODE, AND HEREBY AUTHORIZES THE MAYOR TO EXECUTE ITS WRITTEN APPROVAL ON THE FACE OF THE PLAT.

  
CITY OF EDGEWOOD MAYOR 3/25/2020  
DATE

#### PIERCE COUNTY ASSESSOR/TREASURER

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



  
ASSESSOR/TREASURER, PIERCE COUNTY 3/20/20



#### RECORDING CERTIFICATE

FILED FOR RECORDING AT THE REQUEST OF THE CITY OF EDGEWOOD COUNCIL THIS 25<sup>th</sup> DAY OF MARCH, 2020, AT 5:10 MINUTES PAST 10AM AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_ RECORDS OF PIERCE COUNTY, WASHINGTON, PIERCE COUNTY RECORDING NUMBER 202003255 001 FEE: \$205.50


DIVISION OF RECORDS AND ELECTIONS

 by   
MANAGER SUPERINTENDENT OF RECORDS



#### SEWER UTILITY

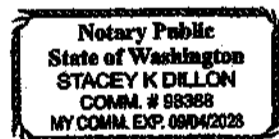
THE SEWER UTILITY INFRASTRUCTURE SYSTEM INSTALLED WITHIN THIS SUBDIVISION HAS BEEN INSTALLED PER THE APPROVED PLANS.

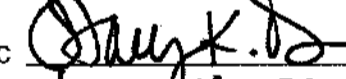
  
RUSS BLOUNT, PE, PUBLIC WORKS DIRECTOR, CITY OF FIFE 3/18/20  
DATE

### ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF Pierce }SS

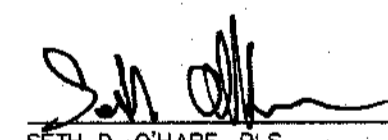
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BEN PENTECOST IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANGER OF EDGEWOOD TERRACE ESTATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

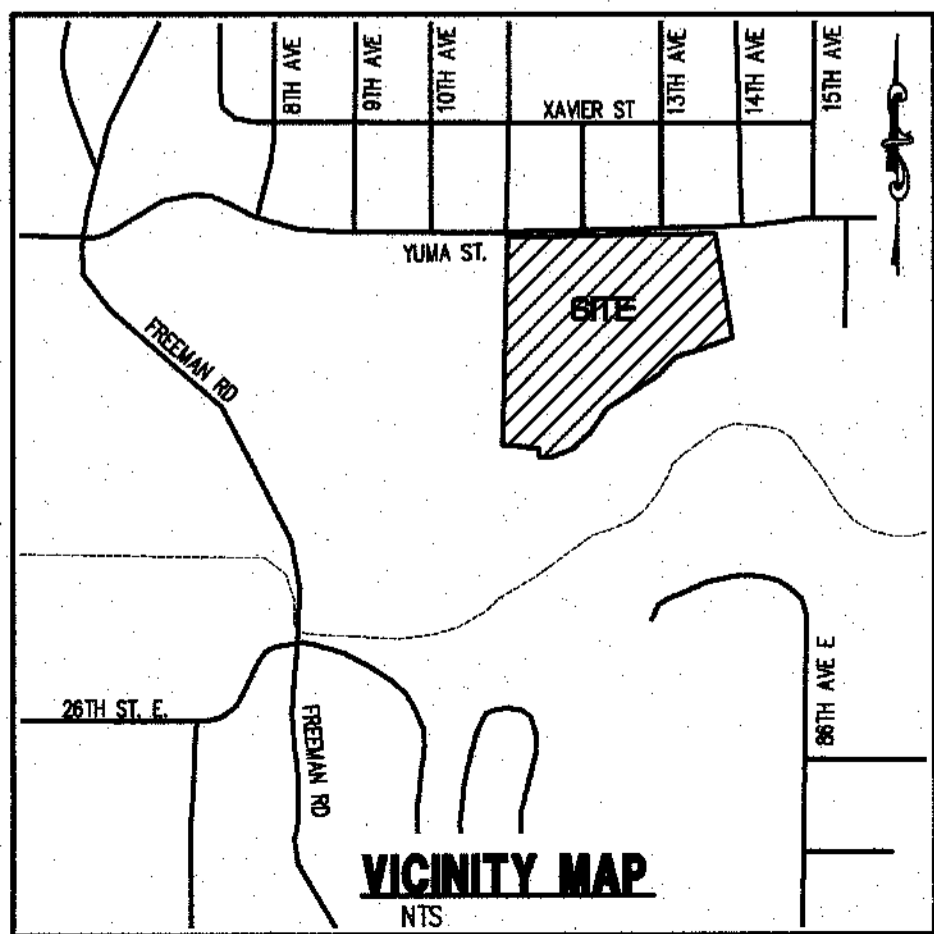


SIGNATURE OF NOTARY PUBLIC   
RESIDING AT Orting, WA 98360  
PRINTED NAME Stacey K. Dillon  
DATE March 18, 2020  
COMMISSION EXPIRES 09/04/2023

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF EDGEWOOD VIEW ESTATES PHASE 2 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.

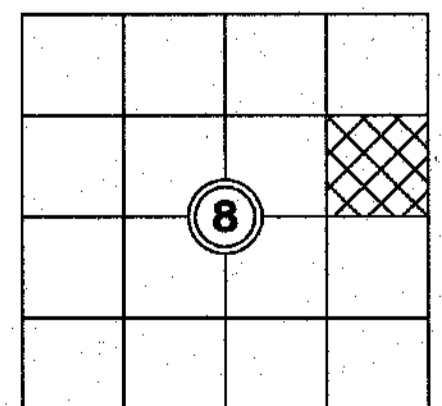
  
SETH D. O'HARE, PLS  
CERT. NO. 38985



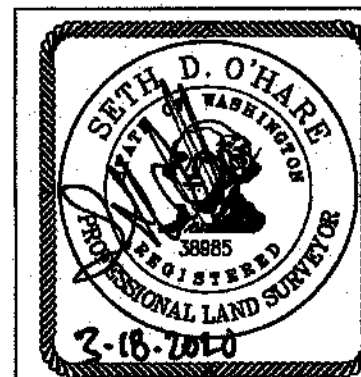
#### SHEET INDEX

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PARCEL NO. 6027550260  
ADDRESS: XXX 20TH STREET EAST  
EDGEWOOD, WA 98371



INDEX: SE 1/4 OF NE 1/4,  
SEC. 8, T20N, R4E., W.M.



**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D BUS: (253) 848-4282  
PUYALLUP, WA 98372 CESERVICES@CESNWINC.COM  
JOB 16141 SHEET 1 OF 6

202003255001

ORIGINAL

# EDGEWOOD VIEW ESTATES PHASE 2

A PLAT COMMUNITY  
A PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,  
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

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## LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON, COMMITMENT NO. 0168984-16, UPDATE SECOND COMMITMENT, DATED FEBRUARY 10, 2020)

TRACT Z, EDGEWOOD VIEW ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 5, 2019, UNDER RECORDING NO. 201912055005, RECORDS OF PIERCE COUNTY, WASHINGTON.

## TITLE EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON, COMMITMENT NO. 0168984-16, UPDATE SECOND COMMITMENT, DATED FEBRUARY 10, 2020)

1. DEED CONTAINING RESERVATIONS AND THE TERMS AND CONDITIONS THEREOF:  
GRANTED TO: PIERCE COUNTY  
PURPOSE: WAIVER OF CLAIMS FOR DAMAGES OF WHATEVER KIND WHICH MAY BE OCCASIONED TO SAID LAND OR ANY PORTION OF THE SAME, BY EXAMINING, SURVEYING, LAYING OUT AND ESTABLISHING SAID ROAD AND THE RIGHT TO CONSTRUCT AND MAINTAIN NECESSARY CUT AND FILL SLOPES, CULVERTS AND SPECIAL DITCHES  
RECORDING NO.: 1547274  
RECORDING NO.: 1547275 (NOT PLOTTED)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
IN FAVOR OF: PUGET SOUND ENERGY, INC  
PURPOSE: UTILITY SYSTEM  
RECORDING DATE: FEBRUARY 22, 2019  
RECORDING NO.: 201902220449  
AFFECTS: NORTHERLY PORTION OF SAID PREMISES (NOT PLOTTED)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
IN FAVOR OF: PUGET SOUND ENERGY, INC  
PURPOSE: UTILITY SYSTEM  
RECORDING DATE: FEBRUARY 22, 2019  
RECORDING NO.: 201902220450  
AFFECTS: NORTHERLY PORTION OF SAID PREMISES (NOT PLOTTED)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:  
IN FAVOR OF: PUGET SOUND ENERGY, INC  
PURPOSE: UTILITY SYSTEMS  
RECORDING DATE: OCTOBER 29, 2019  
RECORDING NO.: 201910290962  
AFFECTS: AS DESCRIBED THEREIN (NOT PLOTTED)
5. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OR 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 PLAT OF EDGEWOOD VIEW ESTATES PHASE 1:  
RECORDING NO.: 201912055005 (NOT PLOTTED)
6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING 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: DECEMBER 5, 2019  
RECORDING NO.: 201912051046 (NOT PLOTTED)

7-13. NOT SURVEY RELATED

## SEWER NOTES

EACH INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR MAINTENANCE OF THEIR RESPECTIVE SIDE SEWER CONNECTION. THE CITY OF FIFE IS RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF THE SANITARY SEWER MAINLINE PER FIFE MUNICIPAL CODE 13.08.200.

## PLAT NOTES

1. THIS PLAT IS ALSO SUBJECT TO AN AGREEMENT TITLED "INTERLOCAL AGREEMENT BETWEEN THE CITY OF FIFE AND THE CITY OF EDGEWOOD REGARDING SANITARY SEWER SERVICE" DATED NOVEMBER 5, 2013. THIS PLAT IS SPECIFICALLY SUBJECT TO SECTION 3 OF SAID AGREEMENT.

## TRACT NOTES

1. SHARED ACCESS TRACTS (TRACTS E, F, G AND H) AND RECREATIONAL TRACT (TRACT I)  
ALL LOTS IN THE PLAT OF EDGEWOOD VIEW ESTATES PHASE I AND PHASE II, AND ANY FUTURE PHASES, WILL HAVE AN EQUAL AND UNDIVIDED INTEREST IN TRACTS E, F, G, H AND I.
2. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL COMMON TRACTS WITHIN THIS SUBDIVISION INCLUDING THE STREET TREES AND PLANTING STRIPS WITHIN THE PUBLIC RIGHTS OF WAY (INCLUDING WEEDING, MOWING, ETC.) AND STREET LIGHTING.

## EASEMENT PROVISIONS

### 1. PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, CITY OF FIFE, CITY OF MILTON, CITY OF EDGEWOOD, CENTURY LINK, PIERCE COUNTY, COMCAST AND ANY OTHER PRIVATE UTILITY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE EXTERIOR 10 FEET OF ALL LOTS, TRACTS AND OPEN SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING THE EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE USE, CABLE TELEVISION, OR FOR OTHER PURPOSES, SHALL BE PLACED OR BE PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

### 2. PRIVATE STORM DRAIN EASEMENT

A PRIVATE STORM DRAIN EASEMENT UNDER AND ACROSS THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND UNDER AND ACROSS LOTS 39, 43, AND 44 AS DEPICTED ON THIS PLAT, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF ALL LOTS AND TRACTS WITHIN THIS PLAT THAT SHARE A COMMON STORM DRAINAGE CONNECTION. THE OWNERS THAT SHARE A COMMON DRAINAGE CONNECTION SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE DRAINAGE FACILITIES THEY BENEFIT FROM, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM DRAIN LOCATED UPSTREAM FROM THE POINT OF CONNECTION.

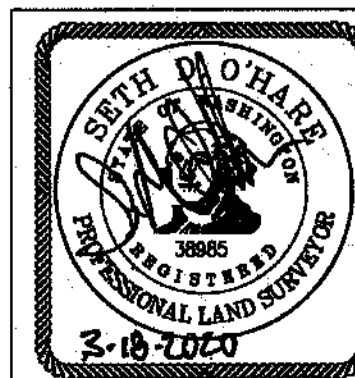
### 3. PRIVATE ACCESS AND UTILITY EASEMENTS

A PRIVATE EASEMENT IS HEREBY GRANTED TO THE FOLLOWING LOTS OVER, UNDER, AND ACROSS THE ENTIRE AREA OF TRACTS E, F, G, AND H, AS FOLLOWS, FOR THE PURPOSES OF INGRESS, EGRESS, AND UTILITIES: LOTS 36 THROUGH 39 WITH RESPECT TO TRACT E; LOTS 44 THROUGH 49 WITH RESPECT TO TRACT F; LOTS 85 AND 86 WITH RESPECT TO TRACT G; AND LOTS 87 THROUGH 90 WITH RESPECT TO TRACT H. THE EDGEWOOD VIEW ESTATES HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAID TRACTS.

### 4. PUBLIC SANITARY SEWER EASEMENT

A PUBLIC SANITARY SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF FIFE, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS, AND CONTRACTORS, FOR THE USE OF THE PUBLIC FOREVER, A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF SEWER PIPELINES, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES OVER, UNDER AND ACROSS LOTS 87 AND 90 AS SHOWN ON THE FACE OF THIS PLAT.

LOT ADDRESSES		LOT ADDRESSES		LOT ADDRESSES	
LOT #	ADDRESS	LOT #	ADDRESS	LOT #	ADDRESS
24	8217 20TH ST CT E	47	2147 83RD AVE E	70	2002 84TH AVE E
25	8213 20TH ST CT E	48	2143 83RD AVE E	71	2008 84TH AVE E
26	8209 20TH ST CT E	49	2139 83RD AVE E	72	2014 84TH AVE E
27	8205 20TH ST CT E	50	2135 83RD AVE E	73	2020 84TH AVE E
28	8201 20TH ST CT E	51	2131 83RD AVE E	74	2024 84TH AVE E
29	8202 20TH ST CT E	52	2127 83RD AVE E	75	2032 84TH AVE E
30	8206 20TH ST CT E	53	2123 83RD AVE E	76	2040 84TH AVE E
31	8210 20TH ST CT E	54	2119 83RD AVE E	77	2048 84TH AVE E
32	8214 20TH ST CT E	55	2115 83RD AVE E	78	2049 84TH AVE E
33	8218 20TH ST CT E	56	2111 83RD AVE E	79	2045 84TH AVE E
34	2026 83RD AVE E	57	8302 21ST ST CT E	80	2025 84TH AVE E
35	2030 83RD AVE E	58	8306 21ST ST CT E	81	2021 84TH AVE E
36	2034 83RD AVE E	59	8310 21ST ST CT E	82	2017 84TH AVE E
37	2038 83RD AVE E	60	8314 21ST ST CT E	83	2005 84TH AVE E
38	2042 83RD AVE E	61	8318 21ST ST CT E	84	2001 84TH AVE E
39	2046 83RD AVE E	62	2031 83RD AVE E	85	2009 84TH AVE E
40	2102 83RD AVE E	63	2027 83RD AVE E	86	2013 84TH AVE E
41	2106 83RD AVE E	64	2023 83RD AVE E	87	2033 84TH AVE E
42	2122 83RD AVE E	65	2019 83RD AVE E	88	2029 84TH AVE E
43	2128 83RD AVE E	66	2015 83RD AVE E	89	2041 84TH AVE E
44	2134 83RD AVE E	67	2011 83RD AVE E	90	2037 84TH AVE E
45	2140 83RD AVE E	68	2007 83RD AVE E		
46	2146 83RD AVE E	69	2003 83RD AVE E		



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SHEET 2 OF 6

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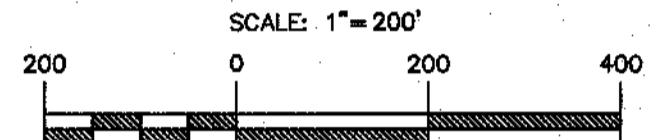
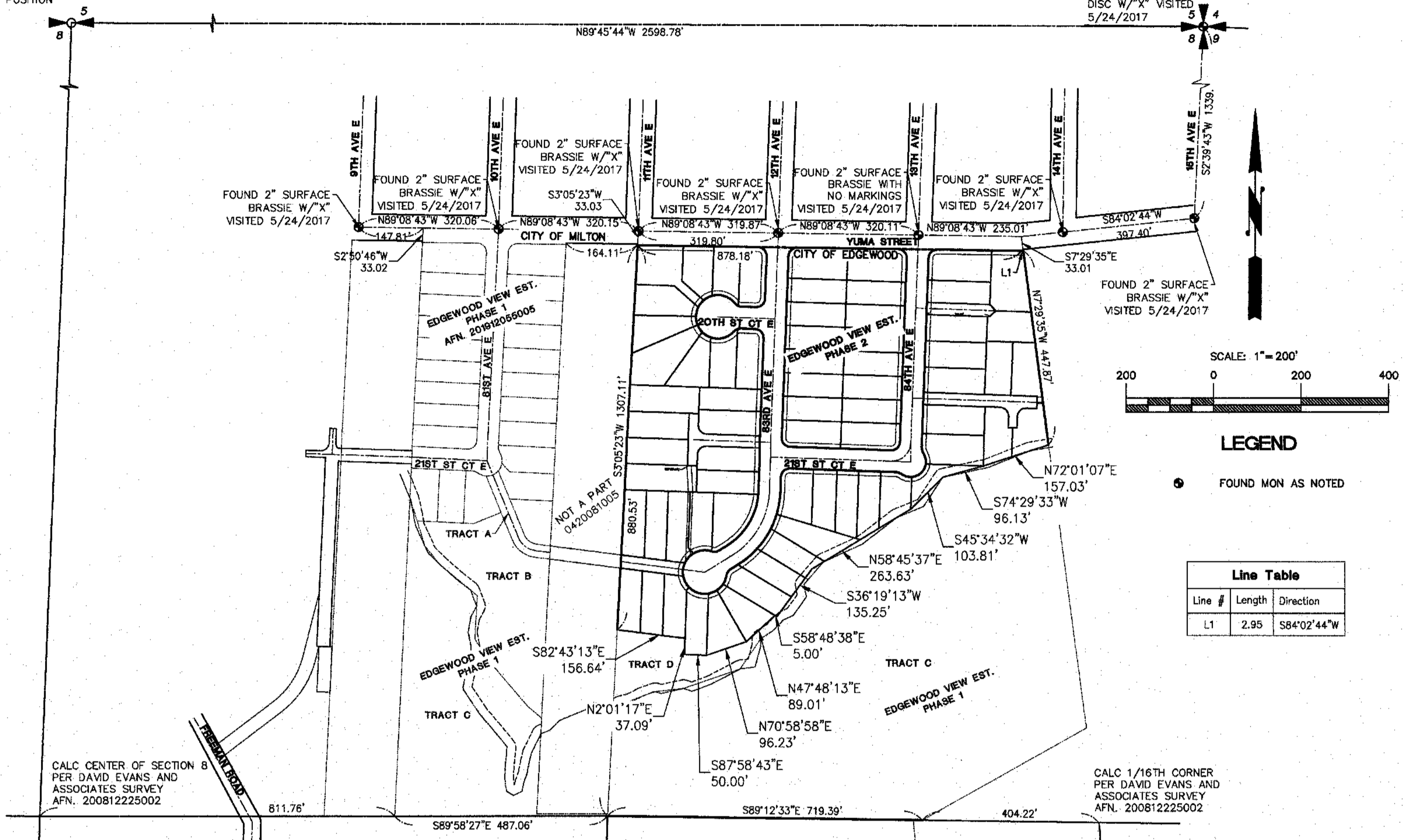
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VOL/PG

NORTH QUARTER CORNER SEC. 8  
CALCULATED POSITION

NORTHEAST CORNER SEC. 8  
FOUND 3" SURFACE BRASS  
DISC W/"X" VISITED  
5/24/2017



### LEGEND

● FOUND MON AS NOTED

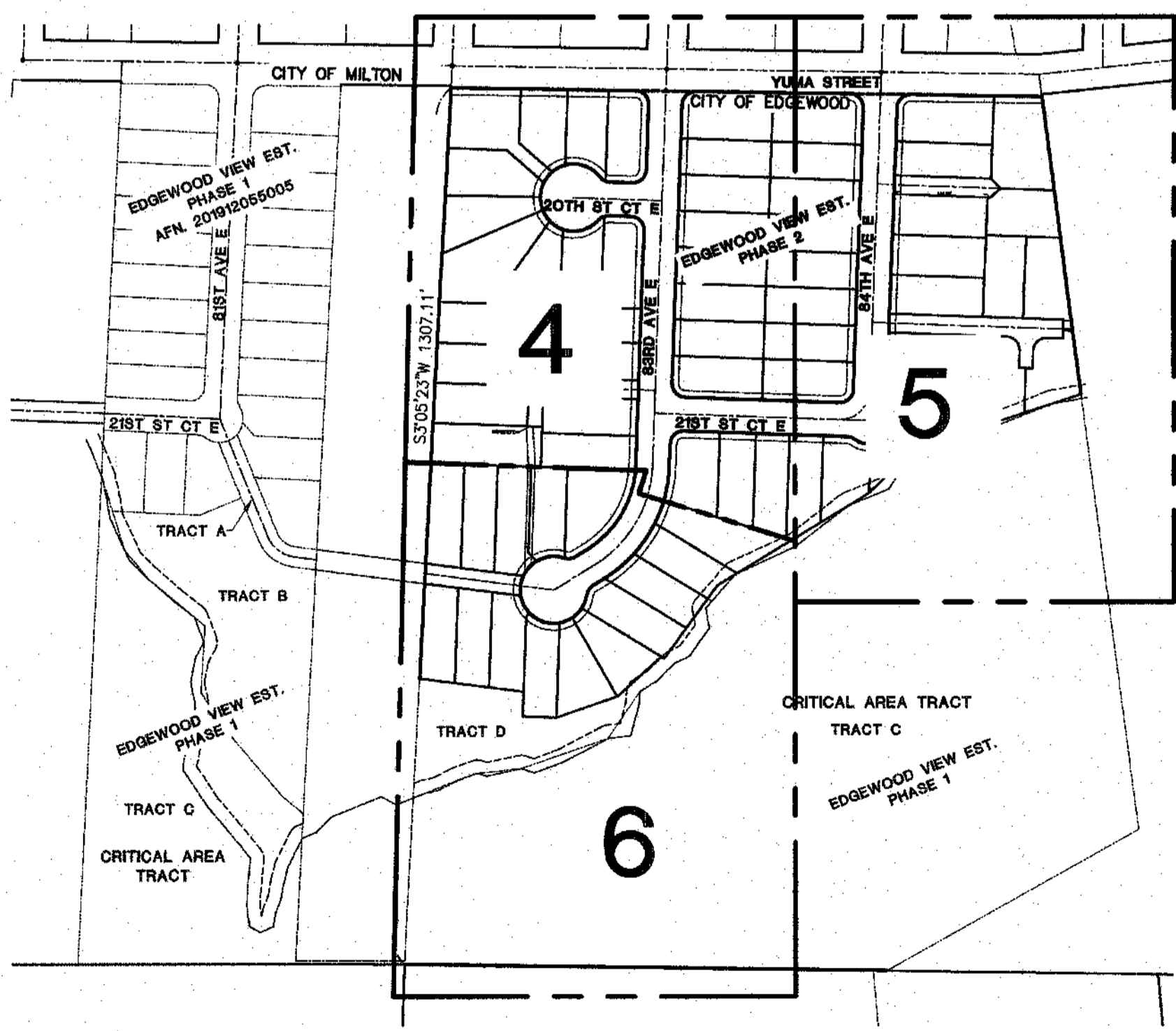
### Line Table

Line #	Length	Direction
L1	2.95	S84°02'44"W

CALC CENTER OF SECTION 8  
PER DAVID EVANS AND  
ASSOCIATES SURVEY  
AFN. 200812225002

CALC 1/16TH CORNER  
PER DAVID EVANS AND  
ASSOCIATES SURVEY  
AFN. 200812225002

### SHEET LAYOUT



### SURVEYOR'S NOTES

1. NAD 83-2011 (EPOCH 2010.00), WASHINGTON SOUTH ZONE
2. EQUIPMENT USED: FOCUS 30 TOTAL STATION, TRIMBLE R8 GPS AND, GEOMAX ZOOM 90 TOTAL STATION.
3. DATE OF THIS TOPOGRAPHIC SURVEY WAS MAY 2017.
4. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332-130 WAC.
5. ALL MEASURING INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.
6. VERTICAL DATUM: NAVD 88



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JOB 16141 SHEET 3 OF 6

202003255001

ORIGINAL

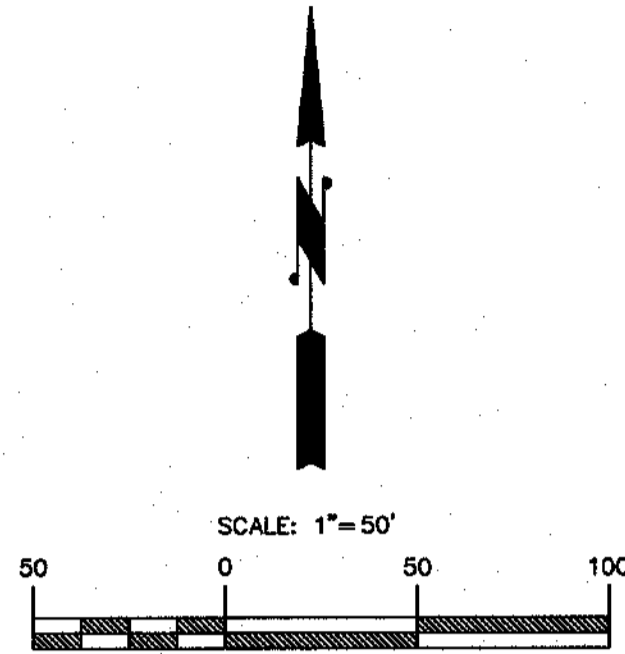
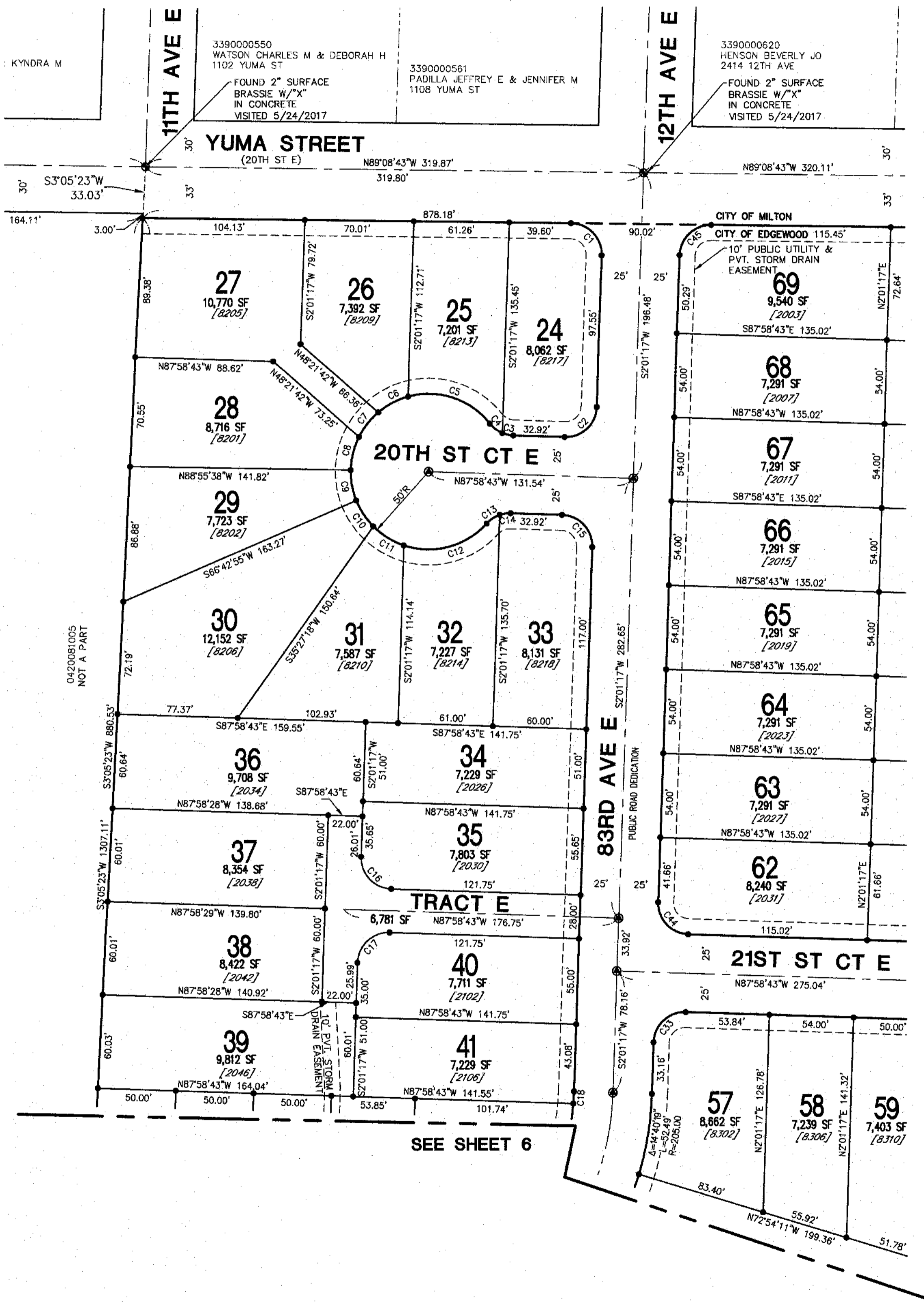
202003255001 Page 3 of 6



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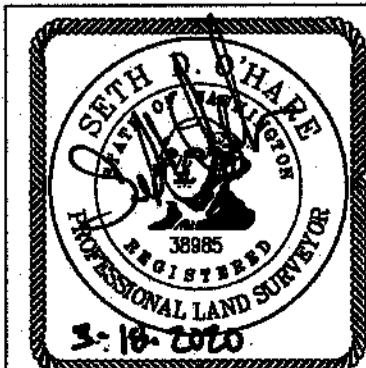
- LEGEND**
- FOUND MON AS NOTED
  - ⊙ SET MONUMENT "LS 38985"
  - REBAR/CAP SET "LS 38985"
  - [2004] LOT ADDRESS

Curve Table			
Curve #	Length	Radius	Delta
C1	31.82	20.00	91°10'00"
C2	31.42	20.00	90°00'00"
C3	7.24	20.00	20°44'15"
C4	10.21	20.00	29°15'26"
C5	58.56	50.00	67°06'28"
C6	21.90	50.00	25°05'39"
C7	20.17	50.00	23°06'53"
C8	22.14	50.00	25°22'29"
C9	20.00	50.00	22°55'01"
C10	20.00	50.00	22°55'13"
C11	23.26	50.00	26°39'11"
C12	58.30	50.00	66°48'29"
C13	10.21	20.00	29°15'26"
C14	7.24	20.00	20°44'15"
C15	31.42	20.00	90°00'00"
C16	31.42	20.00	90°00'00"
C17	31.42	20.00	90°00'00"
C18	7.92	155.00	2°55'38"
C33	31.42	20.00	90°00'00"
C44	31.42	20.00	90°00'00"
C45	31.01	20.00	88°50'00"

SEE SHEET 5

SEE SHEET 6

ORIGINAL



**C.E.S. NW INC.**  
 CIVIL ENGINEERING & SURVEYING

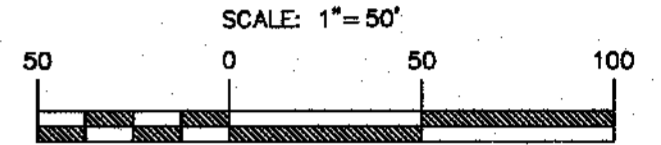
429 29th St. N.E. Suite D BUS: (253) 848-4282  
 PUYALLUP, WA 98372 CESERVICES@CESNWINC.COM  
 JOB 16141 SHEET 4 OF 6

202003255001

# EDGEWOOD VIEW ESTATES PHASE 2

A PLAT COMMUNITY  
A PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,  
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

VOL/PG

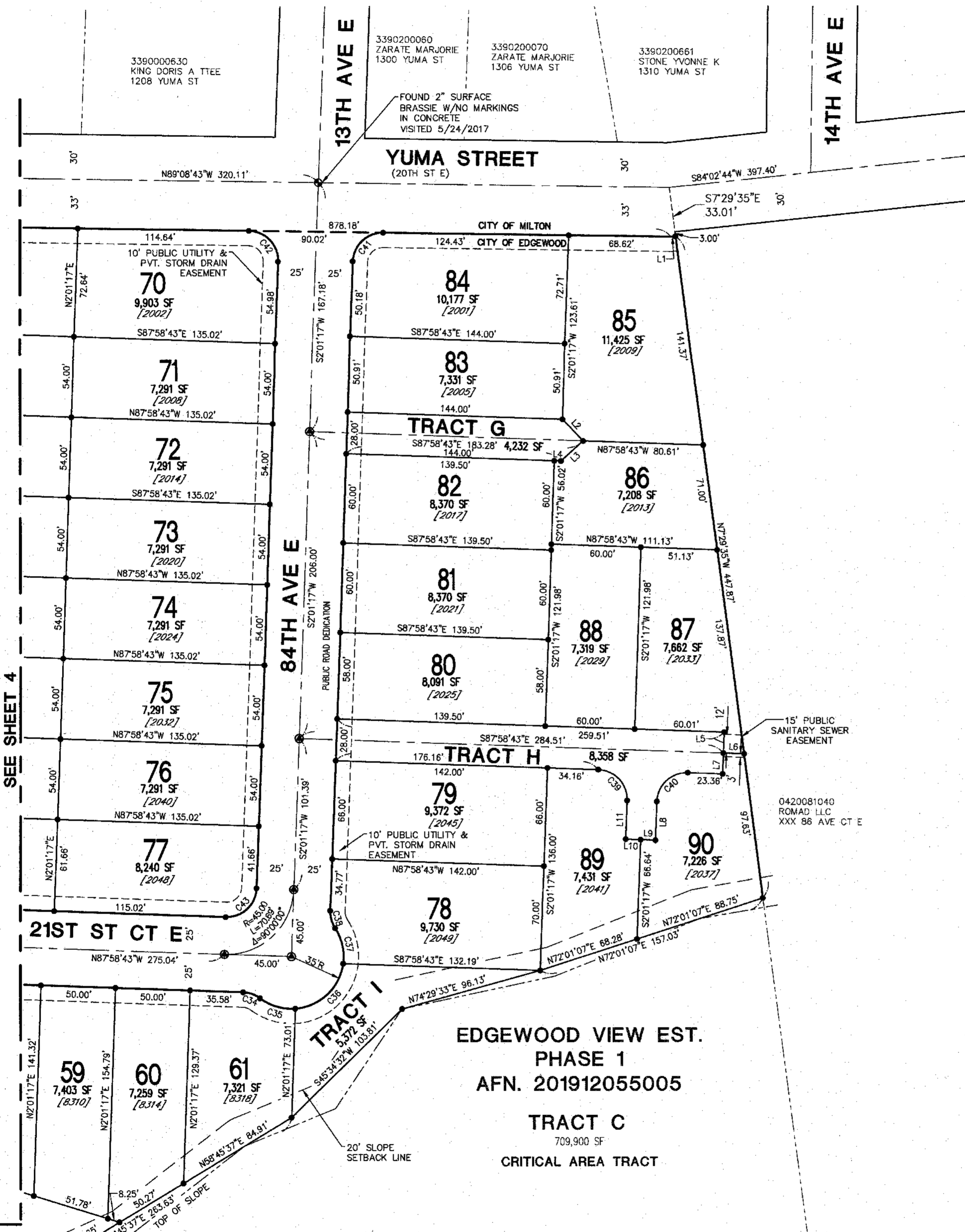


### LEGEND

- FOUND MON AS NOTED
- ⊙ SET MONUMENT "LS 38985"
- REBAR/CAP SET "LS 38985"
- [2004] LOT ADDRESS

Line #	Length	Direction
L1	2.95	S84°02'44"W
L2	20.00	S43°33'06"E
L3	20.00	N47°35'40"E
L4	4.50	S87°58'43"E
L5	14.00	N2°01'17"E
L6	13.91	N87°58'43"W
L7	14.00	N2°01'17"E
L8	26.00	S2°01'17"W
L9	10.00	S87°58'43"E
L10	10.00	S87°58'43"E
L11	26.00	N2°01'17"E

Curve #	Length	Radius	Delta
C34	12.25	20.00	35°05'48"
C35	25.25	35.00	41°19'40"
C36	47.55	35.00	77°50'43"
C37	25.06	35.00	41°01'14"
C38	12.25	20.00	35°05'48"
C39	31.42	20.00	90°00'00"
C40	31.42	20.00	90°00'00"
C41	31.01	20.00	88°50'00"
C42	31.82	20.00	91°10'00"
C43	31.42	20.00	90°00'00"



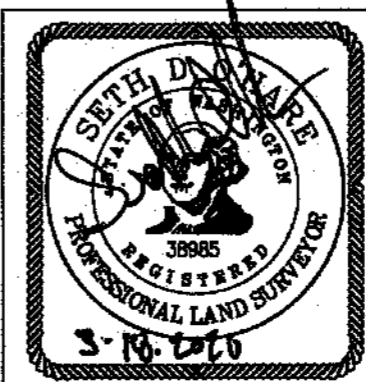
EDGEWOOD VIEW EST.  
PHASE 1  
AFN. 201912055005

TRACT C  
709,900 SF  
CRITICAL AREA TRACT

SEE SHEET 4

SEE SHEET 6

ORIGINAL



**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D PUYALLUP, WA 98372 BUS: (253) 846-4282 CESERVICES@CESNWINC.COM

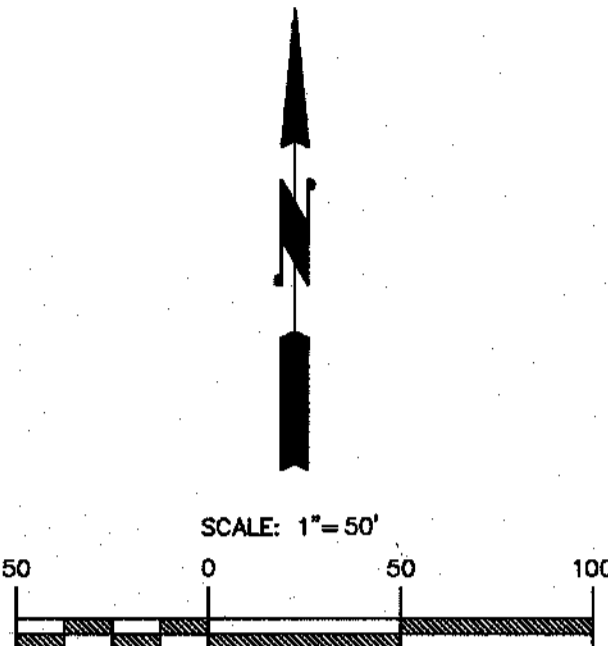
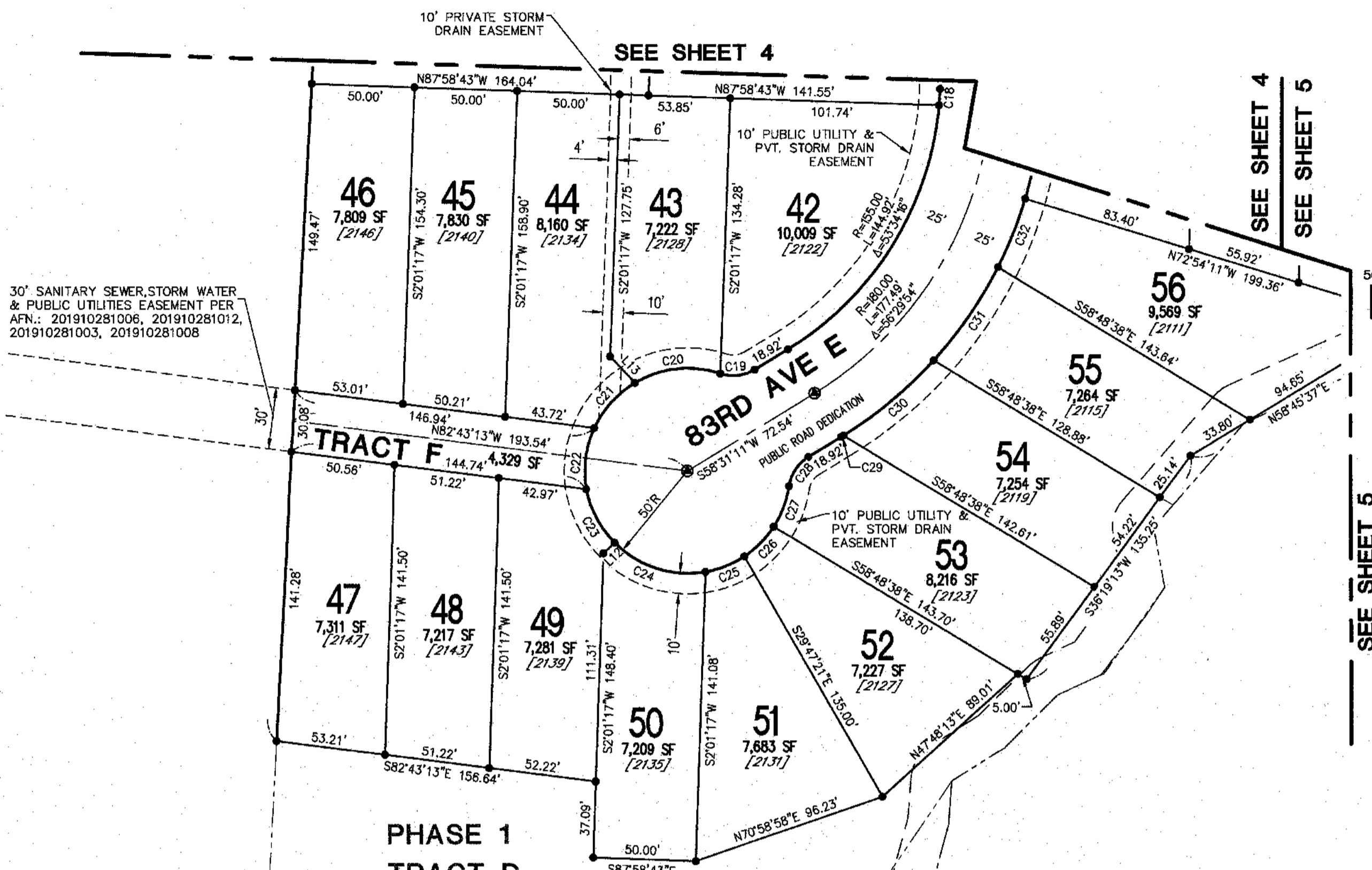
JOB 16141 SHEET 5 OF 6

202003255001

# EDGEWOOD VIEW ESTATES PHASE 2

A PLAT COMMUNITY  
 A PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 8, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,  
 CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

VOL/PG



### LEGEND

- FOUND MON AS NOTED
- ⊙ SET MONUMENT "LS 38985"
- REBAR/CAP SET "LS 38985"
- [2004] LOT ADDRESS

Line Table		
Line #	Length	Direction
L12	7.48	S47°01'17"W
L13	17.67	S42°58'43"E

Curve Table			
Curve #	Length	Radius	Delta
C18	7.92	155.00	2°55'38"
C19	17.45	20.00	49°59'41"
C20	43.11	50.00	49°23'59"
C21	30.00	50.00	34°22'39"
C22	30.47	50.00	34°54'55"
C23	30.00	50.00	34°22'39"
C24	48.31	50.00	55°21'45"
C25	20.52	50.00	23°30'43"
C26	20.52	50.00	23°30'43"
C27	21.41	50.00	24°32'01"
C28	17.45	20.00	49°59'41"
C29	1.20	205.00	0°20'12"
C30	57.29	205.00	16°00'47"
C31	55.26	205.00	15°26'37"
C32	35.90	205.00	10°01'59"

EDGEWOOD VIEW EST.  
 PHASE 1  
 AFN. 201912055005  
 TRACT C  
 709,900 SF  
 CRITICAL AREA TRACT

NOT A PART  
 0420081005

N89°58'27"W 162.36'  
 S89°58'27"E 487.06'

0420084024  
 CITY OF EDGEWOOD  
 XXX 25TH ST E



**C.E.S. NW INC.**  
 CIVIL ENGINEERING & SURVEYING

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 PUYALLUP, WA 98372 CESERVICES@CESNWINC.COM

JOB 16141

SHEET 6 OF 6

202003255001

ORIGINAL

202003255001 Page 6 of 6