

# CALDWELL CREST

A REPLAT AND RETRACEMENT SURVEY OF LOT 1, PIERCE COUNTY  
SHORT PLAT RECORDED UNDER A.F.N. 9908025005.

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP  
20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN  
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

SHEET 1 OF 4 SHEETS

## LEGAL DESCRIPTION

PARCEL "A"  
LOT 2, CITY OF EDGEWOOD SHORT PLAT L98-030, AS PER PLAT RECORDED UNDER  
PIERCE COUNTY RECORDING NO. 9908025005, RECORDS OF PIERCE COUNTY AUDITOR.

PARCEL "B"  
A PRIVATE ROAD AND UTILITIES EASEMENT, 30 FEET IN WIDTH, AS DELINEATED ON  
CITY OF EDGEWOOD SHORT PLAT L-98-030, AS PER PLAT RECORDED UNDER PIERCE  
COUNTY RECORDING NO. 9908025005, RECORDS OF PIERCE COUNTY AUDITOR;

EXCEPT THAT PORTION LYING WITH LOT 2 OF SAID SHORT PLAT;  
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

## DEDICATION

WE/I THE UNDERSIGNED, ATTEST THAT WE/I ARE THE OWNERS(S) 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.

WE/I THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED PROPERTY DEDICATE  
THESE LOTS TO THE PURCHASERS THEREOF. ALL ROADS ARE PRIVATE AND ARE NOT  
DEDICATED TO THE PUBLIC. EACH LOT OWNER SHALL HAVE AN EASEMENT FOR  
INGRESS, EGRESS AND UTILITY PURPOSES, AND ANY OTHER PURPOSES NOT  
INCONSISTENT WITH ITS USE AS A ROADWAY, OVER AND ACROSS ALL THE PRIVATE  
ROADS SHOWN ON THE PLAT. THE OWNERS RESERVE THE RIGHT TO MAKE ANY  
NECESSARY CUTS AND FILLS UPON THESE BY LOTS IN THE ORIGINAL REASONABLE  
GRADING OF THESE ROADS. THESE STREETS AND ROADS ARE PRIVATE 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.

WE/I DEDICATE TO MT. VIEW-EDGEWOOD WATER COMPANY, ITS OFFICERS,  
EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS, CONTRACTORS, FOR THE USE OF THE  
PUBLIC FOREVER, A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND  
CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND  
REPAIR OF WATER LINES OVER, UNDER AND ACROSS, FOR THE EASEMENTS SHOWN  
ON THE FACE OF THIS PLAT.

RUSH RESIDENTIAL, INC., A  
WASHINGTON CORPORATION

BY: Scott A. Walker  
SCOTT A. WALKER, VICE-PRESIDENT

RUSH EQUITY FUNDING, LLC, A  
WASHINGTON LIMITED LIABILITY COMPANY

BY: Scott A. Walker  
SCOTT A. WALKER, MEMBER

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON }  
COUNTY OF PIERCE } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Scott A. Walker  
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON

ACKNOWLEDGED THAT he SIGNED THIS INSTRUMENT, ON OATH STATED THAT  
he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS  
Vice President of Rush Residential, Inc. a Washington  
Corporation TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE  
USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 11/13/2017

PRINTED NAME: Debbora L. Hirtler  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT Tacoma  
MY COMMISSION EXPIRES: 04.19.19



STATE OF WASHINGTON }  
COUNTY OF PIERCE } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Scott A. Walker  
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON

ACKNOWLEDGED THAT he SIGNED THIS INSTRUMENT, ON OATH STATED THAT  
he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS  
Member of Rush Equity Funding, 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.

DATED: 11/13/2017

PRINTED NAME: Debbora L. Hirtler  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT Tacoma  
MY COMMISSION EXPIRES: 04.19.19



## APPROVALS

CITY OF EDGEWOOD PLAT NO. 5226

CITY OF EDGEWOOD AGENCY APPROVAL

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

APPROVED THIS 14<sup>th</sup> DAY OF November, 2017.

Scott A. Walker  
COMMUNITY DEVELOPMENT DIRECTOR

## CITY ENGINEER

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

APPROVED THIS 15 DAY OF November, 2017.

Scott A. Walker  
CITY ENGINEER

CITY OF EDGEWOOD COUNCIL APPROVAL

PURSUANT TO RESOLUTION, 17-0392 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.

APPROVED THIS 14 DAY OF NOVEMBER 2017.

Scott A. Walker  
CITY OF EDGEWOOD MAYOR

## 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.

Mike Lorenzen KA  
ASSESSOR/TREASURER  
PIERCE COUNTY WASHINGTON

11/13/17  
DATE



TACOMA-PIERCE COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL CONDITIONS ALLOW THE USE OF SEPTIC  
TANKS AND COMMUNITY DRAINFIELD SEWAGE DISPOSAL FOR ALL LOTS WITHIN THIS  
PLAT. PROSPECTIVE PURCHASERS OF THE LOTS MUST RECEIVE SEPTIC DISPOSAL  
TANK PERMITS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

Scott A. Walker  
DEPARTMENT REPRESENTATIVE

11/13/17  
DATE

## AUDITOR

FILED FOR RECORD THIS 14<sup>th</sup> DAY OF November, 2017, AT 34 MINUTES  
PAST 10 O'CLOCK, A.M.

RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

RECORDING NO.: 201711165002

FEE: \$ 161.00

Julie Anderson  
PIERCE COUNTY AUDITOR

BY: Robert L. Swift

C. C. & R's / A.F.N. 201711160275

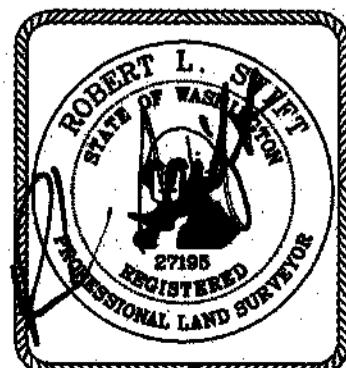


## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT 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 CITY AND  
WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH  
ALL STATE AND CITY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS  
TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

Robert L. Swift  
ROBERT L. SWIFT  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 27195

11/13/2017  
DATE



DATE: 11/19/2017

SHEET 1 OF 4 SHEETS

**LARSON**  
AND ASSOCIATES  
Land Surveyors & Engineers, Inc.

8697-PLAT  
11-10-17

9027 PACIFIC AVENUE, SUITE 4  
TACOMA, WA. 98444 (253) 474-3404

AUDITOR'S FEE NO. 201711165002

For reference only, not for re-sale.

ORIGINAL

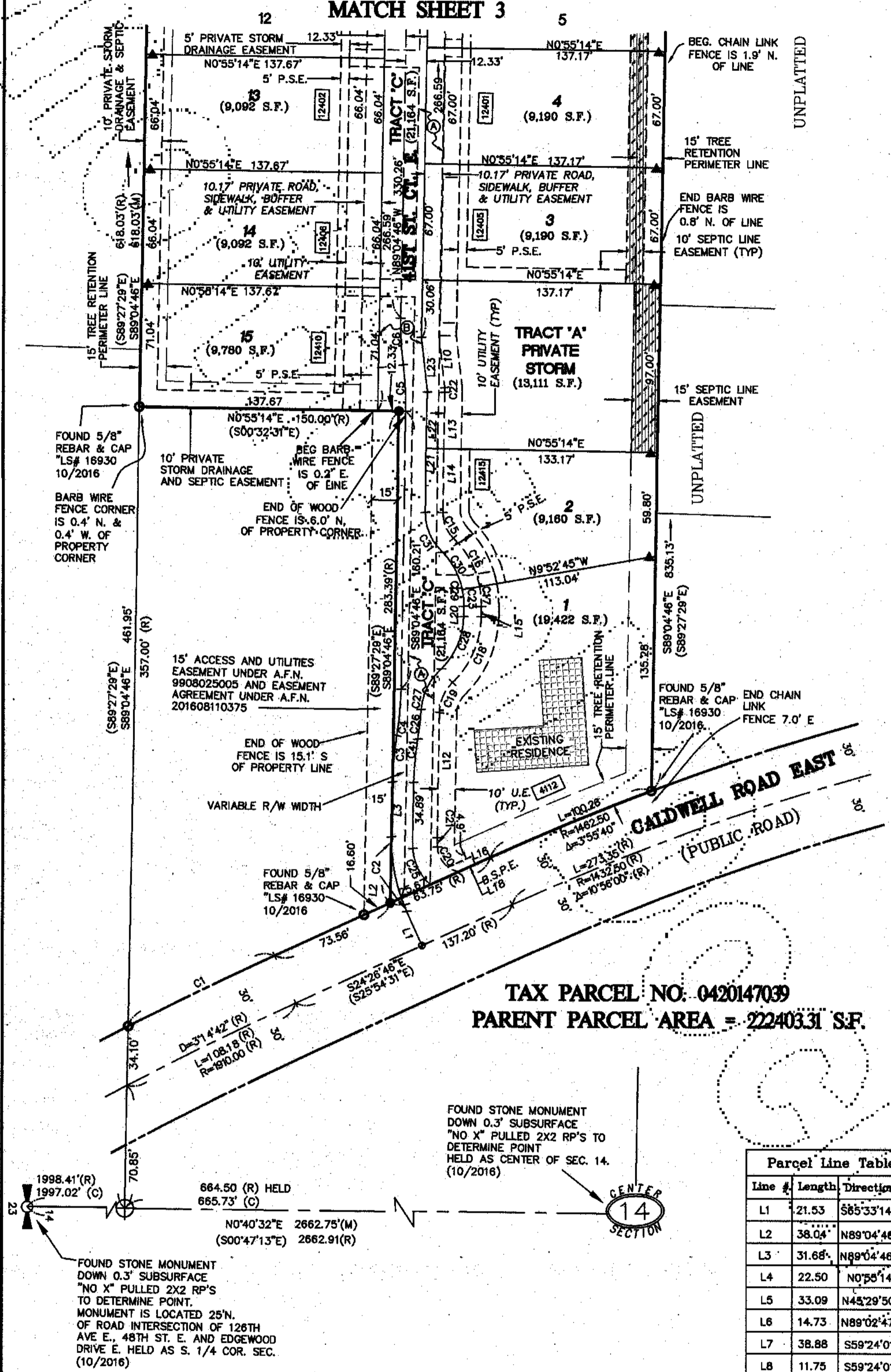
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SHORT PLAT RECORDED UNDER A.F.N. 9908025005.

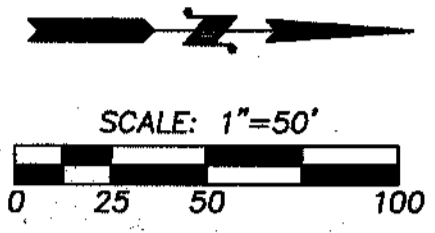
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP  
20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN  
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

MATCH SHEET 3

SHEET 2 OF 4 SHEETS



TAX PARCEL NO. 0420147039  
PARENT PARCEL AREA = 222403.31 S.F.



## HORIZONTAL DATUM

NAD 83/91 WASHINGTON SOUTH ZONE  
ESTABLISHED USING GPS RTK ROVER  
CONSTRAINED TO PIERCE COUNTY  
CONTINUOUSLY OPERATING REFERENCE  
STATIONS (CORS)

## METHODS AND EQUIPMENT

PRIMARY SURVEY CONTROL POSITIONS AND ACCESSIBLE  
MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING  
LEICA GS-12 GPS EQUIPMENT. MONUMENT POSITIONS  
THAT WERE NOT DIRECTLY OBSERVED USING GPS  
SURVEY TECHNIQUES WERE TIED INTO THE CONTROL  
NETWORK (AS WELL AS THE LOCATION OF SITE  
FEATURES) UTILIZING TRIMBLE S6 ELECTRONIC TOTAL  
STATION FOR THE MEASUREMENT OF BOTH ANGLES AND  
DISTANCES.

THIS SURVEY MEETS OR EXCEEDS ACCURACY  
REQUIREMENTS CONTAINED IN W.A.C. 332.130.090.

## SURVEYORS NOTE

ALL LOT CORNERS ARE MONUMENTED WITH A 1/2"  
IRON BAR, I.D. CAP L.S. NO. 27195 AND WHITE 2" X 2"  
GUARD STAKE

## LEGEND

- FOUND MONUMENT AS NOTED (10-2016)
- ⊕ CALCULATED POSITION PER RECORD OF SURVEY  
RECORDED UNDER A.F.N. 9908025005
- SET CITY OF EDGEWOOD STANDARD MONUMENT
- ▲ SET 1/2" REBAR CAP OFFSET 2" FROM REAR CORNER
- FOUND ORIGINAL 5/8" REBAR AND CAP  
"LS# 16930 / 21546" AT RECORD POSITION (10/2016)
- FOUND 3" IRON PIPE AT RECORD POSITION
- (N89°27'29"E) RECORD BEARING AS SHOWN PER SHORT PLAT  
RECORDED UNDER A.F.N. 9908025005
- (C) CALCULATED
- (R) RECORD
- (M) MEASURED
- S.F. SQUARE FEET
- D.F. DRAINFIELD EASEMENT
- 5' P.S.E. PRIVATE STORM EASEMENT
- 10' U.E. UTILITIES EASEMENT
- EXISTING FENCE AS NOTED
- XXXX ADDRESS
- B.S.P.E. BUS STOP PAD EASEMENT
- (A) WATER EASEMENT AFN201707210521
- (B) 24.66' PRIVATE ROAD AND UTILITY EASEMENT

Parcel Line Table

Line #	Length	Direction
L1	21.53	S85°33'14"W
L2	38.04	N89°04'46"W
L3	31.68	N89°04'46"W
L4	22.50	N0°55'14"E
L5	33.09	N45°29'50"W
L6	14.73	N89°02'47"W
L7	38.88	S59°24'01"E
L8	11.75	S59°24'01"E
L9	13.83	S18°47'12"E
L10	29.56	S83°28'28"W
L11	69.55	N89°05'08"W
L12	72.05	N89°04'46"W
L13	32.70	S89°04'46"E
L14	38.81	S89°04'46"E
L15	8.00	S89°04'46"E
L16	9.62	S24°26'46"E
L17	37.05	N60°56'15"E
L18	10.80	S24°26'46"E
L19	10.43	N72°08'4"W
L20	6.00	S89°04'27"E
L21	36.81	N89°04'46"W
L22	33.98	N89°04'46"W
L23	30.22	S83°28'28"W
L24	10.35	N72°08'04"W
L25	27.27	N18°09'25"W

Curve #	Length	Radius	Delta
C1	93.55	1940.00	02°45'47"
C2	44.27	100.00	25°22'00"
C3	26.93	181.00	8°31'31"
C4	26.93	181.00	8°31'31"
C5	26.93	181.00	8°31'31"
C6	26.93	181.00	8°31'31"
C7	11.61	11.00	60°29'07"
C8	81.40	57.00	77°41'01"
C9	44.42	57.00	44°39'17"
C10	52.37	57.00	52°38'14"
C11	50.00	57.00	50°15'34"
C12	56.92	57.00	57°13'07"
C13	16.35	57.00	16°25'50"
C14	11.61	11.00	60°29'07"

Curve #	Length	Radius	Delta
C15	16.31	20.00	46°43'37"
C16	32.31	53.67	34°29'36"
C17	11.46	53.67	12°14'00"
C18	42.37	53.67	45°13'55"
C19	19.48	24.67	45°13'55"
C20	20.27	15.50	74°56'34"
C21	5.35	73.50	04°10'29"
C22	2.80	20.00	07°26'46"
C23	43.77	53.67	46°43'04"
C24	2.08	57.00	02°05'09"
C25	23.85	29.62	46°07'47"
C26	17.17	195.93	05°01'12"
C27	25.85	34.84	42°10'59"
C28	33.50	43.18	44°27'33"

Curve #	Length	Radius	Delta
C29	9.29	43.50	12°14'01"
C30	25.93	43.50	34°09'30"
C31	24.60	30.17	46°43'37"
C32	11.17	21.17	30°14'34"
C33	11.17	21.17	30°14'34"
C34	57.35	48.83	70°10'17"
C35	36.30	48.83	44°25'05"
C36	49.88	48.83	61°01'51"
C37	40.52	48.83	49°34'12"
C38	59.03	48.83	72°13'12"
C39	11.21	21.17	30°21'09"
C40	11.13	21.17	30°07'58"
C41	25.10	170.01	08°27'29"



SHEET 2 OF 4 SHEETS

**LARSON**  
AND ASSOCIATES  
Land Surveyors & Engineers, Inc.  
8697-PLAT 11-10-17  
9027 PACIFIC AVENUE, SUITE 4  
TACOMA, WA 98444 (253) 474-3404

AUDITOR'S FEE NO. 201711165002

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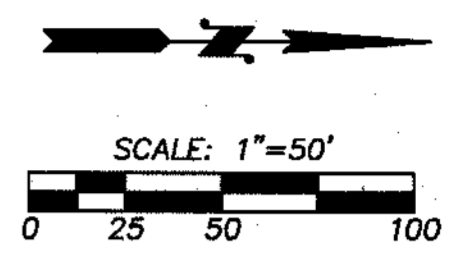
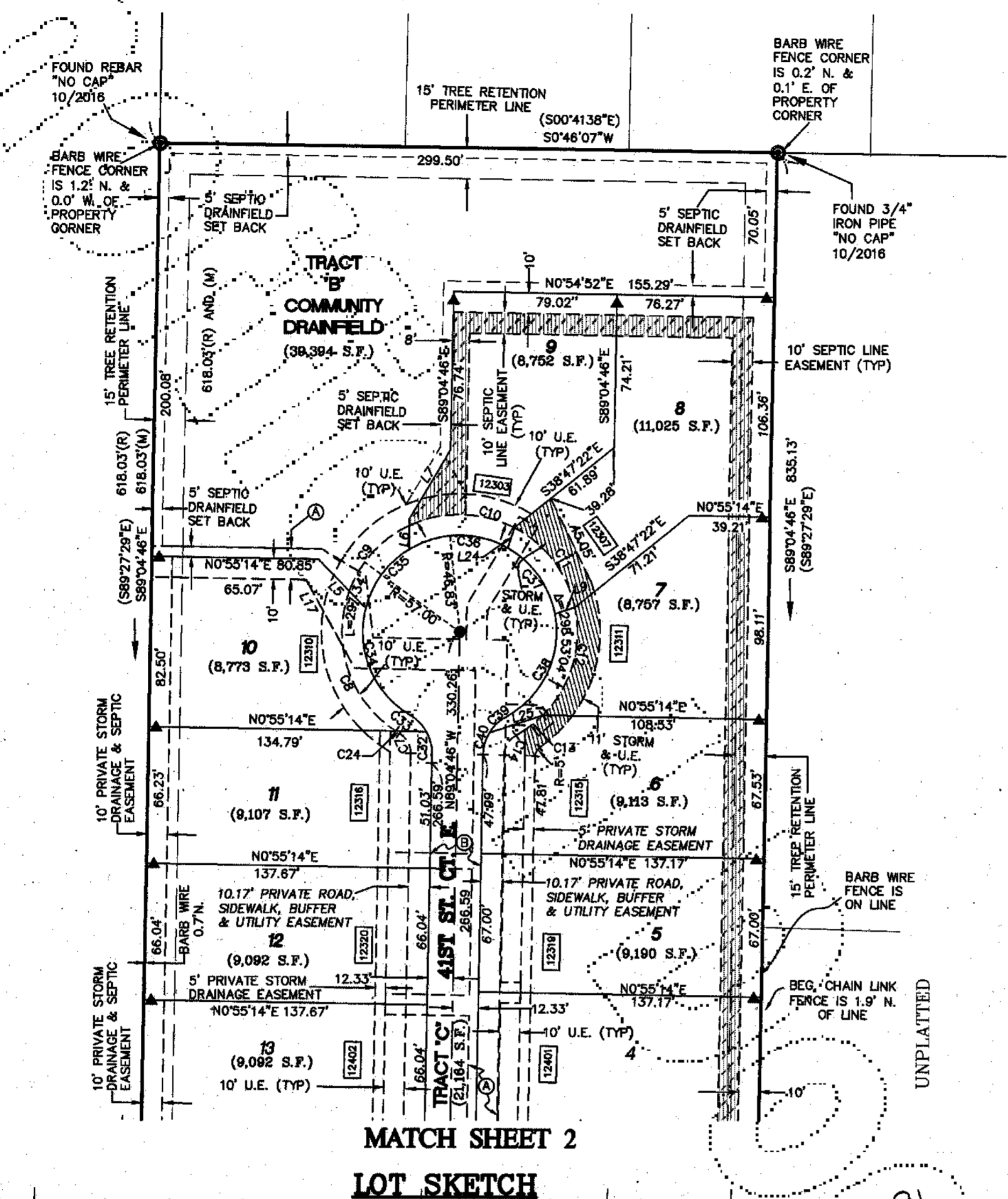
ORIGINAL

201711165002 Page 2 of 4

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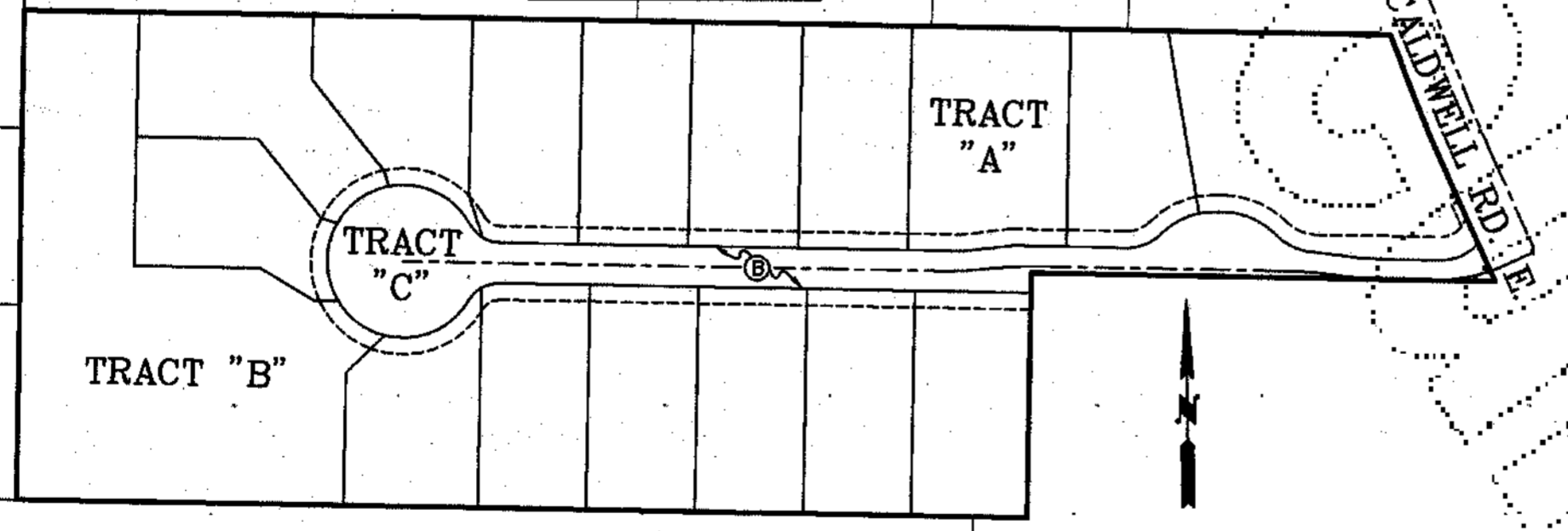
**METHODS AND EQUIPMENT**  
PRIMARY SURVEY CONTROL POSITIONS AND ACCESSIBLE  
MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING  
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DISTANCES.  
  
THIS SURVEY MEETS OR EXCEEDS ACCURACY  
REQUIREMENTS CONTAINED IN W.A.C. 332.130.090.

**SURVEYORS NOTE**  
ALL LOT CORNERS ARE MONUMENTED WITH A 1/2"  
IRON BAR, I.D. CAP L.S. NO. 27195 AND WHITE 2" X 2"  
GUARD STAKE

**LEGEND**

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- X— EXISTING FENCE AS NOTED
- XXXXX ADDRESS
- ⓐ WATER EASEMENT AFN201707210521
- ⓑ 24.66' PRIVATE ROAD AND UTILITY EASEMENT

For reference only, not for re-sale.



SCALE 1" = 100'

CALDWELL CREST EFFECTIVE LOT IMPERVIOUS AREA CALCULATIONS (SF) (Pursuant to 18.80.040.3.B. SP-3 Zoning Districts)		
LOT #	35% Lot Coverage (Buildings)	45% Impervious Surface Lot Coverage (All)
1	6,040	7,766
2	3,063	3,938
3	3,063	3,938
4	3,063	3,938
5	3,063	3,938
6	3,063	3,938
7	3,063	3,938
8	3,664	4,711
9	3,063	3,938
10	3,063	3,938
11	3,063	3,938
12	3,063	3,938
13	3,063	3,938
14	3,063	3,938
15	3,169	4,074

**LOT ADDRESSES**

- A. LOT 1: 4112 CALDWELL ROAD EAST
- B. LOT 2: 12415 41ST STREET COURT EAST
- C. LOT 3: 12405 41ST STREET COURT EAST
- D. LOT 4: 12401 41ST STREET COURT EAST
- E. LOT 5: 12319 41ST STREET COURT EAST
- F. LOT 6: 12315 41ST STREET COURT EAST
- G. LOT 7: 12311 41ST STREET COURT EAST
- H. LOT 8: 12307 41ST STREET COURT EAST
- I. LOT 9: 12303 41ST STREET COURT EAST
- J. LOT 10: 12310 41ST STREET COURT EAST
- K. LOT 11: 12316 41ST STREET COURT EAST
- L. LOT 12: 12320 41ST STREET COURT EAST
- M. LOT 13: 12402 41ST STREET COURT EAST
- N. LOT 14: 12406 41ST STREET COURT EAST
- O. LOT 15: 12410 41ST STREET COURT EAST
- P. TRACT "A": 12409 41ST STREET COURT EAST
- Q. TRACT "B": 12304 41ST STREET COURT EAST



DATE: 11/13/2017

SHEET 3 OF 4 SHEETS

**LARSON AND ASSOCIATES**  
Land Surveyors & Engineers, Inc.  
8027 PACIFIC AVENUE, SUITE 4  
TACOMA, WA 98444 (253) 474-3404

AUDITOR'S FEE NO. 201711165002

ORIGINAL

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CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

SHEET 4 OF 4 SHEETS

## NOTES

- 1) THE ARTICLES OF INCORPORATION FOR THE CALDWELL CREST HOMEOWNERS ASSOCIATION IS ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.
- 2) TRACT "A" IS A PRIVATE DRAINAGE TRACT. ALL LOT OWNERS HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "A", AND UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "A". THE CALDWELL CREST HOMEOWNERS ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "A". THE CITY OF EDGEWOOD IS HEREBY GRANTED A PERMANENT, NONEXCLUSIVE EASEMENT AND RIGHT OF ACCESS TO, OVER, AND THROUGH TRACT "A".
- 3) TRACT "B" IS A PRIVATE COMMUNITY DRAINFIELD. ALL LOT OWNERS HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "B", AND UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "B". THE CALDWELL CREST HOMEOWNERS ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "B".
- 4) TRACT "C" IS A PRIVATE ROAD TRACT. ALL LOT OWNERS HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN TRACT "C", AND UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "C". THE CALDWELL CREST HOMEOWNERS ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "C".
- 5) THIS PLAT IS SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS (CCR'S) RECORDED UNDER RECORDING NUMBER
- 6) ALL ROADS ARE PRIVATE.
- 7) LEGAL DESCRIPTIONS, EASEMENTS RESERVATIONS AND OTHER MATTERS OF RECORD WERE DERIVED FROM A LIMITED LIABILITY GUARANTEE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, THEIR ORDER NO. 5003353-2943384 DATED NOVEMBER 7, 2017 ACCORDING TO SAID DOCUMENT. THIS SITE IS SUBJECT TO THE FOLLOWING EXCEPTIONS.
  1. TAX PARCEL NO. 0420147039
  2. DEED OF TRUST AND TERMS AND CONDITIONS THEREOF  
RECORDED: APRIL 7, 2017  
RECORDING NO.: 201704070088
  3. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SHORT PLAT RECORDED UNDER RECORDING NO. 9908025005.
  4. NOTICE OF ON-SITE SEWAGE SYSTEM OPERATION AND MAINTENANCE PERMIT AND THE TERMS AND CONDITIONS THEREOF.  
RECORDED: SEPTEMBER 21, 1999  
RECORDING NO.: 9909210434
  5. MT VIEW-EDGEWOOD WATER COMPANY MEMBERSHIP RECORDING AND THE TERMS AND CONDITIONS THEREOF.  
RECORDED: APRIL 27, 2000  
RECORDING NO.: 200004270094
  6. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF.  
RECORDED: AUGUST 11, 2016  
RECORDING NO.: 201608110375
  7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDED: DECEMBER 15, 2016  
RECORDING NO.: 201612150428
  8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING NO.: 201707210521  
IN FAVOR OF: MT. VIEW-EDGEWOOD WATER COMPANY, INC. ITS SUCCESSORS AND ASSIGNS  
FOR: INGRESS, EGRESS AND UTILITIES.

## EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, MT. VIEW EDGEWOOD WATER COMPANY, CITY OF EDGEWOOD, CENTURY LINK COMMUNICATIONS, INC., ANY CABLE TELEPHONE COMPANY, PIERCE COUNTY, U. S. POSTAL SERVICE, ANY OTHER PUBLIC OR PRIVATE UNDERGROUND UTILITY SERVICE AND OTHER UTILITIES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING EXISTING OR PROPOSED ACCESS RIGHT OF WAY AND TRACTS, AS WELL AS AN EASEMENT WITHIN ALL PRIVATE ROADS, TRACTS AND DRIVES, IN WHICH TO INSTALL, LAY, CONSTRUCT, ENLARGE, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWERS, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, STREETS, SPACES AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

## SURVEYORS NOTES

- 1) PRIMARY SURVEY CONTROL POSITIONS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING LEICA GS-12 GPS EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL NETWORK (AS WELL AS THE LOCATION OF SITE FEATURES) UTILIZED TRIMBLE S6 ELECTRONIC TOTAL STATION FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES.
- 2) THIS SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332.130.090.
- 3) ALL BACK LOT CORNERS WERE SET WITH A 1/2-INCH BY 24" REBAR WITH PLASTIC CAP MARKED "RLS LS# 27195" ON A 2-FOOT OFFSET AS SHOWN. ADDITIONALLY, A 1/2-INCH BY 24" REBAR WITH PLASTIC CAP MARKED "LS#27195" WILL BE SET AS CONSTRUCTION IS COMPLETED, AT THE PRIVATE ROAD AND UTILITY EASEMENT LINE BETWEEN EACH LOT AND/OR TRACT.
- 4) THE BOUNDARY WAS CALCULATED PER PIERCE COUNTY SHORT PLAT UNDER A.F.N. 9908025005. THEN THE BOUNDARY WAS ROTATED TO NAD 83/91 WASHINGTON SOUTH ZONE ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO PIERCE COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).

## CONDITIONS AND APPROVALS

- 1) ALL NEW DEVELOPMENT APPROVED TO UTILIZE INTERIM ON-SITE SYSTEMS AFTER THE EFFECTIVE DATE OF JULY 1, 1993, SHALL CONNECT TO A PERMANENT SEWAGE TREATMENT AND DISPOSAL SYSTEM WHEN THAT SYSTEM BECOMES AVAILABLE AS DEFINED BY THE APPROPRIATE AGENCIES.
- 2) EMERGENCY VEHICLE ACCESS REQUIREMENTS SHALL BE MET IN ACCORDANCE WITH EMC. 15.52. FIRE FLOW AND OR FIRE PROTECTIONS REQUIREMENTS SHALL BE DETERMINED AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.
- 3) PRIOR TO ANY GRADING, FILLING OR CREATION OF IMPERVIOUS SURFACES, THE OWNER/DEVELOPER MUST COMPLY WITH EMC. CHAPTER 13, AND ADOPTED SITE DEVELOPMENT REGULATIONS OR MOST CURRENT VERSION(S) THEREOF. EACH LOT OWNER AND THEIR SUCCESSORS SHALL BE RESPONSIBLE FOR CONTROLLING THE STORM WATER RUNOFF CREATED BY THIS DEVELOPMENT INDIVIDUALLY AND COLLECTIVELY AND BE RESPONSIBLE FOR MAINTAINING THE PROJECTS STORM DRAIN SYSTEM.
- 4) INFILTRATION/DETENTION SYSTEMS ARE SUSCEPTIBLE TO FAILURE. IF NOT PROPERLY MAINTAINED, IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO SCHEDULE REGULAR INSPECTIONS AND MAINTENANCE OF THE PROPERTY OWNER'S RESPONSIBILITY TO SCHEDULE REGULAR INSPECTIONS AND MAINTENANCE OF THOSE SYSTEMS.
- 5) NO BUILDING PERMITS WILL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL ALL NECESSARY DRAINAGE IMPROVEMENTS, ROADS, SHARED ACCESSES, OR ALLEYS ARE COMPLETED, WITH THE EXCEPTION THAT MINOR ITEMS THAT MAY BE DAMAGED DURING HOMEBUILDING (SUCH AS SIDEWALKS, BIO-SWALE LININGS, OR SHOULDER LEVELING COURSE) MAY BE FINANCIALLY GUARANTEED.
- 6) ALL ROADS ARE PRIVATE WITHIN THIS PLAT.
- 7) VEHICLE ACCESS SHALL BE FROM CALDWELL ROAD.
- 8) THE PROPERTY INCLUDED WITHIN THE LEGAL DESCRIPTION CONTAINS A PRIVATE STORM DRAINAGE SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR SUCCESSORS TO MAINTAIN THE PRIVATE STORM DRAINAGE SYSTEM IN ITS ORIGINALLY DESIGNED CONDITION.
- 9) EASEMENTS ARE HEREBY GRANTED FOR INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THE PLAT FOR THE SUBDIVISION OF CALDWELL ESTATES. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AS ESTABLISHED BY THE COVENANT RECORDED UNDER THE AUDITOR'S FEE NO.
- 10) NO BUILDING SHALL BE CONSTRUCTED WITHIN 8 FEET OF A POWER TRANSFORMER.
- 11) WE HEREBY CONVEY AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER, UNDER, AND ACROSS THE PRIVATE ROADS AS SHOWN HEREON TO THE PRESENT AND FUTURE LOT OWNERS OF EXISTING AND FUTURE PHASES OF THE PLAT OF CALDWELL CREST, FOR ALL PURPOSES, NOT INCONSISTENT WITH THE USE OF A PRIVATE ROAD AND UTILITIES EASEMENT.
- 12) THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF ALL COMMON TRACTS AND PRIVATE ROADS WITHIN THIS SUBDIVISION INCLUDING THE PLANTER BUFFER STRIPS (INCLUDING WEEDING, MOWING ETC.) STORMWATER FACILITIES, GATE AND STREET LIGHTING.



DATE: 11/13/2017

SHEET 4 OF 4 SHEETS

For reference only, not for re-sale.

ORIGINAL

**LARSON**  
AND ASSOCIATES  
Land Surveyors & Engineers, Inc.

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11-10-17

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AUDITOR'S FEE NO. 201711165002

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