

WESTRIDGE

A PORTION OF GOV'T LOT 3, GOV'T LOT 4, THE NW 1/4, THE SW 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 8,
AND A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 17,
ALL IN TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

LEGAL DESCRIPTION

(ORIGINAL TAX PARCEL NOS. 6024960081, 0420084080, 6024960081 AND 6024960111)
REVISED PARCEL B, C, AND D OF CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT RECORDED UNDER AFN 201402285005, RECORDS OF PIERCE COUNTY, WASHINGTON.
TOGETHER WITH REVISED PARCEL A OF CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT RECORDED UNDER AFN 201606105003, RECORDS OF PIERCE COUNTY, WASHINGTON.

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.

WE DEDICATE TO THE PUBLIC FOREVER THE PUBLIC STREET AND PUBLIC PLACES SHOWN HEREON, TOGETHER WITH A PERPETUAL EASEMENT ON AND OVER THE PRIVATE PROPERTY ABUTTING UPON SAID STREET AND PUBLIC PLACES TO CONSTRUCT AND MAINTAIN ALL SLOPES, CUTS, AND FILL OCCASIONED BY THE ORIGINAL GRADING BY THE CITY OF EDGEWOOD AND NECESSARY TO ACCOMPLISH AND MAINTAIN SUCH ORIGINAL GRADE OF SAID STREET AND PUBLIC PLACES. WE ALSO DEDICATE TO THE CITY OF FIFE A PERPETUAL EASEMENT ON AND OVER THE PRIVATE PROPERTY ABUTTING UPON FREEMAN ROAD TO CONSTRUCT AND MAINTAIN ALL SLOPES, CUTS, AND FILL OCCASIONED BY THE ORIGINAL GRADING BY THE CITY OF FIFE.

WE DEDICATE TO THE CITY OF EDGEWOOD, THE PUBLIC, AND ALL UTILITY PROVIDERS A PERPETUAL ACCESS EASEMENT OVER THE TRAILS, SIDEWALKS, PRIVATE STREETS AND PARKS SHOWN HEREON.

WE DEDICATE TO 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, DRYWELLS, OR UNDERGROUND DRAINAGE FACILITIES OVER, UNDER AND ACROSS THE PUBLIC EASEMENTS AND/OR PRIVATE ROADS 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, DRAINAGE AND MAINTENANCE OF SAID SEWER PIPELINES, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES, DRYWELLS, OR UNDERGROUND DRAINAGE FACILITIES OVER, UNDER AND ACROSS THE AFOREMENTIONED PUBLIC EASEMENTS AND PRIVATE ROADS.

WE DEDICATE TO THE MT. VIEW-EDGEWOOD WATER COMPANY, 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 THE PRIVATE ROADS SHOWN ON THIS PLAT.

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

ALL LOTS IN THIS PLAT ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FILED UNDER PIERCE COUNTY RECORDING NUMBER 201607205005.

Alan A. Boker
REPRESENTATIVE
CONNOR HOMES AT WESTRIDGE, LLC

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF King } ss.

I HEREBY CERTIFY THAT Alan Boker PERSONALLY KNOWN BY ME OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE REPRESENTATIVE OF CONNOR HOMES AT WESTRIDGE, LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF July

Staci R. Saunders
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Puyallup
MY COMMISSION EXPIRES 8-23-17

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, INC., CITY OF FIFE, MT. VIEW-EDGEWOOD WATER COMPANY, CITY OF EDGEWOOD, CENTURYLINK COMMUNICATIONS, INC., ANY CABLE TELEVISION COMPANY, PIERCE COUNTY, ANY OTHER PUBLIC OR PRIVATE UTILITY 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 IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, RENEW, 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 ELECTRIC, GAS, TELEPHONE, SANITARY SEWER, WATER, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES 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.

TRACT NOTES:

1. OPEN SPACE TRACT MEANS LAND USED IN SUCH A MANNER AS TO PRESERVE ITS NATURAL CHARACTER AND CONDITION.
2. PARK TRACT MEANS LAND SET ASIDE FOR THE ACTIVE AND PASSIVE RECREATIONAL ACTIVITIES OF THE RESIDENTS OF THE WESTRIDGE DEVELOPMENT. PARK TRACTS ARE OPEN TO THE PUBLIC ALSO.
3. WETLAND TRACT MEANS A TRACT SET ASIDE FOR THE PROTECTION AND PRESERVATION OF WETLANDS.
4. DRAINAGE TRACT MEANS A TRACT SET ASIDE FOR USE TO MANAGE AND CONTROL STORMWATER RUNOFF WITHIN THE PROJECT BOUNDARIES.
5. EMERGENCY VEHICLE ACCESS TRACT MEANS A TRACT SET ASIDE FOR USE BY EMERGENCY VEHICLES INGRESSING AND EGRESSING THE PROJECT BOUNDARIES. THIS ACCESS MUST BE KEPT CLEAR SO THAT TRAVEL BY EMERGENCY VEHICLES IS NOT IMPEDED.
6. ROAD AND UTILITY TRACT MEANS A PRIVATE TRACT SET ASIDE FOR STREETS, SIDEWALKS AND UTILITIES TO SERVE THE RESIDENTS OF THE WESTRIDGE DEVELOPMENT AND TO PROVIDE ACCESS TO THE CITY OF EDGEWOOD, THE GENERAL PUBLIC AND ALL UTILITY PROVIDERS.
7. TRACT R (OPEN SPACE TRACT) ALSO HAS A PRIVATE STORM EASEMENT OVER THE INFILTRATION TRENCH FROM LOTS 25-38 OVER THE AS CONSTRUCTED PIPE AND TRENCH WITHIN THE TRACT.

OPEN SPACE TRACTS (TRACTS A, B, F, H, J, L, Q, R, T AND U)

THESE TRACTS ARE TO BE MAINTAINED BY THE WESTRIDGE HOMEOWNERS ASSOCIATION. EACH LOT SHALL HAVE 1/284TH UNDIVIDED INTEREST. TRACT F IS ALSO A TRAIL EASEMENT.

EMERGENCY VEHICLE ACCESS TRACT (TRACT C)

THIS TRACT IS TO BE MAINTAINED BY THE WESTRIDGE HOMEOWNERS ASSOCIATION. EACH LOT SHALL HAVE 1/284TH UNDIVIDED INTEREST. TRACT C IS ALSO A WATER EASEMENT.

ROAD AND UTILITY TRACT (TRACT D)

THIS TRACT IS TO BE MAINTAINED BY THE WESTRIDGE HOMEOWNERS ASSOCIATION. EACH LOT SHALL HAVE 1/284TH UNDIVIDED INTEREST.

PARK TRACTS (TRACTS E, G, I, AND S)

THESE TRACTS ARE TO BE MAINTAINED BY THE WESTRIDGE HOMEOWNERS ASSOCIATION. EACH LOT SHALL HAVE 1/284TH UNDIVIDED INTEREST.

WETLAND TRACT (TRACT M)

THIS TRACT IS TO BE MAINTAINED BY THE WESTRIDGE HOMEOWNERS ASSOCIATION. EACH LOT SHALL HAVE 1/284TH UNDIVIDED INTEREST.

DRAINAGE TRACTS (TRACTS K, N AND P)

THESE TRACTS ARE TO BE MAINTAINED BY THE WESTRIDGE HOMEOWNERS ASSOCIATION. EACH LOT SHALL HAVE 1/284TH UNDIVIDED INTEREST.

COMMERCIAL TRACT (TRACT O)

THIS TRACT IS TO BE DEEDED BY SEPARATE DOCUMENT FOR FUTURE COMMERCIAL DEVELOPMENT.

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- 4-14 LOT DETAILS
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STREET ADDRESSES

CITY OF EDGEWOOD PLAT NO. 4493

CITY OF EDGEWOOD AGENCY APPROVAL

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

[Signature] 7/19/2016
COMMUNITY DEVELOPMENT DIRECTOR DATE

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

[Signature] 7/19/2016
PUBLIC WORKS DIRECTOR DATE

EDGEWOOD CITY COUNCIL APPROVAL

PURSUANT TO RESOLUTION 16-0325, 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] 7/19/2016
CITY OF EDGEWOOD MAYOR DATE

PIERCE COUNTY ASSESSOR-TREASURER

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

[Signature] 6-24-16
ASSESSOR/TREASURER PIERCE COUNTY WASHINGTON DATE

AUDITOR

FILED FOR RECORD THIS 20th DAY OF July 2016, AT 00 MINUTES PAST 12 P.M. AT THE REQUEST OF APEX ENGINEERING, PLLC.

RECORDED UNDER AUDITOR FILE NO. 201607205005 RECORDS OF PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON. FEE 306.00

[Signature] 7/20/16
PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON DATE

SEWER UTILITY

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

[Signature] 7/19/2016
RUSS BLOUNT, PE PUBLIC WORKS DIRECTOR DATE

SEWER NOTES:

1. 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.
2. SANITARY SEWER UTILITIES HAVE BEEN INSTALLED AND APPROVED FOR A PORTION OF THIS PROJECT. THE CITY OF EDGEWOOD WILL NOT ISSUE CERTIFICATES OF OCCUPANCY FOR HOMES ON LOTS 83-211 AND 271-279 UNTIL WRITTEN CONFIRMATION FROM THE CITY OF FIFE, THE SANITARY SEWER PROVIDER, THAT SEWER IMPROVEMENTS ARE INSTALLED AND APPROVED.

PLAT NOTES:

1. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL COMMON TRACTS AND PRIVATE ROADS WITHIN THIS SUBDIVISION INCLUDING THE PLANTER BUFFER STRIPS (INCLUDING MOWING, MOWING, ETC.), STORMWATER FACILITIES AND STREET LIGHTING.
2. AT LEAST 50 PERCENT OF THE SIGNIFICANT TREES WITHIN THIS SUBDIVISION SHALL BE PRESERVED IN ACCORDANCE WITH EDGEWOOD MUNICIPAL CODE CHAPTER 18.90.180.
3. THIS PLAT IS SUBJECT TO A ROAD MITIGATION AGREEMENT BETWEEN CONNOR HOMES AND THE CITY OF FIFE. SAID AGREEMENT IS TITLED, "AGREEMENT REGARDING ROAD MITIGATION" AND DATED JULY 14, 2014.
4. THIS PLAT IS ALSO SUBJECT AN AGREEMENT TITLED, "INTERLOCAL AGREEMENT BETWEEN THE CITY OF FIFE AND THE CITY OF EDGEWOOD REGARDING SANITARY SEWER SERVICE" AND DATED NOVEMBER 5, 2013. THIS PLAT IS SPECIFICALLY SUBJECT TO SECTIONS 4, 5 AND 6 OF SAID AGREEMENT.
5. THIS PLAT IS ALSO SUBJECT TO A GFC AGREEMENT BETWEEN CONNOR HOMES AND THE CITY OF FIFE. SAID AGREEMENT IS TITLED, "MITIGATION AGREEMENT FOR SEWER GENERAL FACILITIES CHARGES" AND DATED OCTOBER 29, 2015.
6. THE PURPOSE OF THE DEED RECORDED UNDER AFN 201607205005 IS TO CONVEY FEE TITLE TO THE THEREIN DESCRIBED REAL PROPERTY, TOGETHER WITH ALL IMPROVEMENTS THERETO, FOR ROADWAY PURPOSES IN ACCORDANCE WITH THE CERTIFICATE OF DEDICATION SET FORTH ON THIS PAGE OF THE PLAT OF WESTRIDGE (CITY OF EDGEWOOD PLAT NO. 4493). THE PROVISIONS OF SAID CERTIFICATE OF DEDICATION ARE HEREBY INCORPORATED BY REFERENCE AND SHALL APPLY HERETO AS IF SET FORTH IN FULL WITHOUT LIMITATION OF THE FOREGOING. GRANTEE HEREBY WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY, INCLUDING WITHOUT LIMITATION GRANTEE CITY OF EDGEWOOD, WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD.
7. ALL PLAT CORNERS AND REAR PROPERTY CORNERS ARE MARKED WITH A 3/8" REBAR & CAP, STAMPED LS #18902/41278. ALL FRONT LOT CORNERS ARE MARKED WITH A ROCK NAIL AND FLASHER SET IN THE CURB LINE OFFSET EITHER 0.50' OR 6.50' FROM THE FRONT CORNER TOWARDS THE ADJACENT ROAD.

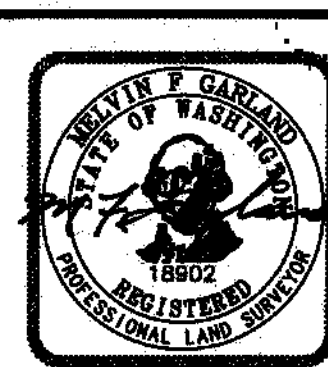
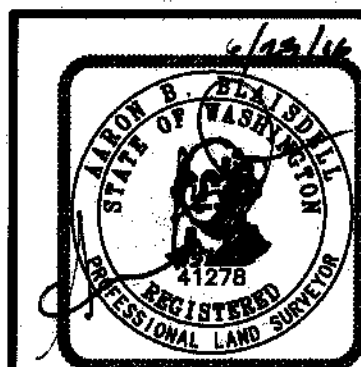
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF WESTRIDGE IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERMETER 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 THEREOF.

[Signature] 6/23/2016
MELVIN F. GARLAND, P.L.S. NO. 18902 DATE

SHEET 1 OF 16

JOB NO: 32824



201607205005

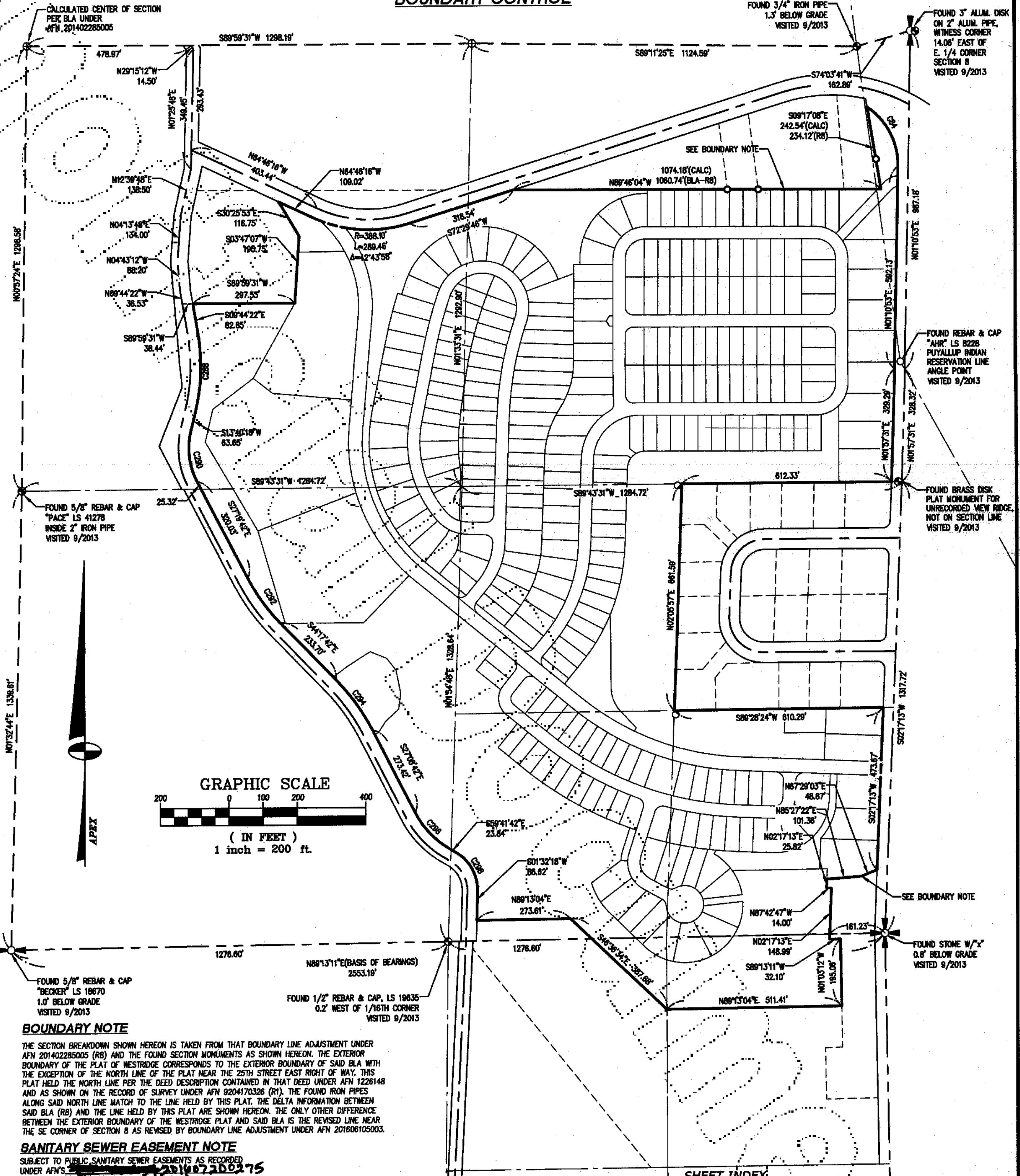
For reference only, not for re-sale.

ORIGINAL

WESTRIDGE

A PORTION OF GOV'T LOT 3, GOV'T LOT 4, THE NW 1/4, THE SW 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 8,
AND A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 17,
ALL IN TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

BOUNDARY CONTROL



FOUND 5/8" REBAR & CAP
"PAC" LS 41278
INSIDE 2" IRON PIPE
VISITED 9/2013

FOUND 5/8" REBAR & CAP
"BECKER" LS 19670
1.0' BELOW GRADE
VISITED 9/2013

FOUND 1/2" REBAR & CAP, LS 19635
0.2' WEST OF 1/16TH CORNER
VISITED 9/2013

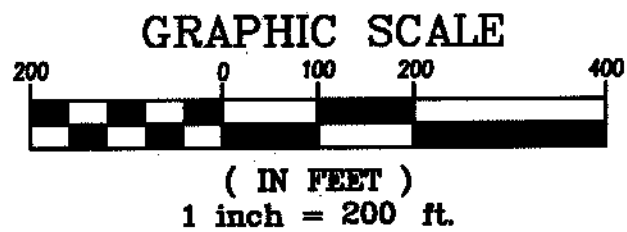
FOUND 3/4" IRON PIPE
1.5' BELOW GRADE
VISITED 9/2013

FOUND 3" ALUM. DISK
ON 2" ALUM. PIPE,
WITNESS CORNER
14.06' EAST OF
E. 1/4 CORNER
SECTION 8
VISITED 9/2013

FOUND REBAR & CAP
"AHR" LS 8228
PUYALLUP INDIAN
RESERVATION LINE
ANGLE POINT
VISITED 9/2013

FOUND BRASS DISK
PLAT MONUMENT FOR
UNRECORDED VIEW RIDGE,
NOT ON SECTION LINE
VISITED 9/2013

FOUND STONE W/ "X"
0.8' BELOW GRADE
VISITED 9/2013



BOUNDARY NOTE

THE SECTION BREAKDOWN SHOWN HEREON IS TAKEN FROM THAT BOUNDARY LINE ADJUSTMENT UNDER AFN 201402285005 (RB) AND THE FOUND SECTION MONUMENTS AS SHOWN HEREON. THE EXTERIOR BOUNDARY OF THE PLAT OF WESTRIDGE CORRESPONDS TO THE EXTERIOR BOUNDARY OF SAID BLA WITH THE EXCEPTION OF THE NORTH LINE OF THE PLAT NEAR THE 25TH STREET EAST RIGHT OF WAY. THIS PLAT HELD THE NORTH LINE PER THE DEED DESCRIPTION CONTAINED IN THAT DEED UNDER AFN 1226148 AND AS SHOWN ON THE RECORD OF SURVEY UNDER AFN 9204170326 (R1). THE FOUND IRON PIPES ALONG SAID NORTH LINE MATCH TO THE LINE HELD BY THIS PLAT. THE DELTA INFORMATION BETWEEN SAID BLA (RB) AND THE LINE HELD BY THIS PLAT ARE SHOWN HEREON. THE ONLY OTHER DIFFERENCE BETWEEN THE EXTERIOR BOUNDARY OF THE WESTRIDGE PLAT AND SAID BLA IS THE REVISED LINE NEAR THE SE CORNER OF SECTION 8 AS REVISED BY BOUNDARY LINE ADJUSTMENT UNDER AFN 201606105003.

SANITARY SEWER EASEMENT NOTE

SUBJECT TO PUBLIC SANITARY SEWER EASEMENTS AS RECORDED UNDER AFN'S 201607200274 & 201607200275

BASIS OF BEARINGS

HELD NORTH 89°13'11" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 FROM THE FOUND SOUTH 1/4 CORNER TO THE SE SECTION CORNER THEREOF.

HORIZONTAL DATUM

WASHINGTON STATE PLANE, SOUTH ZONE (NAD 83/91)

METHODS AND EQUIPMENT

SURVEY PERFORMED WITH A TOPCON HYPERLITE GPS RECEIVER USING RTK METHODS UTILIZING THE WASHINGTON STATE REFERENCE NETWORK. SURVEY WAS SUPPLEMENTED WITH A 1" TOTAL STATION, USING TRAVERSE AND RADIAL SURVEY METHODS. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332.130.090.

REFERENCES

- 1) RECORD OF SURVEY UNDER AFN 9204170326.
- 2) RECORD OF SURVEY UNDER AFN 8705070244.
- 3) RECORD OF SURVEY UNDER AFN 200605035004.
- 4) PIERCE COUNTY SHORT PLAT 79-533.
- 5) PIERCE COUNTY SHORT PLAT 74-61.
- 6) BOUNDARY LINE ADJUSTMENT UNDER AFN 9908115003.
- 7) PLAT OF KELLY VIEW ESTATES UNDER AFN 200506035003.
- 8) BOUNDARY LINE ADJUSTMENT UNDER AFN 201402285005.
- 9) BOUNDARY LINE ADJUSTMENT UNDER AFN 201606105003.

LEGEND

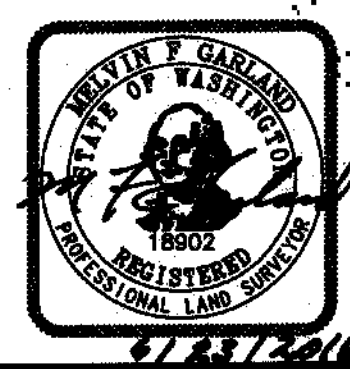
- ⊕ FOUND MONUMENT AS NOTED HEREON
- ⊙ CALCULATED MONUMENT POSITION

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- 2 BOUNDARY CONTROL
- 3 SHEET LAYOUT
- 4-14 LOT DETAILS
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STREET ADDRESSES

SHEET 2 OF 16

JOB NO. 32824



2801 South 35th, Suite 200
Tocoma, Washington 98409-7479
(253) 473-4484 FAX: (253) 473-0599

201607205005

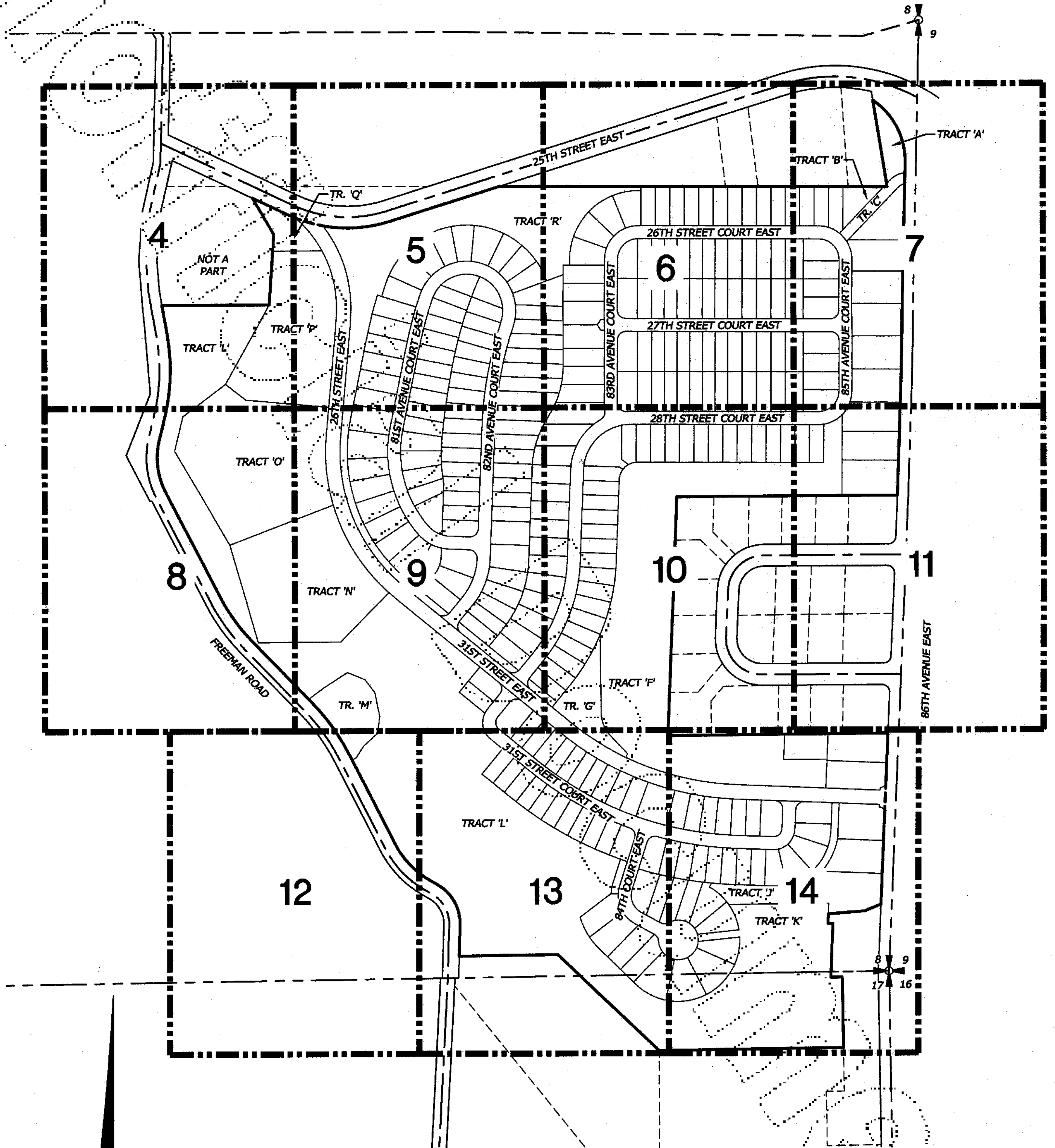
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ORIGINAL

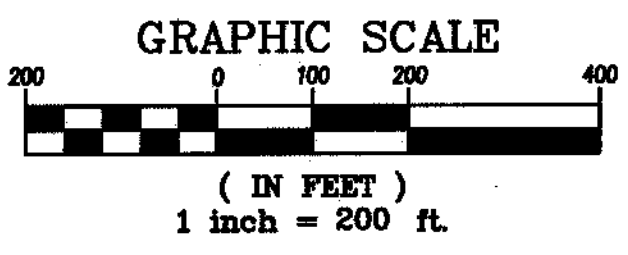
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SHEET LAYOUT

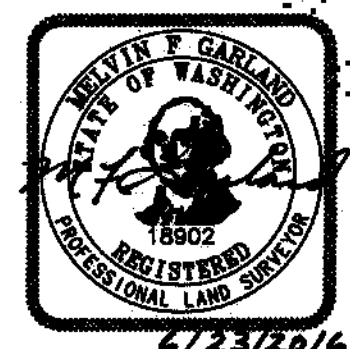
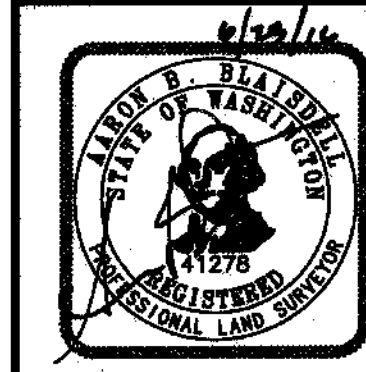


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SHEET 3 OF 16
JOB NO. 32824

2501 South 35th, Suite 200
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(253) 473-4494 FAX: (253) 473-0599

6/23/2016

201607205005

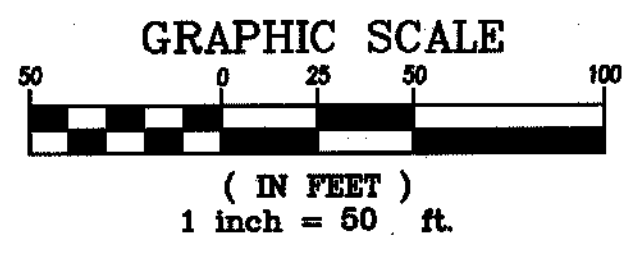
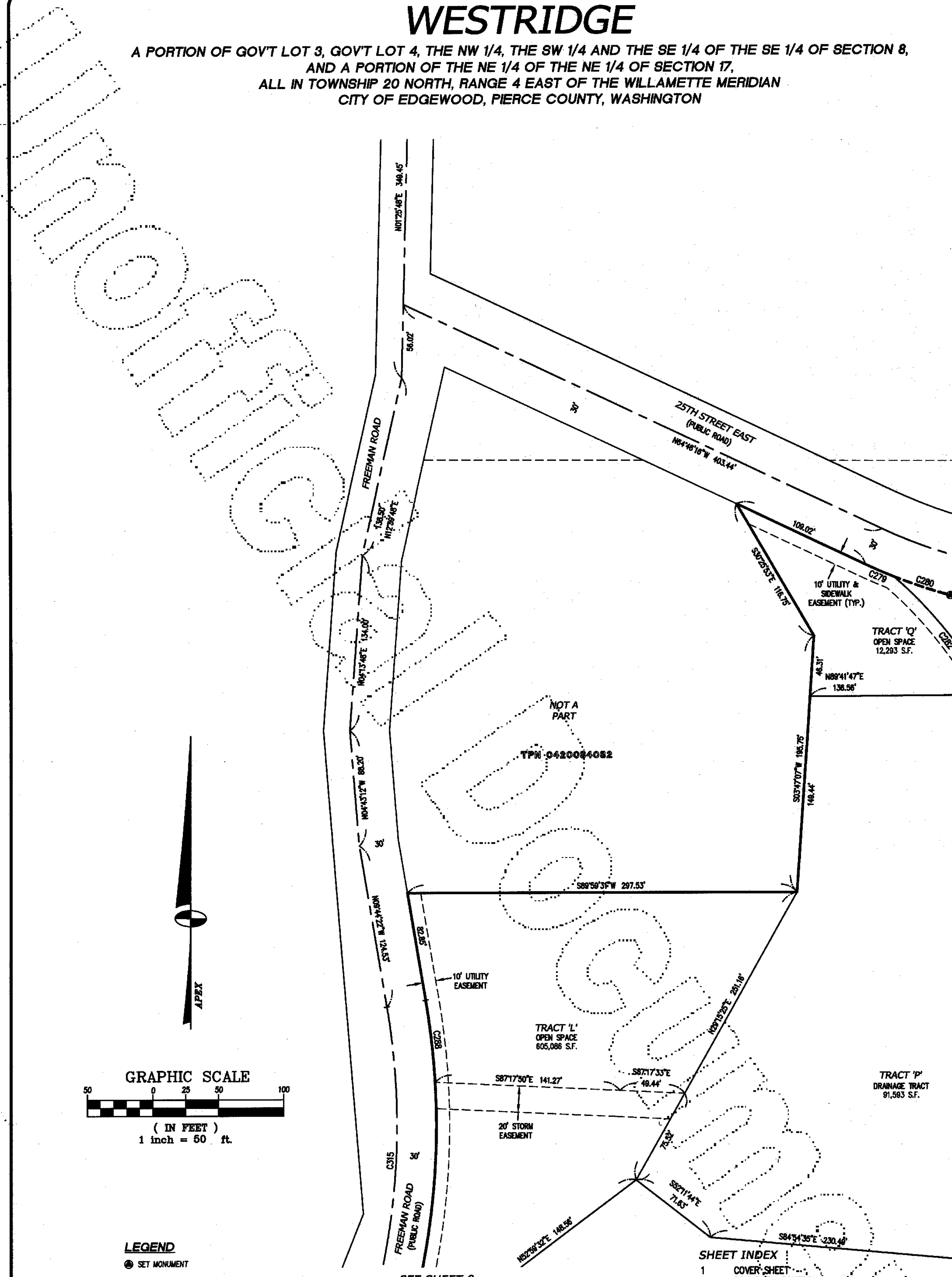
ORIGINAL

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WESTRIDGE

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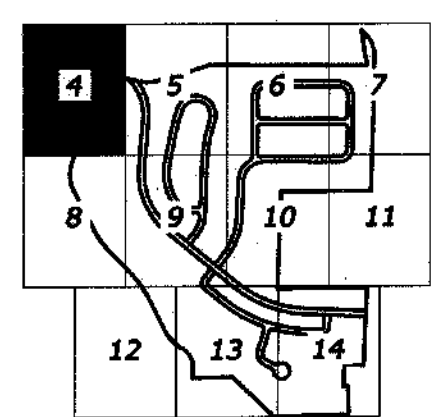
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- LEGEND**
- SET MONUMENT
 - FOUND REBAR & CAP, IRON PIPE AS NOTED
 - ⊙ CALCULATED MONUMENT POSITION

MONUMENT NOTE:

- MANY OF THE ACTUAL CENTER LINE OF RIGHT OF WAY CORNERS FALL IN THE CENTER OF THE SANITARY SEWER MANHOLES. OFFSET MONUMENTS WERE SET 5.00' FROM THE ACTUAL CORNER ALONG THE CENTER LINE OF RIGHT OF WAY AS SHOWN HEREIN.
- ALL PLAT CORNERS AND REAR PROPERTY CORNERS ARE MARKED WITH A 1/2" REBAR & CAP, STAMPED LS #18902/41278. ALL FRONT LOT CORNERS ARE MARKED WITH A ROCK NAIL AND FLASHER SET IN THE CURB LINE OFFSET EITHER 0.50' OR 6.50' FROM THE FRONT CORNER TOWARDS THE ADJACENT ROAD.



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SHEET 4 OF 16
JOB NO: 32824

SEE SHEET 5

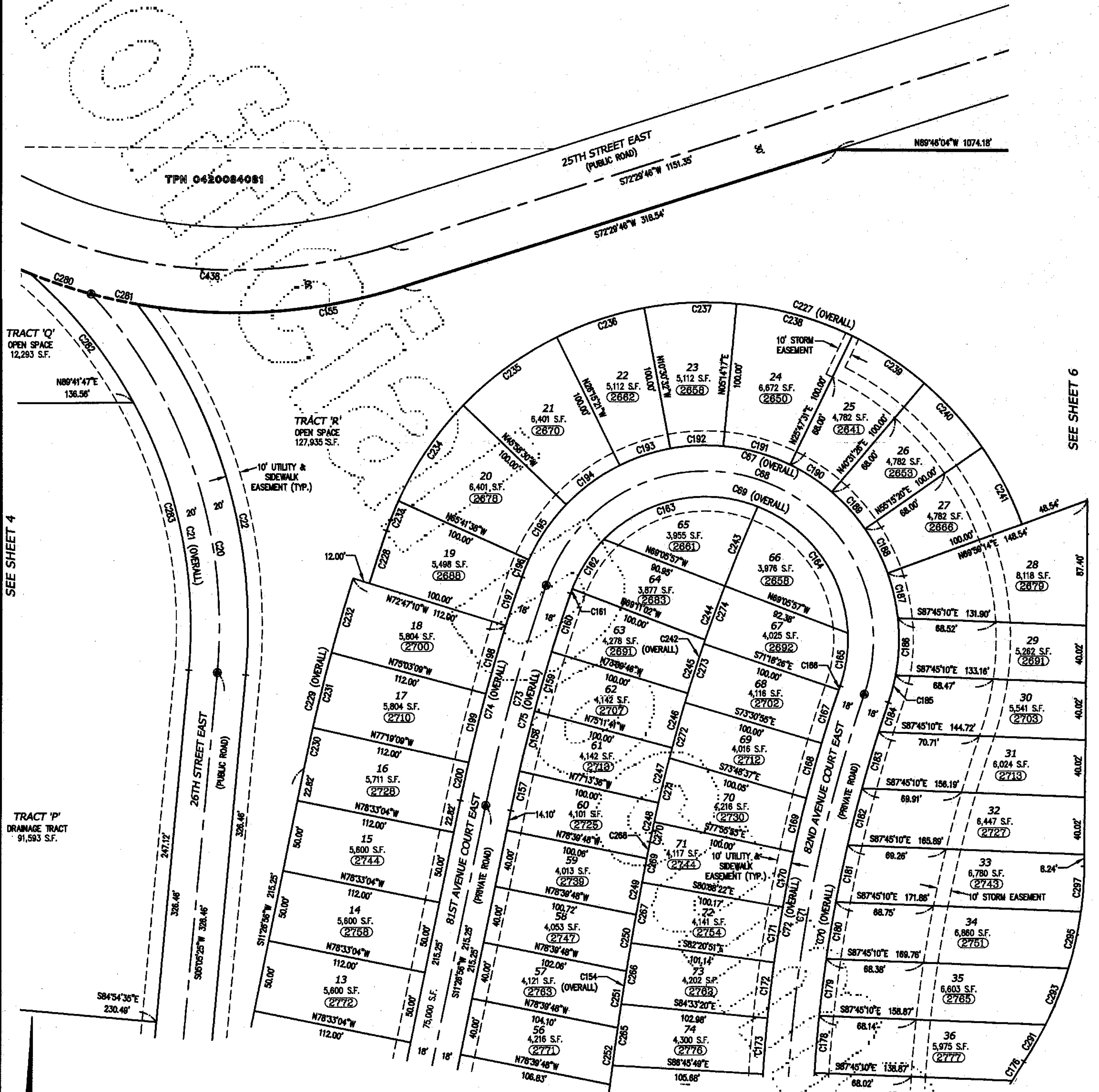
SEE SHEET 8

ORIGINAL

WESTRIDGE

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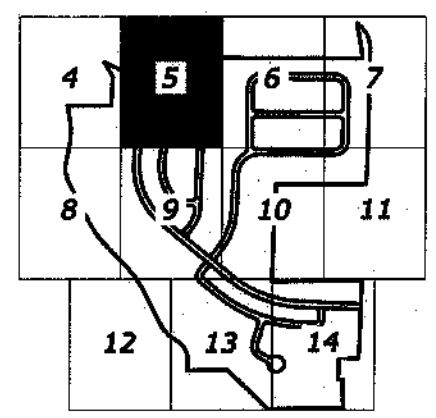
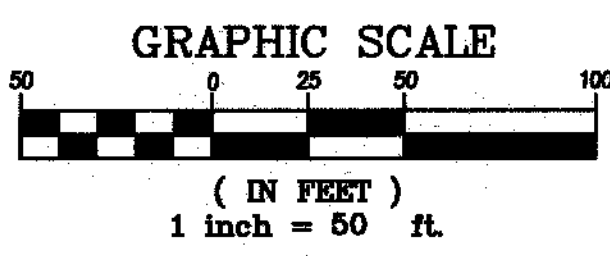


SEE SHEET 4

SEE SHEET 6

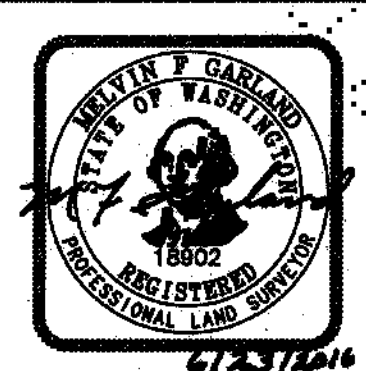
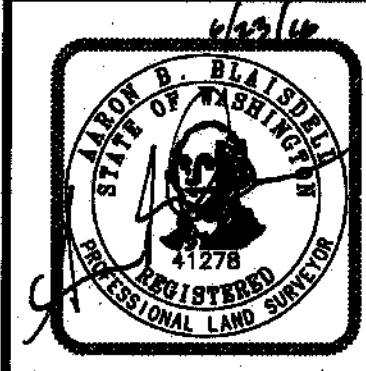
SEE SHEET 9

- LEGEND**
- SET MONUMENT
 - FOUND REBAR & CAP, IRON PIPE AS NOTED
 - ⊕ CALCULATED MONUMENT POSITION
 - Ⓢ ADDRESS (TYP)



- SHEET INDEX**
- 1 COVER SHEET
 - 2 BOUNDARY CONTROL
 - 3 SHEET LAYOUT
 - 4-14 LOT DETAILS
 - 15-16 LINE & CURVE TABLES STREET ADDRESSES

SHEET 5 OF 16
JOB NO: 32824



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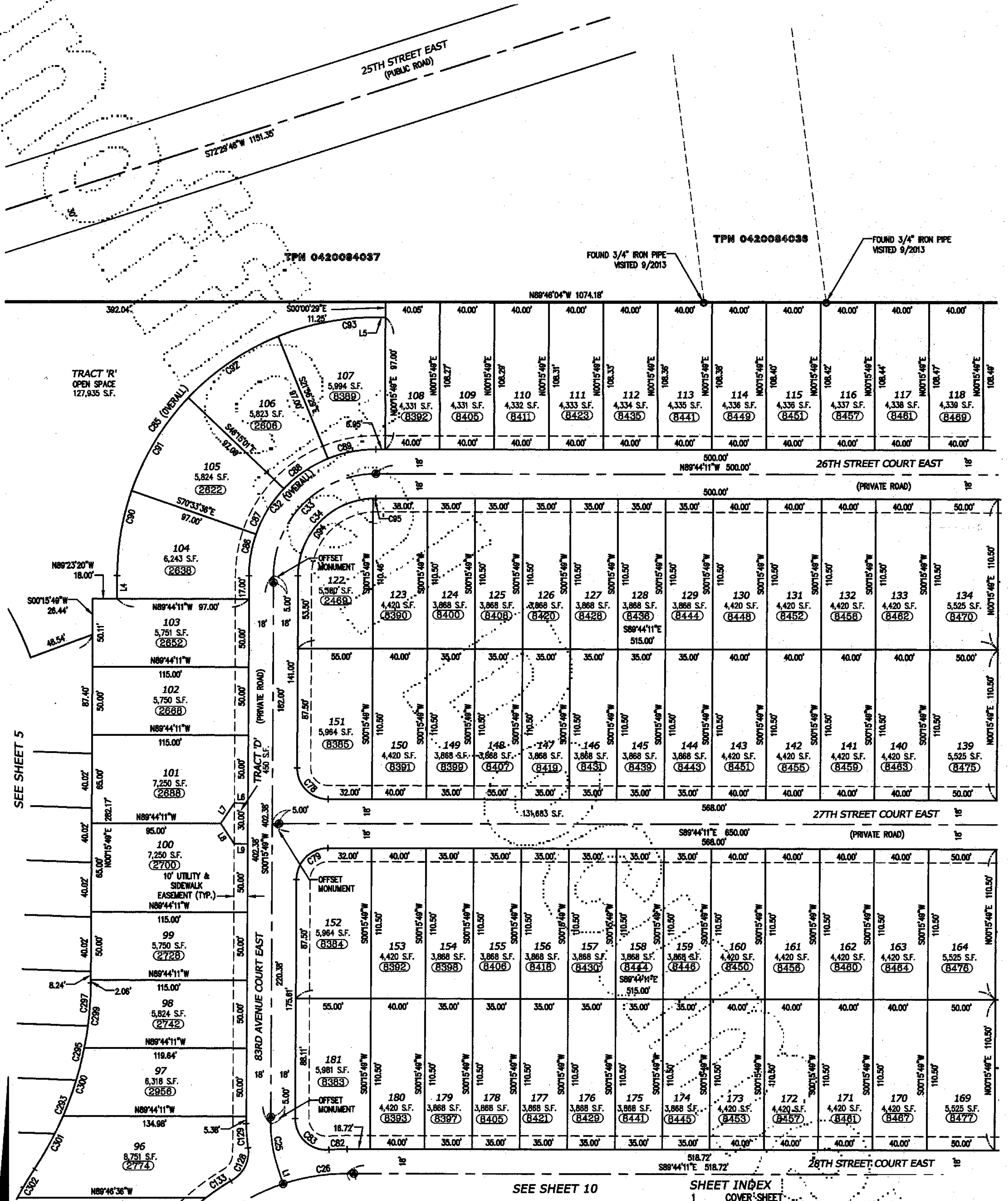
2801 South 35th, Suite 200
Tacoma, Washington 98408-7479
(253) 473-4494 FAX: (253) 473-0599

201607205005

ORIGINAL

WESTRIDGE

A PORTION OF GOV'T LOT 3, GOV'T LOT 4, THE NW 1/4, THE SW 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 8,
AND A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 17,
ALL IN TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



SEE SHEET 5

SEE SHEET 10

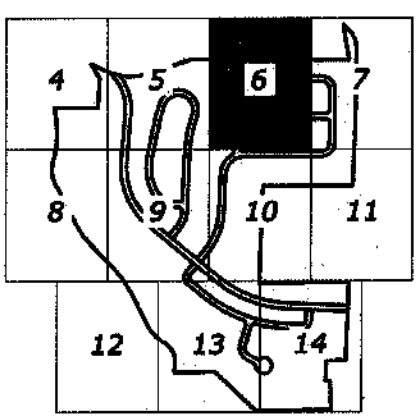
SEE SHEET 7

LEGEND

- SET MONUMENT
- FOUND REBAR & CAP, IRON PIPE AS NOTED
- ⊕ CALCULATED MONUMENT POSITION
- Ⓜ ADDRESS (TYP)

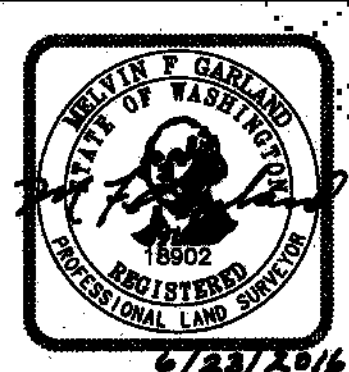
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



- SHEET INDEX**
- 1 COVER SHEET
 - 2 BOUNDARY CONTROL
 - 3 SHEET LAYOUT
 - 4-14 LOT DETAILS
 - 15-16 LINE & CURVE TABLES STREET ADDRESSES

SHEET 6 OF 16
JOB NO: 32824



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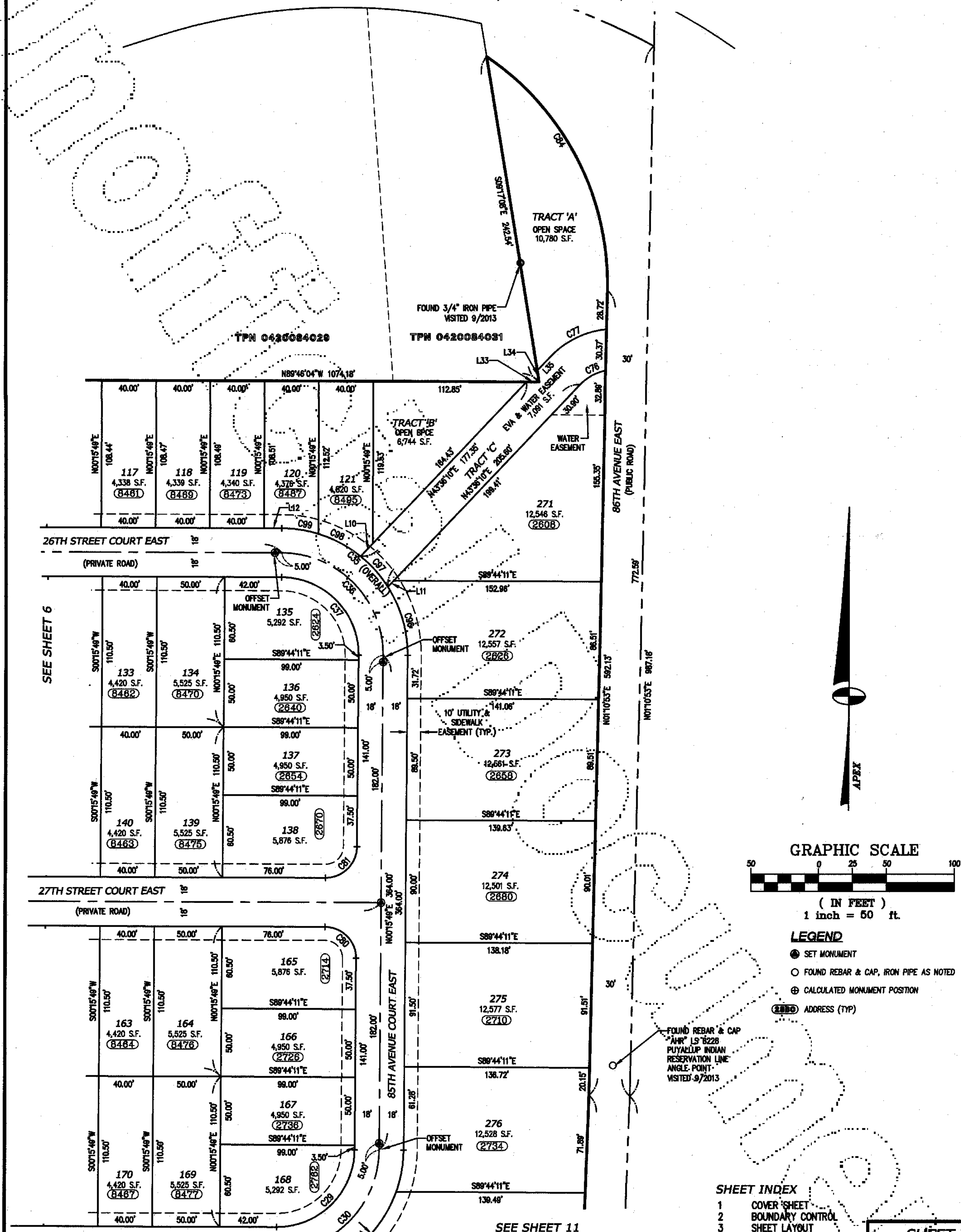
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WESTRIDGE

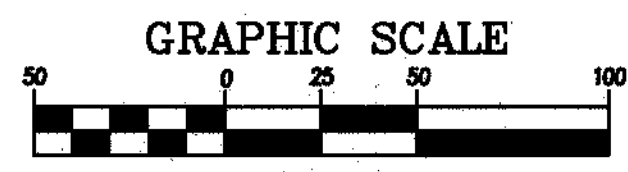
A PORTION OF GOV'T LOT 3, GOV'T LOT 4, THE NW 1/4, THE SW 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 8,
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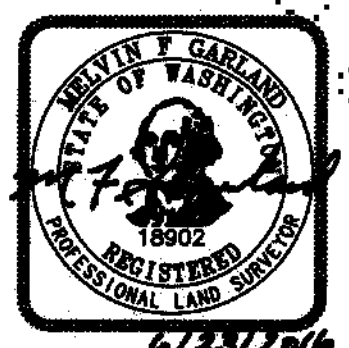
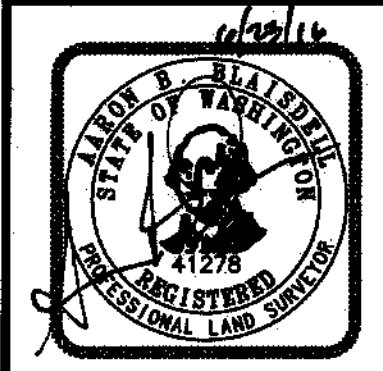
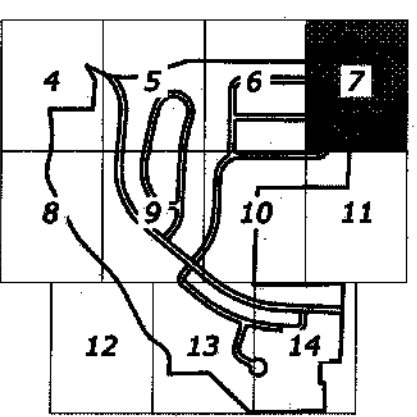
SEE SHEET 6

SEE SHEET 11



- LEGEND**
- SET MONUMENT
 - FOUND REBAR & CAP, IRON PIPE AS NOTED
 - ⊕ CALCULATED MONUMENT POSITION
 - Ⓜ ADDRESS (TYP)

- SHEET INDEX**
- 1 COVER SHEET
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 - 4-14 LOT DETAILS
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WESTRIDGE

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CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

SEE SHEET 4

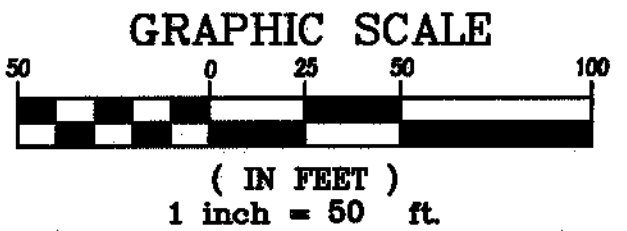
S84°54'35"E 230.48'

TRACT 'O'
COMMERCIAL TRACT
132,977 S.F.

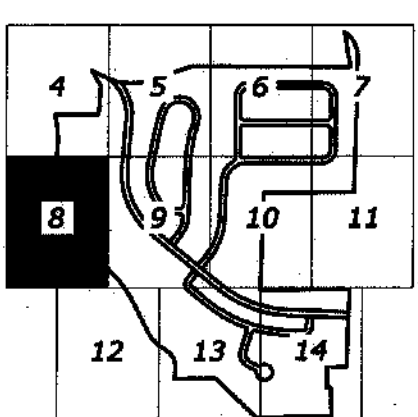
TRACT 'L'
OPEN SPACE
605,086 S.F.

TRACT 'N'
DRAINAGE TRACT
109,247 S.F.

SEE SHEET 9

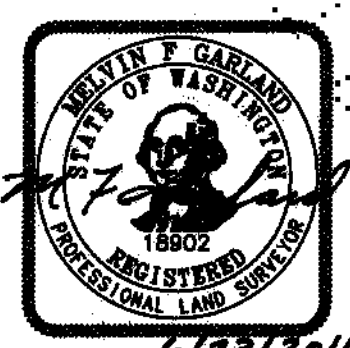
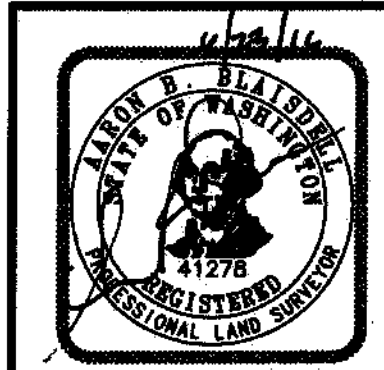


- LEGEND**
- SET MONUMENT
 - FOUND REBAR & CAP, IRON PIPE AS NOTED
 - ⊕ CALCULATED MONUMENT POSITION



- SHEET INDEX**
- 1 COVER SHEET
 - 2 BOUNDARY CONTROL
 - 3 SHEET LAYOUT
 - 4-14 LOT DETAILS
 - 15-16 LINE & CURVE TABLES
STREET ADDRESSES

SHEET 8 OF 16
JOB NO: 32824



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Engineering

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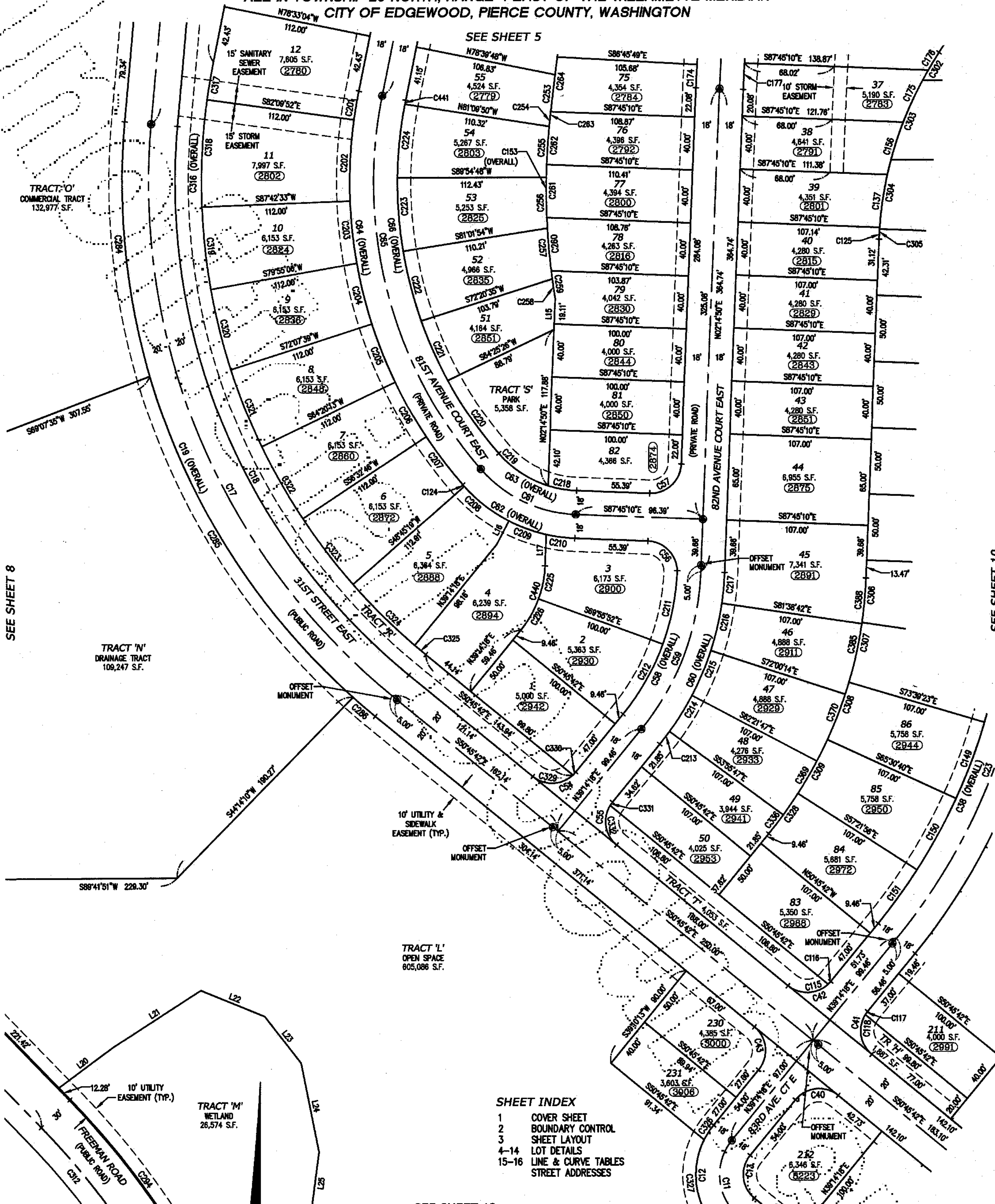
For reference only, not for re-sale.

ORIGINAL

201607205005

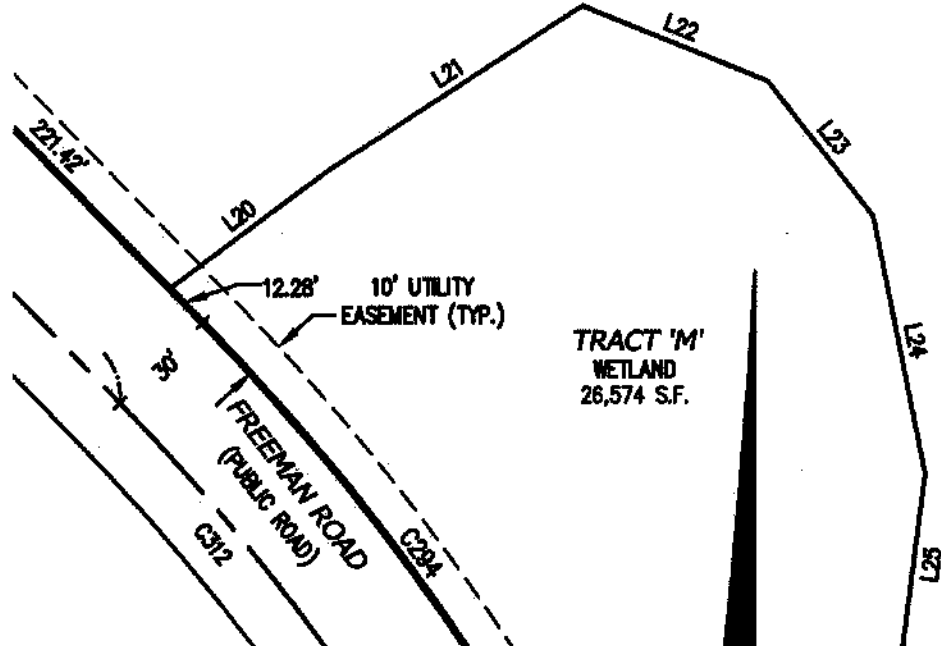
WESTRIDGE

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CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



SEE SHEET 8

SEE SHEET 10



SEE SHEET 13

- SHEET INDEX**
- 1 COVER SHEET
 - 2 BOUNDARY CONTROL
 - 3 SHEET LAYOUT
 - 4-14 LOT DETAILS
 - 15-16 LINE & CURVE TABLES
STREET ADDRESSES

LEGEND

- SET MONUMENT
- FOUND REBAR & CAP, IRON PIPE AS NOTED
- ⊕ CALCULATED MONUMENT POSITION
- Ⓜ ADDRESS (TYP)

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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SHEET 9 OF 16
JOB NO: 32824

STANLEY B. WILLIAMS
REGISTERED PROFESSIONAL LAND SURVEYOR
41278

KEVIN P. GARLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
18902

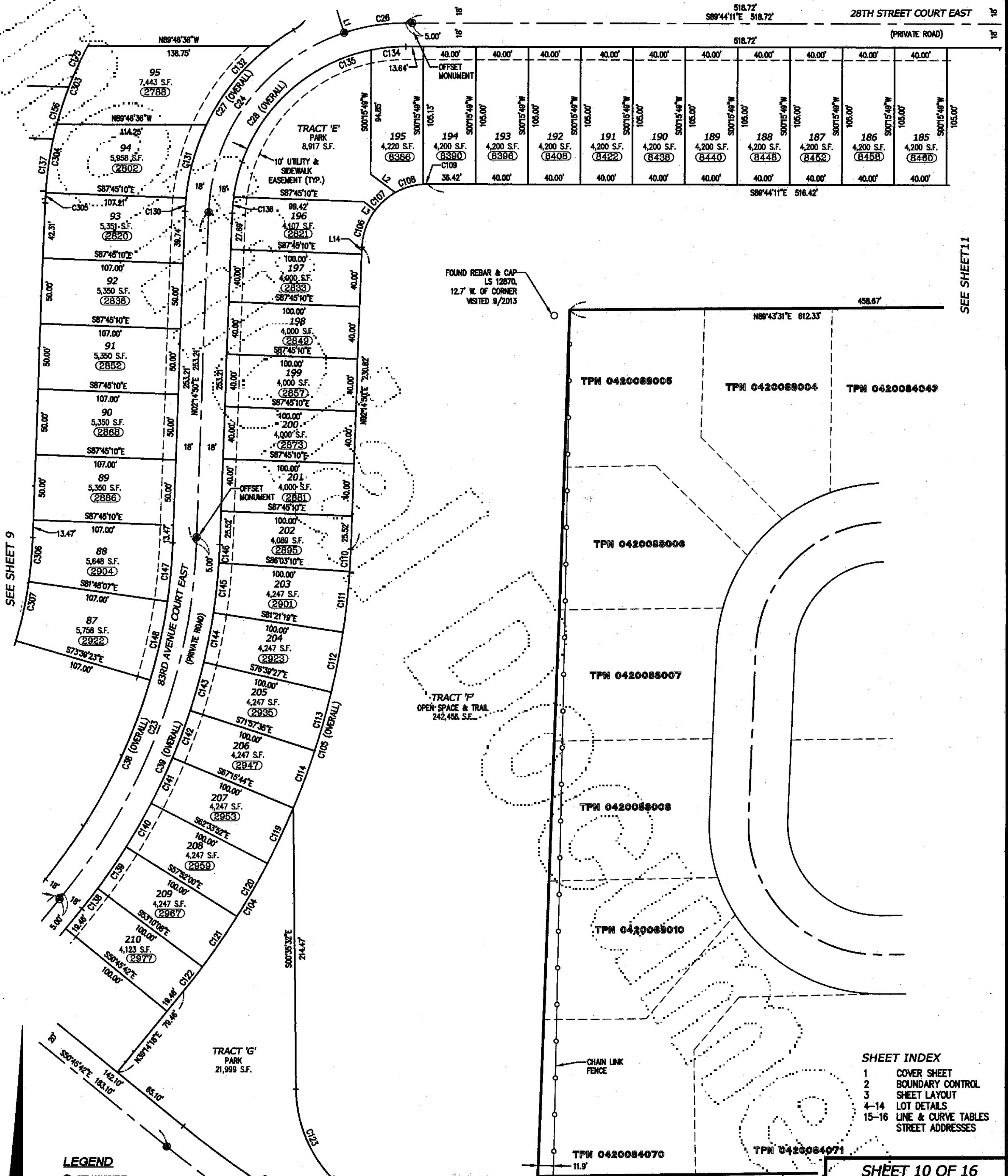
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Engineering & Surveying

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Tacoma, Washington 98408-7478
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WESTRIDGE

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SEE SHEET 6



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SEE SHEET 11

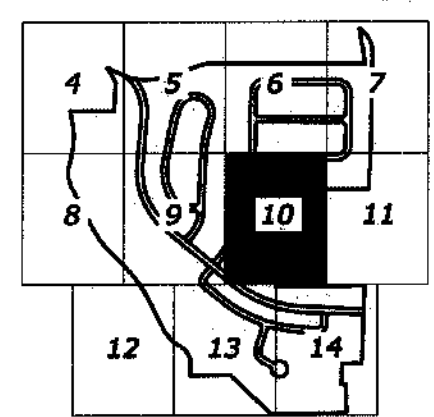
SEE SHEET 9

LEGEND

- SET MONUMENT
- FOUND REBAR & CAP, IRON PIPE AS NOTED
- ⊕ CALCULATED MONUMENT POSITION
- (8888) ADDRESS (TYP)

GRAPHIC SCALE

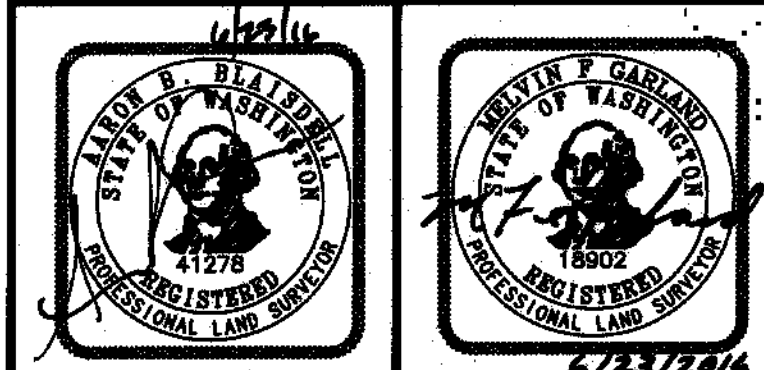
(IN FEET)
1 inch = 50 ft.



SHEET INDEX

1	COVER SHEET
2	BOUNDARY CONTROL
3	SHEET LAYOUT
4-14	LOT DETAILS
15-16	LINE & CURVE TABLES STREET ADDRESSES

SHEET 10 OF 16
JOB NO: 32824



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