

# THE RESERVE AT HILLCREST

A PORTION OF THE SE 1/4 OF THE SW 1/4, SECTION 11, TOWNSHIP 20 NORTH,  
RANGE 4 EAST, W.M., CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

## DEDICATION

WE 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 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 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.

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 ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION.

WE 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 TRACT D (PRIVATE ROAD) AND THE EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

FURTHERMORE, WE UNDERSIGNED OWNERS OF THE INTERESTS IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATES THE SAME FOR A COMMON INTEREST COMMUNITY NAMED THE RESERVE AT HILLCREST, A PLAT COMMUNITY AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION OF COVENANTS FOR THE RESERVE AT HILLCREST RECORDED UNDER PIERCE COUNTY RECORDING NO. 202003210422

TRACT 'A' COMMUNITY SEPTIC, TRACTS 'B', 'C', & 'E' STORM, TRACT 'D' PRIVATE ROAD, TRACT 'F' COMMUNITY SEPTIC/PASSIVE RECREATION, ALL LOTS HAVE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACTS. THE RESERVE AT HILLCREST HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF TRACTS "A", "B", "C", "D", "E", & "F" 4" G"

BY: John Hall MEMBER, RIVER ROAD INVESTMENTS, LLC  
BY: John Smith EXECUTIVE MANAGER, CIRILUM DEVELOPMENT, LLC

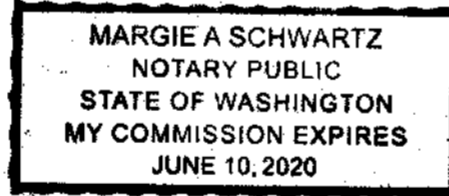
## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
  )ss  
COUNTY OF PIERCE )

ON THIS 20th DAY OF March, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED John Hall, TO ME KNOWN TO BE THE Manager, OF RIVER ROAD INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT OF AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT (HE/SHE/THEY) (IS/ARE) AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Margie A Schwartz  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
PRINTED NAME: Margie A Schwartz  
MY COMMISSION EXPIRES: June 10, 2020



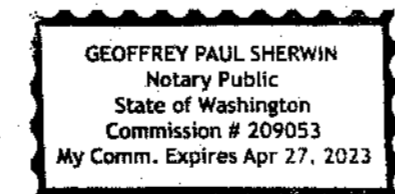
## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
  )ss  
COUNTY OF PIERCE )

ON THIS 20th DAY OF MARCH, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JONATHAN BARTLEY, TO ME KNOWN TO BE THE EXECUTIVE MANAGER, OF CIRILUM DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT OF AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT (HE/SHE/THEY) (IS/ARE) AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Geoffrey Paul Sherwin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
PRINTED NAME: GEOFFREY PAUL SHERWIN  
MY COMMISSION EXPIRES: 4/27/2023



STATE OF WASHINGTON )  
  )ss  
COUNTY OF PIERCE )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS E. BATTEY IS THE PERSON WHO APPEARED BEFORE ME, ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF March, 2020.  
Dalbera L. Noble  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
PRINTED NAME: Dalbera L. Noble  
MY APPOINTMENT EXPIRES: 04/19/2023



## APPROVALS CITY OF EDGEWOOD PLAT NO. 19-1486

### CITY OF EDGEWOOD AGENCY APPROVAL

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

APPROVED THIS 25th DAY OF March, 2020.

Community Development Director  
COMMUNITY DEVELOPMENT DIRECTOR

### CITY ENGINEER

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

APPROVED THIS 25th DAY OF MARCH, 2020.

Public Works Director  
PUBLIC WORKS DIRECTOR

### CITY OF EDGEWOOD COUNCIL APPROVAL

PURSUANT TO RESOLUTION 20-0498 THE EDGEWOOD CITY COUNCIL FINDS THIS PLAT CONFORMS TO ALL TERMS OF THE 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.

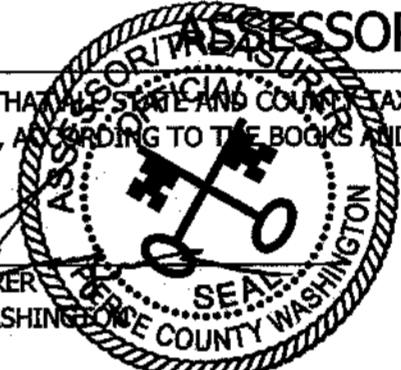
APPROVED THIS 25th DAY OF MARCH, 2020.

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.

3/25/2020  
ASSESSOR/TREASURER  
PIERCE COUNTY WASHINGTON  
DATE



### AUDITOR

FILED FOR RECORD THIS 27th DAY OF March, 2020, AT 35 MINUTES PAST 11 O'CLOCK, A.M.

RECORD OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON

RECORDING NUMBER: 202003215001

FEE: \$ 187.50

Julie Anderson  
PIERCE COUNTY AUDITOR

BY: Julie Anderson



### 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.

Maureen K. Walker  
DEPARTMENT REPRESENTATIVE  
3.24.2020  
DATE

### 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.

FURTHERMORE, THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ENTITLE UFND, TWO, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THIS MAP FOR THE RESERVE AT HILLCREST, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

Thomas E. Battey  
THOMAS E. BATTEY  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 30425

MARCH 19, 2020  
DATE



CITY OF EDGEWOOD PLAT NO. 19-1486

LARSON

And Associates  
Land Surveyors & Engineers, Inc.

8869 FINAL PLAT  
3/19/2020

9027 PACIFIC AVENUE, SUITE 4  
TACOMA, WASHINGTON 98444-6247  
(253)474-3404 / FAX (253)472-7358

AUDITOR'S FEE NO.

202003215001

ORIGINAL

# THE RESERVE AT HILLCREST

A PORTION OF THE SE 1/4 OF THE SW 1/4, SECTION 11, TOWNSHIP 20 NORTH,  
RANGE 4 EAST, W.M., CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

## LEGAL DESCRIPTION

(PER TICOR TITLE COMPANY SUBDIVISION GUARANTEE NO. 70116222, DATED FEBRUARY 26, 2020)

PARCEL NUMBER: 0420113007

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;

EXCEPTING THEREFROM 21ST STREET NORTHEAST (122ND AVENUE EAST) ON THE WEST.

SITUATE IN THE CITY OF EDGEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON.

## TITLE EXCEPTIONS

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT;  
RESERVED BY: O. F. OLSON AND ESTHER OLSON, HUSBAND AND WIFE  
PURPOSE: ROADWAY  
RECORDING DATE: MAY 28, 1946  
RECORDING NO.: 1442810  
AFFECTS: PORTION OF SAID PREMISES
- NOT SURVEY RELATED
- GRANTED TO: MT. VIEW-EDGEWOOD WATER COMPANY  
PURPOSE: WATER MAIN  
RECORDING DATE: AUGUST 23, 2019  
RECORDING NUMBER: 201908230621  
AFFECTS: AS DESCRIBED THEREIN ON PAGE 6
- GRANTED TO: PUGET SOUND ENERGY  
PURPOSE: CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE REMOVE, UPGRADE AND EXTEND, DISTRIBUTION AND SALE OF ELECTRICITY AND GAS  
RECORDING DATE: SEPTEMBER 13, 2019  
RECORDING NUMBER: 201909130953  
AFFECTS: AS DESCRIBED THEREIN ON PAGE 4 & 5
- NOT SURVEY RELATED
- NOT SURVEY RELATED

## WETLAND BUFFER NOTICE

TRACT E INCLUDES A WETLAND BUFFER AREA AS DEFINED IN EMC TITLE 14. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATIONS. TRACT E CONTAINS NATIVE VEGETATION INTENDED TO BUFFER THE WETLAND FROM THE ADVERSE EFFECTS OF DEVELOPMENT. THIS AREA SHALL REMAIN AND BE MAINTAINED IN A NATURAL, UNDEVELOPED, OPEN SPACE STATE. THERE SHALL BE NO CLEARING AND GRADING OR CONSTRUCTION WITHIN THE CRITICAL AREAS, EXCEPT AS SHOWN ON PLANS OR DOCUMENTS APPROVED BY THE CITY OF EDGEWOOD AND CONTAINED IN THE OFFICIAL FILES FOR THIS DEVELOPMENT. CRITICAL AREA SHALL REMAIN UNDISTURBED EXCEPT FOR PERIODIC WATERING AND HAND WEEDING OF PLANTS DESIGNATED AS NOXIOUS BY THE STATE OF WASHINGTON

## CONDITIONS AND APPROVALS

- 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.
- 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.
- ALL ROADS ARE PRIVATE WITHIN THIS PLAT.
- VEHICLE ACCESS TO ALL LOTS AND TRACTS WITHIN THIS PLAT SHALL BE FROM 30TH ST CT E.
- THE PROPERTY INCLUDED WITHIN THE LEGAL DESCRIPTION CONTAINS A PRIVATE STORM DRAINAGE SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE THE RESERVE AT HILLCREST HOMEOWNER'S ASSOCIATION TO MAINTAIN THE PRIVATE STORM DRAINAGE SYSTEM IN ITS ORIGINALLY DESIGNED CONDITION.
- EASEMENTS ARE HEREBY GRANTED FOR INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THE PLAT FOR THE SUBDIVISION OF THE RESERVE AT HILLCREST. 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. 202003210421.
- 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(LANDSCAPING TRACTS) (INCLUDING WEEDING, MOWING ETC.) STORMWATER FACILITIES, GATE AND STREET LIGHTING.

## TRACT NOTES

TRACT 'A' IS A PRIVATE COMMUNITY SEPTIC TRACT  
TRACTS 'B', 'C', & 'E' ARE PRIVATE STORM DRAINAGE TRACTS  
TRACT 'D' IS A PRIVATE ROAD TRACT  
TRACT 'F' IS A PRIVATE COMMUNITY SEPTIC/PASSIVE RECREATION TRACT  
TRACT 'G' IS A PRIVATE ACCESS TRACT

ALL LOTS WILL HAVE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACTS. REFERENCE PLAT DEDICATION ON SHEET 1.

## NOTES

THE ARTICLES OF INCORPORATION FOR THE RESERVE AT HILLCREST HOMEOWNER'S ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.

## EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EDGEWOOD, EAST PIERCE FIRE AND RESCUE, ANY POWER COMPANY, ANY GAS COMPANY, ANY WATER COMPANY, ANY TELEPHONE COMPANY, ANY CABLE TELEVISION COMPANY, U.S. POSTAL SERVICE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 FEET PARALLEL WITH AND ADJOINING THE PRIVATE ROAD FRONTAGE OF ALL LOTS AND TRACTS, AS WELL AS AN EASEMENT WITHIN ALL PRIVATE ROADS, TRACTS AND DRIVES, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OR ELECTRIC CURRENT OR FOR TELEPHONE USE OF CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

ALL LOTS ARE HEREBY SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES AND A MINIMUM OF 5.00 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE STORM DRAINAGE. IN THE EVENT A LOT LINE ADJUSTMENT IS APPROVED BY THE CITY AFTER THE RECORDING OF THIS PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE STORM DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE LOTS AND/OR TRACTS DERIVING BENEFIT FROM SAID EASEMENT. NOT STRUCTURES OTHER THAN FENCES, WALLS, OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THESE EASEMENTS HAVE NOT BEEN DEPICTED HEREIN.



CITY OF EDGEWOOD PLAT NO. 19-1486

**LARSON**  
And Associates  
Land Surveyors & Engineers, Inc.

9027 PACIFIC AVENUE, SUITE 4  
TACOMA, WASHINGTON 98444-6247  
(253)474-3404 / FAX (253)472-7358

8869 FINAL PLAT  
3/19/2020

AUDITOR'S FEE NO.

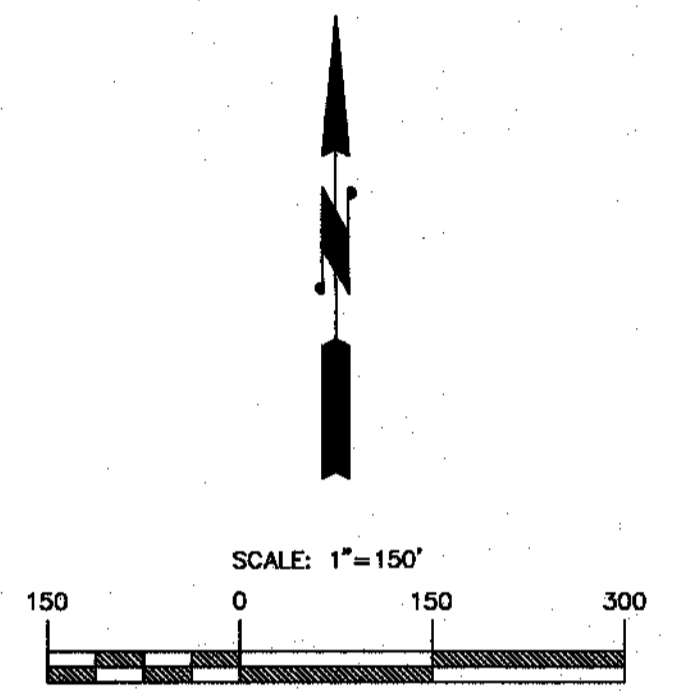
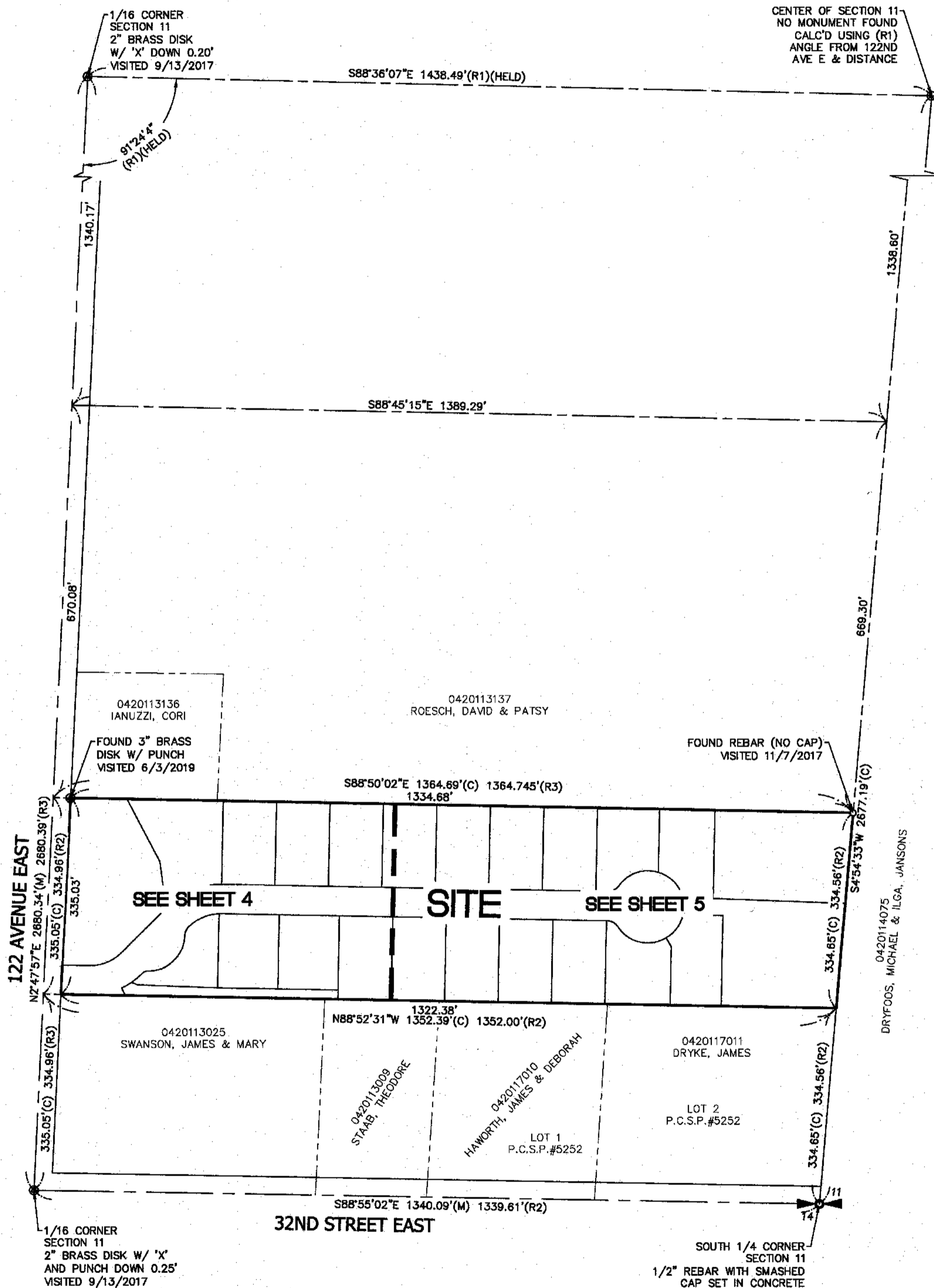
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17-MAY-20

# THE RESERVE AT HILLCREST

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RANGE 4 EAST, W.M., CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

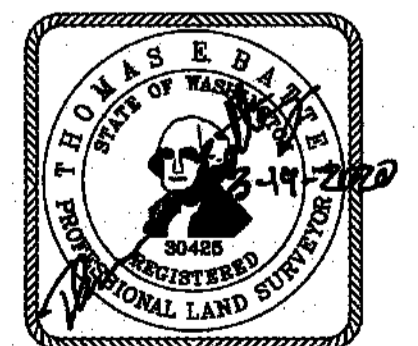
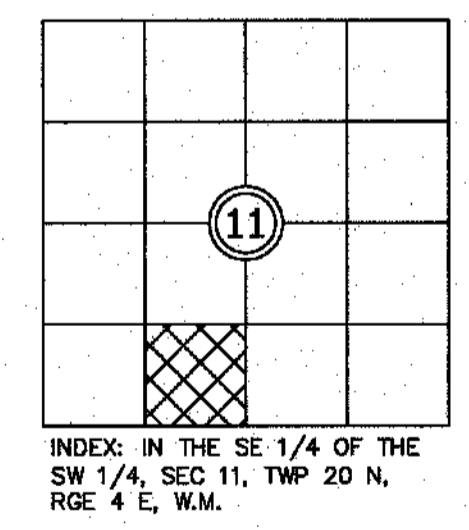
## INDEX AND SECTION SUBDIVISION



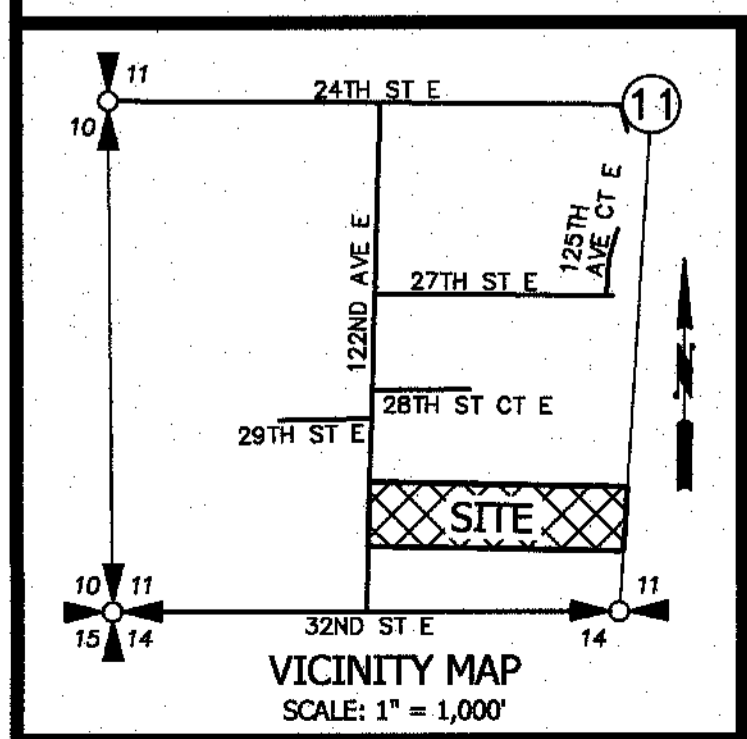
**BASIS OF BEARING**  
NAD 83/11 WASHINGTON SOUTH ZONE  
ESTABLISHED USING GPS RTK ROVER  
CONSTRAINED TO PIERCE COUNTY  
CONTINUOUSLY OPERATING  
REFERENCE STATIONS (CORS)

**METHOD OF SURVEY AND FIELD  
EQUIPMENT UTILIZED:**  
CONVENTIONAL FIELD TRAVERSE METHODS  
(UTILIZING A TRIMBLE S5 OR S6 TOTAL  
STATION) AND GPS RTK ROVER METHODOLOGY

THIS SURVEY COMPLIES WITH ALL  
STANDARDS AND GUIDELINES OF THE  
"SURVEY RECORDING ACT" CHAPTER  
58.09 RCW AND 332-130 WAC



CITY OF EDGEWOOD PLAT NO. 19-1486



- SURVEYOR'S REFERENCES**
- (R1) RECORD OF SURVEY, AFN 201410075002
  - (R2) PIERCE COUNTY SHORT PLAT #5252, AFN 8410010202
  - (R3) RECORD OF SURVEY, AFN 8204280142

- LEGEND**
- ⊙ MONUMENT FOUND AS NOTED
  - ⊕ CALCULATED MONUMENT POSITION
  - REBAR FOUND AS NOTED

AUDITOR'S FEE NO.

**LARSON**  
And Associates  
Land Surveyors & Engineers, Inc.

8869 FINAL PLAT  
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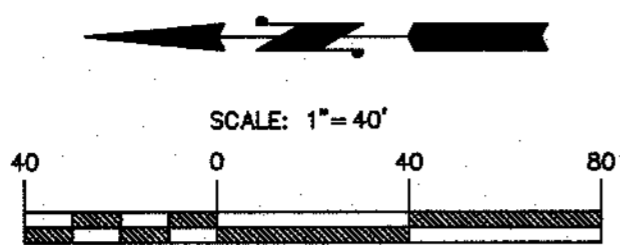
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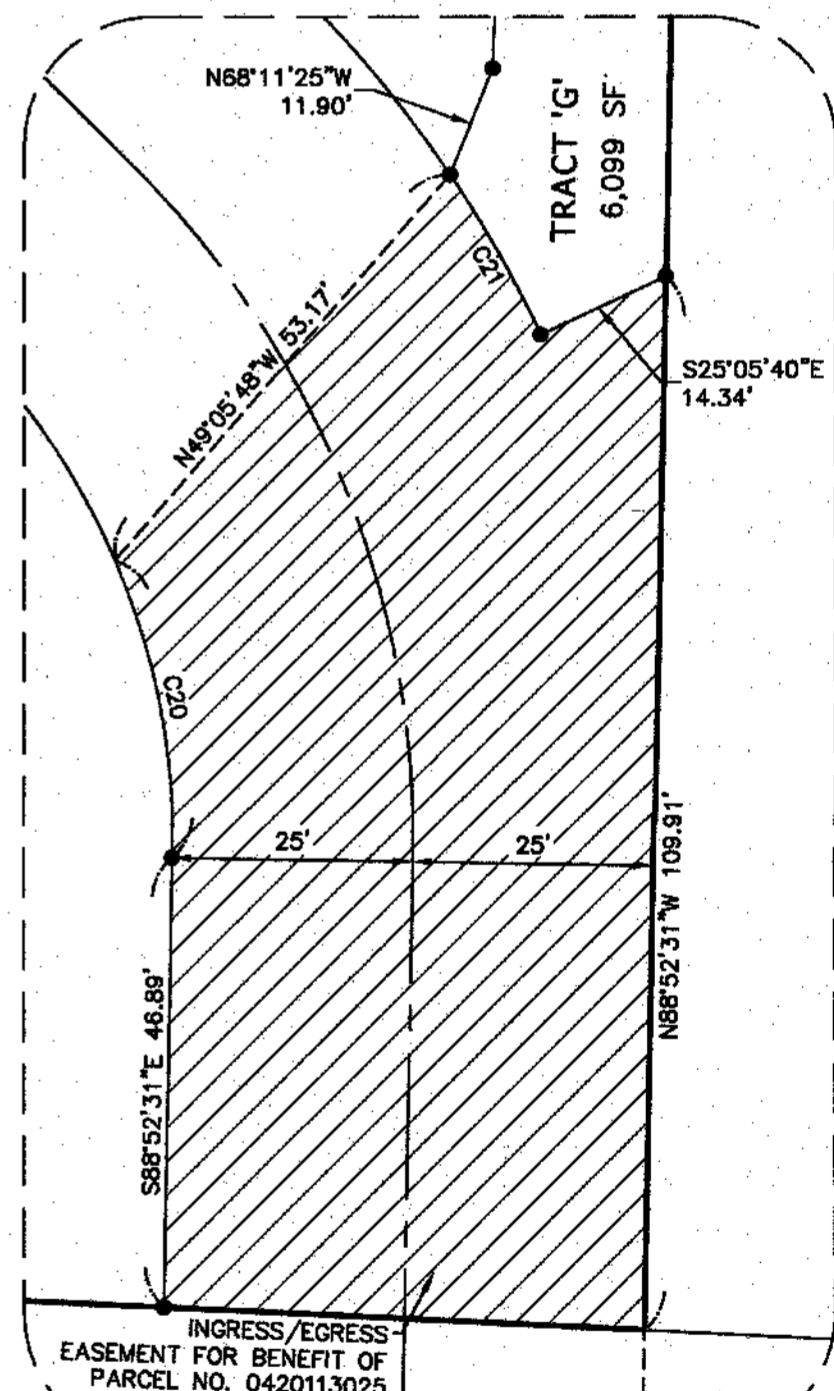
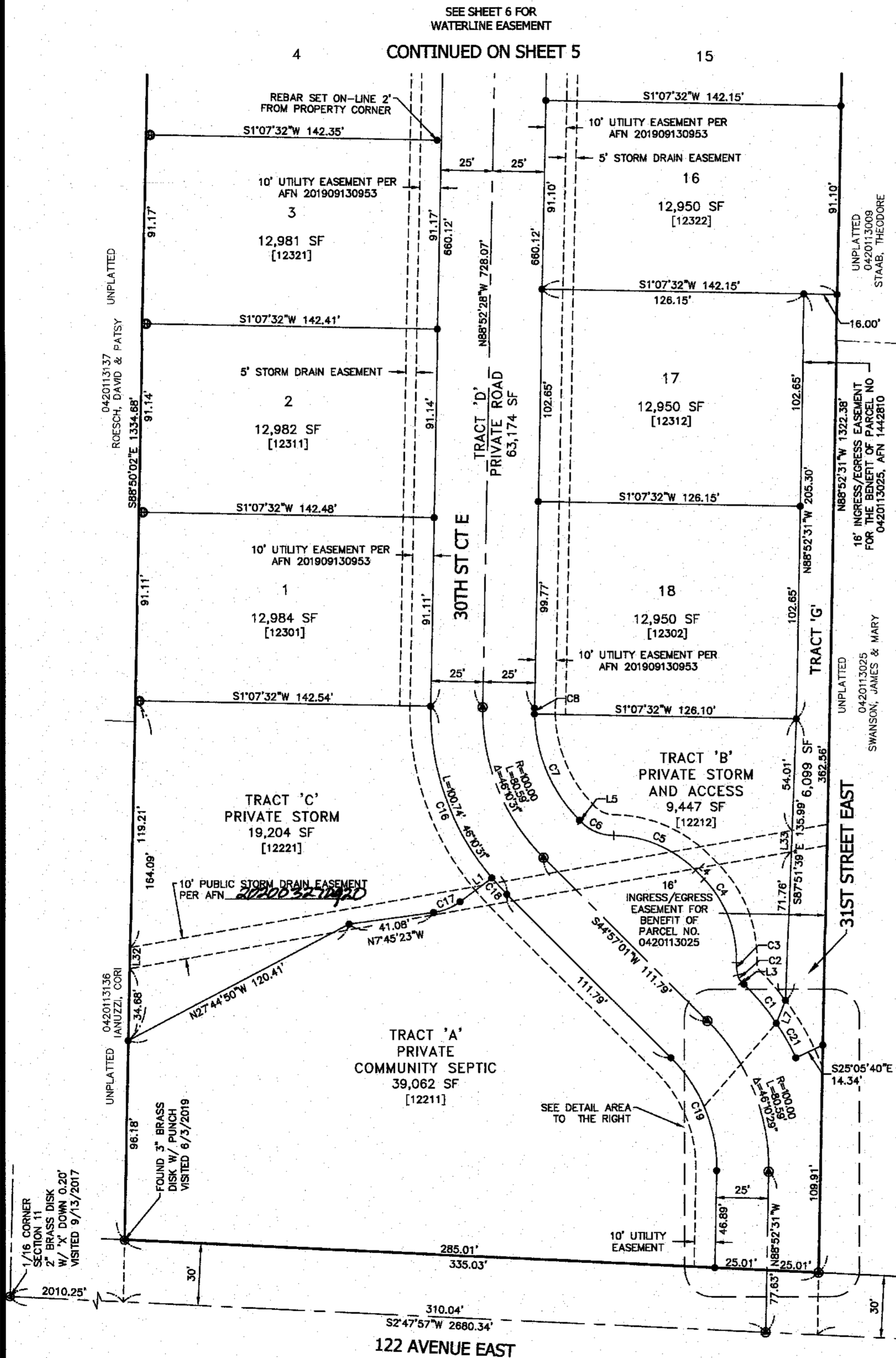
# THE RESERVE AT HILLCREST

A PORTION OF THE SE 1/4 OF THE SW 1/4, SECTION 11, TOWNSHIP 20 NORTH,  
RANGE 4 EAST, W.M., CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	24.37'	125.00'	11°10'10"
C2	3.85'	7.00'	31°28'54"
C3	5.97'	22.67'	15°05'37"
C4	44.38'	55.67'	45°39'17"
C5	43.95'	55.67'	45°13'55"
C6	17.67'	22.67'	44°40'10"
C7	57.09'	75.00'	43°36'58"
C8	2.88'	75.00'	2°12'04"
C9	19.72'	20.00'	56°29'08"
C10	94.65'	61.50'	88°10'35"
C11	50.00'	61.50'	46°34'55"
C12	25.18'	61.50'	23°27'16"
C13	67.46'	61.50'	62°50'44"
C14	77.19'	61.50'	71°54'46"
C15	19.72'	20.00'	56°29'08"
C16	90.05'	125.00'	41°16'26"
C17	13.90'	27.50'	28°57'07"
C18	10.69'	125.00'	4°54'05"
C19	60.44'	75.00'	46°10'29"
C20	31.78'	75.00'	24°16'51"
C21	19.17'	125.00'	8°47'09"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.06'	N36°42'30"W
L2	17.12'	S30°33'55"E
L3	1.77'	S44°57'01"W
L4	6.00'	S45°52'15"W
L5	0.90'	S45°18'30"W
L6	2.20'	N88°52'28"W
L7	11.90'	N68°11'25"W
L32	10.19'	S88°50'02"E
L33	10.23'	S87°51'39"E



DETAIL AREA  
SCALE: 1" = 20'

- LEGEND**
- ⊙ MONUMENT FOUND AS NOTED
  - REBAR FOUND AS NOTED
  - ⊙ SET CITY OF EDGEWOOD STANDARD MONUMENT
  - SET 1/2" REBAR & CAP, 'BATTEY 30425'
  - ⊙ SET 1/2" REBAR & CAP, 'BATTEY 30425' OFFSET 2 FEET SOUTH OF PROPERTY CORNER

[###] ADDRESS

AUDITOR'S FEE NO.



CITY OF EDGEWOOD PLAT NO. 19-1486

**LARSON**  
And Associates  
Land Surveyors & Engineers, Inc.

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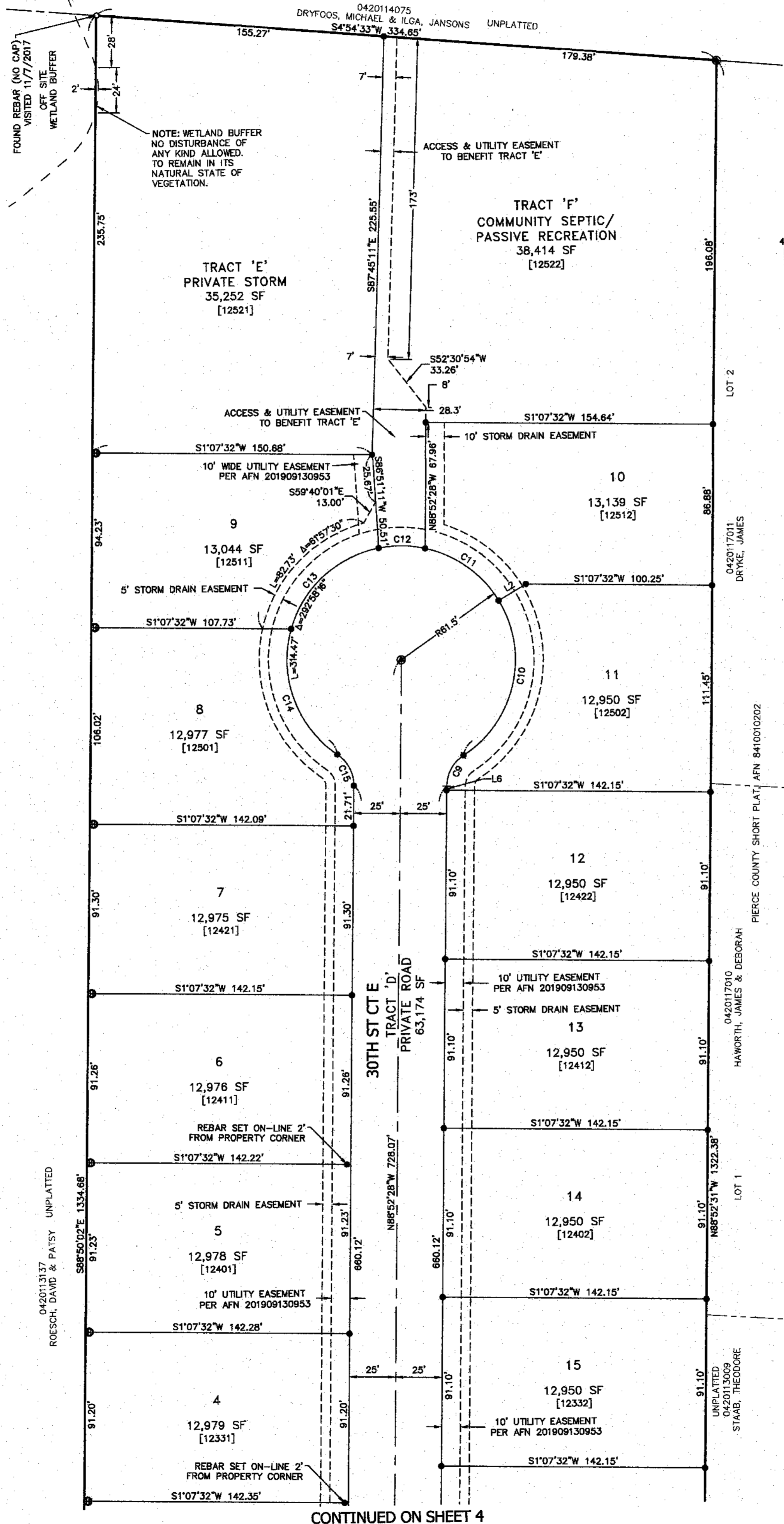
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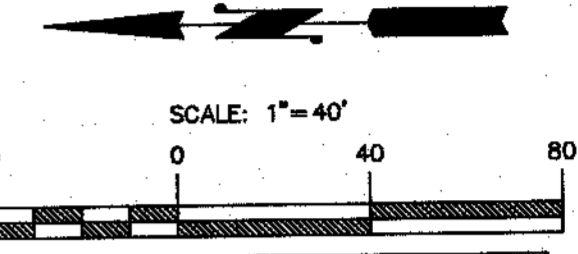
ORIGINAL

# THE RESERVE AT HILLCREST

A PORTION OF THE SE 1/4 OF THE SW 1/4, SECTION 11, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



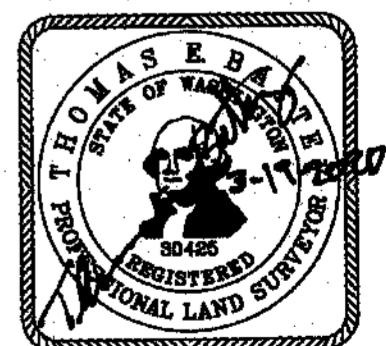
NOTE: WETLAND BUFFER NO DISTURBANCE OF ANY KIND ALLOWED TO REMAIN IN ITS NATURAL STATE OF VEGETATION.



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	24.37'	125.00'	11°10'10"
C2	3.85'	7.00'	31°28'54"
C3	5.97'	22.67'	15°05'37"
C4	44.36'	55.67'	45°39'17"
C5	43.95'	55.67'	45°13'55"
C6	17.67'	22.67'	44°40'10"
C7	57.09'	75.00'	43°36'58"
C8	2.88'	75.00'	2°12'04"
C9	19.72'	20.00'	56°29'08"
C10	94.65'	61.50'	88°10'35"
C11	50.00'	61.50'	46°34'55"
C12	25.18'	61.50'	23°27'16"
C13	67.48'	61.50'	62°50'44"
C14	77.19'	61.50'	71°54'46"
C15	19.72'	20.00'	56°29'08"
C16	90.05'	125.00'	41°16'26"
C17	13.90'	27.50'	28°57'07"
C18	10.69'	125.00'	4°54'05"
C19	60.44'	75.00'	46°10'29"
C20	31.78'	75.00'	24°16'51"
C21	19.17'	125.00'	8°47'09"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.06'	N36°42'30"W
L2	17.12'	S30°33'55"E
L3	1.77'	S44°57'01"W
L4	6.00'	S45°52'15"W
L5	0.90'	S45°18'30"W
L6	2.20'	N88°52'28"W
L7	11.90'	N68°11'25"W
L32	10.19'	S88°50'02"E
L33	10.23'	S87°51'38"E

- LEGEND**
- MONUMENT FOUND AS NOTED
  - REBAR FOUND AS NOTED
  - ⊙ SET CITY OF EDGEWOOD STANDARD MONUMENT
  - SET 1/2" REBAR & CAP, 'BATTERY 30425'
  - ⊙ SET 1/2" REBAR & CAP, 'BATTERY 30425' OFFSET 2 FEET SOUTH OF PROPERTY CORNER
  - [###] ADDRESS



CITY OF EDGEWOOD PLAT NO. 19-1486

**LARSON**  
*And Associates*  
*Land Surveyors & Engineers, Inc.*

8869 FINAL PLAT  
3/19/2020

9027 PACIFIC AVENUE, SUITE 4  
TACOMA, WASHINGTON 98444-6247  
(253)474-3404 / FAX (253)472-7358

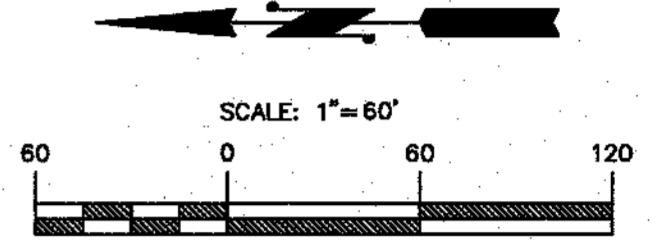
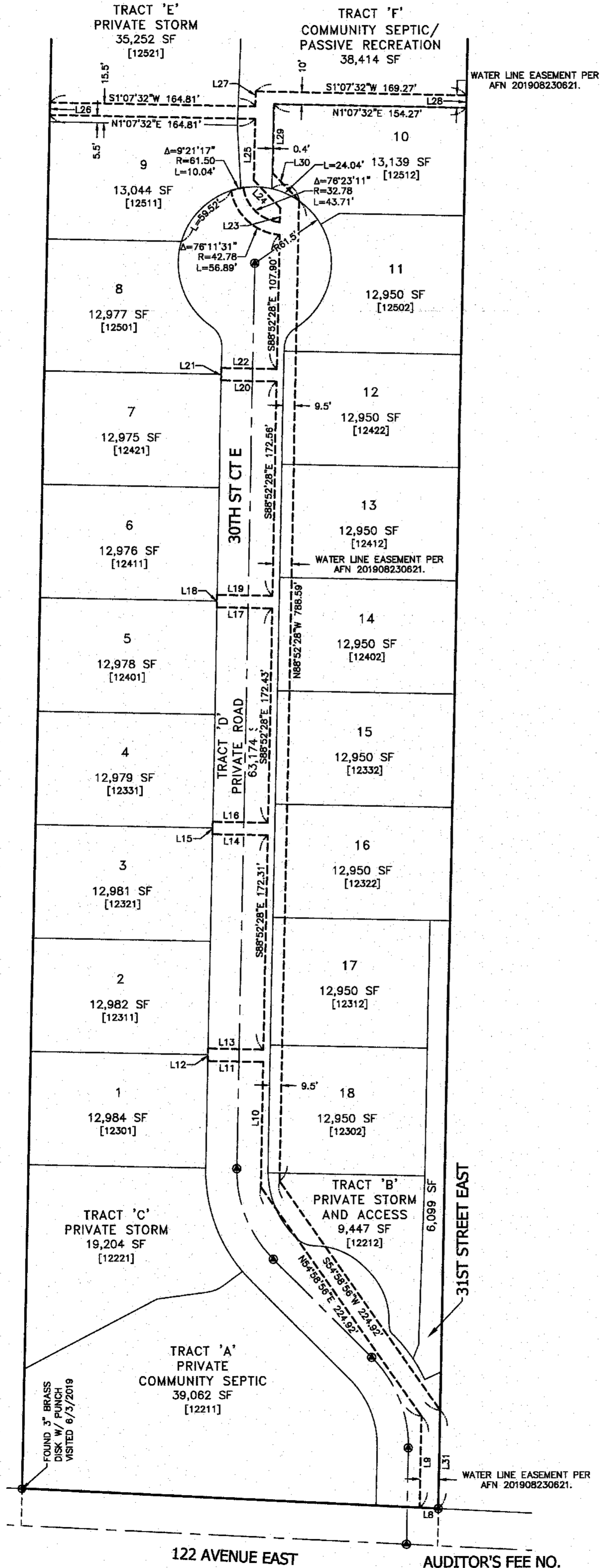
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# THE RESERVE AT HILLCREST

A PORTION OF THE SE 1/4 OF THE SW 1/4, SECTION 11, TOWNSHIP 20 NORTH,  
RANGE 4 EAST, W.M., CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

## WATER EASEMENT SHEET



LINE TABLE		
LINE #	LENGTH	DIRECTION
L8	15.01'	N2°46'50"E
L9	73.64'	S88°52'28"E
L10	100.45'	S88°52'28"E
L11	44.50'	N1°07'32"E
L12	10.00'	S88°52'28"E
L13	44.50'	S1°07'32"W
L14	44.50'	N1°07'32"E
L15	10.00'	S88°52'28"E
L16	44.50'	S1°07'32"W
L17	44.50'	N1°07'32"E
L18	10.00'	S88°52'28"E
L19	44.50'	S1°07'32"W
L20	44.50'	N1°07'32"E
L21	10.00'	S88°52'28"E
L22	44.50'	S1°07'32"W
L23	11.60'	S88°52'28"E
L24	30.59'	N46°07'32"E
L25	49.57'	S88°52'28"E
L26	10.00'	S88°50'02"E
L27	12.13'	S88°52'28"E
L28	10.00'	N88°52'31"W
L29	55.48'	N88°52'28"W
L30	30.59'	S46°07'32"W
L31	78.97'	N88°52'28"W

- LEGEND**
- ⊙ MONUMENT FOUND AS NOTED
  - ⊙ SET CITY OF EDGEWOOD STANDARD MONUMENT



CITY OF EDGEWOOD PLAT NO. 19-1486

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