

BRIDGEWOOD ESTATES DIVISION II

SITUATE IN THE NW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 2 EAST,
WILAMETTE MERIDIAN
PERCE COUNTY, WASHINGTON

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE EAST HALF OF LOT 8 AND IN LOT 9 OF BIG HARBOR ABANDONED MILITARY RESERVATION, AS SHOWN ON THE SUPPLEMENTARY PLAT OF ABANDONED MILITARY RESERVATIONS NUMBERS 23 AND 24 DATED JULY 20, 1918 WHICH IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER, ALL IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M., PERCE COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S 88°52'25" E 667.28 FEET ALONG THE NORTH LINE THEREOF; THENCE S 0°29'11" W 30.00 FEET TO AN IRON ROD WITH SURVEYORS IDENTIFYING CAP STAMPED L57879; THE POINT OF BEGINNING; THENCE CONTINUE S 0°29'11" W 302.89 FEET TO ANOTHER IRON ROD WITH SAID SURVEYORS CAP AND NUMBER; THENCE S 0°28'29" W 331.52 FEET TO ANOTHER IRON ROD WITH SAID SURVEYOR CAP AND NUMBER; THENCE N 88°45'44" W 676.19 FEET ALONG THE NORTH LINE OF THE ABOVE DESCRIBED LOT 9 TO THE WESTERLY LINE OF SAID SECTION 28; THENCE S 01°14'56" W 663.06 FEET ALONG THE WESTERLY LINE OF SECTION 28 BEING ALSO THE WESTERLY LINE OF SAID LOT 9 TO A BRASS CAP STAMPED 1916 LOT 9/LOT 16; THENCE S 88°42'03" E 1296.57 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 9 TO A POINT ON THE WESTERLY LINE OF JAHN AVENUE NW (60.00 FEET WIDE); THENCE N 01°25'15" E ALONG THE WESTERLY LINE OF SAID JAHN AVENUE NW 663.02 FEET; THENCE S 88°47'14" E 10.00 FEET, TO THE EXISTING WESTERLY MARGIN OF SAID JAHN AVENUE N.W.; THENCE N 01°25'15" E 645.04 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHERLY MARGIN OF 32nd ST. NW.; THENCE N 88°52'25" W 312.54 FEET; THENCE S 01°07'35" W 10.00 FEET TO THE EXISTING SOUTHERLY MARGIN OF 32nd ST. NW.; THENCE N 88°52'25" W ALONG SAID LINE 330.31 FEET TO THE POINT OF BEGINNING.

DEDICATION

(FOR PRIVATE ROADS 18th AVE. CT. NW, 19th AVE. CT. NW, 30th ST. CT. NW, 28th ST. CT. NW, 20th AVE. CT. NW, AND 21st AVE. CT. NW.)
WE, THE UNDERSIGNED OWNERS OF THE HERIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. ALL INTERNAL ROADS ARE PRIVATE AND ARE NOT DEDICATED TO THE PUBLIC.
EACH LOT OWNER SHALL HAVE AN EASEMENT FOR INGRESS AND 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 WILL NOT BE DEDICATED TO PERCE COUNTY UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO PERCE COUNTY STANDARDS AND AT SUCH TIME AS PERCE COUNTY DESIRES TO ACCEPT THEM.
OPEN SPACE IS TO BE RETAINED IN UNDIVIDED OWNERSHIP FOR THE USE OF ALL LOT OWNERS. (FOR PUBLIC ROADS 32nd ST NW & JAHN AVE NW)

I, (WE), THE UNDERSIGNED OWNER(S) OF THE HERIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. I (WE) DEDICATE THE ROADS HERIN AND THE EASEMENTS TO THE USE OF THE PUBLIC FOREVER AND HEREBY GRANT TO THE PUBLIC, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THE STREETS.

I, (WE), DEDICATE TO PERCE COUNTY, 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 SEWER PIPELINES, MANHOLES, AND OTHER APPURTENANT SEWER STRUCTURES, DRYWELLS, OR UNDERGROUND DRAINAGE FACILITIES OVER, UNDER AND ACROSS THE EASEMENTS AND OR PRIVATE ROADS SHOWN ON THE FACE OF THIS PLAT.

JOHN F. BUGHAN CONSTRUCTION, INC.
A WASHINGTON CORPORATION

FIRST INTERSTATE BANK OF WASHINGTON
AS LENDER ONLY

BY: *[Signature]*
ITS: *[Signature]*

TIM PRICE
VICE-PRESIDENT
BRIDGEWOOD JOINT VENTURE, A WASHINGTON GENERAL PARTNERSHIP
[Signature]

ACKNOWLEDGMENTS
STATE OF WASHINGTON)
COUNTY OF PERCE)
ON THIS 21 DAY OF July, 1995 BEFORE ME PERSONALLY APPEARED TIM PRICE TO ME KNOWN TO BE THE OFFICER OF 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.

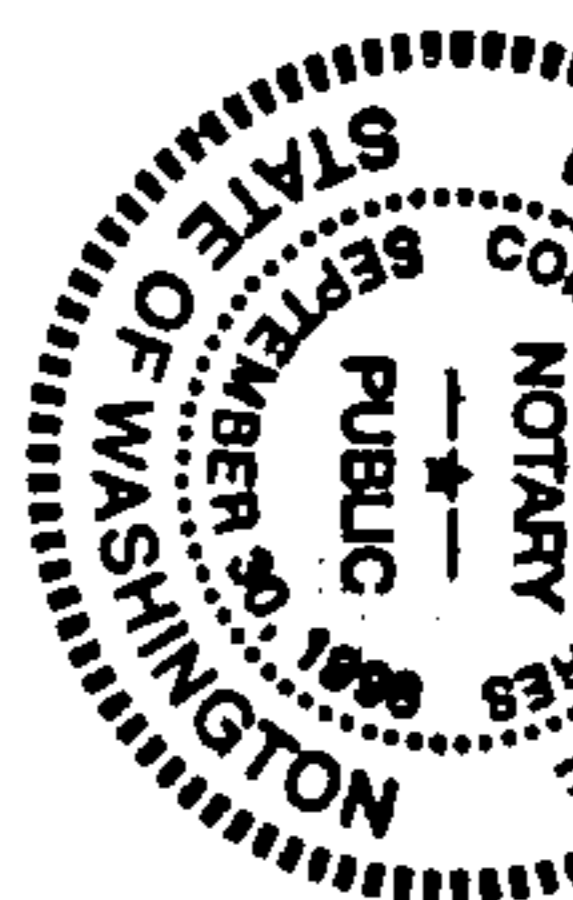
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 21 DAY OF July, 1995.
IN WITNESS WHEREOF, I HAVE HERINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellevue

STATE OF WASHINGTON)
COUNTY OF PERCE)
SSS

ON THIS 21 DAY OF July, 1995 BEFORE ME PERSONALLY APPEARED SHEILA HARRIS TO ME KNOWN TO BE THE OFFICER OF 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.

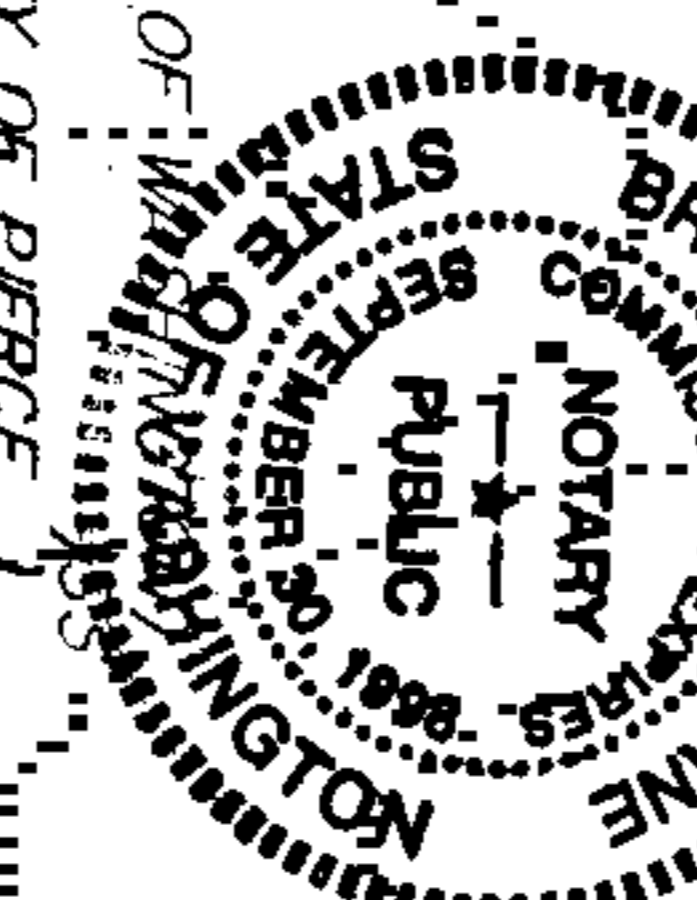


[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT BELLEVUE

STATE OF WASHINGTON)
COUNTY OF PERCE)
SSS

ON THIS 21 DAY OF July, 1995 BEFORE ME PERSONALLY APPEARED Kirk V. Johnson TO ME KNOWN TO BE THE OFFICER OF 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.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 21 DAY OF July, 1995.
IN WITNESS WHEREOF, I HAVE HERINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellevue

ON THIS 21 DAY OF July, 1995 BEFORE ME PERSONALLY APPEARED [Signature] TO ME KNOWN TO BE THE OFFICER OF 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.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 21 DAY OF July, 1995.
IN WITNESS WHEREOF, I HAVE HERINTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____

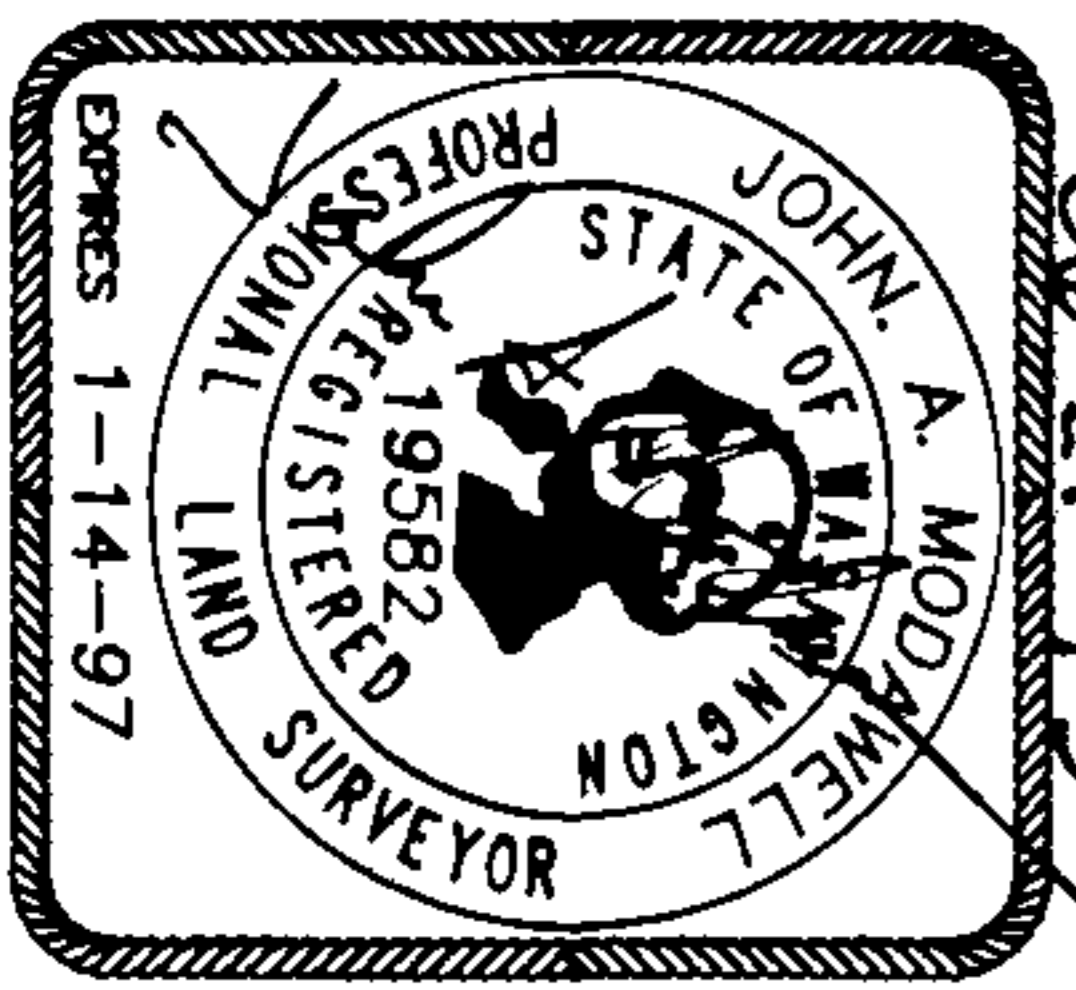
PROTECTIVE COVENANTS

SEE PROTECTIVE COVENANTS AS FILED UNDER AUDITOR'S FILE NO. 9404220587 ON THIS 22 DAY OF APRIL, 1994, IN VOLUME 101 AT PAGES 3635 THROUGH 3672, RECORDS OF PERCE COUNTY AUDITOR.

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

[Signature]
JOHN A. MODAWELL
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 19582



For reference only, not for re-sale



CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North, Suite 200
Issaquah, Washington 98027
(206) 392-8055

original

BRIDGEWOOD ESTATES DIVISION II

SHEET 2 OF 3

SITUATE IN THE NW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 2 EAST,
WILLANETTE MERIDIAN
PIERCE COUNTY, WASHINGTON

APPROVALS

HEARING EXAMINER

EXAMINED AND APPROVED BY THE HEARING EXAMINER OF PIERCE COUNTY, WASHINGTON,
Frank Conroy 7/24/95
PIERCE COUNTY HEARINGS EXAMINER

PUBLIC WORKS DEPARTMENT

(FOR PRIVATE ROADS 18th AVE. CT. NW, 19th AVE. CT. NW, 20th AVE. CT. NW, 21st AVE. CT. NW, 28th ST. CT. NW & 30th ST. CT. NW)
EXAMINED AND APPROVED WITH THE FOLLOWING CONDITIONS:
PIERCE COUNTY HAS NO OBLIGATION FOR THE MAINTENANCE OR REPAIR OF THE PRIVATE ROADS OR STORM SEWER SYSTEM LOCATED IN THIS PLAT. EACH AND EVERY LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROADS AND STORM DRAINAGE SYSTEM ASSOCIATED WITH THE PLAT. THEY WILL ALSO BE COLLECTIVELY RESPONSIBLE FOR CONTROLLING ALL STORM WATER RUNOFF THAT WILL BE CREATED BY THE DEVELOPMENT OF THIS PLAT.

PIERCE COUNTY HAS NO OBLIGATION TO ACCEPT THE ROADS IN THIS PLAT FOR DEDICATION OR MAINTENANCE AT ANY TIME. IF THE COUNTY DESIRES TO ACCEPT THE ROADS FOR DEDICATION THE ROADS AND ASSOCIATED STORM SEWER SYSTEM SHALL MEET ALL CURRENT DESIGN AND CONSTRUCTION STANDARDS.

(FOR PUBLIC ROADS JAHN AVE. NW & 32nd ST. NW)
I/ME HEREBY CERTIFY THAT ALL ROADS AND THE ASSOCIATED STORM SEWER SYSTEM IN THIS PLAT HAVE BEEN CONSTRUCTED TO COUNTY STANDARDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PIERCE COUNTY PUBLIC WORKS DEPARTMENT OR THAT A FINANCIAL GUARANTEE IN AN AMOUNT SUFFICIENT TO COMPLETE THE WORK IS DEPOSITED IN THIS OFFICE. I/ME FURTHER CERTIFY THAT THIS PLAT IS HEREBY ACCEPTED AND APPROVED.

John Lewis 7/11/95
DIRECTOR OF PUBLIC WORKS DATE

HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL AND SITE CONDITIONS MAY ALLOW USE OF ON-SITE SEWAGE SYSTEMS AS A MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS PLAT.

WATER SUPPLY APPROVED *Andrew Hester*
Michelle F. Shaver 7/19/95
DEPARTMENTAL REPRESENTATIVE DATE

PLANNING AND LAND SERVICES DEPARTMENT

WE HEREBY CERTIFY THAT THIS PLAT IS DULY APPROVED BY THE PIERCE COUNTY PLANNING AND LAND SERVICES DEPARTMENT AND THAT THE PLATTING FEE HAS BEEN PAID.

William Muehle 7.24.95
DIRECTOR LAND SERVICES DEPARTMENT DATE

FIRE PREVENTION BUREAU

WE HEREBY CERTIFY THAT THIS PLAT IS DULY APPROVED SUBJECT TO COMPLIANCE WITH ALL CURRENT REQUIREMENTS OF THE FIRE PREVENTION BUREAU.

Wesley Winkler 7-8-95
FIRE MARSHAL DATE

UTILITIES DEPARTMENT

ALL LOTS WITHIN THIS PLAT ARE SERVED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS THE SUBJECT PROPERTY IS WITHIN THE URBAN GROWTH AREA.

Blair D. May 7-18-95
DIRECTOR OF UTILITIES DATE

ASSESSOR & TREASURER

I HEREBY CERTIFY THAT THE PIERCE COUNTY TAXES WERE FORFEITED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE. THESE TAXES PAID AND DISCHARGED.

Barbara Hogg 7/24/95
ASSESSOR-TREASURER PIERCE COUNTY WASHINGTON DATE

AUDITOR

FILED FOR RECORD THIS 21st DAY OF July 1995 AT 91 MINUTES PAST 2:00 PM

RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON, RECORDING NUMBER 9501270503

Robert Marshall
PIERCE COUNTY AUDITOR

BY: *S. Koslke*

EASEMENT PROVISIONS

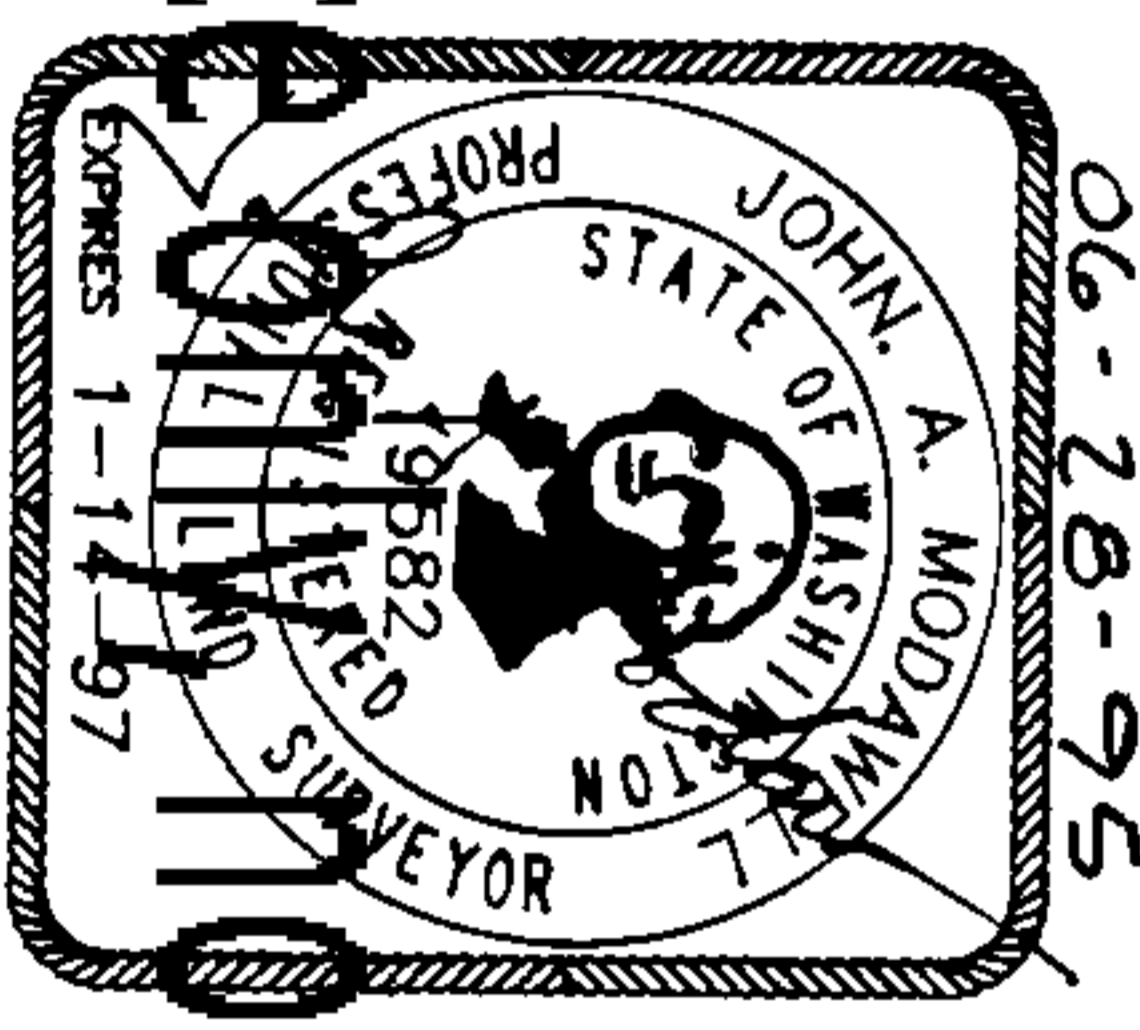
AN EASEMENT TO HARBOR WATER COMPANY, TELEPHONE UTILITIES OR WASHINGTON, INC., WASHINGTON NATURAL GAS COMPANY, AND WACOM CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT TO FEET PARALLEL WITH AND ADJOINING THE PRIVATE ROAD EASEMENT FRONTAGE OF ALL THE LOTS SHOWN IN THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE, TOGETHER WITH A RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED, SUBJECT TO THE RESTORATION OF EASEMENTS AND LOTS ENTERED UPON FOR THESE PURPOSES AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION; AND AN EASEMENT TO PENINSULA LIGHT COMPANY FOR ITS PRIVATE RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADWAYS WITHIN THE DEVELOPMENT, THE EXTERIOR TO

(EASEMENT PROVISIONS CONTINUED.)

FEET OF FRONT AND REAR BOUNDARY LINES OF ALL LOTS; AND THE EXTERIOR 10 FEET OF PROPERTY ABUTTING PRIVATE OR PUBLIC ROADWAYS WITHIN THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE, TOGETHER WITH A RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED; SUBJECT TO THE RESTORATION OF EASEMENTS AND LOTS ENTERED UPON FOR THESE PURPOSES AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION; PROVIDED THAT ALL PERMANENT UTILITY SERVICES SHALL BE PROVIDED BY UNDERGROUND SERVICE EXCLUSIVELY; AN EASEMENT 2.2 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES, AND 6 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES, FOR THE PURPOSES OF UTILITIES AND DRAINAGE.

PLAT NOTES

1. CONSTRUCTION ON EACH INDIVIDUAL LOT CANNOT EXCEED THE MAXIMUM ALLOWABLE IMPERVIOUS SURFACE AREA (SITE COVERAGE) OF 25% IN THE RURAL ENVIRONMENT, OF THE TOTAL LOT AREA.
2. THE OPEN SPACE AREAS APPEARING ON THIS PLAT SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS FOR THE GIG HARBOR PENINSULA. NO CLEARING, GRADING, FILL OR CONSTRUCTION OF ANY KIND WILL BE ALLOWED WITHIN THESE TRACTS AREA EXCEPT FOR THE REMOVAL OF DISEASED OR DANGEROUS TREES AND THE PLACEMENT OF UNDERGROUND UTILITY LINES AND SUPPLEMENTAL LANDSCAPING. A DISEASED TREE SHALL BE DEFINED AS ONE THAT HAS A STRONG LIKELIHOOD OF INTERJECTING OTHER TREES OR BRUSH IN THE AREA OR BECOMING DANGEROUS AS A RESULT OF THE DISEASE, AS DETERMINED BY AN EXPERT APPROVED BY PIERCE COUNTY. A DANGEROUS TREE SHALL BE ANY TREE WHICH, IN THE OPINION OF AN EXPERT APPROVED BY PIERCE COUNTY (SUCH AS, BUT NOT LIMITED TO, AN EXPERIENCED LANDSCAPER), HAS A STRONG LIKELIHOOD OF FALLING IN THE EVENT OF A 60 MPH WIND.
3. THE LOTS WITHIN THIS SUBDIVISION HAVE BEEN APPROVED BY PIERCE COUNTY FOR SINGLE-FAMILY RESIDENTIAL USE ONLY.
4. EASEMENT INCLUDING THE TERMS COVENANTS AND PROVISIONS THEREOF, FOR THE PURPOSE OF INSTALLING AND DRAWING FROM A FUTURE WELL FOR ACCESS, TO CONSTRUCT SAID WELL, PUMP HOUSE AND A STORAGE TANK, INGRESS AND EGRESS TO SAID WELL, AND ALL APURTENANCES ASSOCIATED WITH THE WATER SYSTEM, AND INCIDENTAL PURPOSES, RECORDED UNDER AUDITORS NO. 9012180023.
5. ALL ROADS ARE PRIVATE WITHIN THIS PLAT.
6. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AIRCRAFT NOISE DUE TO THE PROXIMITY OF THE TACOMA NARROWS AIRPORT.
7. ALL RESIDENTIAL CONSTRUCTION SHALL USE NOISE ATTENUATION MEASURE TO REDUCE INTERIOR NOISE LEVELS TO A MINIMUM OF 60 DBA BETWEEN THE HOURS OF 7:00 AM AND 10:00 PM AND 50 DBA BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM.
8. ALL NEW DEVELOPMENT APPROVED TO UTILIZE INTERIM ON-SITE SEWAGE 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.
9. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO A 10 FEET WIDE SLOPE EASEMENT UPON THE FRONT TO FEET PARALLEL WITH LOT LINES OF ALL LOTS, TRACTS AND PARCELS.
10. THIS PLAT IS NOT WITHIN THE URBAN GROWTH AREA.
11. FUTURE DEDICATION OF THE PRIVATE ROADWAY TO PIERCE COUNTY MAY REQUIRE THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY.
12. EACH LOT SHALL HAVE A 1/31 UNDIVIDED INTEREST IN THE RIGHT-OF-WAY FOR THE PRIVATE ROAD FOR TAX PURPOSES.
13. THE PROPERTY INCLUDED WITHIN THE LEGAL DESCRIPTION ON THIS DOCUMENT CONTAINS A PRIVATE STORM DRAINAGE SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR SUCCESSORS TO MAINTAIN THE PRIVATE DRAINAGE SYSTEM IN ITS ORIGINALLY DESIGNED CONDITION. THE PRIVATE DRAINAGE SYSTEM WAS DESIGNED BY THE PROFESSIONAL ENGINEERING FIRM OF CONCEPT ENGINEERING, INC., A COPY OF WHICH IS ON FILE WITH PIERCE COUNTY.
14. EACH LOT OWNER AND THEIR SUCCESSORS SHALL BE RESPONSIBLE FOR CONTROLLING THE STORMWATER RUNOFF CREATED BY THIS DEVELOPMENT AND INDIVIDUALLY AND COLLECTIVELY, RESPONSIBLE FOR MAINTAINING THE PROJECT'S STORM DRAIN SYSTEM.
15. THE DOWNSPOUTS TO DRYWELLS OR ROUTE TO ON-SITE STORM DRAINAGE SYSTEM.
16. PRIOR TO ANY GRADING, FILLING, CLEARING, OR CREATION OF IMPERVIOUS SURFACES, THE OWNER/DEVELOPER SHALL COMPLY WITH THE PIERCE COUNTY SITE DEVELOPMENT ORDINANCE (90-132) OR MOST CURRENT VERSION THEREOF.
17. PROPERTY SUBJECT TO THE RIGHT OF PIERCE COUNTY TO CONSTRUCT AND MAINTAIN NECESSARY CUT AND FILL SLOPES, CULVERTS, SPECIAL DITCHES AND APURTENANCES WHERE THE SAME MAY EXTEND BEYOND THE LIMITS OF THE LAND CONVEYED FOR ROAD BY DEEDS RECORDED UNDER AUDITORS NO. 8601280220 AND 8603170419.
18. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED TO 32nd ST NW OR JAHN AVE NW FROM LOTS 1, 2, 3, 4, 9, 10, 38, 39, 40, & 41.
19. STORM DRAINAGE EASEMENTS HAVE BEEN GRANTED TO JOHN F. BUCHAN HOMES, OWNER OF LOT 9, GIG HARBOR ABANDONED MILITARY RESERVATION (UNRECORDED) BY RESERVE PROPERTY PARTNERSHIP, A WASHINGTON GENERAL PARTNERSHIP, OWNER OF LOT 16, GIG HARBOR ABANDONED MILITARY RESERVATION (UNRECORDED) BY DOCUMENTS RECORDED UNDER PIERCE COUNTY, WASHINGTON, AUDITOR'S FILE NO. 9411020571 AND 9411300247.



06-28-95

Not for re-sale

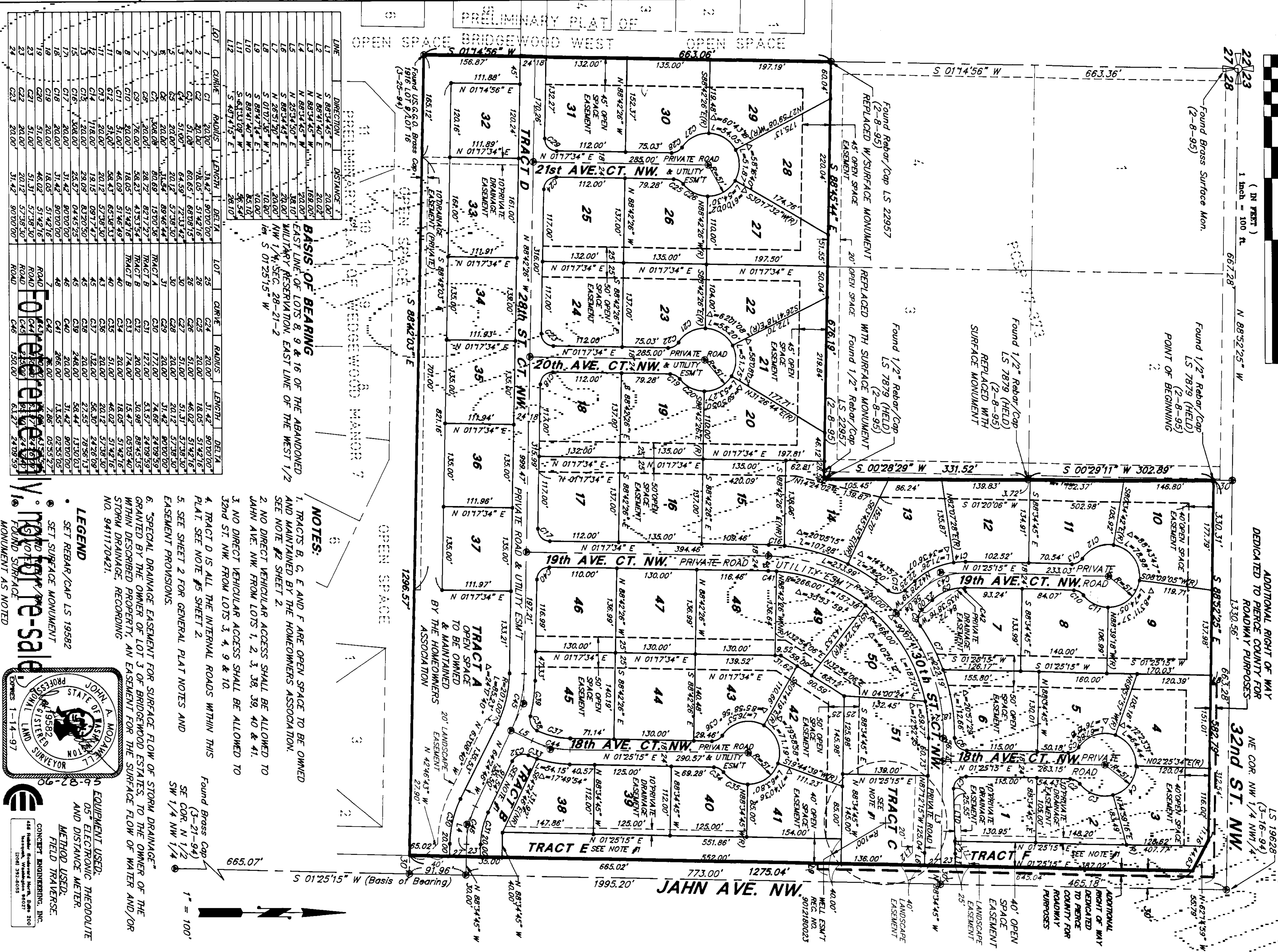
CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North, Suite 200
Issaquah, Washington 98027
(206) 392-8055

original

BRIDGEWOOD ESTATES DIVISION II

SHEET 3 OF 3

SITUATE IN THE NW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN
PIERCE COUNTY, WASHINGTON



LINE	DIRECTION	DISTANCE
L1	S 88°34'45" E	20.00'
L2	N 88°34'45" W	20.00'
L3	N 88°34'45" W	169.00'
L4	N 88°34'45" W	20.00'
L5	N 28°34'45" E	28.10'
L6	S 88°34'45" W	20.00'
L7	N 28°31'20" E	10.80'
L8	S 01°07'55" W	12.80'
L9	S 88°41'40" W	40.00'
L10	S 88°41'40" W	85.10'
L11	S 63°13'08" W	36.54'
L12	S 49°14'15" E	28.10'

BASIS OF BEARING
EAST LINE OF LOTS 8, 9 & 16 OF THE ABANDONED MILITARY RESERVATION, EAST LINE OF THE WEST 1/2 NW 1/4, SEC. 28-21-2

LOT	CURVE	RADIUS	LENGTH	DELTA
1	C1	31.42'	90.00'	90.00°
2	C2	18.05'	51.42'	51.42°
3	C3	60.65'	69.08'	16.00°
4	C4	64.59'	72.33'	16.00°
5	C5	20.00'	57.38'	30.00°
6	C6	31.42'	90.00'	90.00°
7	C7	80.69'	89.46'	31.42°
8	C8	28.72'	82.74'	28.72°
9	C9	88.23'	43.53'	43.53°
10	C10	18.05'	51.42'	51.42°
11	C11	48.09'	51.46'	48.09°
12	C12	20.00'	57.38'	30.00°
13	C13	18.15'	92.74'	18.15°
14	C14	20.00'	83.20'	20.00°
15	C15	25.57'	64.45'	25.57°
16	C16	31.42'	90.00'	90.00°
17	C17	20.00'	57.38'	30.00°
18	C18	20.00'	51.42'	51.42°
19	C19	20.00'	48.02'	51.42°
20	C20	51.00'	57.38'	30.00°
21	C21	51.00'	48.02'	51.42°
22	C22	20.00'	51.31'	57.38'
23	C23	20.00'	20.12'	57.38'
24	C24	20.00'	31.42'	90.00'

NOTES:

- TRACTS B, C, E AND F ARE OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE NOTE #2 SHEET 2.
- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED TO JAHN AVE. NW FROM LOTS 1, 2, 3, 38, 39, 40 & 41.
- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED TO 32nd ST. NW FROM LOTS 3, 4, 9 & 10.
- TRACT D IS ALL THE INTERNAL ROADS WITHIN THIS PLAT. SEE NOTE #5 SHEET 2.
- SEE SHEET 2 FOR GENERAL PLAT NOTES AND EASEMENT PROVISIONS.
- SPECIAL DRAINAGE EASEMENT FOR SURFACE FLOW OF STORM DRAINAGE* GRANTED BY THE OWNER OF LOT 3 OF BRIDGEWOOD ESTATES, TO THE OWNER OF THE WITHIN DESCRIBED PROPERTY, AN EASEMENT FOR THE SURFACE FLOW OF WATER AND/OR STORM DRAINAGE, RECORDING NO. 9411170421.

LEGEND

- SET REBAR/CAP LS 19582
- SET SURFACE MONUMENT
- EQUIPMENT USED: OS ELECTRONIC THEODOLITE AND DISTANCE METER.
- METHOD USED: FIELD TRAVERSE.

CONCEPT ENGINEERING, INC.
148 Fisher Building North, Suite 200
Vancouver, Washington 98677
Phone 363-8088

JOHN A. MODA
REGISTERED PROFESSIONAL SURVEYOR
NO. 19582
EXPIRES 1-14-97

9507270503

original