

OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
SUB18-00015

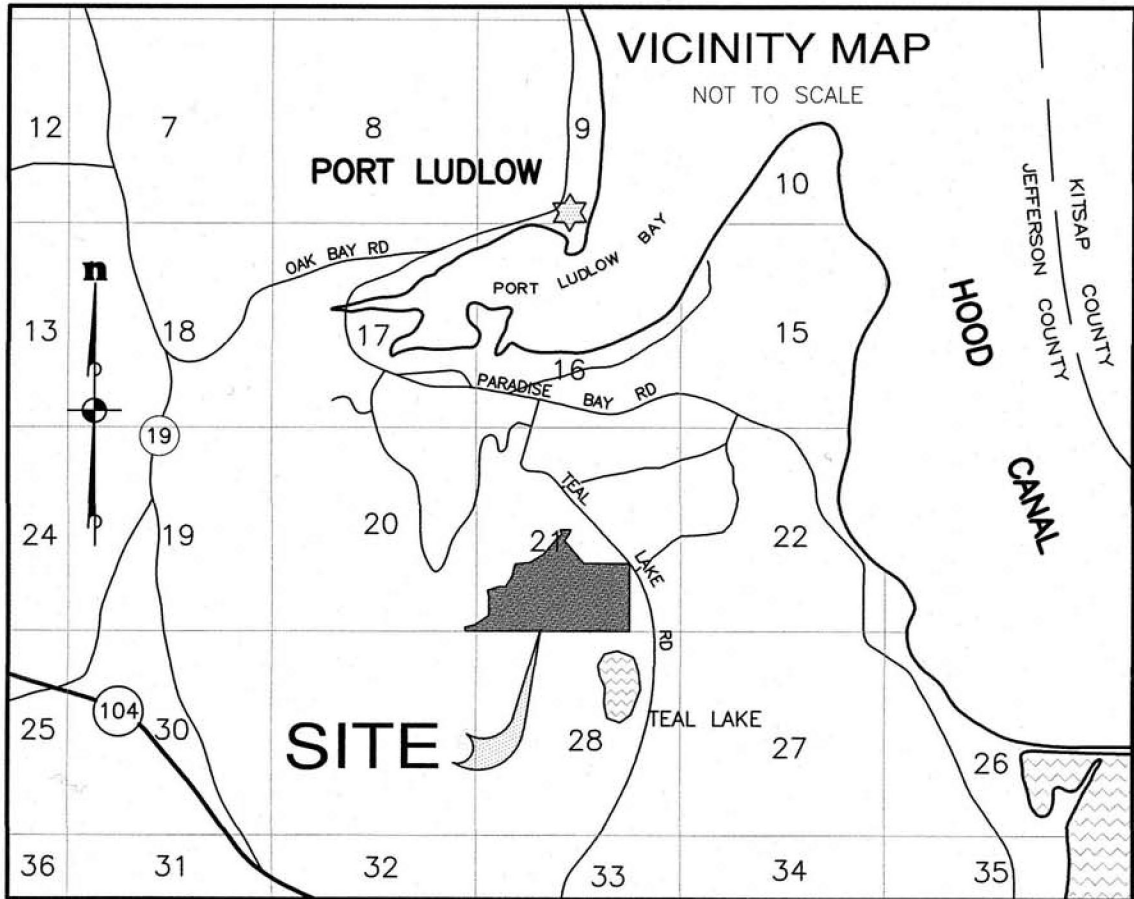
A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

NOTICE TO PURCHASERS

- ADDRESSES SHALL BE APPLIED FOR AT TIME OF BUILDING PERMIT APPLICATION.
- ROAD APPROACH PERMITS SHALL BE OBTAINED WHEN APPLYING FOR A BUILDING PERMIT APPLICABLE IF THE BOARD OF COUNTY COMMISSIONERS APPROVES ADOPTION OF ROADS AS COUNTY ROADS.
- ADDRESS PLATES FOR LOTS SHALL BE LOCATED IN ACCORDANCE WITH JEFFERSON COUNTY 911 EMERGENCY LOCATOR SYSTEM ORDINANCE PROVISIONS.
- STORMWATER FROM THE FOLLOWING LIST OF LOCATIONS SHALL BE MANAGED INDIVIDUALLY ON EACH OF LOTS 42-78: ALL ROOF AREAS; DRIVEWAY AREAS IN EXCESS OF 500 SQ. FT.; AND, LAWN AND LANDSCAPE AREAS GREATER THAN 2,580 SQ. FT. ON-SITE STORMWATER MANAGEMENT SHALL BE INCLUDED AS A CONDITION OF APPROVAL ON EACH ASSOCIATED BUILDING PERMIT APPLICATION. PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES AND PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SMALL PARCEL EROSION AND SEDIMENT CONTROL PLAN SHALL BE DEVELOPED TO THE STANDARDS OF THE JEFFERSON COUNTY STORMWATER MANAGEMENT ORDINANCE AND BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL. TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND IMPLEMENTED AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
- A PERMANENT PHYSICAL SEPARATION ALONG THE UPLAND BOUNDARIES OF THE STREAMSIDE AND WETLAND BUFFER AREAS SHALL BE INSTALLED AND PERMANENTLY MAINTAINED AS LONG AS THE BUFFERS ARE REQUIRED BY JEFFERSON COUNTY. SUCH SEPARATION MAY CONSIST OF LOGS, A TREE OR HEDGEROW, OR OTHER PROMINENT PHYSICAL MARKING APPROVED BY JEFFERSON COUNTY.
- THE CUTTING OR DAMAGING OF ANY TREE OR OTHER VEGETATION LOCATED WITHIN A NATIVE GROWTH PROTECTION EASEMENT AREA DESIGNATED ON THIS PLAT IS PROHIBITED EXCEPT FOR THE REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION THAT PRESENTS A HAZARD; THE IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY JEFFERSON COUNTY; THE LIMBING, PRUNING, OR SELECTIVE THINNING OF TREES AND OTHER VEGETATION TO CREATE, ENHANCE, OR PRESERVE SCENIC VIEWS TO THE EXTENT PERMITTED BY JEFFERSON COUNTY WITHIN NATIVE GROWTH PROTECTION EASEMENT AREAS; OR AS MAY OTHERWISE BE PERMITTED BY JEFFERSON COUNTY. ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO COMPLIANCE WITH PERMIT AND OTHER REQUIREMENTS OF JEFFERSON COUNTY. JEFFERSON COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY METHOD AVAILABLE UNDER THE LAW.
- WETLAND BUFFERS AS DEFINED BY THAT WETLAND DELINEATION UPDATE BY RAEDEKE ASSOCIATES, INC. DATED MAY 17, 2017, SHALL REMAIN NATURALLY VEGETATED EXCEPT WHERE VEGETATION HAS BEEN DISTURBED, INVADDED BY HIGHLY UNDESIRABLE SPECIES (E.G., NOXIOUS WEEDS), OR WOULD SUBSTANTIALLY BENEFIT FROM THE INCREASED DIVERSITY OF INTRODUCED SPECIES. WHERE BUFFER DISTURBANCE HAS OCCURRED DURING CONSTRUCTION, REPLANTING WITH NATIVE VEGETATION SHALL BE REQUIRED. MINOR PRUNING OF VEGETATION TO ENHANCE VIEWS AND REMOVAL OF UNDESIRABLE SPECIES (E.G., ALDERS) MAY BE PERMITTED BY JEFFERSON COUNTY ON A CASE-BY-CASE BASIS. A COPY OF THE REPORT HAS BEEN PLACED IN THE FILE FOR THIS PROJECT IN THE OFFICE OF THE JEFFERSON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT.
- IN ORDER TO AVOID SIGNIFICANT ADVERSE IMPACTS TO SOILS AND WATER, NATURAL VEGETATION SHALL BE MAINTAINED IN OPEN SPACE AREAS, PROVIDED THAT REMOVAL OF DEAD, DISEASED, OR DANGEROUS TREES AND THE SELECTIVE THINNING OF VEGETATION AND LIMBING OF TREES FOR VIEWS SHALL BE PERMITTED PROVIDED THE HEALTH OF LIMBED TREES IS NOT JEOPARDIZED AND SUCH ACTIVITIES ARE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED BY A QUALIFIED FORESTER OR SIMILAR PROFESSIONAL. PLACEMENT OF RECREATIONAL AMENITIES (SUCH AS A PICKLE BALL COURT) SHALL BE PERMITTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A LICENSED ENGINEER IN A GEOTECHNICAL REPORT.
- A QUALIFIED INDIVIDUAL OR FIRM APPOINTED BY DECLARANT SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION CONTROL DEVICES ARE CORRECTLY INSTALLED, THAT BEST MANAGEMENT PRACTICES (BMP'S) ARE CORRECTLY IMPLEMENTED, AND THAT BMP METHODS AND MAINTENANCE SCHEDULES ARE FOLLOWED; FOR MONITORING AND EVALUATING THE EFFECTIVENESS OF PRACTICES AND RECOMMENDING MODIFICATIONS TO THE DRAINAGE PLAN AS NECESSARY IF MONITORING REVEALS THAT THE PRACTICES ARE NOT EFFECTIVE; AND FOR ENSURING THAT REPORTS AND INSPECTIONS ARE COORDINATED WITH THE JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS.
- TEMPORARY EROSION CONTROL METHODS FOR CONSTRUCTION PURPOSES SHALL BE APPROVED BY THE JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS AND EMPLOYED DURING CONSTRUCTION. A SET OF APPROVED PLANS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION.
- A GEOTECHNICAL REPORT ("REPORT") DATED 10/28/2004, PREPARED BY GEOENGINEERS, INC. HAS BEEN PREPARED FOR THIS PLAT. A COPY OF THE REPORT HAS BEEN PLACED IN THE FILE FOR THIS PROJECT IN THE OFFICE OF THE JEFFERSON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT. THE REPORT CONTAINS INFORMATION AND RECOMMENDATIONS RELATING TO SITE WORK, CONSTRUCTION ACTIVITY AND RELATED MATTERS ASSOCIATED WITH SOILS AND SLOPE STABILITY. ALL CONSTRUCTION AND CLEARING ACTIVITIES ON ANY LOT WITHIN THIS PLAT SHALL EITHER (1) COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE REPORT; OR (2) COMPLY WITH THE RECOMMENDATIONS OF AN ALTERNATIVE GEOTECHNICAL/ENGINEERING REPORT. IN THE EVENT AN ALTERNATIVE GEOTECHNICAL/ENGINEERING REPORT IS PROPOSED, THEN PRIOR TO COMMENCEMENT OF ANY LAND-DISTURBING OR CONSTRUCTION ACTIVITIES ON ANY LOT, AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE ALTERNATIVE REPORT SHALL BE PREPARED BY A LICENSED GEOTECHNICAL ENGINEER, A PROFESSIONAL GEOLOGIST, OR A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE REGIONAL CONDITIONS WITH PROFESSIONAL EXPERIENCE IN LANDSLIDE, EROSION, OR SEISMIC HAZARD EVALUATION AND SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT - DEVELOPMENT REVIEW DIVISION. THE GEOTECHNICAL/ENGINEERING REPORT SHALL ILLUSTRATE THE EXACT LOCATION OF ALL PROPOSED RESIDENTIAL FOUNDATIONS, REINFORCEMENTS, ROCK WALLS, ETC., BASED ON THE RECOMMENDATIONS OF THE REPORT. AN INSPECTOR WORKING UNDER THE SUPERVISION OF A LICENSED ENGINEER SHALL BE ON THE SITE DURING SUBGRADE PREPARATION.
- ARCHEOLOGICAL DISCOVERIES - IN THE EVENT ARCHEOLOGICAL ITEMS ARE DISCOVERED DURING CONSTRUCTION, BUILDERS AND LOT OWNERS SHALL OBSERVE THE FOLLOWING PROTOCOL: STOP WORK. DO NOT FURTHER DISTURB THE AREA OR REMOVE ANY MATERIALS THERE FROM. NOTIFY IMMEDIATELY THE JEFFERSON COUNTY DIRECTOR OF COMMUNITY DEVELOPMENT, (360) 379-4450. THE DIRECTOR OF COMMUNITY DEVELOPMENT WILL IMMEDIATELY NOTIFY THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION ("DAHP"), (360) 586-3065. PROTECT THE AREA FROM VANDALS AND COLLECTORS. OBTAIN SERVICES OF A QUALIFIED ARCHEOLOGIST TO EVALUATE THE SITE AND MAKE RECOMMENDATIONS FOR FURTHER WORK IN THE AREA. IF FURTHER EXCAVATION OR DISTURBANCE OF THE SITE IS NECESSARY, OBTAIN THE APPROPRIATE PERMIT FROM THE DAHP. PROCEED ONLY IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF SAID PERMIT.
- WORK HOUR RESTRICTIONS - CONSTRUCTION WITHIN THIS PLAT IS SUBJECT TO WORK HOUR RESTRICTIONS. ALL CONSTRUCTION ACTIVITY SHALL BE CONDUCTED BETWEEN THE HOURS OF 7 AM TO 6 PM MONDAY THROUGH FRIDAY AND 8 AM TO 5 PM ON SATURDAYS UNLESS JEFFERSON COUNTY SHALL APPROVE OTHER WORK HOUR RESTRICTIONS.
- WOOD DEBRIS AND SLASH SHALL BE STOCKPILED AND BURNED AT A REMOTE SITE LOCATED AT LEAST A MILE FROM EXISTING RESIDENTIAL DEVELOPMENTS. EACH BURN SHALL BE REVIEWED AND COORDINATED WITH THE OLYMPIC AIR POLLUTION CONTROL AUTHORITY. PRIOR TO BURNING WOOD DEBRIS AND/OR SLASH, THE APPLICANT OR OPERATOR SHALL CONTACT THE OLYMPIC AIR POLLUTION CONTROL AUTHORITY AT 1-800-422-5623 FOR ANY REQUIRED REGISTRATION OR PERMITTING.
- STREAM BUFFERS SHALL BE RETAINED IN THEIR NATURAL CONDITION; HOWEVER, MINOR PRUNING OF VEGETATION TO ENHANCE VIEWS MAY BE PERMITTED ON A CASE-BY-CASE BASIS.
- THE LOTS WITHIN THIS PLAT ARE LEGALLY CREATED PURSUANT TO JCC 18.35 AND RCW 58.17, AND ARE EQUIVALENT IN SIZE TO THE DENSITY OF THE ZONING DISTRICT IN WHICH IT IS LOCATED. THE LOTS ARE CONSIDERED AS LEGAL LOTS OF RECORD PURSUANT TO JCC 18.12, AND ARE ELIGIBLE FOR DEVELOPMENT UNDER JCC 18.40. THE LOTS ARE NOT SUBJECT TO ADDITIONAL SITE DEVELOPMENT REVIEW (SDR)/ LEGAL LOT OF RECORD DETERMINATION(LLOR).
- APPROVAL OF THIS SUBDIVISION DOES NOT CONSTITUTE APPROVAL OF BUILDING OR SEWAGE DISPOSAL PERMITS ON EACH LOT. PERMIT APPROVAL WILL BE SUBJECT TO BUILDING LOT PLANS, TYPE OF USE, CONTOURS, AND SOILS ON INDIVIDUAL LOTS. PERMITS WILL BE REVIEWED IN ACCORDANCE WITH SITE CONDITIONS AND REGULATIONS EXISTING ON THE DATE THE PERMITS ARE APPLIED FOR.
- ANY FURTHER SUBDIVISION OF THE LOTS WITHIN THIS PLAT WILL BE SUBJECT TO THE DENSITIES PERMITTED IN THE JEFFERSON COUNTY ORDINANCES AND CODES IN EFFECT AT TIME OF SUCH APPLICATION. THESE LOTS MAY NOT BE FURTHER SUBDIVIDED IN THE FUTURE.



LEGAL DESCRIPTION

TRACTS A, B, C, D AND E, OLYMPIC TERRACE DIVISION 2 - PHASE 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 64 THROUGH 75, UNDER AUDITOR'S FILE NO. 523326, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT ALTERATION IS TO REVISE TRACTS A, B, C, D AND E OF THE PLAT OF OLYMPIC TERRACE DIVISION 2 - PHASE 1 AS RECORDED IN VOLUME 8 OF PLATS, PAGES 64 THROUGH 75, INCLUSIVE, UNDER AUDITOR'S FILE NO. 523326, RECORDS OF JEFFERSON COUNTY, WASHINGTON. THIS ALTERATION WILL RESULT IN ONE REVISED OPEN SPACE TRACT, ONE ADDITIONAL STORM WATER TRACT, ONE UTILITIES TRACT AND 37 RESIDENTIAL LOTS.

SURVEYOR'S CERTIFICATE

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 PORT LUDLOW ASSOCIATES LLC IN DECEMBER OF 2022. I HEREBY CERTIFY THAT THIS MAP FOR OLYMPIC TERRACE DIVISION 2 - PHASE 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED; 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, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44925

ESM CONSULTING ENGINEERS
33400 8TH AVENUE S., SUITE 205
FEDERAL WAY, WA 98003
PHONE: 253-838-6113



SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING)

ZACHARY T. LENNON, BEING FIRST ON OATH, DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

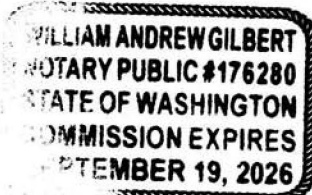
ZACHARY T. LENNON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44925

SCRIBED AND SWORN TO BEFORE ME ON THIS 5th DAY OF August, 2024.

(SIGNATURE OF NOTARY)

William Andrew Gilbert
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON,
RESIDING AT Tacoma, Washington
MY APPOINTMENT EXPIRES 9-19-2026



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE ESM CONSULTING ENGINEERS LLC THIS
DAY OF _____, 2024 A.D., AT _____ MINUTES PAST _____ M.
AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____, RECORDS
OF JEFFERSON COUNTY, WASHINGTON.

JEFFERSON COUNTY AUDITOR

AUDITOR'S FILE NO. _____

ESM CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

DATE : 2024-07-22

JOB NO. 965-018-021-0005

DRAWN BY: CAF

SHEET 1 OF 14

OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
SUB18-00015

A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

DEDICATION, COVENANTS AND RESTRICTIONS

A. DEDICATION OF ROADWAYS IF APPROVED BY THE BOARD OF COUNTY COMMISSIONERS

KNOW ALL PERSONS BY THESE PRESENTS THAT PORT LUDLOW ASSOCIATES LLC, THE UNDERSIGNED OWNER OF THE LAND HEREBY SUBDIVIDED, OF ITS OWN FREE WILL AND CONSENT HEREBY DECLARES THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DOES HEREBY DEDICATE TO JEFFERSON COUNTY FOREVER IN FEE SIMPLE, THE PUBLIC ROADWAYS DESIGNATED AND DEPICTED HEREON AS MT. WILDER WAY AND MCCARTNEY PEAK LANE. INCLUDING WITHOUT LIMITATION ALL PAVEMENT, DRAINAGE FACILITIES AND OTHER IMPROVEMENTS LOCATED THEREIN OR TO BE CONSTRUCTED, AND DEDICATES THE USE THEREOF FOR ALL PUBLIC PURPOSES, AND THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID PUBLIC ROADWAYS AND APPROACHES. ALL OTHER ROADWAYS NOT OTHERWISE DESIGNATED AND DEPICTED AS PUBLIC ARE CONSIDERED PRIVATE PROPERTY AND PART OF THE OWNERSHIP OF THE PLAT HEREIN CREATED.

JEFFERSON COUNTY ON BEHALF OF THE PUBLIC, BY ITS APPROVAL OF THIS PLAT DOES HEREBY ACCEPT OWNERSHIP OF ALL SUCH DESIGNATED PUBLIC ROAD RIGHT-OF-WAY AREAS AND IMPROVEMENTS IF ANY. ALL FACILITIES AND IMPROVEMENTS INCLUDING WITHOUT LIMITATION ALL DRAINAGE FACILITIES LOCATED ONLY WITHIN DEDICATED PUBLIC ROAD RIGHT-OF-WAY WITHIN THIS PLAT SHALL BE MAINTAINED BY JEFFERSON COUNTY. JEFFERSON COUNTY IS NOT LIABLE FOR THE IMPACTS OF STORM RUNOFF FROM THE ROADS.

THE UNDERSIGNED OWNER WAIVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, ANY AND ALL CLAIMS AND DAMAGES AGAINST JEFFERSON COUNTY THAT MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF PUBLIC ROADWAYS WITHIN THAT PORTION OF THIS SUBDIVISION DEDICATED TO JEFFERSON COUNTY.

B. DECLARATION OF COVENANTS

THE LAND WITHIN THIS PLAT IS SUBJECT TO THE SOUTH BAY MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHANGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS RECORDED UNDER JEFFERSON COUNTY RECORDING FILE NOS. 324010 AND 325175 AND THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR OLYMPIC TERRACE DIVISION 2 RECORDED UNDER JEFFERSON COUNTY AUDITOR'S FILE NO. 523673 AND LOTS 42 TO 78 INCLUSIVE AND TRACTS F AND G ARE SUBJECT TO THE DECLARATION OF COVENANTS REGARDING STORM WATER TRACT OWNERSHIP AND MAINTENANCE RECORDED UNDER JEFFERSON COUNTY AUDITOR'S FILE NO.

C. DEDICATION, DECLARATION, CONVEYANCE AND RESERVATION OF RIGHTS AND EASEMENTS

1. THAT PORTION OF ANY LOT, PARCEL, OR TRACT WITHIN THIS PLAT LOCATED WITHIN TEN (10) FEET OF ANY PUBLIC STREET IS SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT (THE "FRONTAGE UTILITIES EASEMENT") HEREBY GRANTED AND CONVEYED BY DECLARANT TO AND FOR THE BENEFIT OF OLYMPIC WATER AND SEWER, INC., JEFFERSON COUNTY, PUBLIC UTILITY DISTRICT #1 OF JEFFERSON COUNTY, LUMEN TECHNOLOGIES, ASTOUND BROADBAND, OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, OLYMPIC TERRACE DIVISION 2 PHASE 2 STORM WATER TRACT MAINTENANCE ASSOCIATION, OTHER UTILITY SERVICE PROVIDERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. THE PERMITTED USES OF THE FRONTAGE UTILITIES EASEMENT ARE THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF STORM WATER CONVEYANCE FACILITIES (INCLUDING CULVERTS, TRENCHES, PIPELINES, AND SWALES) AND UNDERGROUND ELECTRICAL, WATER, SEWER, CABLE TELEVISION, TELEPHONE, AND OTHER UTILITY CONDUITS, CABLES, PIPELINES, AND WIRES; ABOVE-GROUND STREET LIGHT FACILITIES; AND APPURTENANT UNDERGROUND FACILITIES AND ABOVE-GROUND FACILITIES NO MORE THAN FOUR (4) FEET IN HEIGHT ABOVE GRADE (COLLECTIVELY, THE "FRONTAGE UTILITY FACILITIES"). FOR THE PURPOSES OF SERVING THIS PLAT AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE FRONTAGE UTILITIES EASEMENT AREAS AT ALL TIMES FOR THE PURPOSES STATED HEREIN.

GRANTEES OF THE FRONTAGE UTILITIES EASEMENT SHALL RESTORE THE FRONTAGE UTILITIES EASEMENT AREA FOLLOWING WORK TO ITS PRIOR CONDITION TO THE EXTENT REASONABLE AND PRACTICABLE, EXCEPT THAT REMOVED TREES NEED NOT BE REPLACED. WITHIN FRONTAGE UTILITIES EASEMENT AREAS NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN THAT MAY DAMAGE OR INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF THE FRONTAGE UTILITY FACILITIES.

2. TRACT A (OPEN SPACE) IS SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT (THE "TRACT A STORM WATER FACILITIES EASEMENT") HEREBY GRANTED AND CONVEYED BY DECLARANT TO AND FOR THE BENEFIT OF JEFFERSON COUNTY, OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, ALL LOT OWNERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. THE PERMITTED USES OF THE TRACT A STORM WATER FACILITIES EASEMENT ARE THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF STORM WATER CONVEYANCE AND DETENTION FACILITIES (INCLUDING CULVERTS, PONDS, VAULTS, TRENCHES, PIPELINES, AND SWALES).

3. TRACT F (STORM WATER TRACT) IS SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT (THE "TRACT F STORM WATER FACILITIES EASEMENT") HEREBY GRANTED AND CONVEYED BY DECLARANT TO AND FOR THE BENEFIT OF JEFFERSON COUNTY, OLYMPIC TERRACE DIVISION 2 PHASE 2 STORM WATER TRACT MAINTENANCE ASSOCIATION, OWNERS OF LOTS 42 THROUGH 78 INCLUSIVE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS. THE PERMITTED USES OF THE TRACT F STORM WATER FACILITIES EASEMENT ARE THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF STORM WATER CONVEYANCE AND DETENTION FACILITIES (INCLUDING CULVERTS, PONDS, VAULTS, TRENCHES, PIPELINES, AND SWALES).

4. TRACT A (OPEN SPACE) IS SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT (THE "PEDESTRIAN TRAIL EASEMENT") HEREBY GRANTED AND CONVEYED BY DECLARANT TO AND FOR THE BENEFIT OF THE OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, SOUTH BAY COMMUNITY ASSOCIATION, AND THEIR RESPECTIVE MEMBERS, ACROSS, IN, OVER, AND THROUGH THOSE PORTIONS OF TRACT A LOCATED FIVE (5) FEET ON EITHER SIDE OF THE CENTERLINE OF ANY PEDESTRIAN TRAIL NOW EXISTING OR HEREAFTER CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF A BICYCLE AND PEDESTRIAN TRAIL OR SIDEWALK, TOGETHER WITH NECESSARY FACILITIES AND APPURTENANCES. THE PEDESTRIAN TRAIL EASEMENT MAY BE AMENDED OR TERMINATED BY THE APPROVAL OF EIGHTY PERCENT (80%) OF THE MEMBERS OF THE OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, AND SUCH AMENDMENT OR TERMINATION SHALL BE EVIDENCED BY A DOCUMENT EXECUTED AND ACKNOWLEDGED BY THE PRESIDENT AND SECRETARY OF THE ASSOCIATION AND RECORDED IN THE REAL PROPERTY RECORDS OF JEFFERSON COUNTY.

5. TRACT G (UTILITIES) IS HEREBY SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT TO THE UTILITY PROVIDERS NAMED IN PARAGRAPH 1 ABOVE AND SUBJECT TO THE SAME TERMS NOTED THEREIN.

6. ALL AREAS LOCATED WITHIN THE PLAT AND GRAPHICALLY DEPICTED AS WETLANDS, STREAMS AND ASSOCIATED BUFFERS ON THE FACE OF THIS PLAT ARE HEREBY DEDICATED AS NATIVE GROWTH PROTECTION EASEMENT AREAS SUBJECT TO OTHER PROVISIONS OF THIS PLAT AND THE REGULATIONS OF JEFFERSON COUNTY.

7. UPON THE RECORDING OF THIS PLAT, TRACT A IS SUBJECT TO EASEMENTS TO MAKE AND MAINTAIN ALL NECESSARY SLOPES FOR CUTS AND FILLS IN THE ORIGINAL REASONABLE GRADING OF ROADWAYS CREATED BY THIS PLAT. SAID EASEMENTS ARE APPROXIMATELY DEPICTED HEREIN.

D. DEDICATION OF PLAT ALTERATION

WE, THE UNDERSIGNED, OWNERS OF THE LAND HEREBY SURVEYED, DECLARE THIS PLAT ALTERATION TO BE CREATED BY OUR OWN FREE WILL AND CONSENT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND.

PORT LUDLOW ASSOCIATES LLC

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

E. CONSENTS

CONSENT OF ASSOCIATION

THE UNDERSIGNED ASSOCIATION CONSENTS TO THE MAKING OF THIS PLAT ALTERATION AND TO THE BOUNDARY LINE CHANGES THAT ARE SHOWN ON THIS PLAT ALTERATION. BY ITS EXECUTION OF THIS PLAT ALTERATION, THE UNDERSIGNED ASSOCIATION DOES NOT ACCEPT ANY LIABILITY OR OBLIGATION OF PORT LUDLOW ASSOCIATES LLC AND DOES NOT DEDICATE ANY ROADWAYS OR OTHER AREAS.

OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

CONSENT OF OWSI

THE UNDERSIGNED ASSOCIATION CONSENTS TO THE MAKING OF THIS PLAT ALTERATION AND TO THE BOUNDARY LINE CHANGES THAT ARE SHOWN ON THIS PLAT ALTERATION.

OLYMPIC TERRACE DIVISION 2 PHASE 2 STORM WATER TRACT MAINTENANCE ASSOCIATION

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

CONSENT OF OWSI

THE UNDERSIGNED CORPORATION CONSENTS TO THE MAKING OF THIS PLAT ALTERATION AND TO THE BOUNDARY LINE CHANGES THAT ARE SHOWN ON THIS PLAT ALTERATION.

OLYMPIC WATER AND SEWER, INC.

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT _____ SIGNED
THIS INSTRUMENT, ON OATH STATED THAT _____ WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND
ACKNOWLEDGED IT AS THE _____ OF PORT LUDLOW ASSOCIATES LLC, TO BE THE
FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE
INSTRUMENT.

DATED THIS _____ DAY OF _____, 2024.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

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

MY APPOINTMENT EXPIRES: _____

STATE OF WASHINGTON)
) SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT _____ SIGNED
THIS INSTRUMENT, ON OATH STATED THAT _____ WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND
ACKNOWLEDGED IT AS THE _____ OF OLYMPIC TERRACE DIVISION 2 HOMEOWNERS
ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES
MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____, 2024.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

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

MY APPOINTMENT EXPIRES: _____

STATE OF WASHINGTON)
) SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT _____ SIGNED
THIS INSTRUMENT, ON OATH STATED THAT _____ WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND
ACKNOWLEDGED IT AS THE _____ OF OLYMPIC TERRACE DIVISION 2 PHASE 2 STORM
WATER TRACT MAINTENANCE ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR
THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____, 2024.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

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

MY APPOINTMENT EXPIRES: _____

STATE OF WASHINGTON)
) SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT _____ SIGNED
THIS INSTRUMENT, ON OATH STATED THAT _____ WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND
ACKNOWLEDGED IT AS THE _____ OF OLYMPIC WATER AND SEWER, INC., TO BE THE
FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE
INSTRUMENT.

DATED THIS _____ DAY OF _____, 2024.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

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

MY APPOINTMENT EXPIRES: _____

SEE LENDER CONSENT AND ACKNOWLEDGMENT ON SHEET 3



ESM CONSULTING ENGINEERS LLC
33400 8th Ave S, Suite 205
Federal Way, WA 98003

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

DATE : 2024-08-01

JOB NO. 965-018-021-0005

DRAWN BY: CAF

SHEET 2 OF 14

FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 297-9900

OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
SUB18-00015

A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1
PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

EXCEPTIONS TO TITLE

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM JEFFERSON TITLE COMPANY SUBDIVISION CERTIFICATE ORDER NO. 90092 DATED DECEMBER 5, 2022 AND SUPPLEMENTAL REPORT DATED JULY 17, 2024. IN PREPARING THIS PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS PLAT. ESM HAS WHOLLY RELIED ON THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE PLATS ACCURACY AND COMPLETENESS TO THAT EXTENT.

- SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NOS. 978 802 500, 978 802 501, 978 802 502, 978 802 503 AND 978 802 504.
- SUBJECT TO ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
- SUBJECT TO THE SOUTH BAY MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 325175 AND AMENDMENTS THERETO.
- SUBJECT TO JEFFERSON COUNTY RESOLUTION NO. 42-00/PORT LUDLOW DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 435974 AND THOSE AMENDMENTS THERETO RECORDED UNDER AUDITOR'S FILE NOS. 536369, 538648, 576053 AND 576054.
- SUBJECT TO THE PORT LUDLOW MASTER PLANNED RESORT AMENDED AND RESTATED MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 436865.
- SUBJECT TO THOSE EASEMENTS OVER ADJOINING LANDS FOR UTILITIES AND TRAILS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 446491. THE LOCATION OF SAID EASEMENTS CANNOT BE DEFINED BY THE INSTRUMENT OF RECORD.
- SUBJECT TO THAT STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 520253.
- SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT OF "OLYMPIC TERRACE DIVISION 2 - PHASE 1" AS RECORDED UNDER AUDITOR'S FILE NO. 523326.
- SUBJECT TO THAT DECLARATION OF ANNEXATION OLYMPIC TERRACE DIVISION 2 AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 523672.
- SUBJECT TO THAT SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR OLYMPIC TERRACE DIVISION 2 AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 523673 AND AMENDMENTS THERETO RECORDED UNDER AUDITOR'S FILE NOS. 608003, 623635 AND 655908.
- SUBJECT TO THE SOUTH BAY ANNEXATION AND CAPITAL CONTRIBUTION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 523674 AND AMENDMENT THERETO RECORDED UNDER AUDITOR'S FILE NO. 587896.
- SUBJECT TO THAT EASEMENT FOR ELECTRICAL PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND ENERGY AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 528793. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
- SUBJECT TO THAT LANDSCAPE MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 540258.
- SUBJECT TO THAT STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 540259.
- SUBJECT TO THE PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION. RECORDED UNDER AUDITOR'S FILE NO. 523673.
- SUBJECT TO THE PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE SOUTH BAY MASTER ASSOCIATION HOMEOWNERS ASSOCIATION AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION. RECORDED UNDER AUDITOR'S FILE NOS. 325175 AND 523673.
- SUBJECT TO THAT EASEMENT FOR ELECTRICAL PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO OLYMPIC POWER COMPANY AS CONTAINED IN THAT INSTRUMENT RECORDED IN VOLUME 91 OF DEEDS, PAGE 143, UNDER AUDITOR'S FILE NO. 52426 AND THAT PARTIAL RELEASE OF EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 391578. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR ELECTRICAL PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 332505. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR ACCESS AND UTILITIES PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO OLYMPIC WATER AND SEWER, INC. AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 435176. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR STORM DRAINAGE PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 465417. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR STORM DRAINAGE PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 465418. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR SANITARY SEWER PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 465419. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- SUBJECT TO THAT WAIVER OF RIGHTS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 509119.
- SUBJECT TO THAT EASEMENT FOR ACCESS AND UTILITY PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 511272. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR ELECTRICAL PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND ENERGY, INC. AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 528793. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
- SUBJECT TO RIGHT-OF-WAY FOR MT. WILDER WAY AND MT. CONSTANCE WAY, IF ANY, AND ANY EASEMENT RIGHTS OF ADJOINING PROPERTIES OR THE PUBLIC TO THAT PORTION OF THE LAND INCLUDED WITHIN SUCH ROAD, AS DISCLOSED BY JEFFERSON COUNTY ASSESSOR'S MAP.
- NOT REPORTED HEREIN.
- SUBJECT TO THAT STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. _____.
- SUBJECT TO THE PROVISIONS OF THE ARTICLES OF INCORPORATION AND BYLAWS OF OLYMPIC TERRACE DIVISION 2 PHASE 2 STORM WATER TRACT MAINTENANCE ASSOCIATION AND ANY FEES, ASSESSMENTS, OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION AGAINST THE OWNERS OF LOTS 42 THROUGH 78 INCLUSIVE.
- SUBJECT TO TEMPORARY DEVELOPER COVENANT TO MAINTAIN TRACT F STORM WATER FACILITIES RECORDED UNDER AUDITOR'S FILE NO. _____.
- SUBJECT TO DECLARATION OF ANNEXATION OLYMPIC TERRACE DIVISION 2 PHASE 2 (NOTICE OF SUBSEQUENT PHASE AMENDMENT) RECORDED UNDER AUDITOR'S FILE NO. _____.
- SUBJECT TO DECLARATION OF COVENANTS REGARDING STORM WATER TRACT OWNERSHIP AND MAINTENANCE RECORDED UNDER AUDITOR'S FILE NO. _____ AS TO LOTS 42 THROUGH 78 INCLUSIVE AND TRACT F.

APPROVALS

HEALTH DEPARTMENT

APPROVED BY THE JEFFERSON COUNTY HEALTH DEPARTMENT.

JEFFERSON COUNTY HEALTH DEPARTMENT DATE

DEPARTMENT OF COMMUNITY DEVELOPMENT

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2024, THAT THIS PLAT ALTERATION AND AMENDMENT IS IN COMPLIANCE WITH ALL RELEVANT SUBDIVISION AND PRELIMINARY PLAT CONDITIONS AND REQUIREMENTS AS APPROVED BY JEFFERSON COUNTY ON THE 28TH DAY OF JUNE, 2005, AND AS AMENDED HERE.

ADMINISTRATOR, JEFFERSON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

JEFFERSON COUNTY DIRECTOR OF PUBLIC WORKS

BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE JEFFERSON COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2024.

CHAIRMAN, BOARD OF COMMISSIONERS

ATTEST: CLERK OF THE BOARD

TREASURER'S CERTIFICATE

I, _____, TREASURER OF JEFFERSON COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES DUE AND OR DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED IN THIS PLAT HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 20____.

JEFFERSON COUNTY TREASURER DATE

COUNTY ASSESSOR'S APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2024.

JEFFERSON COUNTY ASSESSOR

ATTEST: DEPUTY JEFFERSON COUNTY ASSESSOR

NOTES

- A REBAR AND PLASTIC CAP MARKED "ESM, LLC 35142 44925" SHALL BE SET AT ALL REAR LOT CORNERS AND LOT ANGLE POINTS, EXCEPT AS NOTED. THERE MAY BE INSTANCES WHERE A PK NAIL AND BRASS TAG MARKED "LS 35142 44925" ARE SET AT REAR CORNERS OR LOT ANGLE POINTS WHEN AN OBSTACLE PREVENTS SETTING A REBAR AND CAP. THE INTERSECTION OF LOT LINES WITH STREET IMPROVEMENTS SHALL BE REFERENCED BY A PK NAIL AND A BRASS TAG MARKED "LS 35142 44925" SET IN THE TOP OF CURB OR THICKENED EDGE OF ASPHALT ON THE EXTENSION OF THE LOT LINE. IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, THE CORNER WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED ON AN ACCOMPANYING WHITE LOT STAKE. LOT CORNERS OR STREET MONUMENTS NOT SET AT THE TIME OF PLAT RECORDING SHALL BE BONDED FOR AND SHALL BE SET AS CONSTRUCTION IS COMPLETED.
- LOT AND TRACT AREAS REPORTED TO THE NEAREST 5 SQUARE FEET.
- TRACT A WAS GRANTED AND CONVEYED TO OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION IMMEDIATELY PRIOR TO THE RECORDING OF THIS PLAT, EFFECTIVE UPON THE RECORDING OF THIS PLAT.
- TRACT F WILL BE GRANTED AND CONVEYED TO OLYMPIC TERRACE DIVISION 2 PHASE 2 STORM WATER TRACT MAINTENANCE ASSOCIATION AFTER THE RECORDING OF THIS PLAT.
- TRACT G WILL BE GRANTED AND CONVEYED TO OLYMPIC WATER AND SEWER, INC. AFTER THE RECORDING OF THIS PLAT.

LENDER CONSENT AND ACKNOWLEDGMENT

AS LENDER ONLY, KITSAP BANK CONSENTS TO THE MAKING OF THIS PLAT ALTERATION AND TO THE BOUNDARY LINE CHANGES THAT ARE SHOWN ON THIS PLAT ALTERATION.

BY: _____ DATE: _____
PRINTED NAME: _____ TITLE: _____

STATE OF WASHINGTON)
) SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT _____ WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF KITSAP BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____, 2024.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

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

MY APPOINTMENT EXPIRES: _____



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www.esmcivil.com

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LYNNWOOD (425) 297-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2024-08-01	JOB NO. 965-018-021-0005	
DRAWN BY: CAF	SHEET 3 OF 14	

OLYMPIC TERRACE DIVISION 2 - PHASE 2

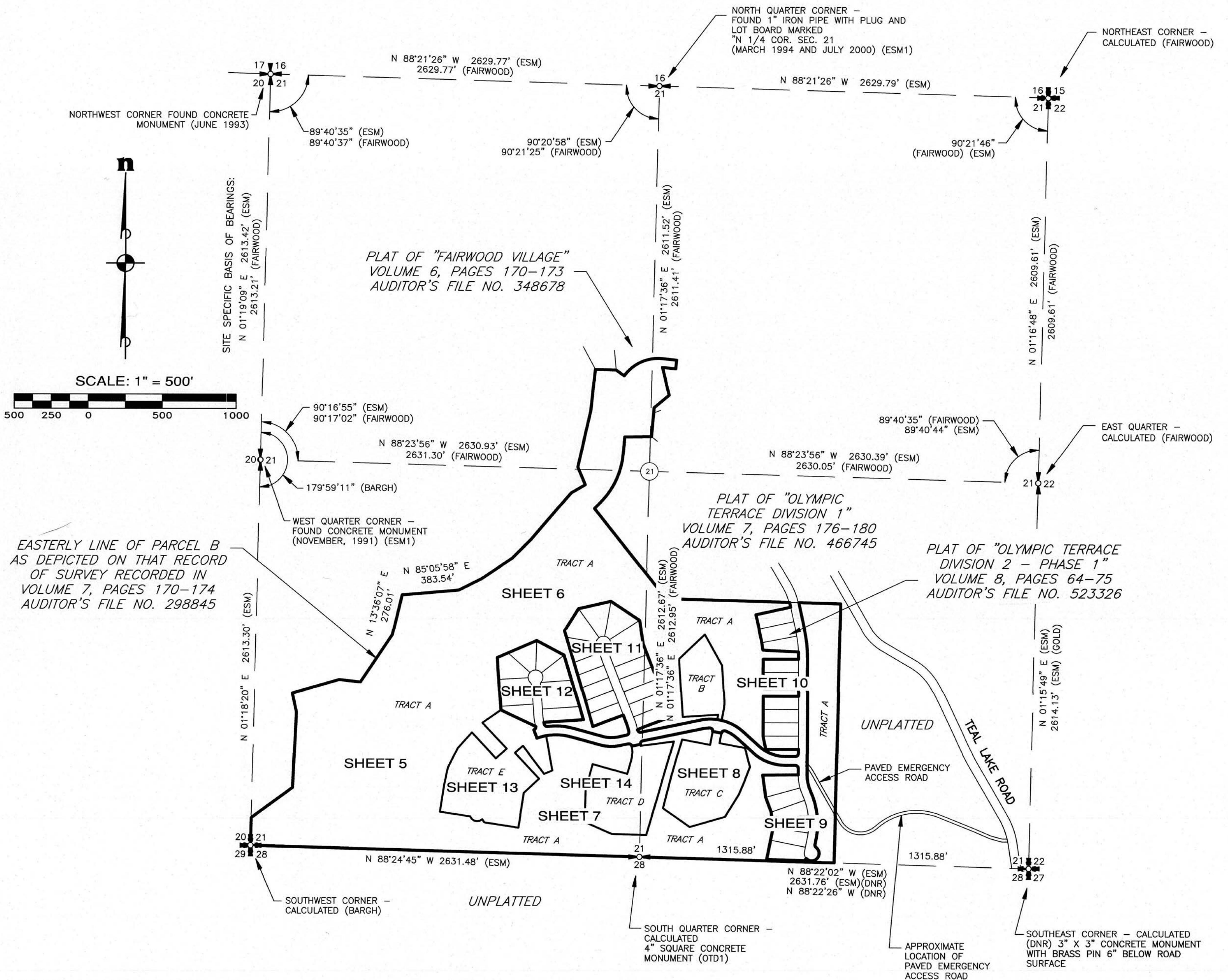
MLA05-00013
SUB18-00015

A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

SECTION BREAKDOWN AND KEY TO MAP SHEETS



BASIS OF HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM (WCS) - NORTH ZONE (BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN DECEMBER OF 2022.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE S5.

TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

LEGEND

- (FAIRWOOD) = PLAT OF "FAIRWOOD VILLAGE" VOLUME 6, PAGE 170 AUDITOR'S FILE NO. 348678
- (DNR) = RECORD OF SURVEY DEPARTMENT OF NATURAL RESOURCES VOLUME 1, PAGE 70
- (OTD1) = PLAT OF "OLYMPIC TERRACE DIVISION 1" VOLUME 7, PAGES 176-180 AUDITOR'S FILE NO. 466745
- (BARGH) = RECORD OF SURVEY BY BARGHAUSEN AUDITOR'S FILE NO. 298845
- (GOLD) = RECORD OF SURVEY BY GOLDSWORTHY AUDITOR'S FILE NO. 491649
- (ESM1) = PLAT OF "EDGEWOOD VILLAGE" VOLUME 7, PAGES 4-7 AUDITOR'S FILE NO. 377273



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DATE : 2024-05-09
DRAWN BY: CAF

JOB NO. 965-018-021-0005
SHEET 4 OF 14

FEDERAL WAY (253) 838-6113
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OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
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A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

SCALE: 1" = 100'



LEGEND

- ⊙ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
- ⊙ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 44925" IN CONJUNCTION WITH THIS PLAT
- R RADIUS
- Δ DELTA
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- WETLAND
- WETLAND BUFFER
- N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT



UNPLATTED

SEE SHEET 6

50' WETLAND BUFFER
PER PHASE 1 PLAT

WETLAND

WETLAND AS
DELINEATED IN
2001

60' ACCESS AND
UTILITY EASEMENT
PER PHASE 1 PLAT

TRACT A

WETLAND

WETLAND AS
DELINEATED IN
2001

WETLAND

50' WETLAND BUFFER
PER PHASE 1 PLAT

WETLAND AS
DELINEATED IN
2001

WETLAND

50' WETLAND BUFFER
PER PHASE 1 PLAT

MT. WILDER WAY

STREAM BUFFER

STREAM

STREAM AS
DELINEATED IN
MAY 2017

SEE SHEET 7

TRACT A

WETLAND AS
DELINEATED IN
MAY 2017

WETLAND BUFFER

WETLAND

SEE SHEET 13

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)

UNPLATTED

N 88°24'45" W 2631.48'

21
28



8/5/24

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DATE : 2024-05-09 JOB NO. 965-018-021-0005
DRAWN BY: CAF SHEET 5 OF 14

OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
SUB18-00015

A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

PLAT OF "FAIRWOOD VILLAGE"
VOLUME 6, PAGES 170-173
AUDITOR'S FILE NO. 348678

EASTERLY LINE OF PARCEL B
AS DEPICTED ON THAT RECORD
OF SURVEY RECORDED IN
VOLUME 7, PAGES 170-174
AUDITOR'S FILE NO. 298845

TRACT A

TRACT A

PLAT OF "OLYMPIC
TERRACE DIVISION 1"
VOLUME 7, PAGES 176-180
AUDITOR'S FILE NO. 466745

TRACT A

TRACT A

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)

TRACT A

LEGEND

- ⊙ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
- ⊕ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 44925" IN CONJUNCTION WITH THIS PLAT
- R RADIUS
- Δ DELTA
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- WETLAND
- WETLAND BUFFER
- N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT

SCALE: 1" = 100'



10' POWER LINE EASEMENT
- AUDITOR'S FILE NO. 292975

15' POWER LINE EASEMENT
- AUDITOR'S FILE NO. 298330

40' POWER LINE EASEMENT
- AUDITOR'S FILE NO. 52426
VOLUME 91, PAGE 143

10' WATER LINE
EASEMENT - AUDITOR'S
FILE NO. 292941

UNPLATTED
N 45°00'48" E
175.95'

CENTERLINE STREAM
AS DELINEATED IN 2001
25' STREAM BUFFER
PER PHASE 1 PLAT

N 85°05'58" E
383.54'

60' ACCESS AND
UTILITY EASEMENT
PER PHASE 1 PLAT

SEE SHEET 5

WETLAND AS
DELINEATED IN
2001

WETLAND

TRACT A

50' WETLAND BUFFER
PER PHASE 1 PLAT

25' WETLAND BUFFER
PER PHASE 1 PLAT



8/5/24

SEE SHEET 11

SEE SHEET 7

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DRAWN BY: CAF	SHEET 6 OF 14

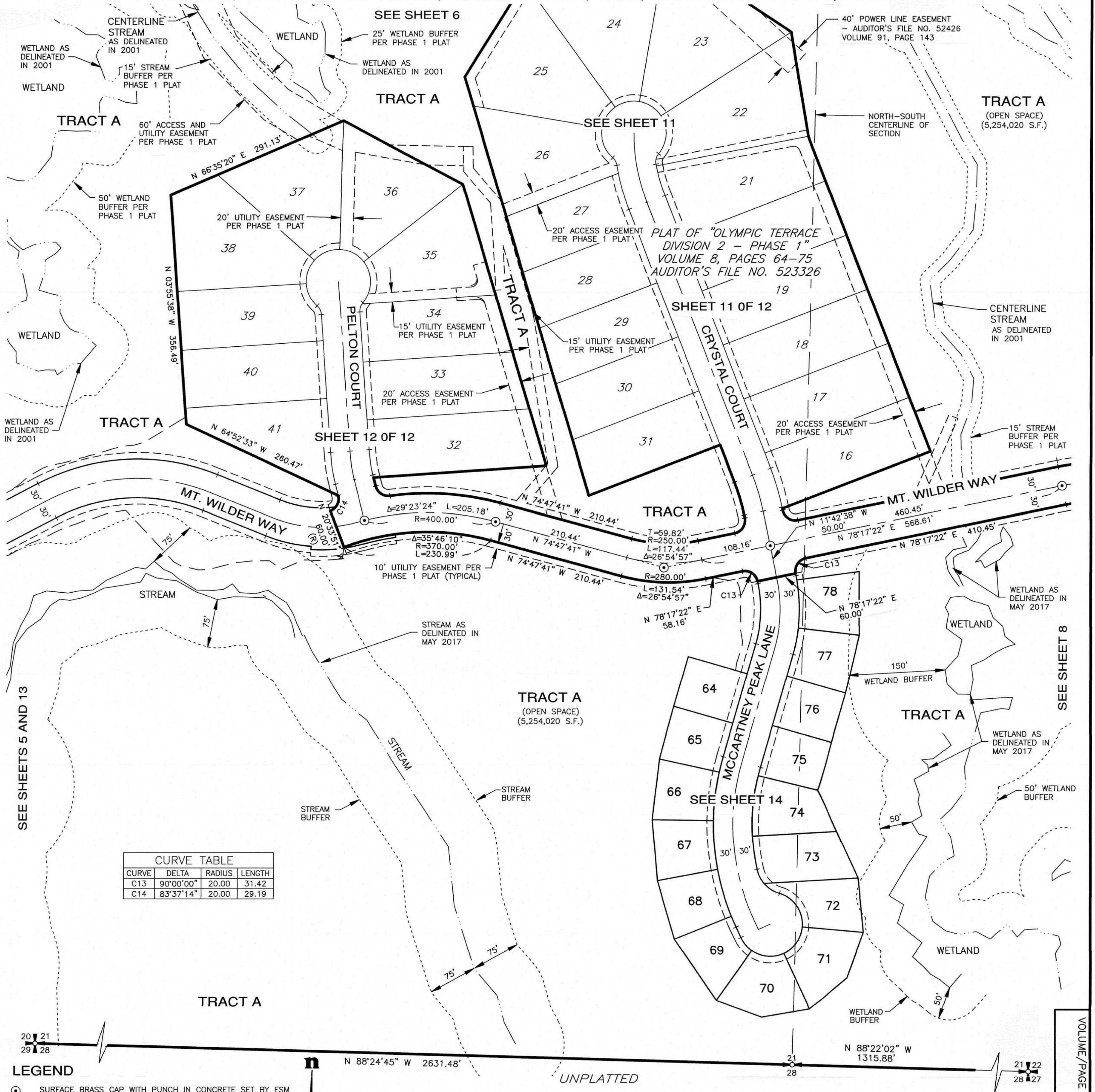
OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
SUB18-00015

A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



SEE SHEETS 5 AND 13

SEE SHEET 6

SEE SHEET 11

SEE SHEET 14

SEE SHEET 8

SEE SHEET 12

SEE SHEET 13

SEE SHEET 14

SEE SHEET 15

SEE SHEET 16

SEE SHEET 17

SEE SHEET 18

SEE SHEET 19

SEE SHEET 20

SEE SHEET 21

SEE SHEET 22

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SEE SHEET 73

SEE SHEET 74

SEE SHEET 75

SEE SHEET 76

SEE SHEET 77

SEE SHEET 78

SEE SHEET 79

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SEE SHEET 81

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SEE SHEET 259

SEE SHEET 260

SEE SHEET 261

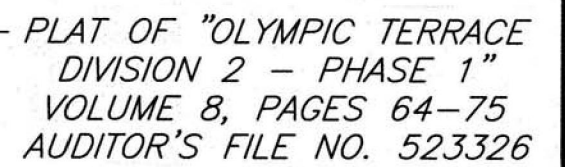
SEE SHEET 262

SEE SHEET 263

MLA05-00013
SUB18-00015

SEE SHEET 6

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



- PLAT OF "OLYMPIC TERRACE
DIVISION 2 - PHASE 1"
VOLUME 8, PAGES 64-75
AUDITOR'S FILE NO. 523326

- EAST LINE OF THE
W 1/2 OF THE
SE 1/4 OF
SECTION

- PLAT OF "OLYMPIC TERRACE
DIVISION 2 - PHASE 1"
VOLUME 8, PAGES 64-75
AUDITOR'S FILE NO. 523326

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	101°32'13"	20.00	35.44

PAVED EMERGENCY
ACCESS ROAD

SEE SHEET 4 FOR
APPROXIMATE LOCATION
OF CONNECTION TO TEAL
LAKE ROAD

└─ N 88°22'02" W
1315.88'

(●) SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM
 AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
 (●) SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM
 AND STAMPED "LS 44925" IN CONJUNCTION WITH THIS PLAT
 R RADIUS
 Δ DELTA
 L ARC LENGTH
 (R) RADIAL BEARING
 < > RADIAL BEARING AT LOT CORNER
 - - - - - WETLAND
 WETLAND BUFFER

N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT

DWG NAME: \\ESM8\ENGR\ESM-JOBS\965\018\021\SURVEY PLOTS\FP-08.DWG

N 88°22'02" W 1315.88'

UNPLATTED

SCALE: 1" = 100'



8/5/24

ESM

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DATE :
DRAWN

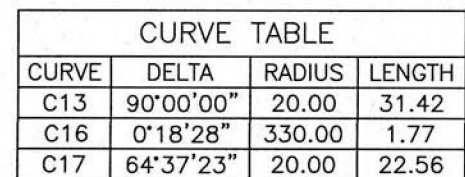
2024-05-09

CAF

JOB NO. 965-018-021-0005
SHEET 8 OF 14

MLA05-00013
SUB18-00015

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



(C) SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM
 AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
 (C) SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM
 AND STAMPED "LS 44925" IN CONJUNCTION WITH THIS PLAT
 R RADIUS
 Δ DELTA
 L ARC LENGTH
 (R) RADIAL BEARING
 < > RADIAL BEARING AT LOT CORNER
 - - - - - WETLAND
 WETLAND BUFFER
 G.P.E. NATIVE GROWTH PROTECTION EASEMENT



A horizontal number line starting at -60 and ending at 120. The line has tick marks at intervals of 30 units, labeled as -60, -30, 0, 30, 60, and 90. The segments between these ticks are colored alternately black and white, starting with black from -60 to -30.



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OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
SUB18-00015

A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

PLAT OF "OLYMPIC
TERRACE DIVISION 1"
VOLUME 7, PAGES 176-180
AUDITOR'S FILE NO. 466745

TRACT A

N 88°22'48" W 1181.64'

N 88°22'48" W 836.28'

<N 76°18'03" E (R)>
N 12°22'03" W 27.21'

N 77°37'57" E 240.00'

N 88°22'48" W 283.46'

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)

PLAT OF "OLYMPIC TERRACE
DIVISION 2 - PHASE 1"
VOLUME 8, PAGES 64-75
AUDITOR'S FILE NO. 523326

WITHIN LOTS 2 AND 3,
NATIVE GROWTH
PROTECTION EASEMENT
PER PHASE 1 PLAT

WITHIN LOTS 2 AND 3,
STREAM AS DELINEATED
IN 2001

<N 87°20'35" E (R)>
N 87°15'52" W 241.56'

N 00°00'00" E 14.44'

N 90°00'00" W 240.00'

PLAT OF "OLYMPIC TERRACE
DIVISION 2 - PHASE 1"
VOLUME 8, PAGES 64-75
AUDITOR'S FILE NO. 523326

5

CENTERLINE STREAM
AS DELINEATED IN
2001

N 90°00'00" W 240.00'

N 90°00'00" W 240.00'

WITHIN LOTS 6 AND 7,
STREAM AS DELINEATED
IN 2001

PLAT OF "OLYMPIC TERRACE
DIVISION 2 - PHASE 1"
VOLUME 8, PAGES 64-75
AUDITOR'S FILE NO. 523326

7

WITHIN LOTS 6 AND 7,
NATIVE GROWTH
PROTECTION EASEMENT
PER PHASE 1 PLAT

N 00°00'00" W 270.00'

N 00°00'00" W 270.00'

SEE SHEET 9

MT. WILDER WAY

MT. CONSTANCE WAY

10' UTILITY EASEMENT
PER PHASE 1 PLAT
(TYPICAL)

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)

N 01°16'43" E 1754.77'

UNPLATTED

EAST LINE OF THE
W 1/2 OF THE
SE 1/4 OF
SECTION

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	2°39'25"	770.00	35.71
C19	1°19'54"	270.00	6.28

SEE SHEET 8

CENTERLINE STREAM
AS DELINEATED IN 2001

CENTERLINE STREAM
AS DELINEATED IN MAY 2017

TRACT A

15' STREAM
BUFFER

CENTERLINE STREAM
AS DELINEATED IN MAY 2017

SEE SHEET 8

TRACT A

LEGEND

- ⊙ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
- ⊕ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 44925" IN CONJUNCTION WITH THIS PLAT
- R RADIUS
- Δ DELTA
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- WETLAND
- WETLAND BUFFER
- N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT



SCALE: 1" = 60'



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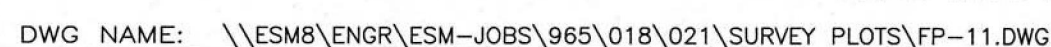
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DATE : 2024-05-09	JOB NO. 965-018-021-0005	
DRAWN BY: CAF	SHEET 10 OF 14	

MLA05-00013
SUB18-00015

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	90°00'00"	20.00	31.42

PLAT OF "OLYMPIC TERRACE"
DIVISION 2 - PHASE 1
VOLUME 8, PAGES 64-75
AUDITOR'S FILE NO. 523326

SEE SHEET 0

VOLUME / PAGE

◎	SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
◐	SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 44925" IN CONJUNCTION WITH THIS PLAT
R	RADIUS
Δ	DELTA
L	ARC LENGTH
(R)	RADIAL BEARING
< >	RADIAL BEARING AT LOT CORNER
—	WETLAND
-----	WETLAND BUFFER
G.P.E.	NATIVE GROWTH PROTECTION EASEMENT



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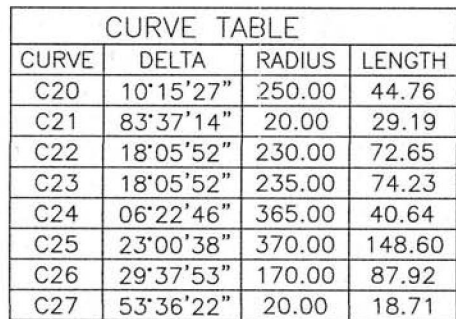
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DATE :	2024-05-09	JOB NO. 965-018-021-0005
DRAWN BY:	CAF	SHEET 11 OF 14

MLA05-00013
SUB18-00015

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



APPROXIMATE LIMITS OF
EASEMENT TO MAKE AND
MAINTAIN SLOPES FOR
CUTS AND FILLS OF THE
ROAD - SEE PARAGRAPH 6
OF SECTION C OF THE
DEDICATION, COVENANTS
AND RESTRICTIONS ON
SHEET 2

⊙	SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
⊙	BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 44925" IN MONUMENT CASE IN CONJUNCTION WITH THIS PLAT
R	RADIUS
Δ	DELTA
L	ARC LENGTH
(R)	RADIAL BEARING
< >	RADIAL BEARING AT LOT CORNER
---	WETLAND
-----	WETLAND BUFFER
G.P.E.	NATIVE GROWTH PROTECTION EASEMENT



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DATE :	2024-07-24	JOB NO.	965-018-021-0005
DRAWN BY:	CAF	SHEET	12 OF 14

DWG NAME: \\ESM8\ENGR\ESM-JOBS\965\018\021\SURVEY PLOTS\FP-12.DWG

OLYMPIC TERRACE DIVISION 2 - PHASE 2

A PLAT COMMUNITY

MLA05-00013
SUB18-00015

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

SCALE: 1" = 60'



LEGEND

- ⊙ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
- ⊙ BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 44925" IN MONUMENT CASE IN CONJUNCTION WITH THIS PLAT
- R RADIUS
- Δ DELTA
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- WETLAND
- WETLAND BUFFER
- N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT

SEE SHEET 5

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)

TRACT A

TRACT A

SEE SHEET 7

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)

TRACT F
(OPEN SPACE)
(24,130 S.F.)

TRACT G
(UTILITIES)
(3,355 S.F.)

TRACT A

N 88°24'45" W 2631.48'

UNPLATTED

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	5°42'34"	50.00	4.98
C2	23°59'21"	110.00	46.06
C3	8°57'46"	180.00	28.16
C4	7°16'19"	180.00	22.85
C5	10°28'12"	110.00	20.10
C6	6°25'51"	50.00	5.61



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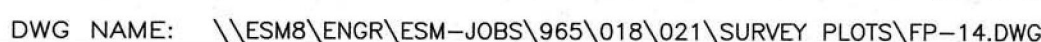
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DATE : 2024-05-09 JOB NO. 965-018-021-0005

DRAWN BY: CAF SHEET 13 OF 14

MLA05-00013
SUB18-00015

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	2°46'06"	380.00	18.36
C8	30°01'05"	50.00	26.20
C9	32°51'16"	50.00	28.67
C10	27°58'13"	50.00	24.41
C11	2°23'36"	320.00	13.37
C12	1°30'27"	255.00	6.71
C13	90°00'00"	20.00	31.42
C28	12°46'32"	150.00	78.67
C29	07°36'58"	150.00	19.94



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