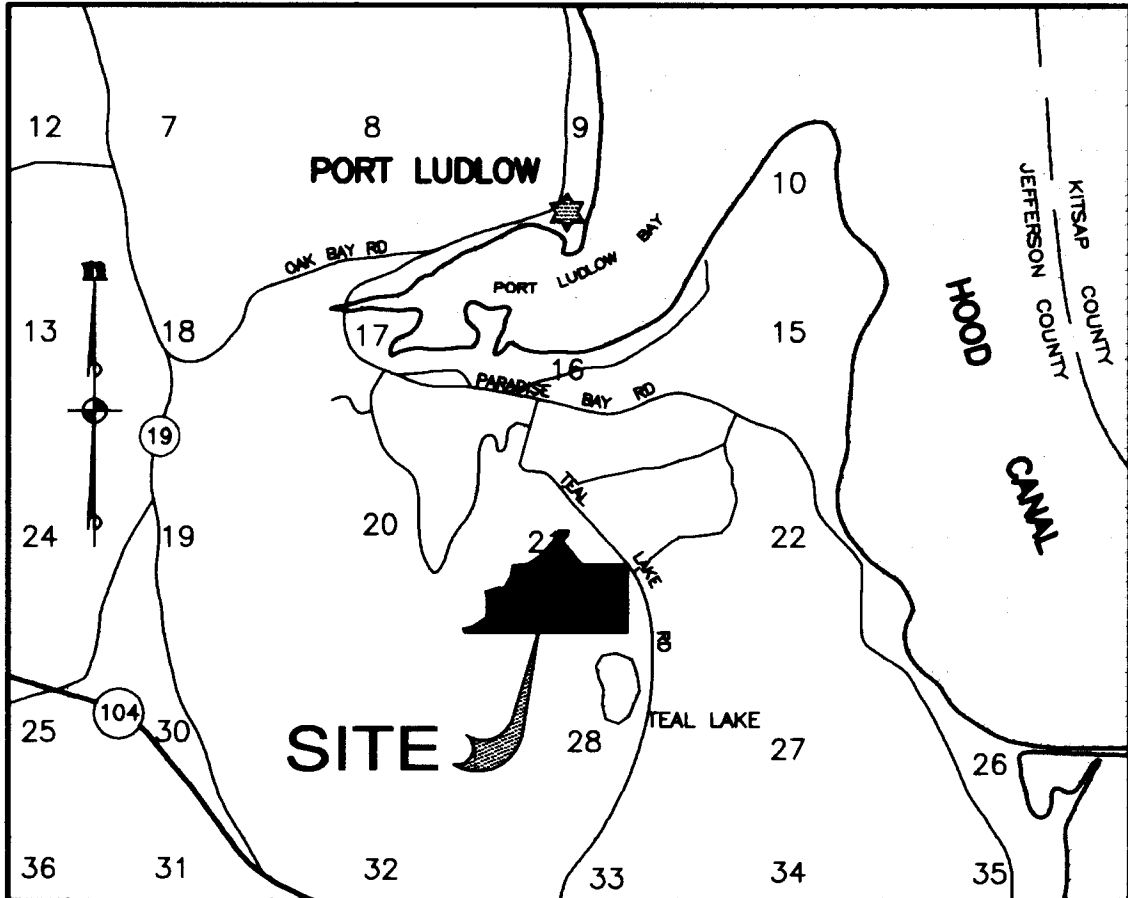


OLYMPIC TERRACE DIVISION 2 - PHASE 1

SUB0500003

PORTIONS OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4, THE SW 1/4,
AND THE SE 1/4 OF THE NW 1/4, SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M.,
JEFFERSON COUNTY, WASHINGTON

VICINITY MAP
NOT TO SCALE



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.
- ADDRESS PLATES FOR LOTS SHALL BE LOCATED IN ACCORDANCE WITH JEFFERSON COUNTY 911 EMERGENCY LOCATOR SYSTEM ORDINANCE PROVISIONS.
- 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 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.
- 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 OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION ("OAHF"), (360) 407-0752. 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 OAHF. PROCEED ONLY IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF SAID PERMIT.
- TRUCK ROUTE AND WORK HOUR RESTRICTIONS - CONSTRUCTION WITHIN THIS PLAT IS SUBJECT TO TRUCK ROUTE AND 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 TRUCK ROUTE AND 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.

APPROVALS

HEALTH DEPARTMENT
APPROVED BY THE JEFFERSON COUNTY HEALTH DEPARTMENT.
Neil H. H. H. 5/1/07
JEFFERSON COUNTY HEALTH DEPARTMENT DATE

DEPARTMENT OF COMMUNITY DEVELOPMENT
APPROVED BY THE JEFFERSON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
Steve H. H. MAY 1, 2007
JEFFERSON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT ORDINANCE ADMINISTRATOR DATE

PUBLIC WORKS DEPARTMENT
EXAMINED AND APPROVED THIS 1st DAY OF May, 2007
Frank H. H.
JEFFERSON COUNTY DIRECTOR OF PUBLIC WORKS

COUNTY COMMISSIONERS
THIS PLAT IS HEREBY EXAMINED AND APPROVED THIS 7th DAY OF May, 2007
Steve H. H. *Chris H. H.*
CLERK OF THE BOARD CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE
I, *Judith H. H.*, 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 2007
Pat H. H.
TREASURER OF JEFFERSON COUNTY

NOTES

1) LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY PLAT CERTIFICATE, ORDER NO. 44193-RL, DATED JANUARY 14, 2005 AND SECOND REPORT DATED OCTOBER 2, 2006. IN PREPARING THIS FINAL PLAT, ESM LLC HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. ESM HAS RELIED SOLELY UPON THE INFORMATION CONTAINED IN SAID DOCUMENT IN REGARDS TO TITLE ISSUES TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: FIELD TRAVERSE

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PORT LUDLOW ASSOCIATES LLC
THIS DAY OF May 10, 2007 A.D., AT 24 MINUTES PAST 1 P.M.
AND RECORDED IN VOLUME 6 OF PLATS, PAGES 64-65, RECORDS OF JEFFERSON COUNTY AUDITOR.

Donna M. Eldridge
AUDITOR OF JEFFERSON COUNTY
Bonnie Casig
DEPUTY AUDITOR OF JEFFERSON COUNTY

RECORDING NO. 523326

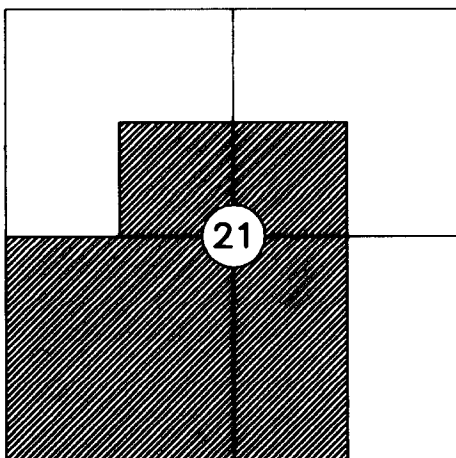
LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "OLYMPIC TERRACE DIVISION 2 - PHASE 1" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., THAT ALL 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 AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

Michael R. Bowen 4/20/07
MICHAEL R. BOWEN, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 29294



TWP. 28N., RGE. 1E., W.M.



ESM CONSULTING ENGINEERS LLC		
33915 1st Way South Suite 200 Federal Way, WA 98003		
www.esmcivil.com		
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 4-13-07	JOB NO. 965-003-004-0206	
DRAWN BY: R.J.W./ D.W.A.	SHEET 1 OF 12	

7.8 05. 04-15

OLYMPIC TERRACE DIVISION 2 - PHASE 1

SUB0500003

PORTIONS OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4, THE SW 1/4, AND THE SE 1/4 OF THE NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

DEDICATION, COVENANTS AND RESTRICTIONS

A. DEDICATION OF STREETS

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 CRYSTAL COURT, MT. CONSTANCE WAY, MT. WILDER WAY, AND PELTON COURT. 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 ALSO 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 RIGHT-OF-WAY AREAS AND IMPROVEMENTS IF ANY. ALL FACILITIES AND IMPROVEMENTS INCLUDING WITHOUT LIMITATION ALL DRAINAGE FACILITIES LOCATED ONLY WITHIN DEDICATED PUBLIC 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 OR ORIGINAL CONSTRUCTION OF STREETS, AVENUES AND ROADS HEREON.

B. DECLARATION OF COVENANTS

THE LAND WITHIN THIS PLAT IS SUBJECT TO THE SOUTH BAY MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS RECORDED UNDER JEFFERSON COUNTY AUDITOR'S FILE NO. 324010 AND THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR OLYMPIC TERRACE DIVISION 2 RECORDED UNDER JEFFERSON COUNTY AUDITOR'S FILE NO. NA.

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

1) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF OLYMPIC POWER COMPANY, A CORPORATION FOR POLE LINE AND TRANSFORMER STATIONS RECORDED JANUARY 24, 1924 PER INSTRUMENT FILE UNDER RECORDING NO.: VOLUME 91 OF DEEDS, PAGE 143 PARTIAL RELEASE OF EASEMENT FILED MAY 5, 1996 UNDER AUDITOR'S FILE NO. 391578. SAID EASEMENT IS DEPICTED HEREIN.

2) SUBJECT TO AN EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF PUGET SOUND POWER & LIGHT COMPANY FOR RIGHT TO ENTER SAID PREMISES TO OPERATE, MAINTAIN AND REPAIR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM LOCATED IN THE STREET ADJOINING SAID PREMISES, TOGETHER WITH THE RIGHT TO CUT BRUSH AND TREES, WHICH MAY CONSTITUTE A DANGER TO SAID LINES AS GRANTED PER INSTRUMENT RECORDED UNDER RECORDING NO. 29275. SAID EASEMENT CANNOT BE PLOTTED FROM THE INSTRUMENT OF RECORD.

3) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF OLYMPIC WATER AND SEWER, INC., A WASHINGTON CORPORATION FOR ACCESS AND MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF EXISTING ELECTRIC, SEWER, TELEPHONE, WATER AND OTHER UNDERGROUND UTILITY LINES AND APPURTENANT FACILITIES, INCLUDING ACCESS ROAD PER INSTRUMENT RECORDED UNDER RECORDING NO. 429004.

SAID EASEMENT HAS BEEN AMENDED AND RESTATED UNDER INSTRUMENT RECORDED JULY 7, 2000 UNDER AUDITOR'S FILE NO. 435176. SAID EASEMENT CANNOT BE PLOTTED FROM THE INSTRUMENT OF RECORD.

4) SUBJECT TO A RESOLUTION AND THE TERMS AND CONDITIONS THEREOF REGARDING PORT LUDLOW DEVELOPMENT AGREEMENT PER INSTRUMENT RECORDED UNDER RECORDING NO. 435974.

5) SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). PER INSTRUMENT RECORDED AUGUST 4, 2000 UNDER RECORDING NO. 435975. AMENDMENT, RESTATEMENT, AND/OR MODIFICATION OF SAID COVENANTS PER INSTRUMENT RECORDED SEPTEMBER 1, 2000 UNDER RECORDING NO. 436865.

6) SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, REGARDING LIMITATION OF NUMBER OF USE UNITS TO UTILITIES PER INSTRUMENT RECORDED MAY 2, 1985 RECORDING NO. 294875.

7) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER INSTRUMENT RECORDED MAY 30, 1995 UNDER RECORDING NO. 380291.

8) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF OLYMPIC RESORTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY FOR INGRESS, EGRESS AND CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF DRIVEWAYS, PATHS, ROADWAYS, SIDEWALKS, TRAILS, ALL MANNER OF UNDERGROUND UTILITY LINES AND APPURTENANCES PER INSTRUMENT RECORDED OCTOBER 8, 1999 UNDER RECORDING NO. 427489.

9) THAT EASEMENT IN FAVOR OF LUDLOW UTILITIES, FOR INGRESS EGRESS AND UTILITIES, RECORDED UNDER RECORDING NO. 298330 HAS BEEN RELINQUISHED BY INSTRUMENT RECORDED UNDER RECORDING NO. 523324.

10) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY FOR BURIED COMMUNICATION LINES PER INSTRUMENT RECORDED NOVEMBER 27, 1973 UNDER RECORDING NO. 220898.

11) THAT EASEMENT IN FAVOR OF POPE AND TALBOT DEVELOPMENT CO., FOR WATER LINE, RECORDED UNDER RECORDING NO. 253259 HAS BEEN RELINQUISHED BY INSTRUMENT RECORDED UNDER RECORDING NO. 523321.

12) THAT EASEMENT IN FAVOR OF PACIFIC NORTHWEST BELL TELEPHONE COMPANY, FOR TELEPHONE LINES, RECORDED UNDER RECORDING NO. 292941 HAS BEEN RELINQUISHED BY INSTRUMENT RECORDED UNDER RECORDING NO. 523325.

13) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER INSTRUMENT RECORDED JULY 11, 1990 UNDER RECORDING NO. 332505.

14) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER INSTRUMENT RECORDED MAY 21, 1992 UNDER RECORDING NO. 350049.

15) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM PER INSTRUMENT RECORDED DECEMBER 29, 1994 UNDER RECORDING NO. 378112.

SAID EASEMENT HAS BEEN PARTIALLY RELEASED PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 427414.

16) SUBJECT TO RIGHT OF WAY FOR TEAL LAKE ROAD, PARADISE BAY ROAD AND WATSON ROAD, 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 ASSESSORS RECORDS.

17) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF OLYMPIC WATER AND SEWER, INC., A WASHINGTON CORPORATION FOR A PERPETUAL NONEXCLUSIVE EASEMENT FOR ACCESS AND CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF AN ABOVEGROUND OR UNDERGROUND WATER RESERVOIR, ELECTRIC, SEWER, TELEPHONE, WATER, AND OTHER UNDERGROUND UTILITY LINES PER INSTRUMENT RECORDED OCTOBER 8, 1999 UNDER RECORDING NO. 427498.

18) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE OWNERS OF PROPERTY WITHIN PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 450374, RECORDS OF JEFFERSON COUNTY, WASHINGTON FOR DECLARATION OF STORM DRAIN EASEMENT PER INSTRUMENT RECORDED FEBRUARY 6, 2003 UNDER RECORDING NO. 465417.

19) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE OWNERS OF PROPERTY WITHIN PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 450374, RECORDS OF JEFFERSON COUNTY, WASHINGTON FOR DECLARATION OF STORM DRAIN EASEMENT PER INSTRUMENT RECORDED FEBRUARY 6, 2003 UNDER RECORDING NO. 465418.

20) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF OLYMPIC WATER AND SEWER, INC. FOR DECLARATION OF SANITARY SEWER EASEMENT PER INSTRUMENT RECORDED FEBRUARY 6, 2003 UNDER RECORDING NO. 465419.

21) SUBJECT TO TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES. PER INSTRUMENT RECORDED AUGUST 8, 2001 UNDER RECORDING NO. 44649122) SUBJECT TO WAIVER OF RIGHTS AND THE TERMS AND PROVISIONS CONTAINED THEREIN PER INSTRUMENT RECORDED MARCH 10, 2006 UNDER RECORDING NO. 509119.

23) SUBJECT TO AN EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR UTILITY ACCESS PER INSTRUMENT RECORDED MAY 17, 2006 UNDER RECORDING NO. 511272.

24) ALL PRIVATE DRIVES WITHIN THIS PLAT AND THAT PORTION OF ANY LOT, PARCEL, OR TRACT WITHIN THIS PLAT LOCATED WITHIN TEN (10) FEET OF ANY PUBLIC STREET SHALL BE SUBJECT TO A PERPETUAL NONEXCLUSIVE EASEMENT (THE "FRONTAGE UTILITIES EASEMENT") HEREBY GRANTED AND CONVEYED BY DECLARANT TO AND FOR THE BENEFIT OF OLYMPIC WATER AND SEWER, INC., JEFFERSON COUNTY, PUGET SOUND ENERGY, QWEST TELEPHONE COMPANY, MILLENNIUM CABLE COMPANY, OLYMPIC TERRACE DIVISION 2 HOMEOWNERS 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.

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

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.

25) TRACT A (OPEN SPACE) SHALL BE SUBJECT TO A PERPETUAL NONEXCLUSIVE EASEMENT (THE "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 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).

26) TRACT A (OPEN SPACE) SHALL BE SUBJECT TO A PERPETUAL NONEXCLUSIVE 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.

27) ALL AREAS LOCATED WITHIN THE PLAT AND GRAPHICALLY DEPICTED AS NATIVE GROWTH PROTECTION EASEMENT AREAS ON THE FACE OF THIS PLAT SHALL BE DEDICATED NATIVE GROWTH PROTECTION EASEMENT AREAS SUBJECT TO OTHER PROVISIONS OF THIS PLAT AND THE REGULATIONS OF JEFFERSON COUNTY.

28) AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO OLYMPIC WATER AND SEWER, INC. (OWSI). OVER PORTIONS OF LOTS 26, 35, AND 38 AS DEPICTED HEREON IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER AND SEWER SERVICE, TOGETHER WITH THE RIGHT TO ENTER SAID TRACT AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

29) A PRIVATE ACCESS EASEMENT, DEPICTED ON THE FACE OF THE PLAT FOR THE BENEFIT OF LOTS 16 THROUGH 20, INCLUSIVE, FOR INGRESS AND EGRESS, TO BE MAINTAINED IN AN EQUAL AND UNDIVIDED SHARE BY THE LOTS BENEFITING FROM SAID EASEMENT.

30) A PRIVATE ACCESS EASEMENT, DEPICTED ON THE FACE OF THE PLAT FOR THE BENEFIT OF LOTS 32 THROUGH 35, INCLUSIVE, FOR INGRESS AND EGRESS, TO BE MAINTAINED IN AN EQUAL AND UNDIVIDED SHARE BY THE LOTS BENEFITING FROM SAID EASEMENT.

31) A 15 FOOT WIDE PRIVATE STORM EASEMENT, DEPICTED ON THE FACE OF THE PLAT FOR THE BENEFIT OF LOTS 23 THROUGH 25, INCLUSIVE, FOR STORMWATER COLLECTION AND CONVEYANCE, TO BE MAINTAINED PORT LUDLOW DRAINAGE DISTRICT.

BY: Diana Smeland DATE: 4-24-07
DIANA SMELAND, PORT LUDLOW ASSOCIATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

TITLE: VICE PRESIDENT/CONTROLLER

The undersigned holder of a lien against this property consents to this plat.
BY: David J. Bourg DATE: April 30, 2007
David J. Bourg, Vice President

BY: Chasaba Diane Constable DATE: April 30, 2007
CHASABA DIANE CONSTABLE, NOTARY PUBLIC

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF JEFFERSON) SS

ON THIS 24 DAY OF April, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED DIANA SMELAND TO ME KNOWN TO BE VICE PRESIDENT/CONTROLLER OF PORT LUDLOW ASSOCIATES LLC, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



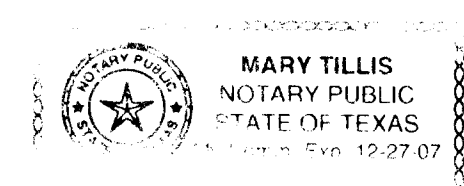
Chasaba Diane Constable
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Chasabum

MY COMMISSION EXPIRES : OCT 24, 2010

STATE OF TEXAS
COUNTY OF HARRIS) SS

ON THIS 30th DAY OF April, 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED David J. Bourg TO ME KNOWN TO BE Vice President OF SAID CORPORATION, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



Mary Tillis
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Fresno
TEXAS

MY COMMISSION EXPIRES 12-27-07



ESM CONSULTING ENGINEERS LLC		
33915 1st Way South Suite 200 Federal Way, WA 98003 www.esmcivil.com		
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 4-13-07	JOB NO. 965-003-004-0206	
DRAWN BY: D.W.A./R.J.W.		SHEET 2 OF 12

OLYMPIC TERRACE DIVISION 2 - PHASE 1

SUB0500003

PORTIONS OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4, THE SW 1/4, AND THE SE 1/4 OF THE NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
JEFFERSON COUNTY, WASHINGTON;

EXCEPT PARCELS B, C, AND D OF THE PORT LUDLOW GOLF COURSE AND THE SOUTHERLY EXTENSION OF
CAMERON DRIVE, AS THEY ARE DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 7 OF
SURVEYS, PAGES 170-174, RECORDS OF JEFFERSON COUNTY, WASHINGTON;

EXCEPT THAT PORTION LYING WITHIN THE PLAT OF SOUTH BAY NO. 2, PER VOLUME 6 OF PLATS, PAGE 4,
RECORDS OF JEFFERSON COUNTY, WASHINGTON;

EXCEPT THAT PORTION LYING WITHIN THE PLAT OF GREENVIEW VILLAGE, PER VOLUME 6 OF PLATS, PAGE
142, RECORDS OF JEFFERSON COUNTY, WASHINGTON;

EXCEPT THAT PORTION LYING WITHIN THE PLAT OF OLYMPIC TERRACE DIVISION 1, PER VOLUME 7 OF PLATS,
PAGES 176 THROUGH 180, INCLUSIVE, RECORDS OF JEFFERSON COUNTY, WASHINGTON;

EXCEPT PARCEL G AS DEPICTED ON THAT RECORD OF SURVEY RECORDED IN VOLUME 7 OF SURVEYS, PAGES
170-174, RECORDS OF JEFFERSON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT D" AS DESCRIBED IN SAID RECORD OF SURVEY, SAID POINT ALSO BEING A POINT OF
CURVATURE;

THENCE SOUTHERLY, 61.69 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF
70.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 45°38'01" WEST, THROUGH A CENTRAL ANGLE OF
50°29'51" TO A POINT REVERSE CURVATURE ;

THENCE SOUTHEASTERLY, 154.50 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF
130.00 FEET, THROUGH A CENTRAL ANGLE OF 68°05'40";

THENCE SOUTH 61°57'48" EAST, 117.79 FEET;

THENCE SOUTH 25°01'27" EAST, 156.34 FEET;

THENCE SOUTH 38°35'52" EAST, 236.26 FEET;

THENCE SOUTH 06°01'36" EAST, 125.99 FEET;

THENCE SOUTH 29°16'10" EAST, 233.33 FEET;

THENCE SOUTH 06°32'32" WEST, 162.47 FEET;

THENCE SOUTH 40°57'15" WEST, 158.36 FEET;

THENCE NORTH 58°22'32" WEST, 99.51 FEET;

THENCE SOUTH 30°11'16" WEST, 77.00 FEET;

THENCE SOUTH 16°43'17" EAST, 345.12 FEET;

THENCE SOUTH 15°02'59" WEST, 278.36 FEET;

THENCE SOUTH 87°12'20" EAST, 115.10 FEET;

THENCE NORTH 55°53'44" EAST, 135.44 FEET;

THENCE NORTH 43°30'13" EAST, 224.80 FEET;

THENCE NORTH 20°31'46" WEST, 116.99 FEET;

THENCE NORTH 12°09'48" EAST, 198.31 FEET;

THENCE SOUTH 77°50'12" EAST, 253.35 FEET;

THENCE NORTH 12°27'12" WEST, 66.00 FEET;

THENCE NORTH 77°50'12" WEST, 225.86 FEET;

THENCE NORTH 12°09'48" EAST, 59.91 FEET;

THENCE NORTH 61°36'31" EAST, 205.84 FEET;

THENCE NORTH 57°58'08" EAST, 461.51 FEET;

THENCE NORTH 17°32'16" EAST, 437.40 FEET;

THENCE NORTH 14°09'20" WEST, 128.74 FEET;

THENCE NORTH 35°48'49" EAST, 141.68 FEET;

THENCE NORTH 14°09'38" WEST, 186.68 FEET;

THENCE NORTH 28°22'52" WEST, 438.66 FEET;

THENCE NORTH 36°39'19" WEST, 272.92 FEET;

THENCE SOUTH 38°18'38" WEST, 219.40 FEET;

THENCE SOUTH 32°35'16" WEST, 182.72 FEET;

THENCE SOUTH 04°14'27" WEST, 79.31 FEET;

THENCE SOUTH 32°23'52" WEST, 383.27 FEET;

THENCE SOUTH 78°18'28" WEST, 292.45 FEET;

THENCE SOUTH 63°11'27" WEST, 114.50 FEET;

THENCE NORTH 61°57'48" WEST, 124.58 FEET TO THE BEGINNING OF A TANGENT CURVE;

THENCE NORTHWESTERLY, 83.19 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF
70.00 FEET, THROUGH A CENTRAL ANGLE OF 68°05'40" TO A POINT OF REVERSE CURVATURE;

THENCE NORTHWESTERLY, 100.83 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF
130.00 FEET, THROUGH A CENTRAL ANGLE OF 44°26'26";

THENCE SOUTH 58°39'49" WEST, 60.84 FEET TO THE POINT OF BEGINNING

LEGAL DESCRIPTION CONTINUED

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND OF THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, LYING EASTERLY OF THE EASTERLY LIMITS OF PARCEL B OF THE PORT LUDLOW GOLF
COURSE AS IT IS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 7 OF SURVEYS, PAGES
170-174, RECORDS OF JEFFERSON COUNTY, WASHINGTON, AND LYING SOUTHERLY OF THE SOUTHERLY LIMITS
OF THE PLAT OF FAIRWOOD VILLAGE, PER VOLUME 6 OF PLATS, PAGE 170, RECORDS OF JEFFERSON
COUNTY, WASHINGTON, AND LYING SOUTHERLY OF THE SOUTHERLY LIMITS OF THE FAIRWAY VILLAGE
CONDOMINIUM, PER VOLUME 1 OF CONDOMINIUMS, PAGE 219, RECORDS OF JEFFERSON COUNTY,
WASHINGTON, AND LYING WESTERLY OF THE WESTERLY LIMITS OF THE PLAT OF OLYMPIC TERRACE DIVISION 1,
PER VOLUME 7 OF PLATS, PAGES 176 THROUGH 180, RECORDS OF JEFFERSON COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
21, TOWNSHIP 28 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, JEFFERSON COUNTY, WASHINGTON;

TOGETHER WITH THOSE PORTIONS OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 21, TOWNSHIP 28
NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY LIMITS OF THE PLAT
OF OLYMPIC TERRACE DIVISION 1, PER VOLUME 7 OF PLATS, PAGES 176 THROUGH 180, RECORDS OF
JEFFERSON COUNTY, WASHINGTON, AND SOUTHWESTERLY OF TEAL LAKE ROAD;

SAID PARCEL ALSO KNOWN AS RESULTANT PARCEL B OF THAT BOUNDARY LINE ADJUSTMENT RECORDED
UNDER RECORDING NO. 495995.



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DATE : 4-13-07

JOB NO. 965-003-004-0206

DRAWN BY: D.W.A./R.J.W.

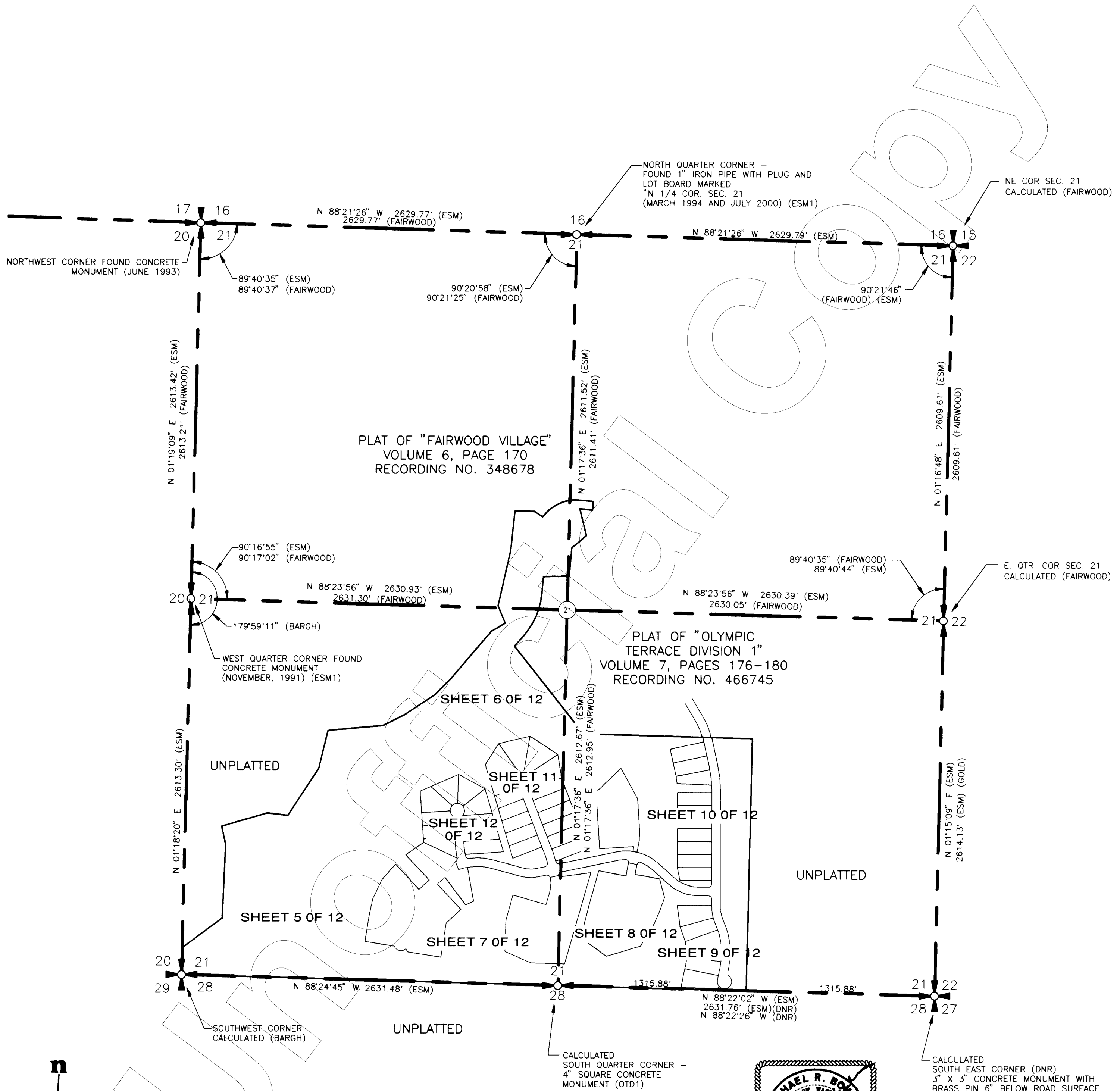
SHEET 3 OF 12

DRAWING: 965\003\004\LOTS\PHASE 1\FP-03

OLYMPIC TERRACE DIVISION 2 - PHASE 1

SUB0500003

PORTIONS OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4, THE SW 1/4, AND THE SE 1/4 OF THE NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



KEY TO MAP SHEETS SECTION BREAKDOWN

LEGEND

- (FAIRWOOD) = PLAT OF "FAIRWOOD VILLAGE"
VOLUME 6, PAGE 170
RECORDING 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
RECORDING NO. 466745
- (BARGH) = RECORD OF SURVEY BY BARGHAUSEN
RECORDING NO. 298845
- (GOLD) = RECORD OF SURVEY BY GOLDSWORTHY
RECORDING NO. 491649
- (ESM1) = PLAT OF "EDGEWOOD VILLAGE"
VOLUME 7, PAGES 4-7
RECORDING NO. 377273



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DATE : 4-13-07
DRAWN BY: D.W.A./R.J.W.

JOB NO. 965-003-004-0206
SHEET 4 OF 12

SCALE: 1" = 500'



BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM - NORTH ZONE
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1986 (NAD83/86)

DRAWING NAME : 965\03\004\PHASE 1 PLOTS\FP4

OLYMPIC TERRACE DIVISION 2 - PHASE 1

SUB0500003

PORTIONS OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4, THE SW 1/4, AND THE SE 1/4 OF THE NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

LINE	LENGTH	BEARING
L104	136.50	N54°55'09"E
L105	30.24	N60°32'13"E
L106	40.62	N50°42'19"E
L107	25.04	N49°34'13"E
L108	22.43	N49°00'58"E
L109	37.07	N63°48'54"E
L110	34.43	N72°08'31"E
L111	36.10	N74°06'42"E
L112	46.50	N76°04'24"E
L113	56.01	N72°00'53"E
L114	35.68	N67°24'23"E
L115	24.47	N68°16'58"E
L116	70.31	N52°12'58"E
L117	41.87	N28°59'17"E
L118	57.17	N29°03'14"E
L119	76.51	N14°25'12"E
L120	39.61	N23°30'59"E
L121	68.66	N30°31'20"E
L122	38.78	N24°25'33"E
L123	45.48	N33°31'59"E
L124	42.08	N36°58'50"E
L125	29.70	N48°37'04"E
L126	36.92	N55°19'51"E
L127	32.04	N66°34'03"E
L128	53.31	N67°14'28"E
L129	67.34	N69°43'06"E
L130	35.77	N65°31'28"E
L131	57.66	N52°49'06"E
L132	377.48	N85°04'47"E

20 21

SHEET 6 OF 12

60' ACCESS & UTILITY
EASEMENT APN 427489

UNPLATTED

TRACT A
(OPEN SPACE)
(4,753,111 SQ. FT.)

TRACT E
(RESERVED FOR FUTURE
DEVELOPMENT)
(352,517 SQ. FT.)

SHEET 7 OF 12

LEGEND

- = CONCRETE MONUMENT PLAT OF "OLYMPIC TERRACE
DIVISION 1 RECORDING NO. 466745
- ⊙ = SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET
BY ESM AND STAMPED "LS 29294"
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- = WETLAND
- - - = WETLAND BUFFER



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DATE : 4-13-07

JOB NO. 965-003-004-0206

DRAWN BY: R.J.W./D.W.A.

SHEET 5 OF 12

SCALE: 1" = 100'



BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM - NORTH ZONE
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1986 (NAD83/86)

DRAWING NAME : 965\03\004\PLOTS\PHASE 1\FP-05

OLYMPIC TERRACE DIVISION 2 - PHASE 1

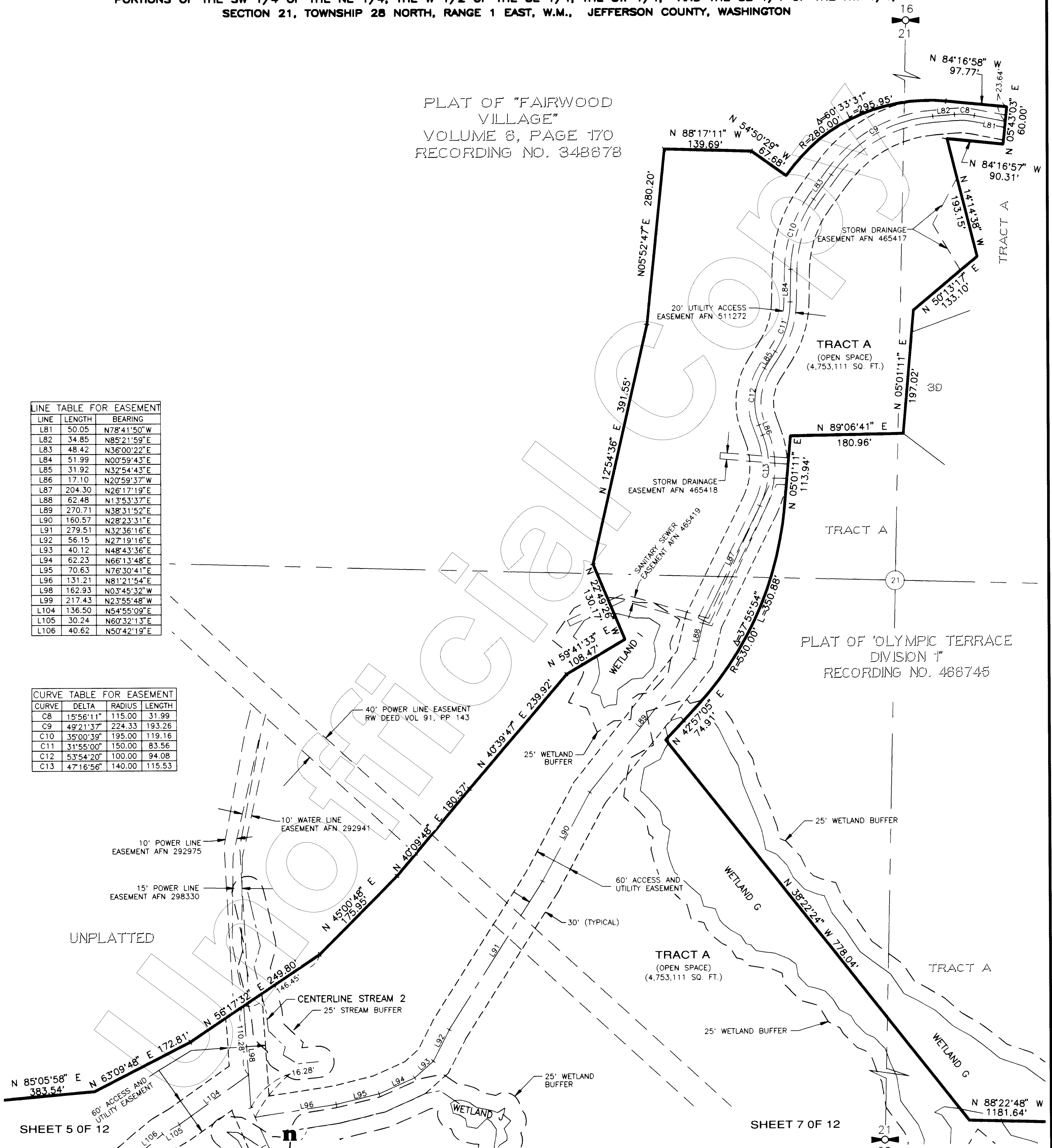
SUB0500003

PORTIONS OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4, THE SW 1/4, AND THE SE 1/4 OF THE NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

PLAT OF "FAIRWOOD
VILLAGE"
VOLUME 8, PAGE 170
RECORDING NO. 348678

LINE TABLE FOR EASEMENT		
LINE	LENGTH	BEARING
L81	50.05	N78°41'50"W
L82	34.85	N85°21'59"E
L83	48.42	N36°00'22"E
L84	51.99	N00°59'43"E
L85	31.92	N32°54'43"E
L86	17.10	N20°59'37"W
L87	204.30	N26°17'19"E
L88	62.48	N13°53'37"E
L89	270.71	N38°31'52"E
L90	160.57	N28°23'31"E
L91	279.51	N32°36'16"E
L92	56.15	N27°19'16"E
L93	40.12	N48°43'36"E
L94	62.23	N66°13'48"E
L95	70.63	N76°30'41"E
L96	131.21	N81°21'54"E
L98	162.93	N03°45'32"W
L99	217.43	N23°55'48"W
L104	136.50	N54°55'09"E
L105	30.24	N60°32'13"E
L106	40.62	N50°42'19"E

CURVE TABLE FOR EASEMENT			
CURVE	DELTA	RADIUS	LENGTH
C8	15°56'11"	115.00	31.99
C9	49°21'37"	224.33	193.26
C10	35°00'39"	195.00	119.16
C11	31°55'00"	150.00	83.56
C12	53°54'20"	100.00	94.08
C13	47°16'56"	140.00	115.53



LEGEND

- = CONCRETE MONUMENT PLAT OF "OLYMPIC TERRACE DIVISION 1" RECORDING NO. 466745
- = SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294"
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- = WETLAND
- - - = WETLAND BUFFER



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DATE : 4-13-07
DRAWN BY: R.J.W./D.W.A.

JOB NO. 965-003-004-0206
SHEET 6 OF 12

SCALE: 1" = 100'



BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM - NORTH ZONE
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1986 (NAD83/86)

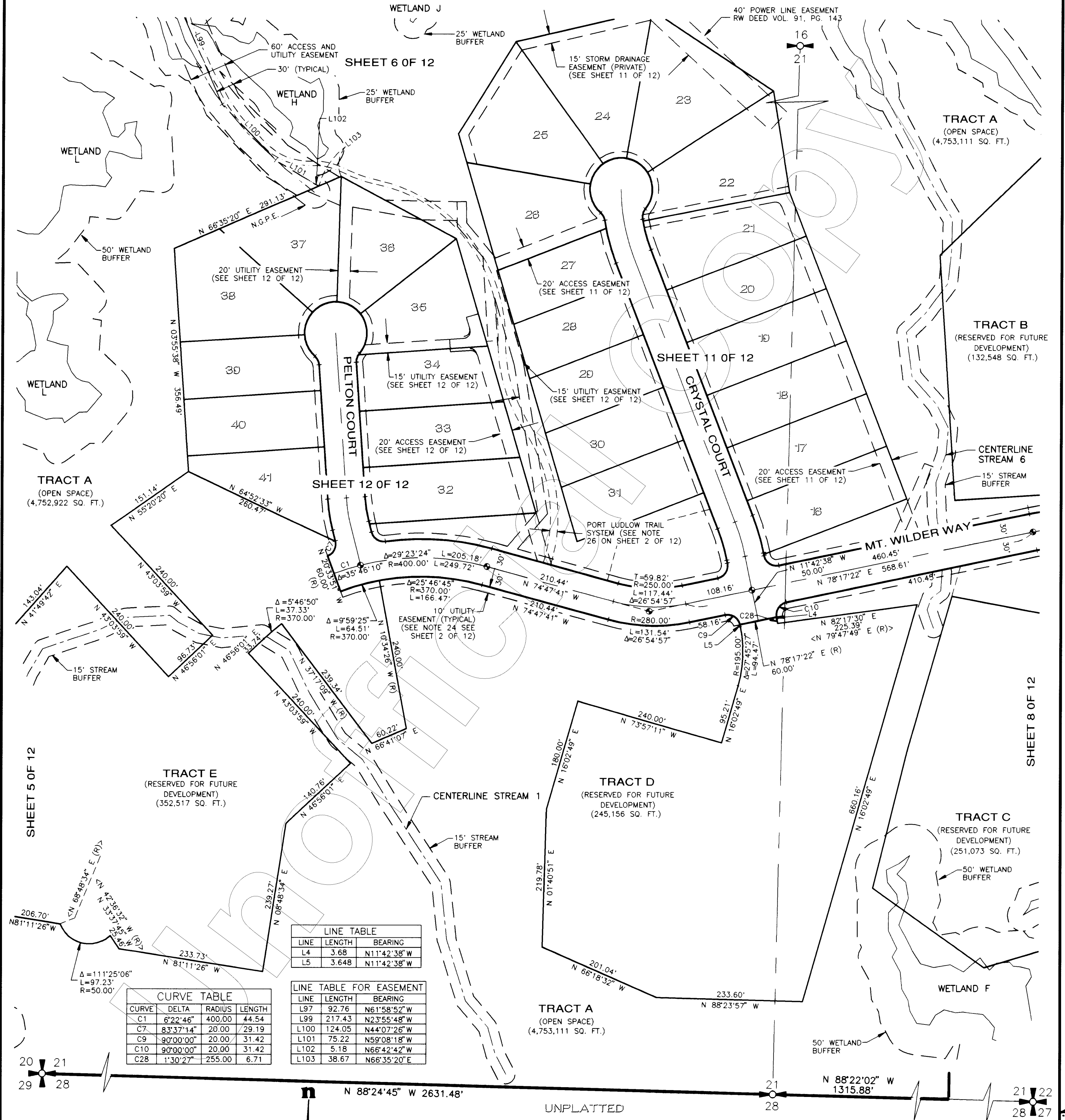
DRAWING NAME : 965\03\004\LOTS\PHASE 1\FP-06

V.8 P.69

OLYMPIC TERRACE DIVISION 2 - PHASE 1

SUB0500003

PORTIONS OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4, THE SW 1/4, AND THE SE 1/4 OF THE NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



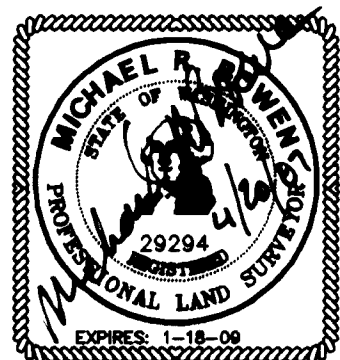
LINE TABLE		
LINE	LENGTH	BEARING
L4	3.68	N11°42'38"W
L5	3.648	N11°42'38"W

LINE TABLE FOR EASEMENT		
LINE	LENGTH	BEARING
L97	92.76	N61°58'52"W
L99	217.43	N23°55'48"W
L100	124.05	N44°07'26"W
L101	75.22	N59°08'18"W
L102	5.18	N66°42'42"W
L103	38.67	N66°35'20"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°22'46"	400.00	44.54
C7	8°37'14"	20.00	29.19
C9	90°00'00"	20.00	31.42
C10	90°00'00"	20.00	31.42
C28	1°30'27"	255.00	6.71

LEGEND

- = CONCRETE MONUMENT PLAT OF "OLYMPIC TERRACE DIVISION 1 RECORDING NO. 466745"
- = SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294"
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- = WETLAND
- - - = WETLAND BUFFER



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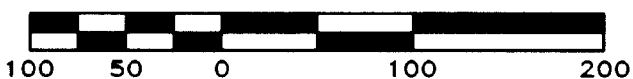
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Land Planning
Landscape Architecture

DATE : 4-13-07
DRAWN BY: R.J.W./D.W.A.

JOB NO. 965-003-004-0206
SHEET 7 OF 12

SCALE: 1" = 100'



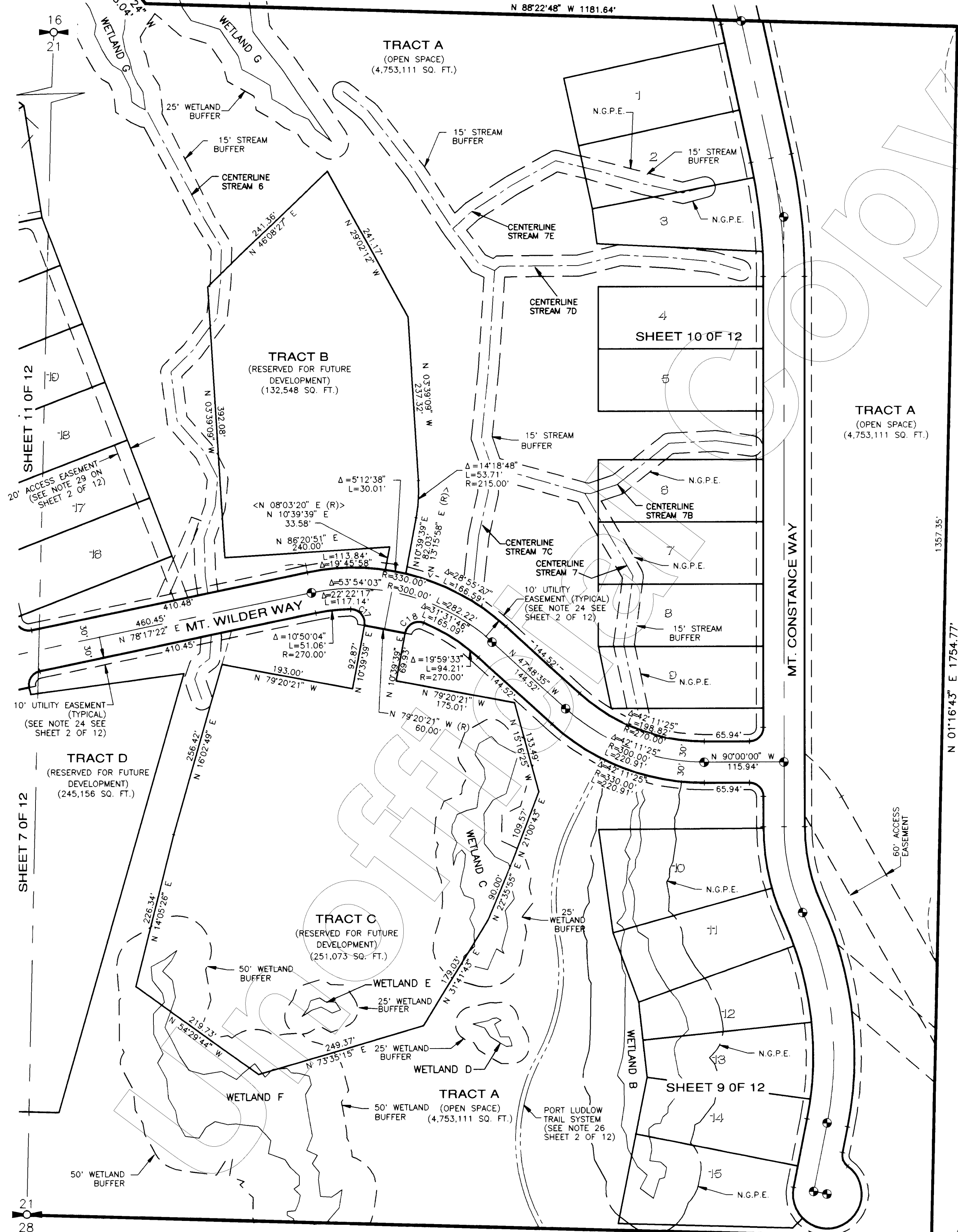
BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM - NORTH ZONE
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1986 (NAD83/86)

DRAWING NAME : 965\03\004\PLOTS\PHASE 1\FP-07

OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4, THE SW 1/4, AND THE SE 1/4 OF THE NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



LINE TABLE FOR EASEMENT		
LINE	LENGTH	BEARING
L1	230.14	N68°47'13"E
L2	67.06	N20°22'59"E

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C17	101°32'13"	20.00	35.44
C18	101°32'13"	20.00	35.44

LEGEND

- = CONCRETE MONUMENT PLAT OF "OLYMPIC TERRACE DIVISION 1 RECORDING NO. 466745
- = SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294"
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- (R) = RADIAL BEARING
- < > = RADIAL BEARING AT LOT CORNER
- = WETLAND
- - - = WETLAND BUFFER

UNPLATTED

SCALE: 1" = 100'



BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM - NORTH ZONE
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1986 (NAD83/86)



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Suite 200

Federal Way, WA 98003

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Landscape Architecture

DATE : 4-13-07

JOB NO. 965-003-004-0206

DRAWN BY: R.J.W./D.W.A.

SHEET 8 OF 12

DRAWING NAME : 965\03\004\LOTS\PHASE 1\FP-08

78 p. 71

OLYMPIC TERRACE DIVISION 2 - PHASE 1

SUB0500003

PORTIONS OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4, THE SW 1/4, AND THE SE 1/4 OF THE NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

PLAT OF "OLYMPIC TERRACE
DIVISION 1 RECORDING NO.
466745

TRACT A

TRACT B

SHEET 7 OF 12

TRACT A
(OPEN SPACE)
(4,753,111 SQ. FT.)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C25	2°39'25"	770.00	35.71
C26	1°39'08"	770.00	22.20
C27	1°19'54"	270.00	6.28

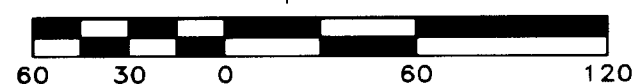
CURVE TABLE FOR N.G.P.E.			
CURVE	DELTA	RADIUS	LENGTH
C1	38°10'31"	15.00	9.99
C4	86°23'19"	15.00	22.62
C5	93°36'41"	15.00	24.51

LINE TABLE FOR N.G.P.E.		
LINE	LENGTH	BEARING
L6	64.07	N90°00'00"W
L7	10.03	N07°42'59"E
L8	81.73	N30°27'32"W
L9	22.06	N90°00'00"E
L10	35.09	N30°27'33"W
L11	32.59	N72°00'25"E
L12	79.78	N51°28'50"E
L13	97.69	N90°00'00"W
L53	91.17	N79°17'05"E
L54	91.24	N79°17'05"E
L55	36.95	N75°40'24"E
L56	43.86	N77°29'21"W
L57	17.32	N77°29'21"W
L58	85.38	N74°25'29"W
L59	33.92	N12°22'03"W
L60	14.51	N12°22'03"W
L61	153.64	N75°29'57"W
L62	29.79	N75°40'24"E

LEGEND
⊙ = CONCRETE MONUMENT PLAT OF "OLYMPIC TERRACE
DIVISION 1 RECORDING NO. 466745
⊕ = SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET
BY ESM AND STAMPED "LS 29294"
R = RADIUS
Δ = DELTA
L = ARC LENGTH
(R) = RADIAL BEARING
< > = RADIAL BEARING AT LOT CORNER
— = WETLAND
-- = WETLAND BUFFER

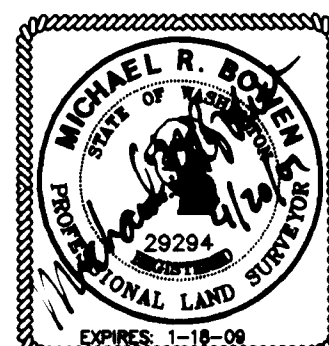


SCALE: 1" = 60'



BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM - NORTH ZONE
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1986 (NAD83/86)



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JOB NO. 965-003-004-0206
SHEET 10 OF 12

UNPLATTED

N 01°16'43" E 1754.77'

V.18 P.73

OLYMPIC TERRACE DIVISION 2 - PHASE 1

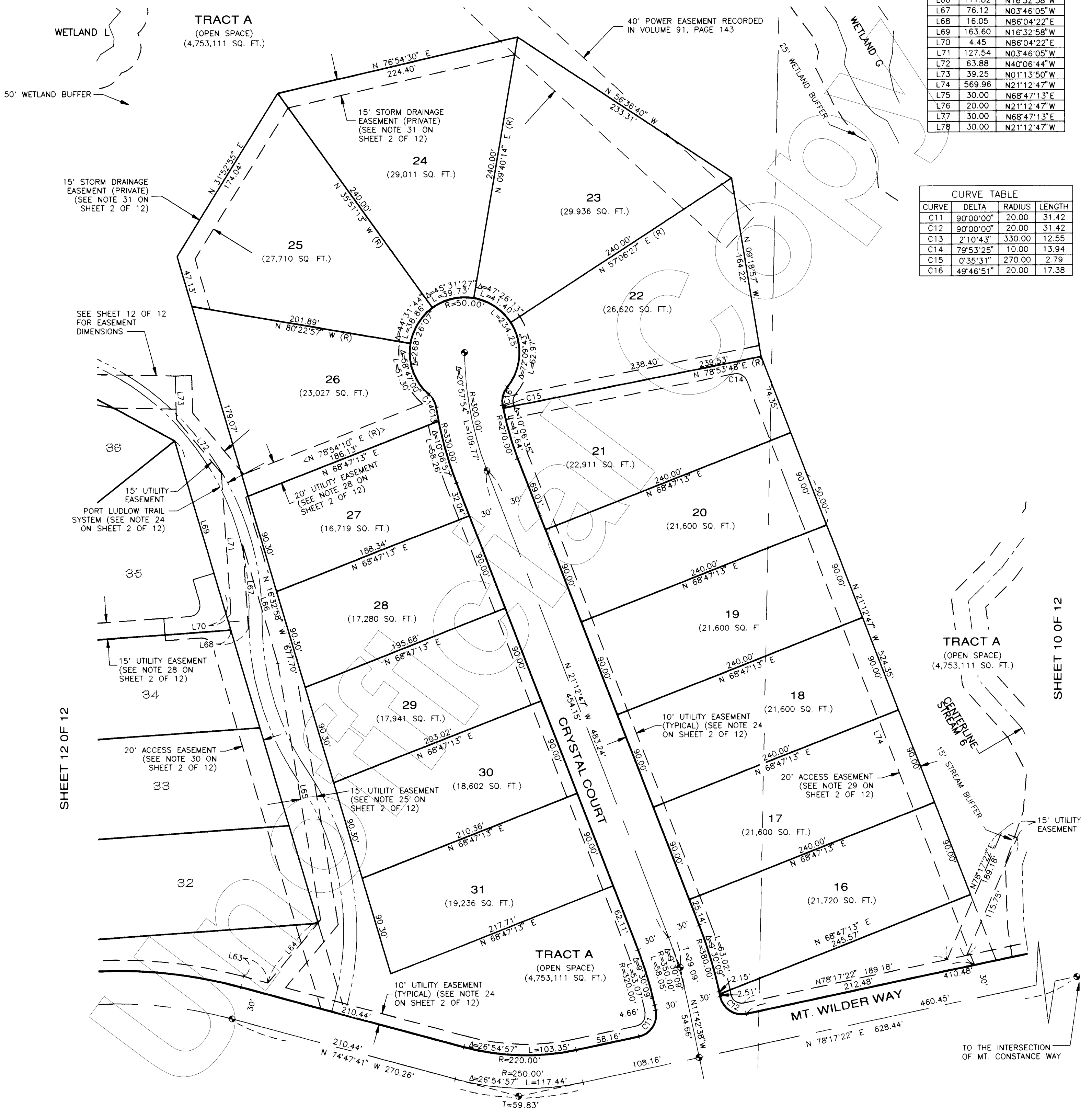
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SUB0500003

SHEET 6 OF 12

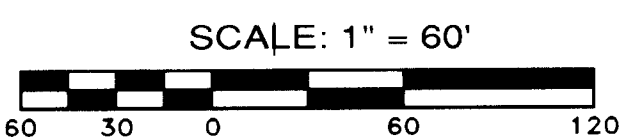
LINE TABLE		
LINE	LENGTH	BEARING
L63	23.02	N74°47'41"W
L64	74.61	N40°06'30"E
L65	235.30	N09°20'43"W
L66	111.82	N16°32'58"W
L67	76.12	N03°46'05"W
L68	16.05	N86°04'22"E
L69	163.60	N16°32'58"W
L70	4.45	N86°04'22"E
L71	127.54	N03°46'05"W
L72	63.88	N40°06'44"W
L73	39.25	N01°13'50"W
L74	569.96	N21°12'47"W
L75	30.00	N68°47'13"E
L76	20.00	N21°12'47"W
L77	30.00	N68°47'13"E
L78	30.00	N21°12'47"W

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	90°00'00"	20.00	31.42
C12	90°00'00"	20.00	31.42
C13	2°10'43"	330.00	12.55
C14	79°53'25"	10.00	13.94
C15	0°35'31"	270.00	2.79
C16	49°46'51"	20.00	17.38



SHEET 10 OF 12

SHEET 12 OF 12



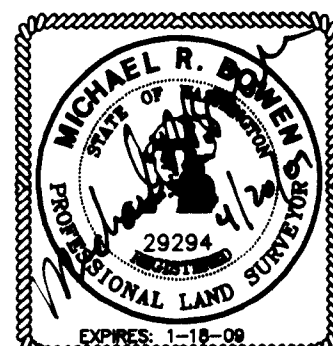
LEGEND

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BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM - NORTH ZONE
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1986 (NAD83/86)

DRAWING NAME : 965\03\004\LOTS\PHASE 1\FP-11



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DATE : 4-13-07

JOB NO. 965-003-004-0206

DRAWN BY: R.J.W./D.W.A.

SHEET 11 OF 12

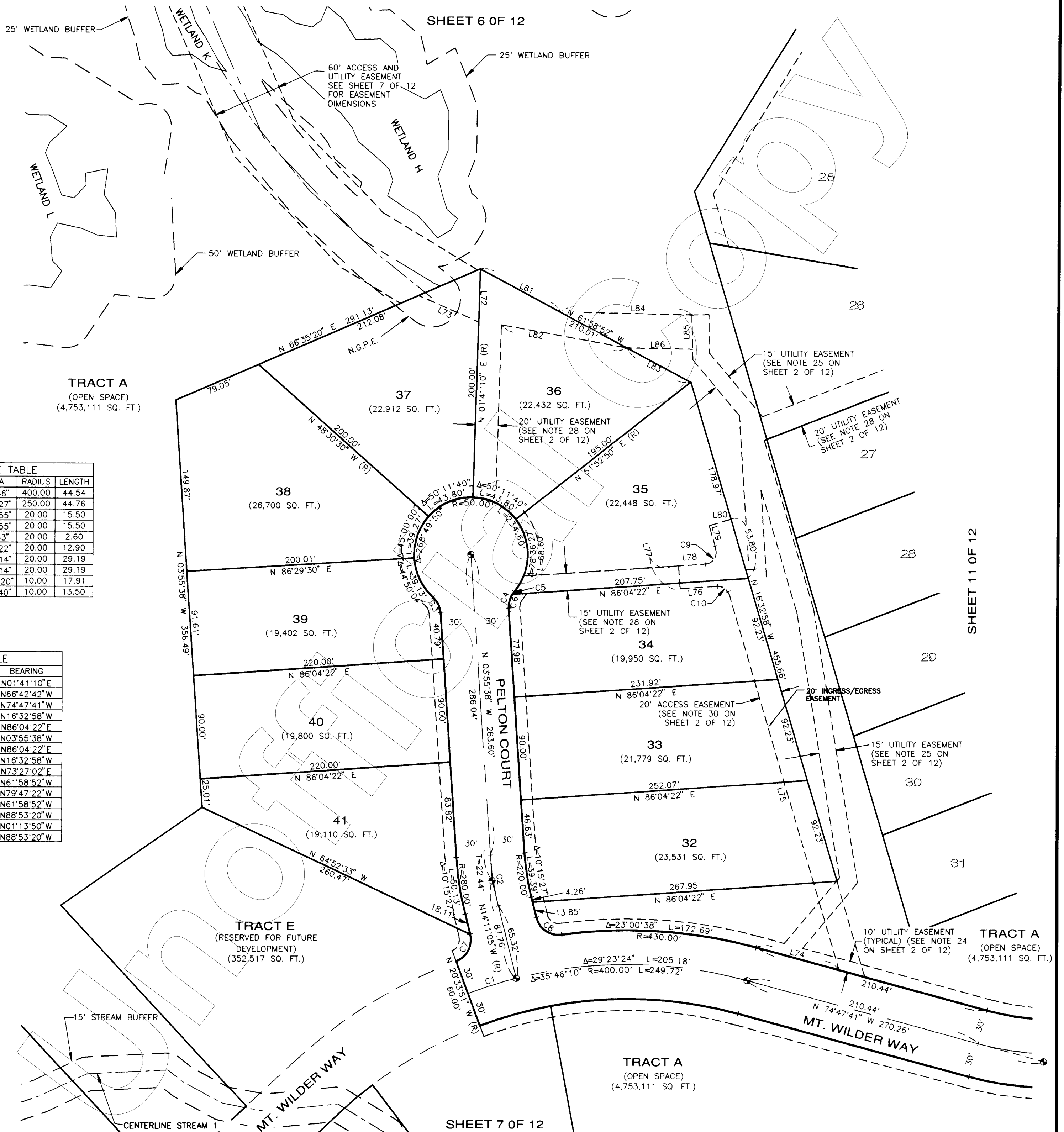
1.8 & 7.14

OLYMPIC TERRACE DIVISION 2 - PHASE 1

SUB0500003

PORTIONS OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE SE 1/4, THE SW 1/4, AND THE SE 1/4 OF THE NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

SHEET 6 OF 12



TRACT A
(OPEN SPACE)
(4,753,111 SQ. FT.)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	6°22'46"	400.00	44.54
C2	10°15'27"	250.00	44.76
C3	44°24'55"	20.00	15.50
C4	44°24'55"	20.00	15.50
C5	7°27'33"	20.00	2.60
C6	36°57'22"	20.00	12.90
C7	83°37'14"	20.00	29.19
C8	83°37'14"	20.00	29.19
C9	102°37'20"	10.00	17.91
C10	77°22'40"	10.00	13.50

LINE TABLE

LINE	LENGTH	BEARING
L72	46.40	N01°41'10"E
L73	57.73	N66°42'42"W
L74	75.47	N74°47'41"W
L75	345.56	N16°32'58"W
L76	32.98	N86°04'22"E
L77	20.00	N03°55'38"W
L78	24.02	N86°04'22"E
L79	21.46	N16°32'58"W
L80	20.00	N73°27'02"E
L81	79.99	N61°58'52"W
L82	112.34	N79°47'22"W
L83	63.73	N61°58'52"W
L84	115.45	N88°53'20"W
L85	30.03	N01°13'50"W
L86	57.57	N88°53'20"W

TRACT E
(RESERVED FOR FUTURE
DEVELOPMENT)
(352,517 SQ. FT.)

TRACT A
(OPEN SPACE)
(4,753,111 SQ. FT.)

LEGEND

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- = WETLAND
- - - = WETLAND BUFFER
- N.G.P.E. = NATIVE GROWTH PROTECTION EASEMENT



SCALE: 1" = 60'



BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM - NORTH ZONE
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1986 (NAD83/86)

DRAWING NAME : 965\03\004\LOTS\PHASE 1\FP12



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33915 1st Way South
Suite 200
Federal Way, WA 98003
www.esmcivil.com

FEDERAL WAY (253) 638-5113
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DATE : 4-13-07
DRAWN BY: R.J.W./D.W.A.

JOB NO. 965-003-004-0206
SHEET 12 OF 12