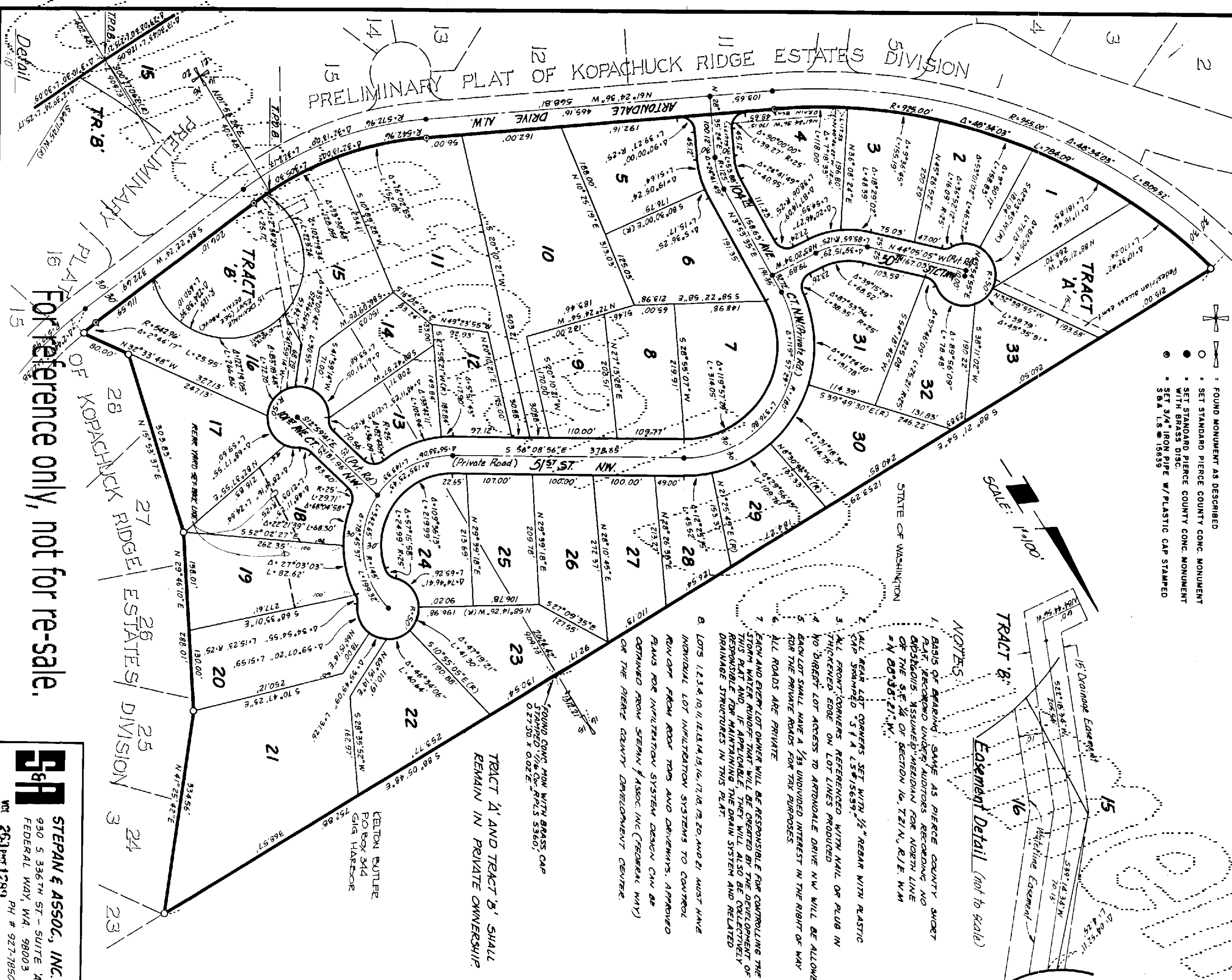
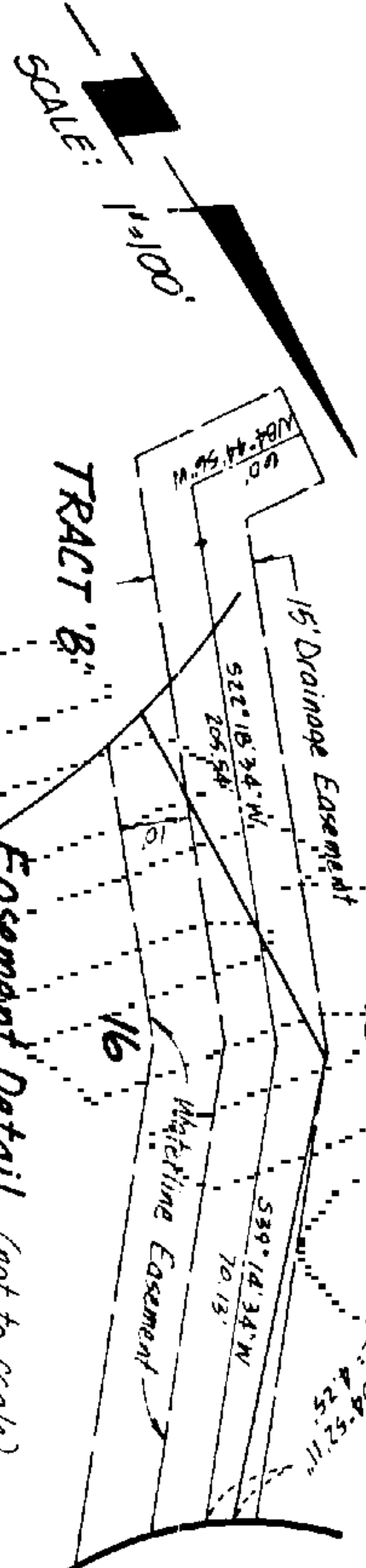


KOPACHUCK RIDGE ESTATES DIVISION 2

PORTIONS OF SECTIONS 16 & 15, T. 21 N., R. 1 E., W. 1 M. PIERCE COUNTY, WASHINGTON



- FOUND MONUMENT AS DESCRIBED
- SET STANDARD PIERCE COUNTY CONC. MONUMENT
- SET STANDARD PIERCE COUNTY CONC. MONUMENT WITH BRASS DISC
- SET 3/4" IRON PIPE W/ PLASTIC CAP STAMPED S.B.A. L.S.# 15639



NOTES:

1. BASIS OF APPEARING: SAME AS PIERCE COUNTY SHORT PLAT, RECORDED UNDER AUDITORS RECORDING NO. 05056015. ASSUMED MERIDIAN FOR NORTH LINE OF THE S.E. 1/4 OF SECTION 16, T21N, R1E, W1M = N 88° 35' 21" W.
2. ALL REAR LOT CORNERS SET WITH 1/2" REBAR WITH PLASTIC CAP STAMPED "S & A L.S.# 15639".
3. ALL FRONT CORNERS REFERENCED WITH NAIL OR PLUG IN THICKENED EDGE ON LOT LINES PRODUCED
4. NO DIRECT LOT ACCESS TO ARTONDALE DRIVE NW WILL BE ALLOWED
5. EACH LOT SHALL HAVE A 1/3 UNDIVIDED INTEREST IN THE RIGHT OF WAY FOR THE PRIVATE ROADS FOR TAX PURPOSES
6. ALL ROADS ARE PRIVATE
7. EACH AND EVERY LOT OWNER WILL BE RESPONSIBLE FOR CONTROLLING THE STORM WATER RUNOFF THAT WILL BE CREATED BY THE DEVELOPMENT OF THIS PLAT AND, IF APPLICABLE, THEY WILL ALSO BE COLLECTIVELY RESPONSIBLE FOR MAINTAINING THE DRAIN SYSTEM AND RELATED DRAINAGE STRUCTURES IN THIS PLAT.
8. LOTS 1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, AND 21 MUST HAVE INDIVIDUAL LOT INFILTRATION SYSTEMS TO CONTROL RUNOFF FROM ROOF TOPS AND DRIVEWAYS. APPROVED PLANS FOR INFILTRATION SYSTEM DESIGN CAN BE OBTAINED FROM STEPAN & ASSOC. INC. (TELEPHONE WAY) OR THE PIERCE COUNTY DEVELOPMENT CENTER.

TRACT A' AND TRACT B' SHALL REMAIN IN PRIVATE OWNERSHIP.

KELTON BUTLER
P.O. BOX 344
GIGA HARBOR

FOUND CONC. MON. WITH BRASS CAP
STAMPED "S.B.A. L.S.# 15639"

For reference only, not for re-sale.

STEPAN & ASSOC., INC.
930 S. 336TH ST. - SUITE 'A'
FEDERAL WAY, WA. 98003
PH # 927-7850
VINT 263 PWT 1289

KOPACHUCK RIDGE ESTATES DIVISION 2

PORTIONS OF SECTIONS 15 & 16, T. 21 N., R. 1 E., W. 1 M. PIERCE COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 16, AND THE SOUTHWEST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 15, ALL IN TOWNSHIP 21 NORTH, RANGE 1 EAST, W.M., IN PIERCE COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16;
THENCE ALONG THE EAST LINE THEREOF N01°53'24"E 402.48 FEET TO A POINT ON THE NORTHERLY MARGIN OF ARTONDALE DRIVE NORTHWEST, SAID MARGIN BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 542.96 FEET (A RADIAL LINE THROUGH SAID POINT BEARS S00°27'06"E), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;
THENCE WESTERLY 275.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°02'30";
THENCE CONTINUING ALONG SAID MARGIN N61°24'36"W 568.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 925.00 FEET;
THENCE NORTHWESTERLY AND NORTHERLY 784.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°34'03" TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16;
THENCE ALONG SAID NORTH LINE S88°21'54"E 1253.29 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 S88°05'48"E 752.89 FEET;
THENCE S41°25'42"W 334.56 FEET;
THENCE S29°04'10"W 288.01 FEET;
THENCE S15°53'37"W 303.83 FEET;
THENCE S32°33'48"E 80.00 FEET TO A POINT ON SAID NORTHERLY MARGIN OF ARTONDALE DRIVE NORTHWEST, SAID MARGIN BEING A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 542.96 FEET (A RADIAL LINE THROUGH SAID POINT BEARS S06°21'53"E);
THENCE WESTERLY 25.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°04'17";
THENCE S86°22'24"W 322.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 542.96 FEET;
THENCE WESTERLY 30.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'30" TO THE TRUE POINT OF BEGINNING AND CONTAINING 27.88 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE WITHIN PLAT OF KOPACHUCK RIDGE ESTATES DIVISION 2 IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY AND THE MONUMENTS WERE FOUND AND SET AS INDICATED ON THE MAP; THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITION OF APPROVAL THEREOF.

Paul S. Anderson 5/9/85
PAUL S. ANDERSON, P.L.S. #15639



DEDICATION

I (WE), THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED PROPERTY, DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. ALL ROADS ARE PRIVATE AND ARE NOT DEDICATED TO THE PUBLIC. EACH LOT OWNER SHALL ALSO HAVE AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH ITS USE AS A ROADWAY, OVER AND ACROSS ALL THE PRIVATE ROADS SHOWN ON THE PLAT. THE OWNERS RESERVE THE RIGHT TO MAKE ANY NECESSARY CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THESE ROADS. THESE STREETS AND ROADS WILL NOT BE DEDICATED TO PIERCE COUNTY UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO PIERCE COUNTY STANDARDS, AND AT SUCH TIME AS PIERCE COUNTY DESIRES TO ACCEPT THEM.

CITIZENS SERVICE CORPORATION
NORTH PACIFIC BANK
HELENA L. BUSCH, EXECUTRIX
THELMA L. BUSCH

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF PIERCE) SS

ON THIS 21 DAY OF May, 1985, BEFORE ME PERSONALLY, AND KNOWN BY ME TO BE THE SAID CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON DATE STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Tacoma

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF PIERCE) SS

ON THIS 21 DAY OF May, 1985, BEFORE ME PERSONALLY, AND KNOWN BY ME TO BE THE SAID CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON DATE STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Tacoma

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF PIERCE) SS

THIS IS TO CERTIFY THAT ON THIS 15 DAY OF May, 1985, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED Thelma L. Busch and who acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF PIERCE) SS

THIS IS TO CERTIFY THAT ON THIS 15 DAY OF May, 1985, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED Thelma L. Busch and who acknowledged to me that she signed and sealed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Tacoma

For reference only, not for re-sale.

SP
STEPAN & ASSOC., INC.
930 S. 336TH ST. SUITE 1A
FEDERAL WAY, WA 98003
PH # 927-7850
VOL 263 PAGE 1290



KOPACHUCK RIDGE ESTATES DIVISION 2

PORTIONS OF SECTIONS 15 & 16, T. 21 N., R. 1 E., W. 1 M.
PIERCE COUNTY, WASHINGTON

APPROVALS

ROAD DEPARTMENT

THIS PLAT HAS BEEN EXAMINED AND APPROVED 15 DAY OF May, 1985, WITH THE FOLLOWING CONDITIONS: PIERCE COUNTY HAS NO OBLIGATION FOR THE MAINTENANCE OR REPAIR OF ANY PRIVATE ROAD SHOWN ON THIS PLAT. PROVISIONS ARE MADE UNDER THE TERMS OF THE RESTRICTIVE COVENANTS TO WHICH THIS PROPERTY IS SUBJECT FOR THE MAINTENANCE OF SUCH ROADS. BEFORE CONSIDERATION OF ANY PROPOSAL TO DEDICATE SUCH ROADS TO PIERCE COUNTY HEREAFTER, SUCH ROADS MUST MEET THE STANDARDS OF PIERCE COUNTY.

[Signature]
DIRECTOR OF PUBLIC WORKS

HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRY AT THE TACOMA-PIERCE COUNTY HEALTH DEPARTMENT ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR SPECIFIC LOTS.

[Signature]
DIRECTOR OF ENVIRONMENTAL HEALTH
SANITARIAN

DATE 21 May 1985

PLANNING DEPARTMENT

WE CERTIFY THAT THE WITHIN PLAT OF "KOPACHUCK RIDGE ESTATES, DIVISION 2" IS IN FULLY APPROVED BY THE PIERCE COUNTY PLANNING DEPARTMENT AND THE PLATTING FEE IS PAID.

DATED THIS 14th DAY OF June, 1985

[Signature]
DIRECTOR, PLANNING DEPARTMENT

PROSECUTING ATTORNEY

APPROVED AS TO FORM THIS 22nd DAY OF May, 1985

[Signature]
DEPUTY PROSECUTING ATTORNEY

HEARINGS EXAMINER

EXAMINED AND APPROVED BY THE HEARINGS EXAMINER OF PIERCE COUNTY, WASHINGTON, THIS 19th DAY OF May, 1985

[Signature]
PIERCE COUNTY HEARINGS EXAMINER

AUDITOR

FILED FOR RECORD AT THE REQUEST OF Citizens Power Corp. THIS 13th DAY OF June, 1985 AT 11 MINUTES PAST 11 A.M. AND RECORDED IN VOLUME 100 OF PLATS, AT PAGES 11 RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

[Signature]
PIERCE COUNTY AUDITOR

BY D. Waefers
FEE NUMBER 850613018 FEE \$ 43.00

ASSESSOR / TREASURER

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

DATED THIS 21st DAY OF May, 1985

[Signature]
ASSESSOR / TREASURER, PIERCE COUNTY, WASHINGTON

DECLARATION OF COVENANTS

"THE PROVISIONS OF THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, EASEMENTS AND AGREEMENTS FOR KOPACHUCK RIDGE ESTATES, DATED 11/15/83, AND RECORDED UNDER PIERCE COUNTY RECORDING NO. 85180337 ARE HEREBY IMPOSED UPON ALL OF THE PROPERTY CONSISTING THE FINAL PLAT OF KOPACHUCK RIDGE ESTATES DIVISION 2, AS IF FULLY SET FORTH HEREIN, IN ACCORDANCE WITH SECTION 12 OF SUCH DECLARATION, AS SUCH PROVISIONS ARE SUPPLEMENTED, MODIFIED, AND AMENDED BY THE SUPPLEMENTARY DECLARATION FOR THE PLAT OF KOPACHUCK RIDGE ESTATES DIVISION 2, FILED OR TO BE FILED OF RECORD." THE OWNER OF TRACT 'B' WILL NOT CONSTRUCT, MAINTAIN OR SUFFER TO BE CONSTRUCTED OR MAINTAINED WITHIN TRACT 'B', SO LONG AS THE SAME IS OPERATED TO FURNISH WATER FOR PUBLIC CONSUMPTION, ANY OF THE FOLLOWING: SEWERS, SEWERS, PRIVIES, SEPTIC TANKS, DRAINFIELDS, MANURE PILES, GARBAGE OF ANY KIND OR DESCRIPTION, BARNY, CHICKEN HOUSES, RABBIT HUTCHES, PIG PENS, OR OTHER ENCLOSURES OR STRUCTURES FOR THE KEEPING OR MAINTENANCE OF FOWL, OR ANIMALS, OR STORAGE OF LIQUID OR DRY CHEMICALS, HERBICIDES OR INSECTICIDES.

EASEMENT PROVISIONS

1. ALL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO RICHARDSON WATER COMPANY, PUNINGULLA LIGHT COMPANY TELEPHONE UTILITIES, CABLE TV, RUGET SOUND AND NATURAL GAS COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE PRIVATE ROADS AND THE EXTERIOR 7 FEET OF FRONT BOUNDARY LINES OF ALL LOT AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR PURPOSES STATED. ALL PERMANENT UTILITY SERVICES SHALL BE PROVIDED BY UNDERGROUND SERVICES EXCLUSIVELY.

REFERENCES TO DEPT. OF GOVERNMENTS - ARE: 8404147-887
APPENDMENT TO DEPT. OF GOVERNMENTS - ARE: 8404149-368

For reference only, not for re-sale.

SP STEPAN & ASSOC., INC.
930 S. 336TH ST - SUITE 'A'
FEDERAL WAY, WA 98003
TEL # 263-1291 FAX # 927-7850

8506130180