

KOPACHUCK RIDGE ESTATES DIVISION NO. 3

A PORTION OF SW 1/4, SEC. 15, TWP. 21N, RGE 1E, W.M.
PIERCE COUNTY, WASHINGTON

DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY, HEREBY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. ALL ROADS ARE PRIVATE AND ARE NOT DEDICATED TO THE PUBLIC. EACH LOT OWNER SHALL HAVE AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES, AND ANY OTHER PURPOSES NOT CONSISTENT 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 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.

I (WE) DEDICATE TO PIERCE COUNTY, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS, CONTRACTORS, FOR THE USE OF THE PUBLIC FOREVER, A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF SEWER PIPELINES, MANHOLES AND OTHER APPURTENANT SEWER STRUCTURES, DRYWELLS, OR UNDERGROUND DRAINAGE FACILITIES OVER, UNDER AND ACROSS THE EASEMENTS AND/OR PRIVATE ROADS SHOWN ON THE FACE OF THIS PLAT.

CITIZENS SERVICE CORPORATION
BY *W. A. McC...* A.V.P.



ACKNOWLEDGEMENT
STATE OF WASHINGTON }
COUNTY OF PIERCE } SS.

ON THIS 12th DAY OF January, 1988, BEFORE ME PERSONALLY APPEARED *W. A. McC...* TO ME KNOWN TO BE THE *Assistant Vice President* OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT *he is* AUTHORIZED TO EXECUTE SAID INSTRUMENT.

Walter Elliott Jullund...
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT *4221 23rd St SW, Tukwila, WA 98148*

HEARING EXAMINER

EXAMINED AND APPROVED BY THE HEARING EXAMINER OF PIERCE COUNTY, WASHINGTON, THIS 22nd DAY OF February, 1988
W. A. McC...
PIERCE COUNTY HEARING EXAMINER

AUDITOR

FILED FOR RECORD AT THE REQUEST OF *Michael Scott Corp.* THIS 23rd DAY OF Feb., 1988 AT 33 MINUTES PAST 9 A.M. AND RECORDED IN VOLUME *9* OF PLATS, AT PAGES *9* OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

PIERCE COUNTY AUDITOR
BY *St Koschik* \$ 51-

FEE NO. *8802230069*
PROTECTIVE COVENANTS
SEE PROTECTIVE COVENANTS AS FILED UNDER AUDITORS FEE NO. *8802230069* ON THE *12* DAY OF *Jan*, 1988, IN VOLUME *9* AT PAGE *9* RECORDS OF THE PIERCE COUNTY AUDITOR.

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PENINSULA LIGHT COMPANY, TELEPHONE UTILITIES OF WASHINGTON, AND CABLE TV PUGET SOUND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET OF FRONT AND REAR BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR 2.5 FEET OF SIDE BOUNDARY LINES OF ALL LOTS, 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 ELECTRIC, TELEPHONE, AND TELEVISION SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED. ALL PERMANENT UTILITY SERVICES SHALL BE PROVIDED BY UNDERGROUND SERVICE EXCLUSIVELY. NO.

UTILITIES DEPT

(FOR SANITARY SEWERS)

ALL LOTS WITHIN THIS PLAT ARE NOT SERVED BY SANITARY SEWER
DIRECTOR OF UTILITIES *David T. ...* DATE *2-10-88*

PUBLIC WORKS DEPARTMENT

THIS PLAT HAS BEEN EXAMINED AND APPROVED. THIS *12* DAY OF *Jan*, 1988 WITH THE FOLLOWING CONDITIONS: PIERCE COUNTY HAS NO OBLIGATION FOR THE MAINTENANCE OR REPAIR OF THE PRIVATE ROADS OR STORM SEWER SYSTEM LOCATED IN THIS PLAT. EACH AND EVERY LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROADS AND STORM DRAINAGE SYSTEM ASSOCIATED WITH THE PLAT. THEY WILL ALSO BE COLLECTIVELY RESPONSIBLE FOR CONTROLLING ALL STORM WATER RUNOFF THAT WILL BE CREATED BY THE DEVELOPMENT OF THIS PLAT.

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

DIRECTOR OF PUBLIC WORKS *...* DATE *1-20-88*

HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL AND SITE CONDITIONS WILL ALLOW USE OF ON-SITE SEWAGE SYSTEMS AS A MEANS OF SEWAGE DISPOSAL FOR SOME (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.
WATER SUPPLY APPROVER *...* DATE *2-12-88*

DEPARTMENT REPRESENTATIVE *...* DATE *2-12-88*

PLANNING DEPARTMENT

WE HEREBY CERTIFY THAT THE WITHIN PLAT OF KOPACHUCK RIDGE ESTATES DIVISION NO. 3, DULY APPROVED BY THE PIERCE COUNTY PLANNING DEPARTMENT AND THAT THE PLATTING FEE HAS BEEN PAID.
DATED THIS *17* DAY OF *February*, 1988.

DIRECTOR, PLANNING DEPARTMENT *...*

PROSECUTING ATTORNEY

APPROVED AS TO FORM THIS *17* DAY OF *Feb*, 1988
...
DEPT. PROSECUTING ATTORNEY

ASSESSOR - TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOK AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED DATED THIS *22* DAY OF *Feb*, 1988.
...
ASSESSOR - THEASURER, PIERCE COUNTY WASHINGTON



LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE WITHIN PLAT OF KOPACHUCK RIDGE ESTATES DIVISION NO. 3, IS BASED UPON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY AND THE MONUMENTS WERE FOUND AND SET AS INDICATED ON THE MAP; THAT THE LOT CORNERS WERE STAKED WITH 1/2" REBAR AND U.S. CAP #9690, THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

EUGENE C. SPROUT DATE *2-10-88*
LICENSE NUMBER *RE #15 9690*

FIRE MARSHAL

WE HEREBY CERTIFY THAT THIS PLAT IS DULY APPROVED, SUBJECT TO COMPLIANCE WITH ALL CURRENT REQUIREMENTS OF THE FIRE PREVENTION BUREAU.
...
FIRE MARSHAL DATE *2-10-88*

KOPACHUCK RIDGE ESTATES DIVISION NO. 3
FORMAL PLAT

FOR OLD STONE REAL ESTATE SERVICES INC.
ONE NEWPORT 3605 32ND AVE. SE. BELLEVUE, WA. 98006
DRAWN BY *...*
CHECKED *...* DATE *11/5/87*
ECS
8802230069 PER PIERCE CO.
WA 47111821

FACTORIA EAST SUITE 101
BELLEVUE, WA 98008
EUGENE C. SPROUT
RE # 15 9690

KOPACHUCK RIDGE ESTATES DIVISION NO.3

A PORTION OF SW 1/4, SEC. 15, TWP. 21N, RGE 1E, W.M.
PIERCE COUNTY, WASHINGTON

LEGAL

PARCEL "A"

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 1 EAST, T. 21 N., IN PIERCE COUNTY, WASHINGTON, AND PROCEEDING TO THE NORTH 03° 24' EAST ALONG THE WEST LINE OF SAID SECTION 402.46 FEET TO THE NORTH SIDE OF ARDONDALE DRIVE NORTHWEST.

THENCE ALONG SAID ROADWAY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 542.96 FEET, THRU A CENTRAL ANGLE OF 03° 10' 29", AN ARC OF 30.09 FEET TO A POINT ON SAID ROADWAY.

THENCE NORTH 86° 22' 24" EAST, 322.60 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 542.96 FEET, THRU A CENTRAL ANGLE OF 02° 44' 15", AN ARC OF 25.94 FEET.

THENCE NORTH 32° 33' 48" WEST, 80.00 FEET.

THENCE THE NEXT THREE COURSES ALONG THE EAST BOUNDARY OF KOPACHUCK RIDGE #7:

THENCE NORTH 15° 53' 37" EAST, 303.83 FEET;

THENCE NORTH 29° 46' 10" EAST, 288.01 FEET;

THENCE NORTH 09° 05' 43" EAST, 334.52 FEET.

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION AND INTERSECTING THE PROJECTED CENTERLINE OF RAY NASH DRIVE.

THENCE SOUTH 21° 55' 30" WEST, 36.57 FEET TO THE NORTH SIDE OF ARDONDALE DRIVE NORTHWEST.

THENCE ALONG SAID ROADWAY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 504.86 FEET, THRU A CENTRAL ANGLE OF 12° 40' 16", AN ARC OF 134.78 FEET;

THENCE SOUTH 05° 29' 06" EAST, 60.00 FEET TO THE SOUTH SIDE OF ARDONDALE DRIVE NORTHWEST.

THENCE ALONG SAID ROADWAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 549.46 FEET, THRU A CENTRAL ANGLE OF 03° 38' 57", AN ARC OF 35.00 FEET.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, THRU A CENTRAL ANGLE OF 144° 11' 21", AN ARC DISTANCE OF 25.17 FEET TO A POINT ON THE WEST SIDE OF RAY NASH DRIVE NORTHWEST.

THENCE ALONG SAID ROADWAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.35 FEET, THRU A CENTRAL ANGLE OF 11° 12' 25", AN ARC DISTANCE OF 4.23 FEET TO A POINT OF TANGENCY.

THENCE SOUTH 21° 55' 30" WEST, 632.30 FEET;

THENCE NORTH 87° 58' 56" WEST, 31.38 FEET;

THENCE SOUTH 01° 44' 16" WEST, 85.52 FEET;

THENCE SOUTH 21° 55' 30" WEST, 259.61 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 15;

THENCE NORTH 87° 56' 38" WEST ALONG SAID SOUTH LINE, 133.88 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT A 60.00 FOOT RIGHT-OF-WAY FOR ARDONDALE DRIVE NORTHWEST, AND CONTAINING 31.072 ACRES, ALL IN PIERCE COUNTY, WASHINGTON PARCEL "B"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 21 NORTH, RANGE 1 EAST, T. 21 N., AND PROCEEDING;

SOUTH 87° 56' 38" EAST ALONG THE SOUTH LINE OF SAID SECTION 15, 1294.38 FEET TO THE TRUE POINT OF BEGINNING OF RAY NASH DRIVE NORTHWEST, HEREAFTER REFERRED TO AS THE TRUE POINT OF BEGINNING.

THENCE PROCEEDING ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 21° 55' 30" EAST, 77.74 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15;

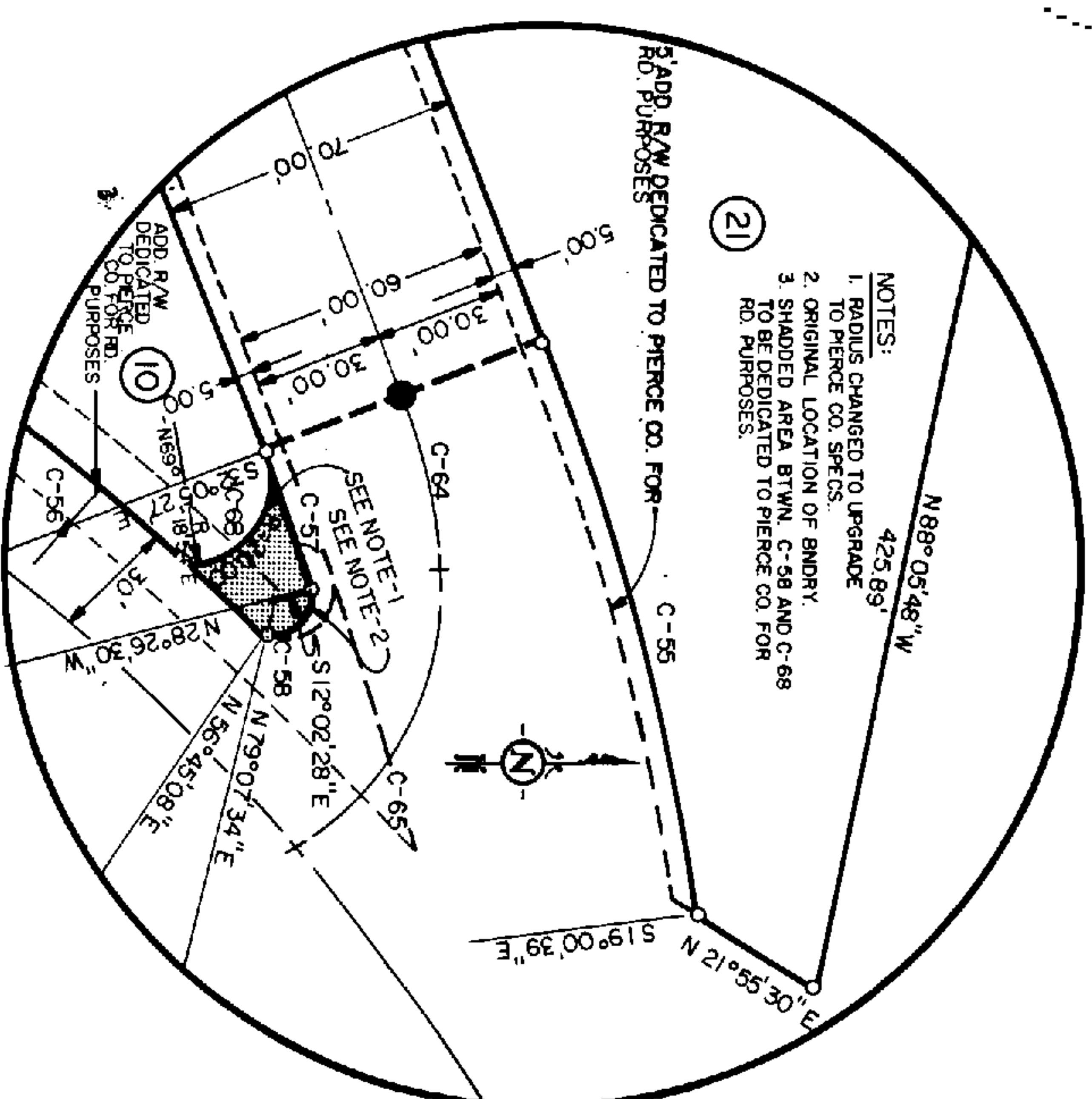
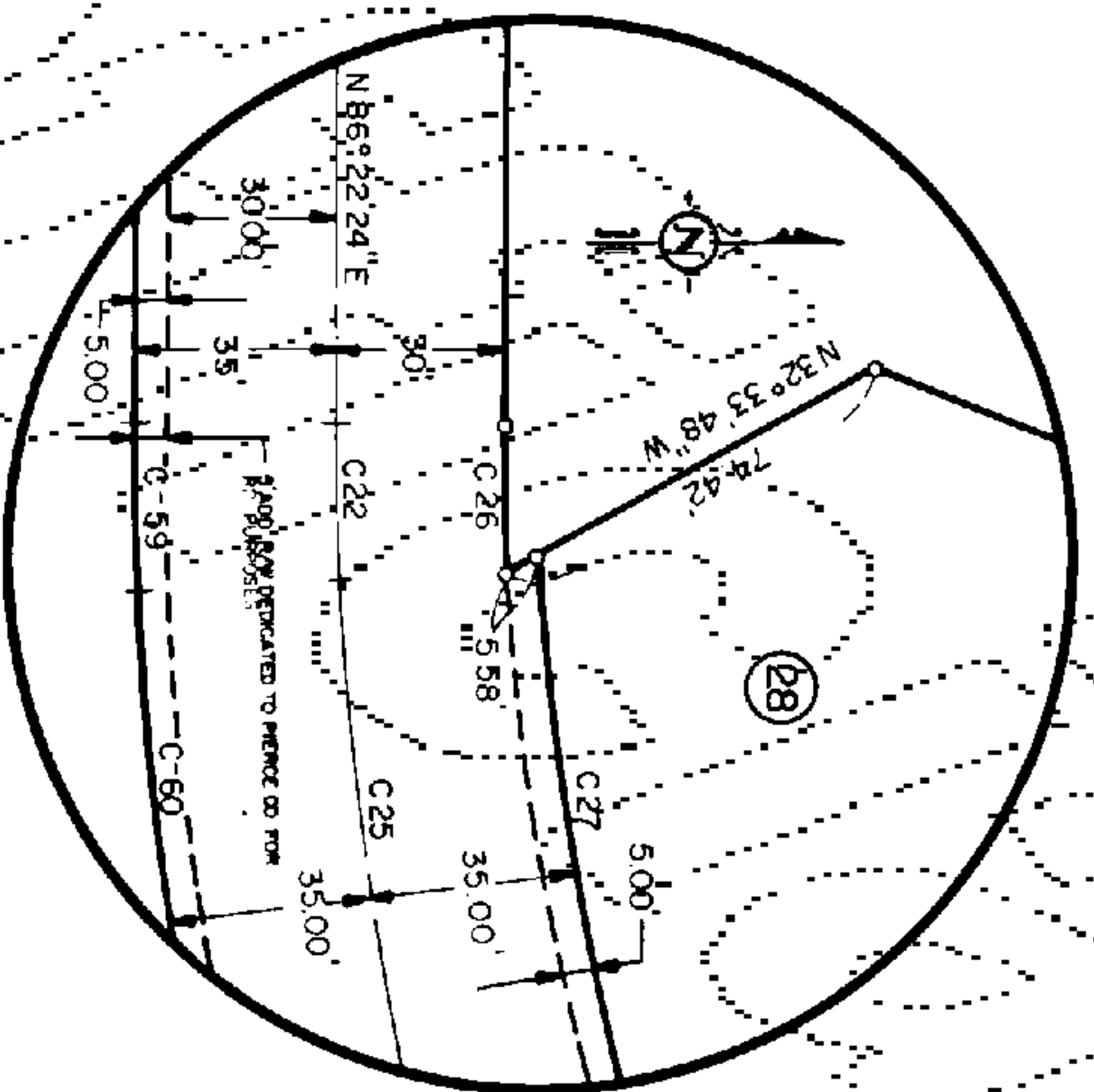
THENCE PROCEEDING ALONG SAID EAST LINE SOUTH 01° 44' 42" WEST, 73.12 FEET TO A POINT ON SAID SOUTH LINE OF SAID SECTION 15;

THENCE ALONG SAID SOUTH LINE NORTH 87° 58' 38" WEST, 26.94 FEET TO THE TRUE POINT OF BEGINNING, ALL IN PIERCE COUNTY, WASHINGTON.

NOTES:

- 1A. ALL LOTS MUST ACCESS OFF OF INTERNAL PLAT ROADS.
- 2A. EACH AND EVERY LOT OWNER WILL BE RESPONSIBLE FOR CONTROLLING THE STORMWATER RUN-OFF THAT WILL BE CREATED BY THE DEVELOPMENT OF THIS PLAT AND, IF APPLICABLE, THEY WILL ALSO BE RESPONSIBLE FOR MAINTAINING THE DRAIN SYSTEM AND RELATED DRAINAGE STRUCTURES IN THIS PLAT.
- 3A. ALL ROADS ARE PRIVATE WITHIN THIS PLAT.
- 4A. EACH LOT SHALL BE 1/28 UNDIVIDED INTEREST IN THE RIGHT-OF-WAY FOR THE PRIVATE ROAD AND TAX PURPOSES.
- 5A. THE DESIGN OF THE PRIVATE DRAINAGE SYSTEM WAS DONE BY THE PROFESSIONAL ENGINEERING FIRM OF **SRROUNT ENGINEERS, INC.** AND APPROVED ON 8/27/87. A COPY OF SAID DESIGN IS ON FILE WITH PIERCE COUNTY.

CURVE TABLE									
CURVE	RADIUS	DELTA	ARC	CHORD	CURVE	RADIUS	DELTA	ARC	CHORD
C1	542.96	03°10'29"	30.09	30.08	C31	175.00	23°01'58"	70.35	68.88
C2	572.96	03°10'29"	31.75	31.74	C32	175.00	39°26'27"	102.14	100.70
C3	607.96	03°25'30"	36.34	36.34	C33	175.00	06°36'26"	20.28	20.27
C4	25.00	80°00'00"	34.91	32.14	C34	150.00	78°30'00"	205.51	189.81
C5	25.00	100°00'00"	43.63	38.30	C35	125.00	78°30'00"	171.26	158.18
C6	175.00	03°12'23"	9.84	9.84	C36	175.00	09°53'02"	30.19	30.15
C7	175.00	24°27'42"	74.71	74.15	C37	175.00	24°06'58"	73.66	73.12
C8	175.00	38°29'06"	117.55	114.35	C38	150.00	34°00'00"	89.01	87.71
C9	175.00	33°49'49"	103.33	101.85	C39	125.00	22°30'39"	49.11	48.80
C10	150.00	100°00'00"	261.80	229.81	C40	125.00	48°11'22"	21.03	20.41
C11	125.00	100°00'00"	218.17	191.51	C41	50.00	107°11'28"	93.54	80.48
C12	175.00	07°57'36"	24.31	24.29	C42	50.00	31°19'43"	27.34	27.00
C13	175.00	19°32'24"	59.68	59.39	C43	50.00	106°31'53"	92.97	80.14
C14	150.00	27°30'00"	71.99	71.31	C44	25.00	48°11'23"	21.03	20.41
C15	125.00	27°30'00"	60.00	59.42	C45	25.00	89°32'04"	39.71	35.79
C16	25.00	48°11'23"	21.03	20.41	C46	50.00	54°44'21"	47.71	45.97
C17	50.00	99°53'49"	87.18	76.96	C47	25.00	78°33'24"	34.28	31.65
C18	50.00	64°10'05"	56.00	53.12	C48	50.00	179°36'22"	166.74	100.00
C19	50.00	32°49'49"	28.64	28.25	C49	50.00	27°37'03"	24.10	23.87
C20	50.00	55°54'06"	48.74	48.83	C50	50.00	65°56'47"	57.55	54.42
C21	25.00	48°11'23"	21.03	20.41	C51	25.00	40°30'27"	17.67	17.31
C22	572.96	02°44'15"	27.38	27.37	C52	00.00	50°20'43"	87.87	85.07
C23	534.26	14°58'58"	139.71	139.51	C53	25.00	90°16'42"	39.35	35.44
C24	534.26	05°44'39"	53.56	53.54	C54	75.00	90°00'40"	117.81	106.07
C25	499.26	25°43'46"	82.41	82.30	C55	61.44	13°04'48"	140.28	139.97
C26	542.96	02°44'15"	25.94	25.94	C56	148.60	10°23'19"	257.21	256.86
C27	464.26	12°50'15"	210.82	209.11	C57	54.44	03°38'57"	34.68	34.67
C28	25.00	90°27'56"	39.47	35.21	C58	10.00	91°10'02"	15.91	14.29
C29	25.00	89°52'04"	39.07	35.21	C59	607.96	02°44'15"	29.05	29.04
C30	175.00	15°23'09"	46.99	46.85	C60	53.42	05°00'09"	46.65	46.63
					C61	50.00	23°30'56"	20.52	20.38
					C62	125.00	11°29'21"	25.07	25.02
					C63	100.00	30°05'53"	52.53	51.93
					C64	140.76	17°12'00"	42.26	42.10
					C65	69.45	63°35'00"	77.07	73.18
					C66	50.00	14°44'17"	12.86	12.82
					C67	50.00	16°35'26"	14.48	14.43
					C68	20.00	101°24'21"	35.40	30.95



DETAIL OF THE WEST
ENTRANCE TO
KOPACHUCK RIDGE ESTATES
SCALE: 1"=40'

DETAIL OF THE EAST
ENTRANCE TO
KOPACHUCK RIDGE ESTATES
SCALE: 1"=40'

A PORTION OF SW 1/4, SEC. 15, TWP. 21N, RGE. 1E, W.M.



SRROUNT ENGINEERS, INC.

FACTORIA EAST SUITE 101
BELLEVUE, WA. 98008

12326 Form For Reference Only
TELEPHONE (206) 441-5611

EUGENE C. SPROUT
RE. & L.S. 9690

KOPACHUCK RIDGE ESTATES DIVISION NO.3
FORMAL PLAT

8803230069

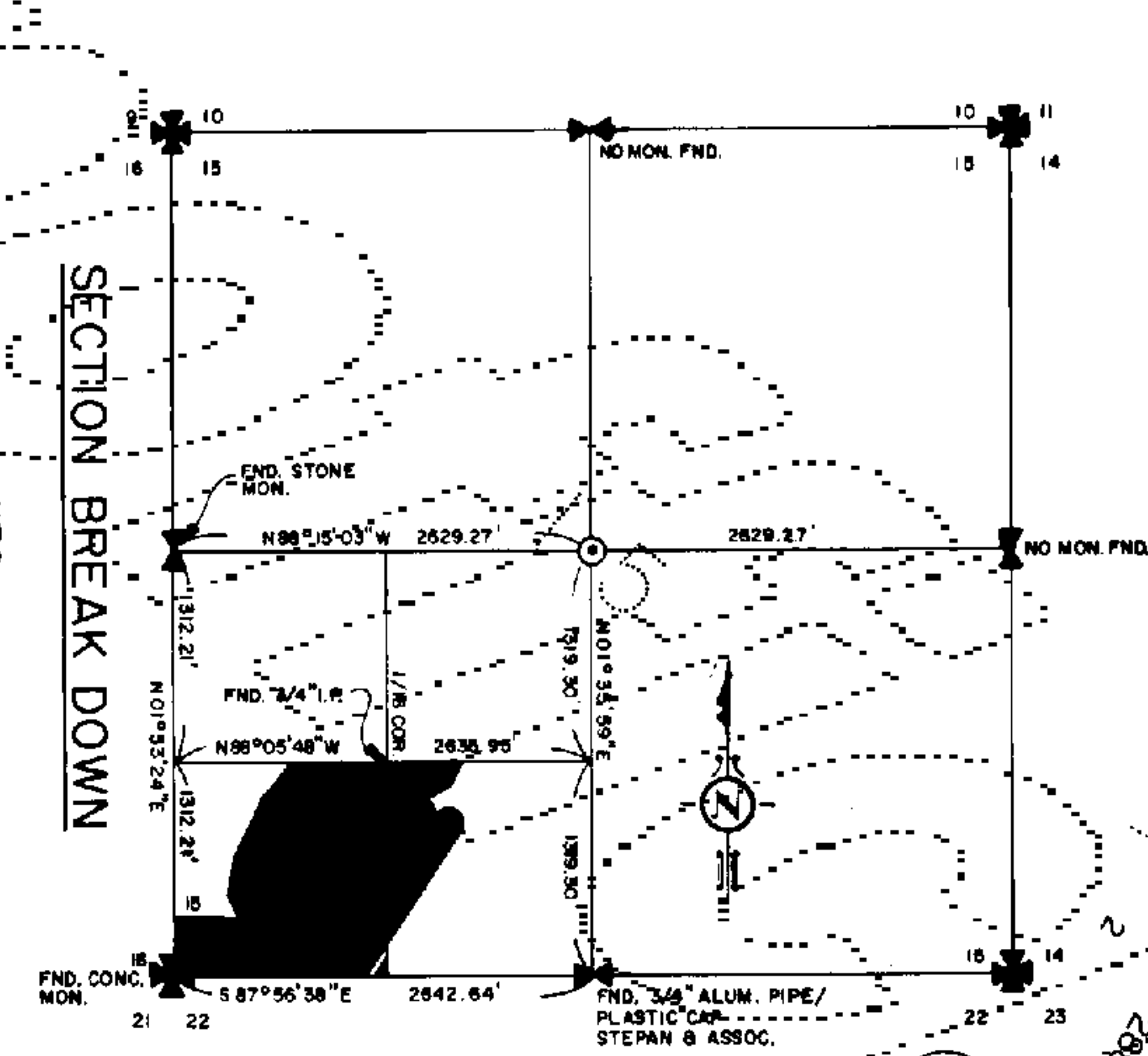
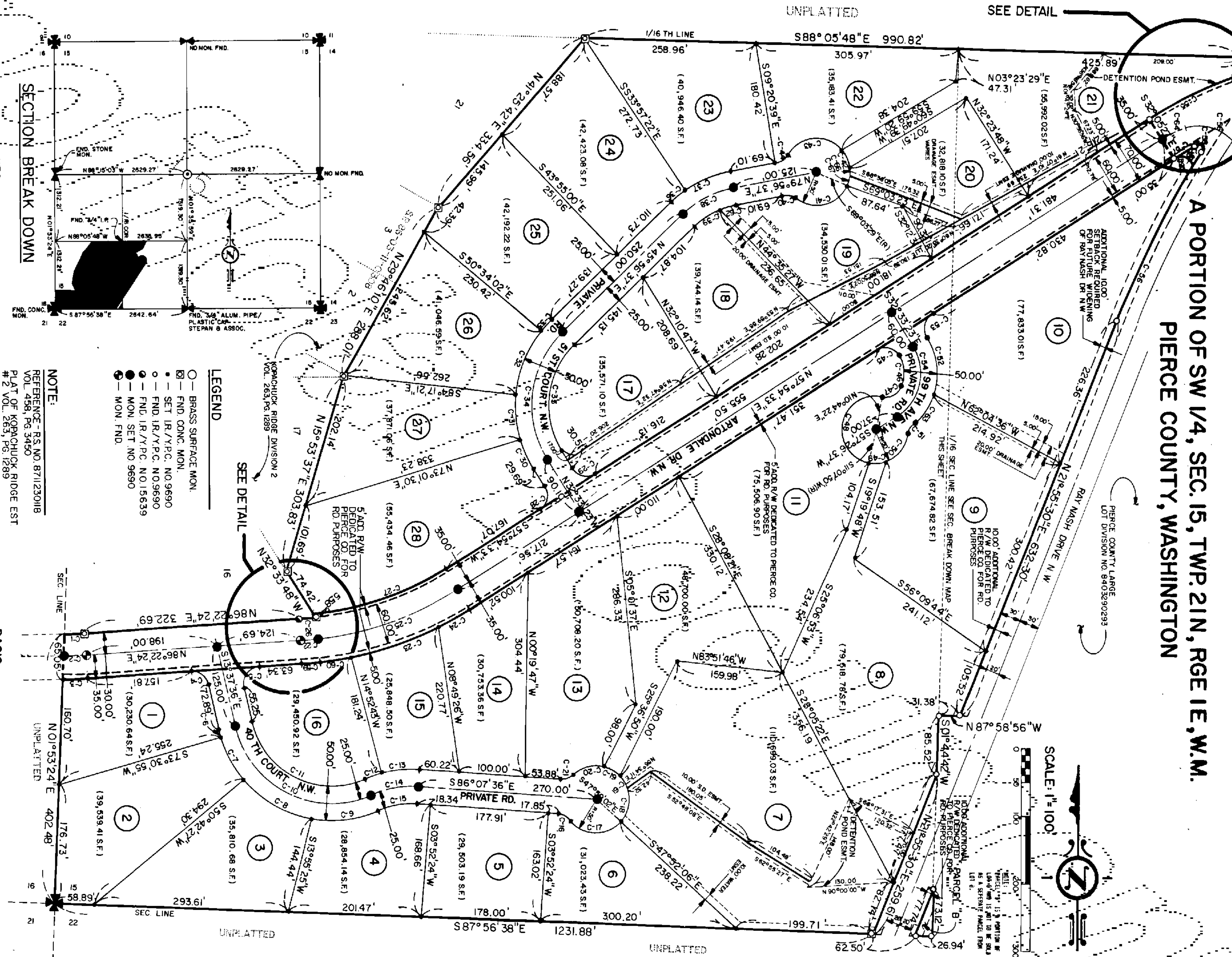
FOR OLD STONE REAL ESTATE SERVICES, INC.
100 NEWPORT BOULEVARD, SE. BELLEVUE, WA. 98006
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 11/7/87

SHEET 2 OF 3

8803230069

KOPACHUCK RIDGE ESTATES DIVISION NO. 3

A PORTION OF SW 1/4, SEC. 15, TWP. 21N, RGE 1E, W.M.
PIERCE COUNTY, WASHINGTON



- LEGEND**
- BRASS SURFACE MON.
 - ◻ FND CONC. MON.
 - SET I.R./Y.P.C. NO. 9690
 - FND I.R./Y.P.C. NO. 9690
 - FND I.R./Y.P.C. NO. 15639
 - MON. SET NO. 9690
 - MON. FND.

NOTE:
 REFERENCE - R.S. NO. 871230118
 VOL. 498, PG. 3450
 PLAT OF KOPACHUCK RIDGE EST.
 # 2 VOL. 263, PG. 1289
 PIERCE CO. LARGE LOT DIV. # 8403290293

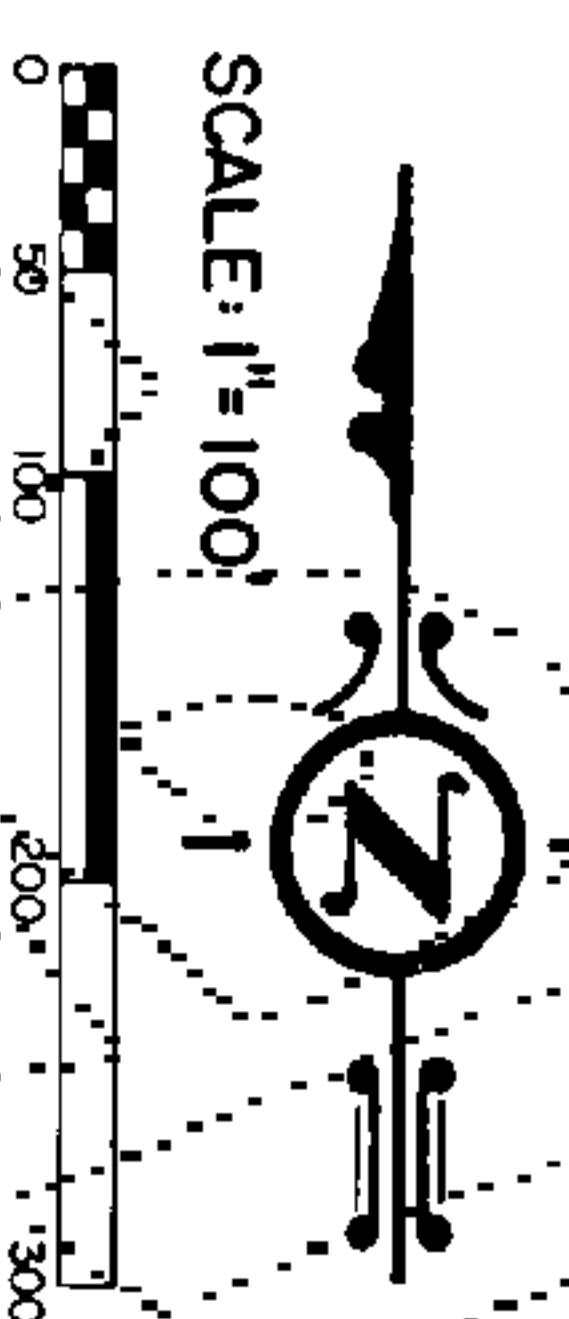
BASIS
 N LINE OF THE S. 1/2 OF SW 1/4, SEC. 15, TWP. 21N, RGE. 1E, W.M. AS SURVEYED BY
 STERAN & ASSOC. FOR KOPACHUCK RIDGE ESTATES DIV. 2
 I.E. N88°05'48"W

**KOPACHUCK RIDGE ESTATES DIVISION NO. 3
 FORMAL PLAT**

FOR OLD STONE REAL ESTATE SERVICES INC.
 ONE NEWPORT 3605 E 2ND AVE. SE. BELLEVUE, WA. 98006

DATE 11/5/87
 DRAWN BY [Signature]
 CHECKED BY [Signature]

SPROULT ENGINEERS, INC.
 1828 S.E. 11TH LANE
 BELLEVUE, WA. 98006
 TELEPHONE (206) 835-6611
 RE: B.L.S. 9690



SHEET **3**

8802230069