

# SHAWNEE RIDGE

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 12, AND THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN PIERCE COUNTY, WASHINGTON

## LEGAL DESCRIPTION:

PARCELS 041901-3-030 & 041901-3-031 (COMBINED)  
THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

PARCELS 041912-2-084 & 0412-2-085  
BEGINNINGS AT THE NORTH-WEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;  
THENCE SOUTH 89°59'32" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, 320 FEET;  
THENCE SOUTH 00°26'18" WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 744.66 FEET;  
THENCE SOUTH 89°57'36" WEST 76.98 FEET;  
THENCE SOUTH 67°33'24" WEST 60.04 FEET;  
THENCE SOUTH 65°57'40" WEST 226.31 FEET;  
THENCE SOUTH 149°14'25" WEST, 191.10 FEET;  
THENCE SOUTH 21°18'29" WEST 138.90 FEET TO THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO BROCKVILLE GARDENS CO., BY INSTRUMENT RECORDED DECEMBER 6, 1976 UNDER AUDITOR'S FEE NUMBER 270883;  
THENCE NORTH 07°26'51" EAST ALONG SAID LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1,208.98 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12;  
THENCE SOUTH 89°58'49" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER 170.11 FEET TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

PARCEL 041901-3-011  
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 30 FEET OF THE SOUTH 3/4THS OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE WEST 30 FEET OF THE SOUTH 3/4THS OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, EXCEPT THE NORTH 30 FEET THEREOF.  
ALSO EXCEPT THE SOUTH 30 FEET THEREOF.  
ALSO EXCEPT THAT PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 30 FEET OF THE SOUTH 3/4THS OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE WEST 30 FEET OF THE NORTH 30 FEET OF THE SOUTH 3/4THS OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST 30 FEET OF THE SOUTH 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF PIERCE AND STATE OF WASHINGTON.

## DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY, DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. WE DEDICATE THE FOLLOWING ROADS AS SHOWN HEREIN (SHAWNEE ROAD EAST, 111TH STREET CT. EAST, 108TH STREET CT. EAST), AND THE EASEMENTS TO THE USE OF THE PUBLIC AND HEREBY GRANT TO THE PUBLIC THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILL UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THESE ROADS.

WE DEDICATE TO PIERCE COUNTY, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS, CONTRACTORS FOR THE USE OF THE PUBLIC FOREVER, A PERPETUAL EASEMENT WITH RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE, MANHOLES AND OTHER UTILITY STRUCTURES OVER, UNDER AND ACROSS THE EASEMENTS AND PUBLIC ROADS SHOWN ON THE FACE OF THIS PLAT.

TRACTS B AND D ARE PUBLIC STORM DRAINAGE TRACTS DEDICATED TO PIERCE COUNTY FOR STORM DRAINAGE PURPOSES.

WE DEDICATE TO THE CITY OF TACOMA DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION, D.B.A. TACOMA WATER A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF WATER MAINS AND OTHER APPURTENANCES OVER, UNDER, AND ACROSS LOT 18 AND 19 AS SHOWN ON THIS PLAT.

*[Signature]*  
UNION STREET HOLDINGS, LLC

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF PIERCE

THIS IS TO CERTIFY THAT ON THIS 14<sup>th</sup> DAY OF April, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JAMES H. OWENS TO ME KNOWN TO BE THE Vice President FOR UNION STREET HOLDINGS, L.L.C., AS DESCRIBED IN AND WHO EXECUTED THE DEDICATION AS THEIR 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 Shoreline



- SHEET 1 DEDICATION AND APPROVALS
- SHEET 2 CONTROL DIAGRAM AND NOTES
- SHEET 3 LINE, CURVE, AREA AND ADDRESS TABLES
- SHEET 4-5 LOTS AND TRACTS
- SHEET 6 NOTES

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BONDED WITH THE COUNTY AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF. MINOR ADJUSTMENTS WERE MADE TO MEET THE CONDITIONS OF APPROVAL.

*[Signature]* 4/7/11  
LEONARD JAMES, P.L.S. No. 32438 DATE

PIERCE COUNTY APPLICATION NO. 703758

## APPROVALS

### PUBLIC WORKS DEPARTMENT

FOR THE PUBLIC ROADS (SHAWNEE ROAD EAST, 111TH STREET CT. EAST, 108TH STREET CT. EAST) LOCATED WITHIN THE BOUNDARY OF THIS PLAT:

I HEREBY CERTIFY THAT ALL ROADS AND ASSOCIATED STORM SEWER SYSTEM IN THIS PLAT HAVE BEEN CONSTRUCTED TO COUNTY STANDARDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PIERCE COUNTY PUBLIC WORKS DEPARTMENT OR THAT A FINANCIAL GUARANTEE IN AN AMOUNT SUFFICIENT TO COMPLETE THE WORK IS DEPOSITED IN THIS OFFICE.

I FURTHER CERTIFY THAT THIS PLAT IS HEREBY ACCEPTED AND APPROVED.

*[Signature]*  
DIRECTOR OF PUBLIC WORKS

DATE 5-4-11

### SEWER UTILITY

LOTS 1 THROUGH 67 WITHIN THIS PLAT ARE SERVED BY A PUBLIC SANITARY SEWER SYSTEM WHICH IS CONNECTED TO PIERCE COUNTY'S SANITARY SEWER.

PIERCE COUNTY, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND ITS CONTRACTORS, ARE HEREBY GRANTED A PERPETUAL EASEMENT WITH RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE, WATER AND SANITARY SEWER PIPES, MANHOLES AND OTHER UTILITY STRUCTURES OVER, UNDER AND ACROSS THE EASEMENTS AND PUBLIC ROADS SHOWN ON THE FACE OF THE PLAT.

SANITARY SEWER?  YES  NO  
IS THE SUBJECT AREA WITHIN THE URBAN GROWTH AREA?  YES  NO

### ASSESSOR - TREASURER

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

*[Signature]*  
ASSESSOR - TREASURER  
PIERCE COUNTY, WASHINGTON

DATE 5-4-11

### PLANNING AND LAND SERVICES DEPARTMENT

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

*[Signature]*  
DIRECTOR, PLANNING AND LAND SERVICES DEPARTMENT

DATE 5/11/11

### HEARING EXAMINER

EXAMINED AND APPROVED BY THE HEARING EXAMINER OF PIERCE COUNTY, WASHINGTON.

*[Signature]*  
PIERCE COUNTY HEARING EXAMINER

DATE 5/10/11

### PROTECTIVE COVENANTS

SEE PROTECTIVE COVENANTS AS FILED UNDER AUDITOR'S FEE NUMBER 201105120218 ON THIS 12<sup>th</sup> DAY OF May, 2011, IN VOLUME \_\_\_\_\_ AT PAGES \_\_\_\_\_, RECORDS OF PIERCE COUNTY, WASHINGTON.

### MAINTENANCE COVENANT

EASEMENTS ARE HEREBY GRANTED FOR INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THE PLAT FOR THE SUBDIVISION SHAWNEE RIDGE. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES, MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AS ESTABLISHED BY THE COVENANT RECORDED UNDER THE AUDITOR'S FEE NO. 201105120218

### AUDITOR

FILED FOR RECORD THIS 12<sup>th</sup> DAY OF May 2011 AT 29 MINUTES PAST 12 M., RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON. RECORDING NUMBER 201105125001

*[Signature]*  
PIERCE COUNTY AUDITOR

DATE 201105125001

BY: *[Signature]*



**LEROSY**  
LEROSY SURVEYORS & ENGINEERS  
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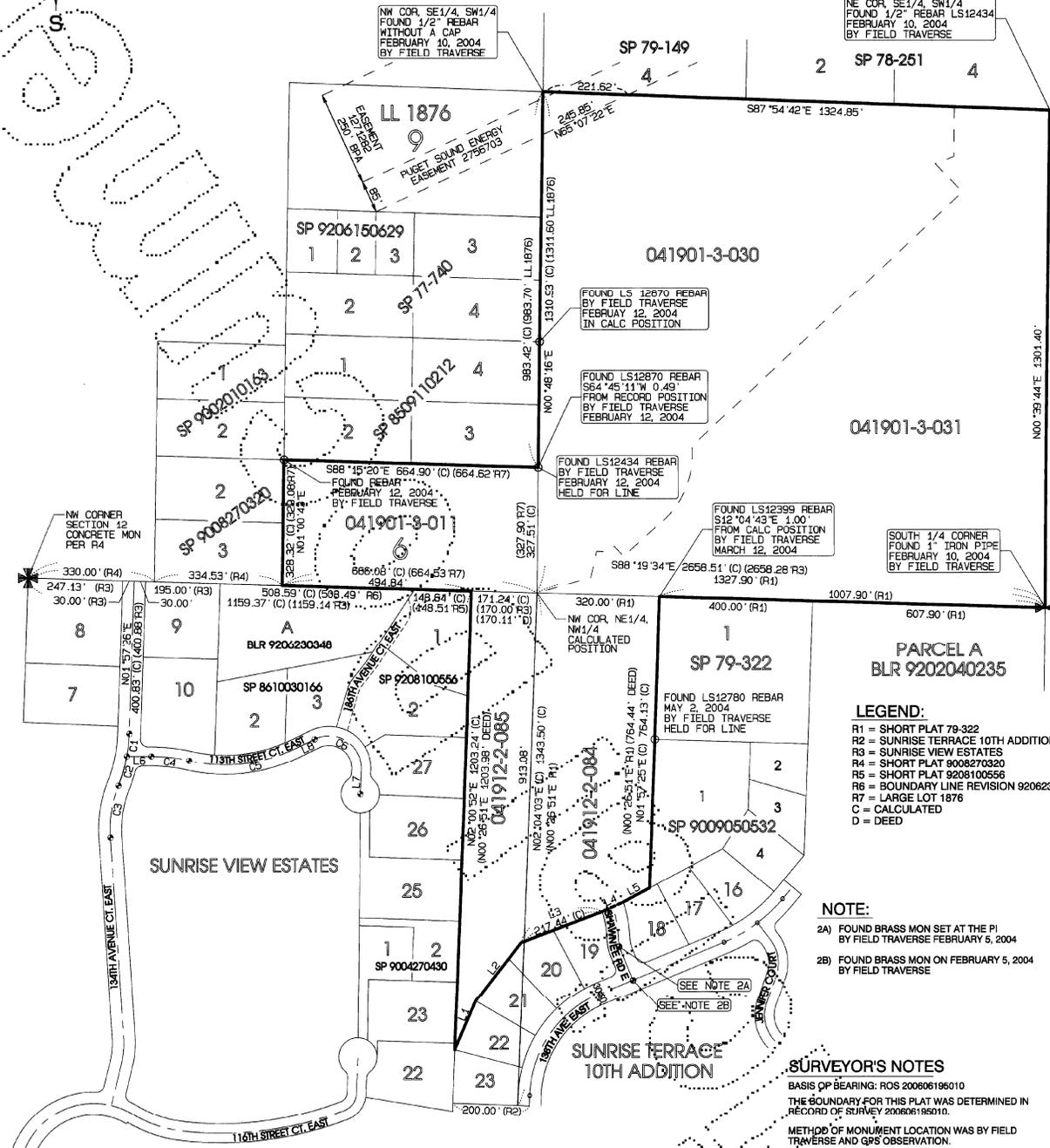
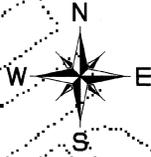
SURVEYORS  
ENGINEERS  
PLANNERS  
CARTOGRAPHERS  
GIS, GPS  
ENVIRONMENTAL  
& URBANIZATION  
CONSULTANTS  
JOB NO. 8085

For reference only, not for re-sale. Original

201105125001

# SHAWNEE RIDGE

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 12, AND THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN PIERCE COUNTY, WASHINGTON



NW COR, SE1/4, SW1/4  
FOUND 1/2" REBAR  
WITHOUT A CAP  
FEBRUARY 10, 2004  
BY FIELD TRAVERSE

NW COR, SE1/4, SW1/4  
FOUND 1/2" REBAR  
WITHOUT A CAP  
FEBRUARY 10, 2004  
BY FIELD TRAVERSE

FOUND LS 12870 REBAR  
BY FIELD TRAVERSE  
FEBRUARY 12, 2004  
IN CALC POSITION

FOUND LS 12870 REBAR  
BY FIELD TRAVERSE  
FEBRUARY 12, 2004  
IN CALC POSITION

FOUND LS 12870 REBAR  
BY FIELD TRAVERSE  
FEBRUARY 12, 2004  
IN CALC POSITION

FOUND LS 12434 REBAR  
BY FIELD TRAVERSE  
FEBRUARY 12, 2004  
HELD FOR LINE

FOUND LS 12399 REBAR  
S12°04'43"E 1.00'  
FROM CALC POSITION  
BY FIELD TRAVERSE  
MARCH 12, 2004

SOUTH 1/4 CORNER  
FOUND 1" IRON PIPE  
FEBRUARY 10, 2004  
BY FIELD TRAVERSE

NW CORNER  
SECTION 12  
CONCRETE MON  
PER R4

- LEGEND:**
- R1 = SHORT PLAT 79-322
  - R2 = SUNRISE TERRACE 10TH ADDITION
  - R3 = SUNRISE VIEW ESTATES
  - R4 = SHORT PLAT 9008270330
  - R5 = SHORT PLAT 9208100556
  - R6 = BOUNDARY LINE REVISION 9206230348
  - R7 = LARGE LOT 1876
  - C = CALCULATED
  - D = DEED

- NOTE:**
- 2A) FOUND BRASS MON SET AT THE PI BY FIELD TRAVERSE FEBRUARY 5, 2004
  - 2B) FOUND BRASS MON ON FEBRUARY 5, 2004 BY FIELD TRAVERSE

**SURVEYOR'S NOTES**

BASIS OF BEARING: ROS 200606195010  
THE BOUNDARY FOR THIS PLAT WAS DETERMINED IN RECORD OF SURVEY 200606195010.  
METHOD OF MONUMENT LOCATION WAS BY FIELD TRAVERSE AND GPS OBSERVATION.  
FIELD EQUIPMENT USED THIS SURVEY  
ONE - TRIMBLE 5600  
TWO - TRIMBLE R8  
REFERENCE MATERIAL USED THIS SURVEY:  
RECORD OF SURVEY 200606195010  
SUNRISE VIEW ESTATES  
SUNRISE TERRACE 10TH ADDITION  
LARGE LOT 1876  
SHORT PLAT 79-322  
SHORT PLAT 9008270330  
SHORT PLAT 79-149  
SHORT PLAT 78-251  
SHORT PLAT 9004270430  
BOUNDARY LINE REVISION 9206230348  
SHORT PLAT 9208100556  
SHORT PLAT 8610030166  
SHORT PLAT 9009050532  
SHORT PLAT 9208150532

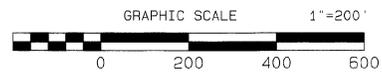
THIS SURVEY COMPLIES WITH THE STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND WAC 332-130.

**LINE TABLE (SHEET 2 ONLY)**

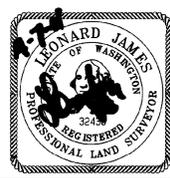
- L1 = S22°56'01"W(C)(S21°18'29"W DEED) 138.97(C)(138.90' R2)
- L2 = S37°28'17"W(C)(S36°14'29"W DEED) 193.75(C)(191.10' R2)
- L3 = S69°04'51"W(C)(S65°37'40"W DEED) 226.54(C)(226.31' R2)
- L4 = S65°46'08"W(C)(S67°33'24"W DEED) 60.33(C)(60.04' R2)
- L5 = S61°37'18"W(C)(S69°57'35"W DEED) 77.96(C)(76.98' R1)
- L6 = N89°57'17"E(C)(N88°17'21"E R3) 63.99(R3)
- L7 = N02°10'18"E(C)(N00°22'45"E R3) 63.90(C)(64.42' R3)
- L8 = N63°56'14"E(C)(N62°16'18"E R3) 54.12(R3)

**CURVE TABLE (SHEET 2 ONLY)**

- C1 = R=409.95 A=59.51 DELTA=8°19'02"(R3)
- C2 = R=409.95 A=79.89 DELTA=11°09'57"(R3)
- C3 = R=312.34 A=138.45 DELTA=25°23'51"(R3)
- C4 = R=441.15 A=99.57 DELTA=12°55'57"(R3)
- C5 = R=421.97 A=286.86 DELTA=38°57'00"(R3)
- C6 = R=85.00 A=175.22 DELTA=118°06'27"(R3)



PIERCE COUNTY APPLICATION NO. 703758



**LEROI**  
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ENVIRONMENTAL  
& URBANIZATION  
CONSULTANTS**

JOB NO: 8085

UNPLATED  
For reference only, not for re-sale.

*Original*

201105185001

8085-20110317 FP-PRO

# SHAWNEE RIDGE

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 12, AND THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN PIERCE COUNTY, WASHINGTON

LINE TABLE

LINE	BEARING	DISTANCE
L1	S18°28'11"W	81.82'
L2	N07°21'37"W	24.11'
L3	N88°51'19"W	29.18'
L4	S01°40'28"W	95.38'
L5	N52°36'46"W	102.69'
L6	N37°42'15"E	30.03'
L7	N67°23'44"E	122.46'
L8	N22°55'16"W	100.00'
L9	N67°20'44"E	162.29'
L10	N23°41'09"W	36.72'
L11	N61°37'18"E	77.96'
L12	S61°40'39"W	95.90'
L13	S49°55'51"W	97.57'
L14	N49°59'54"E	108.65'
L15	N88°06'44"W	109.27'
L16	N45°00'00"W	52.00'
L17	S01°57'25"W	22.28'
L18	S04°53'46"W	41.50'
L19	N00°00'00"E	34.97'
L20	S85°51'51"E	111.44'
L21	N86°53'14"W	9.93'
L22	N37°42'15"E	21.40'
L23	N04°39'16"W	18.20'
L24	N22°39'16"W	79.29'
L25	N60°35'26"W	55.89'
L26	N83°00'07"E	36.67'

CURVE TABLE

LINE	DELTA	RADIUS	ARC
C1	48°11'23"	25.00'	21.03'
C2	43°01'43"	50.00'	37.55'
C3	56°50'59"	50.00'	49.61'
C4	43°23'01"	50.00'	37.86'
C5	59°54'43"	50.00'	52.28'
C6	44°01'32"	50.00'	38.42'
C7	29°10'47"	50.00'	25.46'
C8	64°14'04"	50.00'	56.06'
C9	48°11'23"	25.00'	21.03'
C10	90°00'00"	25.00'	39.27'
C11	48°11'23"	25.00'	21.03'
C12	72°01'29"	50.00'	62.85'
C13	42°09'53"	50.00'	36.80'
C14	71°33'27"	50.00'	62.45'
C15	48°11'23"	25.00'	21.03'
C16	90°00'00"	25.00'	39.27'
C17	136°45'14"	40.00'	81.51'
C18	34°17'16"	117.50'	111.33'
C19	41°29'09"	117.50'	106.09'
C20	12°48'07"	117.50'	26.26'
C21	7°25'37"	112.50'	14.58'
C22	43°32'40"	67.50'	51.30'
C23	16°37'18"	132.50'	43.06'
C24	83°45'19"	37.50'	54.95'
C25	43°32'40"	117.50'	89.30'
C26	48°37'18"	182.50'	26.81'
C27	41°26'26"	38.50'	27.85'
C28	20°37'23"	279.00'	100.42'
C29	24°36'68"	479.00'	76.86'
C30	61°30'34"	37.50'	40.26'
C31	23°27'21"	300.00'	122.81'
C32	22°27'38"	479.00'	107.80'
C33	16°15'06"	325.00'	92.18'
C34	65°22'20"	25.00'	36.38'
C35	11°47'55"	205.00'	40.43'
C36	5°25'32"	1275.00'	120.73'
C37	8°12'12"	1275.00'	182.55'
C38	4°23'37"	1325.00'	101.61'
C39	5°07'05"	1325.00'	118.36'
C40	4°55'48"	1325.00'	114.01'
C41	27°59'29"	465.00'	75.72'
C42	35°29'57"	180.00'	111.52'
C43	25°44'13"	205.00'	92.06'
C44	1°33'52"	1325.00'	43.88'
C45	4°49'21"	1275.00'	107.31'
C46	48°11'23"	25.00'	21.03'
C47	31°01'17"	50.00'	27.07'
C48	90°44'32"	50.00'	79.19'
C49	56°20'53"	50.00'	49.17'
C50	67°22'49"	50.00'	58.80'
C51	30°53'15"	50.00'	26.95'
C52	48°11'23"	25.00'	21.03'
C53	3°58'21"	1325.00'	91.87'
C54	2°49'36"	1325.00'	65.37'
C55	52°36'37"	195.00'	142.32'
C56	60°15'04"	180.00'	189.28'
C57	27°01'16"	205.00'	96.68'
C58	5°57'19"	205.00'	21.34'
C59	7°38'28"	195.00'	29.67'
C60	49°55'51"	70.00'	61.00'
C61	41°57'26"	37.50'	27.48'
C62	17°58'44"	325.00'	101.98'
C63	14°25'52"	275.00'	69.25'
C64	4°24'36"	275.00'	21.47'
C65	21°50'05"	275.00'	104.80'
C66	53°42'33"	300.00'	281.22'
C67	15°45'46"	325.00'	95.08'
C68	4°55'26"	325.00'	27.93'
C69	20°05'41"	180.00'	63.13'
C70	4°15'16"	125.00'	11.51'
C71	108°21'33"	25.00'	47.28'
C72	16°08'52"	1300.00'	366.38'
C73	6°59'27"	1300.00'	158.62'
C74	12°37'42"	205.00'	45.18'
C75	10°00'04"	220.00'	38.40'
C76	14°38'47"	205.00'	52.40'
C77	5°07'04"	220.00'	19.65'
C78	3°27'34"	205.00'	12.38'
C79	6°18'10"	205.00'	22.55'
C80	7°30'29"	155.00'	20.31'
C81	4°56'33"	325.00'	28.03'
C82	2°45'42"	325.00'	12.83'
C83	23°17'47"	50.00'	20.33'
C84	18°00'00"	100.00'	31.42'
C85	276°22'46"	50.00'	241.19'
C86	38°49'17"	87.50'	59.29'

LOT ADDRESS AND AREA TABLE

LOT NO.	ADDRESS	AREA (SQ FT)	ACRES	% AREA
1	11306 SHAWNEE ROAD EAST	17227.37	0.40	0.97
2	11304 SHAWNEE ROAD EAST	37868.63	0.87	2.43
3	11228 SHAWNEE ROAD EAST	15086.72	0.35	0.85
4	11224 SHAWNEE ROAD EAST	18354.75	0.42	1.03
5	11220 SHAWNEE ROAD EAST	20709.63	0.48	1.17
6	11216 SHAWNEE ROAD EAST	17131.00	0.39	0.96
7	11212 SHAWNEE ROAD EAST	14824.83	0.34	0.83
8	11208 SHAWNEE ROAD EAST	15245.99	0.35	0.86
9	11204 SHAWNEE ROAD EAST	19533.94	0.45	1.10
10	11116 SHAWNEE ROAD EAST	15287.25	0.35	0.86
11	11112 SHAWNEE ROAD EAST	18274.70	0.42	1.03
12	11108 SHAWNEE ROAD EAST	20393.78	0.47	1.15
13	(OR) 13802 - 111TH STREET COURT EAST (CORNER LOT)			
13	13726 - 111TH STREET COURT EAST	12860.26	0.30	0.72
14	13722 - 111TH STREET COURT EAST	12761.92	0.29	0.72
15	13716 - 111TH STREET COURT EAST	12687.11	0.29	0.71
16	13618 - 111TH STREET COURT EAST	12612.30	0.29	0.71
17	13614 - 111TH STREET COURT EAST	13642.45	0.31	0.77
18	13610 - 111TH STREET COURT EAST	17418.30	0.40	0.98
19	13606 - 111TH STREET COURT EAST	20947.28	0.48	1.18
20	13609 - 111TH STREET COURT EAST	21934.12	0.50	1.23
21	13613 - 111TH STREET COURT EAST	14638.33	0.34	0.82
22	13619 - 111TH STREET COURT EAST	12396.43	0.28	0.70
23	13715 - 111TH STREET COURT EAST	12204.44	0.28	0.69
24	13721 - 111TH STREET COURT EAST	12227.69	0.28	0.69
25	13725 - 111TH STREET COURT EAST	12095.46	0.28	0.68
26	13801 - 111TH STREET COURT EAST	19575.66	0.45	1.10
27	13805 - 111TH STREET COURT EAST	17846.02	0.41	1.00
27	(OR) 11010 - SHAWNEE ROAD EAST (CORNER LOT)			
28	11006 SHAWNEE ROAD EAST	51310.43	1.18	2.89
29	11002 SHAWNEE ROAD EAST	18249.38	0.42	1.03
30	10912 SHAWNEE ROAD EAST	15330.07	0.35	0.86
31	10908 SHAWNEE ROAD EAST	15330.07	0.35	0.86
32	10904 SHAWNEE ROAD EAST	15330.07	0.35	0.86
33	10822 SHAWNEE ROAD EAST	21161.87	0.49	1.19
33	(OR) 13828 - 108TH STREET COURT EAST (CORNER LOT)			
34	13824 - 108TH STREET COURT EAST	30968.13	0.71	1.74
35	13820 - 108TH STREET COURT EAST	14600.00	0.34	0.62
36	13816 - 108TH STREET COURT EAST	48336.81	1.11	2.73
37	13812 - 108TH STREET COURT EAST	21337.18	0.49	1.20
38	13808 - 108TH STREET COURT EAST	21744.85	0.50	1.22
39	13804 - 108TH STREET COURT EAST	21668.43	0.50	1.22
40	13803 - 108TH STREET COURT EAST	21788.23	0.50	1.23
41	13807 - 108TH STREET COURT EAST	21839.06	0.50	1.23
42	13811 - 108TH STREET COURT EAST	29280.52	0.67	1.65
43	13815 - 108TH STREET COURT EAST	36503.65	0.84	2.05
44	13821 - 108TH STREET COURT EAST	24711.87	0.57	1.39
44	(OR) 10814 - SHAWNEE ROAD EAST (CORNER LOT)			
45	10810 SHAWNEE ROAD EAST	25830.12	0.59	1.45
46	10806 SHAWNEE ROAD EAST	28438.51	0.65	1.60
47	10802 SHAWNEE ROAD EAST	40360.65	0.93	2.27
48	10801 SHAWNEE ROAD EAST	53168.72	1.22	2.99
49	10805 SHAWNEE ROAD EAST	41304.17	0.95	2.33
50	10809 SHAWNEE ROAD EAST	27709.21	0.64	1.56
51	10813 SHAWNEE ROAD EAST	26284.04	0.60	1.48
52	10817 SHAWNEE ROAD EAST	24519.63	0.56	1.38
53	10821 SHAWNEE ROAD EAST	26191.82	0.60	1.47
54	10903 SHAWNEE ROAD EAST	28012.16	0.64	1.58
55	10907 SHAWNEE ROAD EAST	21360.44	0.49	1.20
56	10911 SHAWNEE ROAD EAST	21115.61	0.48	1.19
57	11001 SHAWNEE ROAD EAST	19870.59	0.46	1.12
58	11009 SHAWNEE ROAD EAST	16478.42	0.38	0.93
59	11103 SHAWNEE ROAD EAST	26518.97	0.61	1.49
60	11107 SHAWNEE ROAD EAST	339679.91	7.80	19.17
61	11114 SHAWNEE ROAD EAST	25591.68	0.59	1.44
62	11115 SHAWNEE ROAD EAST	18756.88	0.43	1.06
63	11209 SHAWNEE ROAD EAST	18140.78	0.42	1.02
64	11213 SHAWNEE ROAD EAST	15457.84	0.35	0.87
65	11219 SHAWNEE ROAD EAST	15077.41	0.35	0.85
66	11227 SHAWNEE ROAD EAST	16397.45	0.38	0.92
67	11305 SHAWNEE ROAD EAST	14761.17	0.34	0.83
TOTAL		1776532.66	40.78	100.00

TRACT AREA TABLE

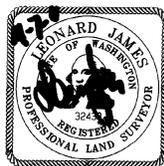
BLOCK	TRACT	AREA (SQ FT)	ACRES	% AREA
	TRACT A	231657.07	5.32	52.98
	TRACT B	60082.43	1.38	13.74
	TRACT C	2501.61	0.06	0.57
	TRACT D	139122.93	3.19	31.81
	TRACT E	3888.43	0.09	0.88
	TRACT F	108.87	0.00	0.02
TOTAL		437331.34	10.04	100.00

RIGHT OF WAY AREA TABLE

BLOCK	LOT	AREA (SQ FT)	ACRES	% AREA
	ROW	183507.62	4.221	100.00

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Original

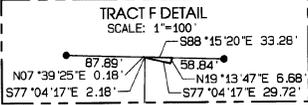
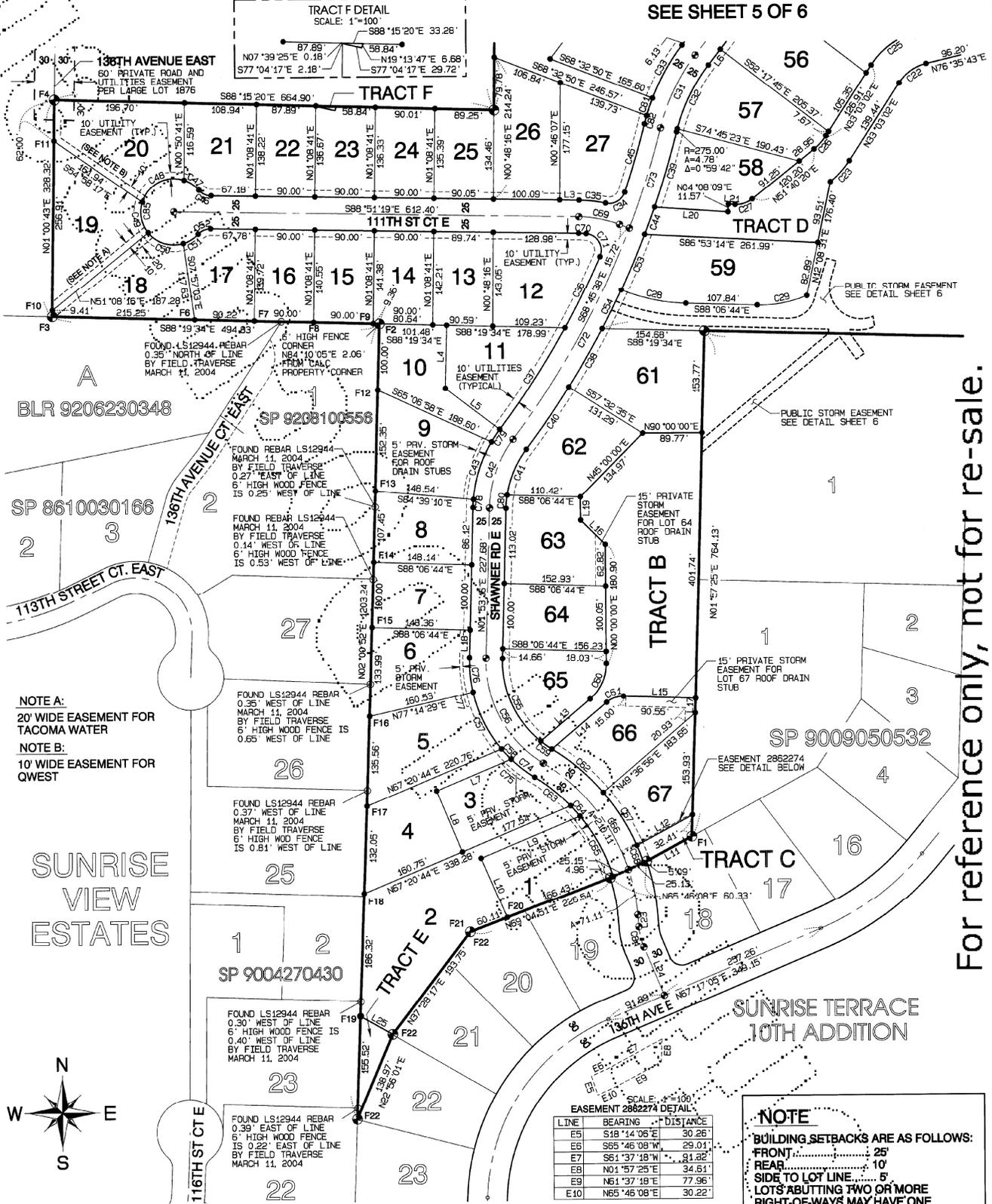


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ENGINEERS  
PLANNERS  
CARTOGRAPHERS  
GIS, GPS  
ENVIRONMENTAL  
& URBANIZATION  
CONSULTANTS

# SHAWNEE RIDGE

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF SECTION 12, AND THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN PIERCE COUNTY, WASHINGTON

SEE SHEET 5 OF 6



SCALE: 1"=100'

EASEMENT 2862274 DETAIL

LINE	BEARING	DISTANCE
E5	S18°14'05"E	30.26'
E6	S65°46'08"W	29.01'
E7	S61°37'18"W	31.82'
E8	N01°57'25"E	34.81'
E9	N61°37'18"E	77.96'
E10	N65°46'08"E	30.22'

**NOTE**

BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: 25'  
 SIDE TO LOT LINE: 10'  
 REAR TO LOT LINE: 5'  
 LOTS ABUTTING TWO OR MORE RIGHT-OF-WAYS MAY HAVE ONE FRONT YARD SETBACK REDUCED TO 15 FEET

**NOTE A:**  
20' WIDE EASEMENT FOR TACOMA WATER

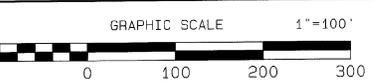
**NOTE B:**  
10' WIDE EASEMENT FOR QWEST

SUNRISE VIEW ESTATES

SUNRISE TERRACE 10TH ADDITION



- LEGEND**
- ▲ PYRAMID MONUMENT SET THIS SURVEY UNLESS OTHERWISE NOTED
  - ◆ 3" SURFACE BRASSIE SET THIS SURVEY
  - 1/2" REBAR WITH LS12944/32438 CAP SET THIS SURVEY
  - F1 - F22 = FENCE NOTES SEE SHEET 6



PIERCE COUNTY APPLICATION NO. 703758

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LINE AND CURVE TABLES ON SHEET 3 OF 6



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JOB NO. 8085

8085-20110317 FP.FPO

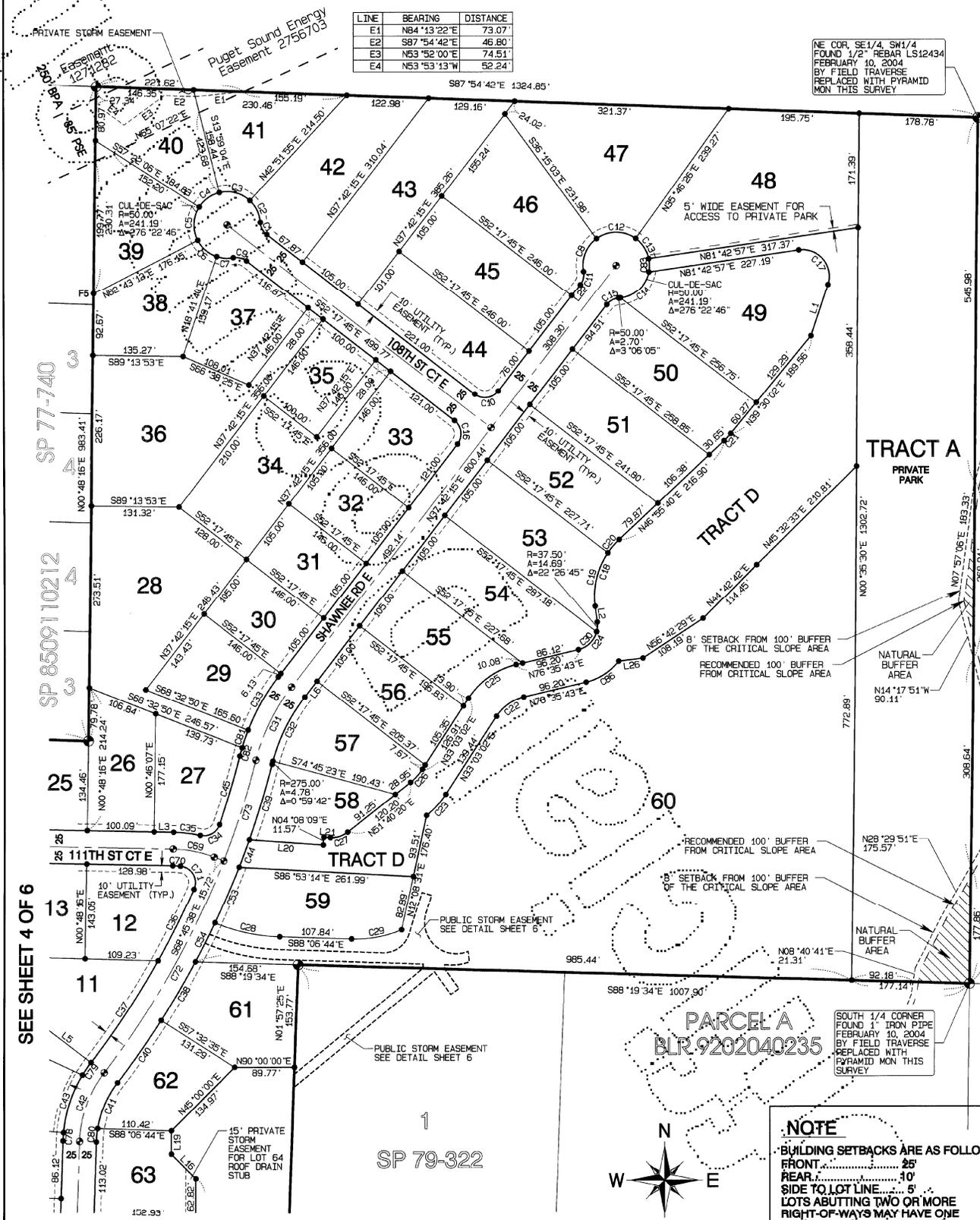
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# SHAWNEE RIDGE

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 12, AND THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN PIERCE COUNTY, WASHINGTON

LINE	BEARING	DISTANCE
E1	N84°13'22"E	73.07'
E2	S87°54'42"E	46.80'
E3	N53°52'00"E	74.51'
E4	N53°53'13"W	52.24'

NE COR, SE1/4, SW1/4 FOUND 1/2" REBAR LS12434 FEBRUARY 10, 2004 BY FIELD TRAVERSE REPLACED WITH PYRAMID MON THIS SURVEY

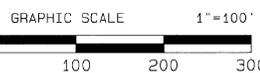


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SEE SHEET 4 OF 6

- LEGEND**
- PYRAMID MONUMENT SET THIS SURVEY UNLESS OTHERWISE NOTED
  - ◆ 3" SURFACE BRASSIE SET THIS SURVEY
  - 1/2" REBAR WITH LS12844/32438 CAP SET THIS SURVEY
  - F1 - F22 - FENCE NOTES SEE SHEET 6



PIERCE COUNTY APPLICATION NO. 703758



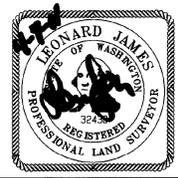
**NOTE**

BUILDING SETBACKS ARE AS FOLLOWS:

- FRONT.....25'
- REAR.....10'
- SIDE TO LOT LINE.....5'

LOTS ABUTTING TWO OR MORE RIGHT-OF-WAYS MAY HAVE ONE FRONT-YARD SETBACK REDUCED TO 15 FEET

**LINE AND CURVE TABLES ON SHEET 3 OF 6**



**LEROI**

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CONSULTANTS

JOB NO. 8085

201105195001

# SHAWNEE RIDGE

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 12, AND THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN PIERCE COUNTY, WASHINGTON

## NOTES:

- ALL FENCES, PILLARS, SIGNS, STRUCTURES, ETC., MUST BE LOCATED ON PRIVATE PROPERTY AND MUST NOT IMPAIR ENTERING SIGHT DISTANCE TO THE COUNTY ROAD.
- TRACT A IS A PRIVATE PARK TRACT. EACH LOT OWNER WILL HAVE AN UNDIVIDED INTEREST FOR TAX PURPOSES IN THIS PRIVATE PARK.
- TRACTS B AND D ARE PUBLIC STORM DRAINAGE TRACTS DEDICATED TO PIERCE COUNTY FOR STORM DRAINAGE PURPOSES.
- TRACT C IS FOR ACCESS TO THE ADJOINING PROPERTY AND WILL BE RETAINED BY DEVELOPER.
- TRACT E WILL BE RETAINED BY THE DEVELOPER FOR POTENTIAL FUTURE TRANSFER TO A NEIGHBORING PROPERTY.
- PIERCE COUNTY WILL NOT ISSUE SINGLE FAMILY BUILDING PERMITS IN THIS SUBDIVISION UNTIL ALL NECESSARY DRAINAGE IMPROVEMENTS, ROADS, SHARED ACCESSSES, OR ALLEYS HAVE BEEN CONSTRUCTED, AND AN ENGINEER'S INSPECTION REPORT FORM HAS BEEN COMPLETED CERTIFYING COMPLIANCE TO ORDINANCE 99-245, TITLE 17A AND 17B.
- TRACT F IS TO BE TRANSFERRED TO ADJOINING PROPERTY OWNER FOR PORTION OF EXISTING DRIVEWAY THAT ENCROACHES PLAT BOUNDARY.
- PRIOR TO FINAL BUILDING INSPECTION FOR THE RESIDENCES ON LOT NOS. 12 THROUGH 30, THE APPROVED ENGINEERED INFILTRATION PLAN ON FILE IN THE PIERCE COUNTY PUBLIC WORKS DEPARTMENT/ DEVELOPMENT ENGINEERING SECTION OF PLANNING AND LAND SERVICES DEPARTMENT SHALL BE INSTALLED BY THE APPLICANT. ROOF DRAIN DOWNSPOUTS SHALL BE TIGHTLINED TO THE INFILTRATION SYSTEM. PRIOR TO FINAL APPROVAL OF THE CONSTRUCTION, THE CONTRACTOR OR APPLICANT SHALL SUBMIT AN "AS-BUILT" THAT INCLUDES THE SITE PLAN TOGETHER WITH THE ACTUAL LOCATION AND LIMITS OF THE INFILTRATION SYSTEM. ROOF RUNOFF:
- PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURES ON LOT NOS. 1 THROUGH 11 AND 61-67, ROOF DRAIN DOWNSPOUTS SHALL BE TIGHTLINED TO THE PLAT STORM DRAINAGE LOT SUB-OUT, AND SHALL BE INSPECTED BY PIERCE COUNTY, OR THE APPLICANT'S RETAINED ENGINEER, FOR COMPLIANCE WITH THE DRAINAGE REQUIREMENTS. DRIVEWAY RUNOFF:
- PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURE ON LOT NO. 60, THE DRIVEWAY AND ASSOCIATED DRAINAGE SYSTEM SHALL BE CONSTRUCTED PER THE APPROVED PLANS DATED JUNE 18, 2007.
- PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURES ON LOT NOS. 1 THROUGH 59, DRIVEWAY RUNOFF SHALL BE ROUTED TO THE ROADWAY DRAINAGE SYSTEM, AND SHALL BE INSPECTED BY PIERCE COUNTY, OR THE APPLICANT'S RETAINED ENGINEER, FOR COMPLIANCE WITH THE DRAINAGE REQUIREMENTS.
- PRIOR TO FINAL BUILDING INSPECTION FOR THE STRUCTURES ON LOT NOS. 61 THROUGH 67, DRIVEWAY RUNOFF SHALL BE ROUTED TO THE ROADWAY DRAINAGE SYSTEM OR TO THE PLAT STORM DRAINAGE LOT SUB-OUT, AND SHALL BE INSPECTED BY PIERCE COUNTY, OR THE APPLICANT'S RETAINED ENGINEER, FOR COMPLIANCE WITH THE DRAINAGE REQUIREMENTS.
- THE PROPERTY INCLUDED WITHIN THE LEGAL DESCRIPTION CONTAINS A PRIVATE STORM DRAINAGE SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR SUCCESSORS TO MAINTAIN THE PRIVATE STORM DRAINAGE SYSTEM IN ITS ORIGINAL DESIGNED CONDITION.

### EROSION AND LANDSLIDE HAZARD AREAS

- "NATURAL BUFFER AREA" (N.B.A.). NO BUILDING, CLEARING, FILLING, OR GRADING IS PERMITTED WITHIN THIS AREA.
- 8-FOOT MINIMUM SETBACK LINES FROM THE BUFFER AREA REQUIRED FOR CONSTRUCTION OF ANY IMPERVIOUS AREAS GREATER THAN 120 SQUARE FEET OF BASE COVERAGE. CLEARING, GRADING AND FILLING, WITHIN 9 FEET OF THE BUFFER SHALL ONLY BE ALLOWED WHEN THE APPLICANT CAN DEMONSTRATE THAT VEGETATION WITHIN THE BUFFER WILL NOT BE DAMAGED.

### GEOTECH NOTE

- PORTIONS OF LOT 10, 11, 12, 49, 52, 56, 57 AND 58 ARE LOCATED WITHIN A LANDSLIDE HAZARD AREA PER TITLE 18E. NO ADDITIONAL GEOTECHNICAL STUDIES ARE REQUIRED FOR THESE LOTS PROVIDED THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT DATED JULY 29, 2002 PREPARED BY AMEC EARTH & ENVIRONMENTAL, INC. ARE FOLLOWED.

## EASEMENT PROVISIONS

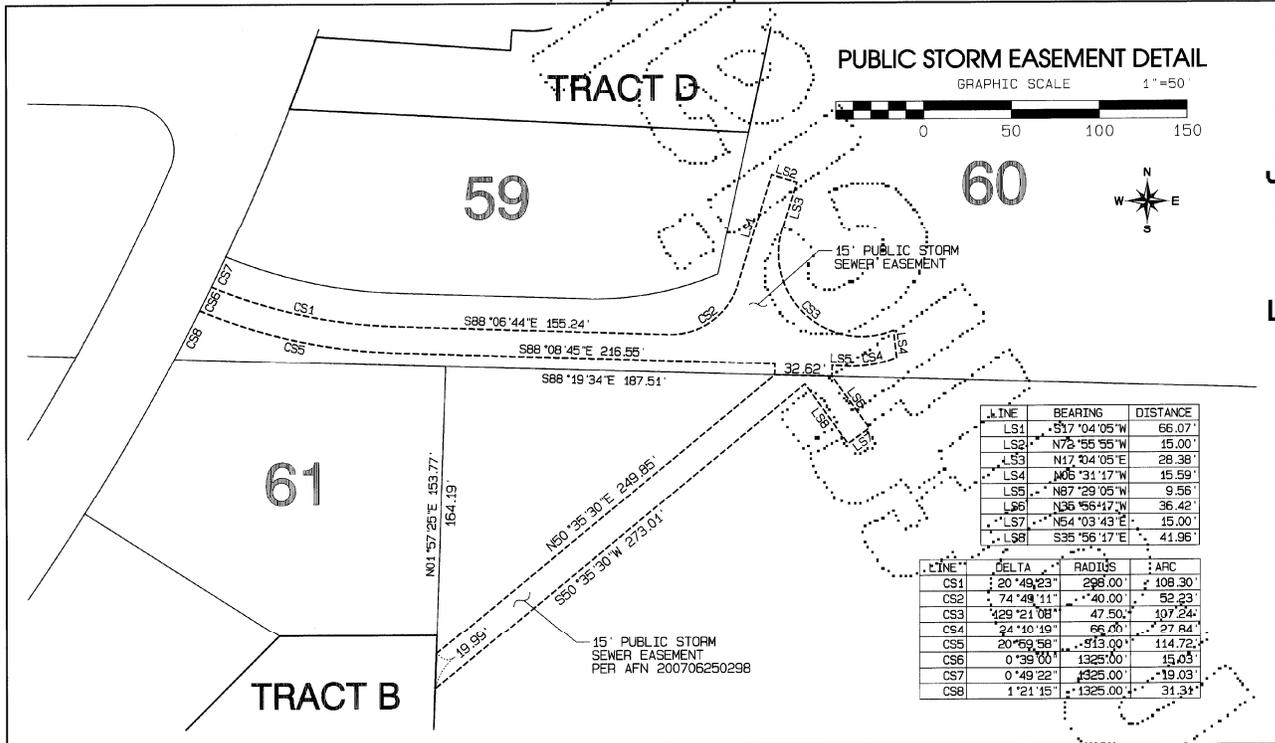
AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO ANY POWER COMPANY, ANY GAS COMPANY, ANY TELEPHONE COMPANY, ANY TELEVISION CABLE COMPANY, ANY WATER COMPANY, ANY CITY, PIERCE COUNTY, ANY OTHER PUBLIC OR PRIVATE UNDERGROUND UTILITY SERVICE (INCLUDING, BUT NOT LIMITED TO, PRIVATE ROOF DRAIN CONNECTIONS), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS (EXCEPT TRACT B AND D) AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S) IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

ALL PERMANENT UTILITY SERVICES SHALL BE PROVIDED BY UNDERGROUND SERVICE EXCLUSIVELY.

AFTER COMPLETION OF ANY ALLOWED ACTIVITY WITHIN THE ABOVE MENTIONED EASEMENT, THE GROUND SURFACE WILL BE RESTORED TO THE CONDITION WHICH EXISTED BEFORE THE ALLOWED ACTIVITY TOOK PLACE.

## FENCE AND MON NOTES FOR SHEETS 4 AND 5:

- F1 - ANGLE POINT IN 6 FOOT HIGH CHAIN LINK FENCE IS 1.3 FEET FROM SOUTHEAST CORNER OF TRACT C ON SOUTHERLY LINE EXTENDED NORTHEASTERLY.
- F2 - PLAT CORNER IS A STONE WITH AN "X" SCRIBED IN IT. ANGLE POINT IN 5 FOOT HIGH CEDAR FENCE IS 1.5 FEET EAST OF "X".
- F3 - WEST END OF 5 FOOT HIGH CEDAR FENCE AND SOUTH END OF 6 FOOT HIGH CEDAR FENCE.
- F4 - FROM NORTHEAST CORNER LOT 20 CORNER IS SOUTH 0.5 FEET AND WEST 0.5 FEET. 6 FOOT HIGH CEDAR FENCE GOES SOUTH AND WEST FROM THIS CORNER.
- F5 - 4 FOOT HIGH CHAIN LINK FENCE IS 4.2 FEET WEST OF SOUTHEAST CORNER OF LOT 39.
- F6 - SOUTHEAST CORNER LOT 18 IS 0.2 FEET NORTH OF 5 FOOT HIGH CEDAR FENCE.
- F7 - SOUTHEAST CORNER LOT 17 IS 0.9 FEET NORTH OF 5 FOOT HIGH CEDAR FENCE.
- F8 - SOUTHEAST CORNER LOT 16 IS 0.3 FEET SOUTH OF 5 FOOT HIGH CEDAR FENCE.
- F9 - SOUTHEAST CORNER LOT 15 IS 0.3 FEET NORTH OF 5 FOOT HIGH CEDAR FENCE.
- F10 - SOUTHWEST CORNER LOT 19 IS ON 6 FOOT HIGH CEDAR FENCE LINE.
- F11 - NORTHWEST CORNER LOT 19 IS ON 6 FOOT HIGH CEDAR FENCE LINE.
- F12 - NORTHWEST CORNER LOT 9 IS 0.2 FEET WEST OF 5 FOOT HIGH CEDAR FENCE.
- F13 - NORTHWEST CORNER LOT 8 IS 0.7 FEET EAST OF 5 FOOT HIGH CEDAR FENCE.
- F14 - NORTHWEST CORNER LOT 7 IS 0.85 FEET EAST OF 5 FOOT HIGH CEDAR FENCE.
- F15 - NORTHWEST CORNER LOT 6 IS 0.9 FEET EAST OF 5 FOOT HIGH CEDAR FENCE.
- F16 - NORTHWEST CORNER LOT 5 IS 0.8 FEET EAST OF 5 FOOT HIGH CEDAR FENCE.
- F17 - NORTHWEST CORNER LOT 4 IS 0.7 FEET EAST OF 5 FOOT HIGH CEDAR FENCE.
- F18 - NORTHWEST CORNER LOT 2 IS 0.8 FEET EAST OF 5 FOOT HIGH CEDAR FENCE.
- F19 - NORTHWEST CORNER OF TRACT E IS 0.4 FEET EAST OF 5 FOOT HIGH CEDAR FENCE.
- F20 - SOUTHWEST CORNER LOT 1 IS 0.8 FEET NORTH OF 6 FOOT HIGH CEDAR FENCE.
- F21 - ANGLE POINT ON SOUTH LINE OF LOT 2 IS 0.5 FEET NORTH OF 6 FOOT HIGH CEDAR FENCE.
- F22 - FOUND BRASS MON IN CONCRETE SET FOR PLAT OF SUNRISE TERRACE 10TH ADD.



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8085-20110317 FP.PHO

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