

# EDGEWOOD VILLAGE

A PORTION OF THE SW 1/4 OF SEC. 16 AND OF THE SE 1/4 OF SEC. 17 AND OF THE NE 1/4 OF SEC. 20 AND OF THE NW 1/4 OF SEC. 21, ALL IN TWP. 28 N., RGE. 1 E., W.M. JEFFERSON COUNTY, WASHINGTON

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, OF OUR OWN FREE WILL AND CONSENT, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STRIPS, STRIPS OF LAND, AND STRIPS OF LAND SHOWN ON THIS PLAT AND ALL RIGHTS 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 STREETS AND PLACES WHERE THE UNDERSIGNED OWNERS WAIVE FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, ANY AND ALL CLAIMS FOR DAMAGES AGAINST JEFFERSON COUNTY, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF PUBLIC ROADS WITHIN THAT PORTION OF THIS SUBDIVISION, DEDICATED TO JEFFERSON COUNTY.

## DECLARATIONS, COVENANTS AND RESTRICTIONS

- A. DECLARATION OF COVENANTS :  
THE "EDGEWOOD VILLAGE" FINAL PLAT IS SUBJECT TO THE SOUTH BAY MASTER DECLARATION OF COVENANTS, CONDITIONS, AND ASSIGNS, THE RIGHT TO GRANT ADDITIONAL EASEMENTS IN THE FUTURE FOR ACCESS AND UTILITIES TO THE PUBLIC AND TO ALL OTHER PUBLIC UTILITIES, AND TO ALL UTILITIES, SERVICES AND SERVICES TO BE PROVIDED TO THE PUBLIC, EXCEPT SUCH LAND DIRECTLY BEHIND ANY BUILDINGS LOCATED THEREON.
- B. DECLARATION OF EASEMENTS :  
1. RESERVATION OF EASEMENT : POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS TO THE EDGEWOOD VILLAGE HOME OWNERS' ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ITS MEMBERS AND ALL PROPERTY DESIGNATED ON THE FINAL PLAT AS "SANITARY SEWER EASEMENT UNDER, ACROSS, THROUGH AND UPON ALL CONSTRUCTION, RENOVATION, REPLACEMENT, OPERATION, USE AND MAINTENANCE OF SEWER SYSTEM COMPONENTS, INCLUDING, BUT NOT LIMITED TO, SEWER MAINS, PIPELINES, PUMPS, FACILITIES, AND OTHER EQUIPMENT APPURTENANT TO SUCH PROPERTY AT ALL TIMES TO FACILITATE THE PURPOSES SET FORTH HEREIN.
- 2. SLOPE EASEMENT : POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS TO THE EDGEWOOD VILLAGE HOME OWNERS' ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ITS MEMBERS AND ALL PROPERTY DESIGNATED ON THE FINAL PLAT AS "SLOPE EASEMENT FOR THE PURPOSE OF MAKING NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND PLACES WHERE THE UNDERSIGNED OWNERS WAIVE FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, ANY AND ALL CLAIMS FOR DAMAGES AGAINST JEFFERSON COUNTY, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF PUBLIC ROADS WITHIN THAT PORTION OF THIS SUBDIVISION, DEDICATED TO JEFFERSON COUNTY.
- 3. UTILITIES EASEMENT : POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS TO THE EDGEWOOD VILLAGE HOME OWNERS' ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ITS MEMBERS AND ALL PROPERTY DESIGNATED ON THE FINAL PLAT AS "UTILITIES EASEMENT UNDER, ACROSS, THROUGH AND UPON ALL CONSTRUCTION, RENOVATION, REPLACEMENT, OPERATION, USE AND MAINTENANCE OF UTILITY SYSTEM COMPONENTS, INCLUDING, BUT NOT LIMITED TO, SEWER MAINS, PIPELINES, PUMPS, FACILITIES, AND OTHER EQUIPMENT APPURTENANT TO SUCH PROPERTY AT ALL TIMES TO FACILITATE THE PURPOSES SET FORTH HEREIN.
- 4. SANITARY SEWER EASEMENT : POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS TO THE EDGEWOOD VILLAGE HOME OWNERS' ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ITS MEMBERS AND ALL PROPERTY DESIGNATED ON THE FINAL PLAT AS "SANITARY SEWER EASEMENT UNDER, ACROSS, THROUGH AND UPON ALL CONSTRUCTION, RENOVATION, REPLACEMENT, OPERATION, USE AND MAINTENANCE OF SEWER SYSTEM COMPONENTS, INCLUDING, BUT NOT LIMITED TO, SEWER MAINS, PIPELINES, PUMPS, FACILITIES, AND OTHER EQUIPMENT APPURTENANT TO SUCH PROPERTY AT ALL TIMES TO FACILITATE THE PURPOSES SET FORTH HEREIN.
- 5. SLOPE EASEMENT : POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS TO THE EDGEWOOD VILLAGE HOME OWNERS' ASSOCIATION, IT'S SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ITS MEMBERS AND ALL PROPERTY DESIGNATED ON THE FINAL PLAT AS "SLOPE EASEMENT FOR THE PURPOSE OF MAKING NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND PLACES WHERE THE UNDERSIGNED OWNERS WAIVE FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, ANY AND ALL CLAIMS FOR DAMAGES AGAINST JEFFERSON COUNTY, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF PUBLIC ROADS WITHIN THAT PORTION OF THIS SUBDIVISION, DEDICATED TO JEFFERSON COUNTY.
- 6. PRIVATE INGRESS, EGRESS AND UTILITY EASEMENTS : POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS : (1) TO LOTS 9, 10, 11 AND 12, A PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT OVER LOTS 10 AND 11 AS SHOWN ON THE FINAL PLAT; AND (2) TO LOT 18, A PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT OVER LOT 17 AS SHOWN ON THE FINAL PLAT.
- 7. PRIVATE DRIVEWAY TRACTS : POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS : (1) TO LOTS 1, 2 AND 3, A PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT OVER TRACT F AS SHOWN ON THE FINAL PLAT; AND (2) TO LOTS 5, 6 AND 7, A PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT OVER TRACT G AS SHOWN ON THE FINAL PLAT.
- 8. VEIN EASEMENT : TO PRESERVE SOME OF THE TERRITORIAL MOUNTAIN AND ITS WATER VEINS WITHIN EDGEWOOD VILLAGE, THE SUPPLEMENTAL DECLARATION OF COVENANTS GRANTS TO THE EDGEWOOD VILLAGE HOME OWNERS' ASSOCIATION, FOR THE BENEFIT OF ITS MEMBERS AND THEIR LOTS, A BLANKET VEIN AND PRESERVATION EASEMENT, AT ITS DISCRETION, FOR THE EDGEWOOD VILLAGE HOME OWNER'S ASSOCIATION IS PERMITTED TO REMOVE VEGETATION EXCEEDING A HEIGHT OF 50 FEET IF SUCH REMOVAL IS NECESSARY TO PROTECT SUCH VEINS.
- 9. HEIGHT RESTRICTIONS ON LOTS 22, 23, 24 AND 25 : TO PRESERVE THE VIEWS ON LOTS 17 AND 18, THE HEIGHT RESTRICTIONS ON LOTS 22, 23, 24 AND 25, HEIGHT RESTRICTIONS, IMPROVEMENT STRUCTURES AND VEGETATION ON LOTS 22, 23, 24 AND 25, WHICH ARE NEARLY ADJACENT TO THE BUILDING, RESIDENCE, STRUCTURE, IMPROVEMENT OR VEGETATION OF THE LOT IMMEDIATELY ADJACENT TO THE BUILDING, RESIDENCE, STRUCTURE, IMPROVEMENT OR VEGETATION.
- C. COMMON AREAS :  
POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS TO THE EDGEWOOD VILLAGE HOME OWNERS' ASSOCIATION, A WASHINGTON NONPROFIT CORPORATION, TRACTS A, B, C, D, E, F AND G (COMMON AREAS) AS SHOWN ON THE FINAL PLAT, SUBJECT TO ALL EASEMENTS OR RESTRICTIONS EITHER (1) PREVIOUSLY CREATED, OR (2) HEREBY CREATED, FOR THE BENEFIT OF THE COMMON AREAS AS SHOWN ON THE FINAL PLAT, OR (3) CREATED OR RESERVED IN THE MASTER OR SUPPLEMENTAL DECLARATION FOR EDGEWOOD VILLAGE.

IN WITNESS WHEREOF, POPE RESOURCES HAS EXECUTED THESE DECLARATIONS, COVENANTS, AND RESTRICTIONS THIS 21<sup>st</sup> DAY OF November, 1994.

POPE RESOURCES, A DELAWARE LIMITED PARTNERSHIP

BY : Mr. McCaughey VP Development 11/21/94 DATE

## ACKNOWLEDGEMENT

STATE OF Washington ) SS  
COUNTY OF Kittitas )

ON THIS 21<sup>st</sup> DAY OF November, 1994, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF Washington, PERSONALLY APPEARED POPE RESOURCES, A LIMITED PARTNERSHIP THAT EXECUTED THE FOREGOING INSTRUMENT, PERSONALLY ACKNOWLEDGED SAID INSTRUMENT FOR THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT POPE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

Barbara E. Hendrickson  
NOTARY PUBLIC IN AND FOR THE STATE OF  
Washington, RESIDING AT Barth Townsend  
TITLE Notary Public  
MY COMMISSION EXPIRES 2-4-95



## APPROVALS

HEALTH DEPARTMENT  
APPROVED BY THE JEFFERSON COUNTY HEALTH DEPARTMENT.

Jefferson County Health Department DATE 11-21-94

PLANNING DEPARTMENT  
APPROVED BY THE JEFFERSON COUNTY PLANNING DEPARTMENT.

Jefferson County Planning Department DATE 11-29-94

PUBLIC WORKS DEPARTMENT  
EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF November, 1994.

Jefferson County Board of Commissioners CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSIONERS  
THIS PLAT IS HEREBY EXAMINED AND APPROVED THIS 29<sup>th</sup> DAY OF November, 1994.

Steve DeLoach CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

TREASURER'S CERTIFICATE  
PROPERTY CERTIFIED FOR STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE

PLAT HEREIN, TOGETHER WITH THE TAX MAPS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED INCLUDING 1994 TAXES.

Steve DeLoach TREASURER OF JEFFERSON COUNTY

## SURVEY INSTRUMENTATION

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

10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS PROCEDURE USED: FIELD TRAVERSE

377273

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF POPE RESOURCES THIS 29<sup>th</sup> DAY OF November, 1994 AND RECORDED IN VOLUME 43 OF PLATS, PAGES 107-111, RECORDS OF JEFFERSON COUNTY AUDITOR.

Wm J. Saboury AUDITOR OF JEFFERSON COUNTY  
RECORDING NO. 377273

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "EDGEWOOD VILLAGE" IS BASED UPON A SURVEY OF THE LOTS, TRACTS AND INTERESTS SHOWN THEREON, PAGE 1 OF SAID PLAT. 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 PLATING REGULATIONS.

Cynthia A. Flood SURVEYOR  
CERTIFICATE NO. 29281 DATE 11-18-94



ESM inc.

A C.E. ENGINEERING, LAW, SURVEY, AND PROJECT MANAGEMENT CONSULTING FIRM

34004 9TH AVE. SOUTH, BUILDING A  
FEDERAL WAY, WASHINGTON 98003  
PHONE : [206] 838-6113

# EDGEWOOD VILLAGE

A PORTION OF THE SW 1/4 OF SEC. 16 AND OF THE SE 1/4 OF SEC. 17 AND OF THE NE 1/4 OF SEC. 20 AND OF THE NW 1/4 OF SEC. 21, ALL IN TWP. 28 N., RGE. 1 E., W.M., JEFFERSON COUNTY, WASHINGTON

## LEGAL DESCRIPTION

That portion of the southwest quarter of Section 16 AND the southeast quarter of the southwest quarter of Section 17 AND that portion of the east half of the northeast quarter of Section 20 AND that portion of the west half of the northwest quarter of Section 21, ALL in Township 28 North, Range 1 East, W.M., Jefferson County, Washington, being more particularly described as follows:

COMMENCING at the east quarter corner of said Section 20; THENCE along the east line of the northeast quarter of said Section 20, N. 01°19'09" E., 2613.42 feet to the northeast corner of said Section 20;

THENCE along the east line of the most westerly corner of the plat of "South Bay No. 1", as filed in Volume 3 of Plats, Pages 48 through 50, Auditor's File No. 255189, Records of Jefferson County, Washington AND THE TRUE POINT OF BEGINNING;

THENCE along the westerly line of said plat the following courses:

S 04°32'50" E., 240.00 feet;

S 38°40'28" W., 116.10 feet;

S 10°43'55" E., 145.00 feet to the southwestwesterly margin of Deer Hollow Road as shown on said plat of "South Bay No. 3";

THENCE along said southwestwesterly margin, the following courses:

Southwesterly 161.56 feet along the arc of a non-tangent curve to the right, having a radius of 280.00 feet, through a central angle of 174°15'11" to a point of tangency;

S 46°16'48" E., 107.93 feet to a point of curvature, Southwesterly 62.05 feet along the arc of a tangent curve to the left, having a radius of 280.00 feet, through a central angle of 174°15'11" to a point of tangency;

S 58°58'39" E., 125.16 feet to the westerly line of Lot 31 of the plat of "South Bay No. 1", as filed in Volume 6 of Plats, Pages 1 through 3, Auditor's File No. 227194, Records of Jefferson County, Washington; THENCE along the westerly line of Lots 31, 30 and 29 of said plat, S 19°27'45" W., 283.06 feet to the southwestwesterly corner of said Lot 29;

THENCE along the southerly line of said Lot 29, S 70°32'15" E., 120.00 feet to the westerly margin of Highland Drive as shown on said plat;

THENCE along said westerly margin, S 19°27'45" W., 110.42 feet to a point of curvature;

THENCE continuing along said westerly margin, Southwesterly 59.04 feet along the arc of a tangent curve to the right, having a radius of 270.00 feet, through a central angle of 12°39'25" to a point of tangency;

THENCE continuing along said westerly margin, S 32°07'10" W., 79.76 feet to the northerly line of Parcel 7, as shown on the second and third sheets of the plat of Survey Power 70 through 74, Auditor's File No. 298845, Records of Jefferson County, Washington;

THENCE along said northerly line, N 88°32'16" W., 281.14 feet;

THENCE continuing along said northerly line, N 62°41'04" W., 24.00 feet;

THENCE N 16°34'01" W., 146.06 feet;

THENCE N 08°57'01" W., 148.46 feet;

THENCE N 00°45'12" W., 83.80 feet;

THENCE N 37°27'07" W., 203.41 feet;

THENCE N 59°40'37" W., 271.08 feet;

THENCE N 54°27'25" W., 170.00 feet;

THENCE N 28°10'03" W., 130.07 feet;

THENCE N 03°29'54" W., 172.66 feet;

THENCE N 62°51'48" W., 110.25 feet;

THENCE N 34°46'49" W., 43.95 feet;

THENCE N 78°03'36" W., 78.92 feet;

THENCE N 31°08'05" E., 195.03 feet;

THENCE N 52°51'19" E., 255.59 feet;

THENCE N 46°06'28" E., 128.24 feet;

THENCE N 35°54'24" W., 102.69 feet;

THENCE N 24°57'29" E., 60.14 feet;

THENCE N 69°20'44" W., 262.49 feet;

## LEGAL DESCRIPTION (CONT.)

THENCE N 1°33'45" E., 326.33 feet to the southerly margin of Paradise Bay Road;

THENCE along said southerly margin, S 80°59'37" E., 12.63 feet;

THENCE continuing along said southerly margin, S 87°40'37" E., 735.52 feet to the northwesterly corner of the northerly open space tract shown on said plat of "South Bay No. 1";

THENCE along the westerly line of said open space tract,

S 32°37'23" W., 174.06 feet to a point of curvature; THENCE continuing along said westerly line, Southerly, 288.67 feet to the northerly line of said open space tract, having a radius of 160.00 feet, through a central angle of 103°22'07";

THENCE S 05°25'16" E., 77.04 feet to the northwesterly corner of the westerly open space tract shown on said plat of "South Bay No. 1";

THENCE along the westerly line of said open space tract, S 12°02'11" W., 142.00 feet;

THENCE continuing along said westerly line, S 22°12'11" W., 170.00 feet to the southwestwesterly corner of said open space tract;

THENCE S 06°02'40" E., 125.40 feet to the TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

## NOTES

1. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PLUG SOUND POWER SYSTEM LINE RECORDED MARCH 14, 1975 UNDER RECORDING NO. 227138 DISTRIBUTION SYSTEM.

2. SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF TO PLUG SOUND POWER AND LIGHT COMPANY FOR UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM RECORDED DECEMBER 31, 1984 UNDER RECORDING NO. 292975, BEING A 10 FOOT WIDE EASEMENT, LYING 5 FEET ON EACH SIDE OF THE FACILITIES AS CONSTRUCTED. THE EXACT LOCATION CANNOT BE DETERMINED AND IS NOT DEPICTED HEREON.

3. SUBJECT TO AN EASEMENT FOR FUTURE ROAD AND FOR TEMPORARY CUL-DE-SACS AS DELINEATED ON THE PLAT OF SOUTH BAY NO. 1 AND 3, SAID EASEMENT WAS ONLY GRAPHICALLY SHOWN AND IS NOT DEPICTED HEREON.

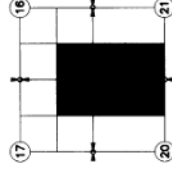
4. SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF REGARDING LIMITATION OF NUMBER OF USER UNITS TO UTILITIES, RECORDED MAY 2, 1985, UNDER RECORDING NO. 294675.

5. SET 1/2" REBAR AND CAP (ESM INC. L.S. NO. 15661/29281) AT ALL CORNERS. LEGAL DESCRIPTION AND EASEMENTS ARE FROM PLAT CERTIFICATE SUPPLIED BY JEFFERSON TITLE INSURANCE COMPANY ORDER NO. 49315-RB, DATED NOVEMBER 24, 1993 AND SUPPLEMENTAL REPORTS DATED MARCH 1, 1994, AUGUST 26, 1994 AND NOVEMBER 4, 1994.

7. BASIS OF BEARINGS IS ASSUMED.

8. TRACTS A, B, C, D, E, F AND G ARE OWNED BY THE EDGEWOOD VILLAGE HOME OWNERS ASSOCIATION. TRACTS A, B AND C ARE COMMON AREAS FOR THE USE AND ENJOYMENT OF MEMBERS SUBJECT TO THE GOVERNING DOCUMENTS. TRACT D IS SUBJECT TO AN EXCLUSIVE EASEMENT FOR COURSE PURPOSES. TRACTS E, F AND G ARE SUBJECT TO EXCLUSIVE USE EASEMENTS FOR COURSE BENEFIT BY THE TRACTS AS DEPICTED ON THE FINAL PLAT.

9. TRACTS A AND C ARE SUBJECT TO A DRAINAGE AND MAINTENANCE EASEMENT TO JEFFERSON COUNTY FOR A DETENTION POND.



## ADDRESSING:

ALL ADDRESSES ARE FORT LUDLOW, WA. 98365

LOT NO.	ADDRESS
1	102 EDGEWOOD DRIVE
2	102 EDGEWOOD DRIVE
3	142 EDGEWOOD DRIVE
4	194 EDGEWOOD DRIVE
5	212 EDGEWOOD DRIVE
6	216 EDGEWOOD DRIVE
7	224 EDGEWOOD DRIVE
8	235 EDGEWOOD DRIVE
9	223 EDGEWOOD DRIVE
10	227 EDGEWOOD DRIVE
11	215 EDGEWOOD DRIVE
12	213 EDGEWOOD DRIVE
13	107 EDGEWOOD DRIVE
14	105 EDGEWOOD DRIVE
15	103 EDGEWOOD DRIVE
17	103 DEER HOLLOW CIRCLE
18	107 DEER HOLLOW CIRCLE
19	126 DEER HOLLOW CIRCLE
20	134 DEER HOLLOW CIRCLE
21	142 DEER HOLLOW CIRCLE
22	174 DEER HOLLOW CIRCLE
23	182 DEER HOLLOW CIRCLE
24	196 DEER HOLLOW CIRCLE
25	202 DEER HOLLOW CIRCLE
26	42 DEER HOLLOW CIRCLE
27	64 DEER HOLLOW CIRCLE



**ESM inc.**

A VOL. ENGINEERING, SURVEYING, AND TRACT MEASUREMENT CONSULTING FIRM

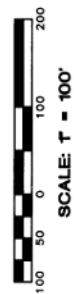
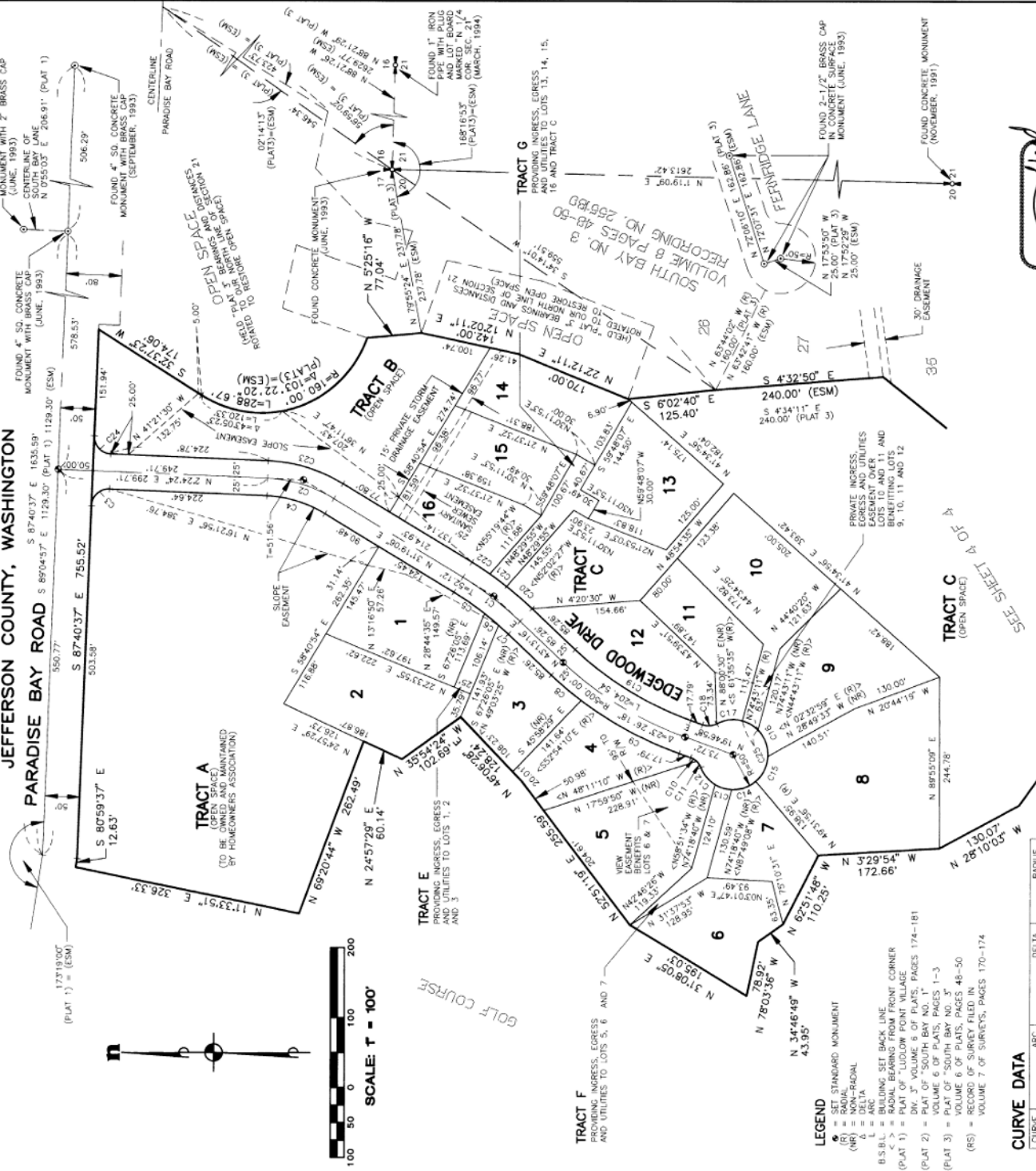
34004 9TH AVE. SOUTH, BUILDING A  
FEDERAL WAY, WASHINGTON 98003

PHONE : [206] 836-6113



# EDGEWOOD VILLAGE

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SCALE: 1" = 100'

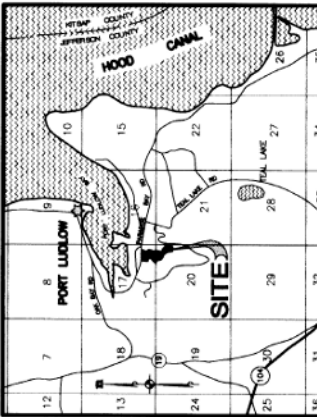
GOLF COURSE

- LEGEND**
- (S) = SET STANDARD MONUMENT
  - (R) = RADIAL
  - (NR) = NON-RADIAL
  - (D) = DELTA
  - (L) = LINE
  - (B.S.L.) = BUILDING SET BACK LINE
  - (P.L.) = PLAT OF "LUDLOW FRONT VILLAGE"
  - (P.L. 1) = DW. 3" VOLUME 6 OF PLATS, PAGES 174-181
  - (P.L. 2) = PLAT OF "SOUTH BAY NO. 1"
  - (P.L. 3) = PLAT OF "SOUTH BAY NO. 3"
  - (RS) = RECORD OF SURVEY FILED IN VOLUME 7 OF PLATS, PAGES 48-50
  - (RS) = RECORD OF SURVEY FILED IN VOLUME 7 OF SURVEYS, PAGES 170-174

**CURVE DATA**

CURVE	ARC	1/2	DELTA	RADIUS
C1	103.82	111.16	200.00	200.00
C2	103.82	284.41	200.00	200.00
C3	39.31	97.05	25.00	25.00
C4	88.31	285.54	175.00	175.00
C5	53.67	67.28	475.00	475.00
C6	26.12	3.09	0.00	475.00
C7	18.89	216.41	475.00	475.00
C8	56.11	67.28	525.00	525.00
C9	158.65	17.18	525.00	525.00
C10	31.42	267.09	25.00	25.00
C11	11.41	267.09	25.00	25.00
C12	32.14	316.49	50.00	50.00
C13	25.27	287.34	50.00	50.00
C14	37.22	42.38	50.00	50.00
C15	41.00	46.98	50.00	50.00
C16	41.25	47.16	50.00	50.00
C17	31.42	48.11	50.00	50.00
C18	31.42	48.11	50.00	50.00
C19	194.31	23.26	475.00	475.00
C20	48.22	515.43	525.00	525.00
C21	30.13	317.17	525.00	525.00
C22	30.72	321.10	525.00	525.00
C23	113.54	28.54	225.00	225.00
C24	39.23	89.54	225.00	225.00
C25	26.18	307.00	50.00	50.00

VICINITY MAP  
NOT TO SCALE



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7/6



11/10/99

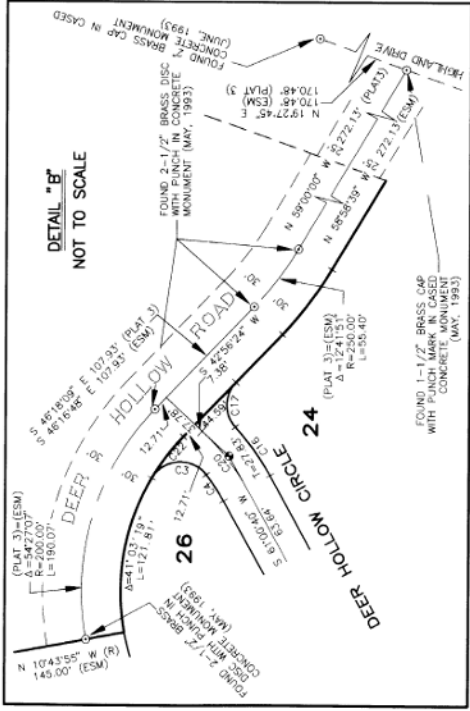


**ESM inc.**  
A CIVIL ENGINEERING SURVEYING AND PROJECT MANAGEMENT CONSULTING FIRM

34004 9TH AVE. SOUTH, BUILDING A  
FEDERAL WAY, WASHINGTON 98003  
PHONE: [206] 838-6113  
JOB NO. 528-02-930-C04  
DATE: 11-16-94

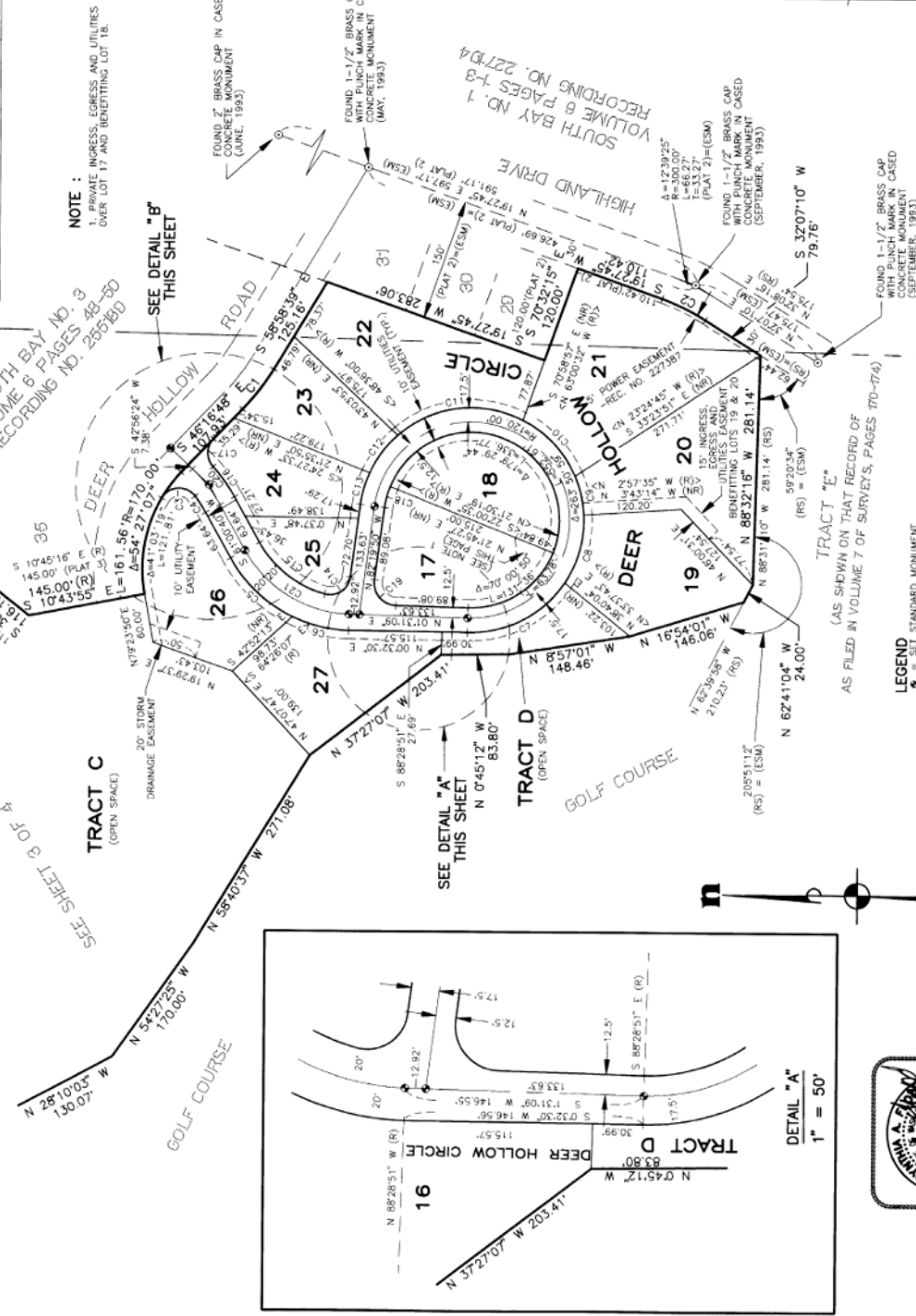
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CURVE	ASC	DELTA	RADIUS
C1	62.05	1741.91'	280.00
C2	59.84	1239.25'	270.00
C3	48.82	1113.02'	250.00
C4	23.82	848.14'	185.00
C5	105.17	3526.47'	170.00
C6	71.34	2402.44'	170.00
C7	138.93	5753.26'	137.50
C8	99.68	3927.10'	137.50
C9	49.88	3927.10'	137.50
C10	95.02	3925.47'	137.50
C11	164.13	8523.28'	137.50
C12	57.93	2408.27'	137.50
C13	40.29	1647.23'	137.50
C14	42.51	9726.07'	25.00
C15	104.15	4924.23'	130.00
C16	57.93	3927.10'	137.50
C17	37.64	8670.39'	25.00
C18	26.91	14702.25'	107.50
C19	46.15	9679.01'	27.50
C20	55.20	18741.16'	175.00
C21	155.75	59729.31'	150.00
C22	39.75	13234.87'	170.00

**NOTE :**  
1. PRIVATE INGRESS, EGRESS AND UTILITIES EASEMENT OVER LOT 17 AND BENEFITTING LOT 18.



VOL./PG.  
7 / 7

FOUND CONCRETE MONUMENT (NOVEMBER, 1991)  
FOUND 1-1/2" BRASS CAP WITH PUNCH MARK IN CASD CONCRETE MONUMENT (SEPTEMBER, 1993)

AS SHOWN ON THAT RECORDED OF AS FILED IN VOLUME 7 OF SURVEYS, PAGES 170-174)

LEGEND  
 (R) = RADIAL  
 (NR) = NON-RADIAL  
 L = LINE  
 < > = BUILDING SET BACK LINE  
 B.S.B.L. = BUILDING SET BACK LINE  
 < > = PLAT OF "SOUTH BAY NO. 1"  
 (PLAT 3) = VOLUME 6 OF PLATS, PAGES 1-3  
 (PLAT 2) = VOLUME 6 OF PLATS, PAGES 48-50  
 (RS) = RECORD OF SURVEY FILED IN VOLUME 7 OF SURVEYS, PAGES 170-174

FOUND CONCRETE MONUMENT



34004 8TH AVE. SOUTH, BUILDING A  
 FEDERAL WAY, WASHINGTON 98003  
 PHONE : (206) 838-6113



DRAWING NAME : DH-FP4  
 FILE NO. : 00000000  
 DATE : 11-18-94