FILE NO: 3836480

1/13

PLAT 3836480

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT GRAOCH ASSOCIATES #8 LIMITED PARTNERSHIP, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND WELLS FARGO BANK, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS LAND DIVISION AND DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, STORM DRAINAGE EASEMENTS AND SANITARY SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE DIVISION AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF, AND THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL OF THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

A PERPETUAL EASEMENT IS HEREBY DEDICATED TO THE CITY OF TUMWATER FOR USE FOR WATER MAIN AND ITS APPURTENANCES AND THE RIGHT TO REPAIR, CONSTRUCT, OPERATE, MAINTAIN, INSPECT, ALTER, MODIFY, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS, THE SAID WATER MAIN AND RELATED APPURTENANCES OVER, ACROSS AND UNDER THE AREAS DESIGNATED ON THE FACE OF THIS PLAT. GRANTOR HAS NOT PLACED AND SHALL NOT PLACE ANY UTILITY, BUILDING OR OTHER STRUCTURE WITHIN THE WATER MAIN EASEMENTS.

A PERPETUAL EASEMENT IS HEREBY DEDICATED TO THE CITY OF TUMWATER FOR USE FOR SEWER MAIN AND ITS APPURTENANCES AND THE RIGHT TO REPAIR, CONSTRUCT, OPERATE, MAINTAIN, INSPECT, ALTER, MODIFY, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS, THE SAID SEWER MAIN AND RELATED APPURTENANCES OVER, ACROSS AND UNDER THE AREAS DESIGNATED ON THE FACE OF THIS PLAT. GRANTOR HAS NOT PLACED AND SHALL NOT PLACE ANY UTILITY, BUILDING OR OTHER STRUCTURE WITHIN THE SEWER MAIN EASEMENTS.

VEHICULAR ACCESS TO BARNES BOULEVARD SW FROM LOTS 99 THRU 101 AND TRACT "M", IS HEREBY WAIVED, AND DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT VEHICULAR ACCESS TO BARNES BOULEVARD FROM TRACT "M", NOR SHALL THE CITY OF TUMWATER OR ANY OTHER LOCAL GOVERNMENTAL AGENCY WITHIN WHICH THE PROPERTY IS OR MAY BECOME LOCATED, EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OR APPROACH TO SAID STREET FROM SAID LOTS OR TRACT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 23 DAY OF May, 2006

GRAOCH ASSOCIATES #8 LIMITED PARTNERSHIP
BY: GRAOCH 8 GP, L.P., ITS GENERAL PARTNER
BY: GRAOCH 8-1 GP, INC., ITS GENERAL PARTNER

BY: _____
GARY M. GRAY, PRESIDENT

WELLS FARGO BANK

BY: Peter Warren

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF PIERCE } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gary M Gray IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT he SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President of the GP of the GP OF Graoch Assoc #8 LP TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5/23/06

PRINTED NAME: M. Lippel
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Pierce County
MY COMMISSION EXPIRES: 8/29/06

NOTARY PUBLIC COMMISSION EXPIRES 8-29-06 STATE OF WASHINGTON

STATE OF WASHINGTON
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PETER WARREN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF OF WELLS FARGO TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5-26-2006

PRINTED NAME: DANA L DEWBERRY
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT COVINGTON
MY COMMISSION EXPIRES: 10-10-09

DANA L. DEWBERRY NOTARY PUBLIC COMMISSION EXPIRES 10-10-09 STATE OF WASHINGTON

DESCRIPTION

PARCEL "A"

PARCEL "B" OF BOUNDARY LINE ADJUSTMENT NO. BLA-7279, AS RECORDED APRIL 27, 1994 UNDER AUDITOR'S FILE NO. 9404270264. EXCEPTING THEREFROM THE AMENDED PLAT OF SUNRISE RIDGE AT SOMERSET HILL, AS RECORDED JUNE 21, 2004 UNDER AUDITOR'S FILE NO. 3651221;

PARCEL "B"

PARCEL "A" OF BOUNDARY LINE ADJUSTMENT NO. BLA 05-7482 TW, AS RECORDED 5-30-06 UNDER AUDITOR'S FILE NO. 3835625

SITUATE IN AND RECORDS OF THURSTON COUNTY, WASHINGTON.

APPROVED FOR RECORDING
CITY OF TUMWATER

CERTIFICATE OF SURVEYOR

I, RICHARD R. LARSON, HEREBY CERTIFY THAT THE PLAT OF "THE HIGHLANDS AT SOMERSET HILL" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.; THAT THE COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS AND ALL ANGLE POINTS THEREOF STAKED ON THE GROUND WITH 1/2" DIA. x 18" REBAR WITH PLASTIC CAPS STAMPED "LARSON - LS #18096", OR A PERFORMANCE BOND HAS BEEN POSTED FOR THE COMPLETION THEREOF.

RICHARD R. LARSON, REGISTERED PROFESSIONAL LAND SURVEYOR, CERTIFICATE NO. 18096

RICHARD R. LARSON STATE OF WASHINGTON 18096 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES JUNE 26, 2007

DATE SIGNED: 5-22-06

AUDITOR OF THURSTON COUNTY WASHINGTON

SHEET INDEX

SHEET 1: DEDICATION, LEGAL DESCRIPTION, APPROVALS AND LAND SURVEYOR'S CERTIFICATE
SHEETS 2 THRU 7: LOT / TRACT LAYOUT, DIMENSIONS AND ADDRESSES
SHEET 8: GENERAL NOTES, CONDITIONS OF APPROVAL & SURVEY CONTROL MAP
SHEET 9: CURVE TABLE, LINE TABLE, TRACT SUMMARY & EASEMENT PROVISIONS
SHEETS 10 THRU 13: FUTURE DEVELOPMENT TRACT LAYOUT AND DIMENSIONS

APPROVALS

EXAMINED AND APPROVED THIS 26TH DAY OF May A.D., 2006

TUMWATER PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS 31st DAY OF May A.D., 2006.

THURSTON COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 31st DAY OF May A.D., 2006.

TUMWATER DEVELOPMENT SERVICES DIRECTOR

EXAMINED AND APPROVED THIS 30th DAY OF May A.D., 2006.

Ralph Osgood
MAYOR, CITY OF TUMWATER

ATTEST:
FINANCE DIRECTOR, CITY OF TUMWATER

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2006

FINANCE DIRECTOR, CITY OF TUMWATER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2006.

N. Gurlen Cope 5/26/2006
THURSTON COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF GRAOCH ASSOCIATES #8 L.P. THIS 31 DAY OF May, 2006, AT 1 MINUTES PAST 4 O'CLOCK P .M., AND RECORDED UNDER AUDITOR'S FILE NO. 3836480.

Kim Wyman
THURSTON COUNTY AUDITOR

BY: S. Ryan
DEPUTY AUDITOR

COVENANTS

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SUNRISE RIDGE AT SOMERSET HILL, RECORDED JULY 10, 2003, UNDER THURSTON COUNTY AUDITOR'S FILE NOS. 3550145 AND 3550148, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT, RECORDED JANUARY 14, 2004, UNDER THURSTON COUNTY AUDITOR'S FILE NOS. 3610590 AND 3610591, THAT CERTAIN SECOND AMENDMENT, RECORDED JULY 22, 2005, UNDER THURSTON COUNTY AUDITOR'S FILE NOS. 3750986 AND 3750987, AND THAT CERTAIN THIRD AMENDMENT, RECORDED MAY 31, 2006, UNDER THURSTON COUNTY AUDITOR'S FILE NOS. 3836477

LARSON And Associates
Land Surveyors & Engineers, Inc.
4401 South 66th Street
Tacoma, Washington 98409
253-474-3404 / Fax 253-472-7358

7245PLT-1
05-22-2006

7245

FILE NO: 3836480

PLAT 3836480 2/13

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

SURVEYOR'S NOTE:
SET 1/2" DIA. REBAR W/ YELLOW PLASTIC I.D. CAP STAMPED "LARSON LS 18096" AT ALL LOT/TRACT CORNERS & POINTS OF CURVATURE

LEGEND

- SET 2" DIA. BRASS DISC IN CONCRETE PER CITY OF TUMWATER STANDARD PLAN NO. ST-18
- FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE (DATE VISITED: AUGUST 20, 2004)
- FOUND REBAR W/ ID CAP AS DESCRIBED DATE VISITED: AS NOTED
- 0000 INDICATES ASSIGNED LOT ADDRESS (CORRESPONDING PUBLIC STREET OR PRIVATE LANE NAME, TUMWATER, WA 98512)
- INDICATES ADDRESS DIRECTION FOR CORNER LOTS
- MB INDICATES DESIGNATED "CLUSTERED" MAILBOX LOCATION(S) (SEE EASEMENT PROVISIONS, SHEET 9 OF 9)
- UT INDICATES 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS, SHEET 9 OF 9)
- BUS INDICATES SCHOOL BUS WAITING AREA LOCATION(S)
- 5-ST INDICATES 5' PRIVATE STORM DRAINAGE EASEMENT
- 10-ST INDICATES 10' PRIVATE STORM DRAINAGE EASEMENT
- 15-ST INDICATES 15' PRIVATE STORM DRAINAGE EASEMENT

RICHARD R. LARSON
STATE OF WASHINGTON
18096
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES JUNE 26, 2007

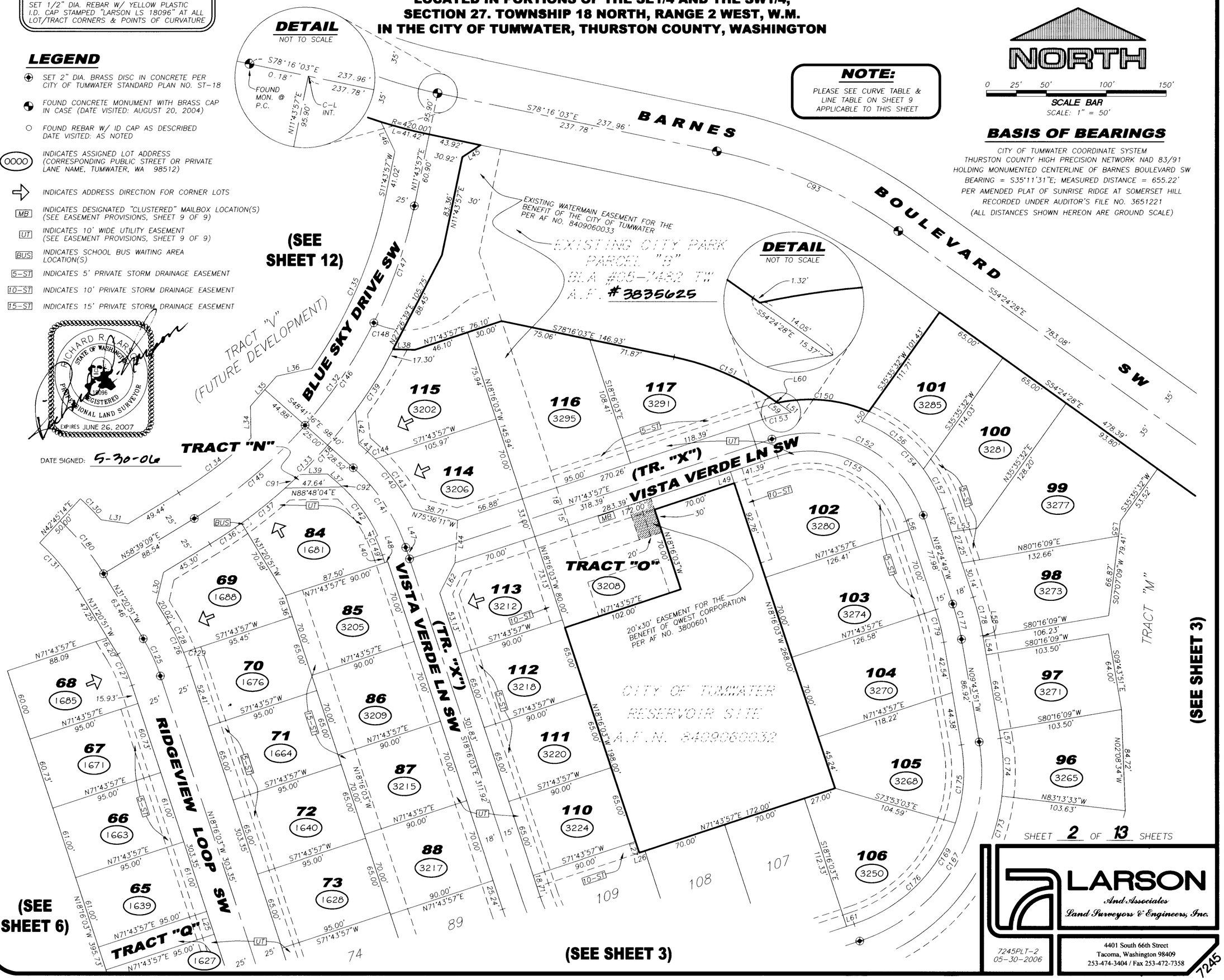
DATE SIGNED: 5-30-06

NOTE:
PLEASE SEE CURVE TABLE & LINE TABLE ON SHEET 9 APPLICABLE TO THIS SHEET

NORTH

0 25' 50' 100' 150'
SCALE BAR
SCALE: 1" = 50'

BASIS OF BEARINGS
CITY OF TUMWATER COORDINATE SYSTEM
THURSTON COUNTY HIGH PRECISION NETWORK NAD 83/91
HOLDING MONUMENTED CENTERLINE OF BARNES BOULEVARD SW
BEARING = S35°11'31"E; MEASURED DISTANCE = 655.22'
PER AMENDED PLAT OF SUNRISE RIDGE AT SOMERSET HILL
RECORDED UNDER AUDITOR'S FILE NO. 3651221
(ALL DISTANCES SHOWN HEREON ARE GROUND SCALE)



SHEET 2 OF 13 SHEETS

LARSON
And Associates
Land Surveyors & Engineers, Inc.
4401 South 66th Street
Tacoma, Washington 98409
253-474-3404 / Fax 253-472-7358

7245PLT-2
05-30-2006

7245

FILE NO: 3836480

PLAT 3836480 3/13

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

SURVEYOR'S NOTE:
SET 1/2" DIA. REBAR W/ YELLOW PLASTIC I.D. CAP STAMPED "LARSON LS 18096" AT ALL LOT/TRACT CORNERS & POINTS OF CURVATURE

LEGEND

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- FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE (DATE VISITED: AUGUST 20, 2004)
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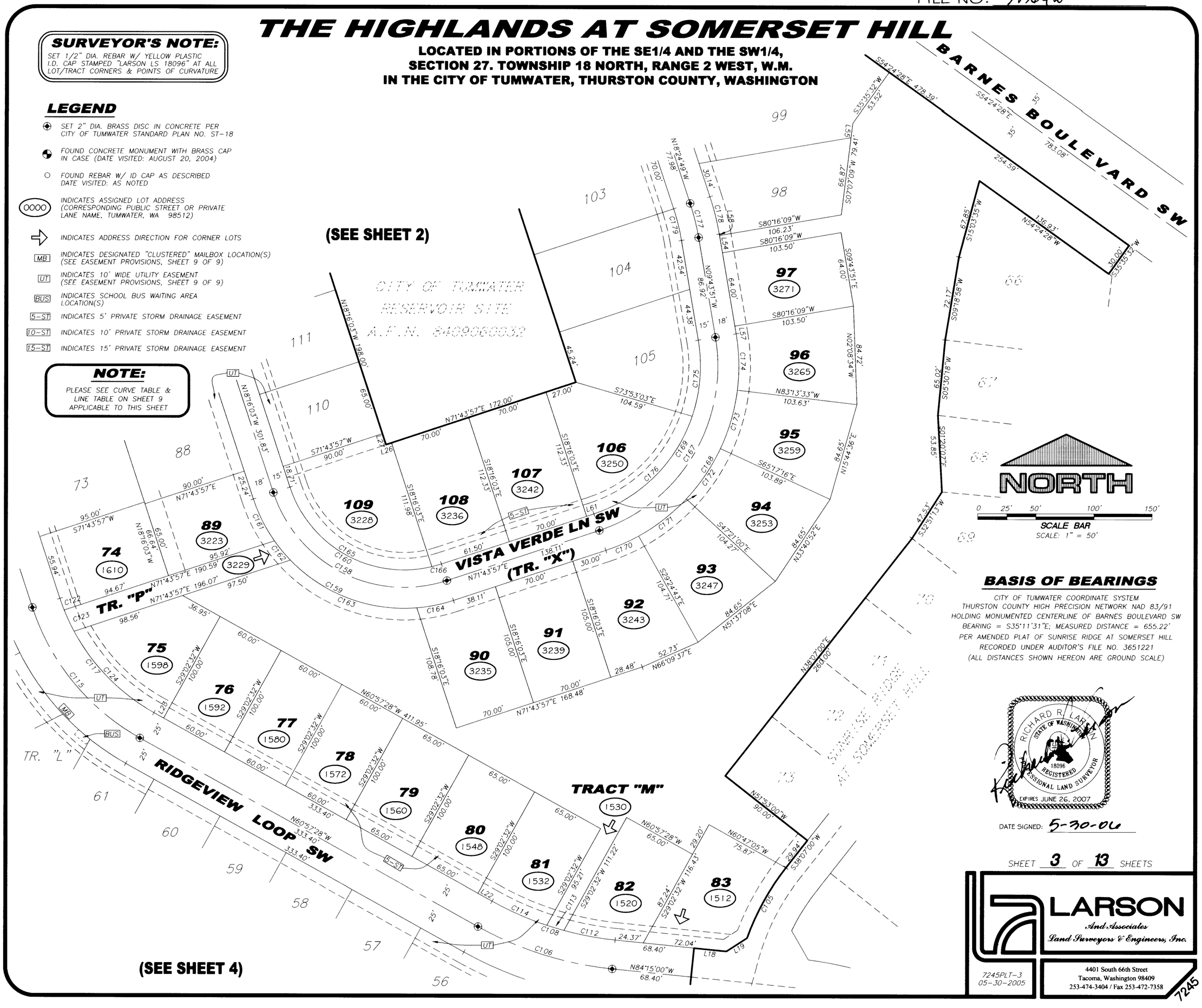
NOTE:
PLEASE SEE CURVE TABLE & LINE TABLE ON SHEET 9 APPLICABLE TO THIS SHEET



BASIS OF BEARINGS

CITY OF TUMWATER COORDINATE SYSTEM
THURSTON COUNTY HIGH PRECISION NETWORK NAD 83/91
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RICHARD R. LARSON
STATE OF WASHINGTON
18096
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES JUNE 26, 2007

DATE SIGNED: 5-30-06

SHEET 3 OF 13 SHEETS

LARSON
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Land Surveyors & Engineers, Inc.
4401 South 66th Street
Tacoma, Washington 98409
253-474-3404 / Fax 253-472-7358

7245PLT-3
05-30-2005

7245

FILE NO: 3836480

PLAT 3836480

4/13

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

SURVEYOR'S NOTE:
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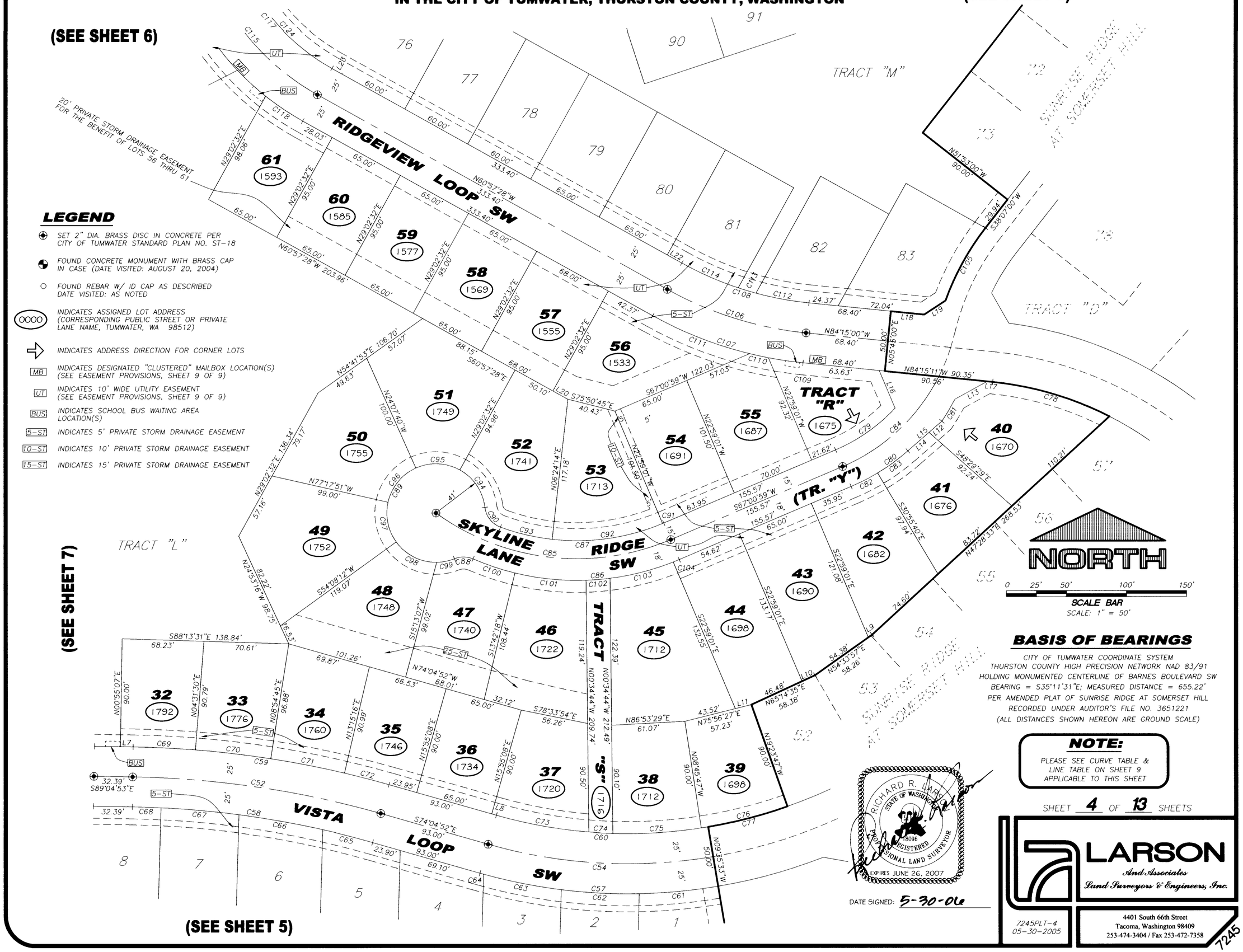

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BASIS OF BEARINGS

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THURSTON COUNTY HIGH PRECISION NETWORK NAD 83/91
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RECORDED UNDER AUDITOR'S FILE NO. 3651221
(ALL DISTANCES SHOWN HEREON ARE GROUND SCALE)

NOTE:
PLEASE SEE CURVE TABLE & LINE TABLE ON SHEET 9 APPLICABLE TO THIS SHEET

RICHARD R. LARSON
STATE OF WASHINGTON
18096
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES JUNE 26, 2007

DATE SIGNED: 5-30-06

SHEET 4 OF 13 SHEETS

LARSON And Associates
Land Surveyors & Engineers, Inc.
4401 South 66th Street
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253-474-3404 / Fax 253-472-7358

7245PLT-4
05-30-2005

7245

FILE NO: 3836480

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

NORTH

0 25' 50' 100' 150'

SCALE BAR
SCALE: 1" = 50'

BASIS OF BEARINGS

CITY OF TUMWATER COORDINATE SYSTEM
THURSTON COUNTY HIGH PRECISION NETWORK NAD 83/91
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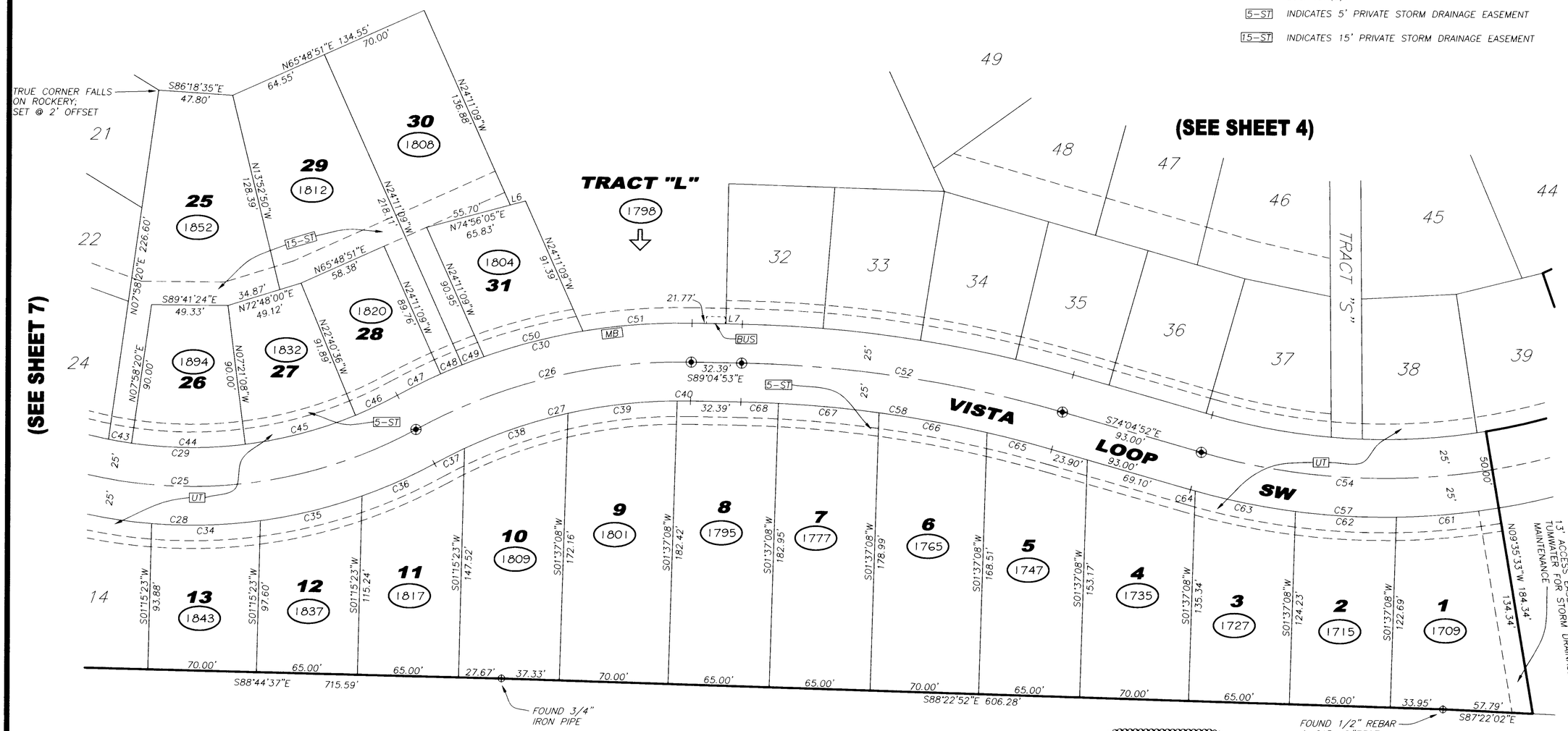

NOTE:
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SURVEYOR'S NOTE:
SET 1/2" DIA. REBAR W/ YELLOW PLASTIC I.D. CAP STAMPED "LARSON LS 18096" AT ALL LOT/TRACT CORNERS & POINTS OF CURVATURE

RICHARD R. PARE
STATE OF WASHINGTON
18096
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES JUNE 26, 2007

DATE SIGNED: 5-30-06

SHEET 5 OF 13 SHEETS

LARSON And Associates
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253-474-3404 / Fax 253-472-7358

7245PLT-5
05-30-2005

7245

5/13

3836480

FILE NO: 3836480

PLAT 3836480 6/13

THE HIGHLANDS AT SOMERSET HILL

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SCALE: 1" = 50'

BASIS OF BEARINGS

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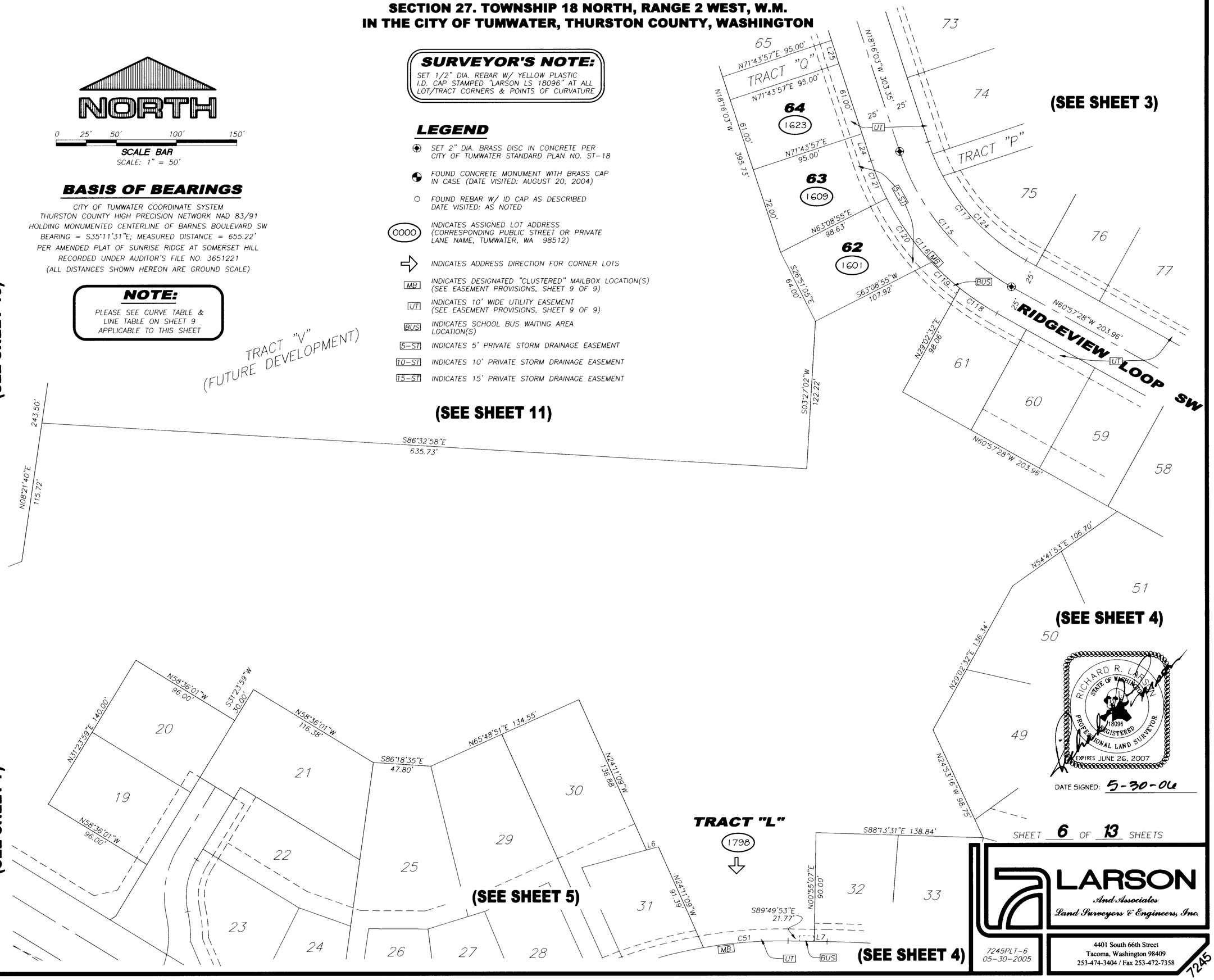

RICHARD R. LARSON
STATE OF WASHINGTON
18096
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES JUNE 26, 2007

DATE SIGNED: 5-30-06

SHEET 6 OF 13 SHEETS

LARSON
And Associates
Land Surveyors & Engineers, Inc.
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Tacoma, Washington 98409
253-474-3404 / Fax 253-472-7358

7245PLT-6
05-30-2005

7245

FILE NO: 3836480

7/13

PLAT 3836480

THE HIGHLANDS AT SOMERSET HILL

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IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

NORTH

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SCALE: 1" = 50'

BASIS OF BEARINGS

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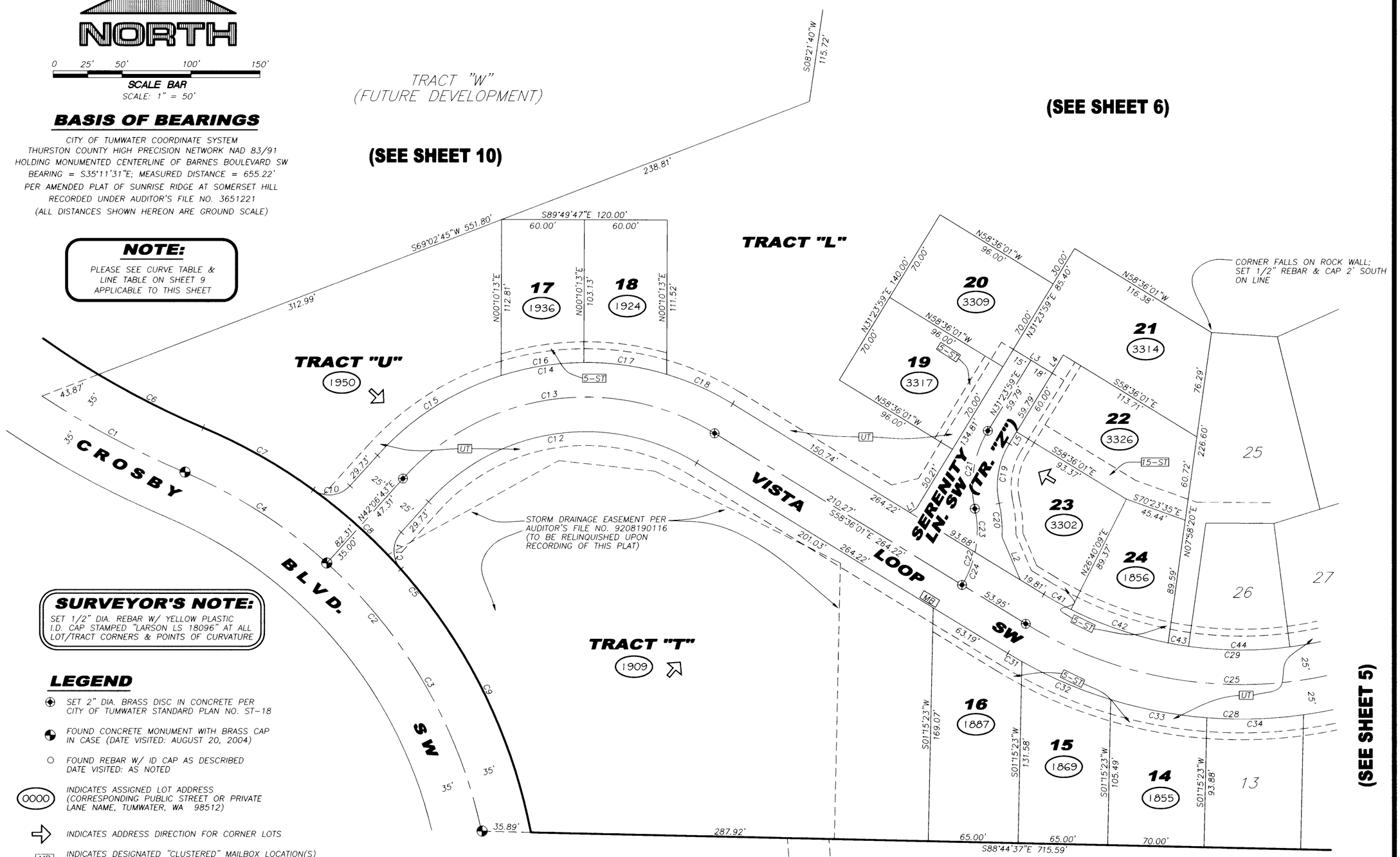

SURVEYOR'S NOTE:

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- FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE (DATE VISITED: AUGUST 20, 2004)
- FOUND REBAR W/ ID CAP AS DESCRIBED DATE VISITED: AS NOTED
- (0000) INDICATES ASSIGNED LOT ADDRESS (CORRESPONDING PUBLIC STREET OR PRIVATE LANE NAME, TUMWATER, WA 98512)
- INDICATES ADDRESS DIRECTION FOR CORNER LOTS
- MB INDICATES DESIGNATED "CLUSTERED" MAILBOX LOCATION(S) (SEE EASEMENT PROVISIONS, SHEET 9 OF 9)
- UT INDICATES 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS, SHEET 9 OF 9)
- BUS INDICATES SCHOOL BUS WAITING AREA LOCATION(S)
- 5-ST INDICATES 5' PRIVATE STORM DRAINAGE EASEMENT
- 10-ST INDICATES 10' PRIVATE STORM DRAINAGE EASEMENT
- 15-ST INDICATES 15' PRIVATE STORM DRAINAGE EASEMENT

RICHARD R. LARSON
STATE OF WASHINGTON
18096
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES JUNE 26, 2007

DATE SIGNED: 5-30-06

SHEET 7 OF 13 SHEETS

LARSON And Associates
Land Surveyors & Engineers, Inc.
4401 South 66th Street
Tacoma, Washington 98409
253-474-3404 / Fax 253-472-7358

7245PLT-7
05-30-2005

7245

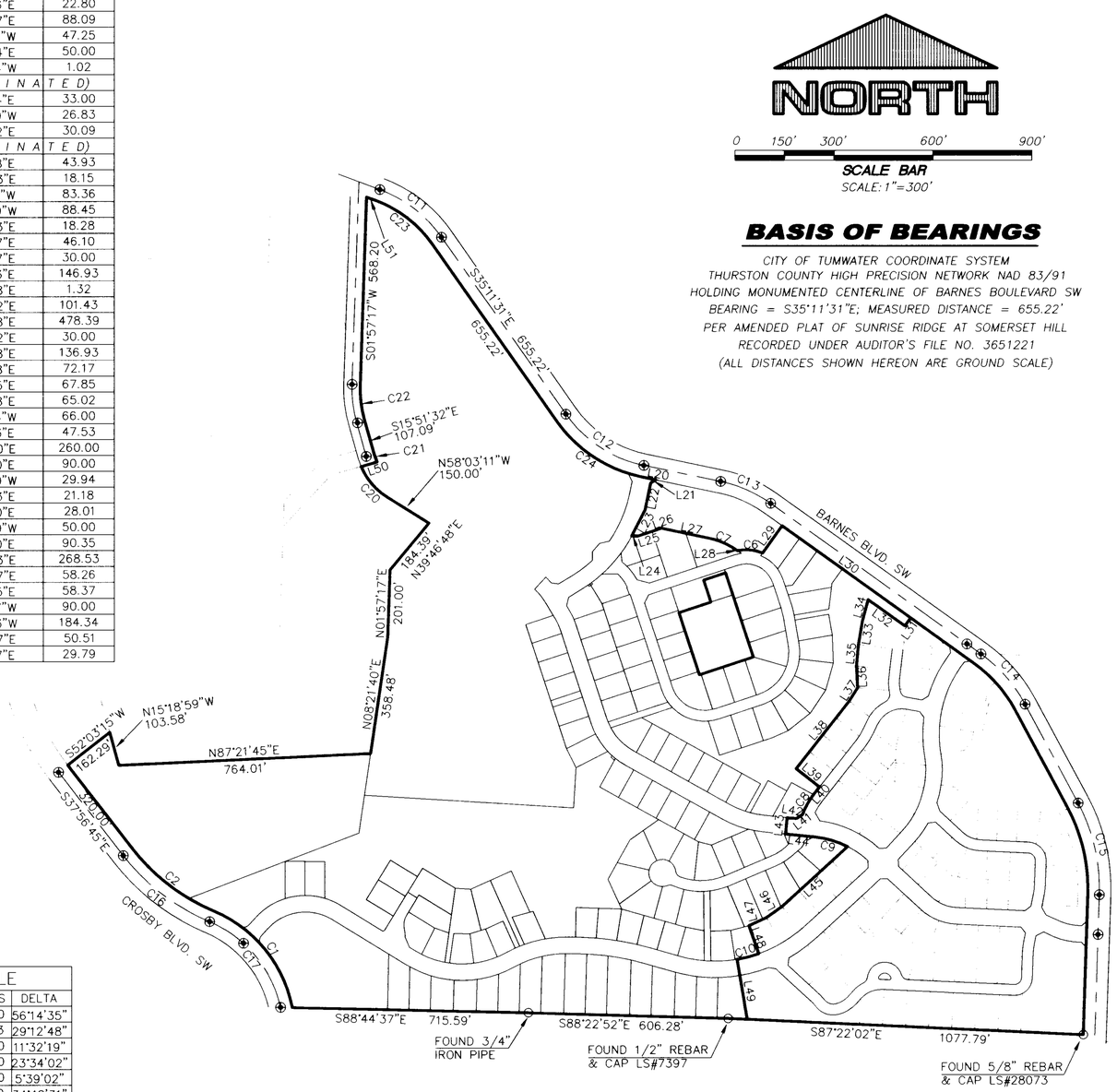
FILE NO: 3836480

3836480 8/13

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°02'45"E	551.80
L2	N08°21'40"E	115.72
L3	S86°32'58"E	520.53
L4	N57°10'15"E	149.58
L5	N35°48'40"W	64.79
L6	N18°16'03"W	395.73
L7	S81°49'56"E	22.80
L8	N71°43'57"E	88.09
L9	N31°20'51"W	47.25
L10	N42°45'14"E	50.00
L14	N46°51'44"W	1.02
L15	(ELIMINATED)	
L16	N41°18'24"E	33.00
L17	N00°41'20"W	26.83
L18	N77°37'12"E	30.09
L19	(ELIMINATED)	
L20	S78°15'48"E	43.93
L21	N56°42'33"E	18.15
L22	S11°43'57"W	83.36
L23	S27°26'39"W	88.45
L24	S88°38'23"E	18.28
L25	N71°43'57"E	46.10
L26	N71°43'57"E	30.00
L27	S78°16'03"E	146.93
L28	S54°24'28"E	1.32
L29	N35°35'32"E	101.43
L30	S54°24'28"E	478.39
L31	N35°35'32"E	30.00
L32	S54°24'28"E	136.93
L33	N09°18'58"E	72.17
L34	N15°03'35"E	67.85
L35	N05°30'18"E	65.02
L36	N03°10'56"W	66.00
L37	N32°51'13"E	47.53
L38	N38°07'00"E	260.00
L39	S51°53'00"E	90.00
L40	S38°07'00"W	29.94
L41	N56°51'53"E	21.18
L42	S84°15'00"E	28.01
L43	S05°45'00"W	50.00
L44	S84°15'00"E	90.35
L45	N47°28'33"E	268.53
L46	N54°33'57"E	58.26
L47	N65°14'35"E	58.37
L48	N19°23'47"W	90.00
L49	N09°35'33"W	184.34
L50	N74°08'27"E	50.51
L51	S69°31'47"E	29.79



BASIS OF BEARINGS

CITY OF TUMWATER COORDINATE SYSTEM
THURSTON COUNTY HIGH PRECISION NETWORK NAD 83/91
HOLDING MONUMENTED CENTERLINE OF BARNES BOULEVARD SW
BEARING = S35°11'31"E; MEASURED DISTANCE = 655.22'
PER AMENDED PLAT OF SUNRISE RIDGE AT SOMERSET HILL
RECORDED UNDER AUDITOR'S FILE NO. 3651221
(ALL DISTANCES SHOWN HEREON ARE GROUND SCALE)

NOTES AND CONDITIONS OF APPROVAL

1. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE SUNRISE RIDGE/THE HIGHLANDS AT SOMERSET HILL HOMEOWNER'S ASSOCIATION AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY STREET PURPOSES.
2. TRACTS "L" THROUGH "Z" SHALL BE OWNED AND MAINTAINED BY THE SUNRISE RIDGE/THE HIGHLANDS AT SOMERSET HILL HOMEOWNER'S ASSOCIATION. THE COST OF CONSTRUCTION AND MAINTAINING ALL STREETS NOT HEREIN DEDICATED AS PUBLIC STREETS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE STREETS MAY BE HELD.
3. BLUE SKY DRIVE SW, RIDGEVIEW LOOP SW AND VISTA LOOP SW, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF TUMWATER FOR PUBLIC STREET PURPOSES.
4. STORM DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE SUNRISE RIDGE/THE HIGHLANDS AT SOMERSET HILL HOMEOWNER'S ASSOCIATION AS REFERENCED IN THE MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. _____
5. ALL SALEABLE LOTS ARE SUBJECT TO ALL SERVICE FEES AND CHARGES WHICH MAY BE LEVIED BY THE SUNRISE RIDGE/THE HIGHLANDS AT SOMERSET HILL HOMEOWNER'S ASSOCIATION FOR THE MAINTENANCE, OPERATION AND IMPROVEMENT OF COMMUNITY FACILITIES AND FOR LIENS FOR ANY UNPAID SERVICE FEES OR CHARGES.
6. ALL DRAINAGE EASEMENTS, SWALES, PONDS, CONVEYANCE DITCHES, STORM FACILITIES AND ALL OTHER APPURTENANCES SHALL BE MAINTAINED BY THE SUNRISE RIDGE/THE HIGHLANDS AT SOMERSET HILL HOMEOWNER'S ASSOCIATION. THESE AREAS SHALL NOT BE MODIFIED IN ANY WAY THAT WILL REDUCE THE TREATMENT, STORAGE AND CONVEYANCE CAPACITY OF THE STORM SYSTEM UNLESS APPROVAL IS GRANTED BY THE CITY OF TUMWATER. NO STRUCTURES ARE ALLOWED WITHIN THE EASEMENT AREAS.
7. THE SCHOOL BUS WAITING AREAS AND SHELTERS LOCATED WITHIN THIS PLAT SHALL BE MAINTAINED BY THE SUNRISE RIDGE/THE HIGHLANDS AT SOMERSET HILL HOMEOWNER'S ASSOCIATION.
8. A COMMUNITY FACILITIES DISTRICT IS HEREBY FORMED FOR THE PURPOSES OF PROVIDING THE CITY OF TUMWATER THE OPPORTUNITY FOR MAINTENANCE OF COMMON FACILITIES IN THE EVENT OF THE FAILURE OF SUNRISE RIDGE/THE HIGHLANDS AT SOMERSET HILL HOMEOWNER'S ASSOCIATION. THE CITY OF TUMWATER MAY UNDERTAKE RESPONSIBILITIES ASSOCIATED WITH THE MAINTENANCE OF COMMON IMPROVEMENTS AND BILL RESIDENTS WITHIN THE DISTRICT FOR ALL COSTS OF SUCH MAINTENANCE. RESPONSIBILITY FOR ALL COSTS SHALL BE BINDING ON ALL PRESENT AND FUTURE PROPERTY OWNERS TO THE COMMUNITY FACILITIES DISTRICT. THE CITY OF TUMWATER ALSO HAS THE RIGHT TO ASSUME OWNERSHIP OF ALL COMMON OPEN SPACE WITHIN THIS SUBDIVISION IF IT IS DEEMED BY THE CITY TO BE IN THE PUBLIC INTEREST TO DO SO.
9. FOUNDATION DRAINS SHALL BE INSTALLED AND CONNECTED TO THE APPROVED PLAT STORM WATER DRAIN SYSTEM.
10. A GRINDER PUMP SYSTEM, MAINTAINED BY THE INDIVIDUAL OWNER, WILL BE NEEDED FOR SEWAGE DISPOSAL ON LOTS 84, 93 THRU 106 AND 114 THRU 117.
11. COMMUNITY TRACTS SHALL BE OWNED AND MAINTAINED IN COMMON FOR THE BENEFIT OF ALL LOT OWNERS. ALL LOTS HAVE AN UNDIVIDED INTEREST IN THE OWNERSHIP AND MAINTENANCE OF COMMUNITY AREAS. THE OWNERSHIP INTEREST IN EACH COMMUNITY TRACT SHALL BE STATED IN THE DEED TO EACH LOT.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	392.65	400.00	56°14'35"
C2	314.76	617.33	29°12'48"
C3	75.52	375.00	11°32'19"
C4	154.25	375.00	23°34'02"
C5	41.42	420.00	5°39'02"
C6	77.76	128.00	34°48'31"
C7	93.70	225.00	23°51'35"
C8	69.28	215.00	18°27'45"
C9	101.94	275.00	21°14'20"
C10	68.22	400.00	9°46'18"
C11	239.72	400.00	34°20'16"
C12	289.45	385.00	43°04'32"
C13	166.57	400.00	23°51'35"
C14	204.69	450.00	26°03'41"
C15	288.34	555.27	29°45'08"
C16	332.60	652.33	29°12'48"
C17	350.73	365.00	55°03'19"
C18	24.72	227.76	6°13'05"
C19	50.56	175.00	16°33'12"
C20	122.43	200.00	35°04'28"
C21	24.91	150.00	9°31'00"
C22	108.82	350.00	17°48'50"
C23	218.75	365.00	34°20'16"
C24	315.76	420.00	43°04'32"

LEGEND

- SET 2" DIA. BRASS DISC IN CONCRETE PER CITY OF TUMWATER STANDARD PLAN NO. ST-18
- FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE (DATE VISITED: AUGUST 20, 2004)
- FOUND REBAR W/ ID CAP AS DESCRIBED DATE VISITED: AS NOTED

SURVEYOR'S NOTE:

SET 1/2" DIA. REBAR W/ YELLOW PLASTIC I.D. CAP STAMPED "LARSON LS 18096" AT ALL LOT/TRACT CORNERS & POINTS OF CURVATURE

METHOD OF SURVEY AND FIELD EQUIPMENT UTILIZED FOR THIS SURVEY:
FIELD TRAVERSE
NIKON DTM A20LG TOTAL STATION AND/ OR LEITZ SET 4A TOTAL STATION

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

RICHARD R. LARSON
STATE OF WASHINGTON
18096
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES JUNE 26, 2007

DATE SIGNED: 5-30-06

SHEET 8 OF 13 SHEETS

LARSON And Associates
Land Surveyors & Engineers, Inc.
4401 South 66th Street
Tacoma, Washington 98409
253-474-3404 / Fax 253-472-7358

7245PLT-8
05-30-2006

7245

FILE NO: 3836480

3836480

9/13

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	117.40'	652.33'	10°18'41"
C2	350.73'	365.00'	55°03'19"
C3	227.96'	365.00'	35°47'03"
C4	122.77'	365.00'	19°16'16"
C5	392.65'	400.00'	56°14'35"
C6	85.37'	617.33'	7°55'25"
C7	91.60'	400.00'	13°07'14"
C8	85.88'	400.00'	12°18'05"
C9	215.17'	400.00'	30°49'17"
C10	29.27'	20.00'	83°50'58"
C11	29.27'	20.00'	83°50'58"
C12	212.83'	153.80'	79°17'16"
C13	247.43'	178.80'	79°17'16"
C14	282.03'	203.80'	79°17'16"
C15	107.85'	203.80'	30°19'11"
C16	61.00'	203.80'	17°09'01"
C17	60.81'	203.80'	17°05'44"
C18	52.37'	203.80'	14°43'20"
C19	44.69'	58.50'	43°46'24"
C20	24.53'	93.00'	15°06'39"
C21	58.45'	76.50'	43°46'24"
C22	57.30'	75.00'	43°46'24"
C23	30.61'	75.00'	23°23'05"
C24	25.49'	75.00'	19°28'16"
C25	315.60'	300.00'	60°16'31"
C26	184.60'	355.00'	29°47'39"
C27	171.60'	330.00'	29°47'39"
C28	341.90'	325.00'	60°16'31"
C29	289.30'	275.00'	60°16'31"
C30	197.60'	380.00'	29°47'39"
C31	11.85'	325.00'	2°05'22"
C32	70.18'	325.00'	12°22'18"
C33	71.10'	325.00'	12°32'03"
C34	70.24'	325.00'	12°22'56"
C35	67.47'	325.00'	11°53'42"
C36	51.07'	325.00'	9°00'12"
C37	21.58'	330.00'	3°44'47"
C38	70.58'	330.00'	12°15'16"
C39	70.88'	330.00'	12°18'26"
C40	8.56'	330.00'	1°29'09"
C41	22.71'	275.00'	4°43'50"
C42	74.73'	275.00'	15°34'12"
C43	15.01'	275.00'	3°07'36"
C44	73.55'	275.00'	15°19'28"
C45	73.55'	275.00'	15°19'28"
C46	29.75'	275.00'	6°11'56"
C47	31.10'	380.00'	4°41'23"
C48	15.00'	380.00'	2°15'44"
C49	15.03'	380.00'	2°15'57"
C50	65.99'	380.00'	9°56'58"
C51	70.48'	380.00'	10°37'36"
C52	209.44'	800.00'	15°00'01"
C54	189.24'	425.00'	25°30'45"
C57	200.37'	450.00'	25°30'45"
C58	202.90'	775.00'	15°00'01"
C59	215.99'	825.00'	15°00'01"
C60	178.11'	400.00'	25°30'45"
C61	66.16'	450.00'	8°25'26"
C62	65.07'	450.00'	8°17'08"
C63	66.00'	450.00'	8°24'13"
C64	3.14'	450.00'	0°23'57"
C65	42.90'	775.00'	3°10'17"
C66	70.80'	775.00'	5°14'04"
C67	65.14'	775.00'	4°48'57"
C68	24.06'	775.00'	1°46'43"
C69	51.93'	825.00'	3°36'24"
C70	63.18'	825.00'	4°23'15"
C71	62.52'	825.00'	4°20'30"
C72	38.37'	825.00'	2°39'52"
C73	78.23'	400.00'	11°12'21"
C74	20.05'	400.00'	2°52'18"
C75	74.03'	400.00'	10°36'12"
C76	74.03'	400.00'	10°36'12"
C77	68.22'	400.00'	9°46'18"
C78	101.94'	275.00'	21°14'20"
C79	60.89'	145.00'	24°03'36"
C80	31.23'	178.00'	10°03'07"
C81	21.38'	228.46'	5°21'43"
C82	24.68'	178.00'	7°56'39"
C83	31.23'	178.00'	10°03'07"
C84	111.85'	160.00'	40°03'15"
C85	205.66'	200.00'	58°54'57"
C86	139.59'	218.00'	36°41'19"
C87	139.19'	185.00'	43°06'30"
C88	15.87'	20.00'	45°27'47"
C89	204.29'	41.00'	285°28'57"
C90	22.09'	20.00'	63°16'14"
C91	16.50'	425.00'	2°13'27"
C92	3.62'	133.50'	1°33'14"
C93	166.57'	400.00'	23°51'35"

CURVE	LENGTH	RADIUS	DELTA
C91	1.05'	185.00'	0°19'26"
C92	93.84'	185.00'	29°03'50"
C93	44.30'	185.00'	13°43'15"
C94	38.89'	41.00'	54°21'11"
C95	38.05'	41.00'	53°10'12"
C96	38.05'	41.00'	53°10'12"
C97	34.75'	41.00'	48°33'57"
C98	39.35'	41.00'	54°59'32"
C99	15.19'	41.00'	21°13'54"
C100	36.80'	218.00'	9°40'15"
C101	59.63'	218.00'	15°40'20"
C102	20.06'	218.00'	5°16'17"
C103	54.53'	218.00'	14°19'53"
C104	5.38'	218.00'	1°24'50"
C105	69.28'	215.00'	18°27'45"
C106	121.96'	300.00'	23°17'32"
C107	132.12'	325.00'	23°17'32"
C108	111.80'	275.00'	23°17'32"
C109	29.20'	325.00'	5°08'54"
C110	15.89'	325.00'	2°48'05"
C111	87.03'	325.00'	15°20'34"
C112	45.02'	275.00'	9°22'48"
C113	15.36'	275.00'	3°11'57"
C114	51.42'	275.00'	10°42'47"
C115	149.02'	200.00'	42°41'25"
C116	167.64'	225.00'	42°41'25"
C117	130.39'	175.00'	42°41'25"
C118	37.14'	225.00'	9°27'31"
C119	31.90'	225.00'	8°07'20"
C120	64.90'	225.00'	16°31'32"
C121	33.71'	225.00'	8°35'02"
C122	10.70'	175.00'	3°30'11"
C123	20.15'	175.00'	6°35'53"
C124	99.54'	175.00'	32°35'20"
C125	34.24'	150.00'	13°04'48"
C126	39.95'	175.00'	13°04'48"
C127	28.54'	125.00'	13°04'48"
C128	27.35'	175.00'	8°57'17"
C129	12.60'	175.00'	4°07'31"
C130	24.72'	225.00'	6°17'39"
C131	50.56'	175.00'	16°33'12"
C132	327.56'	400.00'	46°55'12"
C133	208.44'	425.00'	28°06'04"
C134	75.52'	375.00'	11°32'19"
C135	154.25'	375.00'	23°34'02"
C136	31.49'	425.00'	4°14'43"
C137	46.82'	425.00'	6°18'43"
C138	87.21'	425.00'	11°45'25"
C139	42.93'	425.00'	5°47'13"
C140	61.06'	169.50'	20°38'20"
C141	80.45'	151.50'	30°25'33"
C142	50.51'	133.50'	21°40'44"
C143	52.01'	169.50'	17°34'51"
C144	9.05'	169.50'	3°03'29"
C145	121.10'	400.00'	17°20'45"
C146	103.11'	400.00'	14°46'10"
C147	103.36'	400.00'	14°48'17"
C148	25.31'	60.00'	24°09'59"
C149	16.45'	131.00'	7°11'34"
C150	77.76'	128.00'	34°48'31"
C151	93.70'	225.00'	23°51'35"
C152	156.82'	100.00'	89°51'14"
C153	22.26'	118.00'	10°48'28"
C154	102.86'	118.00'	49°56'45"
C155	133.30'	85.00'	89°51'14"
C156	65.89'	118.00'	31°59'44"
C157	36.97'	118.00'	17°57'01"
C158	186.14'	118.50'	90°00'00"
C159	214.41'	136.50'	90°00'00"
C160	154.07'	103.50'	85°17'21"
C161	40.35'	136.50'	16°56'11"
C162	21.51'	136.50'	9°01'45"
C163	120.37'	136.50'	50°31'27"
C164	32.19'	136.50'	13°30'37"
C165	154.07'	103.50'	85°17'21"
C166	8.51'	103.50'	4°42'39"
C167	211.14'	148.50'	81°27'48"
C168	236.73'	166.50'	81°27'48"
C169	189.81'	133.50'	81°27'48"
C170	30.90'	166.50'	10°37'57"
C171	52.29'	166.50'	17°59'38"
C172	52.42'	166.50'	18°02'18"
C173	52.52'	166.50'	18°04'22"
C174	48.61'	166.50'	16°43'34"
C175	66.18'	133.50'	28°24'10"
C176	123.63'	133.50'	53°03'38"
C177	30.31'	200.00'	8°40'58"
C178	33.04'	218.00'	8°40'58"
C179	28.04'	185.00'	8°40'58"
C180	57.50'	200.00'	16°28'17"

LINE TABLE

LINE	LENGTH	BEARING
L1	5.36'	N58°14'33"E
L2	33.81'	N23°09'24"W
L3	33.00'	S58°36'01"E
L4	15.40'	N31°23'59"E
L5	10.19'	S31°23'59"W
L6	10.13'	N74°56'05"E
L7	10.62'	S89°04'53"E
L8	4.05'	S74°04'52"E
L9	3.88'	N54°33'57"E
L10	11.91'	N65°14'35"E
L11	13.71'	N75°56'27"E
L12	14.10'	S49°01'13"W
L13	30.72'	S61°16'54"W
L14	23.47'	S49°01'13"W
L15	37.57'	N49°01'13"E
L16	33.97'	N22°59'01"W
L17	4.56'	N84°15'00"W
L18	28.01'	S84°15'11"E
L19	21.18'	N56°51'53"E
L20	14.20'	S60°57'28"E
L21	(E L I M I	N A T E D)
L22	13.88'	S60°57'28"E
L23	9.52'	N60°57'28"W
L24	23.69'	N18°16'03"W
L25	20.00'	N18°16'03"W
L26	5.00'	S71°43'57"W
L27	9.87'	N18°16'03"W
L30	25.94'	N13°19'56"E
L31	22.80'	N81°49'56"W
L34	26.83'	N00°41'20"W
L35	33.00'	N41°18'24"E
L36	30.09'	N77°37'12"E
L37	12.61'	N48°41'36"W
L38	18.28'	S88°38'23"E
L39	23.41'	S88°48'04"W
L40	6.68'	N18°16'03"W
L41	2.50'	N64°32'23"E
L42	27.84'	N06°11'15"W
L43	9.60'	N48°41'36"W
L44	35.51'	S03°25'04"W
L45	18.15'	N56°42'33"E
L46	27.46'	S25°17'44"E
L47	10.08'	N18°16'03"W
L48	2.50'	N71°43'57"E
L49	10.00'	S18°16'03"E
L50	10.28'	S35°35'32"W
L51	14.04'	S54°24'28"E
L52	20.59'	S18°24'49"E
L53	21.36'	N82°16'54"E
L54	15.00'	N09°43'51"W
L55	12.54'	S07°07'09"W
L56	7.98'	S18°24'49"E
L57	6.62'	S09°43'51"E
L58	1.30'	N09°43'51"W
L59	15.37'	S54°24'28"E
L60	1.32'	N54°24'28"W
L61	6.61'	S71°43'57"W
L62	28.28'	S26°43'57"W

(NON-EXCLUSIVE) EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF TUMWATER, A MUNICIPAL CORPORATION, PUGET SOUND ENERGY, QWEST COMMUNICATIONS TELEPHONE COMPANY, COMCAST TELEVISION CABLE COMPANY, THE SUNRISE RIDGE/THE HIGHLANDS AT SOMERSET HILL HOMEOWNERS ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT TEN (10) FEET PARALLEL WITH AND ADJOINING THE PUBLIC AND PRIVATE STREET FRONTAGES IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, SEWER, WATER, STREET LIGHTING AND UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING. FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE DECLARANT DOES HEREBY GIVE AND GRANT TO THE CITY OF TUMWATER, A MUNICIPAL CORPORATION, PERPETUAL EASEMENTS AS SHOWN ON THE FACE OF THIS PLAT TO RUN WITH THE LAND, FOR USE FOR WATER MAIN AND ITS APPURTENANCES AND SEWER MAIN AND ITS APPURTENANCES AND THE RIGHT TO REPAIR, CONSTRUCT, OPERATE, MAINTAIN, INSPECT, ALTER, MODIFY, REPLACE, REMOVE AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS SAID WATER MAIN AND SEWER MAIN AND RELATED APPURTENANCES OVER, ACROSS AND UNDER THE AREAS DESIGNATED ON THE FACE OF THIS PLAT. TOGETHER WITH THE ACKNOWLEDGEMENT THAT THE GRANTOR SHALL NOT PLACE OR HAVE PLACED ANY UTILITY, BUILDING OR OTHER STRUCTURE WITHIN THE WATER MAIN AND SEWER MAIN EASEMENTS SHOWN ON THE FACE OF THIS PLAT. ALSO, AN EASEMENT IS RESERVED FOR AND GRANTED TO THE SUNRISE RIDGE/THE HIGHLANDS AT SOMERSET HILL HOMEOWNERS ASSOCIATION AND THE UNITED STATES POSTAL SERVICE UPON THAT PORTION OF TRACTS "L", "O" AND "R" AS NECESSARY FOR ACCESS AND MAINTENANCE TO THE MAILBOX CLUSTERS SERVING THIS SUBDIVISION.

TRACT SUMMARY

TRACT	USE	AREA
L	OPEN SPACE TRACT	257,039 SF (5.90 AC)
M	STORM DRAINAGE AND OPEN SPACE TRACT	98,800 SF (2.27 AC)
N	ENTRY MONUMENT SIGN TRACT	390 SF
O	RESERVOIR EASEMENT TRACT	8,860 SF (0.20 AC)
P	PUBLIC UTILITIES TRACT	3,864 SF (0.09 AC)
Q	PUBLIC UTILITIES TRACT	1,900 SF (0.04 AC)
R	OPEN SPACE TRACT	5,315 SF (0.12 AC.)
S	PUBLIC UTILITIES TRACT	4,221 SF (0.10 AC)
T	STORM DRAINAGE AND OPEN SPACE TRACT	85,122 SF (1.95 AC)
U	STORM DRAINAGE TRACT	28,393 SF (0.65 AC)
V	FUTURE DEVELOPMENT TRACT	894,655 SF (20.54 AC)
W	FUTURE DEVELOPMENT TRACT	277,6279 SF (6.37 AC)
X	PRIVATE ROAD TRACT (VISTA VERDE LN SW)	55,685 SF (1.28 AC)
Y	PRIVATE ROAD TRACT (SKYLINE RIDGE LANE SW)	20,571 SF (0.47 AC)
Z	PRIVATE ROAD TRACT (SERENITY LANE SW)	6,167 SF (0.14 AC)

RICHARD R. LARSON
STATE OF WASHINGTON
18096
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES JUNE 26, 2007

DATE SIGNED: 5-30-06

SHEET 9 OF 13 SHEETS

LARSON
And Associates
Land Surveyors & Engineers, Inc.
4401 South 66th Street
Tacoma, Washington 98409
253-474-3404 / Fax 253-472-7358

7245PLT-9
05-30-2006

7245

FILE NO: 3836480

10/13

3836480

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

SURVEYOR'S NOTE:

SET 1/2" DIA. REBAR W/ YELLOW PLASTIC I.D. CAP STAMPED "LARSON LS 18096" AT ALL LOT/TRACT CORNERS & POINTS OF CURVATURE

LEGEND

- SET 2" DIA. BRASS DISC IN CONCRETE PER CITY OF TUMWATER STANDARD PLAN NO. ST-18
- FOUND CONCRETE MONUMENT WITH BRASS CAP IN CASE (DATE VISITED: AUGUST 20, 2004)
- FOUND REBAR W/ ID CAP AS DESCRIBED DATE VISITED: AS NOTED
- (0000) INDICATES ASSIGNED LOT ADDRESS (CORRESPONDING PUBLIC STREET OR PRIVATE LANE NAME, TUMWATER, WA 98512)
- INDICATES ADDRESS DIRECTION FOR CORNER LOTS
- MB INDICATES DESIGNATED "CLUSTERED" MAILBOX LOCATION(S) (SEE EASEMENT PROVISIONS, SHEET 9 OF 9)
- UT INDICATES 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS, SHEET 9 OF 9)
- BUS INDICATES SCHOOL BUS WAITING AREA LOCATION(S)
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- 10-ST INDICATES 10' PRIVATE STORM DRAINAGE EASEMENT
- 15-ST INDICATES 15' PRIVATE STORM DRAINAGE EASEMENT

NORTH

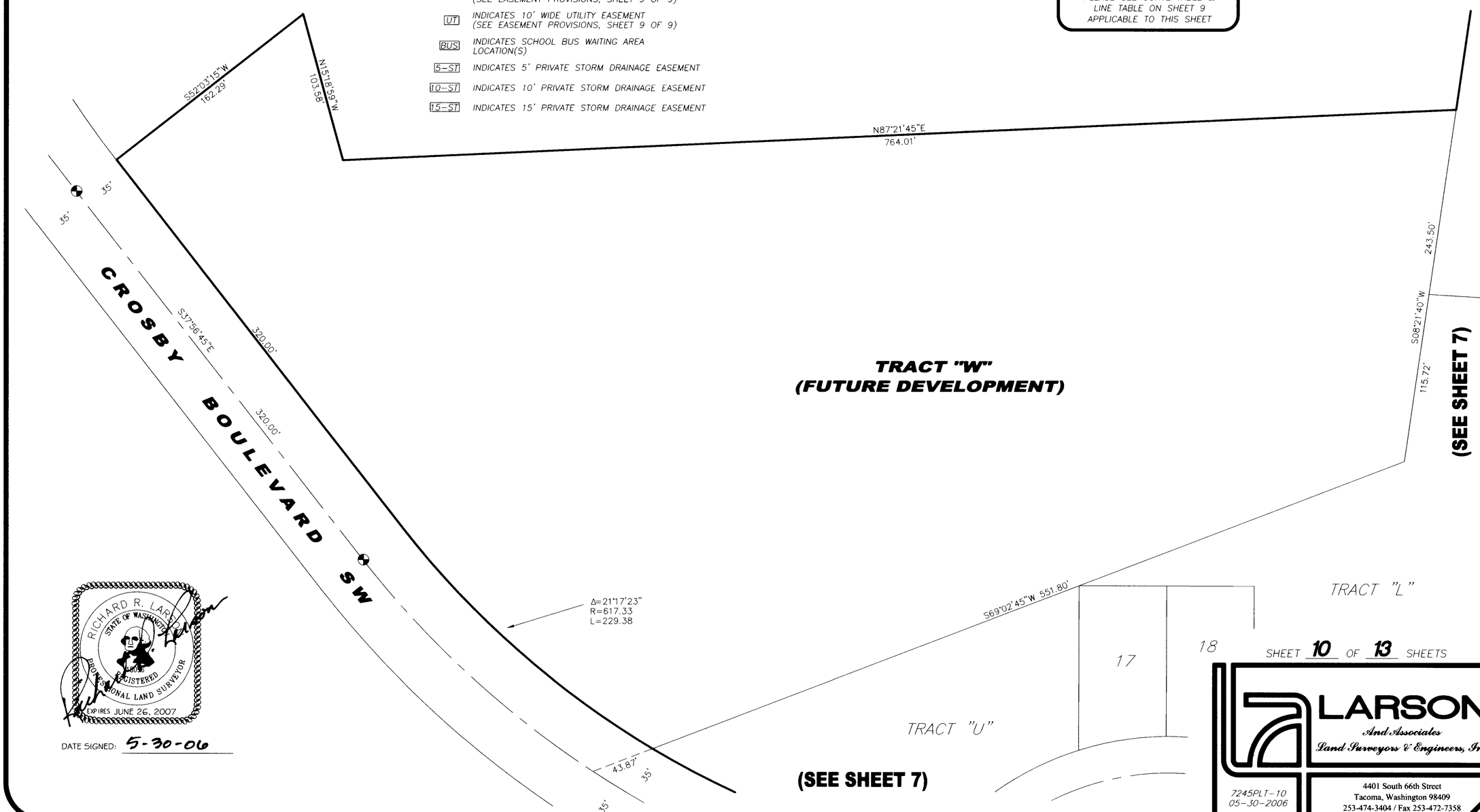
0 25' 50' 100' 150'
SCALE BAR
SCALE: 1" = 50'

BASIS OF BEARINGS

CITY OF TUMWATER COORDINATE SYSTEM
THURSTON COUNTY HIGH PRECISION NETWORK NAD 83/91
HOLDING MONUMENTED CENTERLINE OF BARNES BOULEVARD SW
BEARING = S35°11'31"E; MEASURED DISTANCE = 655.22'
PER AMENDED PLAT OF SUNRISE RIDGE AT SOMERSET HILL
RECORDED UNDER AUDITOR'S FILE NO. 3651221
(ALL DISTANCES SHOWN HEREON ARE GROUND SCALE)

NOTE:

PLEASE SEE CURVE TABLE & LINE TABLE ON SHEET 9 APPLICABLE TO THIS SHEET



RICHARD R. LARSON
STATE OF WASHINGTON
LICENSED REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES JUNE 26, 2007

DATE SIGNED: 5-30-06

SHEET 10 OF 13 SHEETS

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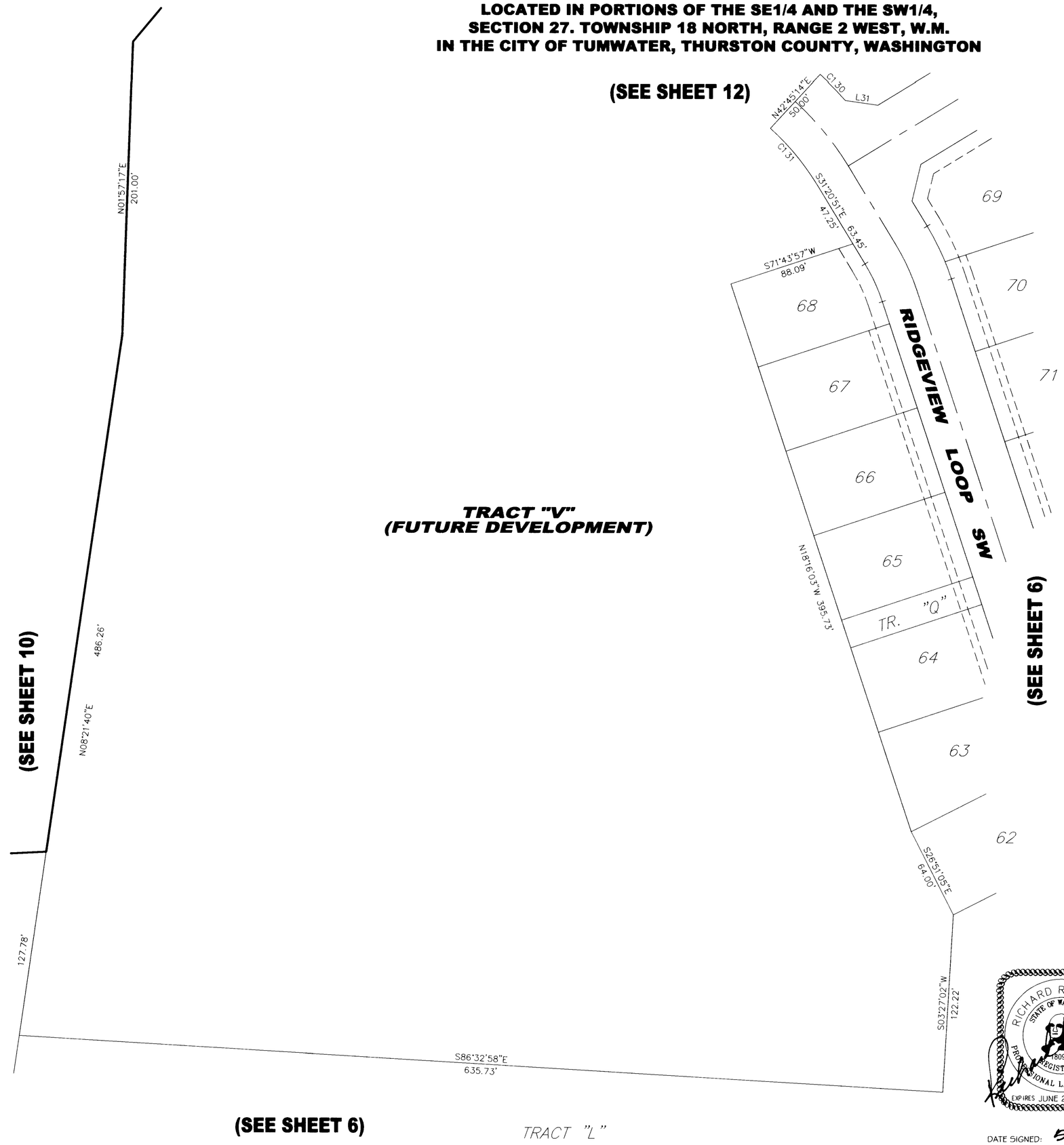
7245PLT-10
05-30-2006

7245

FILE NO: 3836480

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON



NORTH

0 25' 50' 100' 150'
SCALE BAR
SCALE: 1" = 50'

BASIS OF BEARINGS

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THURSTON COUNTY HIGH PRECISION NETWORK NAD 83/91
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RICHARD R. CARSON
STATE OF WASHINGTON
18096
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DATE SIGNED: 5-30-06

SHEET 11 OF 13 SHEETS

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7245PLT-11
05-30-2006

7245

11/13

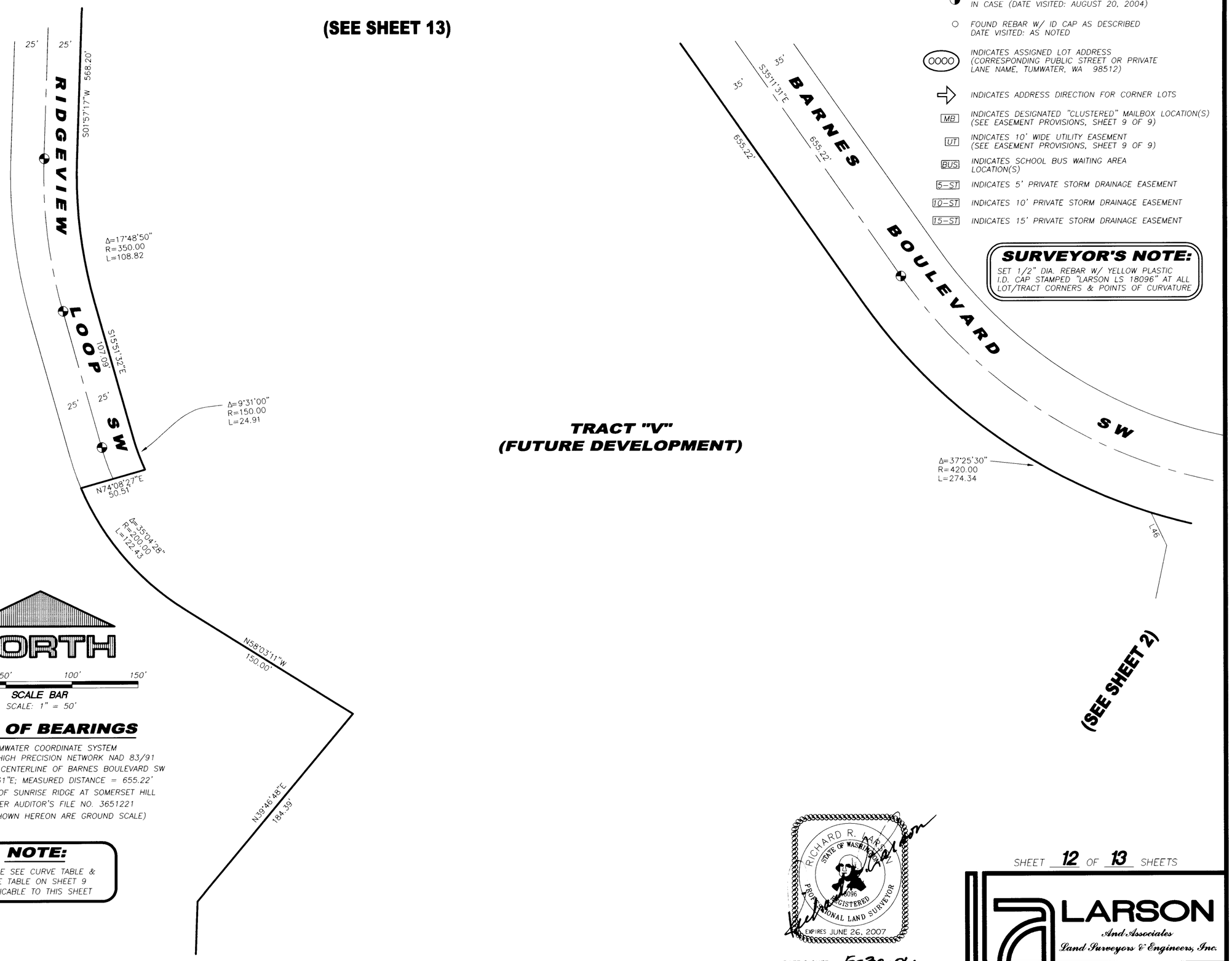
3836480

FILE NO: 3836480

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

(SEE SHEET 13)



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NOTE:

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RICHARD R. LARSON
STATE OF WASHINGTON
18096
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES JUNE 26, 2007

DATE SIGNED: 5-30-06

(SEE SHEET 11)

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05-30-2006

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12/13

3836480

FILE NO: 3836480

13/13

3836480

THE HIGHLANDS AT SOMERSET HILL

LOCATED IN PORTIONS OF THE SE1/4 AND THE SW1/4,
SECTION 27. TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.
IN THE CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

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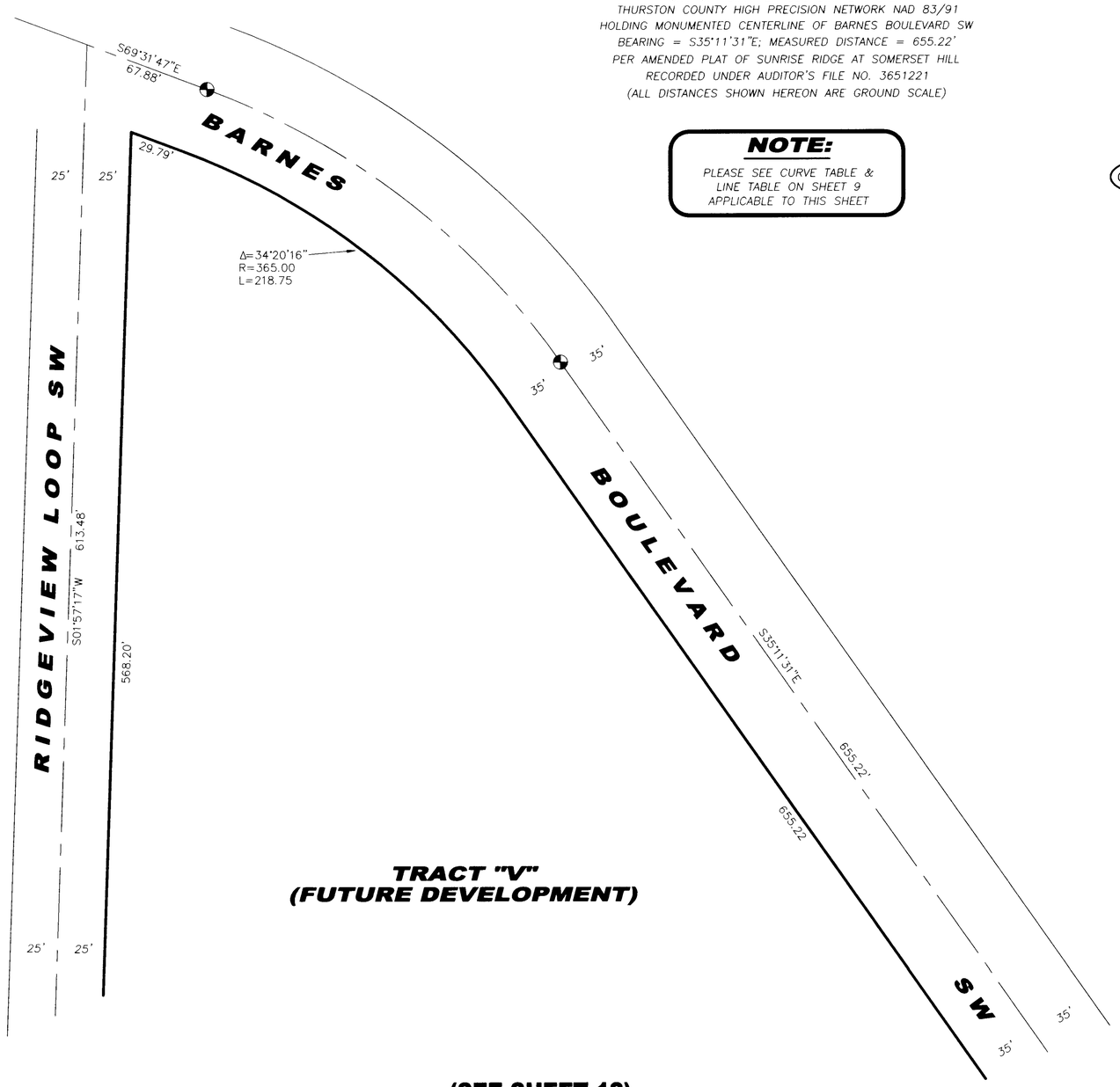

TRACT "V"
(FUTURE DEVELOPMENT)

(SEE SHEET 12)

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