

Plat # 3550137 1/4

PLAT OF SUNRISE RIDGE AT SOMERSET HILL
A PORTION OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

PLAT # 3550137 1/4
SHEET 1 OF 4

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT GAAOCH ASSOCIATES #8 LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATED, AND U.S. BANK, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS LAND DIVISION AND DEDICATE TO 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. ALSO, 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 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.

ACCESS TO BARNES BOULEVARD FROM TRACTS "A", "B", "C" AND "D" IS HEREBY WAIVED, AND DEDICATION TO THE PUBLIC SHALL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO BARNES BOULEVARD FROM TRACTS "A", "B", "C" AND "D", 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 ANY ACCESS OF APPROACH TO SAID STREET FROM SAID LOTS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 33rd DAY OF June 2003

ACKNOWLEDGMENTS

ON THE 23 DAY OF June 2003, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Gary Wagoner (NAME TO ME KNOWN TO BE THE VENDOR) (TITLE OF The General Partnership) AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 (PRINT NAME) M. Lippe
 RESIDING AT: Puyallup County
 MY COMMISSION EXPIRES: 6-29-06

RESTRICTIONS AND NOTES

- 1) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE ADJOINING LOT OWNER AND HIS/HER SUCCESSORS AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY ROAD PURPOSES.
- 2) TRACTS "A" THROUGH "H" SHALL BE OWNED AND MAINTAINED BY THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNERS ASSOCIATION.
- 3) RIDGEVIEW LOOP S.W. AND VISTA LOOP S.W. 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 AT SOMERSET HILL HOMEOWNERS ASSOCIATION AS REFERENCED IN MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 3550137.
- 5) STORM WATER DRAINAGE FROM EACH ROOF SHALL BE CONNECTED TO THE STORMWATER DRAINAGE SYSTEM LOCATED IN THE STORMWATER EASEMENTS DEPICTED ON SHEET 3 OF 4 AND SHEET 4 OF 4.
- 6) ALL SALEABLE LOTS ARE SUBJECT TO ALL SERVICE FEES AND CHARGES WHICH MAY BE LEVIED BY THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE, OPERATION AND IMPROVEMENT OF COMMUNITY FACILITIES AND FOR LENS FOR ANY UNPAID SERVICE FEES OR CHARGES.
- 7) A COMMUNITY FACILITIES DISTRICT IS HEREBY FORMED FOR THE PURPOSE OF PROVIDING THE CITY OF TUMWATER THE OPPORTUNITY FOR MAINTENANCE OF COMMON FACILITIES IN THE EVENT OF THE FAILURE OF THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNERS ASSOCIATION. THE CITY MAY UNDERTAKE RESPONSIBILITIES ASSOCIATED WITH MAINTENANCE OF COMMON IMPROVEMENTS AND BILL RESIDENTS WITHIN THE DISTRICT FOR ALL COSTS OF SUCH MAINTENANCE. RESPONSIBILITY FOR ALL COSTS SHALL BE DIVIDED ON ALL PRESENT AND FUTURE PROPERTY OWNERS TO THE COMMUNITY FACILITIES DISTRICT. THE CITY 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'S BEST INTEREST TO DO SO.
- 8) TRACTS "I", "J" AND "K" ARE DESIGNATED PRIVATE ROADS. THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE ROADS WITHIN THE SUBDIVISION.
- 9) TRACT "ZZ" IS HEREBY DEDICATED TO THE CITY OF TUMWATER.
- 10) THE SCHOOL BUS SHELTER LOCATED WITHIN TRACT "E" SHALL BE MAINTAINED BY THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNERS ASSOCIATION.
- 11) THE FIRE LANE/NO PARKING SIGNS WILL BE MAINTAINED BY THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNERS ASSOCIATION. IN THE EVENT THE HOMEOWNERS ASSOCIATION FAILS TO MAINTAIN THE SIGNS, THE CITY UPON WRITTEN NOTICE WILL BE PERMITTED TO REPLACE OR RESTORE THE FIRE LANE AND SIGNS AND THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR REIMBURSEMENT TO THE CITY FOR ITS COST.
- 12) ALL DRAINAGE EASEMENTS, SWALES, PONDS, CONVEYANCE DITCHES, STORM FACILITIES AND ALL OTHER APPURTENANCES SHALL BE MAINTAINED BY THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNERS 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.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF TUMWATER, A MUNICIPAL CORPORATION, PUGET SOUND ENERGY, WEST COMMUNICATIONS TELEPHONE COMPANY, AT&T CABLE SERVICES TELEVISION COMPANY, THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNERS ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC AND PRIVATE STREET FRONTAGES AND TOGETHER WITH THE PRIVATE STREETS DESIGNATED AS TRACTS "I", "J" AND "K" OF THIS PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, SEWER, WATER, STREET LIGHTING AND UTILITY SERVICE 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 UNDER THE AREAS DESIGNATED ON THE FACE OF THIS PLAT. TOGETHER WITH THE ACKNOWLEDGMENT 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 AT SOMERSET HILL HOMEOWNERS ASSOCIATION AND THE UNITED STATES POSTAL SERVICE UPON THAT PORTION OF LOTS 8, 26, 48, 70 AND TRACT ZZ, AS NECESSARY FOR ACCESS AND MAINTENANCE TO THE MAILBOX CLUSTERS SERVING THIS SUBDIVISION.

APPROVALS

EXAMINED AND APPROVED THIS 14th DAY OF July A.D., 2003.
 TUMWATER PUBLIC WORKS DIRECTOR
 [Signature]

EXAMINED AND APPROVED THIS 26th DAY OF June A.D., 2003.
 Thurston County Assessor
 [Signature]

EXAMINED AND APPROVED THIS 3RD DAY OF July A.D., 2003.
 TUMWATER DEVELOPMENT SERVICES DIRECTOR
 [Signature]

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2004.

Thurston County Treasurer
 [Signature]

EXAMINED AND APPROVED THIS 7th DAY OF July A.D., 2003.
 Mayor, City of Tumwater
 [Signature]

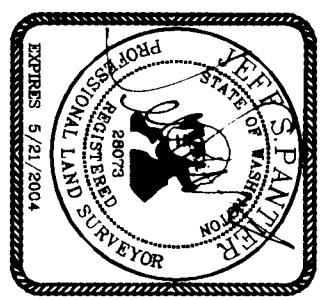
ATTEST:
 Finance Director, City of Tumwater
 [Signature]

CERTIFICATE OF SURVEYOR

I, JEFF S. PANTIER, HEREBY CERTIFY THAT THE PLAT OF SUNRISE RIDGE 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 DISTANCES AND COURSES SHOWN THEREON ARE CORRECT; THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND WITH 5/8" REBAR WITH PLASTIC CAPS STAMPED "JSP 28073", OR A PERFORMANCE BOND HAS BEEN POSTED FOR THE COMPLETION THEREOF.

Jeff S. Pantier, Registered Land Surveyor Certificate No. 28073
 [Signature]

DATE: 6/19/2003

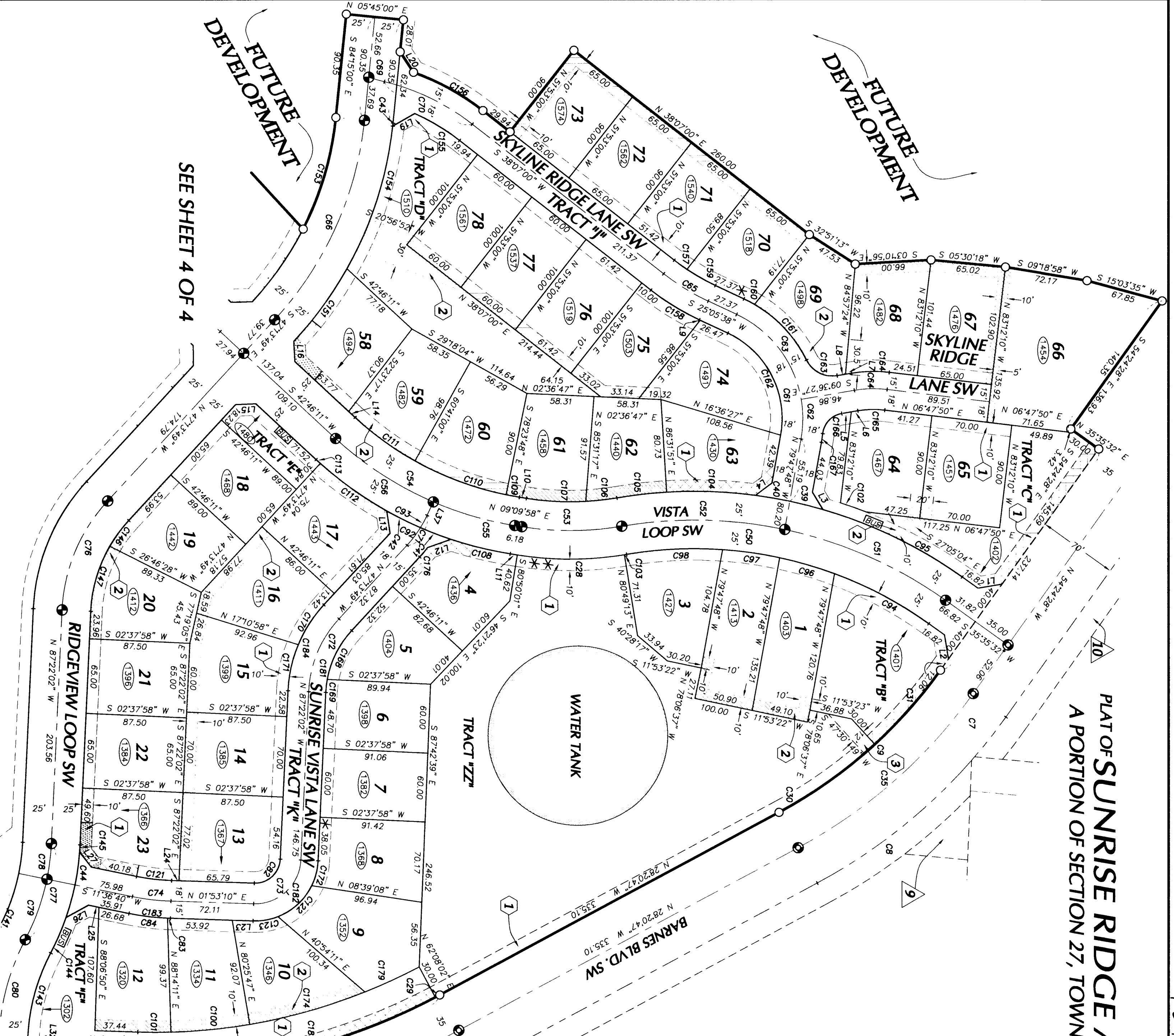


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HATTON GODAT PANTIER ENGINEERS AND SURVEYORS
 1840 BARNES BOULEVARD S.W.
 TUMWATER, WA 98512
 TEL: 360.943.1599 FAX: 360.357.6299
 hattonpantier.com

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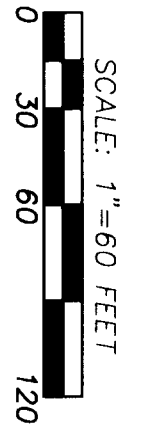
PLAT OF SUNRISE RIDGE AT SOMERSET HILL
 A PORTION OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

PLAT # 3550137 3/4

SHEET 3 OF 4

- LEGEND**
- SET 5/8" REBAR & CAP STAMPED "UP LS 28073" ALSO SET AT ALL LOT/TRACT CORNERS AND POINTS OF CURVATURE
 - SET CONCRETE MONUMENT WITH BRASS DISK STAMPED "LS 28073" PER CITY OF TUMWATER MONUMENT STANDARD PLAN NO. S1-18
 - FOUND CASED MONUMENT
 - FOUND AS NOTED
 - ▨ NO VEHICULAR ACCESS (HATCHED AREA)
 - ▨ NO VEHICULAR ACCESS (DOTTED AREA)
 - ▨ NO VEHICULAR ACCESS IN STORM DRAINAGE EASEMENT AREA
 - ▨ 10' WIDE UTILITY EASEMENT (SEE EASEMENT PROVISIONS ON SHEET 1 OF 4)
 - ▨ 10' WIDE (EXCEPT WHERE NOTED) STORM DRAINAGE EASEMENT FOR THE BENEFIT OF THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNER'S ASSOCIATION AS SHOWN WITH [] HEREON.
 - ➔ INGRESS AND EGRESS FOR STORM POND MAINTENANCE FOR THE BENEFIT OF THE SUNRISE RIDGE AT SOMERSET HILL HOMEOWNER'S ASSOCIATION
 - ➔ STREET ADDRESSES: TUMWATER, WA, 98512
 - ➔ ADDRESS DIRECTION FOR CORNER LOTS
 - ➔ MAILBOX CLUSTER (SEE EASEMENT PROVISIONS ON SHEET 1 OF 4)
 - ➔ DESIGNATED BUS STOP

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 hattonpantier.com



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 SURVEY AF #8512190047



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