

HAWKS POINTE

A PORTION OF THE NW1/4, NE1/4 OF SEC. 27, TWP. 20 N., RNG. 3 E., W.M.
CITY OF TACOMA, PIERCE COUNTY WASHINGTON

DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS: WE, BENJAMIN RYAN COMMUNITIES, LLC, THE OWNERS OF THE LAND HEREIN DESCRIBED, EMBRACED IN AND COVERED BY SAID PLAT, DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS AND PUBLIC PLACES SHOWN HEREON. TOGETHER WITH A PERPETUAL EASEMENT ON AND OVER THE PRIVATE PROPERTY ABUTTING UPON SAID STREETS, ALLEYS AND PUBLIC PLACES TO CONSTRUCT AND MAINTAIN ALL SLOPES, CUTS AND FILLS OCCASIONED BY THE ORIGINAL GRADING BY THE CITY OF TACOMA AND NECESSARY TO ACCOMPLISH AND MAINTAIN SUCH ORIGINAL GRADE OF SAID STREETS, ALLEYS AND PUBLIC PLACES. SAID OWNERS, FOR THEMSELVES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WAIVE ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THIS PLAT BY REASON OF ANY CUTS OR FILLS MADE IN STREETS, ALLEYS, OR PUBLIC PLACES SHOWN HEREON IN THE ORIGINAL GRADING THEREOF BY THE CITY OF TACOMA, AND FURTHER CERTIFY AND SWEAR THAT SAID LAND IS FREE FROM ALL TAXES AND ASSESSMENTS WHICH HAVE HERETOFORE BEEN LEVIED AND BECOME CHARGEABLE AGAINST SAID PROPERTY, AND FURTHER CERTIFY AND SWEAR THAT THERE ARE NO ENCUMBRANCES EXISTING UPON ANY OF THE LAND UPON WHICH STREETS, ALLEYS AND PUBLIC PLACES HAVE BEEN DONATED AND DEDICATED TO THE PUBLIC.

WE HEREBY GRANT TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION, DBA TACOMA WATER, A PERPETUAL EASEMENT WITH THE RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF WATER MAINS AND APPURTENANCES WITHIN THE PUBLIC ROADWAYS AND PUBLIC UTILITY EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR RHAND AND SEAL.

BENJAMIN RYAN COMMUNITIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____
IT'S: _____

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE _____ OF BENJAMIN RYAN COMMUNITIES, LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN _____ MY COMMISSION EXPIRES: _____

PRINT NOTARY NAME

LEGAL DESCRIPTION:

PARCEL A:
BEGINNING ON THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE W.M., AT A POINT ON SAID NORTH LINE 122.3 FEET EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE ON SAID NORTH LINE NORTH 88°55' EAST 132.8 FEET; THENCE WITH SAID MERIDIAN OF REFERENCE SOUTH 0°11' EAST 304.5 FEET; THENCE SOUTH 89°01' WEST 132.4 FEET; THENCE NORTH 0°17' WEST 304.3 FEET TO THE BEGINNING.

EXCEPT EAST 64TH STREET

TOGETHER WITH THAT PORTION OF EAST "N" STREET VACATED BY ORDINANCE NO. 27337 RECORDED UNDER RECORDING NO. 200603010803, ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B:
BEGINNING ON THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE W.M., AT A POINT ON SAID NORTH LINE 255.1 FEET EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE ON SAID NORTH LINE NORTH 88°55' EAST 132.8 FEET; THENCE WITH SAID MERIDIAN OF REFERENCE SOUTH 0°06' EAST 304.7 FEET; THENCE SOUTH 89°01' WEST 132.4 FEET; THENCE NORTH 0°11' WEST 304.5 FEET TO THE BEGINNING.

EXCEPT THE EAST 98 FEET THEREOF AND;

EXCEPT EAST 64TH STREET;

ALSO EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF TACOMA BY DEED RECORDED UNDER RECORDING NOS. 2583517 AND 2935091.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

NOTES:

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY UPDATED SUBDIVISION GUARANTEE ORDER NO. 4269-1945492, DATED MAY 3, 2013. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 3) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

APPROVALS:

CITY APPROVALS:

APPROVED THIS _____ DAY OF _____, 20____

CITY SURVEYOR

APPROVED THIS _____ DAY OF _____, 20____

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

DIRECTOR OF PUBLIC WORKS

APPROVED THIS _____ DAY OF _____, 20____

ASSISTANT CITY ATTORNEY

APPROVED BY THE LAND USE ADMINISTRATOR OF THE CITY OF TACOMA THIS _____ DAY OF _____, 20____

LAND USE ADMINISTRATOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA THIS _____ DAY OF _____, 20____

MAYOR

CITY CLERK

CITY TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS OF THE WITHIN DESCRIBED PROPERTY.

CITY TREASURER

DATE

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.

ASSESSOR-TREASURER, PIERCE COUNTY, WASHINGTON

DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M. RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON. RECORDING NUMBER _____

PIERCE COUNTY AUDITOR

FEE: _____

BY: _____

LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF HAWKS POINTE 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 FULLY COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

STEPHEN H. WOODS, P.L.S. 38965

DATE

BASIS OF BEARING:

TRUE NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°23'15" COUNTERCLOCKWISE WAS APPLIED AT A "X" IN STONE MARKING THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, THE NORTH AMERICAN DATUM OF 1983 / 1991 (NAD 83 / 91) GRID COORDINATES WERE FOUND TO BE 686090.177 / 1165584.397 AT THAT POINT. BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999845702 AND THE GRID SCALE FACTOR OF 0.9999720252 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.



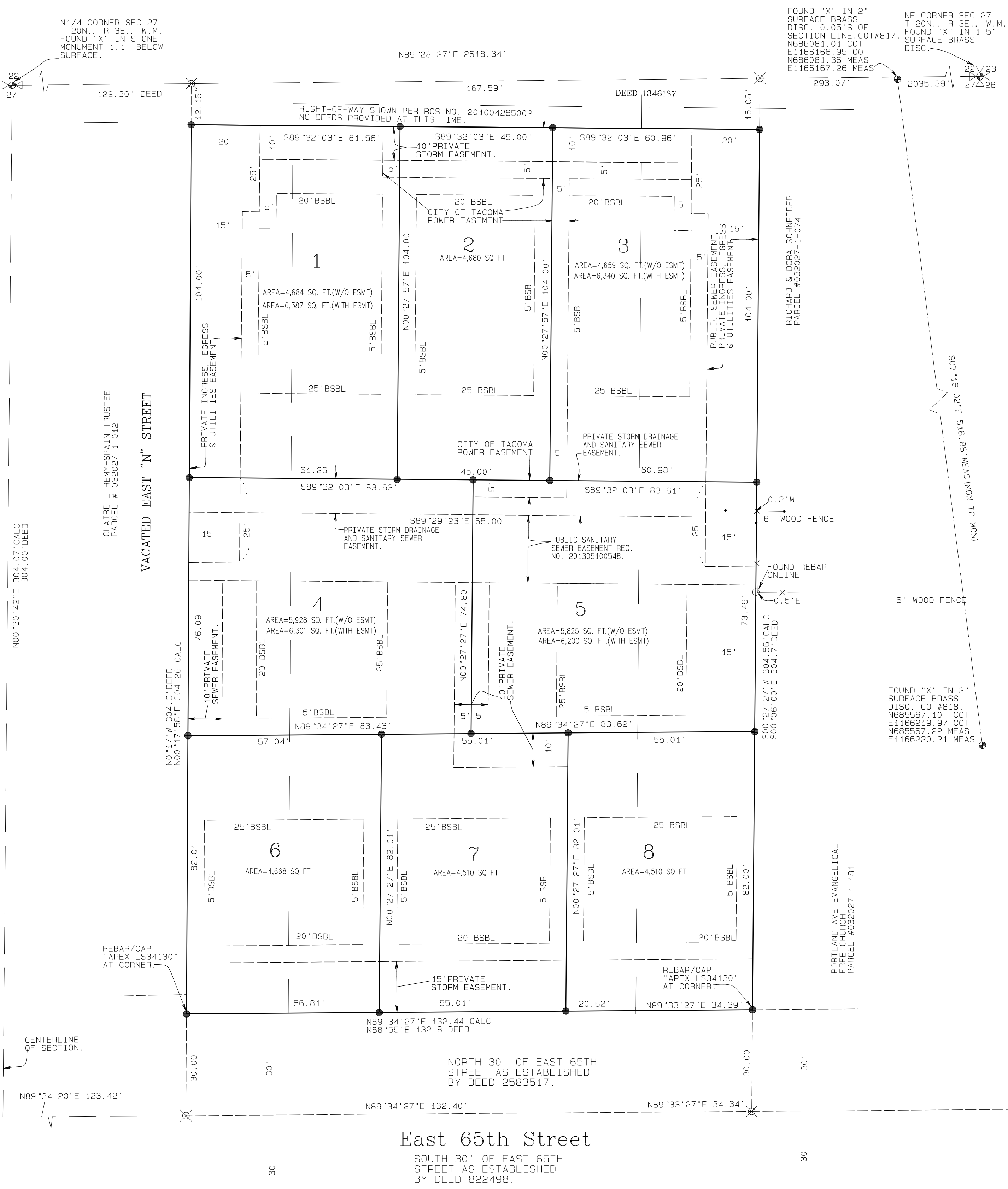
Job No. 12-079

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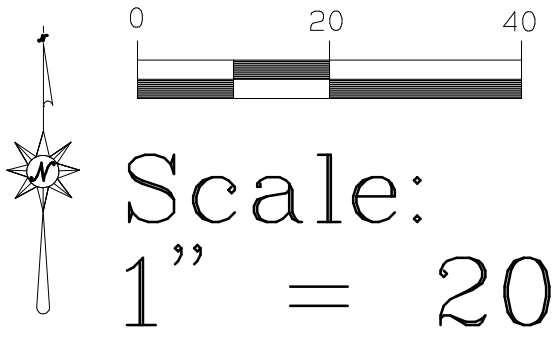
East 64th Street

(VARIABLE WIDTH)



LEGEND:

- ⊕ = FOUND MONUMENT AS NOTED. VISITED 7-17-12
- = SET 1/2" REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR PLS 38965"
- ⊗ = SET CITY OF TACOMA STANDARD MONUMENT STAMPED "LS 38965"



CONTOUR ENGINEERING • LLC
 CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
 3309 56th Street NW, Suite 106 Gig Harbor, WA 98335
 Phone: 253-857-5454 Fax: 253-509-0044 info@contourplc.com

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PLAT NOTES:

A PRELIMINARY SEWER AND STORM UTILITY PLAN DATED _____ WAS REVIEWED BY _____ OF ENVIRONMENTAL SERVICES ON ____/____/____. HIS PLAN IS AVAILABLE UNDER PERMIT NUMBER 40000188415 FROM BUILDING AND LAND USE SERVICES, 747 MARKET STREET, TACOMA WA 98402. ADDITIONAL PERMITS AND APPROVALS ARE REQUIRED FOR CONSTRUCTION.

WARNING: THIS PLAT WILL CONTAIN A PRIVATE STORM DRAINAGE SYSTEM. PRIVATE STORM DRAINAGE SYSTEMS ARE THE SOLE RESPONSIBILITY OF THE OWNERS, SUCCESSORS AND ASSIGNEES OF ALL LOTS BEING SERVED BY THE PRIVATE STORM DRAINAGE SYSTEM.

RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTING, MAINTAINING, AND ALLOWING CITY INSPECTION OF THE PRIVATE STORM SYSTEM IN ACCORDANCE WITH A SEPARATELY RECORDED COVENANT AND EASEMENT DOCUMENT.

NO PERMANENT STRUCTURE(S) SHALL BE ERECTED WITHIN THE PRIVATE EASEMENT AREA(S). PERMANENT STRUCTURES SHALL MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB, WALL, ROCKERY, POND, STREAM, BUILDING, DECK, OVERHANGING STRUCTURE, FILL MATERIAL, TREE, RECREATIONAL SPORT COURT, CARPORT, SHED, PRIVATE UTILITY, FENCE, OR OTHER SITE IMPROVEMENT THAT RESTRICTS OR UNREASONABLY INTERFERES WITH THE NEED TO ACCESS OR CONSTRUCT UTILITIES IN SAID EASEMENT(S). PERMANENT STRUCTURE SHALL NOT MEAN IMPROVEMENTS SUCH AS FLOWERS, GROUND COVER AND SHRUBS LESS THAN 3 FEET IN HEIGHT, LAWN GRASS, ASPHALT PAVING, GRAVEL, OR OTHER SIMILAR SITE IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF MEN, MATERIAL, AND MACHINERY ACROSS, ALONG, AND WITHIN THE SAID EASEMENT AREA.

COVENANT AND EASEMENT RECORDING NUMBER _____

IF THE ACTUAL STORMWATER IMPROVEMENTS INSTALLED VARY FROM THOSE ON THE PRELIMINARY UTILITY PLAN SO THAT THE RECORDED COVENANT AND EASEMENT AGREEMENT DOES NOT REFLECT ACTUAL CONSTRUCTED IMPROVEMENTS, AN ADDITIONAL COVENANT AND EASEMENT AGREEMENT OR AN AMENDMENT TO THE RECORDED COVENANT AND EASEMENT AGREEMENT SHALL BE SIGNED BY THE PROPERTY OWNER AND THE CITY AND RECORDED BY THE PROPERTY OWNER.

NO PERMANENT STRUCTURE(S) SHALL BE ERECTED WITHIN THE PUBLIC EASEMENT AREA(S) UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CITY OF TACOMA DIRECTOR OF PUBLIC WORKS. PERMANENT STRUCTURES SHALL MEAN ANY MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB, WALL, ROCKERY, POND, STREAM, BUILDING, DECK, OVERHANGING STRUCTURE, FILL MATERIAL, TREE, RECREATIONAL SPORT COURT, CARPORT, SHED, PRIVATE UTILITY, FENCE, OR OTHER SITE IMPROVEMENT THAT RESTRICTS OR UNREASONABLY INTERFERES WITH THE CITY OF TACOMA'S ACCESS TO INSTALL, CONSTRUCT, INSPECT, MAINTAIN, REMOVE, REPAIR AND REPLACE PUBLIC STORM AND/OR SANITARY SEWER UTILITIES IN SAID EASEMENT(S). PERMANENT STRUCTURE SHALL NOT MEAN IMPROVEMENTS SUCH AS FLOWERS, GROUND COVER AND SHRUBS LESS THAN 3 FEET IN HEIGHT, LAWN GRASS, ASPHALT PAVING, GRAVEL, OR OTHER SIMILAR SITE IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF MEN, MATERIAL, AND MACHINERY ACROSS, ALONG, AND WITHIN THE SAID EASEMENT AREA. LAND RESTORATION BY THE CITY WITHIN THE SAID EASEMENT AREA DUE TO THE CONSTRUCTION, SHALL MEAN PLANTING GRASS SEED OR GRASS SOD, ASPHALT PAVING, AND GRAVEL UNLESS OTHERWISE DETERMINED BY THE CITY OF TACOMA.

FINAL DESIGN OR THE STORMWATER FACILITIES MAY REQUIRE MODIFICATIONS TO THE LOT LAYOUT AND/OR A REDUCTION IN NUMBER OF AVAILABLE BUILDING LOTS.

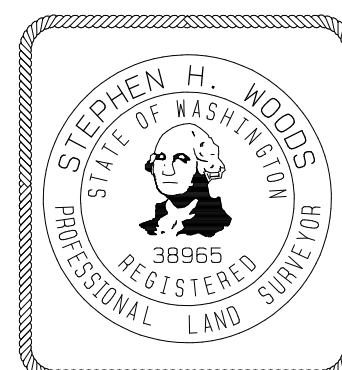
NOTE: THE ABOVE STATEMENTS AND CONDITIONS MAY BE A MODIFIED AFTER SUBMITTAL OF A PRELIMINARY STORMWATER AND/OR SEWER UTILITY PLAN. ADDITIONAL CONDITIONS MAY BE REQUIRED AFTER SUBMITTAL OF A PRELIMINARY STORMWATER AND/OR SEWER UTILITY PLAN.

WARNING: PURCHASERS OF THE LOTS HEREIN ARE ADVISED THAT THE CITY OF TACOMA HOLDS CERTAIN FINANCIAL GUARANTEES TO INSURE COMPLETION OF CERTAIN IMPROVEMENTS AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY, ROAD AND STORM FACILITIES, POWER, WATER AND STREET LIGHTS. PURCHASERS ARE ADVISED THAT BUILDING PERMITS MAY NOT BE ISSUABLE UNTIL THESE IMPROVEMENTS ARE COMPLETED. SHOULD THESE IMPROVEMENTS/UTILITIES NOT BE COMPLETED, THE CITY OF TACOMA RESERVES THE RIGHT TO ENTER THE PROPERTY TO COMPLETE THESE IMPROVEMENTS AND TO SEEK REIMBURSEMENT VIA THE AFOREMENTIONED FINANCIAL GUARANTEES OR THROUGH OTHER REMEDIES AT LAW, AND THE PROPERTY GRANTOR, HEIRS, OWNERS, EXECUTORS, SUCCESSORS OR ASSIGNS SHALL SAVE THE CITY HARMLESS FROM ANY DAMAGE THAT MAY BE SUFFERED BY SAID RE-ENTRY AND CONSTRUCTION UPON SAID PREMISES.

TACOMA POWER NOTES:

1. A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND CLICK! NETWORK), ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO CONSTRUCT, MAINTAIN, OPERATE, ALTER, REPAIR AND REPLACE UNDERGROUND/ABOVEGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC AND COMMUNICATIONS WIRES, CABLE, CONDUIT, SERVICE AND DISTRIBUTION WIRES, PAD MOUNTED TRANSFORMERS, VAULTS, JUNCTION BOXES, SWITCHES AND APPURTENANT EQUIPMENT IN, OVER, UNDER, ALONG AND ACROSS THE REAL PROPERTY HEREIN DESCRIBED UPON THE RECORDING OF THIS PLAT. THE LOCATION AND DIMENSIONS OF THESE "POWER" EASEMENTS ARE SHOWN ON THE FACE OF THIS PLAT.
2. NO PERMANENT STRUCTURES SHALL BE INSTALLED WITHIN ANY UTILITY EASEMENT.
3. UTILITY EASEMENT SHALL HAVE NO GREATER THAN 2% SLOPES PERPENDICULAR TO THE ROAD RIGHTS-OF-WAY.
4. EXTEND ALL SEWER STUBS AND ROOF DRAINS TO THE PROPERTY SIDE, BEYOND ANY UTILITY EASEMENT. NO CLEAN-OUTS SHALL BE PLACED IN THE UTILITY EASEMENT.
5. ANY RELOCATION OF TACOMA POWER'S FACILITIES WILL BE DONE AT THE CUSTOMER'S EXPENSE.

Job No. 12-079



SHEET 3 OF 3