

CHAMBERS RIDGE

PORTION OF THE NE1/4 OF SE1/4 OF SECTION 4 & NW1/4 OF SW1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M. CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

PLAT NOTES:

1. 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 ISSUED 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.
2. ALL PRIVATE WATERLINE EASEMENTS (PWLE) ARE HEREBY DEDICATED TO THE LOT OWNERS WHO WOULD BENEFIT FROM ITS USE FOR OWNERSHIP AND MAINTENANCE PURPOSES.
3. ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) ARE HEREBY DEDICATED TO THE LOT OWNERS WHO WOULD BENEFIT FROM ITS USE FOR OWNERSHIP AND MAINTENANCE PURPOSES.

TITLE NOTES:

FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 2132838, DATED JULY 24, 2013.

1-2. NOT APPLICABLE TO BE SHOWN ON SURVEY.

3. FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF THE CITY OF TACOMA AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2864651.

4. AN EASEMENT RESERVED IN A DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF;
RECORDED: 1248006
FROM: JOHN NORTHSTROM, A WIDOWER
TO: R. ROY SMITH AND ORRISA B. SMITH, HUSBAND AND WIFE
FOR: PRIVATE ROAD (SHOWN)

5. BUILDING SETBACK LINES AS SHOWN OR DISCLOSED BY CITY OF TACOMA SHORT PLAT NO. 77-173 RECORDED IN VOLUME 15 OF SHORT PLATS, PAGE(S) 16.

6. AN EASEMENT RESERVED IN ORDINANCE NO. 27592, INCLUDING THE TERMS AND PROVISIONS THEREOF;
RECORDING NO.: 200901290627
FROM: CITY OF TACOMA
TO: MICHAEL OLEJAR
FOR: SANITARY AND STORM SEWER UTILITIES (SHOWN)

7. EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN:
GRANTED TO: QWEST CORPORATION, A COLORADO CORPORATION, ITS PERMITTED SUCCESSORS AND ASSIGNS
FOR: TELECOMMUNICATIONS FACILITIES, ELECTRICAL FACILITIES AND APPURTENANCES
RECORDED: MARCH 04, 2009
RECORDING INFORMATION: 200903040205 (SHOWN)

8. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED BOUNDARY LINE ADJUSTMENT:
RECORDED: DECEMBER 13, 2012
RECORDING INFORMATION: 201212135003

9. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED BOUNDARY LINE AGREEMENT:
RECORDED: JANUARY 04, 2013
RECORDING INFORMATION: 201301040102

10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201303280760 (SHOWN)
IN FAVOR OF: CITY OF TACOMA
FOR: WASTEWATER

11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201305100549
IN FAVOR OF: CITY OF TACOMA
FOR: WASTEWATER AND/OR STORMWATER (SHOWN)

12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201305100550
IN FAVOR OF: CITY OF TACOMA
FOR: WASTEWATER AND/OR STORMWATER (SHOWN)

13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201305100551
IN FAVOR OF: CITY OF TACOMA
FOR: WASTEWATER AND/OR STORMWATER (SHOWN)

14. TERMS, COVENANTS, CONDITIONS AND/OR PROVISIONS CONTAINED IN AN EASEMENT SERVING SAID PREMISES, AS CONTAINED IN INSTRUMENT:
RECORDED: MAY 10, 2013
RECORDING NO.: 201305100566 (RIGHT OF WAY DEED NO. 7227)

EASEMENT RESERVATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF TACOMA, TACOMA CITY LIGHT, QWEST COMMUNICATIONS, ANY CABLE TELEVISION COMPANY, PUGET SOUND ENERGY, TACOMA CITY WATER AND THE CHAMBERS POINTE HOMEOWNERS ASSOCIATION, AND THEIR RESPECTIVE SUCCESSOR AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING EXISTING OR PROPOSED PUBLIC RIGHT OF WAYS, EXCEPT THAT PORTION OF LOT 13 WHICH ABUTS LEWIS ROAD, AND EXCEPT THOSE PORTIONS OF LOTS 6 AND 7 WHICH ABUT S. BROOKSIDE TERRACE, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, WIRES, WATER METERS AND FIRE HYDRANTS WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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 BY THE UTILITY. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT OR TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

SURVEYOR'S NOTES**HORIZONTAL DATUM (NAD1983/91):**

BASIC OF BEARING FOR THIS SITE IS NAD83/91 PER CITY OF TACOMA. CITY OF TACOMA HORIZONTAL CONTROL POINT NO. 1381 WAS HELD FOR POSITION AND A LINE BETWEEN POINT NO. 1381 AND CITY OF TACOMA HORIZONTAL CONTROL POINT NO. 1417 WAS HELD FOR ROTATION BEING N 01°47'13" E.

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A TRIMBLE 5600 ROBOTIC TOTAL STATION AND A TOPCON GR-3 BASE AND ROVER GPS SYSTEM WERE USED TO MEASURE DISTANCE AND ANGULAR RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

DATES OF SURVEYS:

FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN SEPTEMBER, 2012.

ALL BACK LOT CORNERS WERE SET WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 27328" AT THE TIME OF RECORDING. ADDITIONALLY, A "P-K" BRAND MASONRY NAIL WILL BE SET, AS CONSTRUCTION IS COMPLETED, AT THE BACK OF CURB AT THE STREETWARD PROJECTION OF THE LATERAL LOT LINE BETWEEN EACH LOT AND/OR TRACT.

PRIVATE STORM DRAINAGE EASEMENT PROVISION

THIS PLAT CONTAINS 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 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 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 STRUCTURES 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.

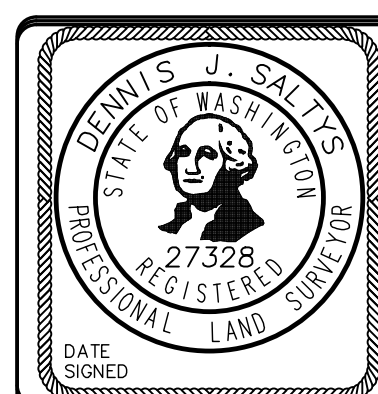
COVENANT AND EASEMENT RECORDED UNDER AUDITOR'S FILE NO. _____

LOT ADDRESSES

LOT 1	=	1414 S SUNSET DR
LOT 2	=	8119 S 15TH ST
LOT 3	=	8115 S 15TH ST
LOT 4	=	8111 S 15TH ST
LOT 5	=	8201 S 15TH ST
LOT 6	=	8205 S 15TH ST
LOT 7	=	8209 S 15TH ST
LOT 8	=	8213 S 15TH ST
LOT 9	=	8301 S 15TH ST
LOT 10	=	8305 S 15TH ST
LOT 11	=	8309 S 15TH ST
LOT 12	=	8313 S 15TH ST
LOT 13	=	8317 S 15TH ST
LOT 14	=	8322 S 15TH ST
LOT 15	=	8318 S 15TH ST
LOT 16	=	8314 S 15TH ST
LOT 17	=	8310 S 15TH ST
LOT 18	=	8306 S 15TH ST
LOT 19	=	8302 S 15TH ST
LOT 20	=	8218 S 15TH ST
LOT 21	=	8214 S 15TH ST
LOT 22	=	8210 S 15TH ST
LOT 23	=	8206 S 15TH ST
LOT 24	=	8202 S 15TH ST

BUILDING SETBACKS

FRONT	=	25 FEET (R-1)
FRONT	=	20 FEET (R-2)
REAR	=	25 FEET
SIDE	=	7.5 FEET



Barghausen Consulting Engineers, Inc.

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NE1/4 OF SE1/4 OF SECTION 4 AND NW1/4 OF SW1/4 OF SECTION 3, T20N-R2E, W.M.

SHEET 2 OF 4

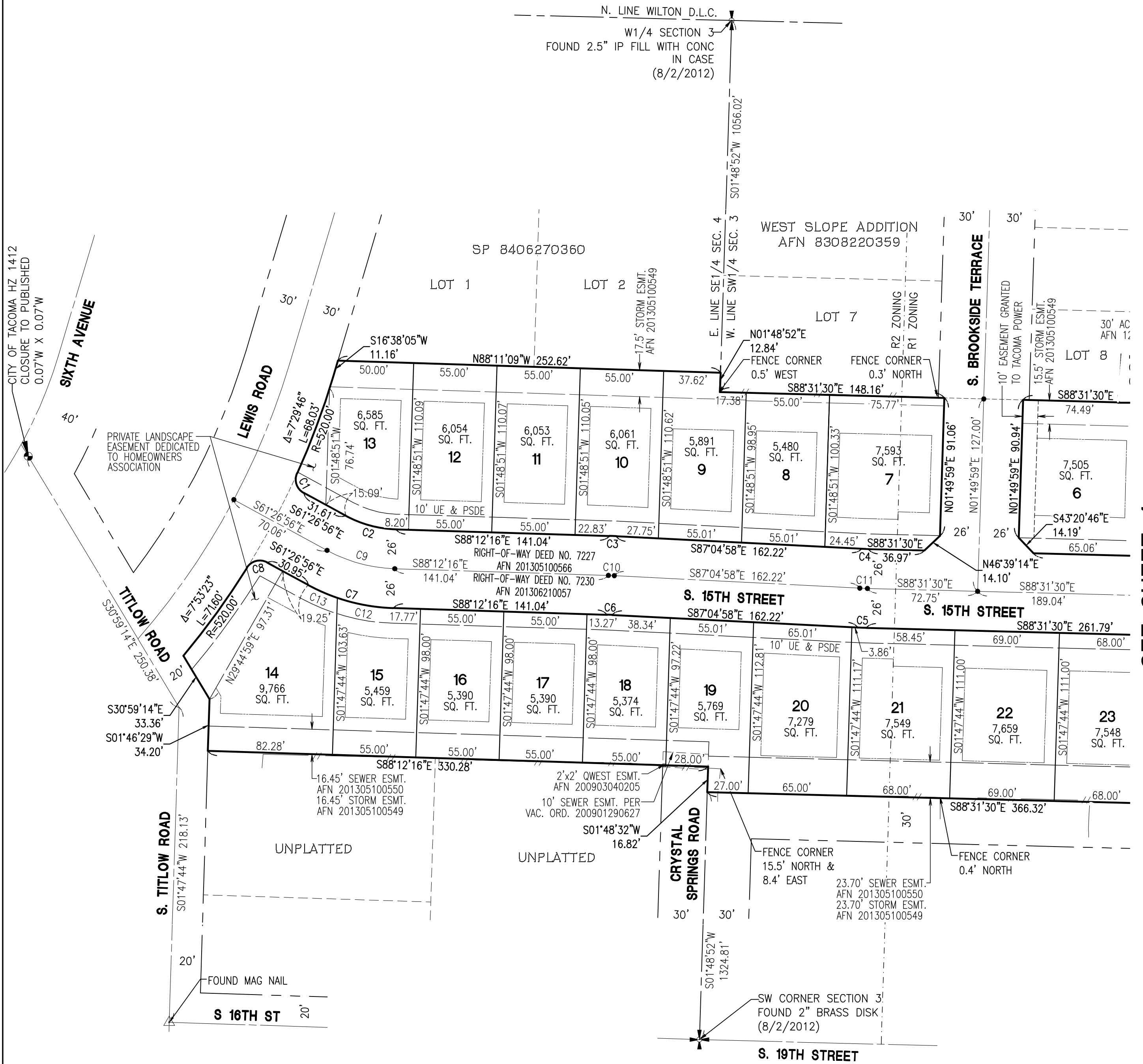
JOB NO. 15839

VOLUME/PAGE

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CITY OF TACOMA, PIERCE COUNTY, WASHINGTON



SEE SHEET 4

CITY OF TACOMA HZ 1412
CLOSURE TO PUBLISHED
0.07"W X 0.07"W

SIXTH AVENUE

TITLOW ROAD

S. TITLOW ROAD

S 16TH ST

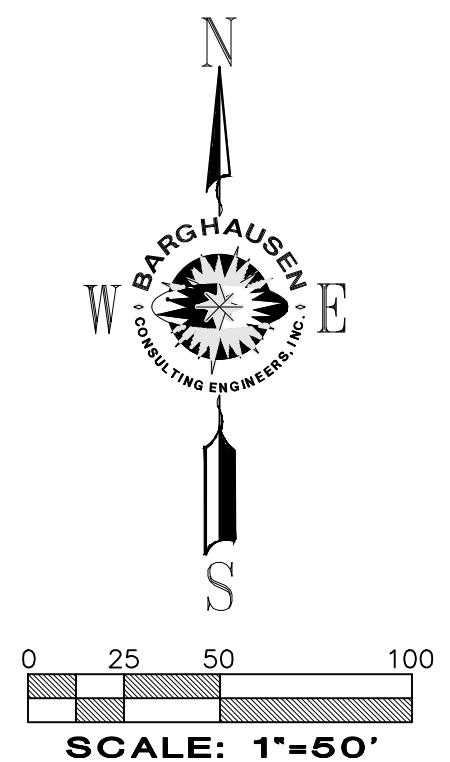
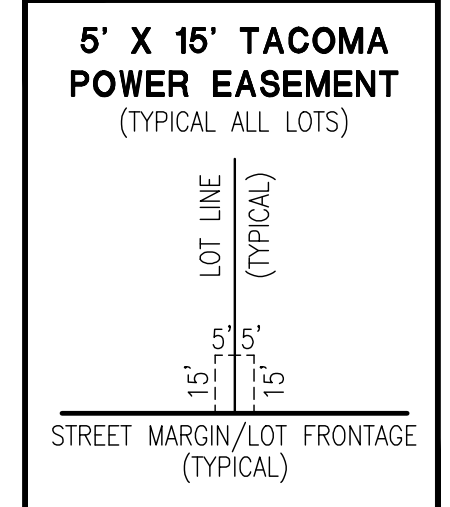
CRYSTAL SPRINGS ROAD

S. 19TH STREET

S. BROOKSIDE TERRACE

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	14.94'	10.00'	85°34'47"
C2	34.56'	74.00'	26°45'20"
C3	4.42'	226.00'	1°07'17"
C4	4.38'	174.00'	1°26'32"
C5	5.69'	226.00'	1°26'32"
C6	3.41'	174.00'	1°07'17"
C7	58.84'	126.00'	26°45'20"
C8	15.12'	10.00'	86°37'49"
C9	46.70'	100.00'	26°45'20"
C10	3.91'	200.00'	1°07'17"
C11	5.03'	200.00'	1°26'32"
C12	37.79'	126.00'	17°11'10"
C13	21.04'	126.00'	9°34'10"

- LEGEND:**
- FOUND SECTION CORNER AS NOTED
 - FOUND QUARTER CORNER AS NOTES
 - FOUND AS NOTED
 - SET CITY OF TACOMA STANDARD ROAD MONUMENT AS CONSTRUCTION IS COMPLETED
 - UE UTILITY EASEMENT
SEE "EASEMENT RESERVATIONS" ON SHEET 2
 - PSDE PSDE PRIVATE STORM DRAINAGE EASEMENT
SEE PLAT NOTE 3 ON SHEET 2



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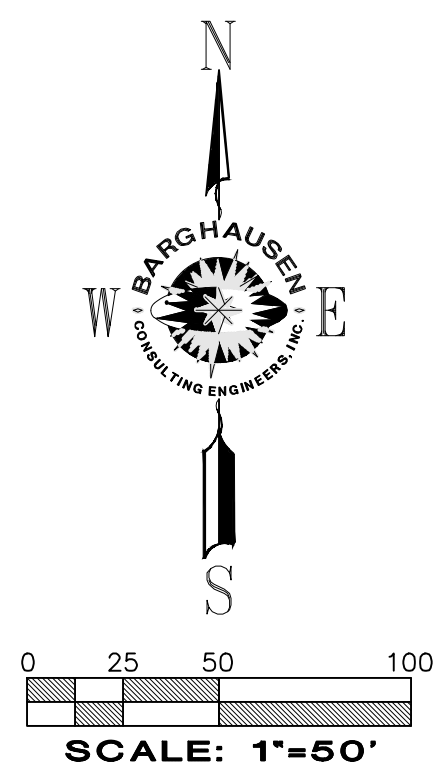
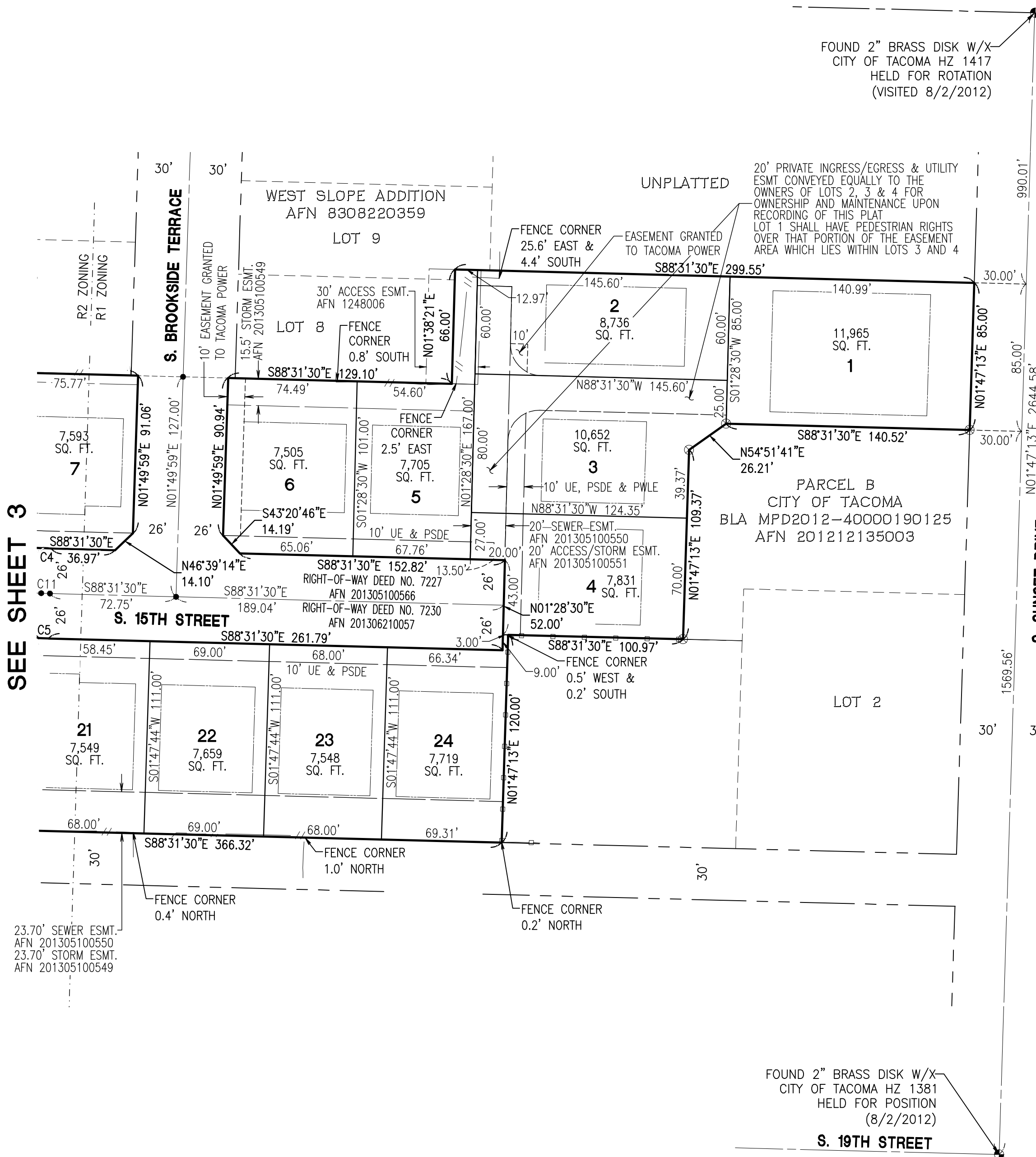
SHEET 3 OF 4

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DATE SIGNED

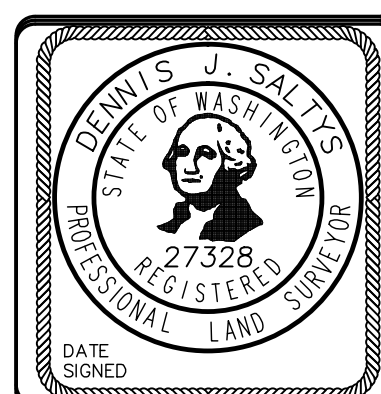
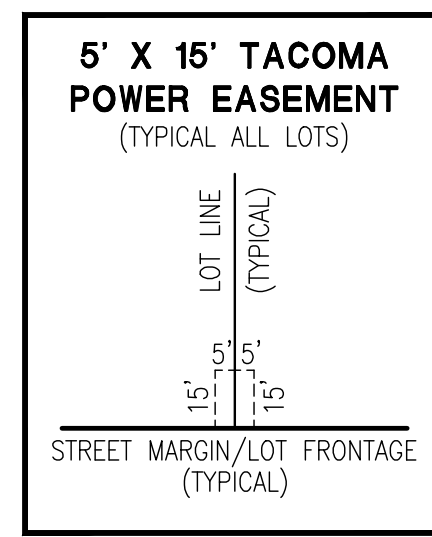
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 - PSDE PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 3 ON SHEET 2
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SHEET 4 OF 4

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