

TUSTIN RANCH, A P.D.D.

A REDIVISION OF LOTS 1, 2, 3 & 4 OF LARGE LOT DIVISION NO. 9202200160
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
IN PIERCE COUNTY, WASHINGTON

DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. ALL ROADS ARE PRIVATE AND ARE NOT DEDICATED TO THE PUBLIC. EACH LOT OWNER SHALL HAVE AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH ITS USE AS A ROADWAY OVER AND ACROSS ALL THE PRIVATE ROADS SHOWN ON THE PLAT. THE OWNERS RESERVE THE RIGHT TO MAKE ANY NECESSARY CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THESE ROADS. THESE STREETS AND ROADS WILL NOT BE DEDICATED TO PIERCE COUNTY UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO PIERCE COUNTY STANDARDS, AND AT SUCH TIME AS PIERCE COUNTY DESIRES TO ACCEPT THEM.

WE DEDICATE TO PIERCE COUNTY, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND ITS CONTRACTORS, FOR THE USE OF THE PUBLIC FOREVER A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE, WATER AND SANITARY SEWER PIPES, MANHOLES AND OTHER UTILITY STRUCTURES OVER UNDER AND ACROSS THE EASEMENTS AND PRIVATE ROADS SHOWN ON THE FACE OF THE PLAT.

S.B.I. DEVELOPING, LLC

BY: Judith M. Collins
AKA JUDITH MAE COLLINS
JUDITH M. KINSELL-COLLINS

FIRST SAVINGS BANK OF WASHINGTON * SEE SHEETS 9 FOR ADDITIONAL SIGNATURES

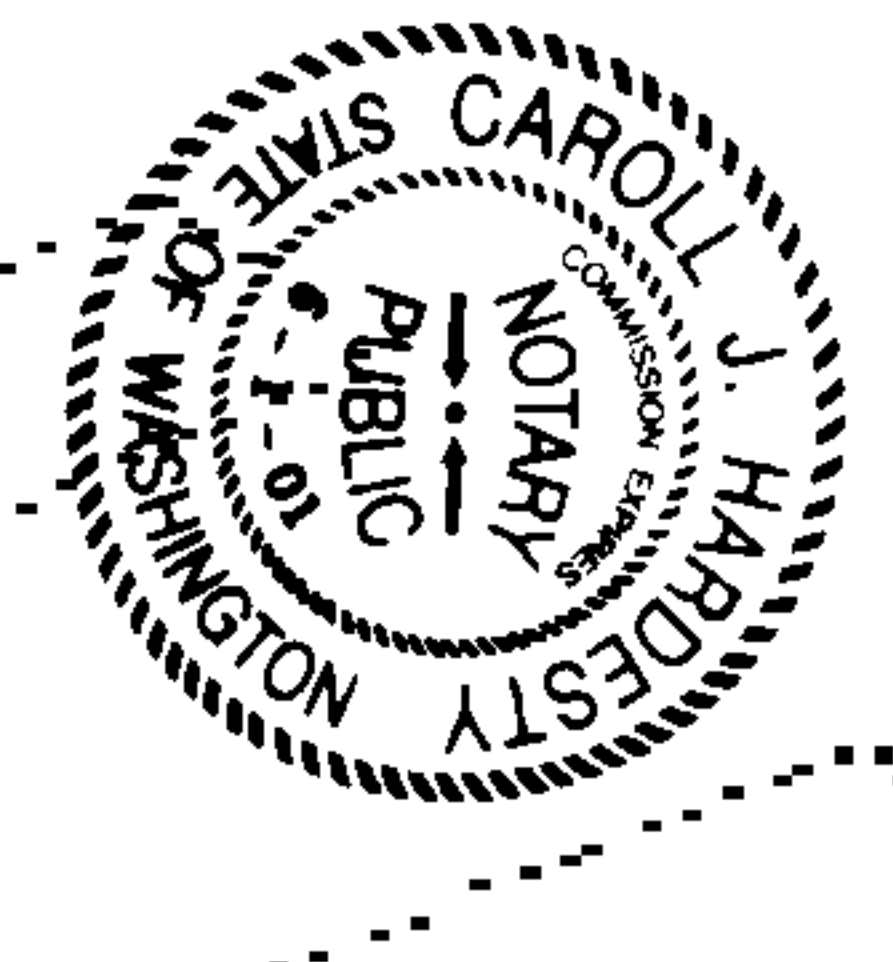
BY: Franklin E. Collins
FRANKLIN E. COLLINS

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF PIERCE } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SA B I DEVELOPING, LLC IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS President OF SBI DEVELOPING, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: October 5, 1999

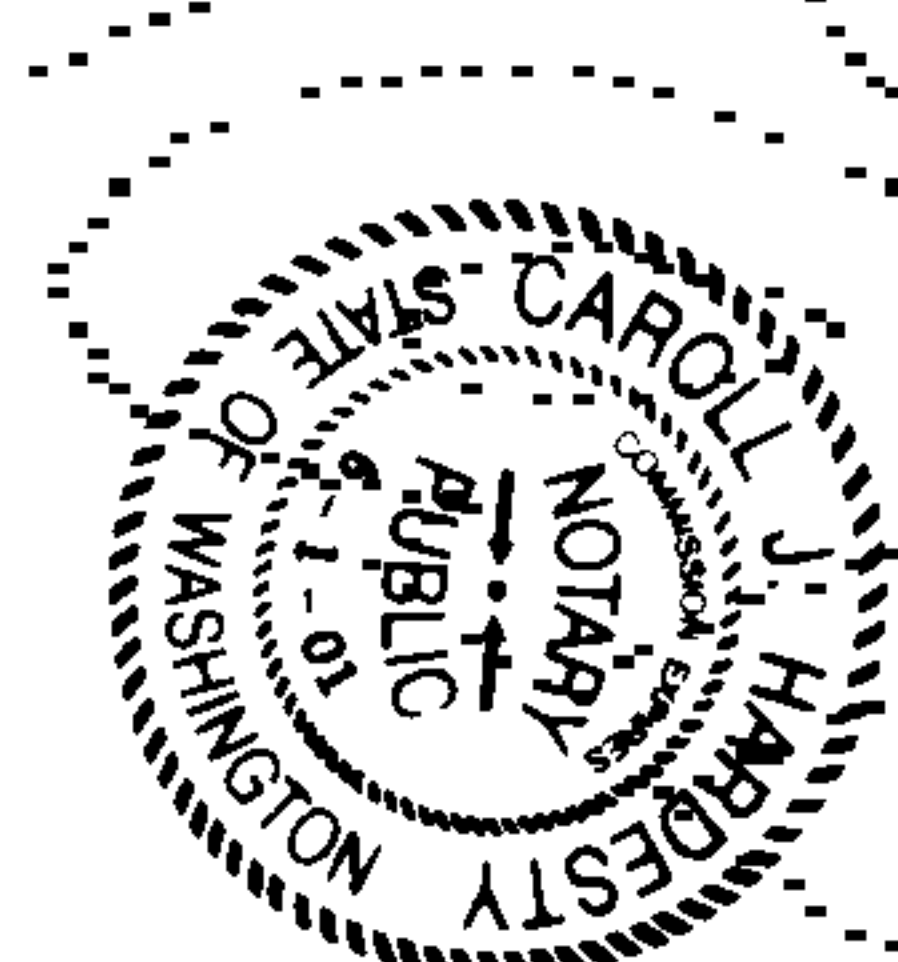


PRINTED NAME: Carol S. Hardesty
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 13922 7th Ave Ct E
MY COMMISSION EXPIRES: 6-7-01

STATE OF WASHINGTON }
COUNTY OF PIERCE } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STATE OF WASH DC IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Vice President OF State of Wash DC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

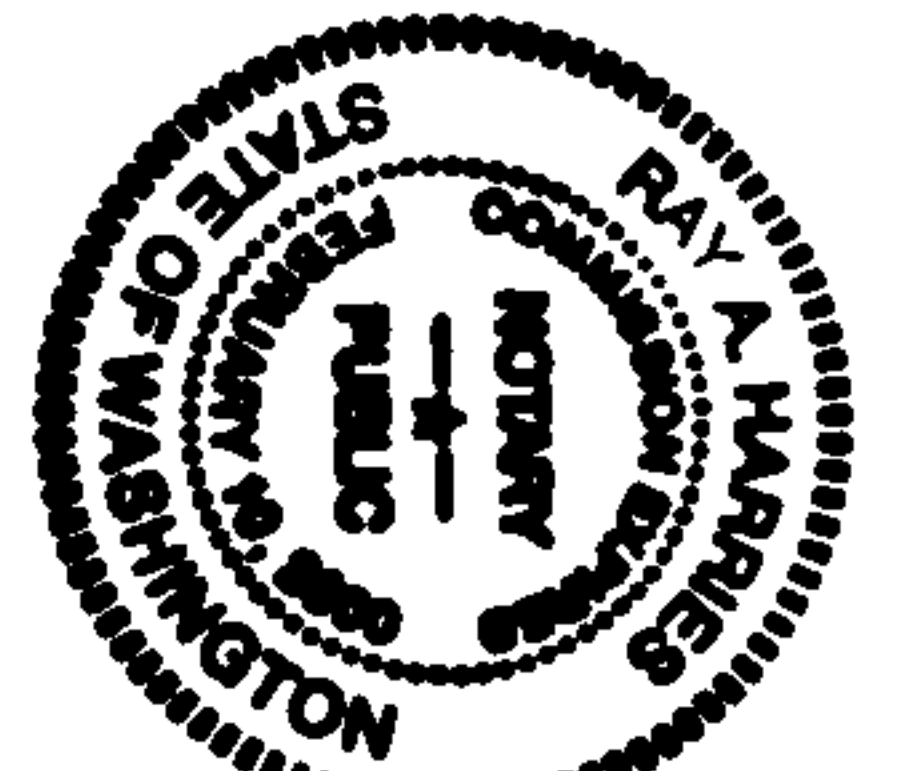
DATED: October 5, 1999



PRINTED NAME: Carol S. Hardesty
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 13922 7th Ave Ct E
MY COMMISSION EXPIRES: 6-7-01

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JUDITH M. COLLINS AND FRANKLIN E. COLLINS (S/A/E THE PERSON(S) WHO APPEARED BEFORE ME, AND THAT SAID PERSON(S) ACKNOWLEDGED THAT HE, SHE, THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE HIS, HER, THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS: 5th DAY OF OCT, 1999.



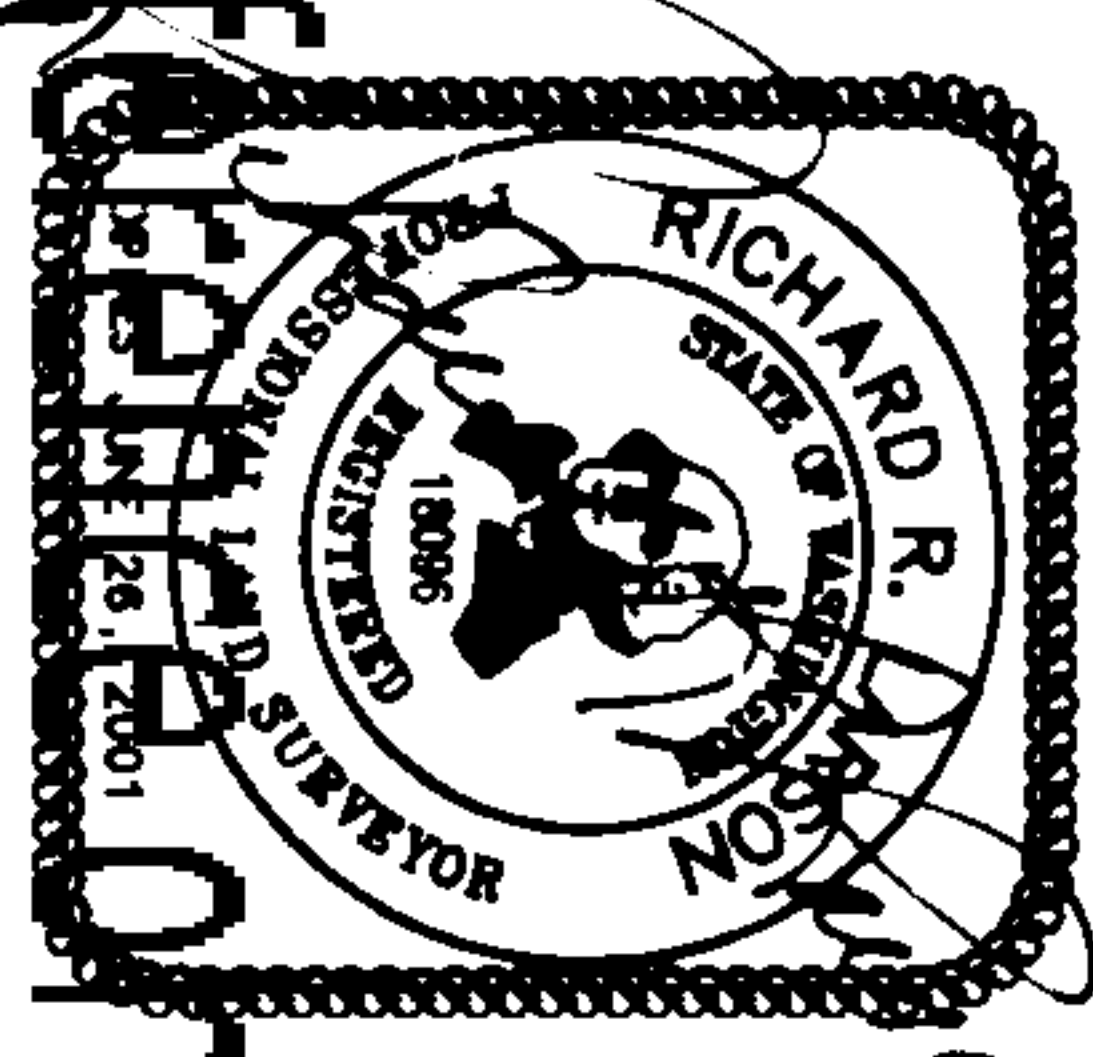
SIGNATURE: Judith M. Collins
PRINT NAME: Judith M. Collins
TITLE: State of Wash DC
MY APPOINTMENT EXPIRES: 2/10/2000

SURVEYOR'S CERTIFICATE

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

RICHARD R. LARSON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 18096

DATE: 9/24/99



For reference only, not for re-sale.

APPROVALS

PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED WITH THE FOLLOWING CONDITIONS:
PIERCE COUNTY HAS NO OBLIGATION FOR THE MAINTENANCE OR REPAIR OF THE PRIVATE ROADS OR STORM SEWER SYSTEM LOCATED IN THE PLAT. EACH AND EVERY LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROADS AND STORM DRAINAGE SYSTEM ASSOCIATED WITH THE PLAT. THEY WILL ALSO BE COLLECTIVELY RESPONSIBLE FOR CONTROLLING ALL STORM WATER RUNOFF THAT WILL BE CREATED BY THE DEVELOPMENT OF THIS PLAT.

PIERCE COUNTY HAS NO OBLIGATION TO ACCEPT THE ROADS IN THIS PLAT FOR DEDICATION OR MAINTENANCE AT ANYTIME. IF THE COUNTY DESIRES TO ACCEPT THE ROADS FOR DEDICATION, THE ROADS AND ASSOCIATED STORM-SEWER SYSTEM SHALL MEET ALL CURRENT DESIGN AND CONSTRUCTION STANDARDS.

DIRECTOR OF PUBLIC WORKS: Joel
DATE: 01-11-01

SEWER UTILITY

SANITARY SEWER ? YES NO
IS THE SUBJECT PROPERTY WITHIN THE URBAN GROWTH AREA ? YES NO

ALL LOTS WITHIN THIS PLAT ARE SERVED BY A PRIVATE SANITARY SEWER SYSTEM. PIERCE COUNTY HAS NO OBLIGATION FOR THE OPERATION, MAINTENANCE OR REPAIR OF THE PRIVATE SANITARY SEWER SYSTEM LOCATED IN THIS PLAT. EACH AND EVERY LOT OWNER COLLECTIVELY WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THIS SANITARY SEWER SYSTEM.

WASTEWATER UTILITIES MANAGER (AKA DIRECTOR OF UTILITIES): Joel
DATE: 1-12-01

HEALTH DEPARTMENT

WATER SUPPLY (APPROVED) Moilee Boine
DEPARTMENTAL REPRESENTATIVE
DATE: 1-10-01

ASSESSOR/TREASURER

I HEREBY CERTIFY THAT THE STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN PAID AND DISCHARGED.
Ryan M. Gabor
ASSESSOR/TREASURER
PIERCE COUNTY, WASHINGTON
DATE: 1-11-01

DEPARTMENT OF PLANNING AND LAND SERVICES

WE HEREBY CERTIFY THAT THE WITHIN PLAT IS DULY APPROVED BY THE PIERCE COUNTY DEPARTMENT OF PLANNING AND LAND SERVICES AND THAT THE PLATTING FEE HAS BEEN PAID.
William M. Neuschke
DIRECTOR, DEPARTMENT OF PLANNING AND LAND SERVICES
DATE: 1-16-01

FIRE PREVENTION BUREAU

WE HEREBY CERTIFY THAT THIS PLAT IS DULY APPROVED, SUBJECT TO COMPLIANCE WITH ALL CURRENT REQUIREMENTS OF THE FIRE PREVENTION BUREAU.
Phil Vashal
DATE: 1-8-01

HEARINGS EXAMINER

EXAMINED AND APPROVED BY THE HEARINGS EXAMINER OF PIERCE COUNTY, WASHINGTON.
John R. Conroy
HEARINGS EXAMINER
DATE: 1/17/01

AUDITOR

FILED FOR RECORD THIS 17th DAY OF January, 2000, AT 57 MINUTES PAST 2 O'CLOCK P. M.
RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

RECORDING NO.: 200101175004
FEE: \$112.50

CATHY PEARSON-STIEPK
PIERCE COUNTY AUDITOR

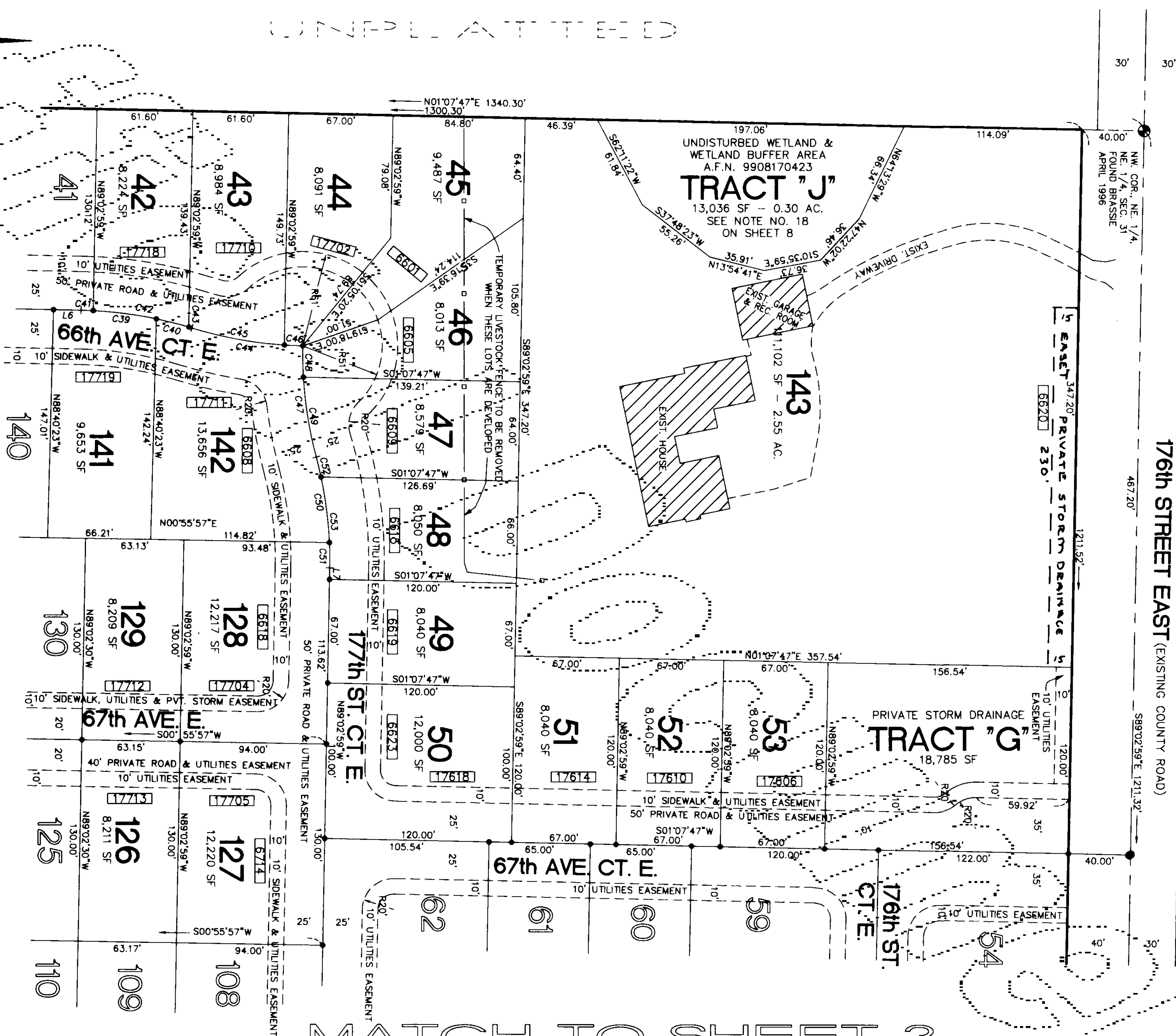


LARSON AND ASSOCIATES
Land Surveyors & Engineers, Inc.
4401 South 66th Street
Tacoma, WA 98409
(253) 474-3404
6308PLT1
9/27-99

original

JUSTIN RANCH, A P.D.D.

A REDIVISION OF LOTS 1, 2, 3 & 4 OF LARGE LOT DIVISION NO. 9202200160
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
IN PIERCE COUNTY, WASHINGTON



BASIS OF BEARINGS

HELD NB9°02'59"W BETWEEN N. 1/4 COR. & NE. SEC. COR. WITH A MEASURED DISTANCE OF 2662.65
REF: A.F.N./R.O.S. 9106260294

LEGEND

- FOUND MONUMENT AS NOTED W/ DATE VISITED
- SET PIERCE COUNTY STANDARD MONUMENT
- SET "P.K." NAIL & FLASHER MARKED "R. LARSON - L.S. 18096"
- LOT ADDRESS

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C39	10°43'29"	260.00'	48.67'
C40	5°13'04"	260.00'	23.89'
C41	1°42'14"	260.00'	7.99'
C42	13°46'07"	260.00'	62.48'
C43	0°27'07"	260.00'	2.10'
C44	13°26'33"	260.00'	72.34'
C45	13°26'33"	260.00'	72.34'
C46	2°38'05"	260.00'	11.81'
C47	15°36'33"	260.00'	72.34'
C48	4°27'23"	260.00'	20.22'
C49	11°29'08"	260.00'	55.95'
C50	12°19'49"	260.00'	55.95'
C51	3°36'43"	260.00'	16.39'
C52	2°55'12"	260.00'	13.25'
C53	13°01'21"	260.00'	59.09'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N01°07'47"E	1340.30'
L2	S01°07'47"W	120.00'
L3	N01°07'47"E	357.54'
L4	S01°07'47"W	120.00'
L5	N01°07'47"E	1211.32'
L6	S01°07'47"W	120.00'
L7	N01°07'47"E	1211.32'
L8	S01°07'47"W	120.00'
L9	N01°07'47"E	1211.32'
L10	S01°07'47"W	120.00'

METHOD OF SURVEY AND FIELD EQUIPMENT UTILIZED FOR THIS SURVEY:
FIELD TRAVERSE
NIKON DTM A20G TOTAL STATION AND/OR LEITZ SET 4A TOTAL STATION

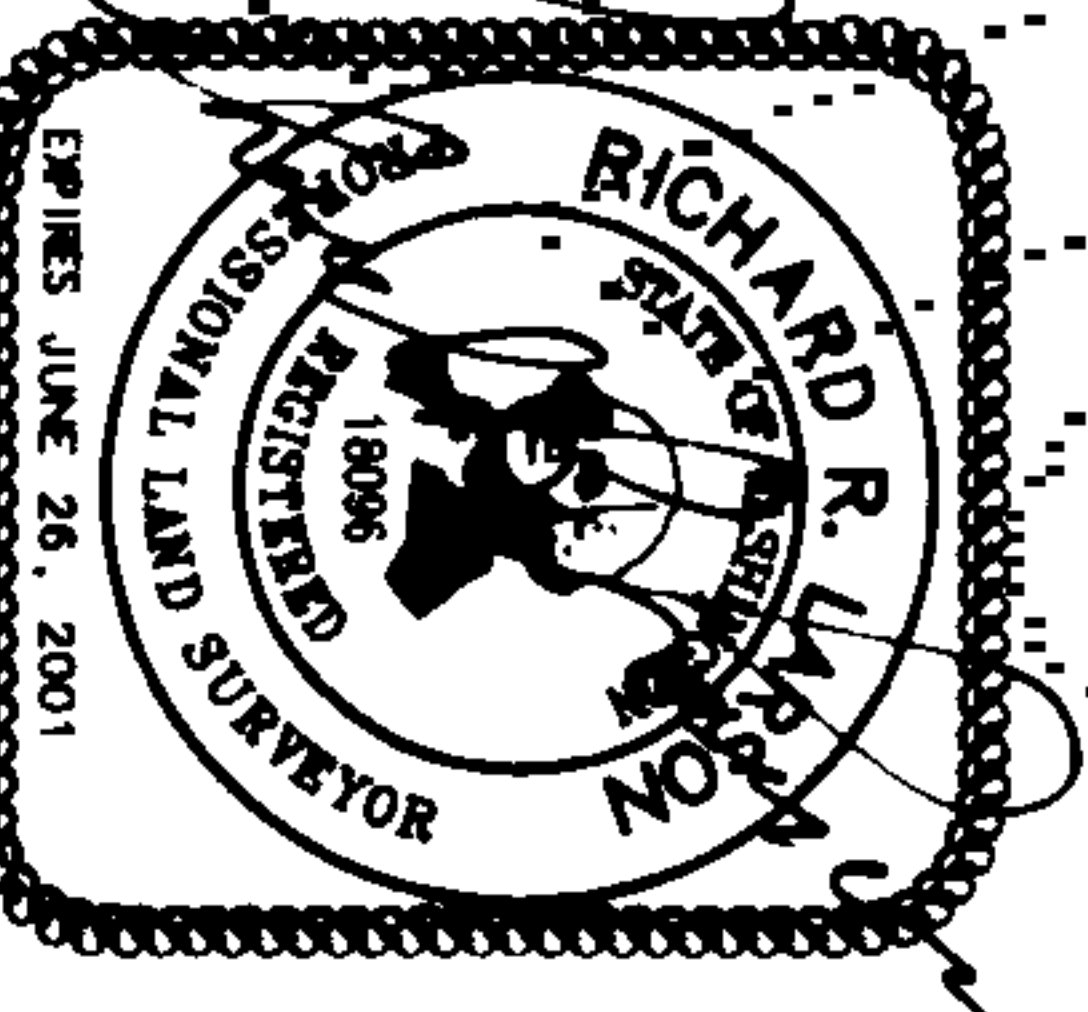
SURVEY STANDARDS:
THIS SURVEY COMPLETES ALL THE SURVEYING GUIDELINES CHAPTER 5809 RCW AND 332-130 WAC

SHEET 2 OF 9 SHEETS

LARSON AND ASSOCIATES
Land Surveyors & Engineers, Inc.

4401 South 66th Street
Tacoma, WA 98409
(253) 474-3404

6308PLT2
4/20-00



SCALE: 1"=50 FEET

DATE: 4/24/2003

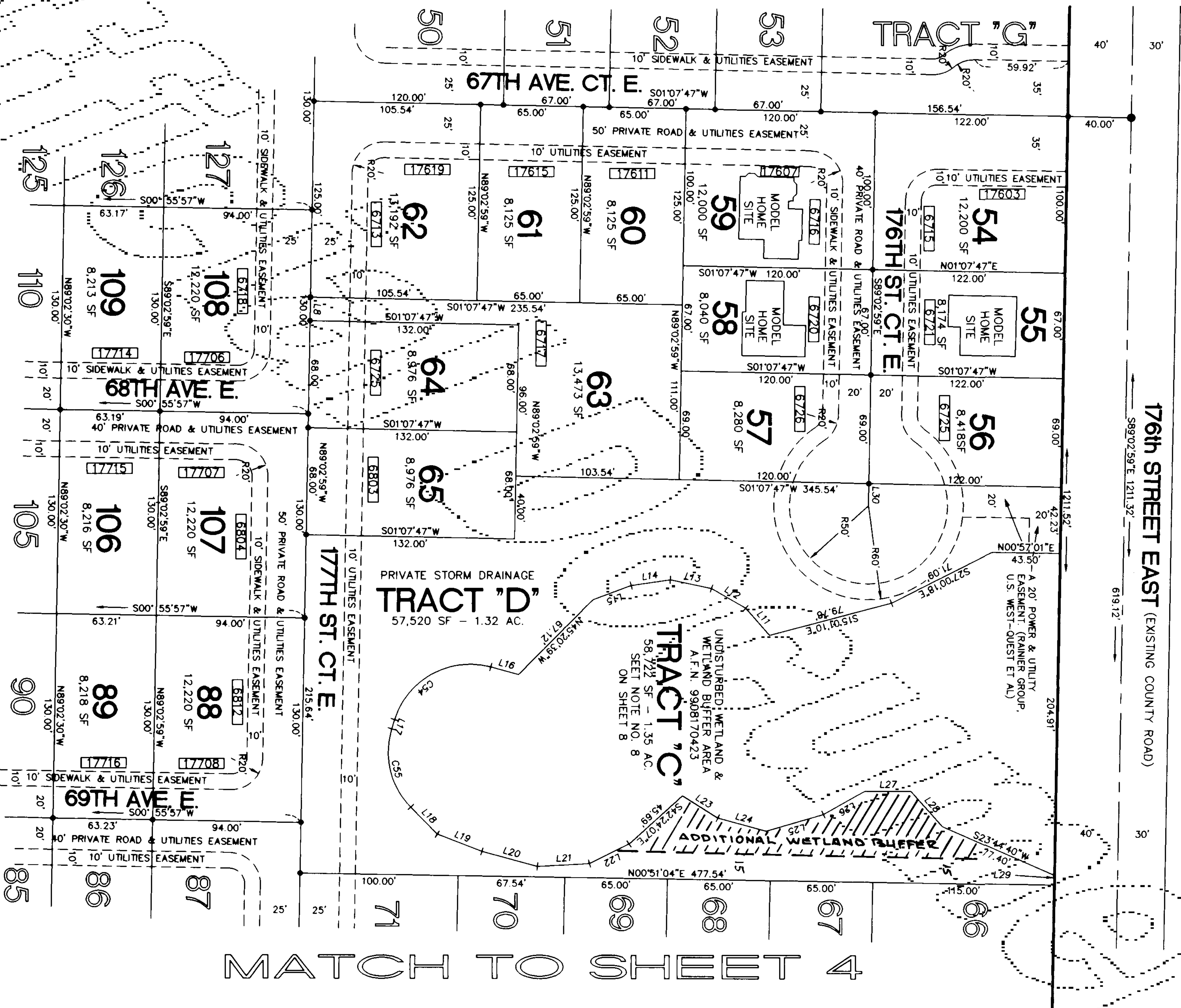
SET 1/2" PIERCE COUNTY STANDARD MONUMENT MARKED "R. LARSON - L.S. 18096" AT EACH CORNER EXCEPT AS NOTED.

FOR REFERENCE ONLY, NOT FOR RE-SALE.

200101175004

JUSTIN RANCH, A P.D.D.

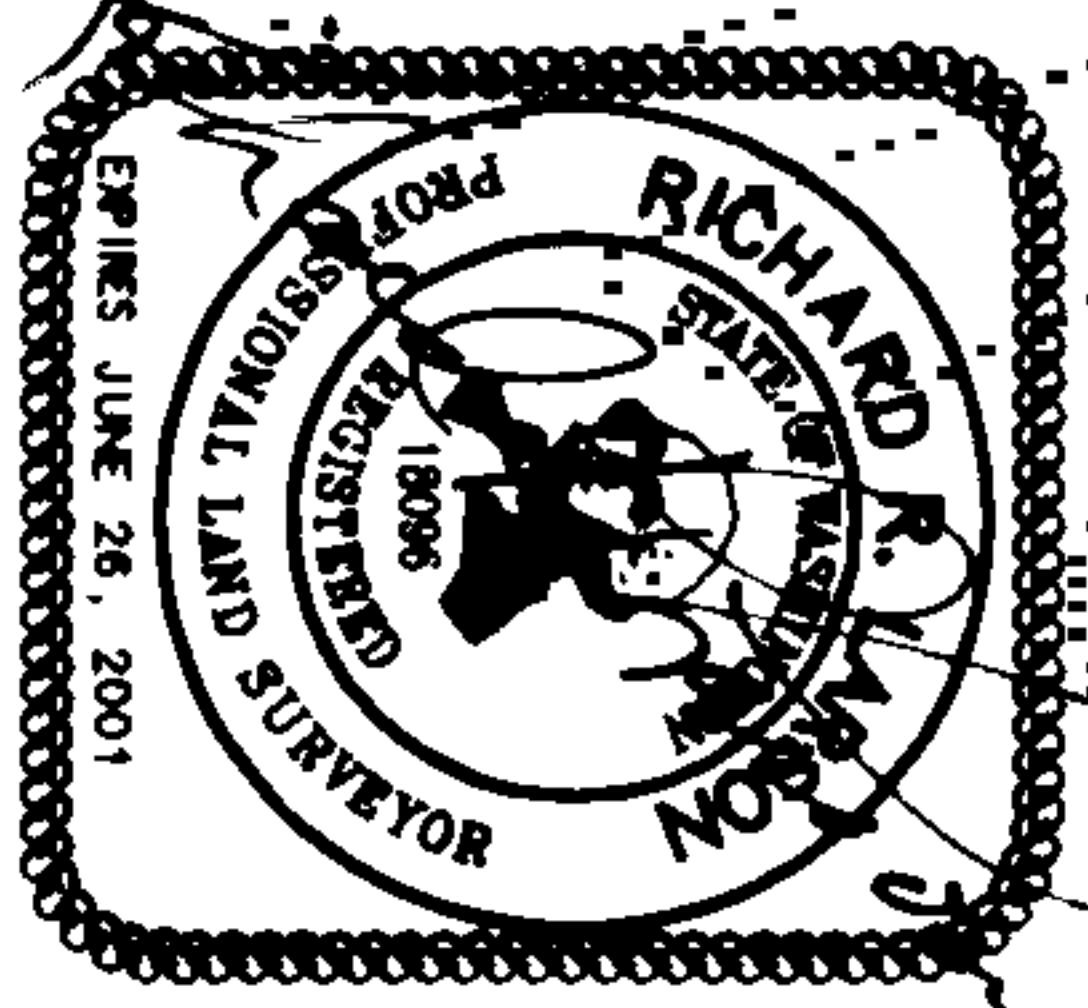
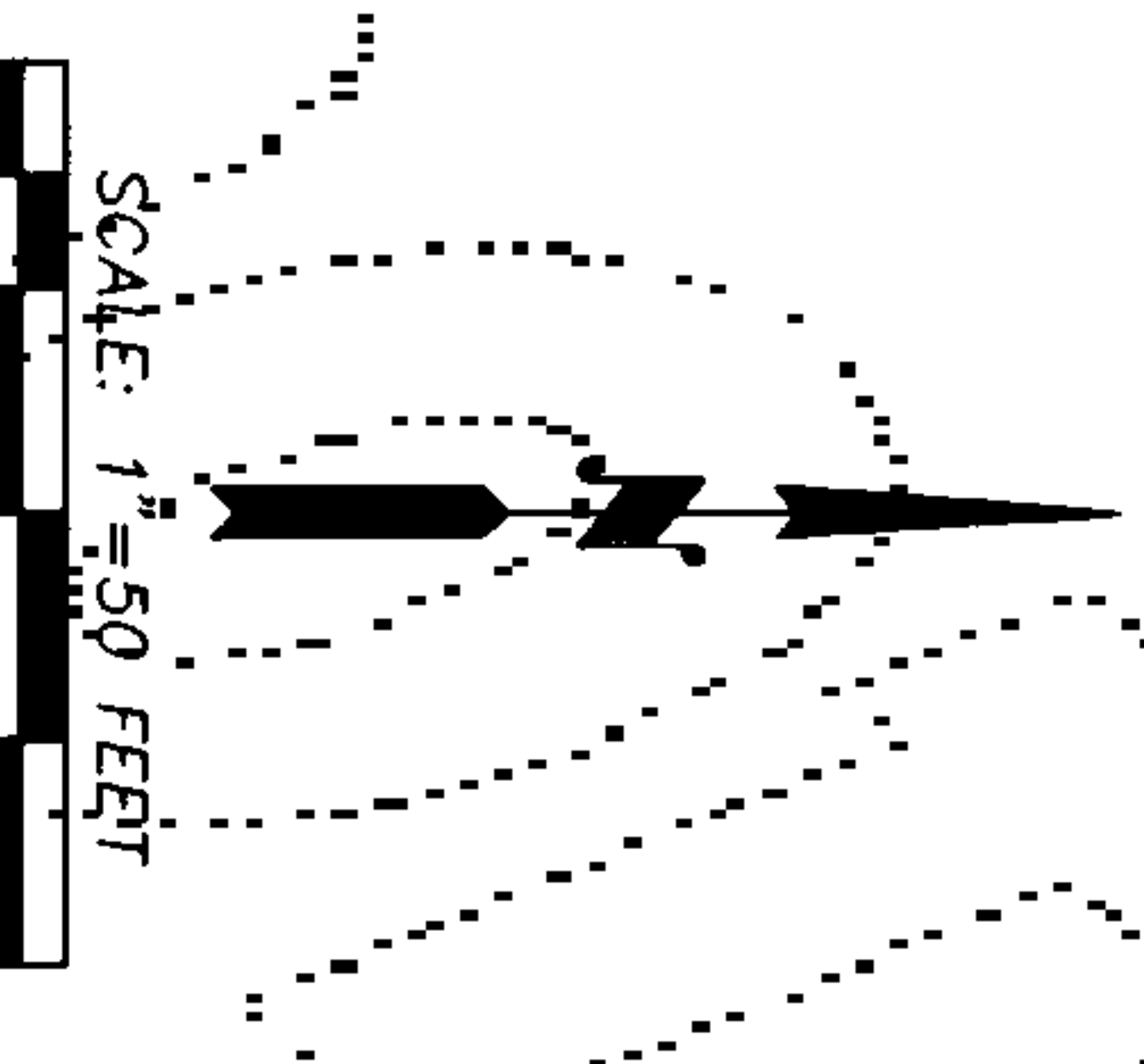
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SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
IN PIERCE COUNTY, WASHINGTON



MATCH TO SHEET 2

MATCH TO SHEET 4

MATCH TO SHEET 6



DATE: 11/29/00

BASIS OF BEARINGS

HELD N89°02'59"W BETWEEN N. 1/4 COR. & NE. SEC. COR. WITH A MEASURED DISTANCE OF 2662.65'
REF: A.F.N./R.O.S. 9106260294

LEGEND

- FOUND MONUMENT AS NOTED W/ DATE VISITED
- SET PIERCE COUNTY STANDARD MOUNDMENT
- SET "P.K." NAIL & FLASHER MARKED "R. LARSON - L.S. 18096
- LOT ADDRESS

For reference only, not for sale.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C34	87°45'28"	50.00'	78.38'
C35	61°37'17"	50.00'	53.77'

LINE TABLE

NO.	BEARING	DISTANCE
L8 S	89°02'59" E	15.00'
L11 S	48°36'41" W	22.96'
L12 S	30°12'33" W	25.10'
L13 S	11°47'27" W	28.61'
L14 S	08°23'13" E	29.07'
L15 S	20°39'08" E	29.86'
L16 S	74°59'23" E	18.33'
L17 S	72°46'05" E	6.12'
L18 N	45°36'38" E	24.13'
L19 N	21°11'59" E	30.29'
L20 N	14°59'59" E	36.36'
L21 N	03°03'18" E	32.98'
L22 N	26°35'05" E	28.03'
L23 N	32°25'05" E	26.54'
L24 N	15°13'28" E	31.84'
L25 N	41°16'16" W	37.66'
L26 N	41°16'16" W	29.68'
L27 N	100°00'00" E	24.44'
L28 S	89°02'59" E	6.77'
L30 S	89°02'59" E	14.00'

METHOD OF SURVEY AND FIELD EQUIPMENT UTILIZED FOR THIS SURVEY:
FIELD TRAVERSE
WIKON DTM AZOLG 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

SHEET 3 OF 9 SHEETS

LARSON AND ASSOCIATES
Land Surveyors & Engineers, Inc.

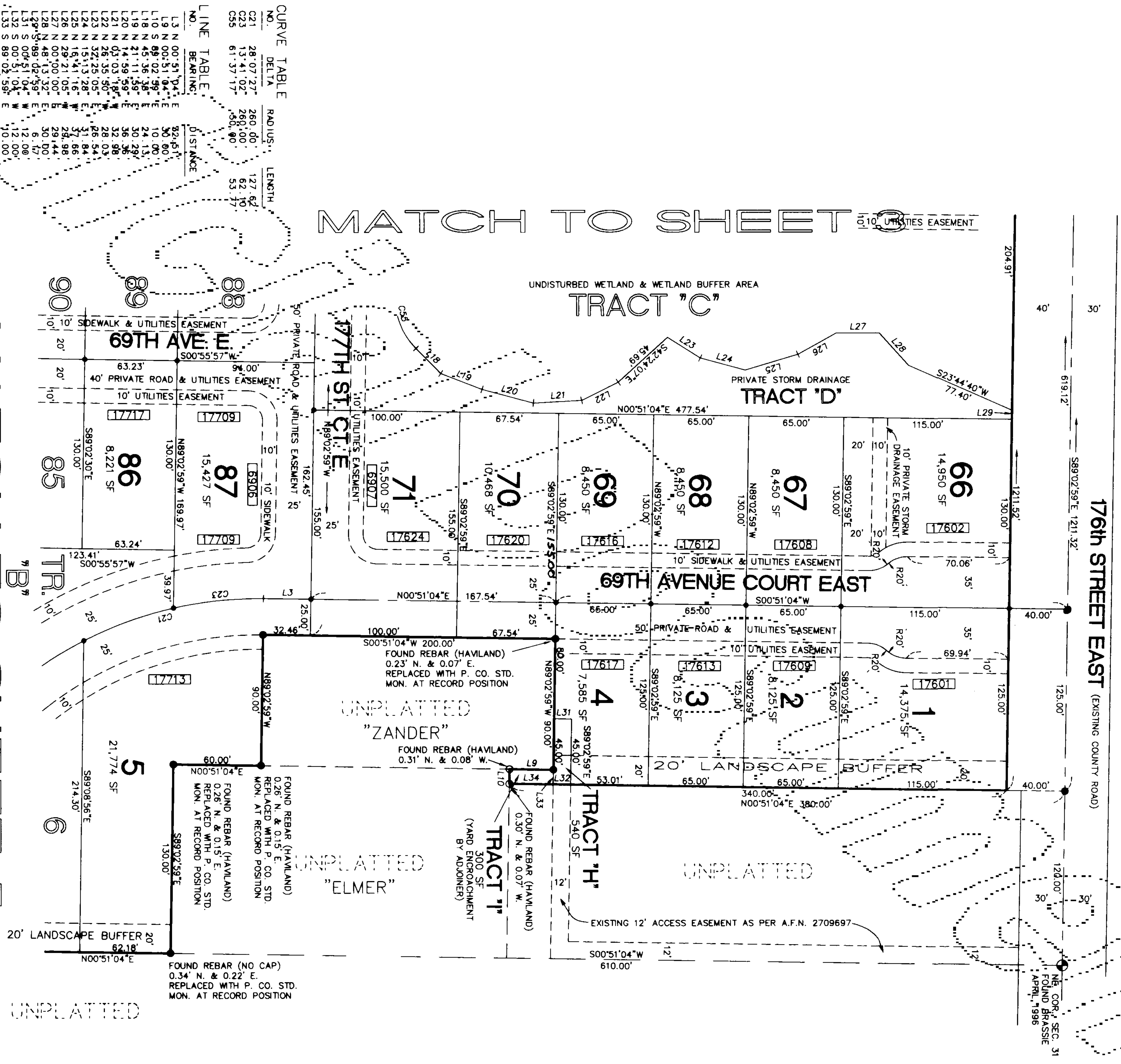
6308PL13
11/29/00

4401 South 66th Street
Tacoma, Washington 98409
(253) 474-3404

200101175004

TUSTIN RANCH, A P.D.D.

A REDIVISION OF LOTS 1, 2, 3 & 4 OF LARGE LOT DIVISION NO. 9202200160
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
IN PIERCE COUNTY, WASHINGTON



MATCH TO SHEET 3

MATCH TO SHEET 5

CURVE NO.	DELTA	RADIUS	LENGTH
G21	28°07'27"	260.00'	127.62'
G23	13°41'02"	260.00'	62.10'
G55	61°37'17"	50.00'	53.37'

LINE NO.	BEARING	DISTANCE
L3	N 00°51'04" E	82.45'
L9	N 00°51'04" E	30.00'
L10	S 89°02'59" E	10.00'
L18	N 45°36'36" E	24.13'
L19	N 21°11'59" E	30.29'
L20	N 14°59'59" E	36.36'
L21	N 03°03'18" E	28.03'
L22	N 26°35'50" E	31.84'
L23	N 32°25'03" E	126.54'
L24	N 15°13'28" E	31.84'
L25	N 16°41'16" E	37.66'
L26	N 29°21'05" E	29.98'
L27	N 00°00'00" E	30.00'
L28	N 48°13'32" E	6.17'
L29	S 89°02'59" E	12.00'
L31	S 00°51'04" E	12.00'
L32	S 00°51'04" E	12.00'
L33	S 89°02'59" E	30.00'
L34	N 00°51'04" E	30.00'

LEGEND

- FOUND MONUMENT AS NOTED W/ DATE VISITED
- SET PIERCE COUNTY STANDARD MONUMENT
- SET "P.K." NAIL & FLASHER MARKED "R. LARSON - L.S. 18096"
- FOUND BAR & CAP L.S. NO. 18088 IN ADJOINERS LAWN

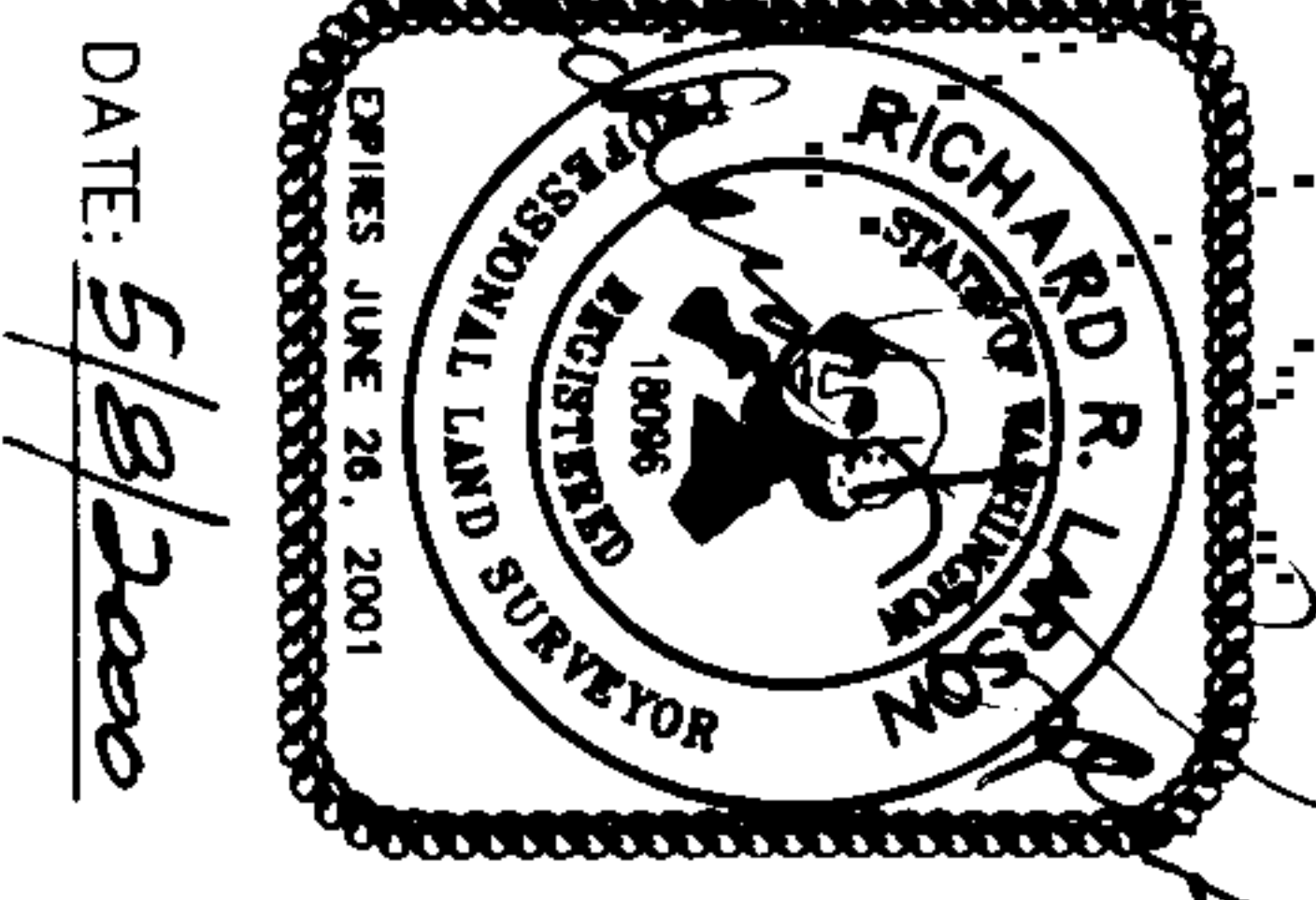
BASIS OF BEARINGS

HELD N89°02'59"W BETWEEN N. 1/4 COR. & NE. SEC. COR. WITH A MEASURED DISTANCE OF 2662.65'
REF: A.F.N./R.O.S. 9106260294

METHOD OF SURVEY AND FIELD EQUIPMENT UTILIZED FOR THIS SURVEY:
FIELD TRAVERSE
NIKON DTM 420LG TOTAL STATION AND/OR LEITZ SET 44 TOTAL STATION

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

SHEET 4 OF 9 SHEETS



SET 1/4" PIERCE COUNTY STANDARD MARKED MONUMENT AT ALL CORNERS EXCEPT AS NOTED

SET 1/4" PIERCE COUNTY STANDARD MARKED MONUMENT AT ALL CORNERS EXCEPT AS NOTED

SET 1/4" PIERCE COUNTY STANDARD MARKED MONUMENT AT ALL CORNERS EXCEPT AS NOTED

LARSON AND ASSOCIATES
Land Surveyors & Engineers, Inc.

6308 PL 14
4/20-00

4401 South 65th Street
Burien, WA 98148
(206) 474-3434

200101175004

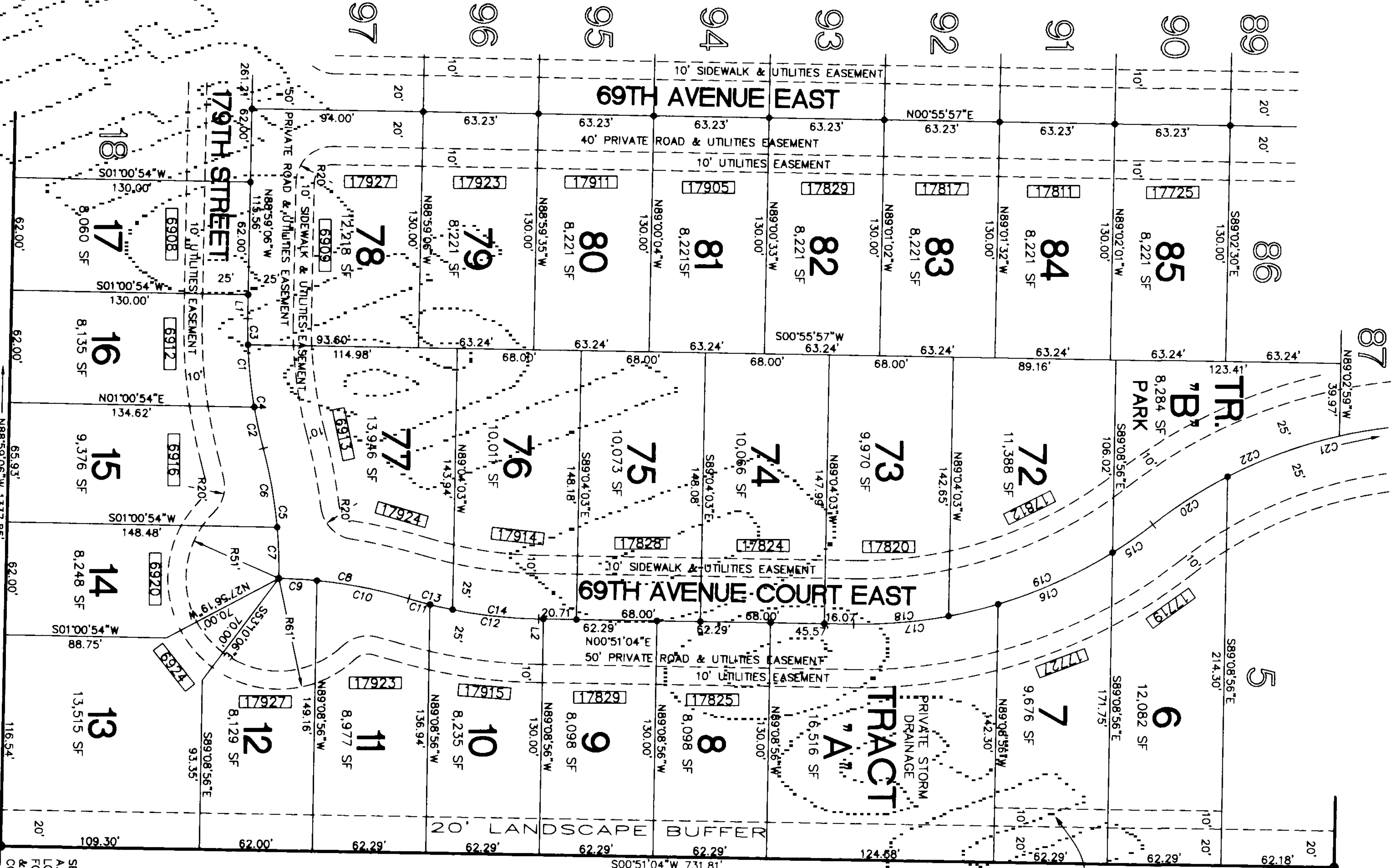
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TUSTIN RANCH, A P.D.D.

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 IN PIERCE COUNTY, WASHINGTON

MATCH TO SHEET 4

MATCH TO SHEET 6



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	10.48.58"	260.00'	49.08'
C2	5.07.35"	260.00'	23.26'
C3	3.11.04"	260.00'	14.45'
C4	12.45.29"	260.00'	57.89'
C5	15.56.33"	260.00'	72.34'
C6	9.44.06"	260.00'	44.18'
C7	6.12.26"	260.00'	28.17'
C8	15.56.33"	260.00'	72.34'
C9	4.36.18"	260.00'	20.90'
C10	11.20.15"	260.00'	51.45'
C11	2.40.34"	260.00'	12.14'
C12	13.15.58"	260.00'	60.20'
C13	5.27.51"	260.00'	24.80'
C14	10.28.42"	260.00'	47.55'
C15	5.55.30"	260.00'	26.89'
C16	15.13.44"	260.00'	69.11'
C17	17.41.28"	260.00'	80.28'
C18	11.31.22"	260.00'	52.29'
C19	21.23.50"	260.00'	97.10'
C20	10.43.15"	260.00'	48.65'
C21	28.07.27"	260.00'	127.62'
C22	25.09.39"	260.00'	114.18'

LINE TABLE

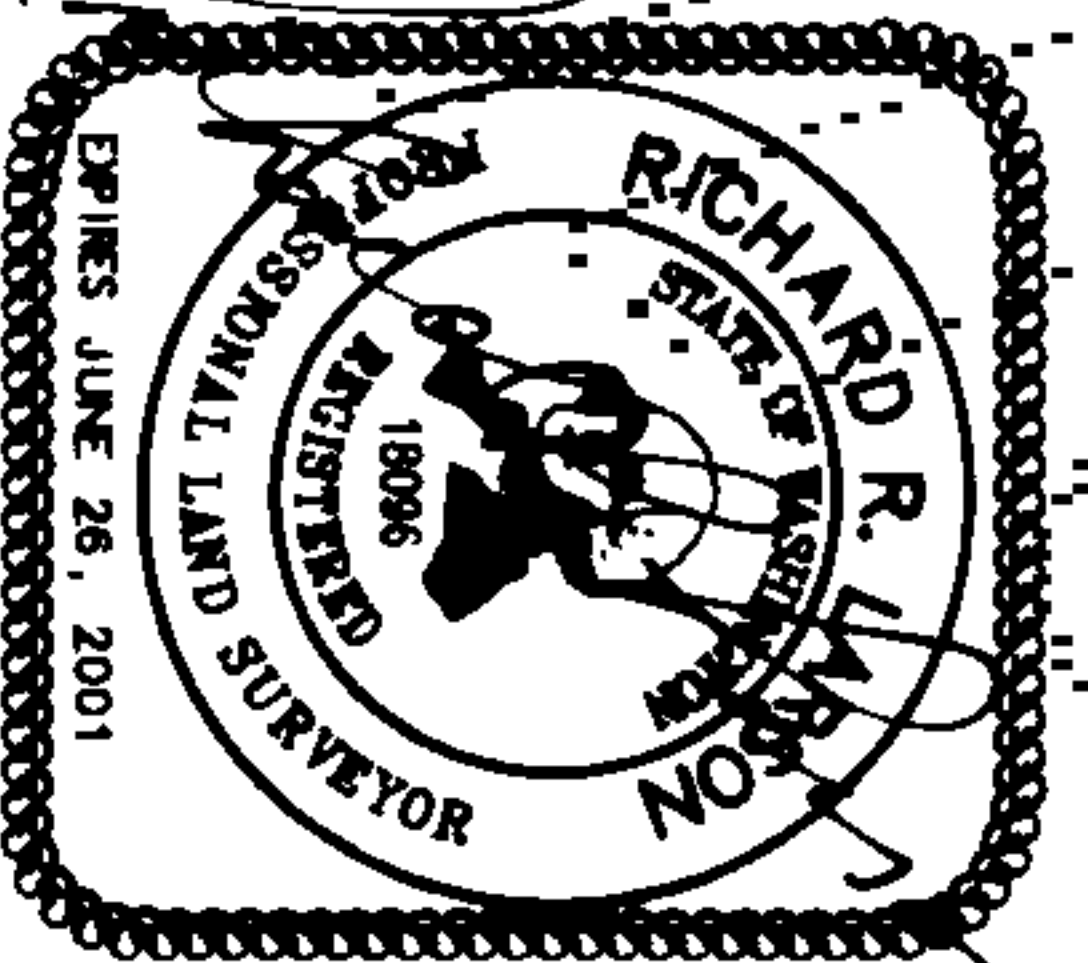
NO.	BEARING	DISTANCE
L1	S 88°59'06" E	13.21'
L2	N 00°51'04" E	2.63'

SE. COR., NE 1/4, NE 1/4, SEC. 31
 A.K.A. SE. COR. LOT 3, P. CO. LARGE
 LOT DIVISION A.F.N. 9202200160
 FOUND REBAR & CAPS - L.S. 12944
 & 18088 - REPLACE WITH PIERCE
 COUNTY STANDARD MONUMENT

**METHOD OF SURVEY AND FIELD
 EQUIPMENT UTILIZED FOR THIS SURVEY:**
 NIKON DTM 550C 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

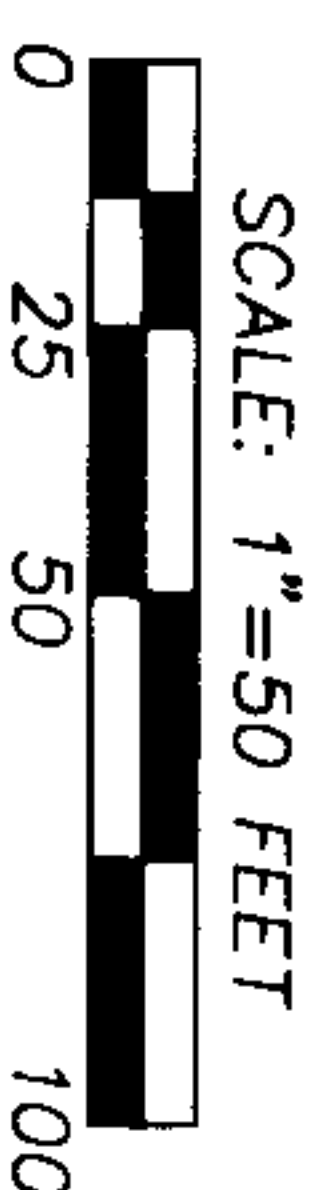
SHEET 5 OF 9 SHEETS



DATE: 4/24/2002

LEGEND

- FOUND MONUMENT AS NOTED W/
DATE VISITED
- SET PIERCE COUNTY STANDARD
MONUMENT
- SET "P.K." NAIL & FLASHER
MARKED "R. LARSON - L.S. 18096"
- XXXXXX LOT ADDRESS



SET 1/2" REBAR W/ 1" CAPS AT CORNERS
 MARKED "R. LARSON - L.S. 18096"
 GUARD STAKE AT ALL INTERSECTIONS
 EXCEPT AS NOTED

For Reference only, not for re-sale.

6308PLTS
4/20-00

LARSON
 AND ASSOCIATES
 Land Surveyors & Engineers, Inc.

4401 South 66th Street
 Tacoma, Washington 98409
 (253) 474-3404

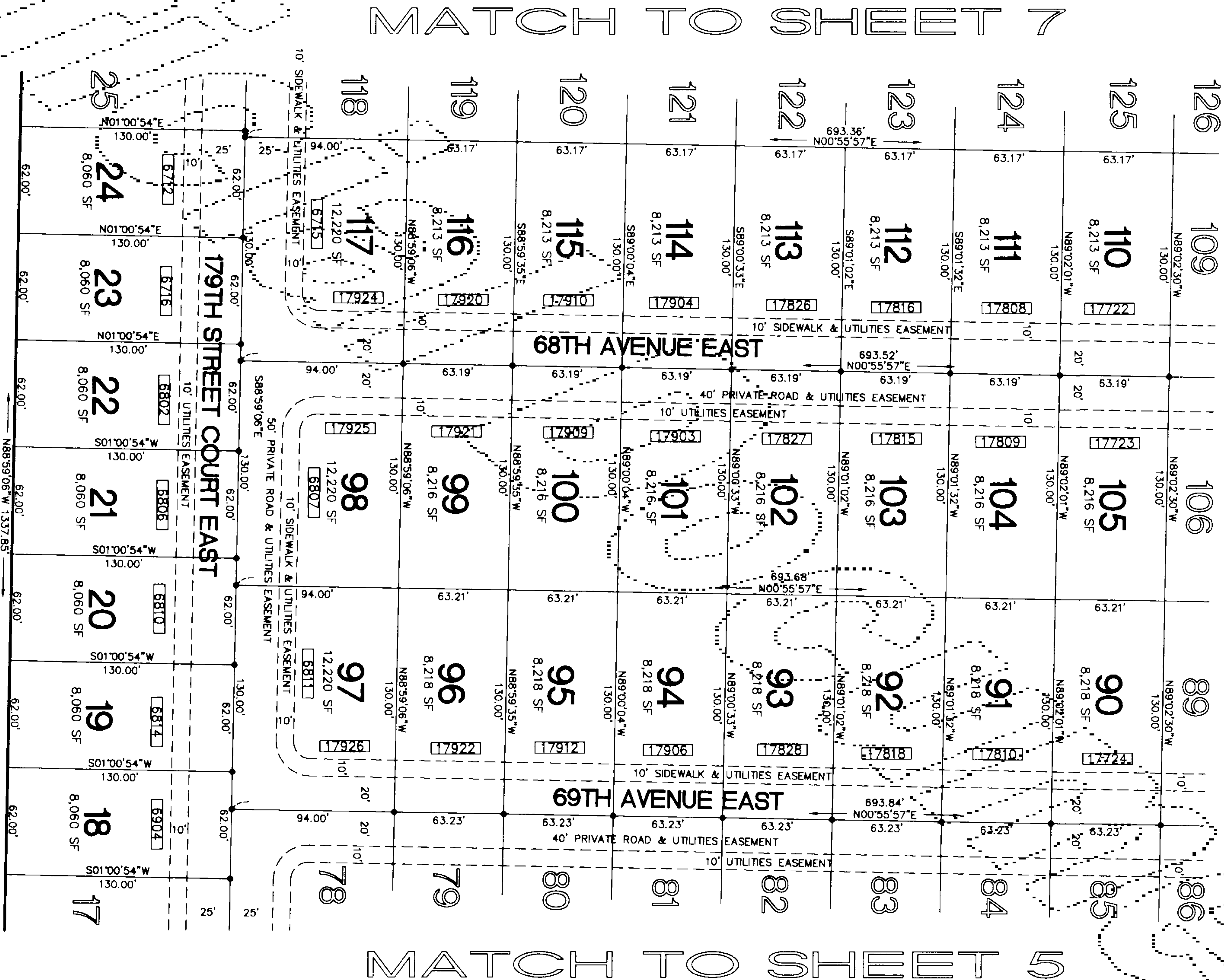
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original

TUSTIN RANCH, A P.D.D.

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LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
IN PIERCE COUNTY, WASHINGTON

MATCH TO SHEET 3



MATCH TO SHEET 7

MATCH TO SHEET 5

BASIS OF BEARINGS
HELD N89°02'59"W BETWEEN N. 1/4 COR.
& NE. SEC. COR. WITH A MEASURED
DISTANCE OF 2662.65'
REF: A.F.N./R.O.S. 9106260294

LEGEND

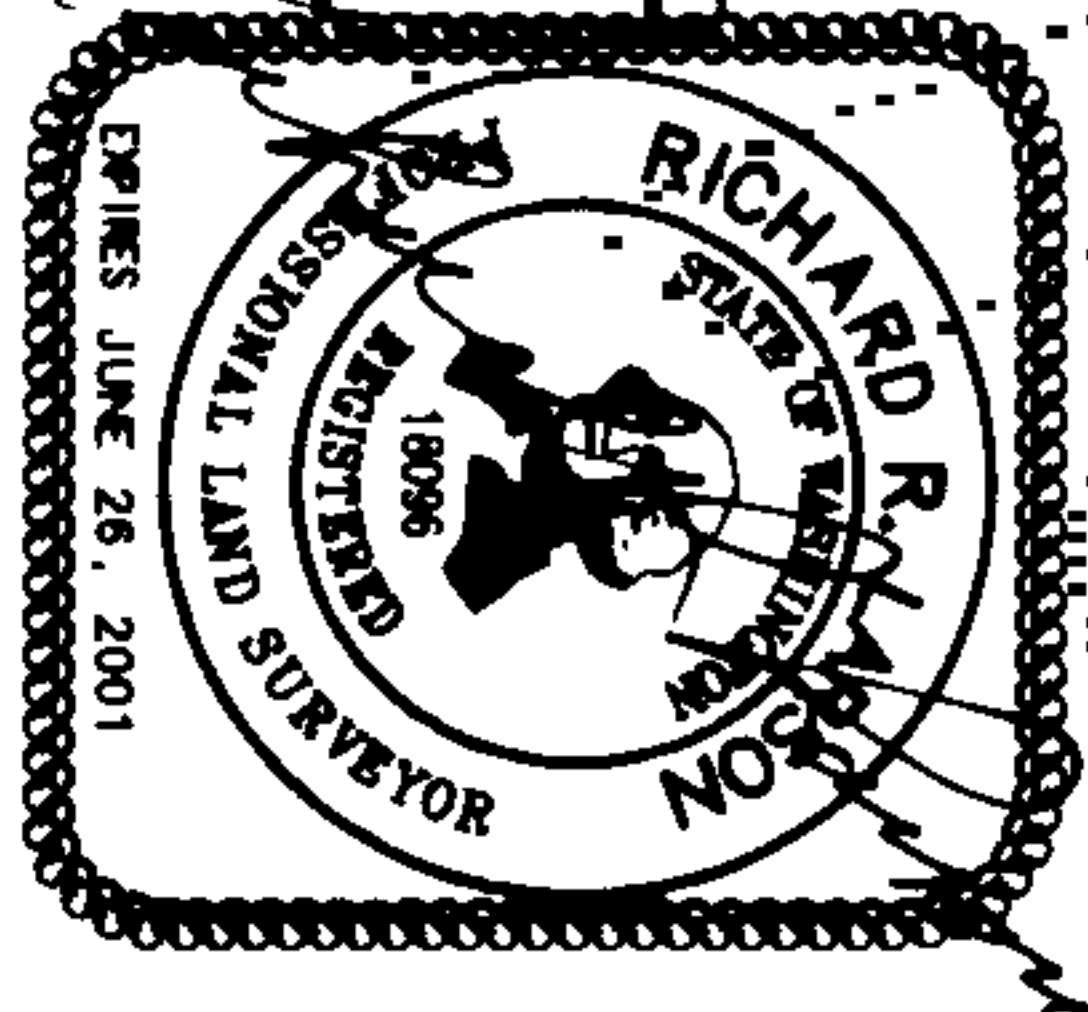
- FOUND MONUMENT AS NOTED W/
DATE VISITED
- SET PIERCE COUNTY STANDARD
MONUMENT
- SET "P.K." NAIL & FLASHER
MARKED "R. LARSON - L.S. 18096

XXXXXX LOT ADDRESS
SET 1/2" FOR REFERENCE ONLY, NOT TO BE SAID.
MARKED "R. LARSON" AND "L.S. 18096"
GUARD STAKE AT ALL LOT CORNERS
EXCEPT AS NOTED

**METHOD OF SURVEY AND FIELD
EQUIPMENT UTILIZED FOR THIS SURVEY:**
FIELD TRAVERSE
NIKON DTM 420LG TOTAL STATION AND/
OR LEITZ SET 4A TOTAL STATION

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

SHEET 6 OF 9 SHEETS



DATE: 4/24/2000

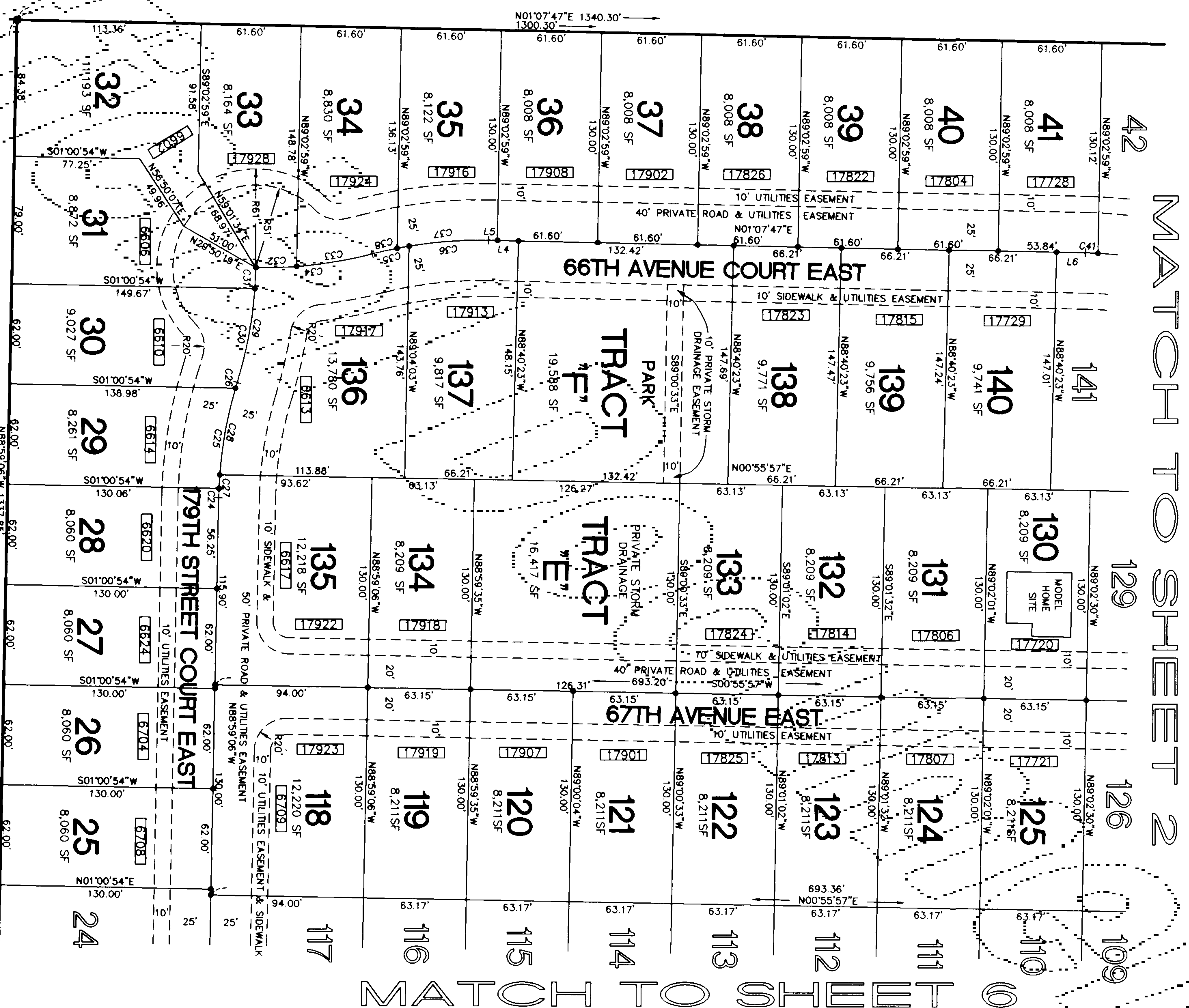
LARSON
AND ASSOCIATES
Land Surveyors & Engineers, Inc.
4401 South 66th Street
Tacoma, Washington 98409
(253) 474-3404
6308PLT6
4/20-00

200101175004

original

TUSTIN RANCH, A P.D.D.

A REDIVISION OF LOTS 1, 2, 3 & 4 OF LARGE LOT DIVISION NO. 9202200160
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
IN PIERCE COUNTY, WASHINGTON



MATCH TO SHEET 2

MATCH TO SHEET 1

BASIS OF BEARINGS

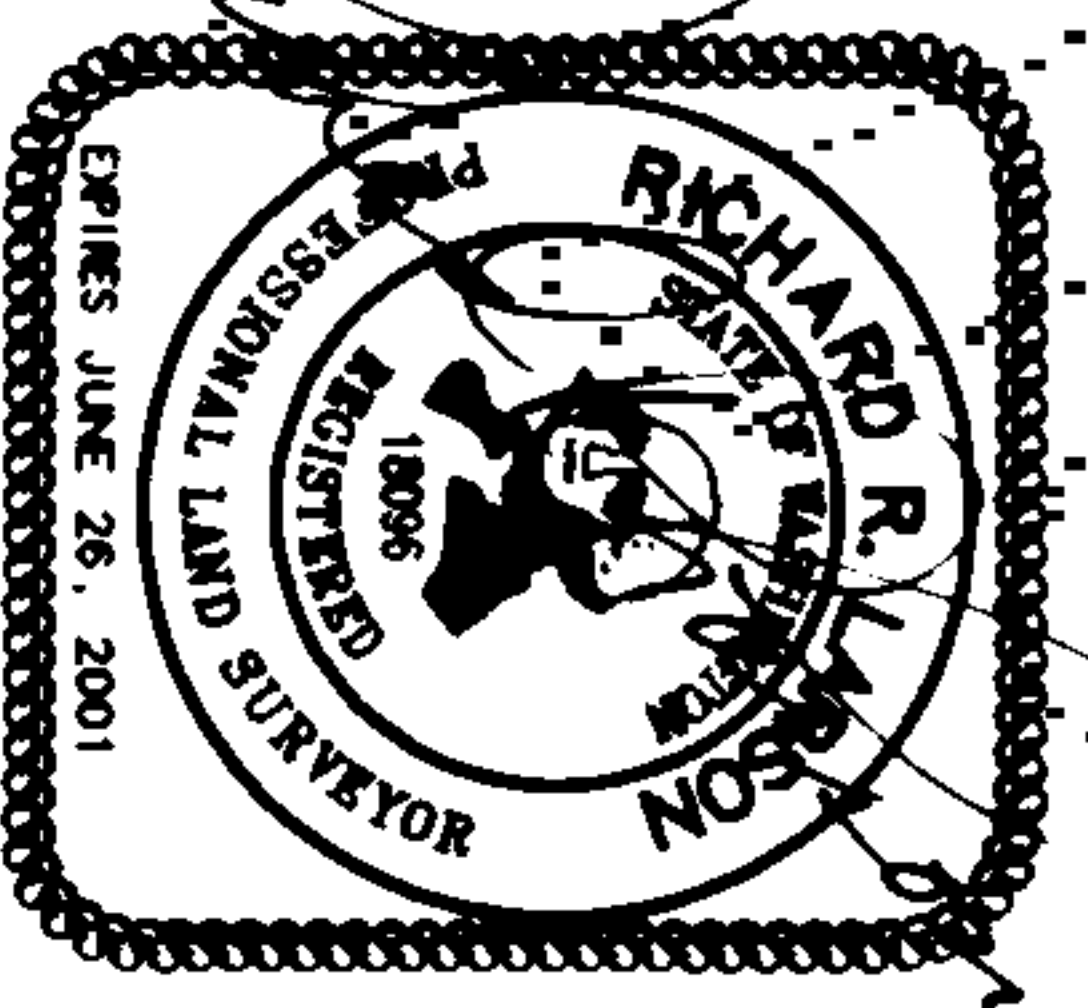
HELD N89°02'59"W BETWEEN N. 1/4 COR. & NE. SEC. COR. WITH A MEASURED DISTANCE OF 2662.65
REF: A.F.N./R.O.S. 9106260294

LEGEND

- FOUND MONUMENT AS NOTED W/ DATE VISITED
- SET PIERCE COUNTY STANDARD MOUNDMENT
- SET "P.K." NAIL & FLASHER MARKED "R. LARSON - L.S. 18096"
- XXXXX LOT ADDRESS

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH
C24	1°16'02"	260.00'	5.75'
C25	13°50'13"	260.00'	62.79'
C26	0°50'18"	260.00'	3.80'
C27	3°06'30"	260.00'	14.10'
C28	12°50'03"	260.00'	58.24'
C29	15°56'33"	260.00'	72.34'
C30	13°03'32"	260.00'	59.26'
C31	2°53'00"	260.00'	13.08'
C32	5°32'44"	260.00'	25.16'
C33	10°23'49"	260.00'	47.18'
C34	15°56'33"	260.00'	72.34'
C35	5°07'22"	260.00'	23.25'
C36	10°49'10"	260.00'	49.10'
C37	12°28'13"	260.00'	56.59'
C38	3°28'19"	260.00'	15.76'
C41	1°42'41"	260.00'	7.77'



DATE: 11/21/2000

FOR REFERENCE ONLY, NOT FOR RESALE.

METHOD OF SURVEY AND FIELD EQUIPMENT UTILIZED FOR THIS SURVEY:
FIELD TRAVERSE
NIKON DTM 420LG TOTAL STATION AND/OR LEITZ SET 4A TOTAL STATION

SURVEY STANDARDS:
THIS SURVEY COMPLETES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT CHAPTER 58.09 RCW AND 532-130 WAC

SHEET 7 OF 9 SHEETS

LARSON AND ASSOCIATES
Land Surveyors & Engineers, Inc.

4401 South 66th Street
Tumwater, WA 98543
(253) 874-3404

6308PL17
11/29-00

200101175004

Original

TUSTIN RANCH, A P.D.D.

A REDIVISION OF LOTS 1, 2, 3 & 4 OF LARGE LOT DIVISION NO. 9202200160 LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON

NOTES & CONDITIONS OF APPROVAL

- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED TO 176TH STREET EAST FROM LOTS 1, 54, 55, 56 & 66.
- ALL ROADS ARE PRIVATE WITHIN THIS PLAT.
- THE PROPERTY INCLUDED WITHIN THE LEGAL DESCRIPTION CONTAINS A PRIVATE STORM DRAINAGE SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR SUCCESSORS TO MAINTAIN THE PRIVATE STORM DRAINAGE SYSTEM IN ITS ORIGINALLY DESIGNED CONDITION.
- BETHEL SCHOOL DISTRICT #403 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ACROSS ALL PRIVATE ROADS AND STREETS WITHIN THE PLAT OF TUSTIN RANCH, A P.D.D.
- THE DISTRICT SHALL HAVE NO RESPONSIBILITY OR LIABILITY WHATSOEVER FOR MAINTENANCE OF ANY OF THE PRIVATE ROADS AND STREETS WITHIN THE PLAT OF TUSTIN RANCH, A P.D.D.
- ALL AFFECTED LOT OWNERSHIPS SHALL INCLUDE THEIR ADJOINING PORTIONS OF PROPERTY FOR THE PRIVATE ROAD EASEMENTS, FOR TAX PURPOSES, AS SHOWN ON THE PLAT.
- ALL LOT OWNERSHIPS SHALL HAVE A 1/43RD UNDIVIDED INTEREST IN TRACTS "A", "B", "C", "D", "E", "F" & "G" FOR TAX PURPOSES.
- FUTURE DEDICATION OF THE PRIVATE ROADWAY TO PIERCE COUNTY MAY REQUIRE THE DEDICATION OF ADDITIONAL RIGHT OF WAY.
- WITH THE EXCEPTION OF LOTS BORDERING EXTERNAL PROPERTY LINES, THE SETBACKS ARE: FRONT YARD 15 FEET; REAR YARD TO FEET; AND SIDE YARD FIVE FEET. FOR LOTS BORDERING EXTERIOR PROPERTY LINES THE FRONT AND SIDE YARD SETBACKS ARE THE SAME AS INTERIOR LOTS, BUT THE REAR YARD SETBACK IS 30 FEET.
- TRACTS "H" & "I" SHALL BE DEEDED TO ADJOINERS CONCURRENTLY WITH PLAT RECORDING.
- NO BUILDING PERMITS WILL BE ISSUED ON ANY LOTS IN THIS PLAT UNTIL THE PRIVATE ROADS HAVE BEEN CONSTRUCTED AND A LETTER CERTIFYING THEIR COMPLIANCE TO THE PRIVATE ROAD AND EMERGENCY VEHICLE ACCESS STANDARDS IS ON FILE WITH COUNTY.
- ALL LOT OWNERSHIPS SHALL INCLUDE THEIR ADJOINING PORTIONS OF PROPERTY FOR THE PRIVATE ROAD EASEMENTS AS SHOWN. THE APPLICANT AND/OR ADJOINING LAND OWNERS AND THEIR SUCCESSORS SHALL CONSTRUCT AND MAINTAIN ALL PRIVATE ROADS AND EASEMENTS FOR THIS PROJECT. BEFORE DEDICATION TO PIERCE COUNTY THEY SHALL MEET CURRENT STANDARDS OF PIERCE COUNTY.
- ANY GATE ACROSS THE PRIVATE ROAD MUST BE CONSTRUCTED WITH A VALID BUILDING PERMIT. THE ROAD, GATE, AND APPURTENANCES MUST BE DESIGNED IN CONFORMANCE WITH PIERCE COUNTY TITLE 12, PRIVATE ROAD STANDARDS, INCLUDING BUT NOT LIMITED TO SECTION 12.52.060 AND 12.52.230.
- TRACT "J" SHALL BE RETAINED BY THE OWNER OF LOT 143 FOR TAX PURPOSES.
- LOTS 1-142 SHALL HAVE ROOF DRAIN DOWNSPOUTS TIGHTLINED OR ROUTED TO THE ON-SITE STORM DRAINAGE SYSTEM.
- WE DEDICATE TO TACOMA CITY WATER A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE, AND REPAIR OF WATER MAINS AND OTHER APPURTENANCES OVER, UNDER, AND ACROSS THE PRIVATE ROADS SHOWN ON THE FACE OF THIS PLAT.

NOTES & CONDITIONS OF APPROVAL

- THE WETLAND BOUNDARY WAS DELINEATED BY BREDBERG AND ASSOCIATES IN 1991, VERIFIED BY IES ASSOCIATES IN OCTOBER 1996, AND WAS FIELD SURVEYED BY LARSON AND ASSOCIATES, ON JULY 20, 1999.
- THE WETLAND AND BUFFER AREAS CURRENTLY EXISTING ON THE SITE SHALL REMAIN AS UNDISTURBED AREAS. THERE SHALL BE NO GRADING, CLEARING, OR OTHER KIND OF VEGETATION REMOVAL, FILLING, OR CONSTRUCTION OF ANY KIND WITHIN THE UNDISTURBED WETLAND AND BUFFER AREAS EXCEPT FOR THOSE ACTIVITIES ASSOCIATED WITH THE APPROVED MITIGATION PLAN OR, SPECIFIC TO WETLANDS WHICH IS LOCATED WITHIN AN EXISTING DEVELOPED RESIDENTIAL PROPERTY, AS ALLOWED BY TITLE 19B AS ONGOING LANDSCAPE ACTIVITIES.

LEGAL DESCRIPTION

PARCEL "A":
 LOTS 2, 3 AND 4 OF PIERCE COUNTY LARGE LOT DIVISION NO. 9202200160, ACCORDING TO SURVEY RECORDED FEBRUARY 20, 1992, IN PIERCE COUNTY, WASHINGTON, EXCEPT THE NORTH 10 FEET OF LOT 2 FOR 176TH STREET EAST.

PARCEL "B":
 LOT 1 OF PIERCE COUNTY LARGE LOT DIVISION NO. 9202200160, ACCORDING TO SURVEY RECORDED FEBRUARY 20, 1992, IN PIERCE COUNTY, WASHINGTON, EXCEPT THE NORTH 10 FEET FOR 176TH STREET EAST.

PARCEL "C":
 THE EAST 217.80 FEET OF THE NORTH 180 FEET OF THE WEST 660 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

EXCEPT THE NORTH 40 FEET FOR 176TH STREET EAST.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO TACOMA CITY WATER, U.S. POSTAL SERVICE, U.S. WEST COMMUNICATIONS COMPANY, PUGET SOUND ENERGY, INC., ANY CABLE TELEVISION COMPANY, ANY CITY, PIERCE COUNTY, ANY OTHER PUBLIC OR PRIVATE UNDERGROUND UTILITY SERVICE (INCLUDING BUT NOT LIMITED TO, PRIVATE ROOF DRAINS) AND OTHER UTILITIES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS, PARALLEL WITH AND ADJOINING EXISTING OR PROPOSED ACCESS, RIGHT OF WAY AND TRACTS (BOTH PRIVATE AND PUBLIC) AS WELL AS AN EASEMENT WITHIN ALL PRIVATE ROADS, TRACTS AND DRIVES, IN WHICH TO INSTALL, LAY, CONSTRUCT, ENLARGE, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES FOR THE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH SANITARY SEWERS, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, STREETS, SPACES AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

ALSO, ALL LOTS AND TRACTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES AND 5 FEET IN WIDTH, PARALLEL WITH AND ADJACENT TO ALL REAR LOT LINES FOR PURPOSES OF UTILITIES AND DRAINAGE, UNLESS OTHERWISE SPECIFIED.

NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE, CABLE TELEVISION, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N00°14'05"W (LL)	340.00'
L2	N89°52'55"E (LL)	10.00'
L3	S00°14'05"E (LL)	30.00'
L4	N89°52'55"E (LL)	30.00'
L5	N00°14'05"W (LL)	200.00'
L6	N89°52'55"E (LL)	30.00'
L7	N00°14'05"W (LL)	60.00'
L8	N89°52'55"E (LL)	130.00'

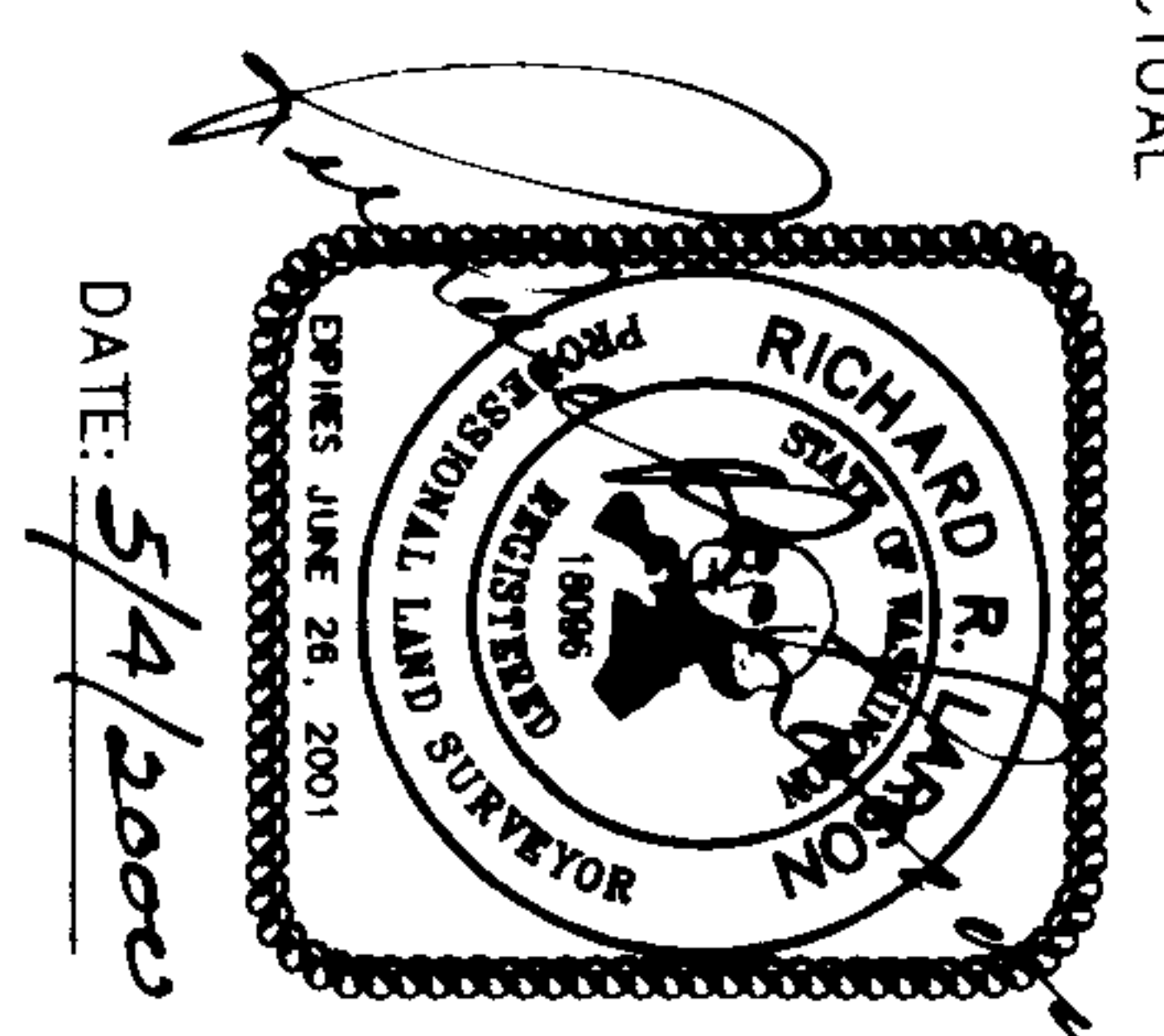
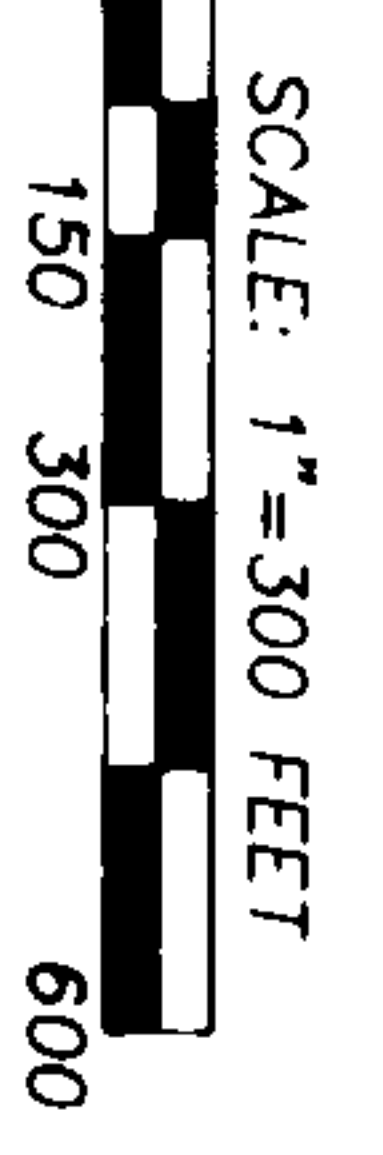
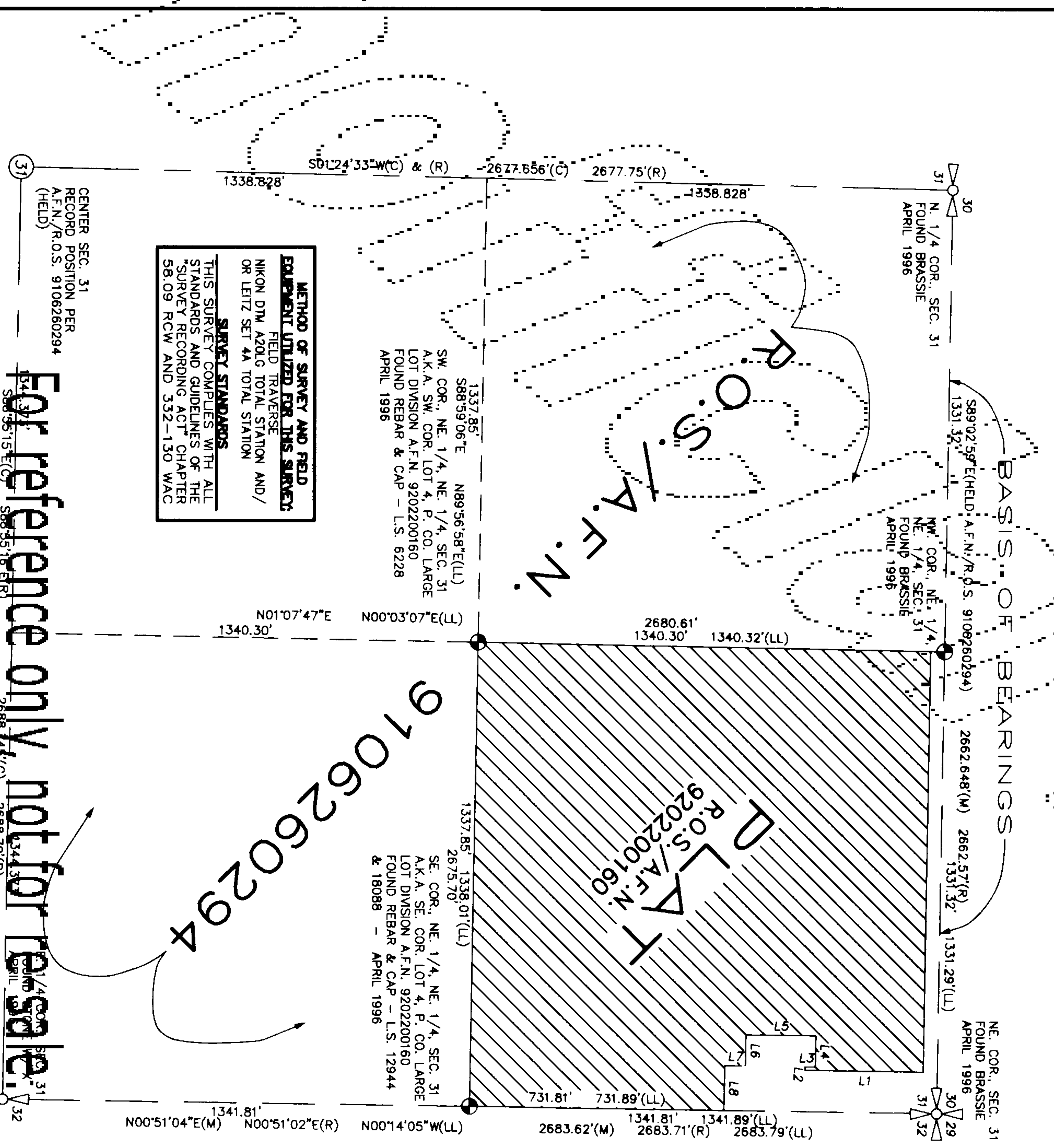
BASIS OF BEARINGS

HELD N89°02'59"W BETWEEN N. 1/4 COR. & NE. SEC. COR. WITH A MEASURED DISTANCE OF 2662.65.

REF: A.F.N./R.O.S. 9106260294

LEGEND

- (R) A.F.N./R.O.S. 9106260294
- (C) CALCULATED
- (M) MEASURED
- (LL) A.F.N./R.O.S. 9202200160
- (ACT) ACTUAL



LARSON AND ASSOCIATES
 Land Surveyors & Engineers, Inc.

6308PLT8
 5/3-00

4401 South 65th Street
 Tacoma, Washington 98409
 (253) 474-3404

For reference only, not for resale.

200101175004

Original

TUSTIN RANCH, A P.D.D.

A REDIVISION OF LOTS 1, 2, 3 & 4 OF LARGE LOT DIVISION NO. 9202200160
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN
IN PIERCE COUNTY, WASHINGTON

DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. ALL ROADS ARE PRIVATE AND ARE NOT DEDICATED TO THE PUBLIC. EACH LOT OWNER SHALL HAVE AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH ITS USE AS A ROADWAY OVER AND ACROSS ALL THE PRIVATE ROADS SHOWN ON THE PLAT. THE OWNERS RESERVE THE RIGHT TO MAKE ANY NECESSARY CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THESE ROADS. THESE STREETS AND ROADS WILL NOT BE DEDICATED TO PIERCE COUNTY UNTIL SUCH TIME AS THEY ARE CON- STRICTED TO PIERCE COUNTY STANDARDS, AND AT SUCH TIME AS PIERCE COUNTY DESIRES TO ACCEPT THEM.

WE DEDICATE TO PIERCE COUNTY, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS AND ITS CONTRACTORS, FOR THE USE OF THE PUBLIC FOREVER, A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF STORM DRAINAGE, WATER AND SANITARY SEWER PIPES, MANHOLES AND OTHER UTILITY STRUCTURES OVER, UNDER AND ACROSS THE EASEMENTS AND PRIVATE ROADS SHOWN ON THE FACE OF THE PLAT.

U.S. BANK NATIONAL ASSOCIATION

SOUND BUILT HOMES INC.
A WA CORP.

BY: Suzanne A. Ring
AVP

BY: GARY RALCO
PRES.

ACKNOWLEDGEMENTS

STATE OF WA
COUNTY OF Pierce } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Suzanne A. Ring IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT she SIGNED THIS INSTRUMENT ON OATH STATED THAT she WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Assistant Vice President OF U.S. Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY, FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 9-29-00

PRINTED NAME: Alice J. Finnie
NOTARY PUBLIC IN AND FOR THE STATE OF WA
RESIDING AT Tacoma
MY COMMISSION EXPIRES: 4-5-03



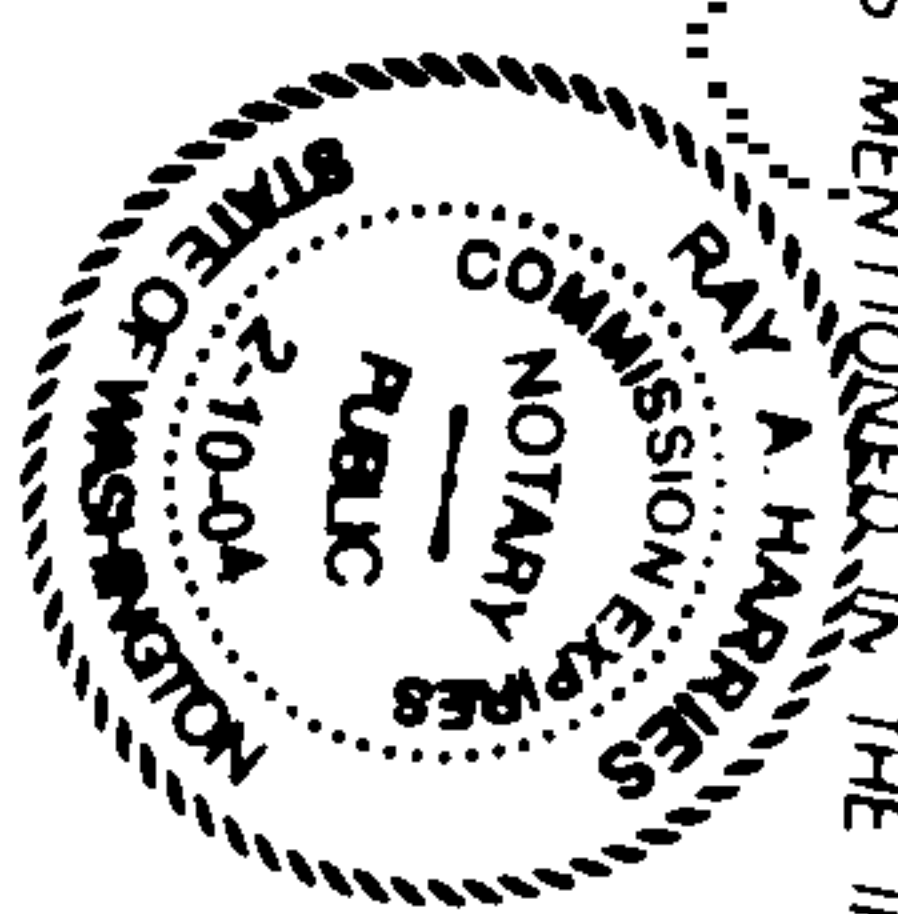
ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS
COUNTY OF Pierce

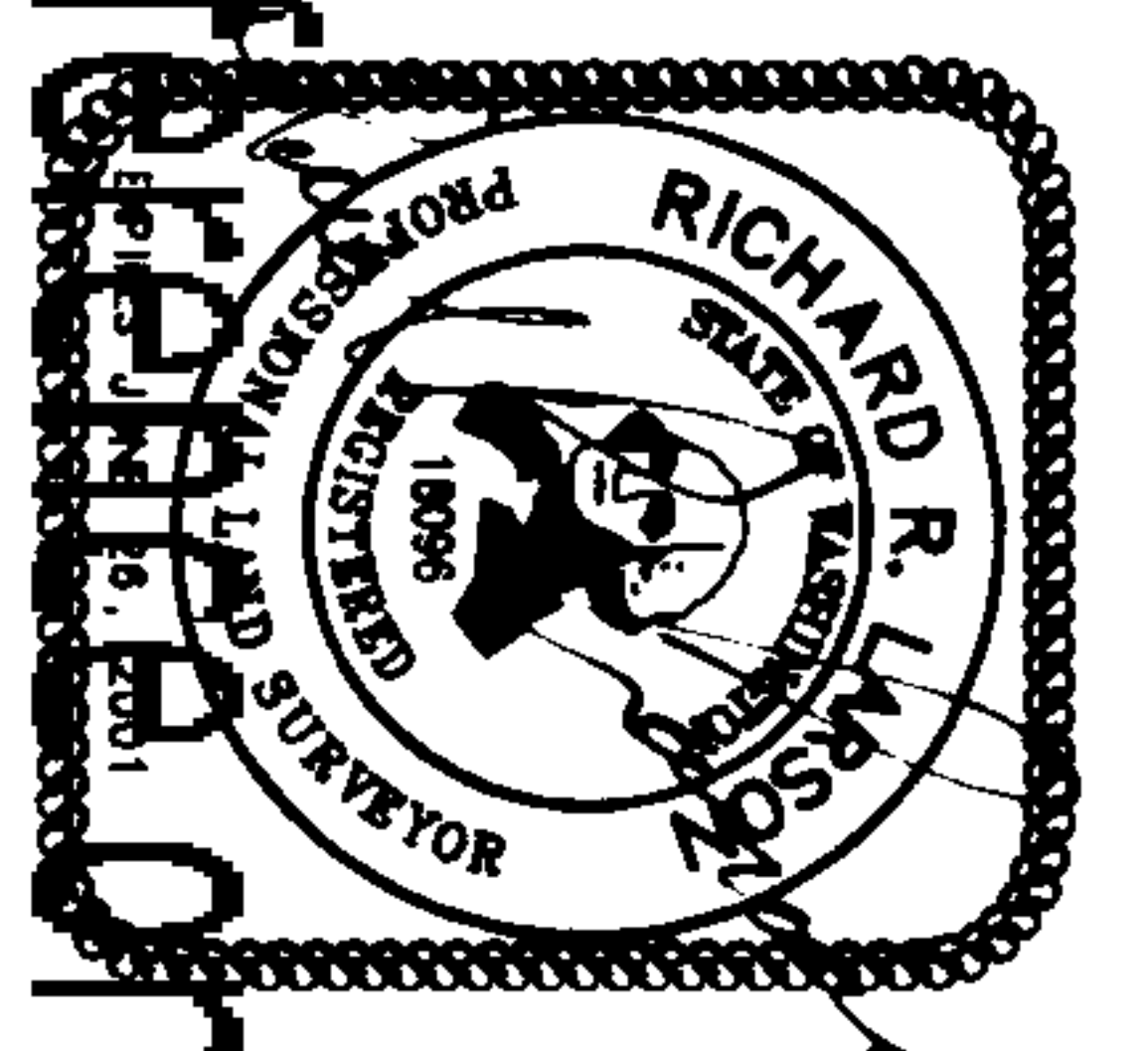
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GARY RALCO IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH, STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND IT AS PRES OF SOUND BUILT HOMES INC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 10/24/2000

PRINTED NAME: RAY A. HARRIES
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT TACOMA
MY COMMISSION EXPIRES: 2-10-04



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LARSON
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