WOLLOCHET HEIGHTS ESTATES SECOND ADD

IN THE NW1/4 SEC.19 & THE SW1/4 SEC.18, T.21N., R.2E., W.M.

DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 2 EAST W.M.; THENCE ALONG THE EAST LINE OF WOLLOCHET HEIGHTS ESTATES, SAID PLAT RECORDED IN VOLUME 23 OF PLATS AT PAGES 21, 22, 23 RECORDS OF THE PIERCE COUNTY AUDITOR, NORTH 1° 05'00'' WEST 941.50'; THENCE NORTH 76°02'00'' WEST 789.18'; THENCE SOUTH 1°00'00'' EAST 598.56'; THENCE SOUTH 32°00'45'' WEST 171.01' TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WOLLOCHET BAY RELOCATION ROAD; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT, WHOSE TANGENT BEARS NORTH 37° 28'52'' WEST, WITH A RADIUS OF 1940.00' THRU AN ANGLE OF 15°15'51'' FOR A DISTANCE OF 516.84; THENCE ALONG THE WEST LINE OF SECTION 19 AND 18, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M.; NORTH 1°51'47'' WEST 478.46'; THENCE NORTH 0°25'56'' WEST 899.41 TO THE CENTER LINE OF WOLLOCHET-GIG HARBOR ROAD; THENCE ALONG SAID CENTER LINE ON A CURVE TO THE LEFT, WHOSE TANGENT BEARS NORTH 8°58'07'' EAST, WITH A RADIUS OF 1432.50' FOR A DISTANCE OF 272.64'; THENCE NORTH 1°55'20'' WEST 477.00'; THENCE NORTH 1°26'40'' WEST 225.00'; THENCE LEAVING FORESAID CENTERLINE ON A BEARING OF NORTH 45°22' 40'' EAST 378.88'; THENCE NORTH 56°39'10'' EAST 310.00'; THENCE NORTH 88°58' 26'' EAST 660.86'; THENCE SOUTH 1°03'34'' EAST 1240.88'; THENCE NORTH 85°26'07'' EAST 884.58'; THENCE SOUTH 1°05' 34'' EAST 987.60'; THENCE NORTH 85°32'48'' EAST 28.63'; THENCE SOUTH 10°37'19'' WEST 1370.14'; THENCE SOUTH 85° 32'06'' WEST 634.70' TO PLACE OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT

BUCK AND SONS TRACTOR AND IMPLEMENT COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WASHINGTON, CONTRACT PURCHASERS, HEREBY DEDICATE THE USE OF THESE LOTS TO THE PURCHASERS THEREOF FOR RESIDENTIAL PURPOSES IN ACCORDANCE WITH THE PROTECTIVE COVENANTS HEREIN, AND THE PRIVATE ROADS AND DRAINAGE EASEMENTS FOR INGRESS AND EGRESS FOR THE PURCHASERS AND FOR UTILITY AND TELEPHONE PLANT INSTALLATION AND MAINTENANCE. A 10' STRIP ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WOLLOCHET BAY RELOCATION ROAD AND A 30' STRIP ON THE EAST SIDE OF THE CENTERLINE OF WOLLOCHET-GIG HARBOR ROAD ARE HEREBY DEEDED TO PIERCE COUNTY FOR ROAD PURPOSES.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 14 DAY OF July 1964

Parker J Buck — Arne E. Buck

IN WITNESS WHEREOF THE [redacted] CORPORATION HAS CAUSED ITS NAME AND CORPORATE SEAL TO BE AFFIXED TO PLACED

THIS 14 DAY [illegible] 1964

ACKNOWLEDGEMENT

STATE OF WASHINGTON)ss
COUNTY OF PIERCE)

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF July A.D. 1964 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC,

PERSONALLY APPEARED _____

TO ME KNOWN TO BE PRESIDENT AND SECRETARY RESPECTIVELY OF THE CORPORATION THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THE SAID DEDICATION WAS ____ FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION AND ON OATH STATED ____ WERE DULY AUTHORIZED TO EXECUTE SAME AND THAT SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

PRIVATE ROADS (DRAINAGE EASEMENTS)

THE CONSTRUCTION, MAINTENANCE AND IMPROVEMENTS OF PRIVATE ROADS, COMMUNITY WATER SYSTEM, AND COSTS INCURRED SHALL BE THE RESPONSIBILITY OF THE NON-PROFIT CORPORATION TO BE COMPOSED OF ALL LOT OWNERS OF THIS PLAT AND ANY LOT OWNERS IN ADDITIONAL PLATS AS DESIGNATED BY THE DEVELOPERS OF THE AFORESAID LAND AND ADDITIONS. PRIVATE ROADS AND PRIVATE DRAINAGE EASEMENTS WILL HAVE TO BE BUILT TO COUNTY STANDARDS BEFORE THE COUNTY WILL ACCEPT SAID PRIVATE ROADS AND DRAINAGE EASEMENTS AS COUNTY ROADS.

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT WOLLOCHET HEIGHTS ESTATE SECOND IS BASED UPON AN ACTUAL SURVEY THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED CORRECTLY ON THE GROUND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND OF THE REGULATIONS GOVERNING PLATTING.

Arne E. Riipinen — 7-14-64
ARNE E. RIIPINEN — DATE
CERTIFICATE NO. 7875

ROAD DEPARTMENT

THIS PLAT HAS BEEN EXAMINED AND APPROVED

Keith F. Jones — Dec 3, 1964
PIERCE COUNTY ROAD ENGINEER — DATE

HEALTH DEPARTMENT

WOLLOCHET HEIGHTS ESTATES SECOND IS SUBJECT TO THE FOLLOWING CONDITIONS: PERMITS FOR SEWAGE DISPOSAL WILL BE ISSUED ON THE BASIS OF SOIL CONDITIONS DETERMINED WHEN THE IMPROVEMENTS FOR EACH LOT ARE PLANNED. DEVELOPER GUARANTEES HEALTH DEPT. APPROVAL OF LOTS BEFORE SALE.

THIS 2 DAY OF Oct A.D. 1964

C. R. Fangher M.D. — DIRECTOR OF HEALTH
E. S. Gullin — SANITATION

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.

DATED THIS 4th DAY OF December 1964

L.R. Johnson by Cora Greenstreet Dpty
TREASURER PIERCE COUNTY, WASHINGTON

PLANNING COMMISSION

WE HEREBY CERTIFY THAT THE WITHIN PLAT OF WOLLOCHET HEIGHTS ESTATES SECOND IS DULY APPROVED BY THE PIERCE COUNTY PLANNING COMMISSION AND THAT THE PLATTING FEE HAS BEEN PAID.

DATED THIS 1st DAY OF SEPTEMBER 1964

R. B. Stenbuck — CHAIRMAN, PLANNING COMMISSION
A. H. Peterson — DIRECTOR, PLANNING DEPARTMENT

PROSECUTING ATTORNEY

APPROVED AS TO FORM THIS 9th DAY OF December 1964

Donald F. Hixon
DEPUTY PROSECUTING ATTORNEY

COUNTY COMMISSIONERS

EXAMINED AND APPROVED BY THE COUNTY COMMISSIONERS OF PIERCE COUNTY, WASHINGTON THIS 14th DAY OF December, 1964

Harry B. Stanton — CHAIRMAN
Mike
Patrick J. Gallagher

AUDITOR

FILED FOR RECORD AT THE REQUEST OF Parker J. Buck THIS 14th DAY OF December, 1964 AT 18 MINUTES PAST 11 AM, AND RECORDED IN VOLUME 23 OF PLATS A 31-32-33-34 RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

Jack W Sonntag
PIERCE COUNTY AUDITOR
BY [redacted]
FEE NUMBER [redacted] FEE $ 42.50

EASEMENTS

1: THE EASEMENT RIGHT TO ESTABLISH SECONDARY POWER SERVICE LINES, SECONDARY POWER POLES AND ANCHOR GUYS ON THE LOT LINES OF THE SUBDIVISION SAID EASEMENT (PART 1) SHALL CARRY A WIDTH OF 5 FT. ON EACH SIDE OF SAID LOT LINES.
2: THE EASEMENT RIGHT TO CLEAR TREES OR BRANCHES OR OTHER OBSTRUCTIONS THAT ENDANGER THE ELECTRIC POWER LINES PLACED ON THE SUBDIVISION.
3: THE EASEMENT RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN ELECTRIC POWER LINES UPON THE PRIVATE PLATTED ROADS OF THE SUBDIVISION & THE POWER POLES TO BE PLACED UPON THE ROADS AT 5 FT. FROM THE RIGHT-OF-WAY LINES.
4: THE EASEMENT RIGHT FOR OVERHANG OF ELECTRIC POWER LINES OVER THE FRONT PORTION OF SUBDIVISION LOTS WHERE ROADWAY CURVATURE CAUSES THE SAME TO OCCUR.
5: WHERE LOT LENGTHS ARE EXCESSIVE - AN EASEMENT FOR A PRIMARY POWER LINE IS GRANTED CENTERED ON THE RESPECTIVE LOT LINES & EASEMENT WIDTH SHALL BE 5 FT. ON EACH SIDE OF LOT LINES. WHERE ALL ELECTRIC HOMES ARE CONSTRUCTED(INCLUDING ELECTRIC HEAT) - THE LENGTH OF THE SECONDARY POWER SERVICE LINE RUN FROM THE TRANSFORMER SHALL NOT EXCEED 150 FT. TO 160 FT. FOR ADEQUATE SERVICE.
6: TOGETHER WITH THE EASEMENT RIGHTS FOR ELECTRIC FACILITIES TO THE PARK, ALL RECREATION AREAS, WELL SITES, LAKE ACCESS(TRACT F) AND ANY COMMERCIAL AREAS AT THE REQUEST OF THE PLATTORS AND/OR OWNERS OF SAID TRACTS.

PROTECTIVE COVENANTS

SEE COVENANTS AS FILED UNDER FEE NO. 1972845 IN VOLUME 23 OF PLATS AT PAGES 21,22,23 RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

RETURN TO:
ARNE E. RIIPINEN
3902 E 64TH ST.
PUYALLUP, WASH.