

OAKBROOK 7-A ADDITION

A REPLAT OF TRACT A, OAKBROOK 7th ADDITION

A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON.

NOTES:

- ALL LOTS SHALL BE FOR SINGLE-FAMILY RESIDENTIAL USES ONLY.
- ALL LOTS MUST ACCESS OFF INTERIAL P.U.T. HOOPS.
- LANDSCAPING, VIO FINAL GIMDING-T/OIRR I'ROVIDE ADEQUATE ENTERING SIGHT DISTANCE AT ATL ACC. S' LOC. 1110NS IN A C(ORDANCE) WITH THE "PIERCE COUNTY ROAD A ROACH CONTROL OROII/A Cf.I,
- ALL FENCES, PILLA;S, SIGN, STRUGIURES, ETC MUST IIFOCATED ON PRIVATE PROPERTY AND MUST NO IMPAIR IIFIRING SIGHT DISTANCE TO THE COUNTY ROAD.
- "TRACT A" AND LOTS 32 THROUGH 35 SHALL B - E FOR A PUBUC PARK IN THE EVENT THE FOLLO'ING TWO CO,NDITIO,NS ARE FULLFILL:

1. ON OR BEFORE FEBRUARY 24, 1991, THE HOMEOWNERS ASSOCIATION OF 7th AND 7 A ADDITION OF OAKBROOK FORM A PARK DISTRICT OR SUANT' fo RCW-36.69 WHICH DISTRICT SHALL INCLUDE ALL PROPERTIES WITHIN OAKBROOK 7th AND 7 A ADDITION; AND,

2. ON OR BEFORE FEBRUARY 24, 1994, THE DISTRICT COMMISSIONERS OF THE NEWLY FORMED DISTRICT MUST ESTABLISH AND IMPLEMENT A PLAN FOR THE ORGANIZATION AND OPERATION OF THE DISTRICT.

6. IIF C M I W : : : I VIM I IROI RIT OPERATION PLAN, DEVELOPMENT OF PROVISIONS FOR ASSUMPTION OF LIABILITY FOR OCCURRENCES ON THE PROPERTY AND FINANCIAL ARRANGEMENTS TO ASSURE THAT THESE RESPONSIBILITIES CAN BE ACCOMPLISHED AS SET FORTH UNDER RCW CHAP. 36.69; PSE;

IN THE EVENT EITHER OF THE ABOVE CONTINGENCIES CAN NOT BE FULFILLED ON IIFBEFOA, THE DATES SET FORTH ABOVE, THIS PARAGRAPH (NOTE 5) SHALL BE NULL AND VOID AND HAVE NO FORCE AND EFFECT.

- TRACT "B" SHALL BE DEEDED TO THE OAKBROOK 7-A AD'N HOMEOWNERS ASSOCIATION AS A LANDSCAPE AREA AND UTILITY CORRIDOR.
TRACT "C" SHALL BE DEEDED TO LOT 390 OAKBROOK 7th ADDITION.
TRACT "D" SHALL BE DEEDED TO LOT 389 OAKBROOK 7th ADDITION.
TRACT "E" SHALL BE DEEDED TO LOT 317 OAKBROOK 7th ADDITION.
TRACT "F" SHALL BE DEEDED TO LOT 382 OAKBROOK 7th ADDITION.
TRACT "G" SHALL BE DEEDED TO LOT 318 OAKBROOK 7th ADDITION.
TRACT "H" SHALL BE DEEDED TO LOT 364 OAKBROOK 7th ADDITION.
TRACT "I" SHALL BE DEEDED TO LOT 365 OAKBROOK 7th ADDITION.
LOTS 1 THROUGH 31 WILL EACH HAVE A 1131ST (H)MDED INTEREST IN TRACT B FOR [] PURPOSES.

- PRIOR TO THE FINAL BUILDING INSPECTION FOR THE RESIDENCES ON LOTS 21 AND 22, THE APPROVED ENGINEERED DRYWELL P.U.N ON FILE IN THE PIERCE COUNTY P.L.I.C. W/OAS DEPT. SHALL BE INSTALLED BY THE DEVELOPER, OWNER OR BUILDER AND SHALL BE INSPECTED BY THE PIERCE COUNTY BUILDING OFFICIAL < THE APPLICANTS RETAINED ENGINEER FOR COMPLIANCE WITH THE APPROVED PLAN.

- PRIOR TO ANY GRADING, FILLING, CLEARING OR CREATION OF IMPERVIOUS SURFACES, THE OWNER/DEVELOPER SHALL COMPLY WITH THE PIERCE COUNTY GRADING, CLEARING AND FILLING ORDINANCE (87-109) OR MOST CURRENT VERSION THEREOF.

- LOTS 1 THROUGH 35 WILL EACH HAVE A 1/35TH UNDIVIDED INTEREST IN TRACT "A" FOR TAX PURPOSES IF NO PARK DISTRICT IS FORMED. TRACT "A" SHALL BE DEEDED TO THE OAKBROOK 7-A ADDITION HOMEOWNERS ASSOCIATION AS A LANDSCAPE AREA AND UTILITY CORRIDOR. IF A PARK DISTRICT IS FORMED THAT DISTRICT WILL BE TAXED FOR LOTS 32 THROUGH 35 AND TRACT "A" AS PROVIDED BY THE R.C.W.

LEGEND

- DENOTES PIERCE COUNTY STANDARD MONUMENT SET.
- FOUND MONUMENT AS NOTED.
- CALCULATED MONUMENT POSITION.

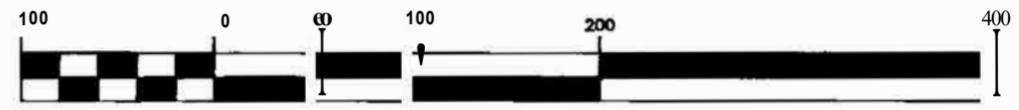
INSTRUMENT USED

1" TOTAL STATION

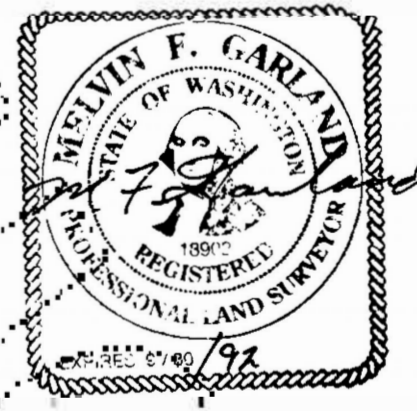
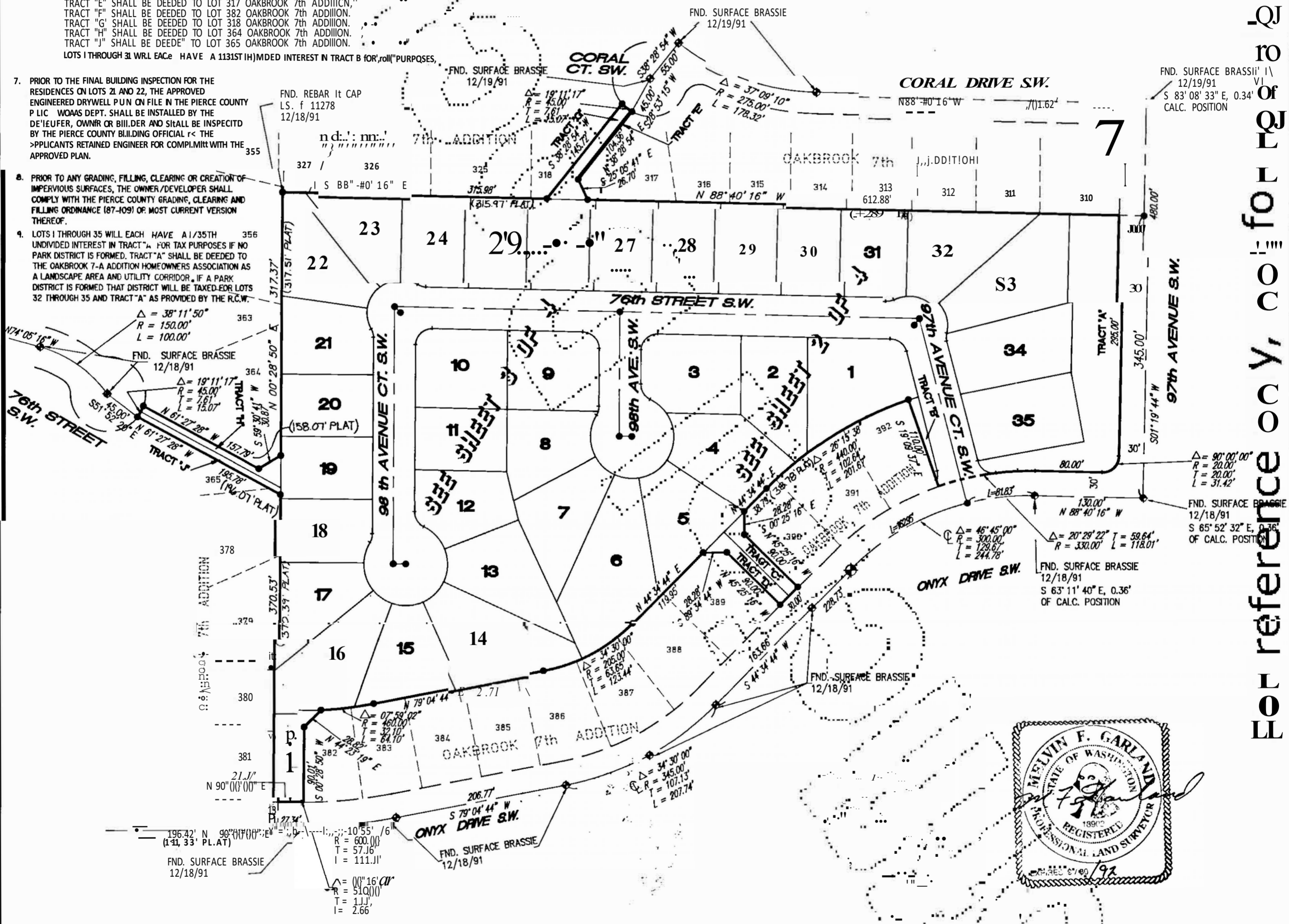
BASIS OF BEARING

PER OAKBROOK 7th ADDITION RECORDED UNDER AUDITOR'S FILE NO. 27461.0B.

GRAPHIC SCALE



1 Inch = 100 ft.



EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO AND FOR THE BENEFIT OF ANY AND ALL UTILITIES, ANY WATER COMPANY, ANY TELEPHONE COMPANY, ANY GAS COMPANY, ANY CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS; UNDER AND SUBJECT TO THE PROVISIONS OF THE PUBLIC UTILITIES ACT AND THE PUBLIC UTILITIES REGULATORY COMMISSION RULES AND ORDINANCES, TO INSTALL, MAINTAIN, OPERATE AND REPAIR UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ATTACHED UPON AND 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;

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF OAKBROOK 7-A ADDITION 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 THEREOF.

M.F. Garland
M.F. GARLAND L.S. NO. 18902

6/16/92
DATE

Garland [Logo] **Engin** [Logo] **Surveyors** [Logo]

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For reference only, call for plat