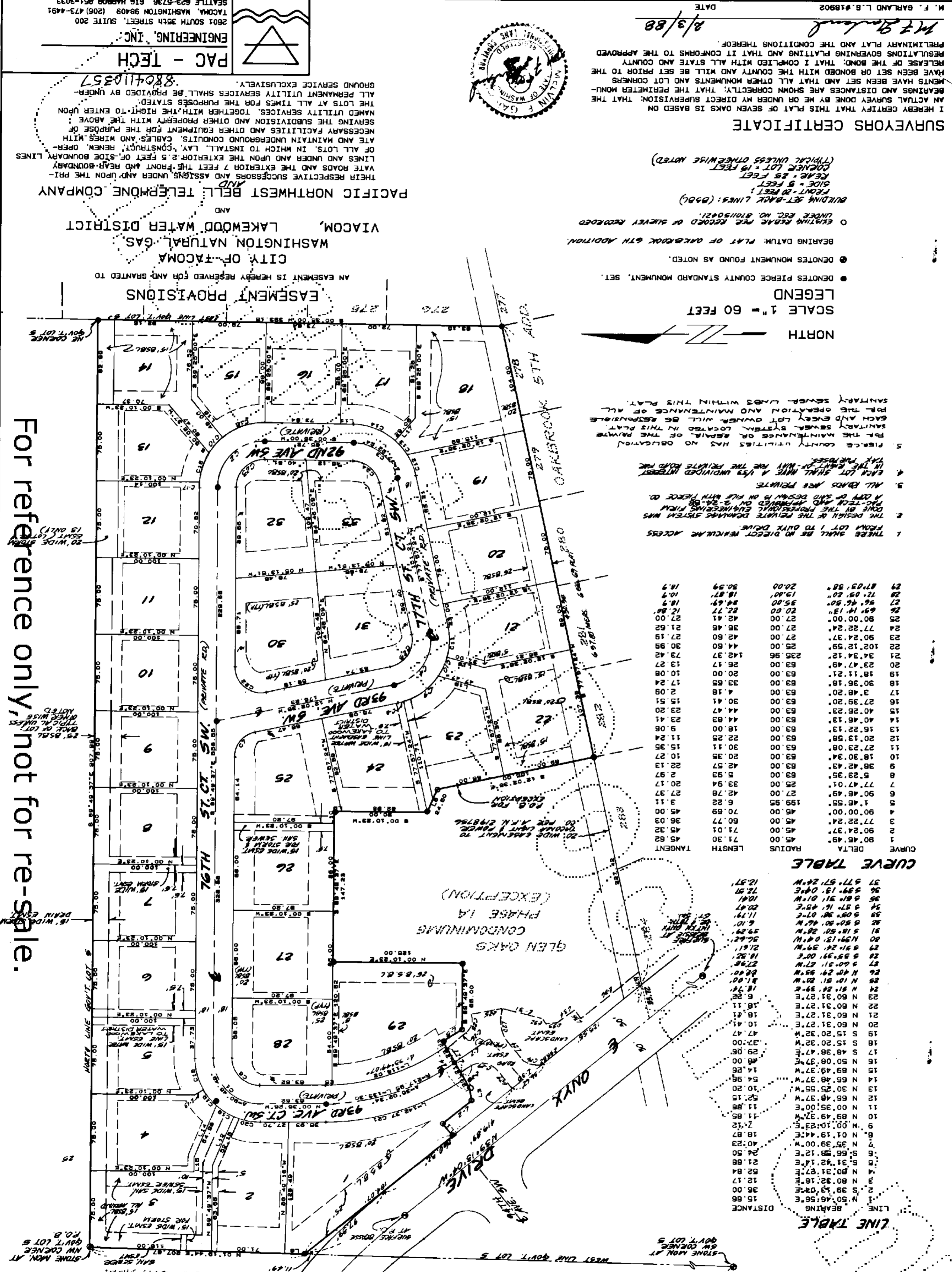


SEVEN OAKS

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 2 EAST

WILLAMETTE MERIDIAN

PIERCE COUNTY, WASHINGTON



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	90.24.37"	45.00	71.01	45.32
2	90.46.49"	45.00	60.77	36.03
3	77.22.24"	45.00	71.01	45.32
4	90.00.00"	45.00	70.59	45.00
5	1.46.55"	199.95	6.22	3.11
6	90.46.49"	45.00	42.78	27.37
7	77.47.01"	25.00	33.94	20.17
8	5.23.95"	63.00	5.93	2.97
9	42.42.43"	63.00	42.57	22.13
10	27.23.08"	63.00	20.35	10.27
11	18.30.34"	63.00	30.11	15.35
12	20.13.58"	63.00	22.25	11.24
13	16.22.13"	63.00	9.06	4.41
14	40.46.13"	63.00	44.83	23.41
15	40.26.23"	63.00	44.47	23.20
16	27.39.20"	63.00	30.41	15.51
17	3.46.20"	63.00	4.18	2.09
18	30.36.18"	63.00	33.85	17.24
19	18.11.21"	63.00	20.00	10.08
20	23.47.49"	63.00	26.17	13.27
21	34.34.12"	235.96	142.37	73.42
22	102.12.59"	25.00	44.60	30.99
23	90.24.37"	27.00	42.60	27.19
24	77.22.24"	27.00	36.46	21.62
25	90.00.00"	27.00	42.41	27.00
26	69.14.13"	22.77	12.88	6.57
27	56.46.50"	35.00	34.67	18.7
28	72.05.20"	19.00	18.87	10.7
29	87.03.58"	20.00	30.99	18.7

LINE TABLE

LINE	BEARING	DISTANCE
1	N 50.46.56"E	15.66
2	S 39.13.03"W	36.00
3	N 80.32.16"E	12.17
4	N 80.31.87"E	52.84
5	S 31.42.14"E	24.88
6	S 65.33.12"E	24.50
7	N 35.39.00"W	40.23
8	N 01.19.44"E	18.87
9	N 00.10.23"E	7.12
10	N 89.49.37"W	11.85
11	N 00.35.00"E	11.88
12	N 65.48.37"W	52.15
13	N 30.25.55"W	10.20
14	N 65.48.37"W	54.96
15	N 89.49.37"W	14.56
16	N 00.08.37"E	88.00
17	S 48.38.47"E	29.06
18	S 15.20.22"W	37.00
19	S 15.20.32"W	47.47
20	N 60.31.27"E	10.41
21	N 60.31.27"E	18.11
22	N 60.31.27"E	6.22
23	N 60.31.27"E	18.71
24	N 51.24.39"E	1.00
25	N 48.29.55"W	88.40
26	N 48.29.55"W	88.40
27	S 60.51.27"W	27.98
28	S 55.39.00"E	18.52
29	S 51.24.39"W	21.61
30	N 59.13.04"W	36.62
31	S 18.50.28"W	59.29
32	S 60.50.46"W	6.10
33	S 05.28.07"E	11.71
34	S 57.16.45"E	20.07
35	S 81.51.01"W	104.1
36	S 99.13.04"E	72.51
37	S 77.57.24"W	12.57

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOT 1 TO OAK DRIVE.

2. THE DESIGN OF THE PRIVATE SEWERAGE SYSTEM WAS DONE BY THE PROFESSIONAL ENGINEERING FIRM PAC-TECH AND APPROVED ON 2-24-88.

3. ALL EASEMENTS ARE SHOWN IN ACCORDANCE WITH THE DESIGN AND APPROVED BY THE CITY OF TACOMA.

4. EACH LOT SHALL HAVE A 1/2" UNDIVIDED INTEREST IN THE RIGHT-OF-WAY FOR THE PRIVATE ROAD FOR SANITARY SEWER LINES WITHIN THIS PLAT.

5. PIERCE COUNTY UTILITIES HAS NO OBLIGATION FOR THE MAINTENANCE OR REPAIR OF THE PRIVATE SANITARY SEWER SYSTEM LOCATED IN THIS PLAT. EACH AND EVERY LOT OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL SANITARY SEWER LINES WITHIN THIS PLAT.

LEGEND
 SCALE 1" = 60 FEET
 NORTH

- DENOTES PIERCE COUNTY STANDARD MONUMENT, SET.
- DENOTES MONUMENT FOUND AS NOTED.
- BEARING DATUM: PLAT OF OAKBROOK 6TH ADDITION, UNDER REC. NO. 870150421.
- EXISTING EASEMENT NOT RECORDED OR SURVEY RECORDED.
- BUILDING SET-BACK LINES: (95DL) FRONT - 20 FEET; SIDE - 5 FEET; REAR - 25 FEET; CORNER LOT - 15 FEET (TYPICAL UNLESS OTHERWISE NOTED)

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SEVEN OAKS IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERMETER 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 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.#18902
 DATE 2/3/88



PAC - TECH
 ENGINEERING, INC.
 2601 SOUTH 35TH STREET, SUITE 200
 TACOMA, WASHINGTON 98409 (206) 473-4491
 SEATTLE 629-6736 619 HANCOCK 651-3033

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF TACOMA, WASHINGTON NATURAL GAS VIACOM, LAKEWOOD WATER DISTRICT AND PACIFIC NORTHWEST BELL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE PRIVATE ROADS AND THE EXTERIOR 7 FEET FRONT AND REAR BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR 2.5 FEET OF SIDE BOUNDARY LINES OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH THE ABOVE NAMED UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

ALL PERMANENT UTILITY SERVICES SHALL BE PROVIDED BY UNDERGROUND SERVICE EXCLUSIVELY.

8804110357

For reference only, not for re-sale.