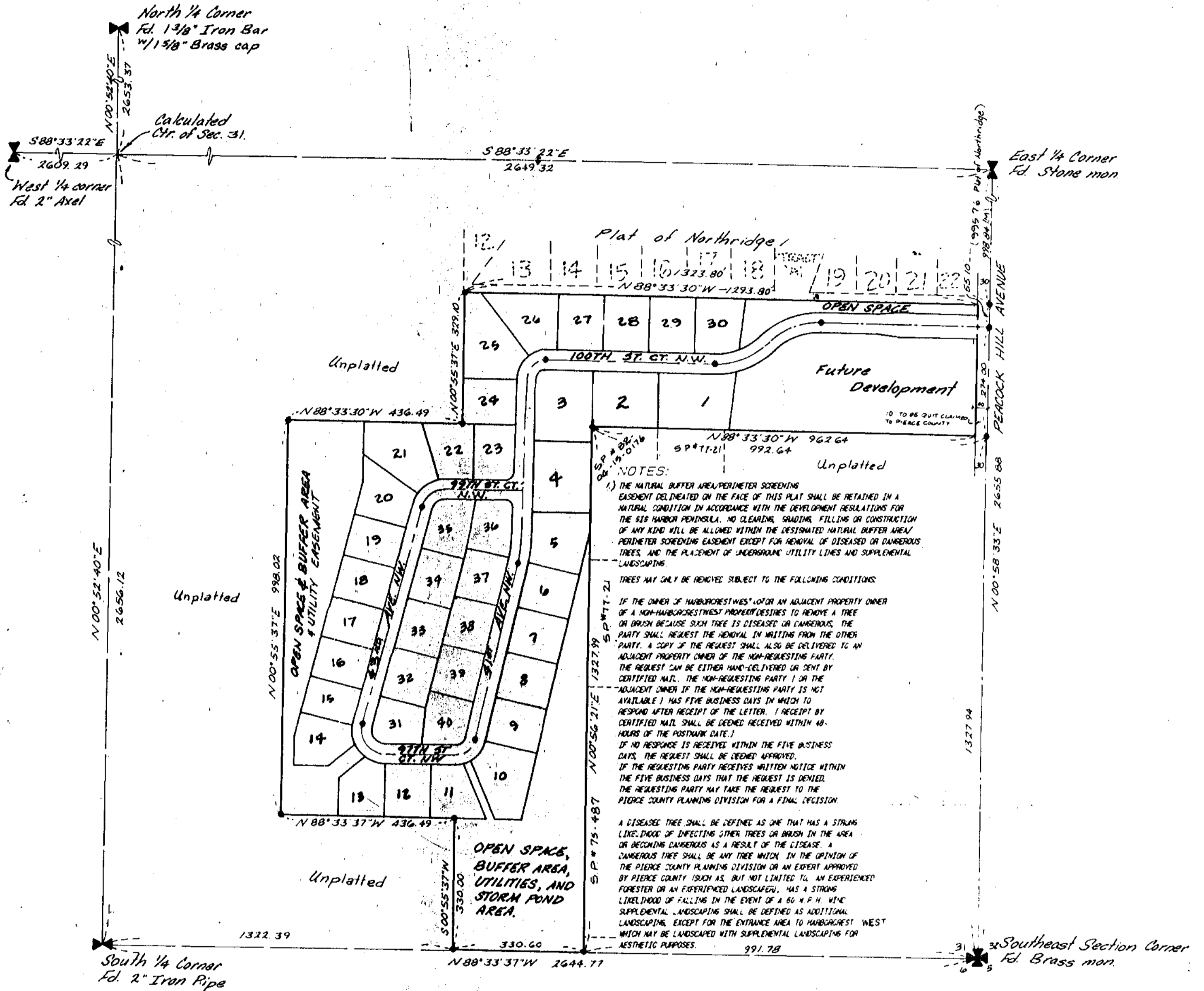


HARBORCREST WEST

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST
WILLAMETTE MERIDIAN
PIERCE COUNTY, WASHINGTON



NOTES:

- 1.) THE NATURAL BUFFER AREA/PERIMETER SCREENING EASEMENT DELINEATED ON THE FACE OF THIS PLAT SHALL BE RETAINED IN A NATURAL CONDITION IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS FOR THE SIS HARBOR PENINSULA. NO CLEARING, GRADING, FILLING OR CONSTRUCTION OF ANY KIND WILL BE ALLOWED WITHIN THE DESIGNATED NATURAL BUFFER AREA/ PERIMETER SCREENING EASEMENT EXCEPT FOR REMOVAL OF DISEASED OR DANGEROUS TREES, AND THE PLACEMENT OF UNDERGROUND UTILITY LINES AND SUPPLEMENTAL LANDSCAPING.
- 2.) TREES MAY ONLY BE REMOVED SUBJECT TO THE FOLLOWING CONDITIONS:
IF THE OWNER OF HARBORCREST WEST OR AN ADJACENT PROPERTY OWNER OF A NON-HARBORCREST WEST PROPERTY DESIRES TO REMOVE A TREE OR BRUSH BECAUSE SUCH TREE IS DISEASED OR DANGEROUS, THE PARTY SHALL REQUEST THE REMOVAL IN WRITING FROM THE OTHER PARTY. A COPY OF THE REQUEST SHALL ALSO BE DELIVERED TO AN ADJACENT PROPERTY OWNER OF THE NON-REQUESTING PARTY. THE REQUEST CAN BE EITHER HAND-DELIVERED OR SENT BY CERTIFIED MAIL. THE NON-REQUESTING PARTY (OR THE ADJACENT OWNER IF THE NON-REQUESTING PARTY IS NOT AVAILABLE) HAS FIVE BUSINESS DAYS IN WHICH TO RESPOND AFTER RECEIPT OF THE LETTER. (RECEIPT BY CERTIFIED MAIL SHALL BE DEEMED RECEIVED WITHIN 48 HOURS OF THE POSTMARK DATE.)
IF NO RESPONSE IS RECEIVED WITHIN THE FIVE BUSINESS DAYS, THE REQUEST SHALL BE DEEMED APPROVED.
IF THE REQUESTING PARTY RECEIVES WRITTEN NOTICE WITHIN THE FIVE BUSINESS DAYS THAT THE REQUEST IS DENIED, THE REQUESTING PARTY MAY TAKE THE REQUEST TO THE PIERCE COUNTY PLANNING DIVISION FOR A FINAL DECISION.
- 3.) A DISEASED TREE SHALL BE DEFINED AS ONE THAT HAS A STRONG LIKELIHOOD OF INFECTING OTHER TREES OR BRUSH IN THE AREA OR BECOMING DANGEROUS AS A RESULT OF THE DISEASE. A DANGEROUS TREE SHALL BE ANY TREE WHICH, IN THE OPINION OF THE PIERCE COUNTY PLANNING DIVISION OR AN EXPERT APPROVED BY PIERCE COUNTY (SUCH AS, BUT NOT LIMITED TO, AN EXPERIENCED FORESTER OR AN EXPERIENCED LANDSCAPER), HAS A STRONG LIKELIHOOD OF FALLING IN THE EVENT OF A 60 M.P.H. WIND. SUPPLEMENTAL LANDSCAPING SHALL BE DEFINED AS ADDITIONAL LANDSCAPING, EXCEPT FOR THE ENTRANCE AREA TO HARBORCREST WEST WHICH MAY BE LANDSCAPED WITH SUPPLEMENTAL LANDSCAPING FOR AESTHETIC PURPOSES.

- 2.) ANY CLEARING, THINNING, TREE TOPPING, GRADING, FILLING OR CONSTRUCTION WITHIN THE DESIGNATED OPEN SPACE AND NATURAL BUFFER / PERIMETER SCREENING EASEMENTS SHOWN ON THE FACE OF THIS PLAT WHICH IS NOT AUTHORIZED THROUGH THE FINAL LANDSCAPE PLAN APPROVED IN WRITING AND ON FILE WITH THE PIERCE COUNTY PLANNING DIVISION SHALL BE DEEMED A VIOLATION OF THE DEVELOPMENT REGULATIONS FOR THE SIS HARBOR PENINSULA. RESTORATION AND PENALTIES SHALL BE EXACTED IN ACCORDANCE WITH THE DEVELOPMENT REGULATIONS FOR THE SIS HARBOR PENINSULA AND IN ACCORDANCE WITH THE PIERCE COUNTY SUBDIVISION CODE AND THE PENALTIES THEREIN PROVIDED.
- 3.) OPEN SPACE TO BE OWNED BY HARBORCREST WEST HOMEOWNERS ASSOCIATION.
- 4.) PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE ADVISED THAT THEIR PROPERTY IS LOCATED IN THE VICINITY OF THE SIS HARBOR SPORTSMAN'S CLUB AND WILL BE SUBJECT TO GUNSHOT NOISE AT REGULAR INTERVALS. RESIDENTS ARE ADVISED TO TAKE APPROPRIATE PRECAUTIONS TO PREVENT CHILDREN AND PETS FROM STRAYING INTO THE SPORTSMAN'S CLUB PROPERTY.
- 5.) THE DESIGN OF THE PRIVATE DRAINAGE SYSTEM WAS DONE BY THE PROFESSIONAL ENGINEERING FIRM OF PAC-TECH ENGINEERING AND APPROVED ON JULY 27, 1988. A COPY OF SAID DESIGN IS ON FILE WITH PIERCE COUNTY.
- 6.) EACH DWELLING UNIT SHALL HAVE A 1/800th UNDIVIDED INTEREST IN THE RIGHT OF WAY FOR THE PRIVATE ROAD FOR TAX PURPOSES.
- 7.) EACH AND EVERY LOT OWNER WILL BE RESPONSIBLE FOR CONTROLLING THE STORMWATER RUNOFF THAT WILL BE CREATED BY THE DEVELOPMENT OF THIS PLAT AND, IF APPLICABLE, THEY WILL ALSO BE RESPONSIBLE FOR MAINTAINING THE DRAIN SYSTEM AND RELATED DRAINAGE STRUCTURES IN THIS PLAT.
- 8.) THE TREES LOCATED ON EACH AND EVERY LOT AND IN THE OPEN OPEN SPACE SUBSTANTIALLY ATTENUATE SUN SHOT NOISE AS MANY TREES AS POSSIBLE SHOULD REMAIN AND BE INCORPORATED INTO THE LANDSCAPING.

EASEMENT PROVISIONS

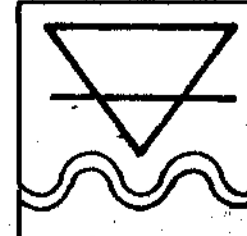
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO
HARBOR WATER COMPANY
PENINSULA LIGHT CO.
WASHINGTON NATURAL GAS,
VIACOM CABLEVISION
THE CITY OF GIG-HARBOR
TELEPHONE UTILITIES OF WASHINGTON

AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET THE 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, RENEW, 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.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF HARBORCREST WEST 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 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 12/21/88
 M.F. GARLAND L.S. #18902 DATE



PAC - TECH
 ENGINEERING, INC. 0533 PAGE 0400
 2601 SOUTH 35th STREET, SUITE 200
 TACOMA, WASHINGTON 98409 (206) 473-4491
 SEATTLE 623-5736 GIG HARBOR 851-3033

#8903080210

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