

PARKER COURT
IN A PORTION OF THE
NW 1/4 OF SEC. 19, TOWNSHIP 20 N., RGE 5E
WILLAMETTE MERIDIAN
CITY OF SUMNER
PIERCE COUNTY, WASHINGTON

ACKNOWLEDGEMENTS (CORPORATE)

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, 329.9 FEET SOUTH OF A STONE MONUMENT SET AT THE INTERSECTION OF SAID NORTH AND SOUTH CENTERLINE, AND THE SOUTH LINE OF THE GEO. HAYWARD DONATION LAND CLAIM; THENCE SOUTH ALONG SAID NORTH AND SOUTH CENTERLINE, 326.05 FEET; THENCE WEST 108 FEET TO THE CENTERLINE OF PARKER COURT ROAD; THENCE NORTH 328.6 FEET ALONG SAID CENTERLINE; THENCE EAST TO THE POINT OF BEGINNING; IN PIERCE COUNTY, WASHINGTON.

EXCEPT THE NORTH 100 FEET OF THE WEST 526.5 THEREOF.

ALSO-EXCEPT PARKER COUNTY ROAD.

SITUATE IN THE CITY OF SUMNER, COUNTY OF PIERCE, STATE OF WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET POWER, U.S. WEST, SUCCESSIONS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET OF THE FRONT BOUNDARY LINES OF EACH LOT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND CABLE T.V. 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.

DEDICATION

(I/WE), THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED PROPERTY CERTIFY THAT THIS SUBDIVISION ALONG WITH ALL DEDICATIONS AND EASEMENTS IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

(I/WE), THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. WE DEDICATE THE ROADS HEREIN, AND THE EASEMENTS AND TRACT "A" FOR STORM DRAINAGE PURPOSES, TO THE USE OF THE PUBLIC FOREVER AND HEREBY GRANT TO THE PUBLIC THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL, REASONABLE GRADING OF THE STREETS.

(I/WE) DEDICATE TO THE CITY OF SUMNER, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, CONTRACTORS, FOR THE USE OF THE PUBLIC FOREVER, A PERPETUAL EASEMENT WITH RIGHT OF IMMEDIATE ENTRY AND CONTINGENT ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF SEWER PIPELINES, MANHOLES AND OTHER APPURTENANT SEWER STRUCTURES, UNDERGROUND DRAINAGE FACILITIES OVER, UNDER AND ACROSS THE EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

(I/WE), THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED PROPERTY HEREBY WAIVE NOW AND FOREVER ANY/ALL CLAIMS FOR DAMAGES AGAINST ANY/ALL GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE OR MAINTENANCE OF SAID STREET OR OTHER AREAS SO DEDICATED OR EASEMENTED.

LONNIE ROBINSON, PRESIDENT

BARBARA A. ROBINSON, SECRETARY

ACKNOWLEDGEMENTS (INDIVIDUAL)

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF February, 1995, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Loonie Robinson, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED TO ME THAT (SHE/HE/IT) SIGNED AND SEALED THE SAME AS (HIS/HER/THEIR) FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 11-28-95 MY COMMISSION EXPIRES: 11-28-95

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF February, 1995, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Loonie Robinson, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED TO ME THAT (SHE/HE/IT) SIGNED AND SEALED THE SAME AS (HIS/HER/THEIR) FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 11-28-95 MY COMMISSION EXPIRES: 11-28-95

ACKNOWLEDGEMENTS (CORPORATE)

ON THIS 15th DAY OF February, 1995, BEFORE ME Loonie Robinson, PERSONALLY APPEARED Loonie Robinson, TO ME KNOWN TO BE THE OFFICERS OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT (HE/SHE WAS) (THEY WERE) AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WHEREFORE, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND SEALED BY ITS PROPER OFFICERS THIS 15th DAY OF February, 1995.

I, Loonie Robinson, HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 11-28-95 MY COMMISSION EXPIRES: 11-28-95

CITY OF SUMNER APPROVALS

FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS FOR WHICH THE PROPERTY SUBJECT TO THIS SUBDIVISION MAY BE LIABLE TO THE CITY, AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS 24th DAY OF February, 1995

SUMNER DIRECTOR OF FINANCE Loonie Robinson

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL PLAT IS IN COMPLIANCE WITH THE CERTIFICATE OF IMPROVEMENTS ISSUED PURSUANT TO S.M.C. 17.12.130 AND IS IN FORCE ON THE DATE OF PRELIMINARY PLAT APPROVAL.

THIS 24th DAY OF February, 1995

SUMNER CITY ENGINEER Loonie Robinson

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS 24th DAY OF February, 1995, THAT THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AND ANY CONDITIONS ATTACHED THERETO, WHICH PRELIMINARY PLAT WAS APPROVED BY SUMNER CITY COUNCIL ON THE 24th DAY OF August, 1991.

SUMNER DIRECTOR OF COMMUNITY DEVELOPMENT Loonie Robinson

APPROVAL

EXAMINED AND APPROVED THIS 24th DAY OF February, 1995, PURSUANT TO CITY ORDINANCE NUMBER 1995 ADOPTED BY THE SUMNER CITY COUNCIL ON THE 24th DAY OF February, 1995.

SUMNER CITY CLERK Loonie Robinson

PIERCE COUNTY APPROVALS

ASSESSOR-TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

ASSESSOR-TREASURER, PIERCE COUNTY, WASHINGTON Loonie Robinson

DATE 3-7-95

Bennett P.S. & E-Ing.

SURVEYORS and ENGINEERS

720 EAST MAIN P.O. BOX 1031

PUYALLUP, WA 98371

PUYALLUP 845-8833 SEATTLE 838-3474

Original

For reference only, not for re-sale.

9503070050

JOB NO. 94-3316

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TITLE NOTIFICATION NOTES:

1. THIS SITE LIES WITHIN A VOLCANIC HAZARD AREA AS DEFINED BY THE SUMNER MUNICIPAL CODE. RESTRICTIONS ON USE OR ALTERATIONS OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATIONS.
2. THIS SITE LIES WITHIN AN AQUIFER RECHARGE AREA AS DEFINED BY THE SUMNER MUNICIPAL CODE. RESTRICTIONS ON USE OR ALTERATIONS OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATIONS.
3. THIS SITE LIES WITHIN A SEISMIC HAZARD AREA AS DEFINED BY THE SUMNER MUNICIPAL CODE. RESTRICTIONS ON USE OR ALTERATIONS OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATIONS.
4. THIS PROPERTY LIES WITHIN AN AREA OF LAND DESIGNATED AGRICULTURAL RESOURCE LANDS BY THE CITY OF SUMNER. A VARIETY OF COMMERCIAL AGRICULTURAL ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF AGRICULTURAL CHEMICALS INCLUDING HERBICIDES, PESTICIDES, AND FERTILIZERS, OR FROM SPRAYING, PRUNING, AND HARVESTING, WHICH OCCASIONALLY GENERATES DUST, SMOKE, NOISE, AND ODOR. THE CITY OF SUMNER HAS ESTABLISHED AGRICULTURAL RESOURCE LANDS, AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCE OR DISCOMFORT FROM NORMAL, NECESSARY FARM OPERATIONS.

POWERS AND DUTIES:

PER ARTICLES OF INCORPORATION FOR ROBINSON HOMES, INC.

1. PRESIDENT AND CONTROL OF THE BOARD OF DIRECTORS, HAVE GENERAL CHARGE AND SUPERVISION OVER THE CORPORATIONS PROPERTY, BUSINESS AND AFFAIRS. HE OR SHE SHALL, UNLESS A CHAIRPERSON OF THE BOARD OF DIRECTORS HAS BEEN ELECTED AND IS PRESENT, PRESIDE AT MEETINGS OF THE SHAREHOLDERS.
2. SECRETARY. THE SECRETARY SHALL: (A) KEEP THE MINUTES OF THE SHAREHOLDERS AND OF THE BOARD OF DIRECTORS, MEETINGS IN ONE OR MORE BOOKS PROVIDED FOR THAT PURPOSE; (B) SEE THAT ALL NOTICES ARE DULY GIVEN IN ACCORDANCE WITH THE PROVISIONS OF THESE BYLAWS OR AS REQUIRED BY LAW; (C) BE CUSTODIAN OF THE CORPORATE RECORDS AND OF THE SEAL OF THE CORPORATION AND AFFIX THE SEAL OF THE CORPORATION TO ALL DOCUMENTS AS MAY BE REQUIRED; (D) KEEP A REGISTER OF THE POST OFFICE ADDRESS OF EACH SHAREHOLDER; (E) SIGN WITH THE PRESIDENT, OR A VICE PRESIDENT, CERTIFICATES FOR SHARES OF THE CORPORATION, THE ISSUANCE OF WHICH SHALL HAVE BEEN AUTHORIZED BY RESOLUTION OF THE BOARD OF DIRECTORS; (F) HAVE GENERAL CHARGE OF THE STOCK TRANSFER BOOKS OF THE CORPORATION; AND (G) IN GENERAL, PERFORM ALL DUTIES INCIDENT TO THE OFFICE OF SECRETARY AND SUCH OTHER DUTIES AS FROM TIME TO TIME MAY BE ASSIGNED TO HIM OR HER BY THE PRESIDENT OR BY THE BOARD OF DIRECTORS.



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