

SUBDIVISION OF  
**FAIRWOOD VILLAGE**  
 POR NE<sup>1</sup>/<sub>4</sub> & NW<sup>1</sup>/<sub>4</sub> SECTION 21, TOWNSHIP 28 N, RANGE 1 E. W.M.  
 JEFFERSON COUNTY, WASHINGTON

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER IN FEE SIMPLE ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES.

**DECLARATIONS, COVENANTS AND RESTRICTIONS:**

**A. DECLARATION OF EASEMENTS**

1. SOUTH BAY TRAIL SYSTEM. POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS TO THE SOUTH BAY COMMUNITY ASSOCIATION, A WASHINGTON NONPROFIT CORPORATION, FOR THE BENEFIT OF ITS MEMBERS, A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS PORTIONS OF TRACT C AND THE FIFTEEN-FOOT (15') EASEMENT DELINEATED ON THE FINAL PLAT FOR TRAIL PURPOSES ALONG THE SOUTH BAY TRAIL SYSTEM AS CONSTRUCTED, OR TO BE CONSTRUCTED, BY POPE RESOURCES AND ACROSS THE PRIVATE ROADWAYS DEPICTED ON THE FINAL PLAT AS TRACTS A, B, AND D, WHICH EASEMENT SHALL BE FOR TRAIL PURPOSES, INGRESS AND EGRESS ALONG THE SOUTH BAY TRAIL SYSTEM. IT IS FURTHER HEREBY DECLARED THAT THE ROADWAY LOCATED ON TRACTS A, B, AND D AND TRACT C, IS HEREBY INCORPORATED INTO THE SOUTH BAY TRAIL SYSTEM AND AVAILABLE FOR USE BY ALL MEMBERS OF THE SOUTH BAY COMMUNITY ASSOCIATION, THEIR TENANTS, GUESTS AND INVITEES.
2. RESERVATION OF EASEMENT. POPE RESOURCES HEREBY RESERVES FOR ITSELF THE RIGHT TO GRANT ADDITIONAL EASEMENTS IN THE FUTURE FOR ACCESS AND UTILITIES TO UTILITY COMPANIES AND OTHERS, OVER, UNDER AND ACROSS TRACTS A, B, C AND D, AND EACH AND EVERY ADDITIONAL EASEMENT SHOWN ON THE FINAL PLAT, EXCEPT SUCH LAND DIRECTLY BENEATH ANY BUILDINGS LOCATED THEREON.
3. STORM WATER CONVEYANCE FACILITIES. POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS TO THE FAIRWOOD VILLAGE ASSOCIATION, A WASHINGTON NONPROFIT CORPORATION, FOR THE BENEFIT OF ITS MEMBERS AND PROPERTY LOCATED WITHIN FAIRWOOD VILLAGE, NOW AND IN THE FUTURE, A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, THROUGH AND ACROSS TRACTS A, B, C AND D AS SHOWN ON THE FINAL PLAT FOR PLACEMENT AND MAINTENANCE OF A STORM WATER CONVEYANCE SYSTEM AND TRANSPORT OF STORM WATER RUNOFF.
4. ROADWAY EASEMENT. POPE RESOURCES HEREBY GRANTS, CONVEYS, AND QUIT CLAIMS TO OWNERS OF EACH LOT WITHIN FAIRWOOD VILLAGE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACTS A, B, AND D AND LOTS 10, 17 AND 18 AS SHOWN ON THE FINAL PLAT FOR ACCESS, INGRESS AND EGRESS ALONG THE PRIVATE ROADWAY LOCATED THEREON.
- 4A. MAINTENANCE OF TRACTS A, B AND D (PRIVATE ROADS) SHALL BE THE RESPONSIBILITY OF THE OWNERS SERVED BY THE PRIVATE ROADWAYS AS DESIGNATED HEREON AND PROVIDED IN THE SUPPLEMENTAL DECLARATION.
5. UTILITIES EASEMENT. POPE RESOURCES HEREBY RESERVES, GRANTS, CONVEYS AND QUIT CLAIMS TO PUGET SOUND POWER AND LIGHT COMPANY, LUDLOW WATER CO., POPE RESOURCES, US WEST, FAIRWOOD VILLAGE ASSOCIATION, AND A CABLE TV COMPANY TO BE DESIGNATED BY POPE RESOURCES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, A NON EXCLUSIVE EASEMENT UNDER AND UPON TRACTS A, B, C, D, TOGETHER WITH A STRIP OF LAND 10 FEET ON WIDTH LOCATED WITHIN ALL LOTS LYING PARALLEL WITH AND ADJOINING ALL PRIVATE STREETS AND ROAD RIGHTS OF WAY, FOR THE PURPOSE OF INSTALLATION, PLACEMENT, CONSTRUCTION, RENEWAL, OPERATION, USE AND MAINTENANCE OF UNDERGROUND CONDUITS, CABLE, PIPELINE, AND WIRES, TOGETHER WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT APPURTENANT THERETO, FOR THE PURPOSE OF PROVIDING SERVICE TO THE PLAT OF FAIRWOOD VILLAGE AND OTHER PROPERTY, WITH ELECTRIC, WATER, SEWER, TELEPHONE, DRAINAGE AND CABLE TELEVISION SERVICE, TOGETHER WITH THE RIGHT OF ACCESS TO SAID PROPERTY AND TO ENTER UPON LOTS LOCATED WITHIN FAIRWOOD VILLAGE TO FACILITATE PURPOSES SET FORTH HEREIN.
6. SEWER EASEMENT. POPE RESOURCES, FOR THE BENEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A NON-EXCLUSIVE EASEMENT UNDER, ACROSS, THROUGH AND UPON ALL PROPERTY DESIGNATED ON THE PLAT OF FAIRWOOD VILLAGE AS "SEWER EASEMENT" FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, RENEWAL, REPLACEMENT, OPERATION, USE AND MAINTENANCE OF SEWER SYSTEM COMPONENTS, INCLUDING, BUT NOT LIMITED TO, SEWER MAINS, PIPELINES, PUMPS, FACILITIES, AND OTHER EQUIPMENT APPURTENANT THERETO, SERVING THE PLAT OF FAIRWOOD VILLAGE AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER ONTO SUCH PROPERTY AT ALL TIMES TO FACILITATE THE PURPOSES SET FORTH HEREIN. NO STRUCTURES SHALL BE CONSTRUCTED UPON ANY AREA RESERVED FOR SEWER EASEMENT.
7. WATER EASEMENT. POPE RESOURCES HEREBY GRANTS, CONVEYS, AND QUIT CLAIMS TO LUDLOW WATER COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT UNDER, ACROSS, THROUGH AND UPON ALL PROPERTY DESIGNATED ON THE PLAT OF FAIRWOOD VILLAGE AS "WATERLINE EASEMENT" FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, RENEWAL, REPLACEMENT, OPERATION, USE AND MAINTENANCE OF WATER SYSTEM COMPONENTS, INCLUDING, BUT NOT LIMITED TO WATER MAINS, PIPELINES, PUMPS, FACILITIES, AND OTHER EQUIPMENT APPURTENANT THERETO, SERVING THE PLAT OF FAIRWOOD VILLAGE AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER ONTO SUCH PROPERTY AT ALL TIMES TO FACILITATE THE PURPOSES SET FORTH HEREIN. NO STRUCTURES SHALL BE CONSTRUCTED UPON ANY AREA RESERVED FOR "WATERLINE EASEMENT".
8. DRAINAGE EASEMENT. POPE RESOURCES HEREBY GRANTS, CONVEYS, AND QUIT CLAIMS TO FAIRWOOD VILLAGE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ITS MEMBERS AND ALL PROPERTY WITHIN FAIRWOOD VILLAGE, A NON-EXCLUSIVE EASEMENT UNDER, ACROSS, THROUGH AND UPON ALL PROPERTY DESIGNATED ON THE PLAT OF FAIRWOOD VILLAGE AS "DRAINAGE EASEMENT" FOR THE PURPOSE OF INSTALLATION, CONSTRUCTION, RENEWAL, REPLACEMENT, OPERATION, USE AND MAINTENANCE OF DRAINAGE SYSTEM COMPONENTS APPURTENANT THERETO, SERVING THE PLAT OF FAIRWOOD VILLAGE AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER ONTO SUCH PROPERTY AT ALL TIMES TO FACILITATE THE PURPOSES SET FORTH HEREIN. NO STRUCTURES SHALL BE CONSTRUCTED UPON ANY AREA RESERVED FOR "DRAINAGE EASEMENT".

**B. DECLARATION OF COVENANTS:**

THE PLAT OF FAIRWOOD VILLAGE IS SUBJECT TO (1) THE SOUTH BAY MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS, AND EASEMENTS RECORDED UNDER JEFFERSON COUNTY AUDITOR'S NO. 325175, RECORDS OF JEFFERSON COUNTY, WASHINGTON, AS THE SAME MAY BE AMENDED FROM TIME TO TIME; AND (2) THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS FOR FAIRWOOD VILLAGE RECORDED UNDER JEFFERSON COUNTY AUDITOR'S NO. 348677, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

**C. CONVEYANCE OF TRACTS A, B, C AND D.**

POPE RESOURCES HEREBY GRANTS, CONVEYS AND QUIT CLAIMS TO THE FAIRWOOD VILLAGE ASSOCIATION, A WASHINGTON NON-PROFIT CORPORATION, TRACTS A, B, C, AND D AS SHOWN ON THE FINAL PLAT; SUBJECT TO ALL EASEMENTS OR RESTRICTIONS EITHER (1) PREVIOUSLY CREATED; OR (2) CREATED OR RESERVED ON THE PLAT OF FAIRWOOD VILLAGE; OR (3) CREATED OR RESERVED IN THE MASTER DECLARATION OR SUPPLEMENTAL DECLARATION FOR FAIRWOOD VILLAGE.

JOB NO. 90-164

**D. ADDITIONAL RESTRICTIONS:**

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ALL RESIDENCES SHALL BE REQUIRED TO CONNECT TO THE SEWER SYSTEM. NO ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PERMITTED.
2. PARKING WITHIN THE CUL-DE-SACS SHALL BE PROHIBITED TO ENSURE ADEQUATE ACCESS FOR EMERGENCY AID VEHICLES.

IN WITNESS WHEREOF, POPE RESOURCES HAS EXECUTED THESE DECLARATIONS, CONVEYANCES AND RESTRICTIONS THIS 7<sup>th</sup> DAY OF February, 1992.

POPE RESOURCES, A DELAWARE LIMITED PARTNERSHIP, BY POPE MGP, INC. A DELAWARE CORPORATION ITS GENERAL PARTNER

BY G. H. Folquet  
 GEORGE H. FOLQUET  
 PRESIDENT AND CHIEF EXECUTIVE OFFICER

**HEALTH DEPARTMENT**  
 APPROVED BY THE JEFFERSON COUNTY HEALTH DEPARTMENT.  
James B. Fay  
 JEFFERSON COUNTY HEALTH DEPARTMENT

**PLANNING DEPARTMENT**  
 APPROVED BY THE JEFFERSON COUNTY PLANNING DEPARTMENT.  
C. Williams  
 JEFFERSON COUNTY PLANNING DEPARTMENT

**PUBLIC WORKS DEPARTMENT**  
 EXAMINED AND APPROVED THIS 19<sup>th</sup> DAY OF FEBRUARY 1992.  
Day A. Row  
 JEFFERSON COUNTY DIRECTOR OF PUBLIC WORKS

**COUNTY COMMISSIONERS**  
 THIS PLAT IS HEREBY EXAMINED AND APPROVED THIS 23<sup>rd</sup> DAY OF March 1992.  
Lorna L. Delaney Theresa M. Hennigan  
 CLERK OF THE BOARD CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

**TREASURER'S CERTIFICATE**  
 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 INCLUDING 1992 TAXES.  
Janet A. Hedrick / Chief Deputy  
 TREASURER OF JEFFERSON COUNTY

**COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)**

**LAND SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAT OF FAIRWOOD VILLAGE IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., IN JEFFERSON COUNTY, WASHINGTON; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOTS AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.



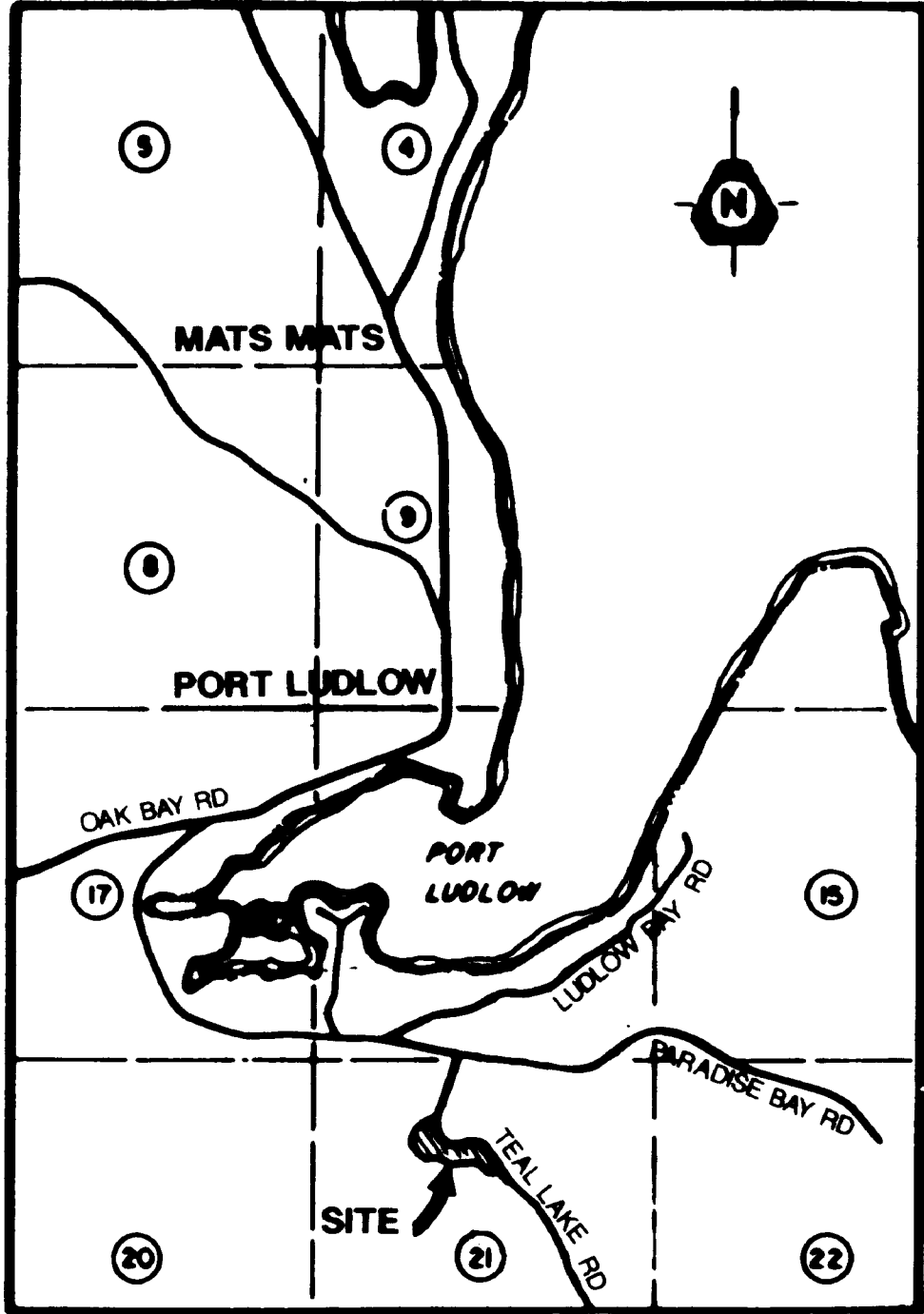
Gustav B. Osterback 2/19/92  
 GUSTAV B. OSTERBACK, PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 18094  
 TRIAD ASSOCIATES PHONE: (206) 821-8448  
 11415 NE 128TH STREET  
 KIRKLAND, WASHINGTON 98034

**RECORDING CERTIFICATE**  
 FILED FOR RECORD AT THE REQUEST OF POPE RESOURCES, THIS 1<sup>st</sup> DAY OF April 1992 AT 8:00 P MINUTES PAST 5 M., AND RECORDED IN VOLUME 6 OF PLATS ON PAGES 170 THRU 175, RECORDS OF THE JEFFERSON COUNTY AUDITOR.  
MARY E GABOURY Marie A Becht  
 AUDITOR OF JEFFERSON COUNTY DEPUTY AUDITOR OF JEFFERSON COUNTY

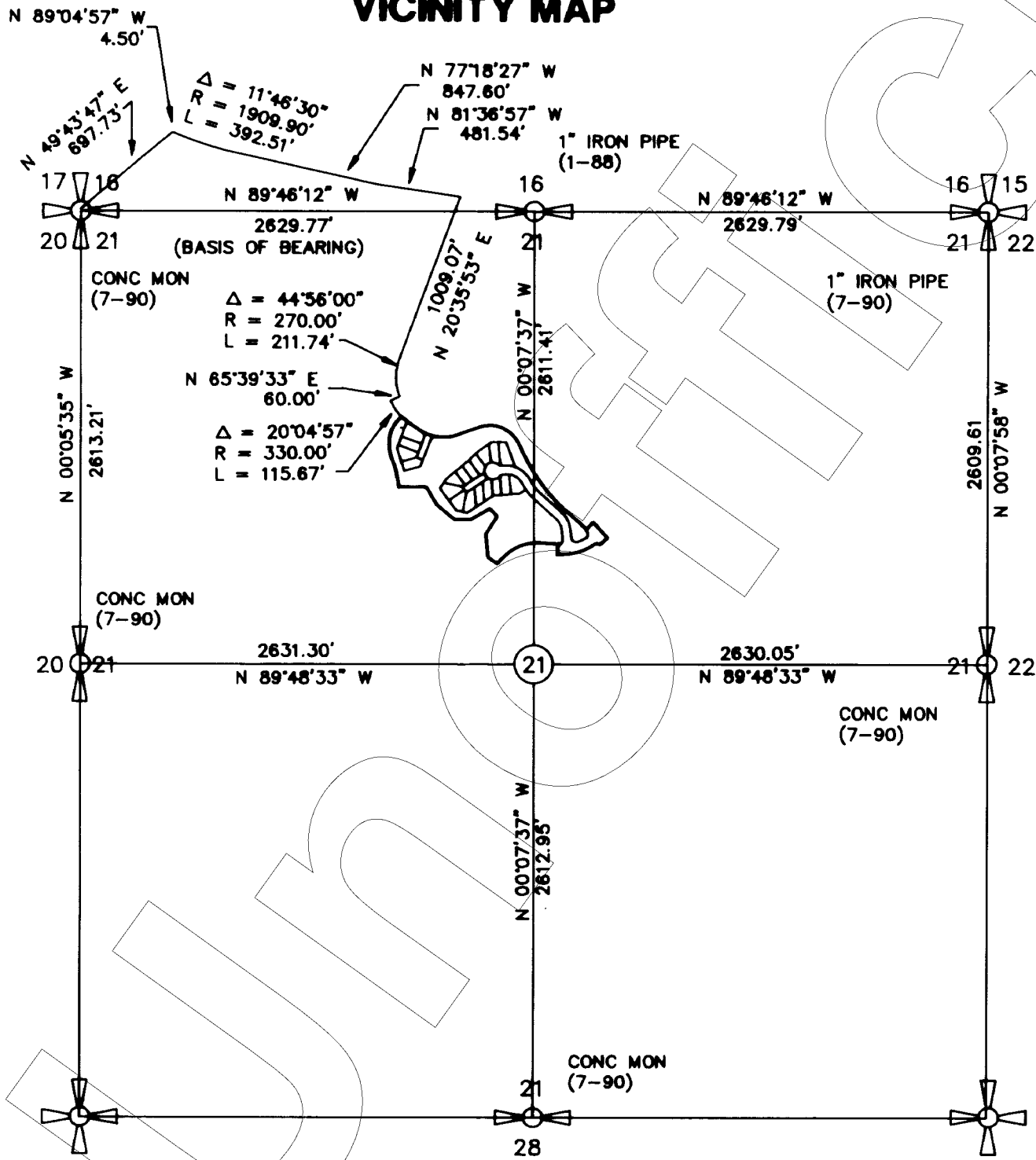
POR. OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
 POR. OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;  
 POR. OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER;  
 ALL IN SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST,  
 WILLAMETTE MERIDIAN, JEFFERSON COUNTY, WASHINGTON

VOL/PG  
6/170

SUBDIVISION OF  
**FAIRWOOD VILLAGE**  
 POR NE<sup>1</sup>/<sub>4</sub> & NW<sup>1</sup>/<sub>4</sub> SECTION 21, TOWNSHIP 28 N, RANGE 1 E. W.M.  
 JEFFERSON COUNTY, WASHINGTON



VICINITY MAP



SECTION BREAKDOWN

SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M.  
JEFFERSON COUNTY, WASHINGTON

BASIS OF BEARING: N 89°48'12" W ALONG THE NORTH LINE OF THE NW 1/4 OF SEC 21  
INSTRUMENTATION FOR THIS SURVEY WAS A 1 MINUTE THEODOLITE AND ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21, THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION HAVING A BEARING OF N89°46'12"W; THENCE N49°43'47"E 697.73 FEET TO ROAD CENTERLINE STATION 0+00 AS SHOWN ON SHEETS 2 AND 3 OF 4 SHEETS, COUNTY ROAD PROJECT NO. 307, "PORT LUDLOW TO PARADISE ROAD", SWANSON ROAD TO TALA SHORES SECTION, COUNTY ROAD NO. 6, JEFFERSON COUNTY, WASHINGTON DATED FEBRUARY 3, 1969; THENCE S89°04'57"E ALONG SAID ROAD CENTERLINE 4.50 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1909.90 FEET THROUGH A CENTRAL ANGLE OF 11°46'30", AN ARC LENGTH OF 392.51 FEET; THENCE S77°18'27"E 847.60 FEET TO CENTERLINE STATION 12+44.6; THENCE S81°36'57"E 481.54 FEET TO THE NORTHERLY PROLONGATION OF THE EASTERLY MARGIN OF TEAL LAKE ROAD AS CONVEYED TO JEFFERSON COUNTY BY INSTRUMENT RECORDED UNDER RECORDING NO. 216691; THENCE S20°35'33"W ALONG SAID EASTERLY MARGIN AND ITS PROLONGATION 1009.07 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN AND CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, THRU A CENTRAL ANGLE OF 44°56'00", AN ARC DISTANCE OF 211.74 FEET TO THE SOUTHERLY TERMINUS OF TEAL LAKE ROAD AS CONVEYED TO JEFFERSON COUNTY BY INSTRUMENT RECORDED UNDER RECORDING NO. 216691; THENCE S65°39'33"W ALONG SAID SOUTHERLY TERMINUS 60.00 FEET TO THE WESTERLY MARGIN OF SAID TEAL LAKE ROAD AND A POINT ON A CURVE, THE CENTER WHICH BEARS N65°39'33"E 330.00 FEET; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF FAIRWAY VILLAGE, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM THEREOF RECORDED IN VOLUME 1 OF CONDOMINIUMS, PAGES 219 THRU 223, UNDER AUDITOR'S FILE NUMBER 338531, RECORDS OF JEFFERSON COUNTY, WASHINGTON AND CURVE TO THE LEFT, THRU A CENTRAL ANGLE OF 20°04'57", AN ARC DISTANCE OF 115.67 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EASTERLY LINE AND CONTINUING SOUTHEASTERLY ON SAID CURVE TO THE LEFT, THE CENTER WHICH BEARS N45°34'36"E 330.00 FEET, THRU A CENTRAL ANGLE OF 10°44'23", AN ARC DISTANCE OF 61.86 FEET; THENCE S55°09'47"E 63.82 FEET TO A POINT OF CURVE; THENCE EASTERLY ON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, THRU A CENTRAL ANGLE OF 54°18'36", AN ARC DISTANCE OF 232.23 FEET; THENCE N70°31'37"E 134.28 FEET TO A POINT OF CURVE; THENCE EASTERLY ON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, THRU A CENTRAL ANGLE OF 84°06'21", AN ARC DISTANCE OF 271.57 FEET; THENCE S25°22'02"E 64.15 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1075.00 FEET, THRU A CENTRAL ANGLE OF 24°46'26", AN ARC DISTANCE OF 464.82 FEET TO A POINT OF REVERSE CURVE, THE CENTER WHICH BEARS S39°51'32"W 770.00 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, THRU A CENTRAL ANGLE OF 8°31'17" AN ARC DISTANCE OF 114.52 FEET; THENCE N40°23'57"E 60.54 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS S47°48'00"W 830.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THRU A CENTRAL ANGLE OF 1°46'19", AN ARC DISTANCE OF 25.67 FEET TO A POINT OF REVERSE CURVE, THE CENTER WHICH BEARS N49°34'19"E 770.00 FEET; THENCE SOUTHEASTERLY ON SAID CURVE TO THE LEFT, THRU A CENTRAL ANGLE OF 3°34'41" AN ARC DISTANCE OF 48.09 FEET; THENCE S44°00'22"E 50.71 FEET; THENCE S45°59'38"W 60.00 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS S45°59'38"W 25.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT, THRU A CENTRAL ANGLE OF 81°05'14", AN ARC DISTANCE OF 35.38 FEET TO A POINT OF REVERSE CURVE, THE CENTER WHICH BEARS N35°05'36"W 330.00 FEET; THENCE WESTERLY ON SAID CURVE TO THE RIGHT, THRU A CENTRAL ANGLE OF 39°23'46" AN ARC DISTANCE OF 226.91 FEET; THENCE N85°41'50"W A DISTANCE OF 0.16 FEET; THENCE N04°18'10"E 60.00 FEET; THENCE N85°41'50"W 97.77 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON SAID CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, THRU A CENTRAL ANGLE OF 60°33'31", AN ARC DISTANCE OF 295.95 FEET; THENCE N56°15'21"W 67.68 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID FAIRWAY VILLAGE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FAIRWAY VILLAGE THE FOLLOWING COURSES AND DISTANCES: N06°10'12"W 134.11 FEET; N33°31'22"E 125.00 FEET; N41°28'38"W 65.00 FEET; S58°31'22"W 130.00 FEET; N89°28'38"W 95.00 FEET; N49°28'38"W 135.00 FEET; N29°28'38"W 120.00 FEET; N89°46'12"W 160.00 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS S85°16'00"W 528.82 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE LEFT, THRU A CENTRAL ANGLE OF 18°29'00", AN ARC DISTANCE OF 170.59 FEET TO A POINT OF REVERSE CURVE, THE CENTER WHICH BEARS N66°47'00"E 209.38 FEET; THENCE NORTHERLY ON SAID CURVE TO THE RIGHT, THRU A CENTRAL ANGLE OF 68°56'00" AN ARC DISTANCE OF 251.91 FEET; THENCE N45°43'00"E 16.30 FEET TO THE TRUE POINT OF BEGINNING.

**EASEMENT PROVISIONS**

SUBJECT TO AN EASEMENT TO PUGET SOUND POWER & LIGHT COMPANY OVER A RIGHT OF WAY TEN (10) FEET IN WIDTH HAVING FIVE (5) FEET OF EACH WIDTH ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: THE CENTERLINE OF GRANTEE'S FACILITIES AS NOW CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED AS DISCLOSED BY INSTRUMENT RECORDED UNDER JEFFERSON COUNTY RECORDING NO. 345316.

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF KITSAP      )

ON THIS 7<sup>th</sup> DAY OF February, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED GEORGE H. FOLQUET, TO ME KNOWN TO BE THE PRESIDENT AND CHIEF EXECUTIVE OFFICER OF POPE MGP, INC., A DELAWARE CORPORATION, WHICH IS KNOWN TO ME TO BE THE GENERAL PARTNER OF POPE RESOURCES, A DELAWARE LIMITED PARTNERSHIP, THE PARTNERSHIP THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE-WRITTEN.

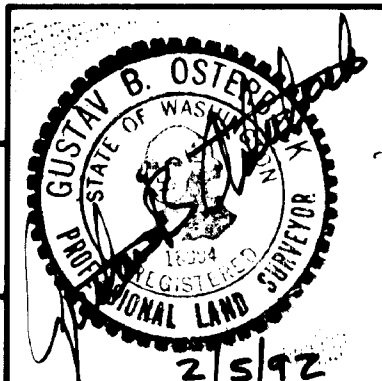


*Penny E. Henderson*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Nordland  
MY COMMISSION EXPIRES: 2/4/95

JOB NO. 90-164

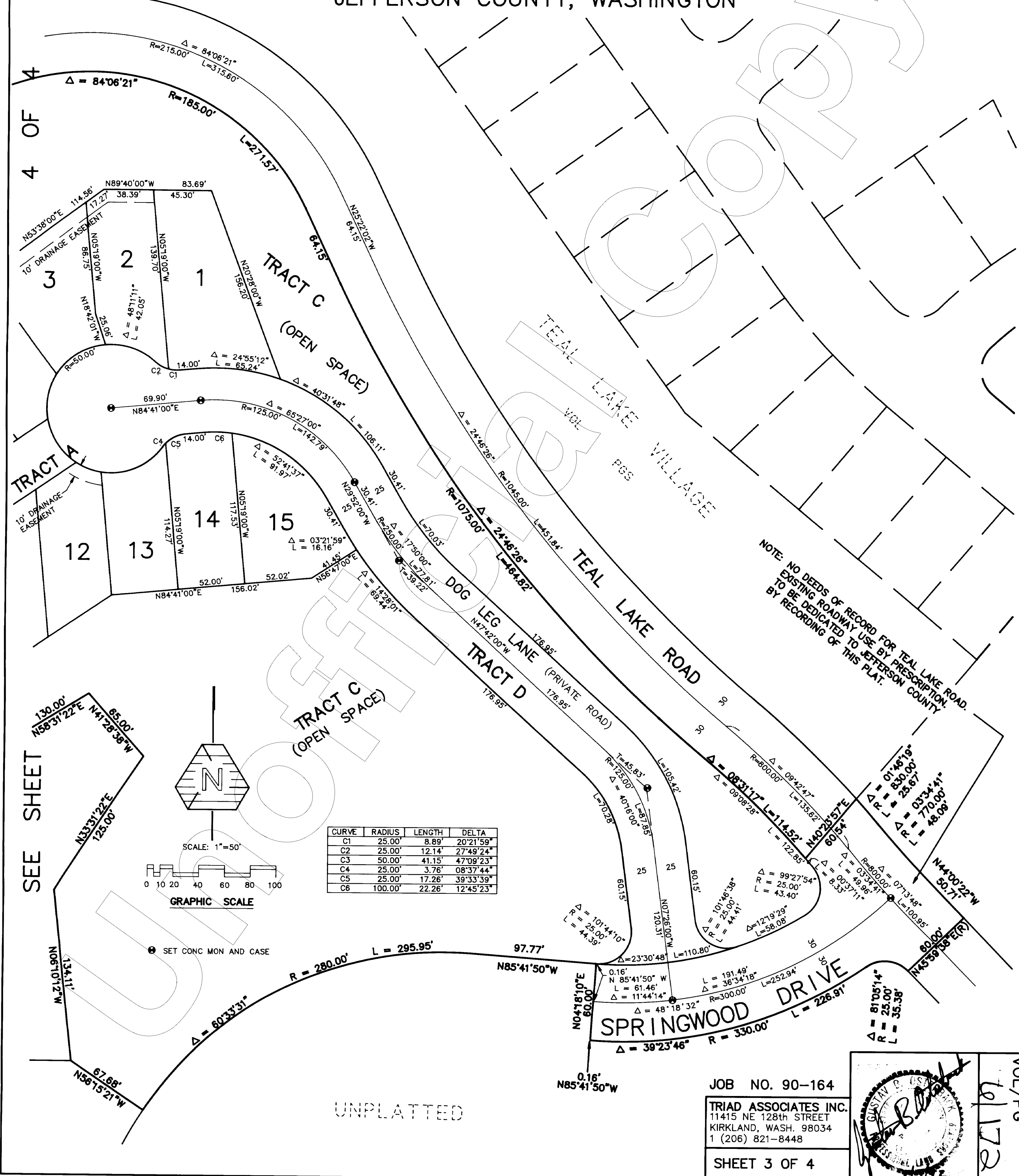
TRIAD ASSOCIATES INC.  
11415 NE 128th STREET  
KIRKLAND, WASH. 98034  
1 (206) 821-8448

SHEET 2 OF 4



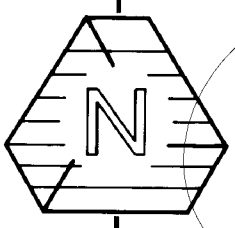
VOL/PG  
10171  
2/5/92

SUBDIVISION OF  
**FAIRWOOD VILLAGE**  
 POR NE<sup>1</sup>/<sub>4</sub> & NW<sup>1</sup>/<sub>4</sub> SECTION 21, TOWNSHIP 28 N, RANGE 1 E. W.M.  
 JEFFERSON COUNTY, WASHINGTON

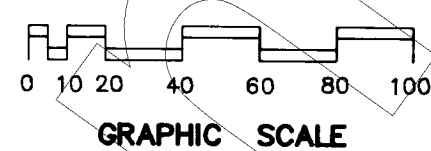


NOTE: NO DEEDS OF RECORD FOR TEAL LAKE ROAD. EXISTING ROADWAY USE BY PRESCRIPTION TO BE DEDICATED TO JEFFERSON COUNTY BY RECORDING OF THIS PLAT.

SEE SHEET



SCALE: 1"=50'



CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	8.89'	20°21'59"
C2	25.00'	12.14'	27°49'24"
C3	50.00'	41.15'	47°09'23"
C4	25.00'	3.76'	08°37'44"
C5	25.00'	17.26'	39°33'39"
C6	100.00'	22.26'	12°45'23"

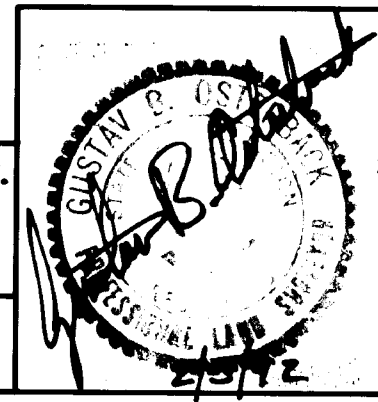
SET CONC MON AND CASE

UNPLATTED

JOB NO. 90-164

TRIAD ASSOCIATES INC.  
 11415 NE 128th STREET  
 KIRKLAND, WASH. 98034  
 1 (206) 821-8448

SHEET 3 OF 4



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 16/172

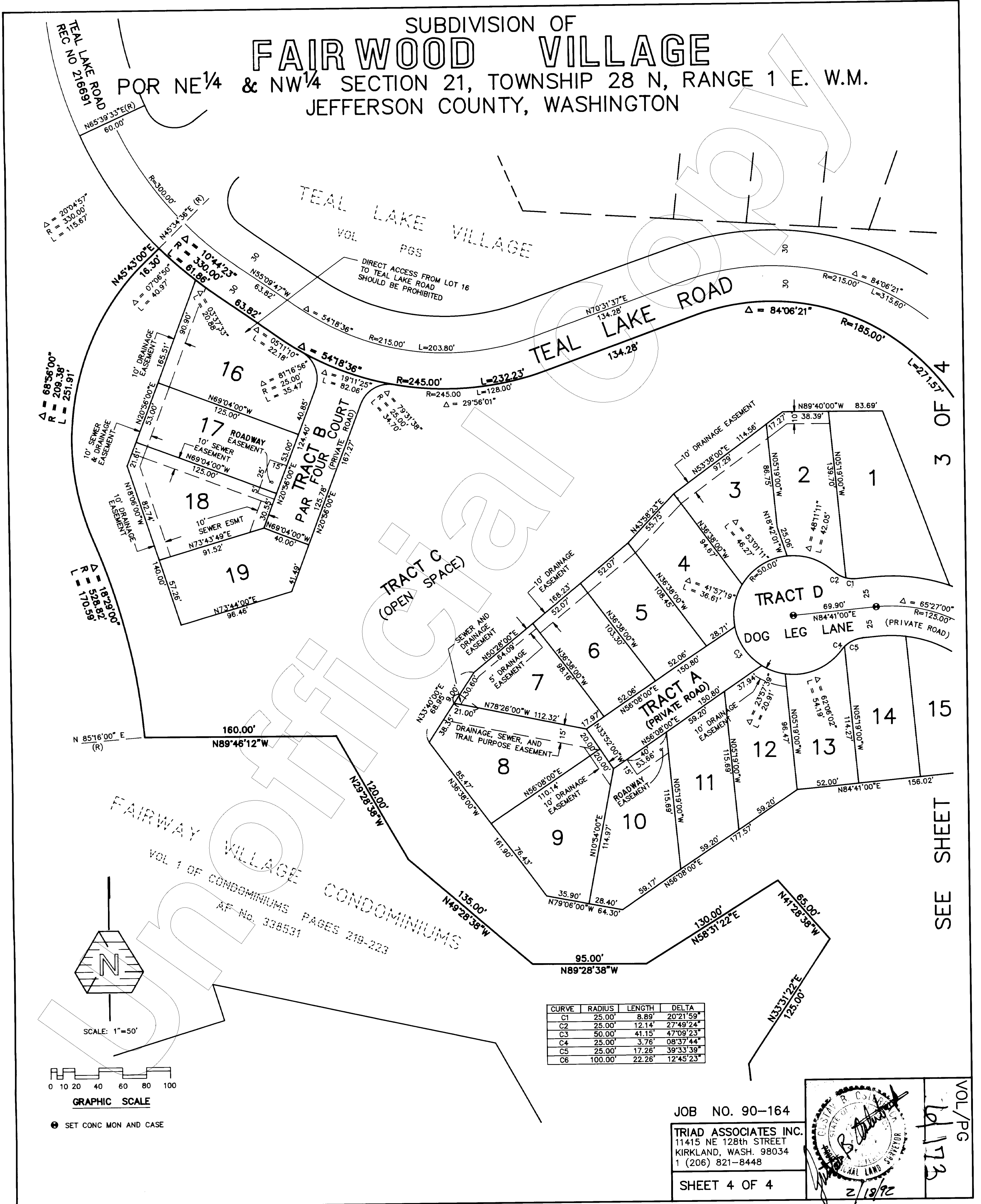


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L.P. No. 629173

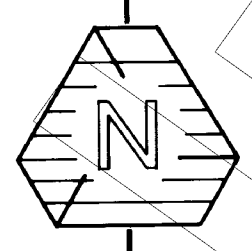
# FAIRWOOD VILLAGE

SUBDIVISION OF  
POR NE<sup>1</sup>/<sub>4</sub> & NW<sup>1</sup>/<sub>4</sub> SECTION 21, TOWNSHIP 28 N, RANGE 1 E. W.M.  
JEFFERSON COUNTY, WASHINGTON

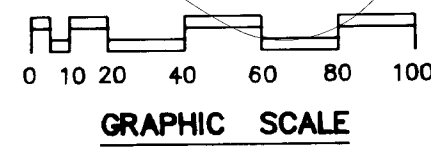


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3  
2  
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SEE SHEET

FAIRWAY VILLAGE  
VOL 1 OF CONDOMINIUMS PAGES 219-223  
AF No. 338531



SCALE: 1"=50'



GRAPHIC SCALE

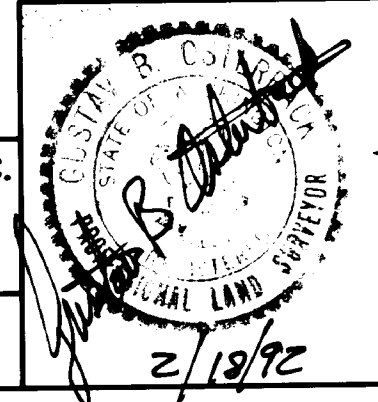
● SET CONC MON AND CASE

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	8.89'	20°21'59"
C2	25.00'	12.14'	27°49'24"
C3	50.00'	41.15'	47°09'23"
C4	25.00'	3.76'	08°37'44"
C5	25.00'	17.26'	39°33'39"
C6	100.00'	22.26'	12°45'23"

JOB NO. 90-164

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11415 NE 128th STREET  
KIRKLAND, WASH. 98034  
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