

**CITY OF SULTAN FILE NO. FP-PUD-04-002**  
**LEGAL DESCRIPTION**

PER CHICAGO TITLE INSURANCE COMPANY PLAT CERTIFICATE ORDER NO. 5610251, DATED AUGUST 6, 2007

PARCEL A: THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M., EXCEPT THE NORTH 704 FEET THEREOF; EXCEPT THE EAST 348 FEET THEREOF; AND EXCEPT PORTION CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 812122; ALSO EXCEPT ANY PORTION LYING WITHIN THE BOUNDS OF THE SULTAN BASIN ROAD.

PARCEL B: THE SOUTH 374 FEET OF THE NORTH 704 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M. EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDS OF SULTAN BASIN ROAD; EXCEPT THAT PORTION LYING WITHIN THE NORTH 350 FEET OF THE EAST 750 FEET AND EXCEPT ANY PORTION THEREOF, IF ANY, LYING WITHIN THE EAST 348 FEET OF THE SOUTH 626 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.

PARCEL C: BEGINNING AT A POINT 250.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION 348 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 375.5 FEET; THENCE EAST 348 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33; THENCE SOUTH 375.5 FEET TO THE POINT OF BEGINNING.

PARCEL D: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; THENCE WEST ON 1/16TH LINE 348 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SUBDIVISION 250.5 FEET; THENCE EAST 348 FEET; THENCE SOUTH 250.5 FEET TO THE POINT OF BEGINNING.

PARCEL E: THE WEST 250 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE NORTH 400 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON )  
 )SS  
 COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RODNEY FRIESE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OWNER/PRESIDENT OF TIMBER RIDGE PROPERTIES, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

(PRINTED NAME)  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

STATE OF WASHINGTON )  
 )SS  
 COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TIM PEARSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF SHORELINE BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_

(PRINTED NAME)  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**UTILITY EASEMENT**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER, OVER, AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

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**TIMBER RIDGE ESTATES**

SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M.  
 NW 1/4, SW 1/4 & NE 1/4, SW 1/4

**APPROVALS:**

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
 CONNIE DUNN, Public Works Director

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
 LAURA KOENIG, City Clerk

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
 RICK CISAR, Community Development Director

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
 BEN TOLSON, Mayor

Examined and approved this \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
 JON STACK, P.E., City Engineer

Examined and approved by a majority of the Sultan City Council Members present to sign the final plat on

\_\_\_\_\_, 2007

\_\_\_\_\_  
 KRISTINA BLAIR JOHN SEEHUUS

\_\_\_\_\_  
 DEREK BOYD STEVE SLAWSON

\_\_\_\_\_  
 BRUCE CHAMPEAUX RON WEDIGER

\_\_\_\_\_  
 JIM FLOWER

**UTILITY EASEMENT**

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF SULTAN AND ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER, OVER, AND UPON THOSE AREAS DENOTED AS "UTILITY EASEMENT" AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, SANITARY SEWER, STORM WATER, ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT TIMBER RIDGE PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND SHORELINE BANK, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENT AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

TRACTS 994, 995, 996, 997, 998 AND 999 ARE HEREBY GRANTED AND CONVEYED TO THE TIMBER RIDGE HOMEOWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF SULTAN. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH CITY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2007.

TIMBER RIDGE PROPERTIES, LLC SHORELINE BANK

RODNEY FRIESE, OWNER/PRESIDENT TIM PEARSON, VICE PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF TIMBER RIDGE ESTATES IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS.

\_\_\_\_\_  
 JAMES B. MCDANIEL, DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 21359

**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 \_\_\_\_\_ TAXES.

\_\_\_\_\_  
 TREASURER, SNOHOMISH COUNTY BY: DEPUTY TREASURER

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF TIMBER RIDGE PROPERTIES, LLC, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2007, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

\_\_\_\_\_  
 CAROLYN DIEPENBROCK BY  
 COUNTY AUDITOR DEPUTY COUNTY AUDITOR



AF# \_\_\_\_\_

**TIMBER RIDGE ESTATES**

PLANNED UNIT DEVELOPMENT  
 AND SUBDIVISION

SCALE: 1" = N/A  
 DRAWN BY: TLR  
 5-21-07  
 REVISED:  
 F/B: 000  
 JOB#: 06-036

HARMSEN & ASSOC. INC  
 16778 146th St SE, Ste 104  
 POST OFFICE BOX 516  
 MONROE, WA 98272  
 PH: (360)794-7811 / (206)343-5903

SHEET 1 OF 5  
 DWG: RTG FINAL  
 S.T.R. INDEX  
 33 - 28 N - 8 E  
 NW 1/4, SW 1/4 &  
 NE 1/4, SW 1/4

*Attachment 1*

CITY OF SULTAN FILE NO. FP-PUD-04-002

TIMBER RIDGE ESTATES

SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M.  
NW 1/4, SW 1/4 & NE 1/4, SW 1/4

RESTRICTIONS

1. THE APPLICANT SHALL INCLUDE SCREENING FENCES CONSISTENT WITH SMC 16.12.120 AT THE REAR PROPERTY LINE OF LOTS 36-38, 44-45, AND 49-50 PRIOR TO FINAL INSPECTION OF THE HOMES.
2. THE APPLICANT/DEVELOPER SHALL MAINTAIN THE LANDSCAPING, OPEN SPACE IMPROVEMENTS, DRAINAGE FACILITIES, AND OTHER COMMON AREAS WITHIN THE SITE FOR A THREE YEAR PERIOD FOLLOWING INSTALLATION. SUCH MAINTENANCE SHALL BE SECURED WITH A PERFORMANCE BOND FILED WITH THE CITY. SUBSEQUENT TO THE THREE YEAR PERIOD, MAINTENANCE RESPONSIBILITY SHALL BE PASSED TO THE HOMEOWNERS ASSOCIATION.
3. AREAS OF NO PARKING THAT NEED TO REMAIN OPEN FOR PROPER ACCESS SHALL BE CLEARLY MARKED AND/OR SIGNED.
4. TRAILS AND RELATED SPLIT RAIL FENCING SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF HOMES AS GENERALLY INDICATED ON THE MASTER SITE PLAN. SPLIT RAIL FENCING SHALL ALSO BE PROVIDED ON BOTH SIDES OF THE NORTH-SOUTH CONNECTOR TRAIL TO MEET THE REQUIREMENTS OF CHAPTER 16.72 SMC.
5. EXERCISE AND PLAY EQUIPMENT SHALL BE INSTALLED IN THE RECREATION AREAS AND ALONG THE TRAIL TO MEET THE REQUIREMENTS OF CHAPTER 16.72 SMC.
6. A FEE IN LIEU IN THE AMOUNT OF \$25,318.95 SHALL BE PAID BY THE APPLICANT FOR THAT PORTION OF THE RECREATION REQUIREMENT OF CHAPTER 16.72 SMC NOT CONSTRUCTED ON SITE.
7. WETLAND AND STREAM IMPACTS SHALL BE MITIGATED IN ACCORDANCE WITH THE WETLAND AND STREAM MITIGATION PLAN AS REVISED AND AS RECOMMENDED IN THE MAY 4, 2005 LETTER FROM GRAHAM-BUNTING ASSOCIATES. THE APPLICANT SHALL MAINTAIN AND MONITOR WETLAND AND STREAM MITIGATION FOR A THREE YEAR PERIOD FOLLOWING INSTALLATION. SUCH MITIGATION SHALL BE SECURED WITH A PERFORMANCE BOND FILED WITH THE CITY IN THE MINIMUM AMOUNT OF \$5780.70.
8. PRIOR TO OCCUPANCY, THE APPLICANT SHALL INSTALL SOLID FENCING ON THE EDGE OF RESIDENTIAL LOTS ADJACENT TO WETLANDS, STREAMS, THEIR BUFFERS, OR BUFFER AVERAGE AREAS.
9. THE APPLICANT SHALL COORDINATE WITH THE WASHINGTON DEPARTMENT OF FISH AND WILDLIFE TO REMOVE ON-SITE STREAM CULVERTS AS PART OF THE SITE DEVELOPMENT. CULVERT REMOVAL SHALL OCCUR PRIOR TO OCCUPANCY.
10. THE DEVELOPER/OWNER IS RESPONSIBLE FOR ANY NECESSARY IMPROVEMENTS TO THE CITY'S WATER SYSTEM IN ORDER TO PROVIDE ADEQUATE WATER TO THE SITE. THE DEVELOPER/OWNER SHALL BE REQUIRED TO EXTEND ON-SITE WATER LINES TO ADJACENT PROPERTIES TO SOUTH. WATER CONNECTIONS MUST BE MADE WITHIN ONE YEAR OF NOTICE.
11. THE DEVELOPER/OWNER IS RESPONSIBLE FOR ANY NECESSARY IMPROVEMENTS TO THE CITY'S SEWER SYSTEM IN ORDER TO PROVIDE SEWER SERVICE TO THE SITE.
12. THE APPLICANT SHALL DEMONSTRATE SUFFICIENT WATER FLOW FROM THE PROPOSED FIRE HYDRANTS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER AND FIRE DISTRICT PRIOR TO ISSUANCE OF OCCUPANCY PERMITS.
13. ALL SITE IMPROVEMENTS, INCLUDING STREETS, SIDEWALKS, BICYCLE LANES, FRONTAGE IMPROVEMENTS, DRAINAGE IMPROVEMENTS, OPEN SPACE LANDSCAPING, AND OTHER COMMON AREA IMPROVEMENTS SHALL BE COMPLETED PRIOR TO FINAL PLAT, WITH THE EXCEPTION OF THE FINAL PAVING OF STREETS. ALTERNATIVELY, THE CITY MAY APPROVE A FINANCIAL BOND OR ASSURANCE FOR ITEMS NOT COMPLETED PRIOR TO FINAL PLAT. ALL SITE IMPROVEMENTS, NOT INCLUDING INDIVIDUAL HOMES, MUST BE INSTALLED PRIOR TO FINAL INSPECTION OF THE FIRST HOME.
14. THE APPLICANT/DEVELOPER SHALL PAY TRAFFIC, RECREATION, AND SCHOOL IMPACT FEES AND THEIR ADMINISTRATIVE PROCESSING COSTS IN ACCORDANCE WITH THE CHAPTERS 16.112 AND 16.116 SMC.
15. LOTS 1 THROUGH 85 ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE TIMBER RIDGE ESTATES HOMEOWNERS ASSOCIATION RECORDED UNDER AUDITOR'S FILE NO. 200708080331, RECORDS OF SNOHOMISH COUNTY.
16. LOTS 1, 67, AND 68 AND TRACTS 997 AND 998 ARE SUBJECT TO EASEMENTS FOR CUTS OR FILLS, CULVERT EXTENSIONS, AND INLET AND OUTLET DITCHES AS PROVIDED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 812122, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
17. THIS DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF OF THOSE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 846916 AND 835008, RECORDS OF SNOHOMISH COUNTY WASHINGTON. PROVISIONS INCLUDE WAIVER OF DAMAGE CLAIMS ARISING FROM SHIFTING SLOPES AND DIVERTED WATERS.

18. LOTS 1 AND 67 AND TRACTS 997 AND 998 ARE SUBJECT TO EASEMENT TO SNOHOMISH COUNTY P.U.D. NO. 1 FOR ELECTRICAL AND COMMUNICATION FACILITIES PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8111050161, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

19. LOT 68 AND TRACT 997 ARE SUBJECT TO EASEMENT TO SNOHOMISH COUNTY P.U.D. NO. 1 FOR ELECTRICAL AND COMMUNICATION FACILITIES PER INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8111050162, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

20. LOTS 1 THROUGH 18 AND LOTS 55 THROUGH 67 AND TRACTS 995, 997, 998, AND 999 ARE SUBJECT TO THE PROVISIONS OF THAT ROADWAY AND UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 9407120376, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. (PARCEL B)

21. LOTS 1 THROUGH 18 AND LOTS 55 THROUGH 67 AND TRACTS 995, 997, 998, AND 999 ARE SUBJECT TO THE PROVISIONS OF THAT ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 9704160423, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. (PARCEL B)

22. LOTS 1 THROUGH 18 AND LOTS 55 THROUGH 67 AND TRACTS 995, 997, 998, AND 999 ARE SUBJECT TO THE PROVISIONS OF THAT SEWER EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 9904140472, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. (PARCEL B)

23. LOTS 18 THROUGH 26 AND LOTS 48 THROUGH 55 AND TRACTS 997 AND 998 ARE SUBJECT TO THE PROVISIONS OF THAT SEWER EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 9901150707, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. (PARCEL C)

24. LOTS 24 THROUGH 48 AND TRACTS 996, 997, 998, AND 999 ARE SUBJECT TO THE PROVISIONS OF THAT SEWER EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 199912090534, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. (PARCELS D AND E)

25. THE TOTAL AREA WITHIN THIS DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF THAT DEVELOPER REIMBURSEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 199912150436, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SAID AGREEMENT EXPIRES NOVEMBER 29, 2014.

26. THE TOTAL AREA WITHIN THIS DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF THAT DEVELOPER REIMBURSEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 199912150437, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SAID AGREEMENT EXPIRES NOVEMBER 29, 2014.

27. LOTS 68 THROUGH 85 AND TRACTS 994 AND 997 ARE SUBJECT TO THE PROVISIONS OF THE NOTICE OF REMOVAL OF DESIGNATED FOREST LAND RECORDED UNDER AUDITOR'S FILE NO. 200512070125, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. (PARCEL B)

28. LOTS 1 THROUGH 18 AND LOTS 55 THROUGH 67 AND TRACTS 995, 997, 998, AND 999 ARE SUBJECT TO THE PROVISIONS OF THE NOTICE OF REMOVAL OF DESIGNATED FOREST LAND RECORDED UNDER AUDITOR'S FILE NO. 200512070126, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. (PARCEL A)

29. THE TOTAL AREA WITHIN THIS DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF THAT DEVELOPER/SUBDIVISION AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 200603300764, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

30. ALL NEW ON-SITE UTILITIES SHALL BE PLACED UNDERGROUND.

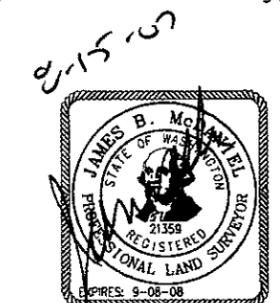
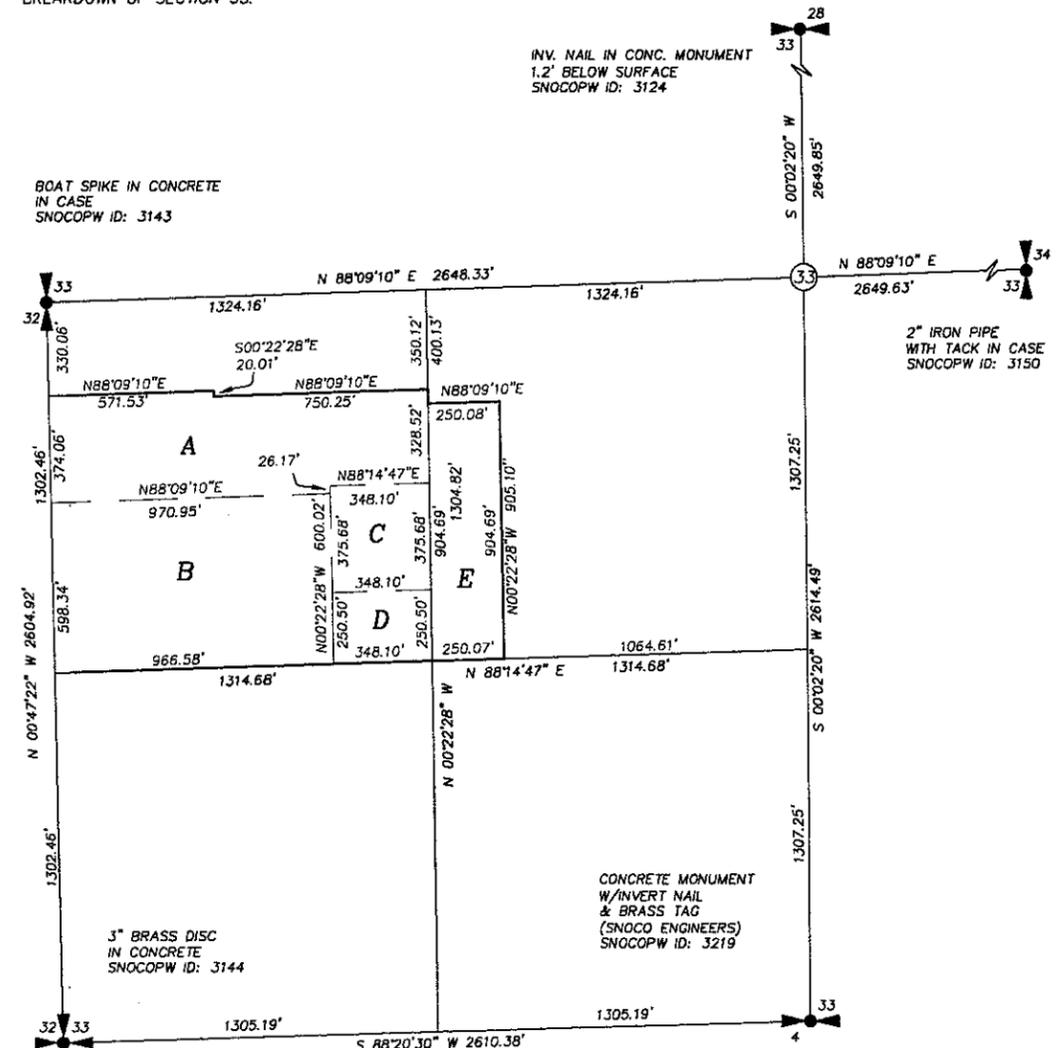
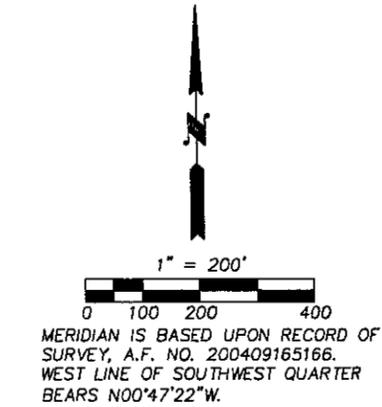
31. ALL NATIVE GROWTH PROTECTION AREAS ARE TO BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES AS SET FORTH IN CHAPTER 16.80.160 SMC ARE ALLOWED WHEN APPROVED BY THE CITY.

NOTE:

THOSE PARCELS LYING SOUTH OF PARCELS B AND D OF THE UNDERLYING LEGAL DESCRIPTION OF THIS PLAT ARE LOCATED IN AN ECONOMIC DEVELOPMENT ZONE. THIS ZONE ALLOWS INDUSTRIAL, WAREHOUSING, OFFICE, AND OTHER USES IN ACCORDANCE WITH CHAPTER 16.12.060 OF THE SULTAN MUNICIPAL CODE.

SURVEY NOTES:

- 1) SURVEY PROCEDURES & EQUIPMENT: FIELD TRAVERSE & 10" TOTAL STATION.
- 2) THE FIELD TRAVERSES USED IN THIS SURVEY MEET OR EXCEED THOSE STANDARDS CONTAINED IN WAC 332-130-090.
- 3) DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 4) ALL CONTROLLING MONUMENTS SHOWN ARE OF RECORD, ARE LOCALLY ACCEPTED AS REPRESENTATIVE OF THEIR PURPORTED POSITIONS, AND WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 5) THIS SURVEY IS BASED UPON THAT RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200409165166, RECORDS OF SNOHOMISH COUNTY, WASHINGTON AND FITS HARMSSEN AND ASSOCIATES BREAKDOWN OF SECTION 33.



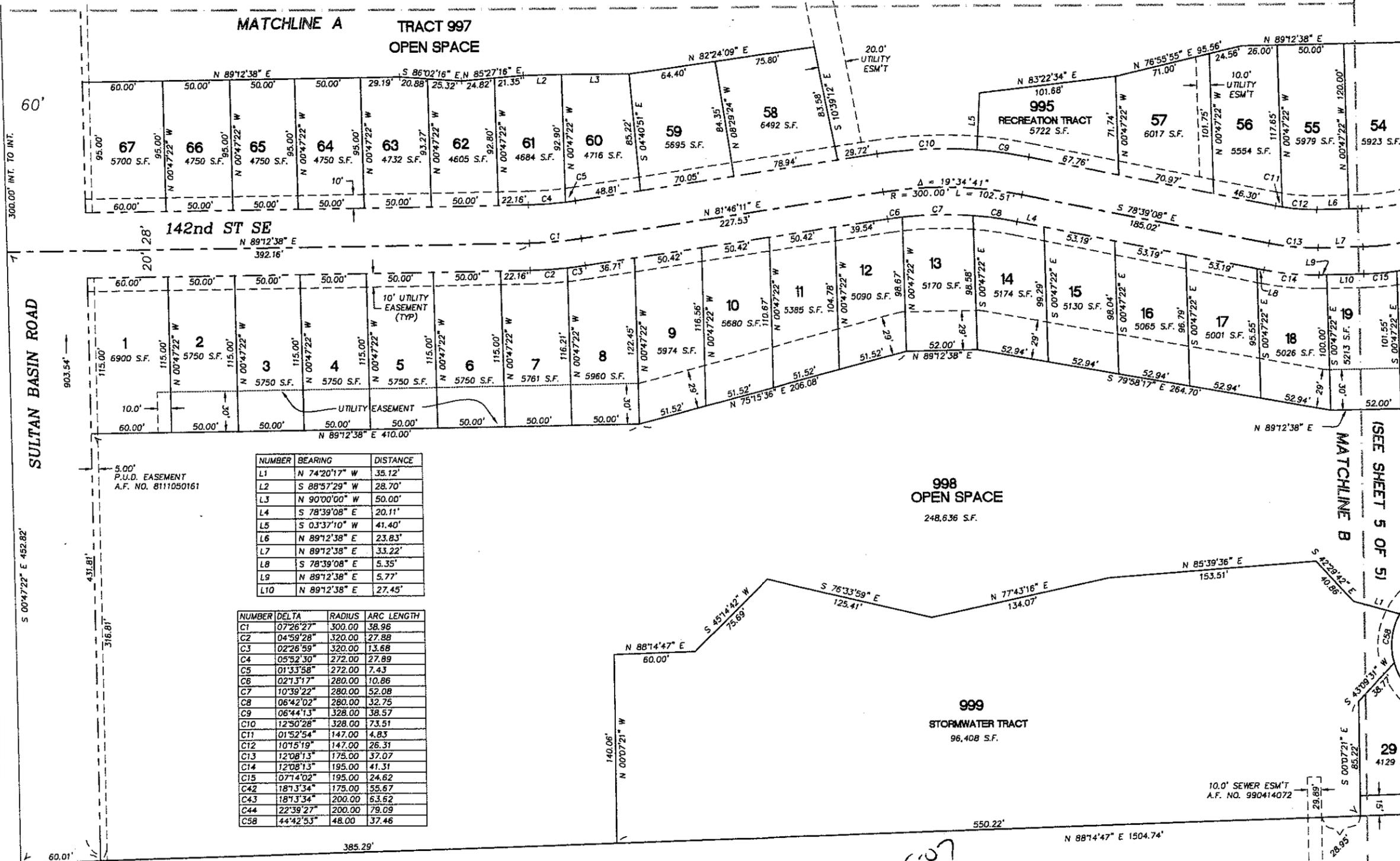
AF#

**TIMBER RIDGE ESTATES**

PLANNED UNIT DEVELOPMENT AND SUBDIVISION

SCALE: 1" = 400'	HARMSSEN & ASSOC. INC 16778 146th St SE, Ste 104 MONROE, WA. 98272 PH: (360)794-7811 / (206)343-5903	SHEET 2 OF 5 DWG: RTG FINAL S.T.R. INDEX 33 - 28 N - 8 E NW 1/4, SW 1/4 & NE 1/4, SW 1/4
DRAWN BY: TLR 5-14-07		
REVISED: F/B: 000 JOB#: 06-036	UNPUBLISHED WORK © 2007 BY HARMSSEN & ASSOCIATES INC	

(SEE SHEET 4 OF 5)

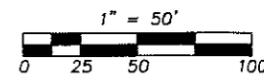


NUMBER	BEARING	DISTANCE
L1	N 74°20'17" W	35.12'
L2	S 88°57'29" W	28.70'
L3	N 90°00'00" W	50.00'
L4	S 78°39'08" E	20.11'
L5	S 03°37'10" W	41.40'
L6	N 89°12'38" E	23.83'
L7	N 89°12'38" E	33.22'
L8	S 78°39'08" E	5.35'
L9	N 89°12'38" E	5.77'
L10	N 89°12'38" E	27.45'

NUMBER	DELTA	RADIUS	ARC LENGTH
C1	07°26'27"	300.00	38.96
C2	04°59'28"	320.00	27.88
C3	02°26'59"	320.00	13.68
C4	05°52'30"	272.00	27.89
C5	01°33'58"	272.00	7.43
C6	02°13'17"	280.00	10.86
C7	10°39'22"	280.00	52.08
C8	06°42'02"	280.00	32.75
C9	06°44'13"	328.00	38.57
C10	12°50'28"	328.00	73.51
C11	01°52'54"	147.00	4.83
C12	10°15'19"	147.00	26.31
C13	12°08'13"	175.00	37.07
C14	12°08'13"	195.00	41.31
C15	07°14'02"	195.00	24.62
C42	18°13'34"	175.00	55.67
C43	18°13'34"	200.00	63.62
C44	22°39'27"	200.00	78.09
C58	44°42'53"	48.00	37.46

AREA SUMMARY

Total Area 1,438,012 sf  
Road Area 166,833 sf  
Tract Area 825,273 sf  
Lot Area 445,906 sf



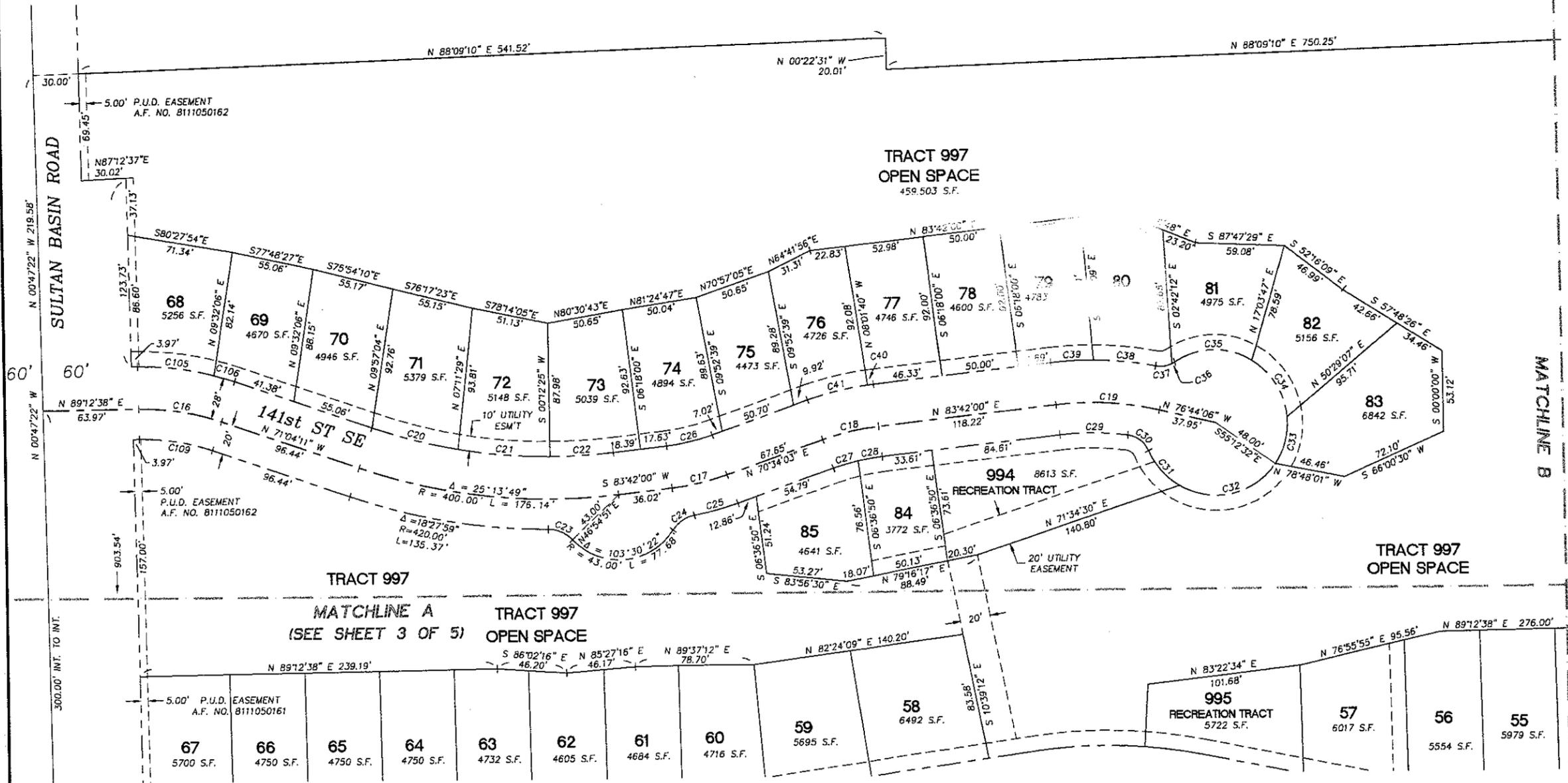
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**TIMBER RIDGE ESTATES**  
PLANNED UNIT DEVELOPMENT  
AND SUBDIVISION

HARMSEN & ASSOC. INC.  
16778 146th St SE, Ste 104  
POST OFFICE BOX 516  
MONROE, WA. 98272  
PH: (360)794-7811 / (206)343-5903

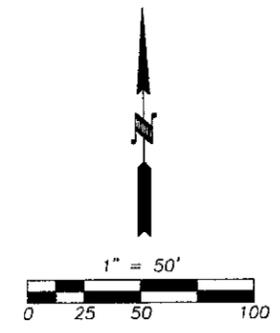
SHEET 3 OF 5  
DWG: RTG FINAL  
S.I.R. INDEX  
33 - 28 N - 8 E  
NW 1/4, SW 1/4 &  
NE 1/4, SW 1/4

SCALE: 1" = 50'  
DRAWN BY: TLR  
6-11-07  
REVISED:  
F/B: 000  
JOB#: 06-036

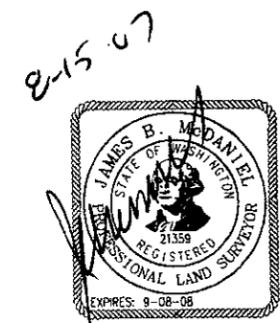


(SEE SHEET 5 OF 5)  
MATCHLINE B

SULTAN BASIN ROAD  
N 00°47'22" W 219.58'  
N 00°47'22" W 60'  
N 00°47'22" W 300.00' INT. TO INT.



NUMBER	DELTA	RADIUS	ARC LENGTH
C16	19°43'11"	165.00	56.79
C17	13°07'57"	165.00	37.82
C18	13°07'57"	165.00	37.82
C19	19°33'54"	200.00	68.29
C20	09°12'28"	372.00	59.78
C21	09°30'56"	372.00	61.78
C22	06°30'25"	372.00	42.25
C23	46°27'01"	22.00	17.84
C24	46°25'04"	22.00	17.82
C25	09°15'31"	185.00	29.89
C26	13°07'57"	137.00	31.40
C27	06°38'45"	145.00	16.82
C28	06°29'13"	145.00	16.42
C29	14°16'54"	180.00	44.87
C30	59°50'28"	17.00	17.76
C31	36°53'18"	48.00	30.90
C32	86°08'35"	48.00	72.17
C33	38°57'27"	48.00	32.64
C34	53°54'58"	48.00	45.17
C35	65°02'47"	48.00	54.49
C36	06°54'25"	17.00	2.05
C37	37°21'13"	17.00	11.08
C38	10°21'00"	228.00	41.19
C39	07°04'53"	228.00	28.18
C40	01°08'58"	193.00	3.87
C41	11°56'59"	193.00	40.37
C105	15°28'35"	193.00	52.13
C106	04°14'36"	193.00	14.29
C109	19°43'11"	145.00	49.90



AF#

**TIMBER RIDGE ESTATES**  
PLANNED UNIT DEVELOPMENT  
AND SUBDIVISION

SCALE: 1" = 50'  
DRAWN BY: TLR  
6-11-07

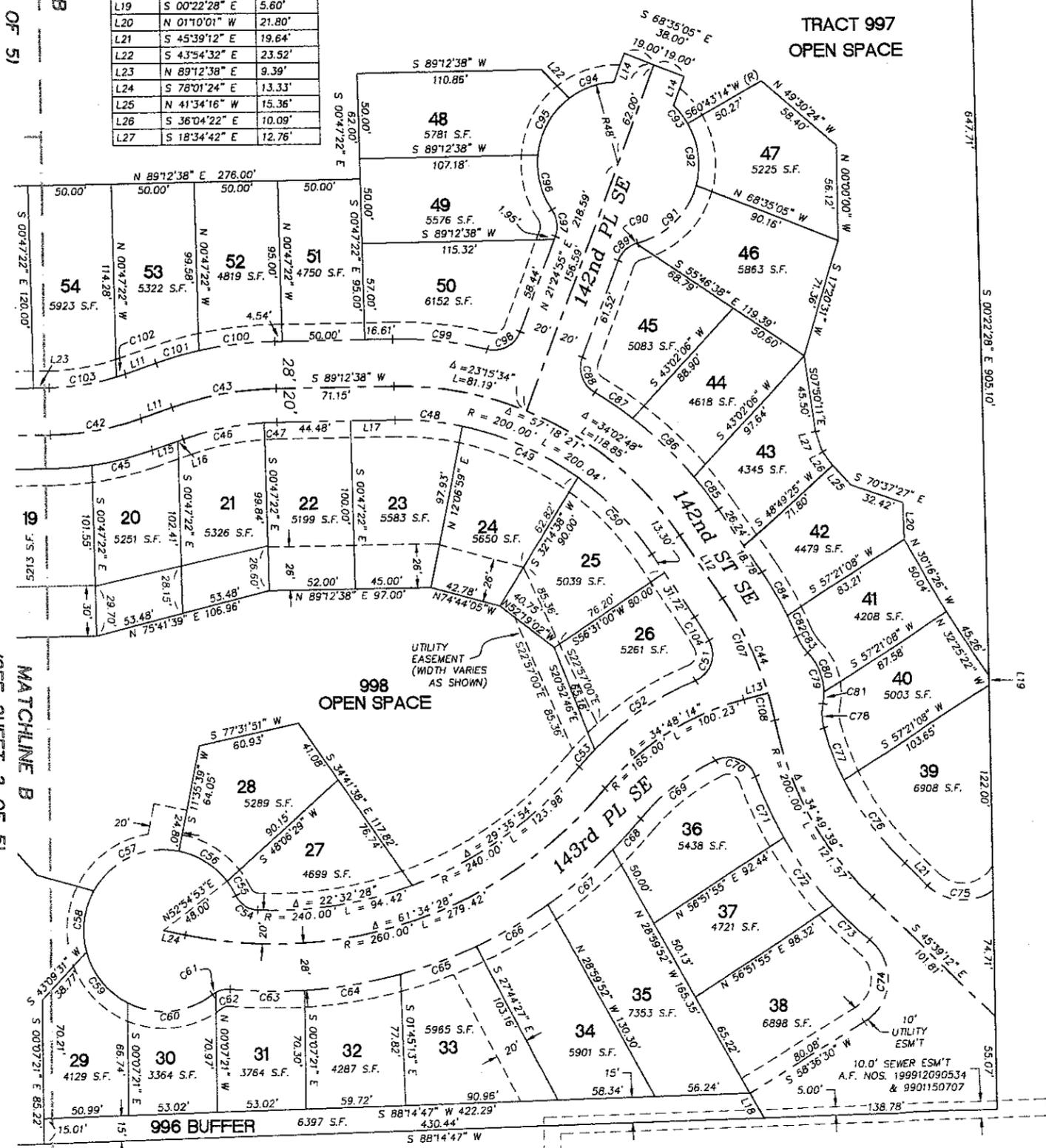
REVISOR:  
F/B: 000  
JOB#: 06-036

HARMSEN & ASSOC. INC.  
16778 146th St SE, Ste 104  
MONROE, WA. 98272  
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SHEET 4 OF 5  
DWG: RTC FINAL  
S.T.R. INDEX  
33 - 28 N - 8 E  
NW 1/4, SW 1/4 &  
NE 1/4, SW 1/4

MATCHLINE B  
(SEE SHEET 4 OF 5)

NUMBER	BEARING	DISTANCE
L11	N 70°59'04" E	19.78'
L12	S 33°29'00" E	45.02'
L13	S 75°12'21" W	14.61'
L14	N 21°24'55" E	17.92'
L15	N 70°59'04" E	16.39'
L16	N 70°59'04" E	3.39'
L17	N 89°12'38" E	26.67'
L18	N 28°59'52" W	16.87'
L19	S 00°22'28" E	5.60'
L20	N 01°10'01" W	21.80'
L21	S 45°39'12" E	19.64'
L22	S 43°54'32" E	23.52'
L23	N 89°12'38" E	9.39'
L24	S 78°01'24" E	13.33'
L25	N 41°34'16" W	15.36'
L26	S 36°04'22" E	10.09'
L27	S 18°34'42" E	12.76'



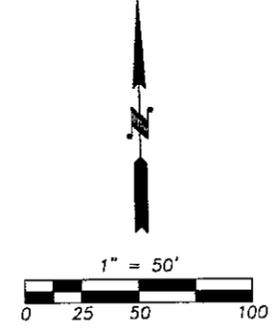
MATCHLINE B  
(SEE SHEET 3 OF 5)

TRACT 997  
OPEN SPACE

998  
OPEN SPACE

996 BUFFER

NUMBER	DELTA	RADIUS	ARC LENGTH
C42	181°3'34"	175.00	55.67
C43	181°3'34"	200.00	63.62
C44	22°39'27"	200.00	79.09
C45	10°59'32"	195.00	37.41
C46	15°49'54"	180.00	49.74
C47	02°23'40"	180.00	7.52
C48	12°54'20"	180.00	40.54
C49	24°09'53"	180.00	75.92
C50	20°14'08"	180.00	63.57
C51	95°52'22"	17.00	28.45
C52	22°51'08"	185.00	73.79
C53	04°18'29"	185.00	13.91
C54	62°17'15"	15.00	16.31
C55	11°54'51"	48.00	9.98
C56	41°19'14"	48.00	34.62
C57	72°00'22"	48.00	60.32
C58	44°42'53"	48.00	37.46
C59	47°44'47"	48.00	40.00
C60	84°30'36"	48.00	54.04
C61	08°55'17"	15.00	2.34
C62	33°54'19"	15.00	8.88
C63	08°50'55"	288.00	44.48
C64	11°36'03"	288.00	58.31
C65	09°35'05"	288.00	48.18
C66	09°52'54"	288.00	49.67
C67	10°07'52"	288.00	50.92
C68	04°59'41"	288.00	25.11
C69	23°53'05"	137.00	57.11
C70	96°54'10"	17.00	28.75
C71	102°3'21"	220.00	39.89
C72	13°03'48"	220.00	50.16
C73	07°42'24"	220.00	29.59
C74	108°34'41"	30.00	56.85
C75	80°34'24"	30.00	42.19
C76	20°23'40"	172.00	61.22
C77	11°01'24"	172.00	33.09
C78	25°55'44"	32.00	14.48
C79	55°41'03"	34.00	33.04
C80	43°45'50"	34.00	25.97
C81	11°55'13"	34.00	7.07
C82	03°21'19"	228.00	13.35
C83	21°23'24"	32.00	11.95
C84	07°31'39"	228.00	29.95
C85	06°03'08"	228.00	24.08
C86	12°35'34"	228.00	50.11
C87	06°53'55"	228.00	27.45
C88	80°26'31"	17.00	23.87
C89	52°12'07"	17.00	15.49
C90	03°06'06"	17.00	0.92
C91	60°55'54"	48.00	51.05
C92	45°03'59"	48.00	37.75
C93	15°59'14"	48.00	13.39
C94	34°19'37"	48.00	28.76
C95	47°02'57"	48.00	39.42
C96	40°36'34"	48.00	34.02
C97	55°18'12"	17.00	16.41
C98	82°11'02"	17.00	24.38
C99	14°23'18"	228.00	57.26
C100	11°30'07"	228.00	45.77
C101	06°43'27"	228.00	26.76
C102	02°11'19"	147.00	5.62
C103	16°02'15"	147.00	41.15
C104	05°10'23"	180.00	16.25
C107	17°51'39"	200.00	62.35
C108	04°47'48"	200.00	16.74



8-15-07



AF#

**TIMBER RIDGE ESTATES**  
PLANNED UNIT DEVELOPMENT  
AND SUBDIVISION

SCALE: 1" = 50'  
DRAWN BY: TLR  
6-11-07  
REVISED:  
F/B: 000  
JOB#: 06-036

**HARMSEN & ASSOC. INC**  
16778 146th St SE, Ste 104  
POST OFFICE BOX 516  
MONROE, WA. 98272  
PH: (360)794-7811 / (206)343-5903

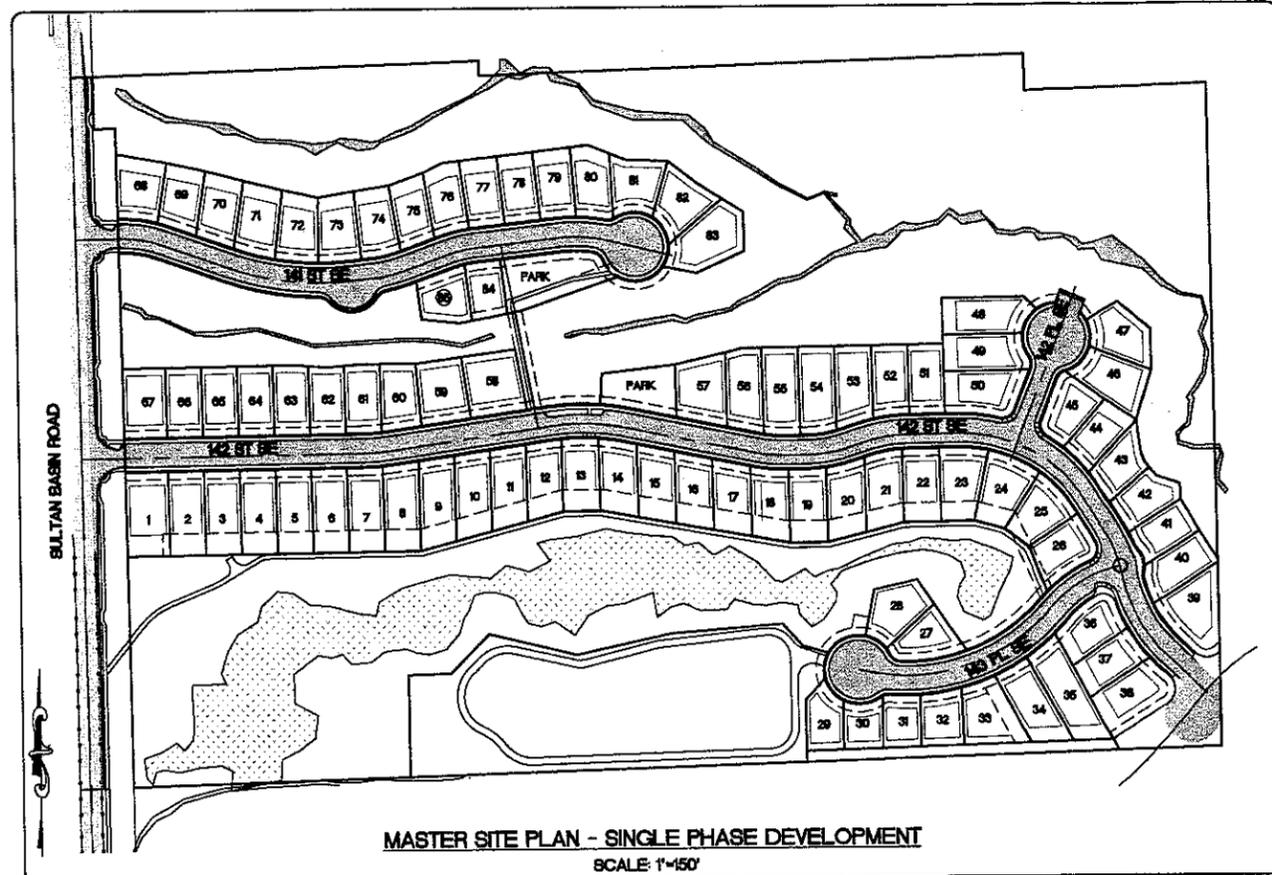
SHEET 5 OF 5  
DWG: RTG FINAL  
S.F.R. INDEX  
33 - 28 N - 8 E  
NW 1/4, SW 1/4 &  
NE 1/4, SW 1/4

# TIMBER RIDGE ESTATES

## A PLANNED UNIT DEVELOPMENT - SINGLE FAMILY RESIDENTIAL

### FINAL P.U.D.

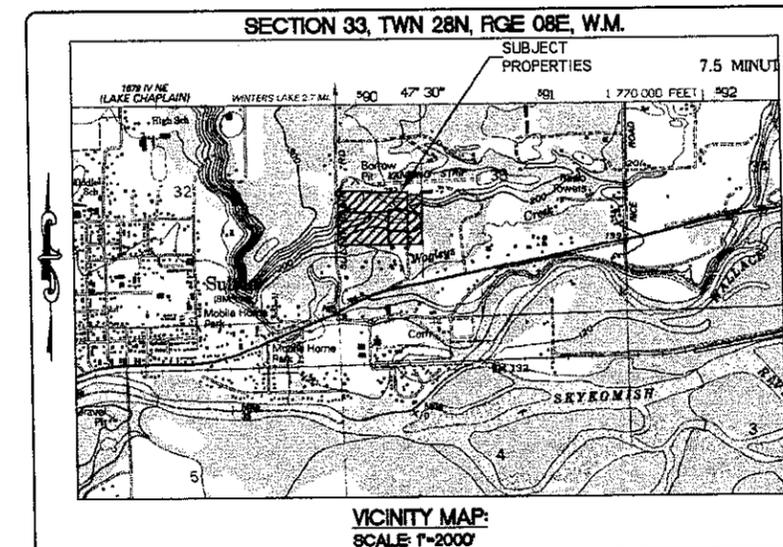
### SULTAN, WASHINGTON



**MASTER SITE PLAN - SINGLE PHASE DEVELOPMENT**  
SCALE: 1"=150'

#### SHEET INDEX

- C-1 COVER SHEET
- C-2 SUBJECT PROPERTIES AND LEGAL DESCRIPTIONS
- C-3 EXISTING CONDITIONS
- C-4 MASTER SITE PLAN - SINGLE PHASE DEVELOPMENT
- C-5 SULTAN BASIN ROAD - PLAN / PROFILE
- C-6 TIMBER HEIGHTS DRIVE - PLAN / PROFILE
- C-7 TIMBER RIDGE ROAD - PLAN / PROFILE
- C-8 TIMBER RIDGE ROAD - PLAN / PROFILE
- C-9 TYPICAL SUBDIVISION CROSS SECTION
- C-10 LANDSCAPE PLAN
- C-11 WETLAND AND BUFFER MITIGATION PLAN SHEET 1 OF 2
- C-12 WETLAND AND BUFFER MITIGATION PLAN SHEET 2 OF 2



**VICINITY MAP:**  
SCALE: 1"=2000'

#### LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
EXIST.	PROP.	EXIST.	PROP.	EXIST.	PROP.	EXIST.	PROP.
<b>UTILITY SYMBOLS:</b>							
□	GAS METER	○	SAN. SEWER CLEAN OUT	⊕	2-NOZZLE	---	EXISTING GAS
□	GAS VALVE	○	SAN. SEWER MANHOLE	⊕	3-NOZZLE	---	EXISTING TELEPHONE
□	PAD MOUNTED TRANSFORMER	□	STORM DRAIN CATCH BASIN	⊕	FLANGE/BLIND FL	---	EXISTING OVERHEAD POWER
□	POWER VAULT	□	STORM DRAIN INLET(NO CATCH)	⊕	MECHANICAL	---	EXISTING UNDERGROUND POWER
□	TRANSMISSION TOWER (SCALEABLE)	---	STORM DRAIN CULVERT	⊕	PUSH-ON/HUB	---	EXISTING SEWER LINE
⊕	UTILITY POLE	⊕	STORM DRAIN MANHOLE	⊕	THREAD	---	PROPOSED SEWER LINE
⊕	POWER POLE	⊕	CAP/PLUG	⊕	AIR RELIEF	---	EXISTING STORM LINE
⊕	UTILITY POLE ANCHOR	⊕	COUPLING	⊕	BLOW-OFF	---	EXISTING STORM DITCH
⊕	TELEPHONE RISER	⊕	GUARD POST	⊕	BUTTERFLY	---	PROPOSED STORM LINE
⊕	TELEPHONE VAULT	⊕	REDUCER	⊕	CHECK	---	EXISTING WATER LINE
		⊕	THRUST BLOCK	⊕	GATE/GENERAL	---	PROPOSED WATER LINE
		⊕	WATER METER	⊕	PLUG VALVE		

**OWNER:**  
TIMBER RIDGE PROPERTIES, LLC  
9812 190th AV SE  
SNOHOMISH, WA 98290  
CONTACT: ROD FRIESE  
(425) 268-0351

**CONSULTING ENGINEER:**  
WEB ENGINEERING LTD.  
149 WEST KELLOGG RD.  
BELLINGHAM, WA 98226  
CONTACT: NEIL LATTA, P.E.  
PH: (360) 671-7002  
FAX: (360) 671-7081

**LAND SURVEYOR:**  
HARMSEN AND ASSOCIATES  
17614 WEST MAIN STREET  
PO BOX 516  
MONROE, WA 98272-0516  
CONTACT: JAMES B MCDANIEL, PLS  
PH: (360) 794-7811  
FAX: (360) 805-9732

**WEB ENGINEERING LTD**  
consulting civil engineers

149 WEST KELLOGG ROAD, BELLINGHAM, WA 98226  
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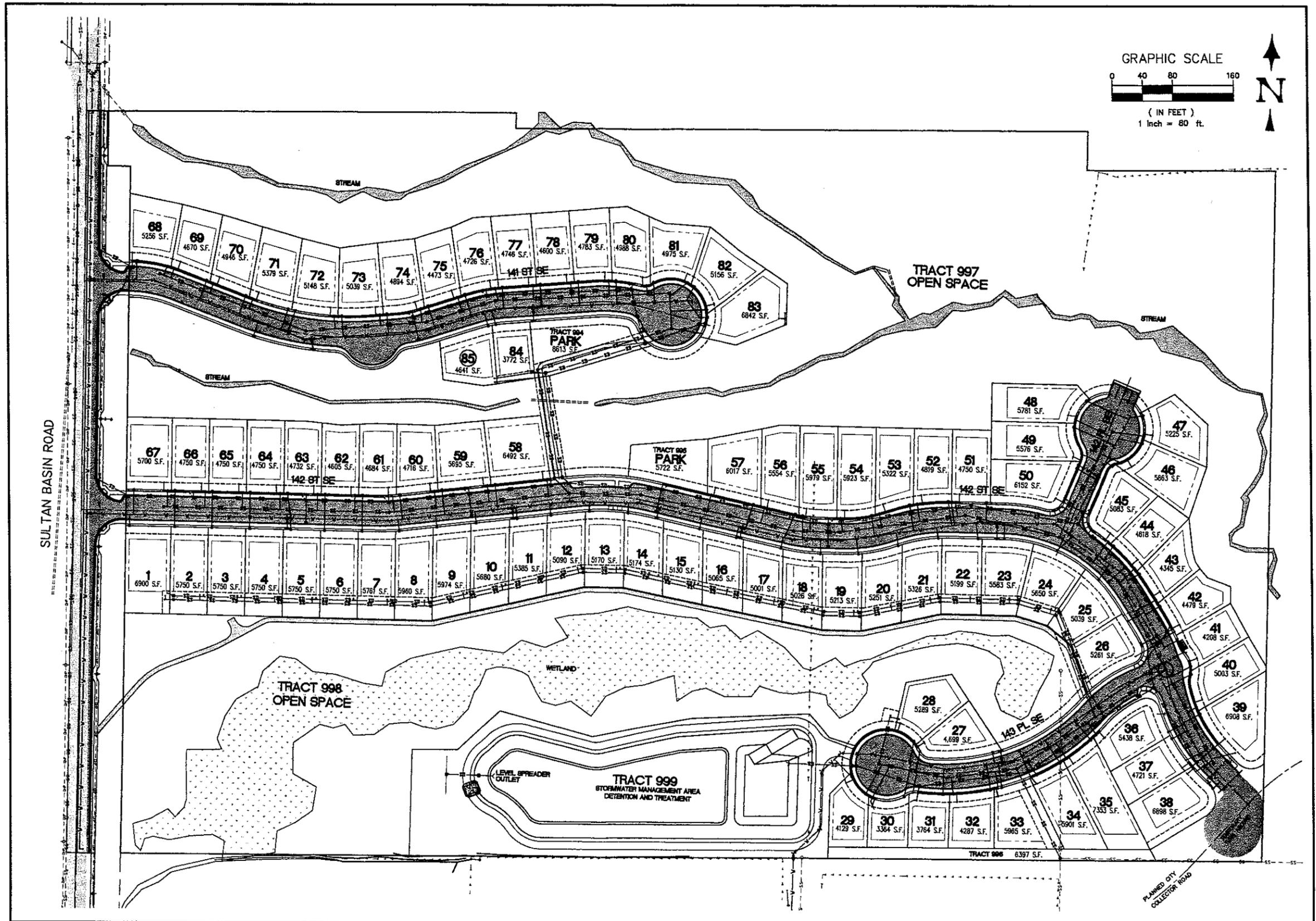
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CITY FILE NUM. NA  
DESIGNED BY: NL  
DRAWN BY: BJS  
CHECKED BY: NL

**RTG PROPERTIES LLC**  
35409 SR 2  
PO BOX 167  
STARTUP, WA 98293

**COVER SHEET**  
FINAL RESIDENTIAL PUD  
PLAT OF TIMBER RIDGE ESTATES  
SULTAN, WA  
A PORTION OF SECTION 33, TOWNSHIP 28N, RANGE 8E, W.M.

DATE: AUGUST 2007  
SCALE: H: AS NOTED V: N/A

DRAWING: C-1  
SHEET: 1 OF 12



**WEB ENGINEERING LTD**  
*consulting civil engineers*  
 149 WEST KELLOGG ROAD, BELLINGHAM, WA 98226  
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 Fax: (360) 671-7081  
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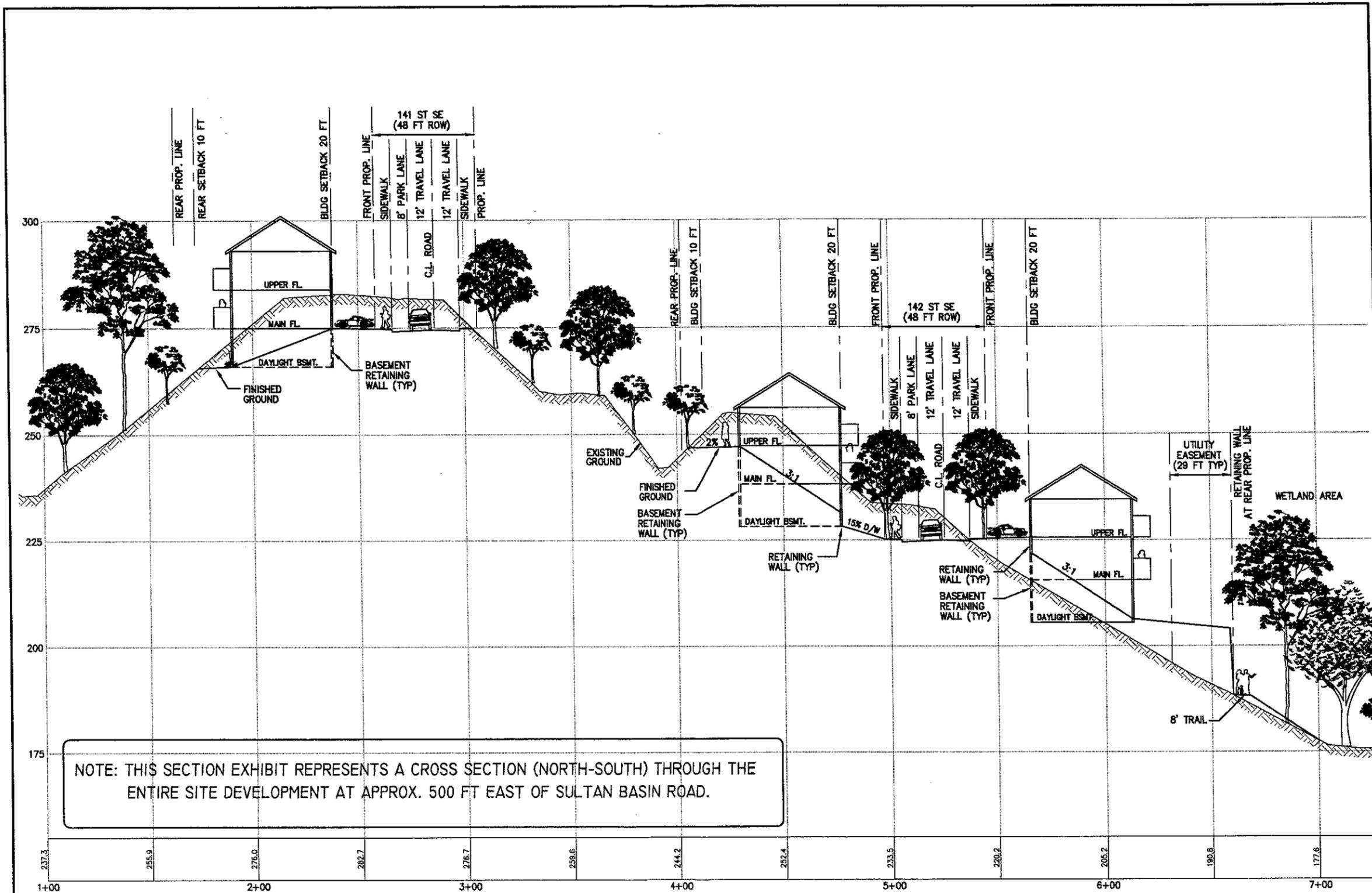


JOB NO.: C05009  
 CITY FILE NUM. NA  
 DESIGNED BY: NL  
 DRAWN BY: BJS  
 CHECKED BY: NL

**RTG PROPERTIES LLC**  
 35409 SR 2  
 PO BOX 167  
 STARTUP, WA 98293

**MASTER SITE PLAN**  
**FINAL RESIDENTIAL PUD**  
 PLAT OF TIMBER RIDGE ESTATES  
 SULTAN, WA  
 A PORTION OF SECTION 33, TOWNSHIP 28N, RANGE 8E, W.M.  
 DATE: AUGUST 2007  
 SCALE: H: 1"=80'  
 V: N/A

DRAWING: C-4  
 SHEET: 4 OF 12



NOTE: THIS SECTION EXHIBIT REPRESENTS A CROSS SECTION (NORTH-SOUTH) THROUGH THE ENTIRE SITE DEVELOPMENT AT APPROX. 500 FT EAST OF SULTAN BASIN ROAD.

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*consulting civil engineers*

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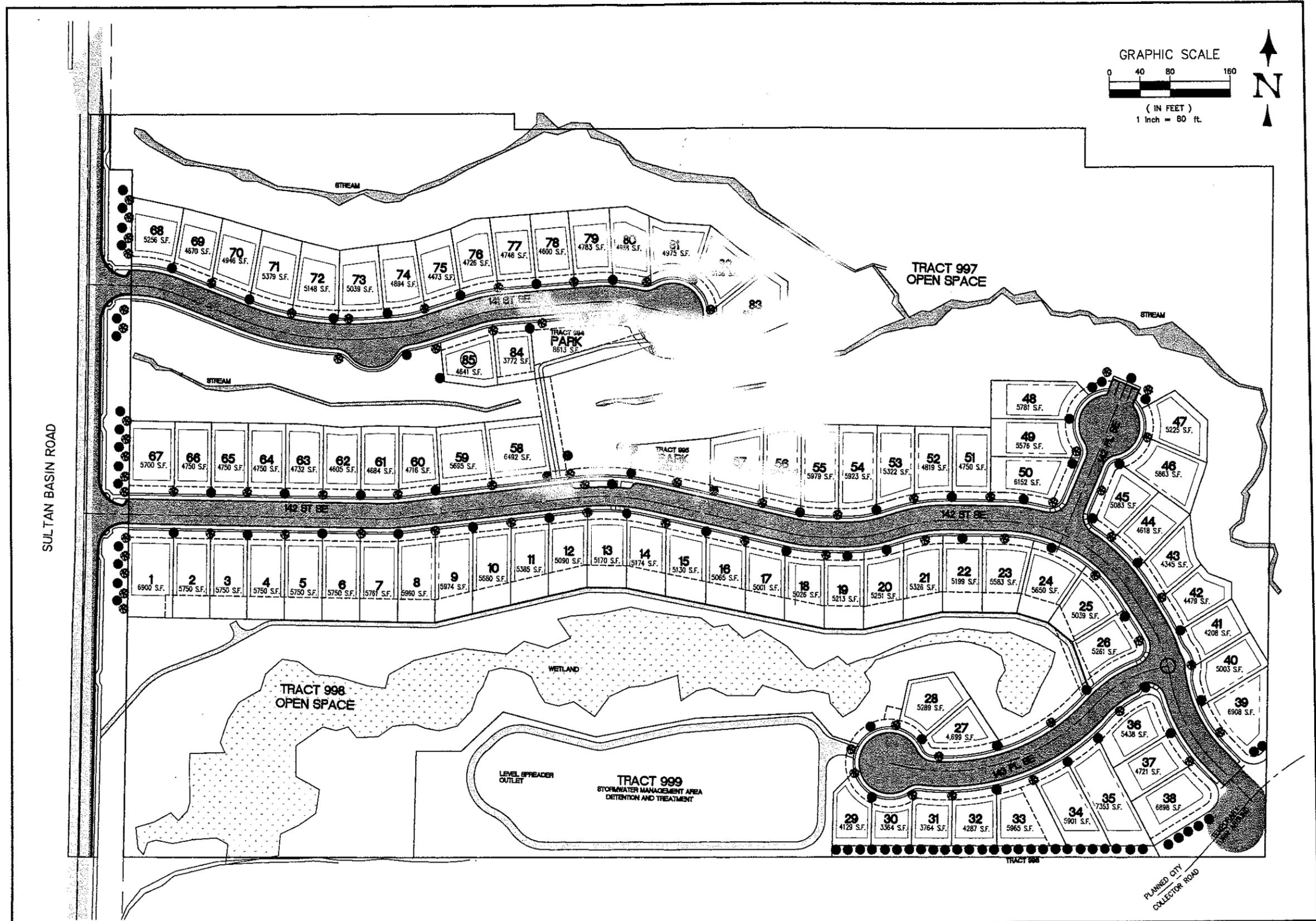
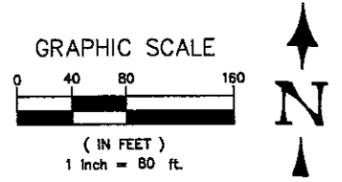
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CHECKED BY:	NL

**RTG PROPERTIES LLC**  
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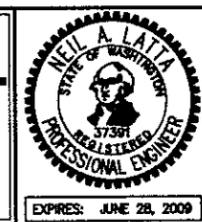
**TYPICAL SUBDIVISION CROSS SECTION**  
 FINAL RESIDENTIAL PUD  
 FLAT OF TIMBER RIDGE ESTATES  
 SULTAN, WA  
 A PORTION OF SECTION 33, TOWNSHIP 28N, RANGE 8E, W.M.

DATE: AUGUST 2007      SCALE: H: 1"=30'      V: 1"=15'

DRAWING:	C - 9
SHEET:	9 OF 12



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 CITY FILE NUM. NA  
 DESIGNED BY: NL  
 DRAWN BY: BJS  
 CHECKED BY: NL

**RTG PROPERTIES LLC**  
 35409 SR 2  
 PO BOX 167  
 STARTUP, WA 98293

**LANDSCAPE PLAN**  
 FINAL RESIDENTIAL PUD  
 PLAT OF TIMBER RIDGE ESTATES  
 SULTAN, WA  
 A PORTION OF SECTION 33, TOWNSHIP 28N, RANGE 8E, W.M.  
 DATE: AUGUST 2007 SCALE: H: 1"=80' V: N/A

DRAWING: C - 10  
 SHEET: 10 OF 12