

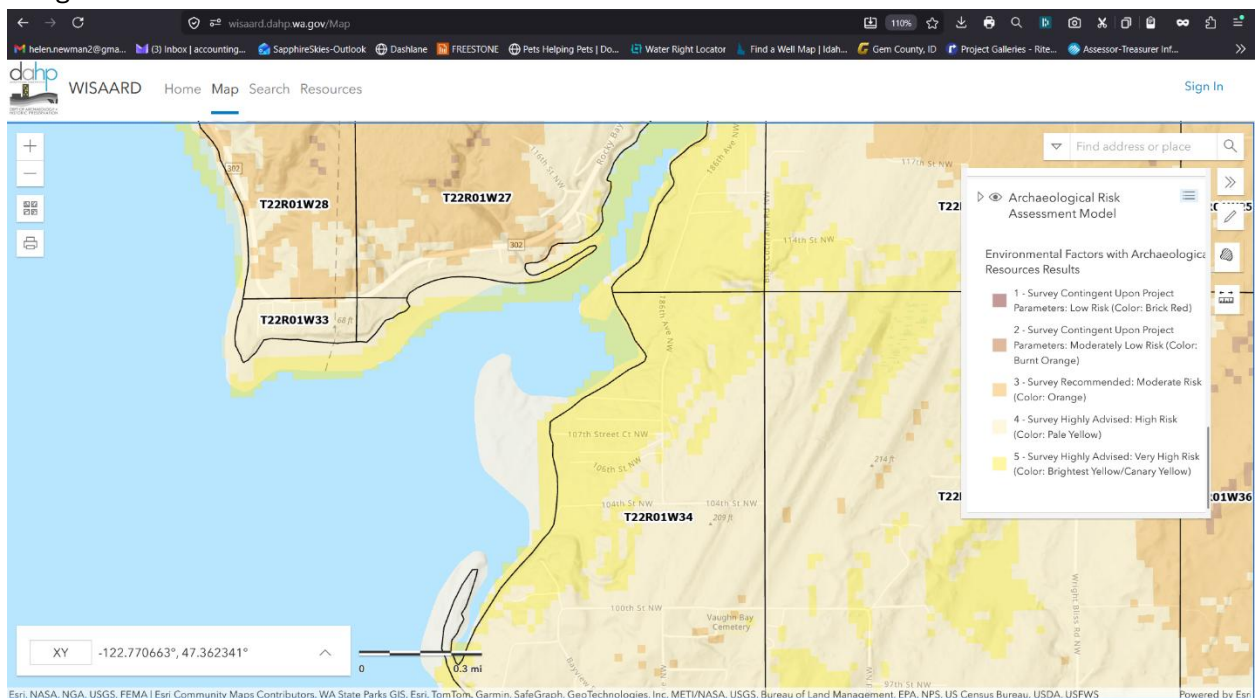
18819 106th St. Ct. NW
Gig Harbor, WA 98329

Michael Morrison
MyUniqueHome.com
253.606.5925

View Corridor Information

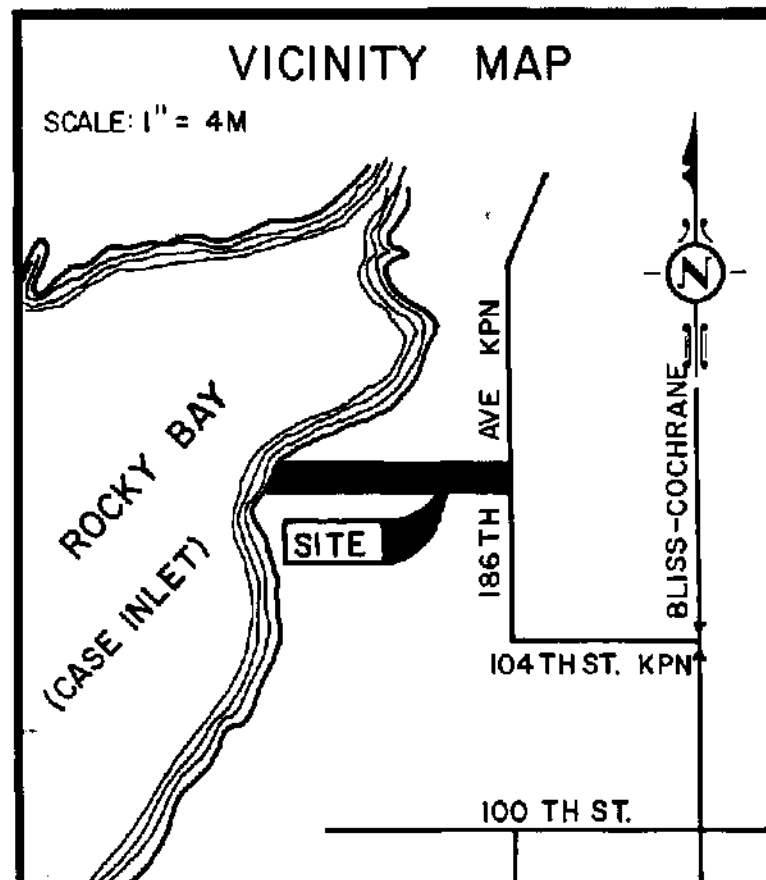
The property has several items that were put in place to protect the quality of life here. This property has the benefit of some amazing views and you should be aware of the following items that protect the view corridor over the lots in front of the property.

1. There is a Bald Eagle Site Management Plan that restricts removal of certain trees. Recorded and attached. See recording #200701230892.
2. The 100-year flood plain is situated on lot #4; see plat map.
3. The height restriction on the lot in front is 15' (limits to ~ one story).
4. Lower Lot #4 abuts a wetland property on the South side.
5. There is a line of site restriction under recording document #20081007433 to preserve views of this property.
6. An archeological study is required for any neighboring lots prior to building. This is a "Survey Highly Advised" area, designated by the Department of Archeological and Historic Preservation. This poses a risk that potential builders will need to explore and possibly mitigate..



See video regarding an archeological review.

https://youtu.be/NG1dYXsCe28?si=K-uHt_NCnh2ELz2n



ACKNOWLEDGEMENT:

"WE THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS SHORT PLAT AND HAVE NO RIGHT, TITLE, OR INTEREST OF ANY KIND, IN ANY PLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SHORT PLAT. THIS SHORT IS MADE IN ACCORDANCE WITH OUR DESIRES.

STATE OF WASHINGTON) SS
COUNTY OF PIERCE)

ON THIS DAY PERSONALLY APPEARED BEFORE ME: Eugene A. Smith
Marie L. Smith TO ME KNOWN TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT
AND ACKNOWLEDGE THAT they SIGNED THE SAME AS their own
FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN
MENTIONED.

GIVEN UNDER MY HAND OFFICIAL SEAL THIS 13th DAY OF October 1988
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Federal Way

PIERCE CO. SHORT PLAT NO. _____

A PORTION SECTION 34 TWP. 22 N RANGE 1 W

ORIGINAL TRACT LL 426 LOT #E
ASSESSOR'S PARCEL NO.(S) 00-22-34-1-031

NOTICE:

THE LAND CONTAINED WITHIN THIS SHORT PLAT MAY NOT BE FURTHER
DIVIDED BY ANYONE WITHIN FIVE (5) YEARS OF THE RECORDING DATE
OF THIS SHORT PLAT WITHOUT A FORMAL SUBDIVISION HAVING
BEEN FILED WITH THE PIERCE COUNTY AUDITOR.

FUTURE PERMITS:

THE APPROVAL OF THIS SHORT PLAT IS NOT A GUARANTEE THAT
FUTURE PERMITS WILL BE GRANTED.

PUBLIC WORKS DEPARTMENT.

1. ALL ROADS ARE PRIVATE FROM 186TH AVE. KPN.
2. "NATURAL BUFFER AREA" - NO BUILDING, CLEARING, FILLING OR GRADING IS PERMITTED WITHIN THIS AREA EXCEPT FOR (minor tree work) TO DISPERSE AND DISPERSE STORM WATER RUN-OFF FROM THIS PLAT SITE.
3. ALL LOT OWNERS SHALL MAINTAIN THEIR PORTIONS OF PROPERTY FOR THE PRIVATE ROAD EASEMENT AS SHOWN ON THE PLAT. SAID OWNERS AND SUCCESSORS SHALL BEAR THE EXPENSE OF CONSTRUCTING AND MAINTAINING ALL PRIVATE ROADS AND EASEMENTS ON THIS PLAT. BEFORE CONSIDERATION OF ANY PROPOSAL TO DEDICATE SUCH ROADS TO PIERCE COUNTY SUCH ROADS MUST MEET THE STANDARDS OF PIERCE COUNTY.
4. PRIOR TO OBTAINING BUILDING PERMITS THE OWNER SHALL OBTAIN A COPY OF THE DRAINAGE PLAN FROM THE PUBLIC WORKS DEPARTMENT. DRAINAGE PLAN NO. 12-22-88
5. EACH AND EVERY LOT OWNER WILL BE RESPONSIBLE FOR CONTROLLING THE STORM WATER RUN-OFF THAT WILL BE CREATED BY THE DEVELOPMENT OF THIS PLAT AND, IF APPLICABLE, THEY WILL ALSO BE COLLECTIVELY RESPONSIBLE FOR MAINTAINING THE DRAIN SYSTEM AND RELATED DRAINAGE STRUCTURES IN THIS PLAT.

AUTHORIZED SIGNATURE _____

DATE _____

HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRY AT THE TACOMA-PIERCE COUNTY HEALTH DEPT. ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR SPECIFIC LOTS.

AUTHORIZED SIGNATURE Dennis Malone

DATE 12/16/89

PLANNING DEPARTMENT DNS 4-3-87

SENSITIVE AREA (YES) NO

AUTHORIZED SIGNATURE _____

DATE 12-22-88

UTILITIES DEPARTMENT

PUBLIC SANITARY SEWER SYSTEM () YES NO

AUTHORIZED SIGNATURE Shirley Noyes

DATE 11/1/88

COUNTY FIRE MARSHAL

1. ALL ROADS FROM 186TH AVE. KPN ARE NOT TO EXCEED 12% GRADE.
2. A TWENTY-FOUR (24") FOOT ROADWAY SURFACE SHALL BE INSTALLED AND MAINTAINED FOR ALL PRIVATE ROADS.
3. ALL DRIVEWAYS SERVING SINGLE FAMILY RESIDENCES SHALL BE INSTALLED AND MAINTAINED FIFTEEN (15') FEET WIDE.
4. ALL LOTS ON THIS PLAT ARE FOR SINGLE FAMILY RESIDENCE ONLY.

AUTHORIZED SIGNATURE Wendell J. Hall

DATE 11-8-88

COUNTY ASSESSOR-TREASURER

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

AUTHORIZED SIGNATURE Wendell Brown

DATE 3-7-89

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 8th DAY OF Mar 1988 AT THE REQUEST OF:

AUDITOR'S FEE NO. 8903080228

AUTHORIZED SIGNATURE Demetrios

DATE 3-21-88

NAME & ADDRESS-ORIGINAL TRACT OWNER

MR. & MRS. EUGENE SMITH - MEDICAL INTERIORS, INC.

321 E. 25th ST., TACOMA, WA. 98421 Phone: 527-9998

EXISTING ZONING GENERAL USE OK

SOURCE OF WATER WELL

SEWER SYSTEM SEPTIC TANK

WIDTH & TYPE OF ACCESS 30' PRIVATE PG-1-G

NO. OF SHORT PLATTED LOTS: FOUR

SCALE: 1" = 100'

ORIGINAL SUBMITTAL DATE: _____

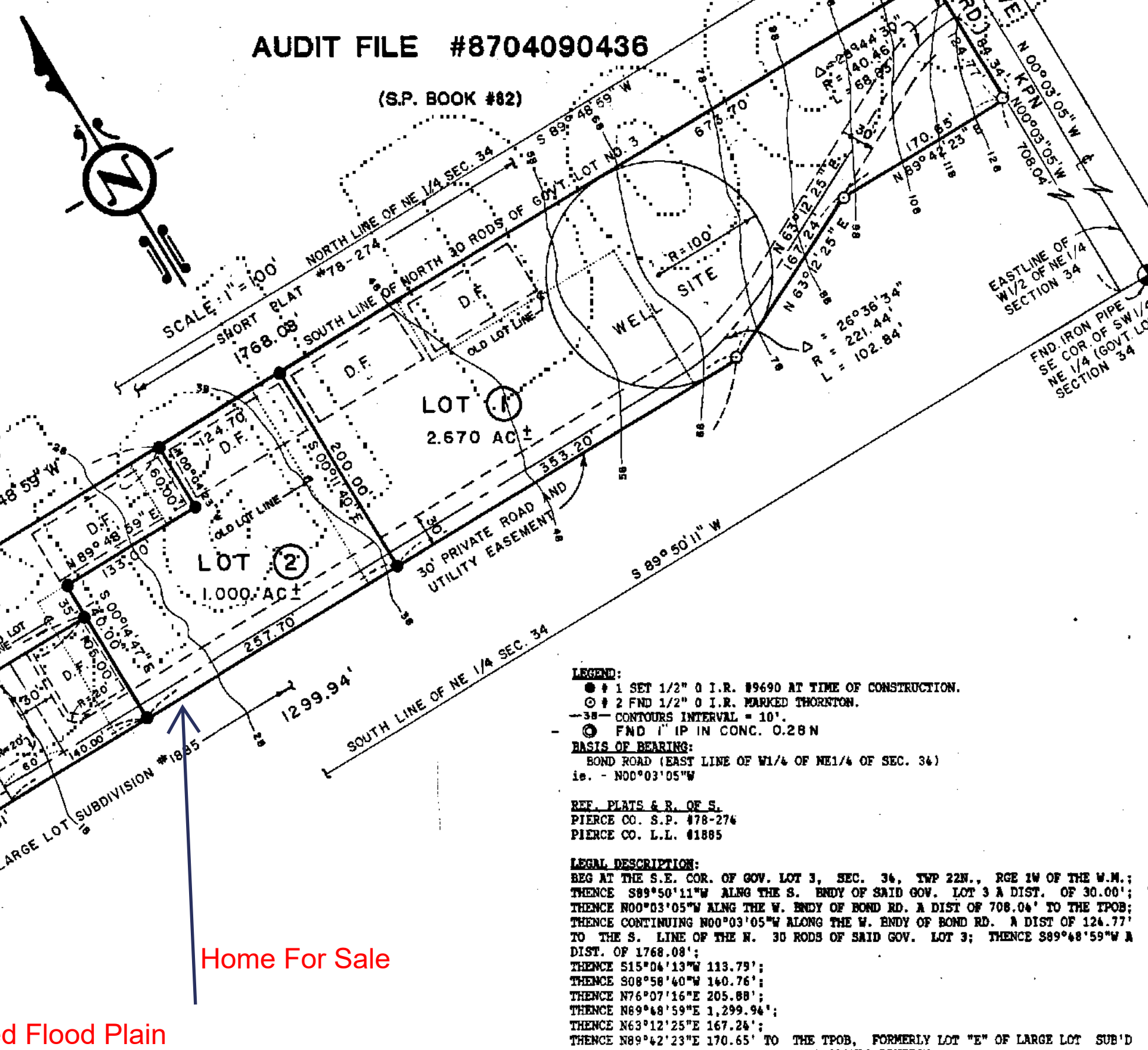
RESUBMITTAL DATE: JAN. 15, 1987

RECEIPT NO. _____

REVISION OF SHORT PLAT

AUDIT FILE #8704090436

(S.P. BOOK #82)



LEGEND:

● #1 SET 1/2" O.I.R. 89690 AT TIME OF CONSTRUCTION.

○ #2 FND 1/2" O.I.R. MARKED THORNTON.

— 30'— CONTOURS INTERVAL = 10'.

○ FND 1" IP IN CONC. 0.28 N

BASES OF BEARING:

BOND ROAD (EAST LINE OF W1/4 OF NE1/4 OF SEC. 34)

is. - N00°03'05"W

REF. PLATS & R. OF S.

PIERCE CO. S.P. 478-274

PIERCE CO. L.L. 61885

LEGAL DESCRIPTION:

REG AT THE S.E. COR. OF GOV. LOT 3, SEC. 34, TWP 22N., RGE 1W OF THE W.M.:

THENCE S89°50'11"W ALONG THE S. END OF SAID GOV. LOT 3 A DIST. OF 30.00';

THENCE N00°03'05"W ALONG THE W. END OF BOND RD. A DIST. OF 708.06' TO THE TPOB;

THENCE CONTINUING N00°03'05"W ALONG THE W. END OF BOND RD. A DIST. OF 124.77'

TO THE S. LINE OF THE N. 30 RODS OF SAID GOV. LOT 3; THENCE S89°48'59"W A

DIST. OF 1768.08';

THENCE S15°04'13"W 113.79';

THENCE S08°58'40"W 140.76';

THENCE N76°07'16"E 205.88';

THENCE N69°48'59"E 1,299.94';

THENCE N63°12'25"E 167.26';

THENCE N89°42'23"E 170.65' TO THE TPOB, FORMERLY LOT "E" OF LARGE LOT SUB'D

81885 TOGETHER WITH SECOND CLASS TIDELANDS ADJUTING.

JOB NO. 807 083 / R.A.M. (6067)



"FACTORIA EAST" SUITE 101 12828 S.E. 40th LANE

SEATTLE, WA 98148 TELEPHONE (206) 441-4810

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF GENE SMITH

ON SEPT. 1988

EUGENE C. SPROUT (R.E.C. 969)

DATE: 10, 1988

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200810070433 3 PGS
10/07/2008 12:14pm \$44.00
PIERCE COUNTY, WASHINGTON

After recording return to:
Marlene Yurg
18913 106th St Ct KPN
Gig Harbor, WA 98329

AMENDMENT TO DECLARATION OF
PROTECTIVE COVENANTS, CONDITIONS & RESTRICTIONS
SHOT PLAT 8903080228 (Formerly S P 8704090436)

This amendment made 30 day of SEPTEMBER, 2008.

The purpose of this document is to amend the Declaration of Protective Covenants, Conditions & Restrictions dated April 27, 1989, recorded May 1, 1989 under Pierce County Auditor's No. 8905010152 for Pierce County Short Plat No. 8903080228, recorded March 8, 1989.

These amendments are made by the current owners of Lots 1 through 4 (the "Lots") as recorded at 89030228, records of Pierce County, Washington and are made with the desire to impose certain additional protective covenants for the mutual benefit of all owners, present and future.

The following changes and additions are hereby added:

1. Addition to item 2.1 of Article II. No cutting or patching of asphalt shall be done on the shared easement without the approval of all other Lot owners. Sleeves have already been installed under the asphalt.
2. Change item 3.7 of Article III to read, "All driveways shall be concrete".
3. Change items 3.5 and 3.8 of Article III to disallow fences. Hedges are allowed but shall not exceed 6 feet in height and shall not be placed on any lot nearer to the roadway than 5 feet.
4. Add Item 3.9 to Article III. An Architectural Control Committee (ACC) is hereby set up to review and approve any changes to the Lots in order to establish and maintain the standards and character of our private community. The ACC shall

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consist of owners of all 4 lots of short plat. Approval of any reviews must be made by not less than 75% of the owners. The ACC shall review the following:

- a. Height of building requirement compliance, in accordance with item 3.5 of Article III of original CC&R's.
 - b. Observance of a line of sight restriction in order to eliminate view obstruction for Lots 3 and 4 in placement of buildings.
 - c. Preservation of beach access and boat launching easement for Lots 1 and 2 on Lot 4 per item 4.10 of Article IV of original CC&R's.
 - d. Placement of driveway and garage in order to minimize impact on streetscape.
 - e. Landscaping plan to insure compatibility with the other Lots.
 - f. Building plans to insure compatibility with the architectural characteristics of the applicant's house, adjoining houses and the neighborhood setting. Compatibility is defined as similar in quality of workmanship and construction details and of architectural style that is in harmony with the other Lots.
 - g. Exterior building materials, i.e. roofing, siding, trim details and colors to insure quality and value to complement homes on other Lots.
 - h. Any detached outbuildings must be of the same architectural style and exterior materials as the main house.
 - i. Parking, off-loading of heavy equipment, excavating and storage of dirt is limited to your own Lot. No dumping of anything is allowed on asphalt except landscape bark. A plan is required to insure contractors will not be parking on the shared easement or on adjacent lots.
 - j. Clean-up plan. To include pressure washing asphalt after construction and timely removal of construction debris.
5. Addition to Item 4.2 of Article IV. All Lot owners shall share the responsibility of maintaining the landscaping of the lawn and plantings along the easement as well as keeping the shared road clean and free of debris. Gate upkeep and repair costs will be shared by all Lots.

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The Declarants enter into and make this Declaration this 30 day of SEPTEMBER, 2008.

Lot 1 Owners

Wayne J. Gibson
Wayne J. Gibson

Dana J. Gibson
Dana J. Gibson

Lot 2 Owners

Philip D. Waldner
Philip D. Waldner

Tina M. Kemp
Tina M. Kemp

Lot 3 Owners

Robert W. Yurg
Robert W. Yurg

Marlene J. Yurg
Marlene J. Yurg

Lot 4 Owners

Toni (Chong Ye) Walker

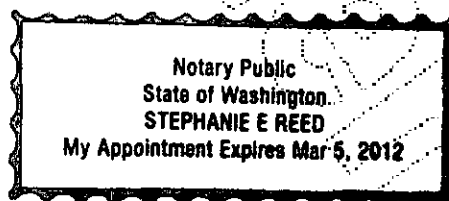
STATE OF WASHINGTON)
COUNTY OF PIERCE) ss.

On this day, personally appeared before me WAYNE G. GIBSON, DANA G. GIBSON,
PHILIP D. WALDNER, TINA KEMP, ROBERT YURG & Marlene Yurg

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th day of September, 2008.

Stephanie E. Reed
NOTARY PUBLIC in and for the
State of Washington, residing
at Pierce County
Commission expires: 03/05/12





200701230892 1 PG
01/23/2007 1:51pm \$32.00
PIERCE COUNTY, WASHINGTON

*After recording, return to:
WDFW - Region 6
48-B Devonshire Road
Montesano, WA 98563-9618



WASHINGTON DEPARTMENT OF FISH AND WILDLIFE
BALD EAGLE SITE MANAGEMENT PLAN
Short Plan for Clearing, Grading, Single-Home Construction,
Sub-Divisions, and Short Plats
RCW 77.12.655, WAC 232-12-292

- **EAGLE TERRITORY: Rocky Bay** Occurrence # 1154 Nest # 2
- ☐ Any construction or vegetation removal on a lot within 400 feet of a nest tree or roost site will require a Bald Eagle Management Plan tailored for the specific land use and landowners goals. The landowner must consult with the Washington Department of Fish and Wildlife (WDFW) prior to any clearing or construction. Please contact the WDFW at 360-902-8136 (eastern Pierce County) or 253-813-8906 (western Pierce County).
- ☒ Any lot located between 400 and 800 feet of a nest tree site: retain all known perch trees, all dead trees, and all conifers and cottonwoods ≥ 24 inches diameter at breast height (d.b.h). Also retain $\geq 50\%$ of pre-clearing or pre-construction conifer stand with diameter distributions representative of the original stand (>6 feet tall). Windowing and low limbing of trees is acceptable provided no more than 30% of the live crown is removed.
- ☐ Any lot located >800 feet but within $\frac{1}{2}$ mile from a nest tree and within 250 horizontal feet of the shoreline or top of high bank bordering a shoreline: Retain all known perch trees, all dead trees, and conifers and cottonwoods ≥ 24 inches d.b.h. If SMA or FPA do not apply, retain $\geq 50\%$ of pre-clearing or pre-construction conifer stand with diameter distributions representative of the original stand (>6 feet tall). Windowing and low limbing of trees is acceptable provided no more than 30% of the live crown is removed.

I have read and understand the above condition(s) placed on Parcel #0022345014 located in the SE Quarter of Section 34, Township 22 North, Range 1 West with actual street address of 18819 106th Street Court KPN. If the landowner(s) feel these conditions are too restrictive, a site specific plan may be developed with the Washington Department of Fish and Wildlife. If the conditions set forth above are acceptable, please sign below and this will serve as your Bald Eagle Management Plan. Except for a tree that presents imminent danger to the safety or property of individuals, a report from a professional arborist, indicating the need to remove the tree, shall be submitted to the WDFW before cutting the danger tree(s). Activities will be periodically monitored and failure to comply with this Plan constitutes a misdemeanor as set forth in RCW 77.15.130. Compliance with this plan does not ensure compliance with the Endangered Species Act or other federal, state or local laws.

Jack L. Smith

WDFW Regional Wildlife Manager

[Signature] 01/23/2007
City/County Official* (Date)

0022345014
Assessor Parcel Number

[Signature] 1-22-07
Landowner Signature (Date)

PHILIP D. WARDNER
Landowner Print Name

18819 106th ST CT KPN
Address GIZ HARBOR, WA 98329

253-884-7668
Phone

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