

REDMOND RIDGE DIVISION 8, A MASTER PLAT ALTERATION  
OF PARCELS BP-4 AND TRACT PP-801

A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 25 N., RANGE 6 E., W.M. AND OF  
SECTIONS 33 AND 34, TOWNSHIP 26 N., RANGE 6 E., W.M.  
KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST  
IN THE LAND HEREBY SUBDIVIDED, HERBY DECLARE THIS PLAT ALTERATION TO BE THE GRAPHIC  
REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE  
USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON  
AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH  
THE USE THEREOF FOR PUBLIC HIGHWAY 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, AND FURTHER DEDICATE TO THE  
USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL  
PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS,  
OPEN SPACE, WETLANDS, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OF TRACTS  
ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A  
PERSON OR ENTITY OTHER THAN THE PUBLIC IN WHICH CASE WE DO HEREBY DEDICATE  
SUCH STREETS, EASEMENTS OR TRACT TO THE PERSON OR ENTITY IDENTIFIED AND FOR  
THE PURPOSE STATED.

FURTHERMORE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR  
THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE  
FROM THE UNDERSIGN, ANY AND ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL  
AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED  
CONSTRUCTION, DRAINAGE AND MAINTENANCE OF ROADS WITHIN THIS SUBDIVISION.

FURTHERMORE, THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL  
ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR  
A COMMON INTEREST COMMUNITY NAMED REDMOND RIDGE DIVISION 8, A MASTER PLAT,  
A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON  
INTEREST OWNERSHIP ACT, SOLEY TO MEET THE REQUIREMENT OF THE WASHINGTON  
UNIFORM COMMON INTEREST ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP  
AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION OF  
COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR REDMOND RIDGE DIVISION 8,  
A MASTER PLAT, RECORDED UNDER KING COUNTY RECORDING NUMBER 20021001000271.

M & T PARTNERS, INC.,  
A DELAWARE CORPORATION

By: \_\_\_\_\_ It's: \_\_\_\_\_  
By: \_\_\_\_\_ It's: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME,  
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME  
PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO  
BE THE \_\_\_\_\_ OF M & T PARTNERS, INC., 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 THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT  
HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL  
AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.  
WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS  
CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE  
OF WASHINGTON, RESIDING IN \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NOTARY NAME

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME,  
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME  
PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO  
BE THE \_\_\_\_\_ 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 THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT  
HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL  
AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.  
WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS  
CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE  
OF WASHINGTON, RESIDING IN \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NOTARY NAME

BASIS OF BEARINGS:

REDMOND RIDGE DIVISION 8, A MASTER PLAT, FILED UNDER KING COUNTY  
RECORDING NO. 20021001000271, HELD BEARING OF NORTH 68°30'33" EAST  
ALONG THE MONUMENT LINE OF NE MARKETPLACE DR., AS SHOWN ON SAID  
PLAT AND AS SHOWN HEREON.

SURVEYOR'S NOTES:

- 1) THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED  
BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE  
WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER  
(TRIMBLE S6) AND REAL TIME KINEMATIC (RTK) GLOBAL  
POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF  
THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- 2) UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE.  
ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE  
OF THEIR INSTALLATION ARE SHOWN HEREON.
- 3) THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS  
THEY EXISTED IN FEBRUARY AND FEBRUARY 25, 2020, THE DATE OF THIS  
FIELD SURVEY.
- 4) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED  
EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM  
CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO.  
201307-SC, DATED MARCH 25, 2020. NO ADDITIONAL  
RESEARCH HAS BEEN ATTEMPTED.
- 5) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR  
TO PROPERTY LINES.

APPROVALS:

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

CITY CLERK, CITY OF GIG HARBOR, WASHINGTON DATE

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

7202320050, 7202320060, 7202320070, 7202320220  
ACCOUNT NUMBERS

FINANCE DIVISION CERTIFICATION

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT  
SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND ALL THAT SPECIAL  
ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY  
HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE,  
ARE PAID IN FULL.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

MANAGER, FINANCE DIVISION DEPUTY

RECORDING CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THE MANAGER, LAND USE SERVICES DIVISION D.D.E.S.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN  
VOLUME \_\_\_\_\_ OF PLATS, PAGE(S) \_\_\_\_\_  
RECORDS OF KING COUNTY, WASHINGTON.  
RECORDING NUMBER \_\_\_\_\_

DIVISION OF RECORDS AND ELECTIONS

MANAGER SUPERINTENDENT OF RECORDS

ORIGINAL DESCRIPTION:

PARCELS BP-4 AND TRACT PP-801 OF REDMOND RIDGE DIVISION 8,  
A MASTER PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 208 OF  
PLATS, PAGES 68 THROUGH 90, INCLUSIVE, IN KING COUNTY, WASHINGTON.

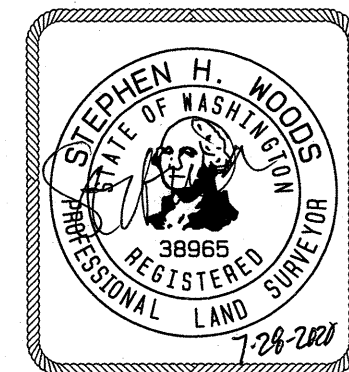
PLAT ALTERATION NOTE:

THIS PLAT ALTERATION IS BEING FILED TO REMOVE TRACT PP-801 AND ADD IT'S AREA  
TO PARCEL BP-4 OF THE ORIGINAL PLAT. THE RESTRICTIONS FOR TRACT PP-801 SHOWN  
ON SHEET 2 OF 23 OF THE ORIGINAL PLAT RECORDED UNDER RECORDING  
NO. 20021001000271 STATED AS FOLLOWS:  
"TRACT PP-801 IS TO REMAIN IN PRIVATE OWNERSHIP UNTIL SUCH TIME AS IT IS  
REQUIRED TO BE DEDICATED AND CONVEYED TO THE REDMOND RIDGE RESIDENTIAL  
ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS FOR USE AS A PUBLIC PARK AND POOL  
LOT. THE QUADRANT CORPORATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID  
TRACT UNTIL SAID CONVEYANCE."  
IS ALSO BEING REMOVED.

LAND SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION  
IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE  
REQUEST OF M & T PARTNERS, INC., A DELAWARE CORPORATION  
IN APRIL 2020. I HEREBY CERTIFY THAT THIS MAP FOR REDMOND RIDGE  
DIVISION 8, A MASTER PLAT ALTERATION IS BASED UPON AN ACTUAL SURVEY OF  
THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE  
CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM  
COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL  
AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE  
WALLS, FLOORS, OR CEILINGS THEREOF; OR OTHER PHYSICAL MONUMENTS, ARE  
SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT  
SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE  
SHOWN ON THE MAP. (RCW 64.90.245)

STEPHEN H. WOODS, P.L.S. 38965 DATE 7-28-2020

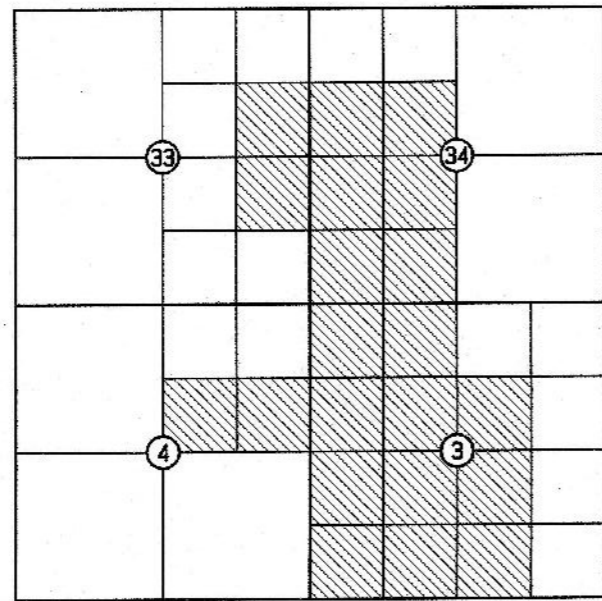


**CONTOUR**  
ENGINEERING • LLC  
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS  
4706 97th Street NW, Suite #100, Gig Harbor, WA 98335  
Phone: 253-857-5454 Fax: 253-509-8044 info@contourplc.com  
SE-NE & SW-NE 7-21N-2E

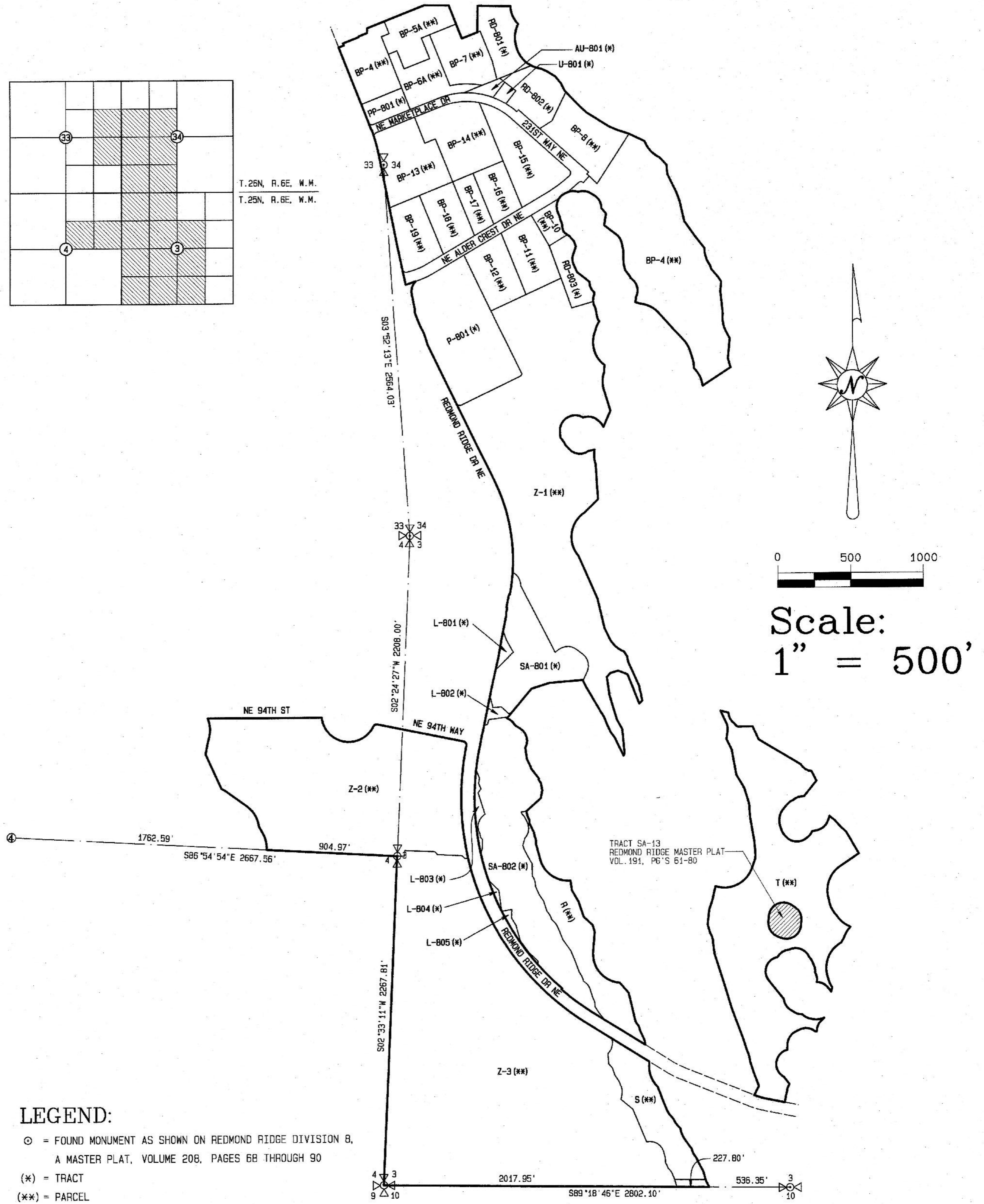
**REDMOND RIDGE DIVISION 8, A MASTER PLAT ALTERATION  
OF PARCELS BP-4, BP-5, BP-6, AND TRACT PP-801**

A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 25 N., RANGE 6 E., W.M. AND OF  
SECTIONS 33 AND 34, TOWNSHIP 26 N., RANGE 6 E., W.M.  
KING COUNTY, WASHINGTON

**REDMOND RIDGE DIVISION 8  
A MASTER PLAT  
VOL. 208, PG'S 68-90**



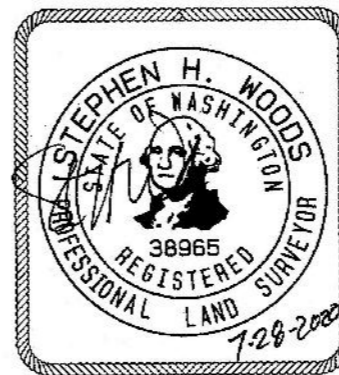
T. 25N, R. 6E, W.M.  
T. 25N, R. 6E, W.M.



**LEGEND:**

- ⊙ = FOUND MONUMENT AS SHOWN ON REDMOND RIDGE DIVISION 8,  
A MASTER PLAT, VOLUME 208, PAGES 68 THROUGH 90
- (\*) = TRACT
- (\*\*) = PARCEL

FOR COMPLETE DIMENSIONS, SEE PLAT OF REDMOND RIDGE DIVISION 8,  
A MASTER PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 208 OF  
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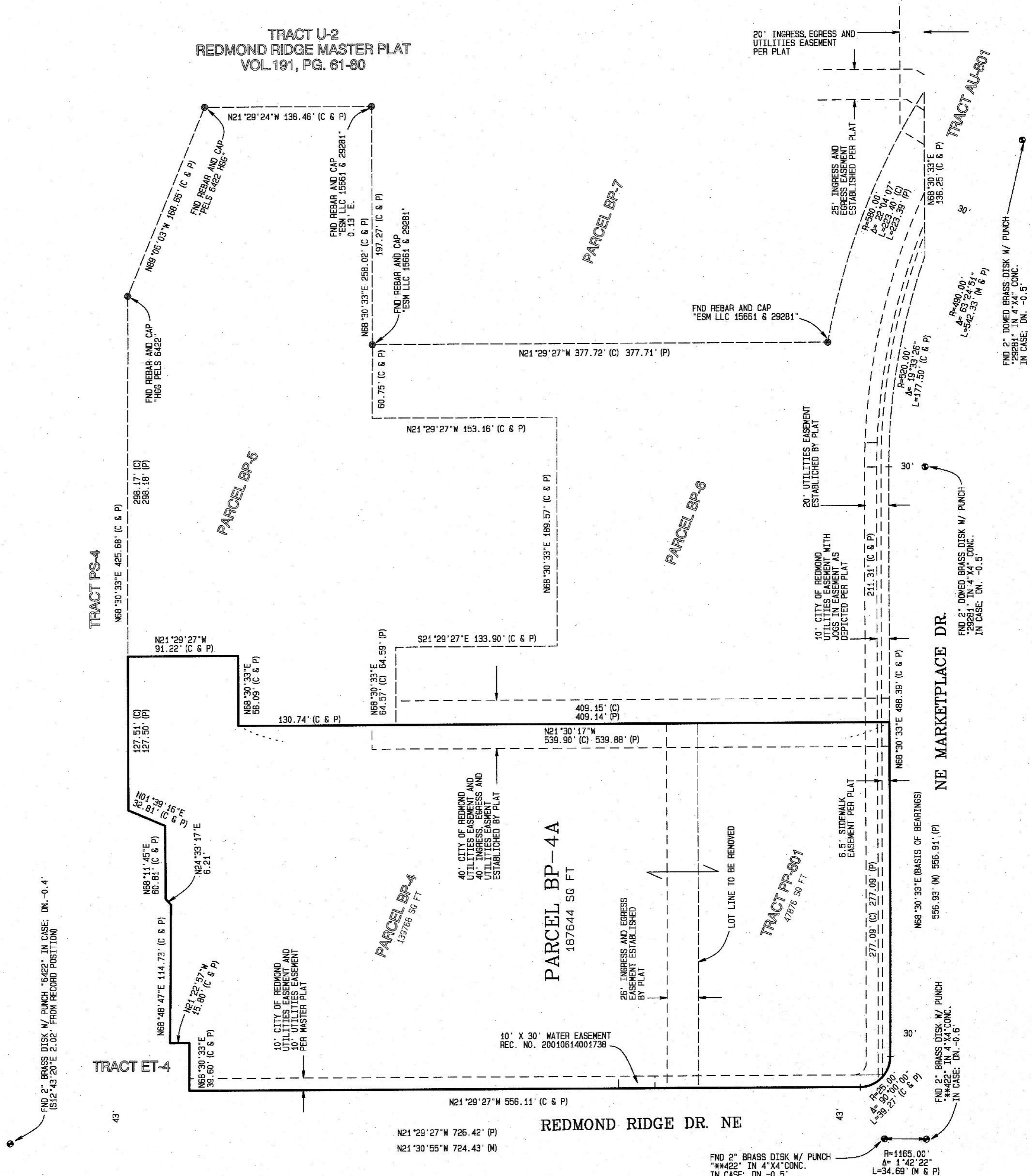


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SEC 33-34, T26N, R6E, WM

# REDMOND RIDGE DIVISION 8, A MASTER PLAT ALTERATION OF PARCELS BP-4 AND TRACT PP-801

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SECTIONS 33 AND 34, TOWNSHIP 26 N., RANGE 6 E., W.M.  
KING COUNTY, WASHINGTON



**LEGEND:**

- = FOUND MONUMENT AS NOTED
- = FOUND CORNER AS NOTED
- (M) = MEASURED
- (C) = CALCULATED
- (P) = REDMOND RIDGE DIVISION 8

**Scale:**  
1" = 60'



## CONTOUR

ENGINEERING • LLC

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SEC 33-34, T26N, R6E, WM

VOLUME/PAGE