

L45-47 TR-H
 LL-0161 V1 P536-538
 8210260083

DECLARATION OF BOUNDARY LINE ADJUSTMENT AND COVENANTS

Know all men by these presents:

That we the undersigned having a real interest in the tract of land described by the declaration; and do hereby declare the herein described adjustment of land certified as boundary line adjustment number BLA - 0327 on the 7th day of October, 1988, by the Planning Department, subject to the following covenants and conditions;

(1) That all subsequent deeds will contain provisions for private roads in the manner described herein.

(2) That all maintenance of any private road described by this declaration shall be by the owners of the parcels having legal access therefrom or their heirs, assigns, or successors, unless and until such roads are improved to the subdivision standards and dedicated to and accepted by the appropriate governmental jurisdiction;

(3) That any private road will be subject to the further right of the grantor or his successor and of any telephone, electric, gas, water, or sewer company, public or private, to lay or cause to be laid and the right of ingress or egress for the purpose of maintaining telephone, electric, gas, water or sewer pipes, mains or conduits across a described portion of such road.

(4) That with respect to any private road described by this declaration whether it remains private or becomes a dedicated road, there is the additional right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots where the water might take a natural course upon reasonable grading pursuant to improvement for dedication of the roads and ways shown herein. Following reasonable grading pursuant to improvement for dedication of the roads and ways shown herein, no drainage water 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 or to hamper proper road drainage.

(5) That the adjusted legal description of each of the tracts being adjusted is attached hereto and incorporated by reference as though fully set out herein.

(6) That additional covenant, easements, and restrictions, if any, solely for the benefit of the grantor, and his heirs, successors and assigns enforceable only by such persons, are attached hereto either as exhibits _____ or as previously recorded under auditor's file # _____ and incorporated by reference as though fully set out herein.

(7) We, the undersigned hereby dedicate to the use of the public forever, all streets, avenues, places and sewer easements or whatever public property there is shown on the attached boundary line adjustment map and the use thereof 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 or fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets, avenues, places, etc., shown hereon.

8510080008

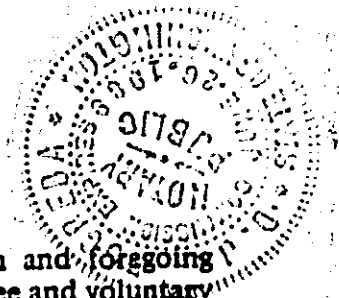
That, but for the exception contained in paragraph (7) above, these covenants are for the mutual benefit of the grantor and his heirs, successors and assigns and are for the further purpose of compliance with the resolutions and regulations of the appropriate local governmental jurisdiction, and the local government and such persons are specifically given the right to enforce these restrictions and reservations by injunction or other lawful procedure and to recover any damages resulting from such violation.

Dated this 8th day of October, 1985

(Grantor) _____ (Grantor) _____
Virgil L. Adams _____ (Grantor) _____

(Grantor) _____ (Grantor) _____

STATE OF WASHINGTON, }
County of Thurston } ss.



On this day personally appeared before me Virgil L. Adams

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

GIVEN under my hand and official seal this 8th day of October, 1985

Virgil L. Adams
Notary Public in and for the State of Washington
residing at _____

STATE OF WASHINGTON, }
County of _____ } ss.

On this day personally appeared before me

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

GIVEN under my hand and official seal this _____ day of _____, 19 _____

Notary Public in and for the State of Washington
residing at _____

AUDITOR'S CERTIFICATE

Filed for record at the request of Virgil L. Adams
this 8 day of Oct., 1985 at 02 minutes
past 11 o'clock Am., and recorded in Volume 3 of Short Plats,
on page 577-580, Records of Thurston County, Washington.

THURSTON COUNTY
OLYMPIA, WASH.

OCT 8 11 02 AM '85

REQUE... SAM S... AUDITOR... DEPUTY

VOL 3 PAGE 578

By: L. Bunde
Deputy

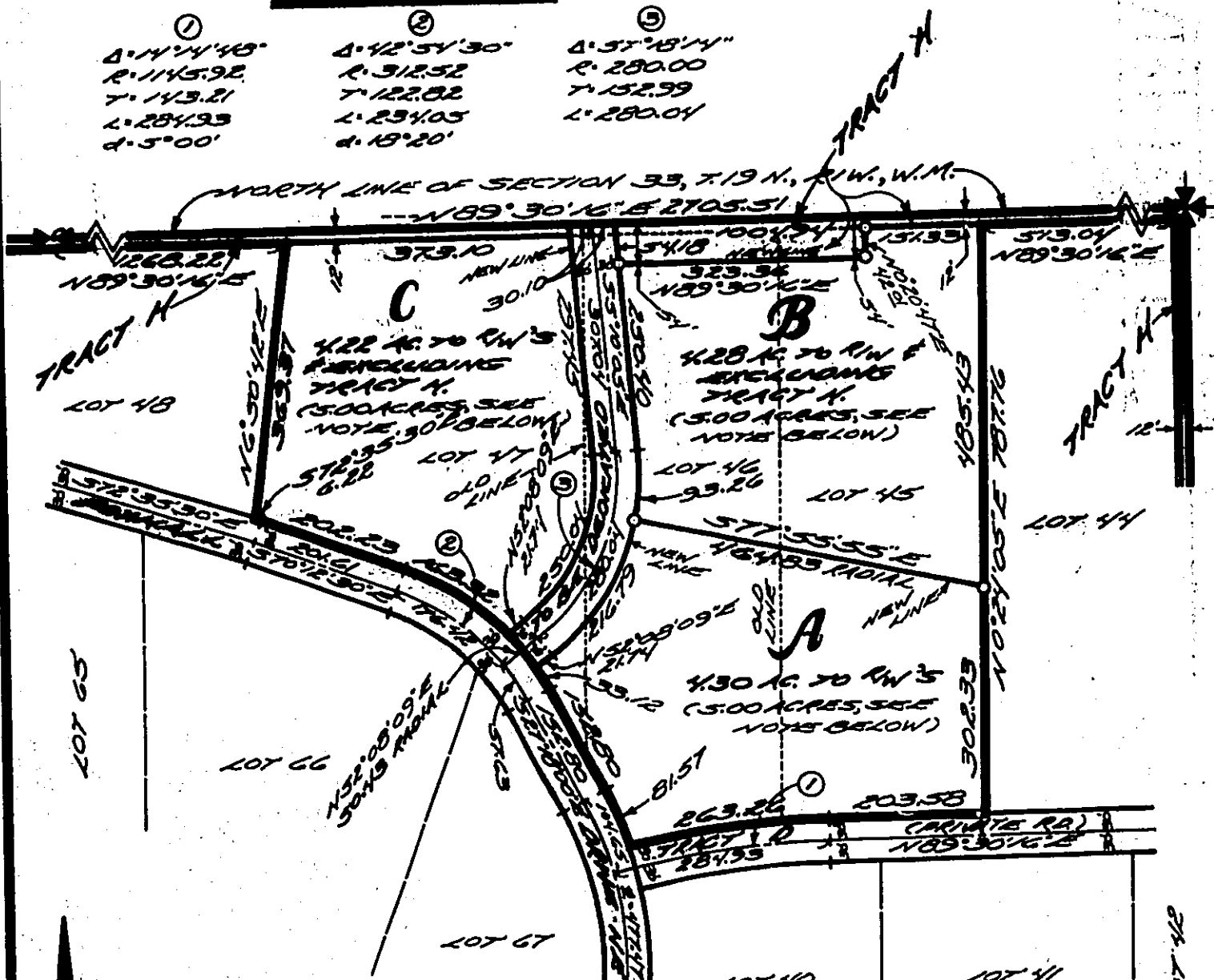
851008008

DESCRIPTION

LOTS 43, 46, AND 47 AND TRACT N OF LARGE LOT SUBDIVISION #LL-0161 AS RECORDED IN VOLUME 1 OF LARGE LOT SUBDIVISIONS AT PAGES 536 THROUGH 538 UNDER AUDITOR'S FILE #821086008.

E CURVE DATA

①	②	③
Δ: 114°44'30"	Δ: 125°54'30"	Δ: 57°18'14"
R: 1145.92	R: 312.52	R: 280.00
T: 143.21	T: 122.82	T: 152.99
L: 284.93	L: 234.05	L: 280.04
d: 5°00'	d: 18°20'	



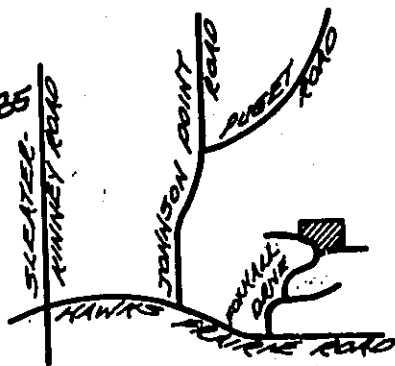
NOTE: WHEN THE BOUNDARY LINES OF TRACTS A, B, AND C ARE EXTENDED TO INCLUDE PORTIONS OF TRACT N AND PORTIONS OF 1/2 OF ROADWAY RIGHTS OF WAY ADJACENT TO THEM, THE AREA INCLUDED BECOMES 5.00 ACRES.



JUNE 1985
 O INDICATES 1/2" CAPRED IRON BAIL SET.
 --- INDICATES OLD LINE



BRACY & THOMAS
 LAND SURVEYORS
 PROFESSIONAL SERVICE CORP
 1115 BLACK LAKE BLVD.
 OLYMPIA, WASHINGTON 98502



VICINITY MAP
 NO SCALE

CERTIFICATION OF CONFORMANCE
 I hereby certify that this boundary line adjustment conforms with the requirements of the Platting and Subdivision Ordinance as the adjustment does not create any new lots containing insufficient lot area and dimension to meet the minimum for width and area for building sites.

Kevin Sederberg
 PLANNING DEPARTMENT

Protective covenants applicable to Foxhall, Div. II (#LL-0161) shall apply to Parcels A, B & C as shown hereon and the owners of said Parcels shall be members of the Foxhall Community Association thereby subject to the provisions of its articles of Incorporation & Bylaws and entitled to all rights & privileges granted thereunder.

LEGAL DESCRIPTIONS OF PARCELS
Boundary Line Adjustment

8510080008

Parcel A of Boundary Line Adjustment #BLA 0327 described as follows:
That portion of Lots 45, 46 and 47 of Large Lot Subdivision #LL-0161 as recorded in Volume 1 of Large Lot Subdivisions at pages 536 through 538 under Auditor's File No. 8210260083, records of Thurston County, Washington, described as beginning at the Southeast corner of said Lot 45; running thence N 0° 24' 05" E along the East line of said Lot 45 a distance of 302.33 feet; thence N 77° 55' 55" W 464.83 feet to a point on a curve the radius point of which bears N 77° 55' 55" E 310.00 feet distant; thence Southwesterly along said curve 216.79 feet; thence S 52° 08' 09" W 21.74 feet to a point on a curve the radius point of which bears S 57° 09' 38" W 342.52 feet distant; thence Southeasterly along said curve 33.12 feet; thence S 27° 18' 00" E 152.80 feet; thence along a curve to the right having a radius of 507.47 feet a distance of 81.57 feet to a point on a curve the radius point of which bears S 13° 19' 21" E 1175.92 feet distant; running thence Easterly along said curve 263.26 feet; thence N 89° 30' 16" E 203.58 feet to said Southeast corner of Lot 45 and the point of beginning.

Parcel B of Boundary Line Adjustment #BLA 0327 described as follows:
That portion of Lots 45 and 46 of Large Lot Subdivision #LL-0161 as recorded in Volume 1 of Large Lot Subdivisions at pages 536 through 538 under Auditor's File No. 8210260083, records of Thurston County, Washington, described as beginning at the Northeast corner of said Lot 45; running thence S 0° 24' 05" W along the East line of said Lot 45 a distance of 485.43 feet; thence N 77° 55' 55" W 464.83 feet to a point on a curve the radius point of which bears N 77° 55' 55" W 310.00 feet distant; running thence Northerly along said curve 93.26 feet; thence N 5° 10' 05" W 250.40 feet; thence N 89° 30' 16" E 323.36 feet; thence N 0° 20' 47" E 42.01 feet to the North line of said Lot 45; and thence N 89° 30' 16" E along said North line 151.33 feet to the point of beginning.

Parcel C of Boundary Line Adjustment #BLA 0327 described as follows:
That portion of Lots 46 and 47 of Large Lot Subdivision #LL-0161 as recorded in Volume 1 of Large Lot Subdivisions at pages 536 through 538 under Auditor's File No. 8210260083, records of Thurston County, Washington, described as beginning at the Southwest corner of said Lot 47; running thence along the South line of said Lot 47, S 72° 35' 30" E 6.22 feet, S 70° 12' 30" E 202.23 feet, and along a curve to the right having a radius of 342.52 feet a distance of 163.32 feet; thence N 52° 08' 09" E 21.74 feet; thence along a curve to the left having a radius of 250.00 feet a distance of 250.04 feet; thence N 5° 10' 05" W 297.45 feet to a point on the North line of said Lot 47; thence S 89° 30' 16" W along said North line 373.10 feet to the Northwest corner of said Lot 47; thence S 6° 50' 42" W along the West line of said Lot 47 a distance of 369.37 feet to said Southwest corner of Lot 47 and the point of beginning.

Tract H of Boundary Line Adjustment #BLA 0327 described as follows:
Tract H of Large Lot Subdivision #LL-0161 as recorded in Volume 1 of Large Lot Subdivisions at pages 536 through 538, records of Thurston County, Washington; ALSO, that portion of Lots 45 and 46 of said Large Lot Subdivision described as beginning at a point on the North line of said Lot 45 a distance of 151.33 feet S 89° 30' 16" W of its Northeast corner; thence S 0° 20' 47" W 42.01 feet; thence S 89° 30' 16" W 323.36 feet; thence N 5° 10' 05" W 42.14 feet to a point on the North line of said Lot 46; thence N 89° 30' 16" E along said North line of Lot 46 and along the North line of said Lot 45 a distance of 327.41 feet to the point of beginning.

I hereby certify that the above legal descriptions are accurate and in compliance with the Subdivision Code. Said descriptions are based upon a Recorded Survey.

Submitted this 23rd day of Sept., 1985.

Bracy & Thomas, P.S. Corp.
1115 Black Lake Blvd.
Olympia, WA 98502

Gareth M. Johnson



CERTIFIED