

## 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 - 0255 on the 22nd day of March, 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.

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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 14th day of March, 1985

(Grantor) [Signature]
(Grantor) [Signature]
(Grantor) [Signature]

(Grantor) [Signature]
(Grantor) [Signature]
(Grantor) [Signature]

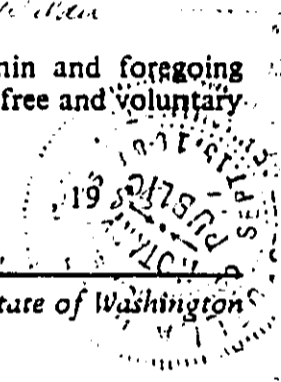
STATE OF WASHINGTON, }
County of } ss.

On this day personally appeared before me Donald W. Carter and Nelson A. Williams

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

GIVEN under my hand and official seal this 14th day of March

[Signature]
Notary Public in and for the State of Washington
residing at



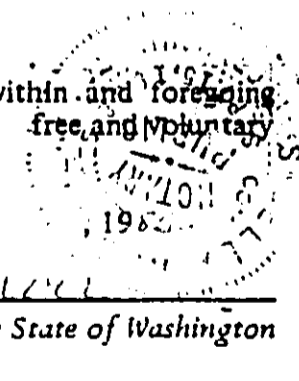
STATE OF WASHINGTON, }
County of } ss.

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 14th day of March

[Signature]
Notary Public in and for the State of Washington
residing at



AUDITOR'S CERTIFICATE

Filed for record at the request of J.D. Planning Department
this 22nd day of March, 1985 at 32 minutes
past 4:00 o'clock p.m., and recorded in Volume 5 of Short Plats, 2nd
on page 185 184, Records of Thurston County, Washington.



THURSTON COUNTY
MAR 22 9 35 AM '85

REQUISITION
SAM S. [Signature]
AUDITOR
[Signature] DEPUTY

[Signature]
Thurston County Auditor

By: [Signature]
Deputy

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BLA C255

ENTIRE DESCRIPTION

Lots 49 and 50 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.

ALSO, the South half of the Southwest quarter of the Southeast quarter and the East one-quarter of the South half of the Southeast quarter of the Southwest quarter, all in Section 28, Township 19 North, Range 1 West, W.M.

TOGETHER with a 60 foot wide easement for ingress, egress and utility purposes over that portion of Tract H of said Large Lot Subdivision #LL-0161, the Easterly margin of said easement is described as being the Northerly extension of the Easterly line of said Lot 49 of said Large Lot Subdivision #LL-0161.

RECORDED

VOL. 2 PAGE 185

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**LEGAL DESCRIPTIONS OF PARCELS  
BOUNDARY LINE ADJUSTMENT**

Parcel A of Boundary Line Adjustment #BLA 0255 described as follows:  
Lot 50 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.  
EXCEPTING therefrom the Easterly 30.45 feet of said Lot 50, when measured  
at right angles to the Easterly line thereof.

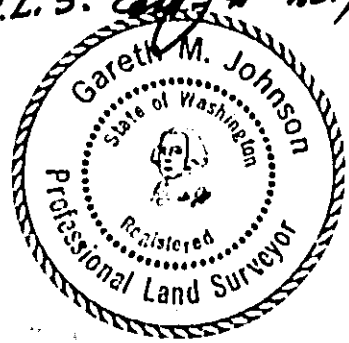
Parcel B of Boundary Line Adjustment #BLA 0255 described as follows:  
Lot 49 of Large Lot Subdivision #LL-0161 as recorded in Volume 1 of Large  
Lot Subdivisions at pages 536 through 538 under Auditor's File No.  
8210260083, records of Thurston County, Washington.  
ALSO, the Easterly 30.45 feet of Lot 50, when measured at right angles to  
the Easterly line thereof, of said Large Lot Subdivision #LL-0161.  
EXCEPTING therefrom the Easterly 60.00 feet of said Lot 49, when measured  
at right angles to the Easterly line thereof.

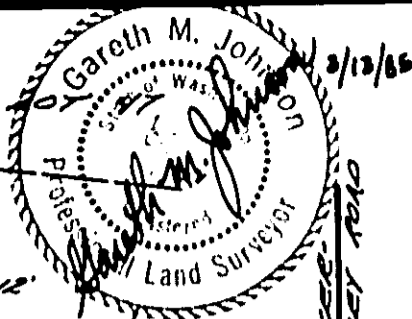
Parcel C of Boundary Line Adjustment #BLA 0255 described as follows:  
The South half of the Southwest quarter of the Southeast quarter and the  
East one-quarter of the South half of the Southeast quarter of the Southwest  
quarter, all in Section 28, Township 19 North, Range 1 West, W.M.  
ALSO, the Easterly 60.00 feet of Lot 49, when measured at right angles to  
the Easterly line thereof, 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.  
TOGETHER with a 60 foot wide easement for ingress, egress and utility  
purposes over that portion of Tract H of said Large Lot Subdivision #LL-0161,  
the Easterly margin of said easement is described as being the Northerly  
extension of the Easterly line of Lot 49 of said Large Lot Subdivision  
#LL-0161.

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 13<sup>th</sup> day of March, 1985.  
Bracy & Thomas, P.S. Corp.  
1115 Black Lake Blvd.  
Olympia, WA 98502

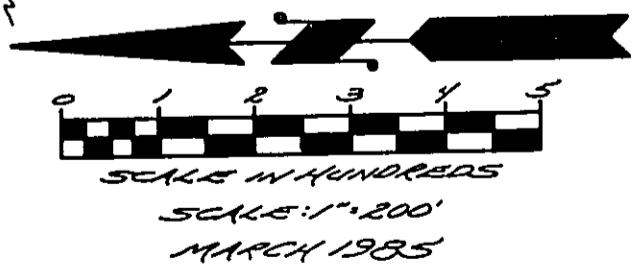
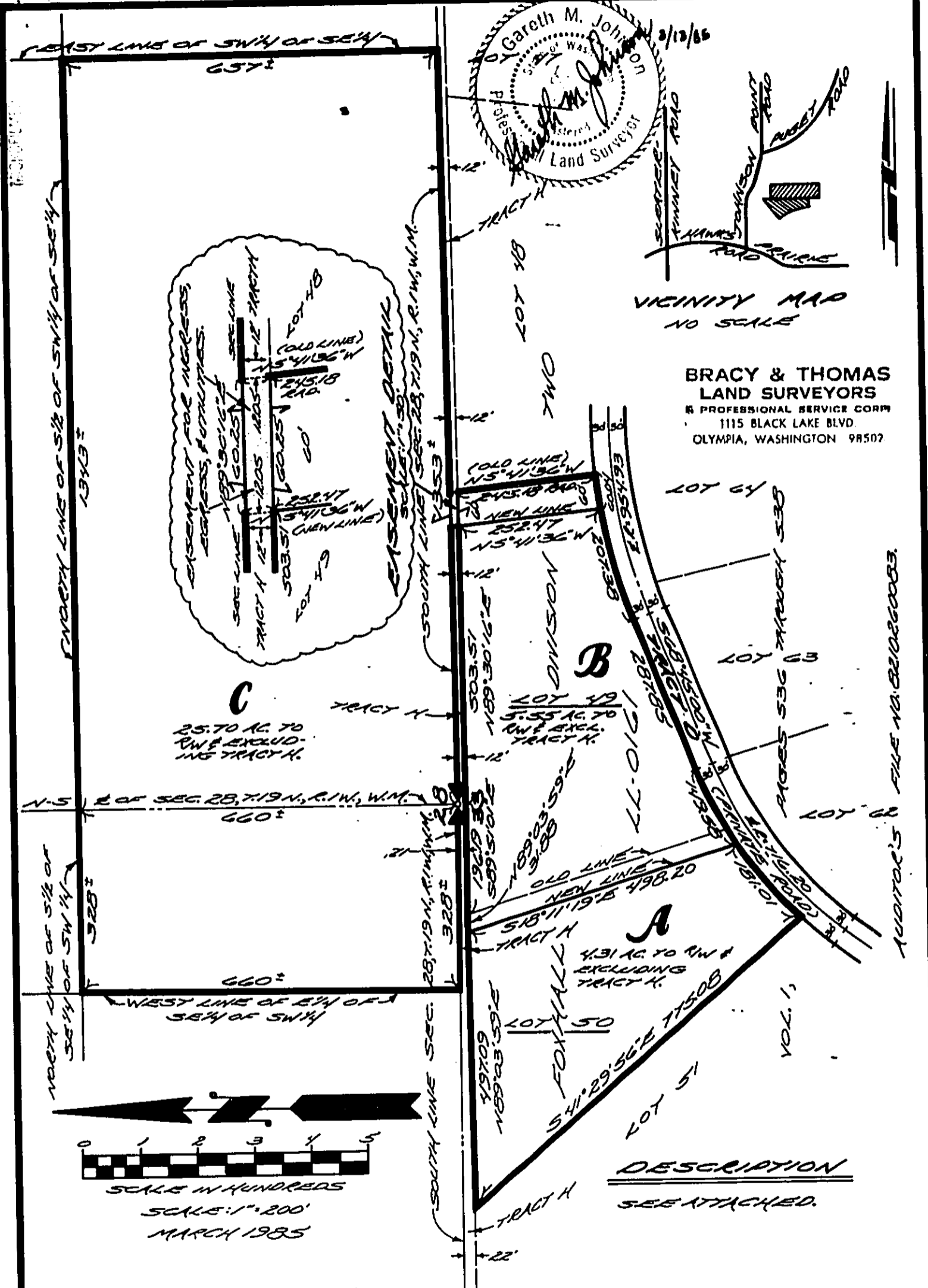
*Gareth M. Johnson*  
R.L.S. Cert. # 1019





VICINITY MAP  
 NO SCALE

**BRACY & THOMAS**  
 LAND SURVEYORS  
 A PROFESSIONAL SERVICE CORP  
 1115 BLACK LAKE BLVD.  
 OLYMPIA, WASHINGTON 98507



AUDITOR'S FILE NO. 8210260083

**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 requirements for width and area for building sites.

*Katzen Sederberg*  
 Planning Department

VOL. 3 PAGE 187