

POULSBO DISTRIBUTION SCHEDULE

ORDINANCE NO. 2018-24

SUBJECT: Noll Rd Condemnation

CONFORM AS TO DATES & SIGNATURES

- Filed with the City Clerk: 10/11/18
- Passed by the City Council: 10/17/18
- Signature of Mayor
- Signature of City Clerk
- Publication: 10/26/18
- Effective: 10/31/18
- Recorded: _____

DISTRIBUTED COPIES AS FOLLOWS:

- NK Herald: _____
- Code Publishing
- City Attorney
- Clerk's Department: Original
- City Council
- Finance:
- Posted to Library Drive and Website
- _____

Rhiannon Fernandez
City Clerk

10/18/18
Date

ORDINANCE NO. 2018-24

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, PROVIDING FOR THE ACQUISITION, CONDEMNATION, APPROPRIATION, AND TAKING OF CERTAIN TEMPORARY AND PERMANENT EASEMENT INTERESTS IN PROPERTY LOCATED INSIDE AND OUTSIDE THE POULSBO CITY LIMITS FOR THE PUBLIC USE AND PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING THE STREET PROJECT KNOWN AS THE NOLL ROAD CORRIDOR – SOUTH SEGMENT THEREON; PROVIDING THAT THE ENTIRE COST THEREOF SHALL BE PAID FROM AVAILABLE FUNDS; AND DIRECTING THE CITY ATTORNEY’S OFFICE TO FILE AND PROSECUTE THE APPROPRIATE LEGAL PROCEEDINGS FOR SAID CONDEMNATION.

WHEREAS, the Noll Road Corridor project is a transportation improvement that the City of Poulsbo has been planning for over a decade; and

WHEREAS, the Noll Road Corridor project would connect two vital corridors for the City—State Route 305 and Lincoln Road—which would facilitate transportation and commerce within the City; and

WHEREAS, in order to construct the Noll Road Corridor – South Segment Project, certain temporary and permanent easement interests are required in property in the vicinity of State Route 305, Johnson Road Northeast, Noll Road Northeast, and Storhoff Road Northeast; and

WHEREAS, City Public Works staff and the City’s contracted land acquisition consultant have been unable to successfully negotiate a voluntary purchase of the necessary property rights to date; and

WHEREAS, pursuant to RCW 8.25.290, the owners of affected property were notified by certified mail of the time and date at which the Poulsbo City Council would consider taking final action on this ordinance and notice was also published in the City’s official newspaper and the newspaper with the largest circulation in the City of Poulsbo; and

WHEREAS, after hearing the recommendation of the City Engineer, the Poulsbo City Council has determined to authorize condemnation of the required property interests;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF POULSBO, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. Public Use and Purpose - Authority to Condemn. The Poulsbo City Council hereby declares that the public health, safety, and welfare demand that the City acquire certain temporary construction easements and permanent roadway, slope, and drainage easements in property in the vicinity of State Route 305, Johnson Road Northeast, Noll Road Northeast, Storhoff Road Northeast. A table showing the tax parcel numbers, owners, and approximate areas of the easements to be acquired in attached as Exhibit 1 to this Ordinance.

Legal descriptions of the parcels from which the easement interests are to be taken, legal descriptions of the easement areas, and drawings depicting the easement areas are attached collectively Exhibit 2 to this Ordinance. All attached exhibits are incorporated herein by this reference as if set forth in full. The easement interests are required to serve a public use and purpose, namely, the construction, reconstruction, installation, maintenance, and repair of a new corridor connecting State Route 305 with Lincoln Road, including a stormwater pond or ponds, stormwater lines, roadway improvements, utilities, and associated features, together comprising the Noll Road Corridor – South Segment Project of the City. The City of Poulsbo is authorized to condemn property and property rights within and without City limits for any public use under RCW 35A.11.020 and RCW 8.12.030.

Section 2. Finding and Declaration of Necessity. The Poulsbo City Council hereby finds and declares that the easement interests described in the attachments are necessary for the public use, i.e, for the Noll Road Corridor – South Segment Project.

Section 3. Condemnation. The easement interests legally described on the exhibits attached to this ordinance are hereby condemned, appropriated, taken, and damaged for the purpose of constructing, reconstructing, installing, maintaining, and repairing the Noll Road Corridor – South Segment improvements described in Section 1 of this ordinance, in accord with City of Poulsbo standards. Condemnation of the easement and right-of-way easements is subject to the payment of just compensation to the owners of the property described in the exhibits attached to this ordinance in the manner prescribed by law.

Section 4. Authority of City Attorney. The City Attorney is hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn the easement and right-of-way interests necessary to carry out the provisions of this ordinance.

Section 5. Authority of City Attorney and City Engineer. The City Attorney and/or the City Engineer are hereby authorized to alter the property acquisition areas to be less than what is authorized as long as the alterations are consistent with the needs of the project as necessary to carry out the provisions of this ordinance.

Section 6. Source of Funds. The entire cost of the property acquisition authorized by this ordinance, including all costs and expenses of condemnation proceedings, shall be paid from such available funds as may be appropriate under the circumstances.

Section 7. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 8. Effective Date. This ordinance shall become effective five (5) days after publication of an approved summary thereof consisting of the title.

PASSED by the City Council and approved by the Mayor of the City of Poulsbo this 17th day of October, 2018.

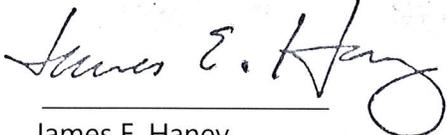
CITY OF POULSBO


Deputy Mayor Jeff McGinty

ATTEST/AUTHENTICATED:


Rhiannon Fernandez, City Clerk

APPROVED AS TO FORM:


James E. Haney

FILED WITH THE CITY CLERK: 10/11/18
PASSED BY THE CITY COUNCIL: 10/17/18
PUBLISHED: 10/26/18
EFFECTIVE DATE: 10/31/18
ORDINANCE NO: 2018-24

SUMMARY OF ORDINANCE NO. 2018-24
Of the City of Poulsbo, Washington

On October 17, 2018 the City Council of the City of Poulsbo, Washington approved Ordinance No. 2018-24, the main point of which may be summarized by its title as follows:

AN ORDINANCE OF THE CITY OF POULSBO, WASHINGTON, PROVIDING FOR THE ACQUISITION, CONDEMNATION, APPROPRIATION, AND TAKING OF CERTAIN TEMPORARY AND PERMANENT EASEMENT INTERESTS IN PROPERTY LOCATED INSIDE AND OUTSIDE THE POULSBO CITY LIMITS FOR THE PUBLIC USE AND PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING THE STREET PROJECT KNOWN AS THE NOLL ROAD CORRIDOR – SOUTH SEGMENT THEREON; PROVIDING THAT THE ENTIRE COST THEREOF SHALL BE PAID FROM AVAILABLE FUNDS; AND DIRECTING THE CITY ATTORNEY’S OFFICE TO FILE AND PROSECUTE THE APPROPRIATE LEGAL PROCEEDINGS FOR SAID CONDEMNATION.

The full text of this ordinance will be mailed upon request.

Dated this 18th day of October, 2018

CITY CLERK, RHIANNON FERNANDEZ CMC

EXHIBIT A
LEGAL DESCRIPTION FOR RIGHT OF WAY
KITSAP COUNTY TAX PARCEL NO. 252601-2-049-2005

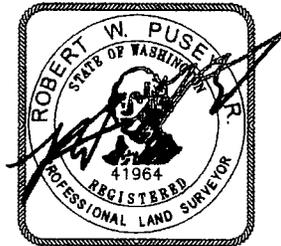
THAT PORTION OF KITSAP COUNTY TAX PARCEL NO. 252601-2-049-2005 DESCRIBED AS PARCEL 1 IN DECLARATION OF SEGREGATION FILED UNDER KITSAP COUNTY RECORDING NO. 201805310207 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., CITY OF POULSBO, KITSAP COUNTY, WASHINGTON BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, THENCE NORTH 89°06'03" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1318.25 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 25; THENCE SOUTH 01°37'41" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 658.33 FEET; THENCE SOUTH 89°03'35" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOHNSON ROAD AND THE TRUE POINT ON BEGINNING;

THENCE SOUTH 89°03'35" EAST ALONG THE NORTH LINE OF SAID PARCEL 1 A DISTANCE OF 40.76 FEET; THENCE ALONG A 145.00 FOOT RADIUS CURVE TO THE RIGHT SAID CURVE BEING TANGENT TO THE PRECEEDING DESCRIBED LINE THROUGH A CENTRAL ANGLE OF 84°36'29" FOR AN ARC LENGTH OF 214.12 FEET; THENCE ALONG A 105.00 FOOT RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°15'36" FOR AN ARC LENGTH OF 44.46 FEET; THENCE ALONG A 294.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°39'59" FOR AN ARC LENGTH OF 162.49 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 1; THENCE NORTH 89°02'21" WEST ALONG SAID SOUTH LINE A DISTANCE OF 66.46 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SR 305; THENCE NORTH 49°48'32" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 222.79 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF JOHNSON ROAD; THENCE NORTH 01°37'41" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 188.27 FEET TO THE TRUE POINT OF BEGINNING.

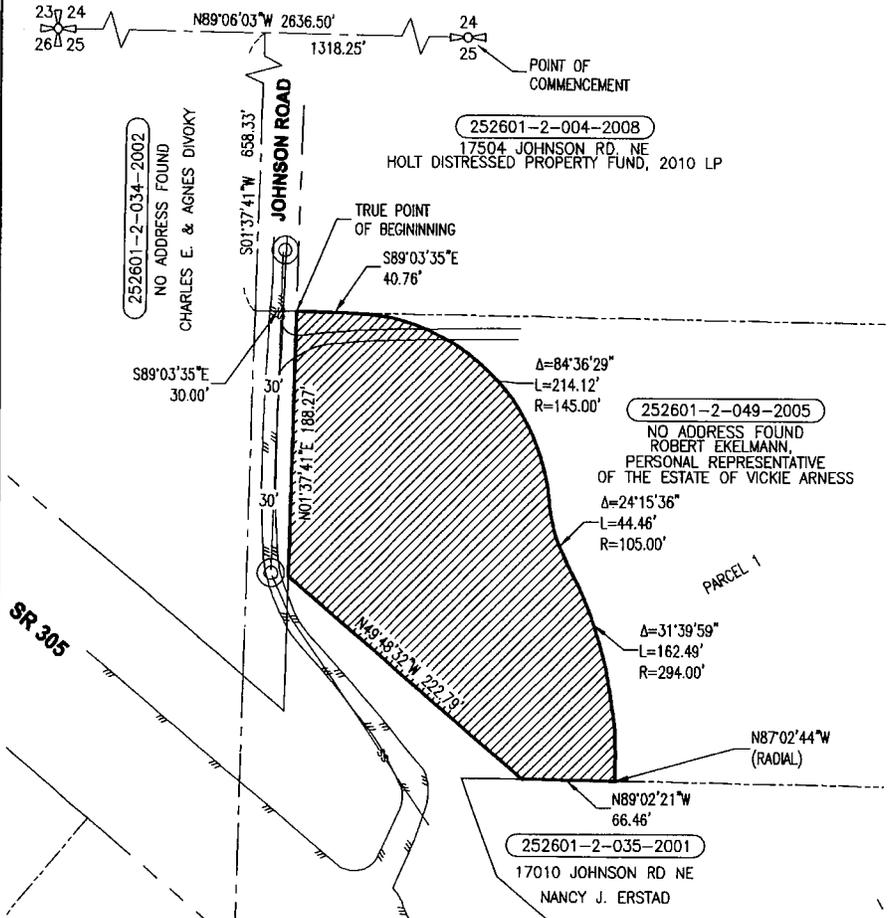
CONTAINING 51,354 SQUARE FEET, MORE OR LESS.

10-03-18



**EXHIBIT B
FOR RIGHT OF WAY
NOLL ROAD IMPROVEMENTS**

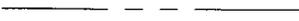
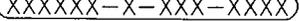
NE 1/4 OF THE NW 1/4 SEC. 25, T. 26 N., R. 1 E., W.M.
KITSAP COUNTY, WASHINGTON

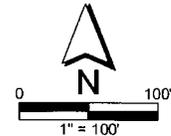
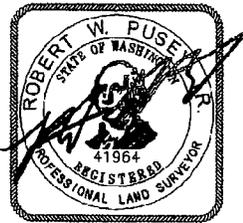


TOTAL AREA = 51,354 SQ. FT.

10-03-18

LEGEND

-  ACQUISITION AREA
-  SANITARY SEWER
-  EDGE OF CONCRETE
-  EDGE OF ASPHALT
-  SECTION LINE
-  EXISTING RIGHT-OF-WAY LINE
-  EXISTING PROPERTY LINE
-  PROPOSED RIGHT-OF-WAY LINE
-  KITSAP CO. TAX PARCEL NUMBER



Parametrix

EXHIBIT A
LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT
KITSAP COUNTY TAX PARCEL NO. 252601-2-049-2005

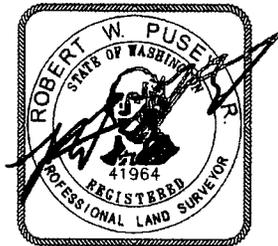
THAT PORTION OF KITSAP COUNTY TAX PARCEL NO. 252601-2-049-2005 DESCRIBED AS PARCEL 1 IN DECLARATION OF SEGREGATION FILED UNDER KITSAP COUNTY RECORDING NO. 201805310207 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., CITY OF POULSBO, KITSAP COUNTY, WASHINGTON AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, THENCE NORTH 89°06'03" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1318.25 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 25; THENCE SOUTH 01°37'41" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 658.33 FEET; THENCE SOUTH 89°03'35" EAST ALONG THE NORTH LINE OF SAID PARCEL 1 A DISTANCE OF 70.76 FEET TO THE TRUE POINT ON BEGINNING;

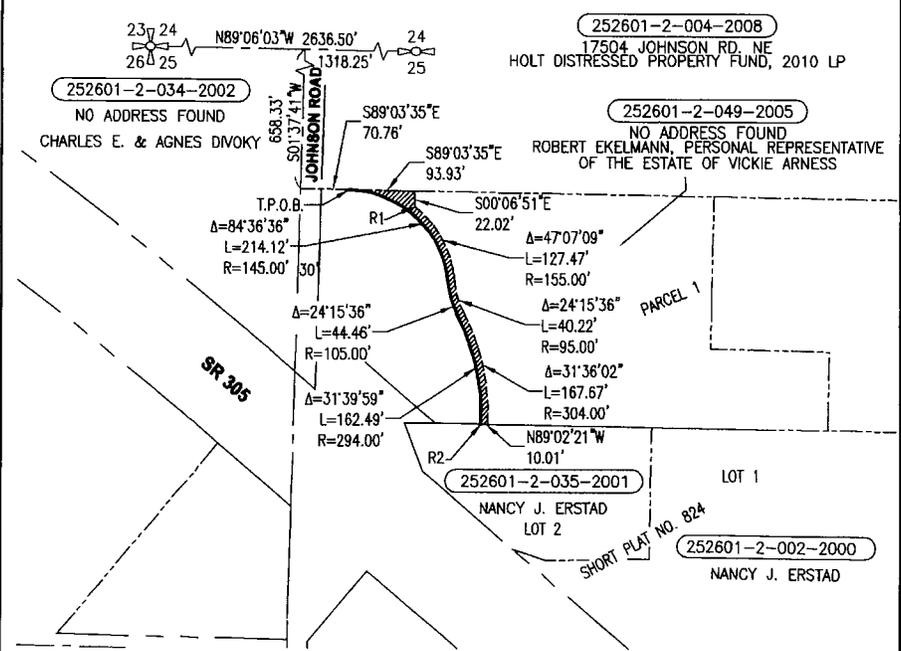
THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°03'35" EAST A DISTANCE OF 93.93 FEET; THENCE SOUTH 00°06'51" EAST A DISTANCE OF 22.02 FEET; THENCE ALONG A 155.00 FOOT RADIUS CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 38°25'45" WEST THROUGH A CENTRAL ANGLE OF 47°07'09" FOR AN ARC LENGTH OF 127.47 FEET; THENCE ALONG A 95.00 FOOT RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°15'36" FOR AN ARC LENGTH OF 40.22 FEET; THENCE ALONG A 304.00 FOOT RADIUS REVERSE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°36'02" FOR AN ARC LENGTH OF 167.67 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 1; THENCE NORTH 89°02'21" WEST ALONG SAID SOUTH LINE A DISTANCE OF 10.01 FEET; THENCE ALONG A 294.00 FOOT RADIUS CURVE TO THE LEFT THE CENTER OF WHICH BEARS NORTH 87°02'44" WEST THROUGH A CENTRAL ANGLE OF 31°39'59" FOR AN ARC LENGTH OF 162.49 FEET; THENCE ALONG A 105.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24°15'36" FOR AN ARC LENGTH OF 44.46 FEET; THENCE ALONG A 145.00 FOOT RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°36'36" FOR AN ARC LENGTH OF 214.12 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 4,300 SQUARE FEET, MORE OR LESS.

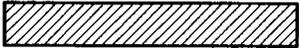
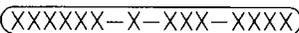
10-03-18

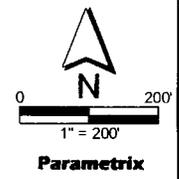
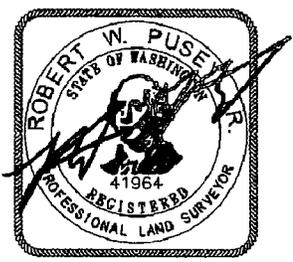


**EXHIBIT B
FOR TEMPORARY
CONSTRUCTION EASEMENT
NOLL ROAD IMPROVEMENTS**
NE 1/4 OF THE NW 1/4 SEC. 25, T. 26 N., R. 1 E., W.M.
KITSAP COUNTY, WASHINGTON



TOTAL EASEMENT AREA = 4,300 SQ. FT.
R1 = RADIAL BEARING S38°25'45"W
R2 = RADIAL BEARING N87°02'44"W

- LEGEND**
-  EASEMENT AREA
 -  SECTION LINE
 -  EXISTING RIGHT-OF-WAY LINE
 -  EXISTING PROPERTY LINE
 -  KITSAP CO. TAX PARCEL NUMBER



DATE: Oct 03, 2018 FILE: ARNESS TCE-EX B-R4

**EXHIBIT B - CITY OF POULSBRO
NOLL ROAD IMPROVEMENT PROJECT**

EXHIBIT A
LEGAL DESCRIPTION FOR ACCESS EASEMENT
KITSAP COUNTY TAX PARCEL NO. 252601-2-049-2005

THAT PORTION OF KITSAP COUNTY TAX PARCEL NO. 252601-2-049-2005 DESCRIBED AS PARCEL 1 ON THE DECLARATION OF SEGREGATION FILED UNDER KITSAP COUNTY RECORDING NO. 201805310207 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., CITY OF POULSBO, KITSAP COUNTY, WASHINGTON BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, THENCE NORTH 89°06'03" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1318.25 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 25; THENCE SOUTH 01°37'41" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 658.33 FEET; THENCE SOUTH 89°03'35" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF JOHNSON ROAD RIGHT OF WAY 30 FEET WIDE; THENCE SOUTH 35°12'29" EAST A DISTANCE OF 401.54 FEET TO A POINT ON A LINE LYING 5 FEET NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL 1 AND THE TRUE POINT ON BEGINNING;

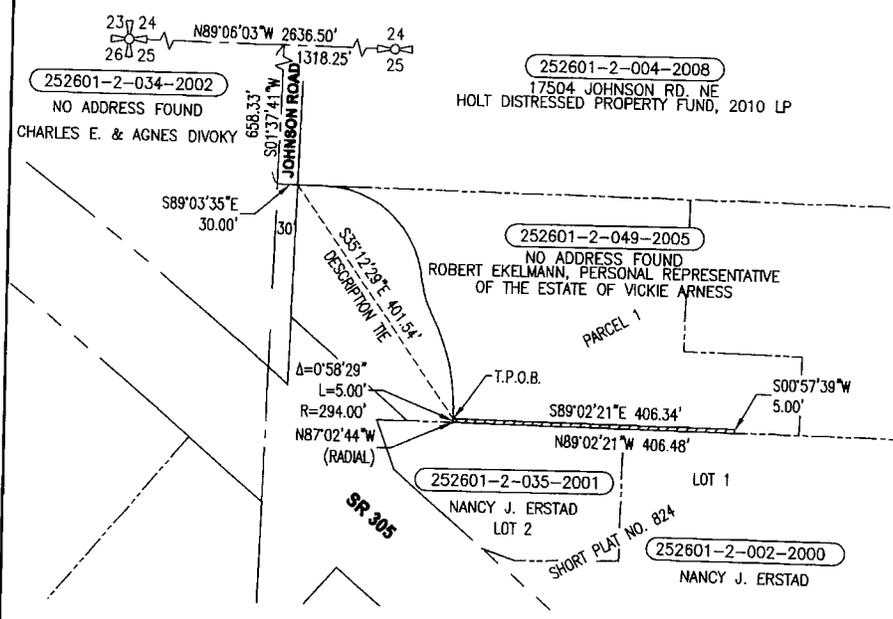
THENCE SOUTH 89°02'21" EAST ALONG SAID LINE A DISTANCE OF 406.34 FEET; THENCE SOUTH 00°57'39" WEST A DISTANCE OF 5.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 1 SAID LINE ALSO BEING THE NORTH LINE OF LOT 1 SHORT PLAT NO. 824; THENCE NORTH 89°02'21" WEST ALONG SAID SOUTH LINE A DISTANCE OF 406.48 FEET; THENCE ALONG A 294.00 FOOT RADIUS CURVE TO THE LEFT THE CENTER OF WHICH BEARS NORTH 87°02'44" WEST THROUGH A CENTRAL ANGLE OF 00°58'29" FOR AN ARC LENGTH OF 5.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,032 SQUARE FEET, MORE OR LESS.

10-03-18

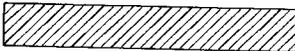


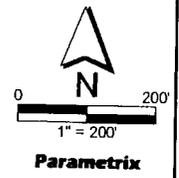
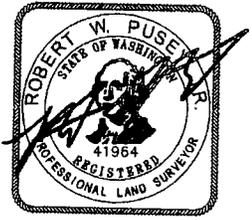
EXHIBIT B
FOR ACCESS EASEMENT
NOLL ROAD IMPROVEMENTS
 NE 1/4 OF THE NW 1/4 SEC. 25, T. 26 N., R. 1 E., W.M.
 KITSAP COUNTY, WASHINGTON



TOTAL EASEMENT AREA = 2,032 SQ. FT.

10-03-18

- LEGEND**
-  EASEMENT AREA
 -  SECTION LINE
 -  EXISTING RIGHT-OF-WAY LINE
 -  EXISTING PROPERTY LINE
 -  PROPOSED RIGHT-OF-WAY LINE
 -  KITSAP CO. TAX PARCEL NUMBER



DATE: Oct 03, 2018 FILE: ARNESS-ERSTAD EASE EX B-R4

EXHIBIT B - CITY OF POULSBORO
NOLL ROAD IMPROVEMENT PROJECT

EXHIBIT A
LEGAL DESCRIPTION FOR RIGHT OF WAY
KITSAP COUNTY TAX PARCEL NO. 242601-3-032-2003

THAT PORTION OF KITSAP COUNTY TAX PARCEL NO. 242601-3-032-2003 DESCRIBED IN STATUTORY WARRANTY DEED FILED UNDER KITSAP COUNTY RECORDING NO. 87061900058 AND BEING A PORTION OF PARCEL A OF SHORT SUBDIVISION SINGLE LOT LINE ADJUSTMENT FILED UNDER KITSAP COUNTY RECORDING NO. 9410060168 AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., CITY OF POULSBO, KITSAP COUNTY, WASHINGTON BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24 FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 25 BEARS NORTH 89°06'03" WEST A DISTANCE OF 2636.50 FEET, THENCE NORTH 01°22'56" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 886.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88°57'45" WEST ALONG THE SOUTH LINE OF SAID PARCEL A A DISTANCE OF 75.00 FEET; THENCE NORTH 01°22'56" EAST A DISTANCE OF 30.00 FEET; THENCE NORTH 88°57'45" WEST A DISTANCE OF 80.00 FEET; THENCE NORTH 01°22'56" EAST A DISTANCE OF 109.00 FEET; THENCE NORTH 62°19'44" WEST A DISTANCE OF 89.23 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A; THENCE SOUTH 88°57'45" EAST ALONG SAID NORTH LINE A DISTANCE OF 235.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A AND A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°22'56" WEST ALONG SAID EAST LINE A DISTANCE OF 179.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 26,945 SQUARE FEET, MORE OR LESS.

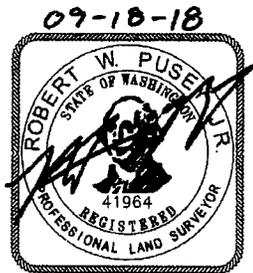


EXHIBIT A
LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT
KITSAP COUNTY TAX PARCEL NO. 242601-3-032-2003

THAT PORTION OF KITSAP COUNTY TAX PARCEL NO. 242601-3-032-2003 DESCRIBED IN STATUTORY WARRANTY DEED FILED UNDER KITSAP COUNTY RECORDING NO. 87061900058 AND BEING A PORTION OF PARCEL A OF SHORT SUBDIVISION SINGLE LOT LINE ADJUSTMENT FILED UNDER KITSAP COUNTY RECORDING NO. 9410060168 AND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., CITY OF POULSBO, KITSAP COUNTY, WASHINGTON BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24 FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 24 BEARS NORTH 89°06'03" WEST A DISTANCE OF 2636.50 FEET, THENCE NORTH 01°22'56" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 886.13 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE NORTH 88°57'45" WEST ALONG THE SOUTH LINE OF SAID PARCEL A A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°57'45" WEST ALONG SAID SOUTH LINE A DISTANCE OF 80.00 FEET; THENCE NORTH 01°22'56" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 88°57'45" EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH 01°22'56" WEST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,400 SQUARE FEET, MORE OR LESS.

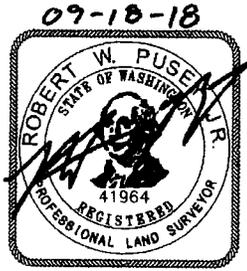


EXHIBIT A
LEGAL DESCRIPTION FOR RIGHT OF WAY
KITSAP COUNTY TAX PARCEL NO. 252601-2-004-2008

THAT PORTION OF KITSAP COUNTY TAX PARCEL NO. 252601-2-004-2008 DESCRIBED IN BARGAIN AND SALE DEED FILED UNDER KITSAP COUNTY RECORDING NO. 201305300445 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 25 BEARS NORTH 89°06'03" WEST A DISTANCE OF 2636.50 FEET; THENCE SOUTH 01°58'19" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 30.01 FEET TO THE SOUTHWEST CORNER OF THE NORTH 30 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER BEING THAT PARCEL DEEDED TO KITSAP COUNTY IN DEED FILED UNDER KITSAP COUNTY RECORDING NO. 289626; THENCE NORTH 89°06'03" WEST ALONG THE SOUTH LINE OF SAID NORTH 30 FEET A DISTANCE OF 91.06 FEET TO THE TRUE POINT OF BEGINNING.

THENCE ALONG A 504.00 FOOT RADIUS CURVE TO THE RIGHT THE CENTER OF WHICH BEARS NORTH 56°49'29" WEST THROUGH A CENTRAL ANGLE OF 75°44'10" FOR AN ARC LENGTH OF 666.21 FEET; THENCE NORTH 71°05'20" WEST A DISTANCE OF 375.68 FEET; THENCE ALONG A 166.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 92°10'58" FOR AN ARC LENGTH OF 267.08 FEET; THENCE ALONG A 300.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°06'01" FOR AN ARC LENGTH OF 79.07 FEET; THENCE SOUTH 01°37'41" WEST A DISTANCE OF 343.76 FEET; THENCE NORTH 89°03'35" WEST A DISTANCE OF 39.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JOHNSON ROAD NE; THENCE NORTH 01°37'41" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 628.35 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°06'03" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1197.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 210,239 SQUARE FEET, MORE OR LESS.

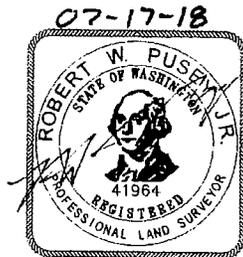
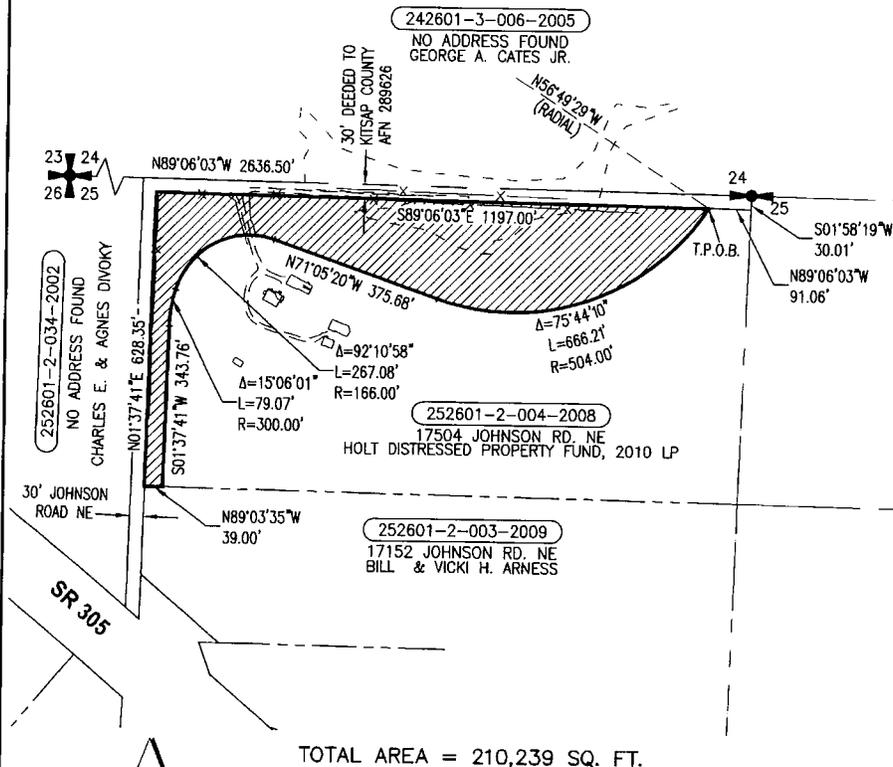


EXHIBIT B
FOR RIGHT OF WAY
NOLL ROAD IMPROVEMENTS
 NE 1/4 OF THE NW 1/4 SEC. 25, T. 26 N., R. 1 E., W.M.
 KITSAP COUNTY, WASHINGTON



23
24
26
25

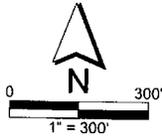
252601-2-034-2002
NO ADDRESS FOUND
CHARLES E. & AGNES DIVOKY

242601-3-006-2005
NO ADDRESS FOUND
GEORGE A. CATES JR.

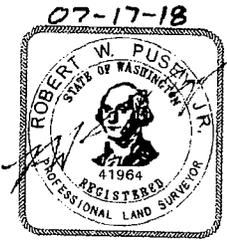
252601-2-004-2008
17504 JOHNSON RD. NE
HOLT DISTRESSED PROPERTY FUND, 2010 LP

252601-2-003-2009
17152 JOHNSON RD. NE
BILL & VICKI H. ARNESS

TOTAL AREA = 210,239 SQ. FT.



- LEGEND**
- ACQUISITION AREA
 - EDGE OF GRAVEL
 - EXISTING FENCE LINE
 - WETLAND BOUNDARY
 - SECTION LINE
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - XXXXXX-X-XXX-XXXX KITSAP CO. TAX PARCEL NUMBER



Parametrix

DATE: Jul 17, 2018 FILE: HOLT 2-004-2008 EX-B-R2

EXHIBIT B - CITY OF POULSBRO
NOLL ROAD IMPROVEMENT PROJECT

EXHIBIT A
LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT
KITSAP COUNTY TAX PARCEL NO. 252601-2-004-2008

THAT PORTION OF KITSAP COUNTY TAX PARCEL NO. 252601-2-004-2008 DESCRIBED IN BARGAIN AND SALE DEED FILED UNDER KITSAP COUNTY RECORDING NO. 201305300445 LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 25 BEARS NORTH 89°06'03" WEST A DISTANCE OF 2636.50 FEET; THENCE SOUTH 01°58'19" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 30.01 FEET TO THE SOUTHEAST CORNER OF THE NORTH 30 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER BEING THAT PARCEL DEEDED TO KITSAP COUNTY IN DEED FILED UNDER KITSAP COUNTY RECORDING NO. 289626; THENCE NORTH 89°06'03" WEST ALONG THE SOUTH LINE OF SAID NORTH 30 FEET A DISTANCE OF 67.58 FEET TO THE TRUE POINT OF BEGINNING:

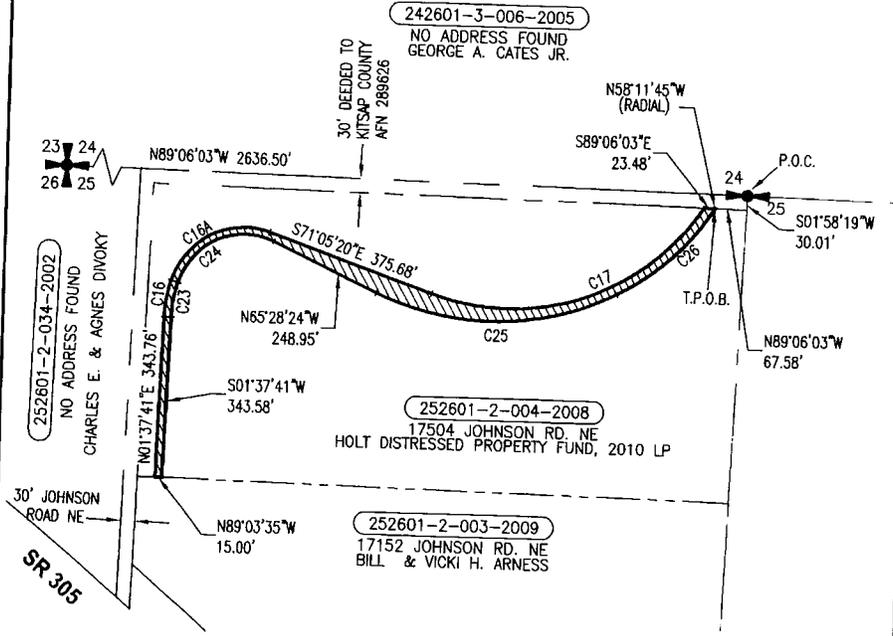
THENCE ALONG A 524.00 FOOT RADIUS CURVE TO THE RIGHT THE CENTER OF WHICH BEARS NORTH 58°11'45" WEST THROUGH A CENTRAL ANGLE OF 31°21'42" FOR AN ARC LENGTH OF 286.82 FEET; THENCE ALONG A 600.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 51°21'39" FOR AN ARC LENGTH OF 537.85 FEET; THENCE NORTH 65°28'24" WEST A DISTANCE OF 248.95 FEET; THENCE ALONG A 151.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 97°47'53" FOR AN ARC LENGTH OF 257.74 FEET; THENCE ALONG A 285.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°06'01" FOR AN ARC LENGTH OF 75.11 FEET; THENCE SOUTH 01°37'41" WEST A DISTANCE OF 343.58 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL DESCRIBED IN BARGAIN AND SALE DEED FILED UNDER KITSAP COUNTY RECORDING NO. 201305300445; THENCE NORTH 89°03'03" WEST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 15.00 FEET; THENCE NORTH 01°37'41" EAST A DISTANCE OF 343.76 FEET; THENCE ALONG A 300.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°06'01" FOR AN ARC LENGTH OF 79.07 FEET; THENCE ALONG A 166.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 92°10'58" FOR AN ARC LENGTH OF 267.08 FEET; THENCE SOUTH 71°05'20" EAST A DISTANCE OF 375.68 FEET; THENCE ALONG A 504.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°44'10" FOR AN ARC LENGTH OF 666.21 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°06'03" EAST ALONG SAID SOUTH LINE A DISTANCE OF 23.48 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 38,678 SQUARE FEET, MORE OR LESS.



**EXHIBIT B
FOR TEMPORARY CONSTRUCTION EASEMENT
NOLL ROAD IMPROVEMENTS**

NE 1/4 OF THE NW 1/4 SEC. 25, T. 26 N., R. 1 E., W.M.
KITSAP COUNTY, WASHINGTON

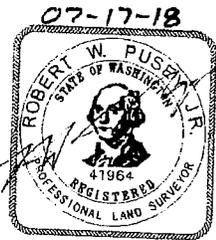


CURVE TABLE			
CURVE NO.	DELTA	RADIUS	LENGTH
C16	15°06'01"	300.00	79.07
C16A	92°10'58"	166.00	267.08
C17	75°44'10"	504.00	666.21
C23	15°06'01"	285.00	75.11
C24	97°47'53"	151.00	257.74
C25	51°21'39"	600.00	537.85
C26	31°21'42"	524.00	286.82

TOTAL EASEMENT AREA = 38,618 SQ. FT.

LEGEND

- EASEMENT AREA
- SECTION LINE
- EXISTING RIGHT-OF-WAY LINE
- KITSAP CO. TAX PARCEL NUMBER
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING



Parametrix

DATE: Jul 17, 2018 FILE: HOLT EASEMENT EX-B-R2

**EXHIBIT B - CITY OF POULSBRO
NOLL ROAD IMPROVEMENT PROJECT**