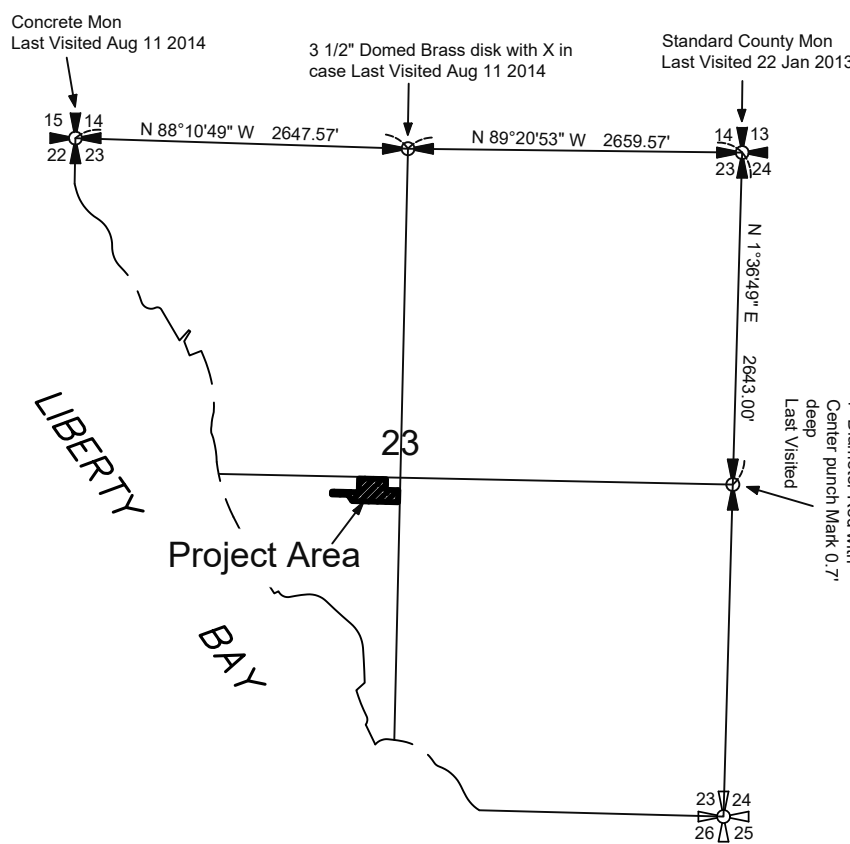


# HAUGEN DEVELOPMENT SHORT PLAT

A portion of Government Lot 2, in the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington



Indexing Vicinity Map  
Section 23, Township 26 North, Range 1  
East, W.M. Kitsap County, Washington  
NTS

## Declaration

We the undersigned holders of fee simple land as described below, declare this Short Plat Plan to be the graphical representation and that said Short Plat Plan are made with the free consent and in accordance with the desire of these owners.

Joel Ross

Jeanette Ross

## Legal Description

Lot A City of Poulsbo Short Plat No. P-88, recorded under Auditor's File Nos. 200310160028/0029, in Volume 17 of Short Plats, Pages 235-238. Being a portion of Government Lot 2, In the Northeast Quarter of the Southwest Quarter, Section 23, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington; Together with Easements as depicted on the Short Plat.

## Dedication

Know all persons by these presents that the undersigned owner(s) in fee simple of the land hereby platted, hereby declares this plat and establishes all easements depicted on the subject property herein for the uses of the lot owners and utility purveyors as indicated hereon. Dimensions and uses of all lots, tracts or parcels of land embraced in this plat are subject to and shall be in conformance with the City of Poulsbo Zoning Ordinance. The owners hereof, their successors and assigns, hereby waive all claims for damage against any government authority arising from the construction and/or maintenance of public facilities and public property within the development.

Upon recording of this plat the following Easements will be dedicated as follows, a 5 foot easement is granted to 232601-3-001-2001 burdening Lot A for maintenance of existing wall as depicted hereon, a 15 foot Stormwater easement is granted to the City of Poulsbo burdening Lots A and B, benefiting all Lots in this plat as depicted hereon. A 10 foot Stormwater easement for maintenance burdening Lots B and C, benefiting all Lots as depicted hereon.

Upon recording of this plat, a 10 feet wide utility easement is hereby reserved for the benefit of all local utility purveyors serving this plat, including, but not limited to, Puget Sound Energy, Comcast, Century Link, Cascade Natural Gas Corporation, the City of Poulsbo, Kitsap Public Utilities District and other utility companies having franchises or permits from the City of Poulsbo, and their respective successors and assigns, under and upon the front ten feet parallel with and adjoining the street frontage of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground pipe, conduit, cables and wires with the necessary facilities and other equipment for the purpose of serving this subdivision and other property with electricity, telephone, gas, storm drainage, sanitary sewer, irrigation and utility service together with the right to enter upon the easement at all times for the purpose herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition. These easements are provided to benefit the above mentioned utility providers.

No utility lines or wires shall be placed or permitted to be placed on any lot unless the same be underground or in a conduit attached to a building.

In witness whereof I have set my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, its \_\_\_\_\_

## Acknowledgments

State of Washington )  
County of Kitsap ) §

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Joel Ross, to me known to be the individual that executed the foregoing instrument, and acknowledged said instrument to be \_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Date: \_\_\_\_\_

Notary Public in and for the State of Washington

My Commission Expires: \_\_\_\_\_

## Acknowledgments

State of Washington )  
County of Kitsap ) §

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jeanette Ross, to me known to be the individual that executed the foregoing instrument, and acknowledged said instrument to be \_\_\_\_\_ free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Date: \_\_\_\_\_

Notary Public in and for the State of Washington

My Commission Expires: \_\_\_\_\_

## Schedule B Exceptions

1. Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in Short Plat recorded on October 16, 2003 under Auditor's File Nos.: 200310160028 and 200310160029.
2. Local improvement assessments, and/or special assessment, if any, levied by the City of Poulsbo. Investigation should be made with the city for amounts due or past due, if any.

Note 1: A survey of the herein described property was recorded under Kitsap County Auditor's File No. 9512050169.

## Survey Instrumentation & Methodology

This survey employed the use of a Carlson BRX 6 dual-frequency receiver/antenna linked to the SmartNet RTN and a Leica TPS 1200 or Carlson CR2+ robotic total station measuring closed traverses with multiple observations per control traverse point. Conforming to the current standards contained in W.A.C. 332-130-090

## Approvals

Approved by the Engineering Department of the City of Poulsbo this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer, City of Poulsbo

Approved by the City of Poulsbo Planning & Economic Development Director this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director, City of Poulsbo Planning & Economic Director

## Surveyor Notes

1. Residential Low Zoning: Front yard Setback = 20 feet, Side yard = 5 feet, Street side yard = 10 feet, Rear yard = 5 feet. When adjacent to developed residential property, side and rear yard setbacks = 10 feet.
2. Setbacks not depicted due to variable nature.
3. The entire project area is encompassed by Critical Aquifer

## Notice

Responsibility and expense for maintenance of streets serving lots within this project (unless such roads have been accepted by the City of Poulsbo) shall rest with the lot owners. No lot within this short subdivision may be further divided in any manner within five (5) years of the filing of such short subdivision, provided such division is permitted through a subdivision as authorized by RCW 58.17.060.

## City Engineer's Approval

Approved for recording pursuant to City of Poulsbo Ordinance No. 17.16.140

City Engineer  
Date: \_\_\_\_\_

## Treasurer's Certificate

I hereby certify that real property taxes are current for the property shown hereon to:

Date: \_\_\_\_\_

\_\_\_\_\_  
Kitsap County Treasurer

## Surveyor's Certificate

I, Kevin J. Biggs, registered as a professional land surveyor by the State of Washington, certify that this Short Subdivision is based on an actual survey of the land described herein, conducted by me or under my direction, in conformance with the requirements of the Survey Recording Act, at the request of Joel and Jeanette Ross during the period of MONTH YEAR through MONTH YEAR, that the distances, courses and angles are shown correctly hereon, and that the lot corners have been staked on the ground as depicted hereon.



## Auditor's Certificate

File for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at the request of \_\_\_\_\_ in Volume \_\_\_\_\_ of Short Plats on Page(s) \_\_\_\_\_ Auditor's File No. \_\_\_\_\_

\_\_\_\_\_  
Kitsap County Auditor

## City of Poulsbo Kitsap County, Washington

Short Subdivision No. **SPNO**

Name of Applicant:

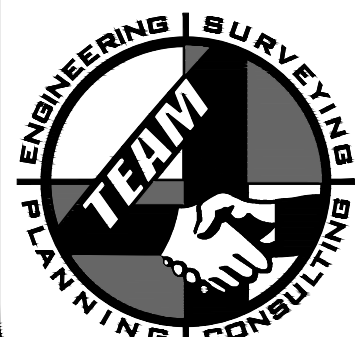
**Joel and Jeanette Ross**

**S.R.A. Filing Data**

**NE 1/4, SW 1/4, SEC. 23, TWP. 26 N., R. 1 E., W.M. Assessor's Parcel No. 232601-3-103-2008**

**Job No. 1256**

**Page 1 of 3**



**Team4 Engineering**

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