

Legal Descriptions

Parcel I: 102601-4-028-2003

The North 528 feet of the Northeast quarter of the Southeast quarter of Section 10, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, lying Easterly of the East margin of State Highway No. 21-A. EXCEPT that portion condemned for SR3 in Kitsap County Superior Court Cause No. 81-2-00325-9; AND EXCEPT the South 169.72 feet of the East 256.66 feet as heretofore conveyed to Elwin B. Kenton and Linda R. Kenton by instrument recorded under Auditor's File No. 1056111, in Kitsap County, Washington.

Parcel II: 112601-3-003-2003

All that portion of the following lying West of the West margin of existing road (Vetter Road); that portion of the Northwest quarter of the Southwest quarter of Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning at the Northwest corner of the Southwest quarter of said Section 11; thence South 160 feet to the true point of beginning; thence East 660 feet; thence South 160 feet; thence West 660 feet; thence North 160 feet to the true point of beginning.

Parcel III: 112601-3-040-2008

That portion of the South 40 feet of the North 360 feet of the West half of the Northwest Quarter of the Southwest Quarter, Section 11, Township 26 North, Range 1 East, W.M., Kitsap county, Washington, lying East of the easterly margin of Vetter Road NE.

Parcel IV: 112601-3-021-2001

A portion of the West half of the Southwest Quarter of Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning at a point on the South line of the Southwest Quarter 556.8 feet, East of the Southwest corner thereof; thence North 23°10' West 556.8 feet; thence North 7°19' West to a point 360 feet South of the North line of said Southwest Quarter; thence East to the East line of the West half of the Northwest Quarter of the Southwest Quarter; thence South 960 feet; thence East 165 feet; thence South 1320 feet to the South line of the Southwest Quarter; thence West along the South line to the point of beginning; Except Vetter road; Except State Highway 21-A; And except that portion of the above described property lying southerly of State Highway 21-A.

Parcel V: 112601-3-006-2000

That part of the Southwest Quarter of Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning 660 feet East of the Northwest corner of said Southwest Quarter; thence South 1320 feet; thence East 660 feet; thence North 1320 feet; thence West 660 feet to the Point of Beginning; Except any portion lying within the East half of said Southwest Quarter.

Parcel VI: 112601-3-008-2008

That part of the Southwest Quarter of the Southwest Quarter, Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning at a point 495 feet West of the Southeast Corner of the Southwest Quarter of the Southwest Quarter; thence North 1320 feet; thence East 495 feet; thence South to the West margin of Bond Road; thence following West boundary of said road in a southwesterly direction to a point due east of the Point of Beginning; thence West to the Point of Beginning; Except State Highway no. 21-A; Except Bond Road; And except that portion conveyed to the State of Washington under Auditor's File No. 200601200266; Except that portion, if any, lying southwesterly of State Highway No. 21-A; Except that portion, if any, lying northwesterly of Bond Road.

Parcel VII: 102601-4-022-2009

That portion of the following described tract lying northeasterly of secondary State Highway No. 21-A (Poulsbo vicinity), said tract being particularly described as follows: Beginning at the Southeast corner of Section 10, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington; thence West along the section line 379.50 feet; thence North 237.0 feet; thence North 28°16' east 105.6 feet; thence North 933.7 feet; thence East 150.00 feet; thence North 641.3 feet; thence East 180.00 feet, more or less, to the section line common to Sections 10 and 11; thence South along section line a distance of 1905.0 feet to the Point of Beginning; Except that portion thereof, if any, conveyed to John Anderson and Edith Anderson by deed recorded under Auditor's File No. 422440, Records of Kitsap County, Washington.

TOGETHER WITH That portion of the following described tract lying northeasterly of secondary State Highway No. 21-A (Poulsbo vicinity), said tract being particularly described as follows: Beginning at the Southwest corner of Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington; thence East along section line a distance of 168.5 feet; thence North 5°09' West 93.7 feet; thence North 76°11' East 160.00 feet; thence North 23°35' West 341.9 feet; thence North 68°27'30" East 182.6 feet to the West margin of Vetter Road; thence North 7°19' West along the West margin of Vetter Road a distance of 1404.5 feet; thence West 170.0 feet, more or less, to the section line common to Sections 10 and 11; thence South along section line 1905.0 feet to the Point of Beginning.

Legend

- Section Line
- Right of Way Centerline
- Right of Way
- Tax Parcel Lines
- Subject Property

NOTES

1. This survey complies with all standards and guidelines of the "Survey Recording Act" RCW Chapter 85.09 and WAC 332-130-090.
2. This map does not purport to depict all easements, of record or otherwise.
3. Right of Way location and width per Kitsap County parcel map when not coincident with subject property boundaries.

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 **Edward Rose** in **DEC**, 20 **19**

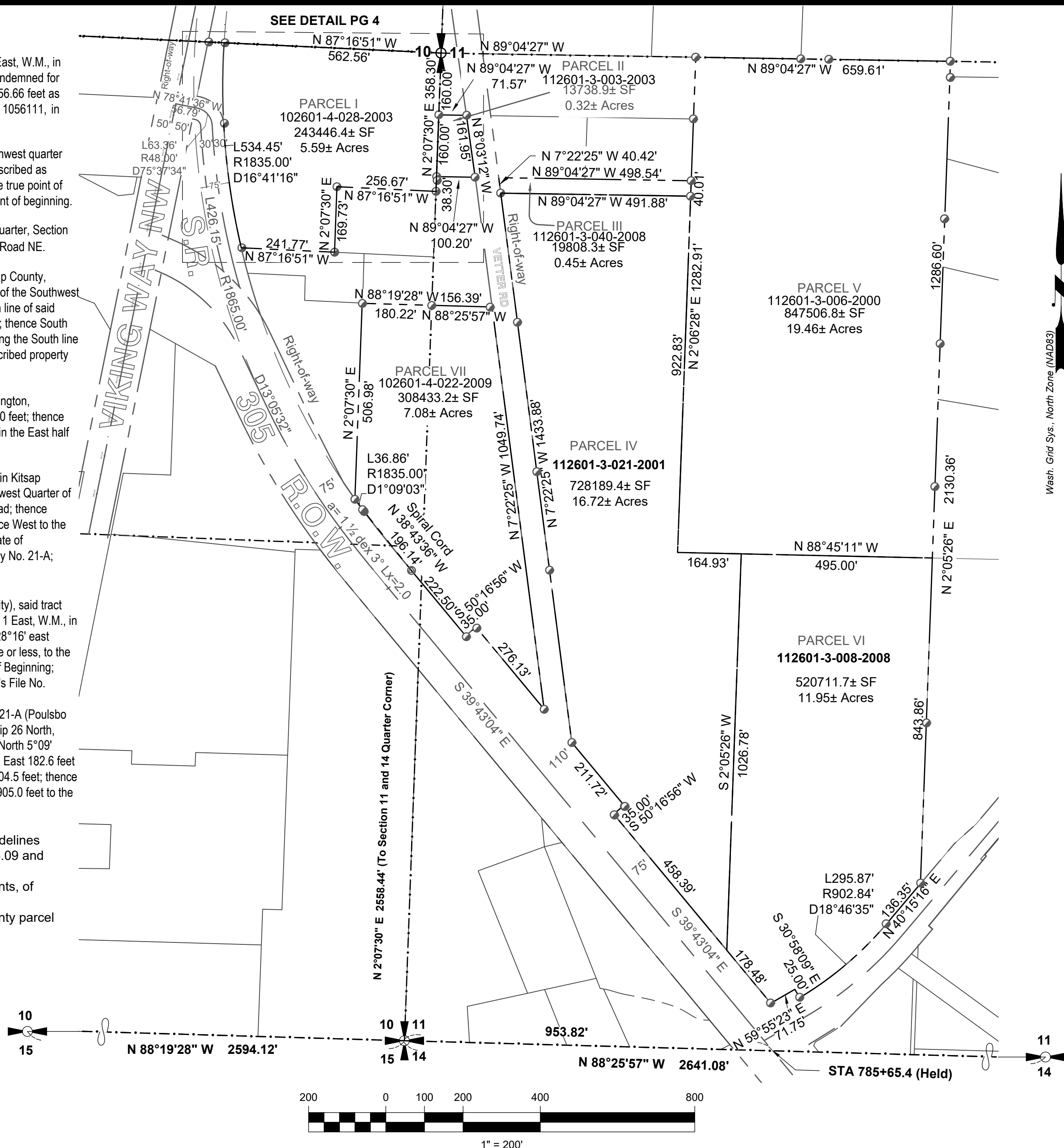
By: **Kevin J. Biggs**



Date: _____

Certificate No. _____

Existing Parcels



EDWARD ROSE MILLENNIAL

This survey employed the use of a Carlson CR 2+ 3" robotic total station and Carlson BRX6 dual-frequency receiver/antenna with multiple, meaned observations for each control point (SmartNet RTN).

Drawn by JRC	Date Sept. 30th, 2021	Job No. 691
Checked by KJB	Scale 1" = 200'	Sheet 1 of 7



Team4 Engineering

5819 NE Minder Road
Poulsbo, WA 98370
phone: 360 297-5560
fax: 360 297-7951

S E ¼, Sec.10 & SW ¼, Sec. 11, T. 26N., R.1 E., W.M. Auditor's Certificate

Filed for record this _____ day of _____, 20____ at _____ m., in Book _____ of Surveys, on page _____ at the request of Team4 Engineering.

County Auditor

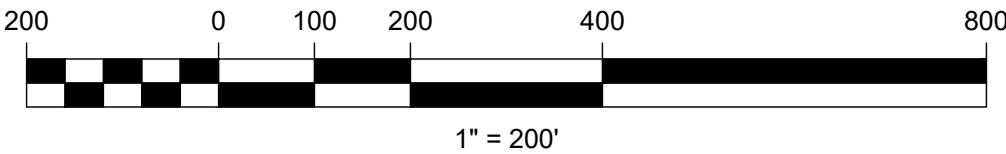
Auditor's File No.

Existing Easements

102601-4-028-2003, 112601-3-003-2003, 112601-3-040-2008,
112601-3-006-2000, 102601-4-022-2009, 112601-3-021-2001,
112601-3-008-2008

Legend

- Section Line
- Right of Way Centerline
- Right of Way
- Tax Parcel Lines
- Subject Property
- Sewer Line
- Storm Drain Line
- Fence Line
- Above Ground Power Line
- Water Line



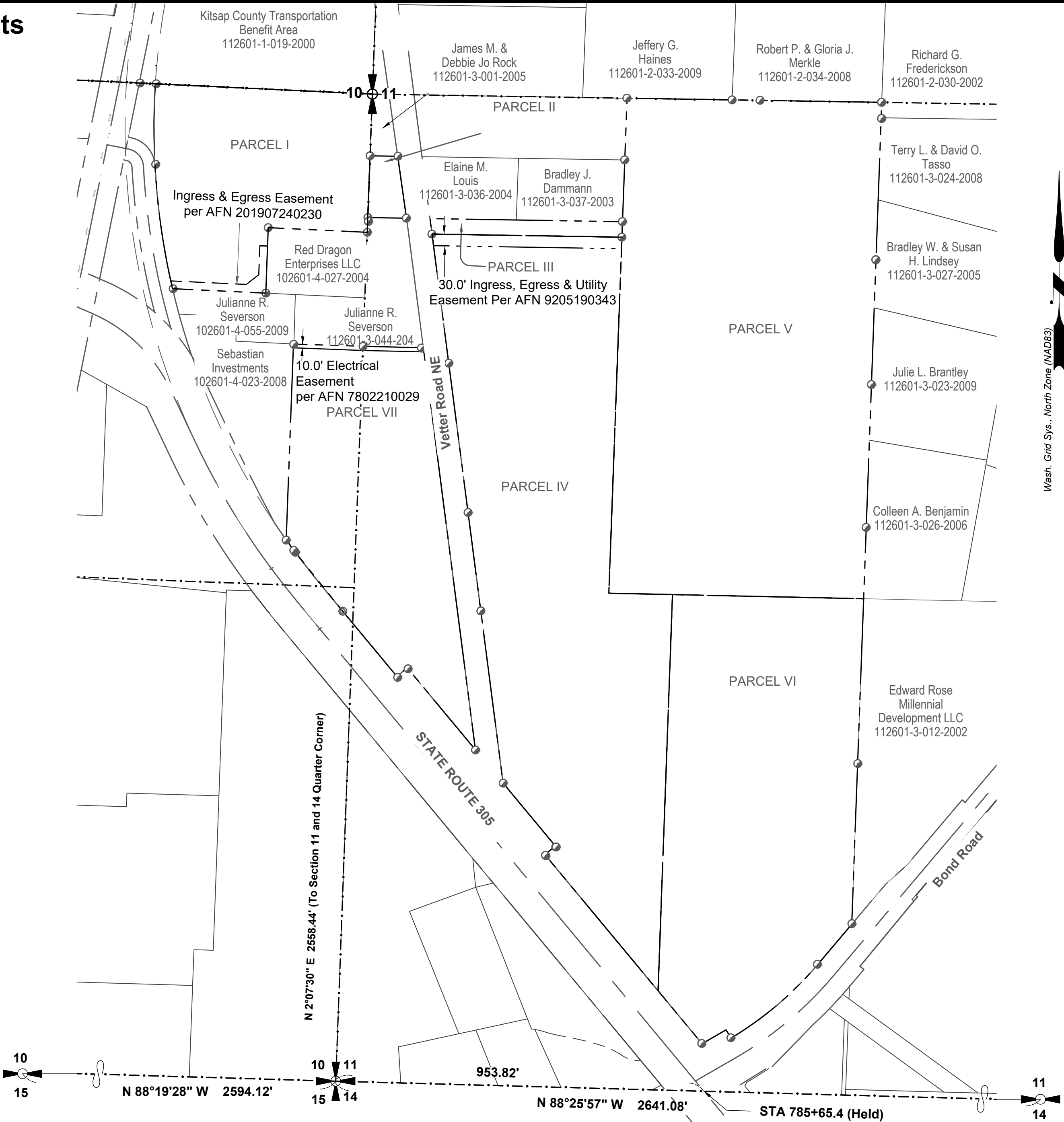
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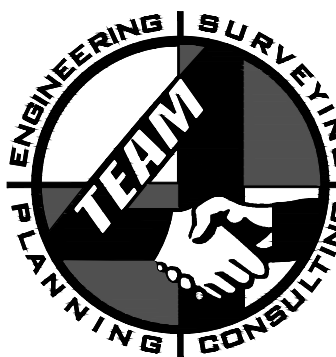
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EDWARD ROSE MILLENNIAL

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County Auditor _____ Auditor's File No. _____

Existing Conditions

102601-4-028-2003, 112601-3-003-2003, 112601-3-040-2008,
112601-3-006-2000, 102601-4-022-2009, 112601-3-021-2001,
112601-3-008-2008

Legend

- 3/4" ADA Iron Pipe Found with LS #8894 unless otherwise stated.
- 4 x 4 Concrete Mon Found

SURVEYORS NOTES ON RIGHT-OF-WAY LOCATION
SR 305 right of way established via field ties to monuments at or near stations 766+52.71 (Held for S.T. location, as the located centerline monuments geometry fits better than indicated on the 305 Monument Survey) and ST 724+01.61, location held per monumentation survey recorded under AFN 200506060018, Records of Kitsap County. Centerline location established by balanced rotation between calculated locations and field observed locations. Once the centerline entered Section 11, I established a station equation 785+68.92 P.O.T BK = 785+65.4 P.O.T. AHD, thus tying the stationing of the Monumentation Survey, to that of the SSH No. 21-A plans Approved Nov. 8th 1950. The initial northerly ROW was established by holding the original alignment, and then the Revised ROW shown on page 5 of 5/7 of 7 for SSHNo. 21-A approved Nov. 8 1950 was used to obtain stationing to tie to the WE11 line. The WE11, as shown on the Silverdale to Thompson Road plans dated March 22nd, 1978, was used to establish the location of the FR11 line. When establishing the FR11 line a overlap resulted between the easterly lines of the original SR3 Easterly Right of Way and of the Easterly Right of Way of the FR11 line. The centerline of FR11 was based off a 30' offset of SR3, into a 48' radius curve, and holding the FR11 starting location and assumed perpendicular alignment. The FR11 line governs the Morrison South boundary line, the SR3 Right of Way as shown in the WE11 plans was used to establish the West boundary of the Morrison parcel, and finally the original 305 ROW was used to establish the East line between the Morrison parcel and it's adjoiner. All other Right of Way dependant boundaries for this survey along 305 are dependant on the 1950s approved plans. The Bond Ave ROS #3056193 was relied upon to determine the location of Bond over the monumentation map recorded under AFN 200703300066 due to the 3056193 ROS showing independant ties to the section monumentation, where the monumentation survey reused ties from a survey with many inaccuracies.

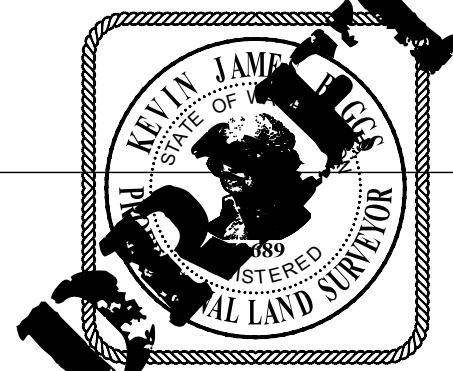
This surveyor did not choose to make a boundary determination that conflicts with a large volume of monumentation lightly, but did so for the following reasons.

- The Right of Way for SR 305, is the most impacting factor for the boundaries of this survey, While many surveyors have looked at segments of the right of way, and made reasonable determinations in the small scale, when attempting to reconcile six connected and interdependent Rights of way, or iterations of the same, a holistic approach was needed, and led to a significant difference in centerline location. Primarily in the placement of the Centerline Crossing the common lines between section 11 and 14.
- With the Sate bordering the properties to the South and West, and a predominate lack of reliance on the existing monumentation by the properties bordering SR 305 in this area, the superior rights of the SR 305 Right of way would make any corners set not original corners, but also not corners of local control.

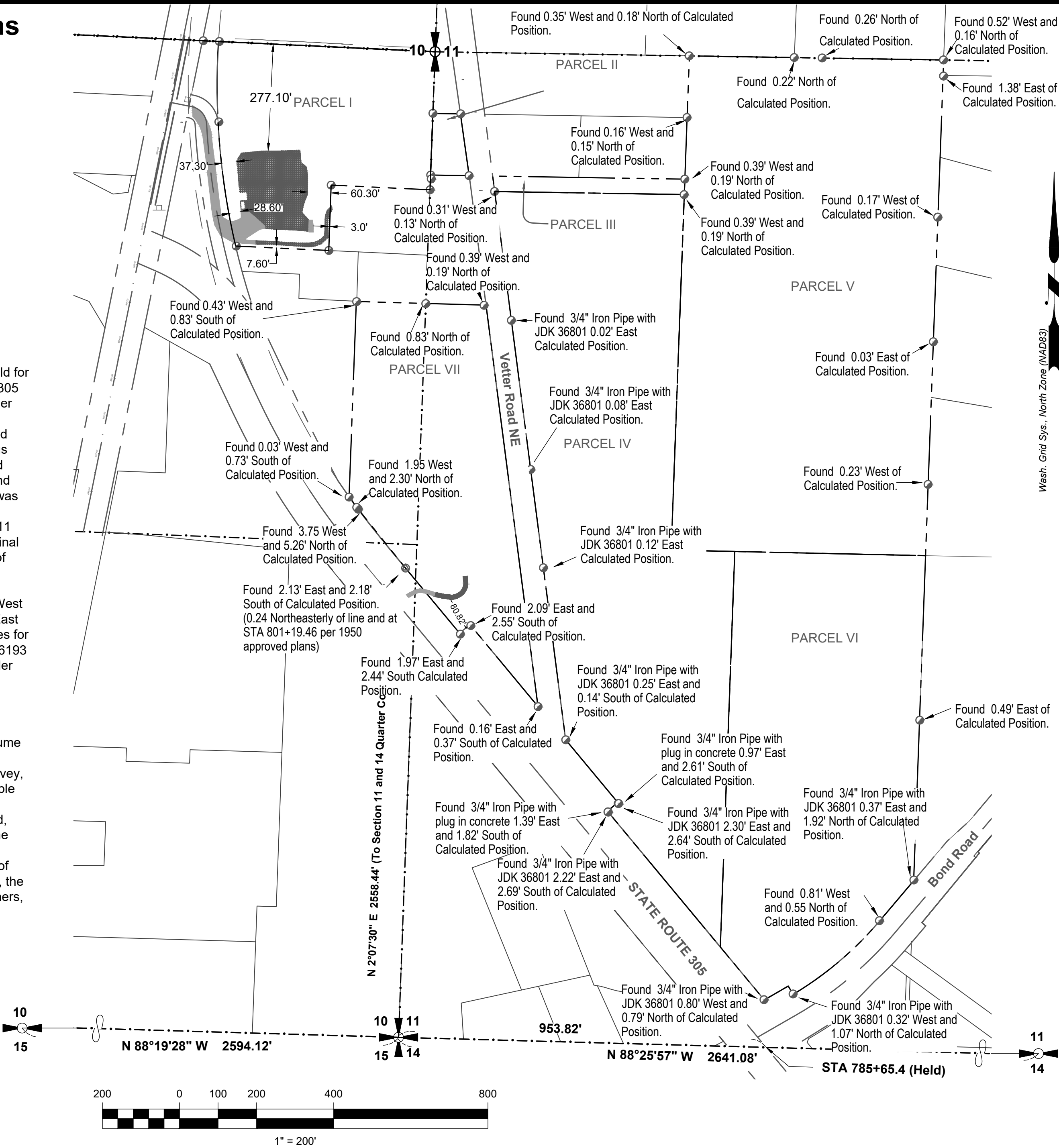
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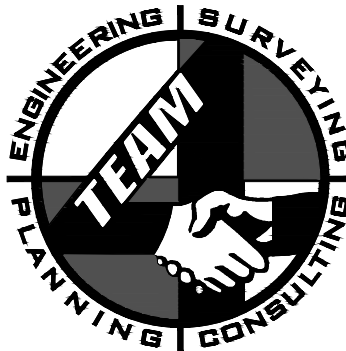
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EDWARD ROSE MILLENNIAL

This survey employed the use of a Carlson CR 2+ 3" robotic total station and Carlson BRX6 dual-frequency receiver/antenna with multiple, meaned observations for each control point (SmartNet RTN).

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Checked by KJB	Scale 1" = 200'	Sheet 3 of 7



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at _____ m., in Book _____ of Surveys, on
page _____ at the request of Team4 Engineering.

County Auditor _____ Auditor's File No. _____

Legend

- ## Surveyor's Certificate

By: Kevin J. Biggs



EDWARD ROSE MILLENNIAL

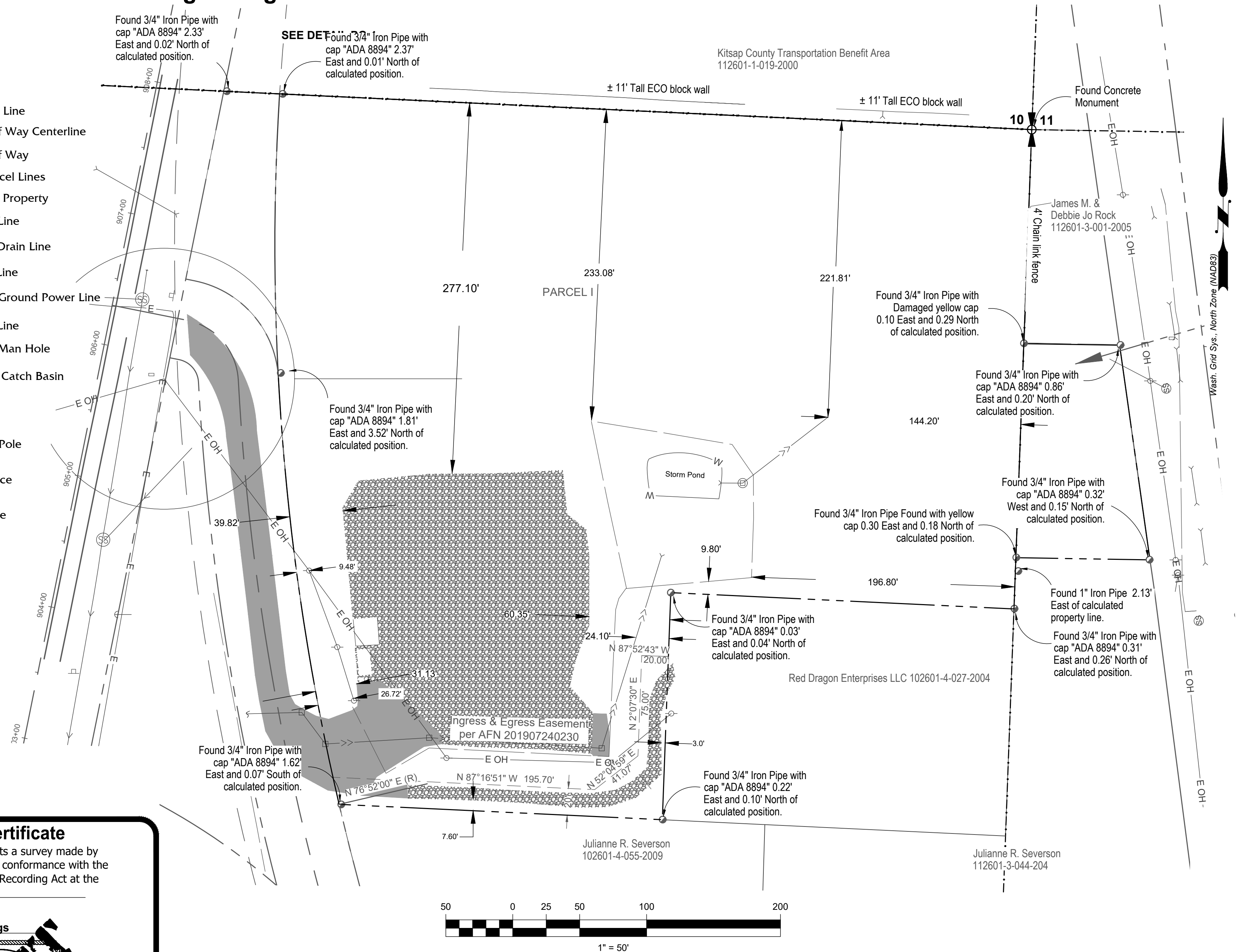
Drawn by KJB	Date Sept. 30th, 2021	Job No. 691
Checked by KJB	Scale 1" = 50'	Sheet 4 of 7



Team4 Engineering

S E ¼, Sec.10 & SW ¼, Sec. 11 , T. 26N., R.1 E., W.M.

County Auditor	Auditor's File No.
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Resultant Parcels

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°43'26" W	109.67'
L2	N 78°43'26" W	117.19'
L3	N 78°43'26" W	7.52'
L4	N 2°07'30" E	38.30'
L5	N 89°04'27" W	71.57'
L6	N 8°03'12" W	52.02'
L7	N 89°04'27" W	100.20'
L8	N 88°19'28" W	180.22'
L9	N 88°25'57" W	156.39'
L10	N 7°22'25" W	25.88'
L11	N 82°37'35" E	30.00'
L12	N 82°37'35" E	30.00'
L13	N 1°00'13" E	189.74'
L14	N 51°53'54" E	113.52'
L15	N 39°43'04" W	143.89'
L17	N 39°58'26" W	63.21'
L18	N 39°43'04" W	78.61'
L19	N 50°16'56" E	35.00'
L20	N 40°15'16" E	136.35'
L21	N 30°58'09" W	25.00'
L22	N 59°55'23" E	71.75'
L23	N 50°16'56" E	35.00'
L24	N 39°43'04" W	31.25'
L25	N 81°55'28" E	8.28'

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	120.00'	27°14'11"	57.04'
C2	130.00'	26°05'19"	59.19'
C3	500.00'	8°22'38"	73.11'
C4	500.00'	4°02'01"	35.20'
C5	200.00'	54°55'41"	191.74'
C6	200.00'	11°16'41"	39.37'
C7	200.00'	43°39'00"	152.37'
C8	750.00'	8°33'30"	112.03'
C9	750.00'	6°52'25"	89.97'
C10	750.00'	1°41'06"	22.05'
C11	1835.00'	1°09'03"	36.86'

Legend

- Section Line
- - - - - Right of Way Centerline
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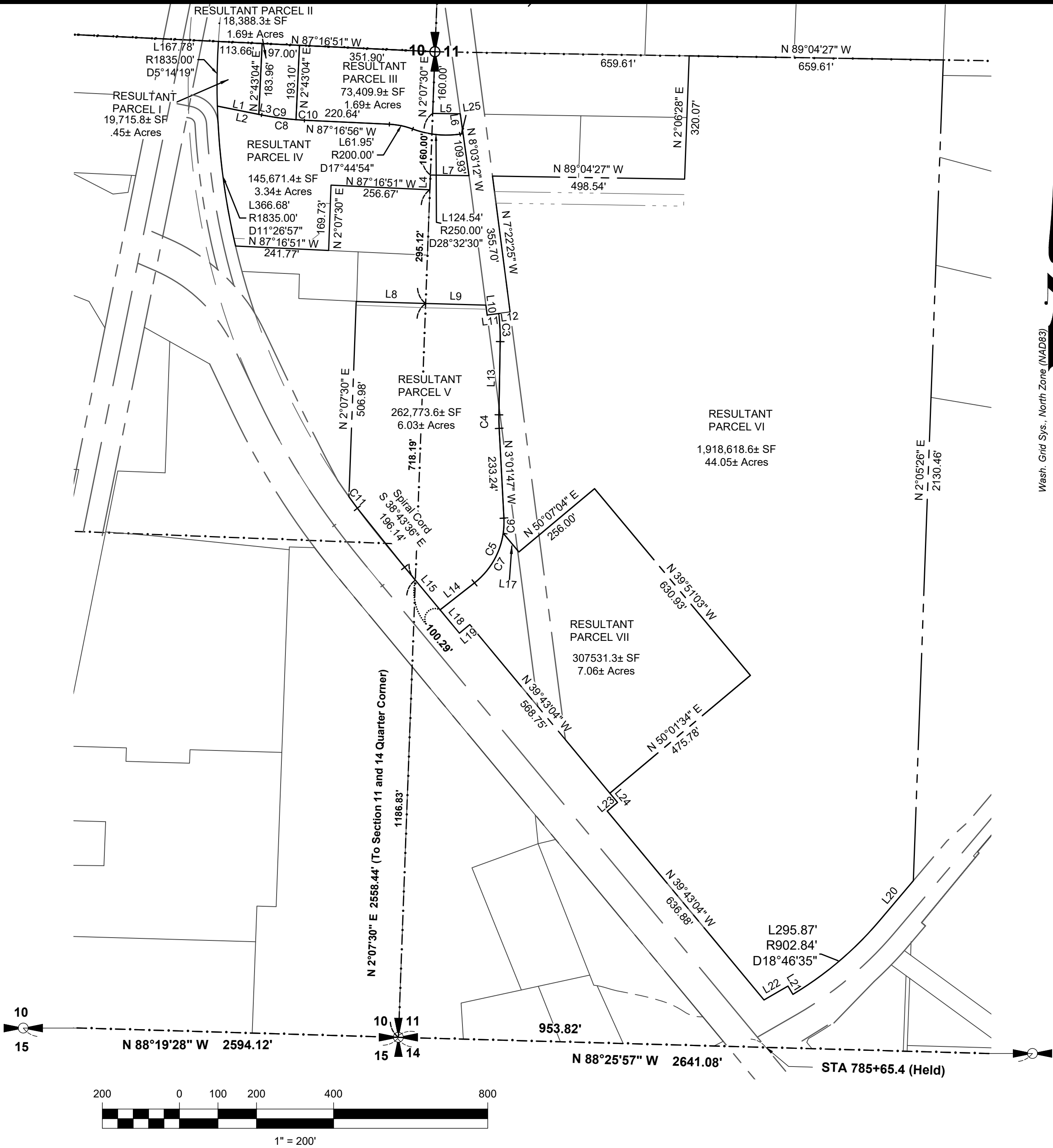
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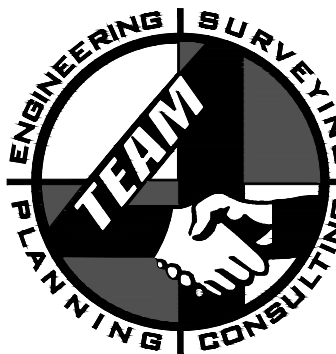
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Resultant Parcels Legal Descriptions

Legal Descriptions

Resultant Parcel I:

COMMENCING at the Northeast corner of the Southeast Quarter of Section 10, Township 26 North, Range 1 East W.M.; THENCE along the East-West Center of Section Line North 87°16'51" West 448.90 feet to the POINT OF BEGINNING: THENCE South 2°43'04" West 183.96 feet; THENCE North 78°43'26" West 109.67 feet to a point of curve; THENCE along a 1835.00 foot radius curve to the right, the center of which bears North 88°18'57" East, having a central angle of 5°14'19" and an arc length of 167.78 feet, to the East-West Center of Section Line; THENCE along said East-West Center of Section Line, South 87°16'51" East 113.66 feet to the POINT OF BEGINNING.

Resultant Parcel II:

COMMENCING at the Northeast corner of the Southeast Quarter of Section 10, Township 26 North, Range 1 East W.M.; THENCE along the East-West Center of Section Line North 87°16'51" West 351.90 feet; THENCE South 2°43'04" West 193.10 feet to a point of curve; THENCE along a 750.00 foot radius curve to the right, the center of which bears North 4°24'10" East, having a central angle of 6°52'25" and an arc length of 89.97 feet; THENCE North 78°43'26" West 7.52 feet; THENCE North 2°43'04" East 183.96 feet to the East-West Center of Section Line; THENCE along said East-West Center of Section Line, South 87°16'51" East 97.00 feet to the POINT OF BEGINNING.

Resultant Parcel III:

Beginning at the Northeast corner of the Southeast Quarter of Section 10, Township 26 North, Range 1 East W.M.; THENCE along the section line common to Sections 10 and 11, South 2°07'30" West 160.00 feet; THENCE leaving said section line South 89°04'27" East 71.57 feet; THENCE South 8°03'12" East 52.02 feet; THENCE South 81°55'28" West 8.28 feet to a point of curve; THENCE along a 250.00 foot radius curve to the right, having a central angle of 28°32'30" and an arc length of 124.54 feet; to a point of reverse curve; THENCE along a 200.00 foot radius curve to the left, having a central angle of 17°44'54" and an arc length of 61.95 feet; THENCE North 87°16'56" West 220.64 feet to a point of curve; THENCE along a 750.00 foot radius curve to the right, having a central angle of 1°41'06" and an arc length of 22.05 feet; THENCE North 2°43'04" East 193.10 feet to the North line of said Southeast Quarter; THENCE along said North line South 87°16'51" East 351.90 feet to the Northeast corner of the Southeast Quarter of said Section 10 and the POINT OF BEGINNING.

Resultant Parcel IV:

COMMENCING at the corner common to Sections 10 and 11, Township 26 North, Range 1 East W.M.; THENCE along the section line common to Sections 10 and 11, South 2°07'30" West 320.00 feet to the POINT OF BEGINNING: THENCE continuing along said common section line South 2°07'30" West 38.30 feet; THENCE leaving said common section line North 87°16'51" West 256.67 feet; THENCE South 2°07'30" West 169.73 feet; THENCE North 87°16'51" West 241.77 feet, more or less, to the Easterly Right of Way of FR-11 and a point of curve; THENCE along and continuing past said FR-11 Right of Way along a 1835.00 foot radius curve to the right, the center of which bears North 76°52'00" East, having a central angle of 11°26'57" and an arc length of 366.68 feet; THENCE South 78°43'26" East 117.19 feet to a point of curve; THENCE along a 750.00 foot radius curve to the left, having a central angle of 8°33'30" and an arc length of 112.03 feet; THENCE South 87°16'56" East 220.64 feet to a point of curve; THENCE along a 200.00 foot radius curve to the right, the center of which bears South 2°43'04" West, having a central angle of 17°44'54" and an arc length of 61.95 feet to a point of reverse curve; THENCE along a 250.00 foot radius curve to the left, having a central angle of 28°32'30" and an arc length of 124.54 feet; THENCE North 81°55'28" East 8.28 feet to the Westerly Right of Way of Vetter Road; THENCE along said Westerly Right of Way South 8°03'12" East 109.93 feet; THENCE Leaving said Right of Way North 89°04'27" West 100.20 feet to the Section line common to Sections 10 and 11 and the POINT OF BEGINNING.

Resultant Parcel V:

COMMENCING at the corner common to Sections 10 and 11, Township 26 North, Range 1 East W.M.; THENCE along the section line common to Sections 10 and 11, South 2°07'30" West 653.42 feet to the POINT OF BEGINNING: THENCE Leaving said common section line South 88°25'57" East 156.39 feet to the Westerly Right of Way of Vetter Road; THENCE along Said Westerly Right of Way South 7°22'25" East 25.88 feet; THENCE Leaving said Westerly Right of Way North 82°37'35" East 30.00 feet to a point on the centerline of Vetter Right of Way and a point of curve; THENCE along a 500.00 foot radius curve to the right, the center of which bears South 82°37'35" West, having a central angle of 8°22'38" and an arc length of 73.11 feet; THENCE South 1°00'13" West 189.74 feet to a point of curve; THENCE along a 500.00 foot radius curve to the left, having a central angle of 4°02'01" and an arc length of 35.20 feet; THENCE South 3°01'47" East 233.24 feet to a point of curve; THENCE along a 200.00 foot radius curve to the right, having a central angle of 54°55'41" and an arc length of 191.74 feet; THENCE South 51°53'54" West 113.52 feet to the Northerly Right of Way of State Route 305; THENCE along said State Route 305 Right of Way North 39°43'04" West 143.89 feet to a point of spiral curve; THENCE along a spiral curve parallel to and 75 feet from the centerline of State Route 305, the cord of which is North 38°43'36" West 196.14, feet to a point of curve; THENCE along a 1835.00 foot radius curve to the right, the center of which bears North 53°17'06" East, having a central angle of 1°09'03" and an arc length of 36.86 feet; THENCE leaving said Northerly Right of Way North 2°07'30" East 506.98 feet; THENCE South 88°19'28" East 180.22 feet to the POINT OF BEGINNING.

EXCEPT any portion within Vetter Right-of-Way.

Resultant Parcel VI:

COMMENCING at the Northwest corner of the Southwest Quarter of Section 11 Township 26 North, Range 1 East W.M.; THENCE along the East-West Center of Section Line South 89°04'27" East 659.61 feet to the POINT OF BEGINNING; THENCE continuing along said Center of Section line South 89°04'27" East 659.61 feet; THENCE leaving said Center of Section line South 2°05'26" West 2130.46 feet to the Northerly Right of Way of State Route 307; THENCE along said Northerly Right of Way South 40°15'16" West 136.35 feet to a point of curve; THENCE along a 902.84 foot radius curve to the right, having a central angle of 18°46'35" and an arc length of 295.87 feet; THENCE North 30°58'09" West 25.00 feet; THENCE South 59°55'23" West 71.75 feet to the Northerly Right of Way of State Route 305; THENCE along said Northerly Right of Way North 39°43'04" West 636.88 feet; THENCE North 50°16'56" East 35.00 feet; THENCE North 39°43'04" West 31.25 feet; THENCE leaving said Northerly Right of Way North 50°01'34" East 475.78 feet; THENCE North 39°51'03" West 630.93 feet; THENCE South 50°07'04" West 256.00 feet; THENCE North 39°58'26" West 63.21 feet to a point of curve; THENCE along a 200.00 foot radius curve to the left, the center of which bears North 81°45'06" West, having a central angle of 11°16'41" and an arc length of 39.37 feet; THENCE North 3°01'47" West 233.24 feet to a point of curve; THENCE along a 500.00 foot radius curve to the right, having a central angle of 4°02'01" and an arc length of 35.20 feet; THENCE North 1°00'13" East 189.74 feet to a point of curve; THENCE along a 500.00 foot radius curve to the left, having a central angle of 8°22'38" and an arc length of 73.11 feet to a point on the Centerline of Vetter Road; THENCE North 82°37'35" East 30.00 feet to the Easterly Right of Way of Vetter Road; THENCE along said Easterly Right of Way North 7°22'25" West 355.70 feet; THENCE leaving said Easterly Right of Way South 89°04'27" East 498.54 feet; THENCE North 2°06'28" East 320.07 feet to the East-West Center of Section Line and the POINT OF BEGINNING.

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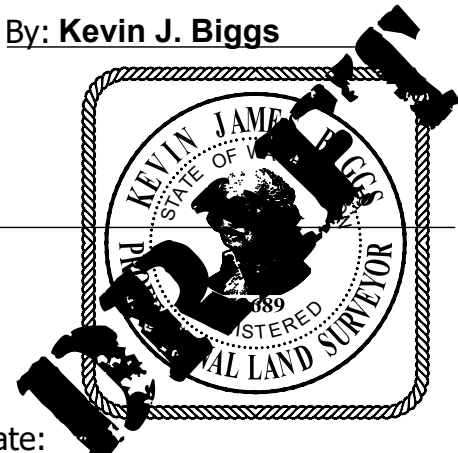
COMMENCING at the corner common to Sections 10 and 11, Township 26 North, Range 1 East W.M.; THENCE along the section line common to Sections 10 and 11, South 2°07'30" West 1371.61 feet to the Northerly Right of Way of State Route 305; THENCE along said Northerly Right of Way South 39°43'04" East 100.29 feet to the POINT OF BEGINNING: THENCE leaving said Northerly Right of Way North 51°53'54" East 113.52 feet to a point of curve; THENCE along a 200.00 foot radius curve to the left, having a central angle of 43°39'00" and an arc length of 152.37 feet; THENCE South 39°58'26" East 63.21 feet; THENCE North 50°07'04" East 256.00 feet; THENCE South 39°51'03" East 630.93 feet; THENCE South 50°01'34" West 475.78 feet to the Northerly Right of Way of State Route 305; THENCE along said Northerly Right of Way North 39°43'04" West 568.75 feet; THENCE South 50°16'56" West 35.00 feet; THENCE North 39°43'04" West 78.61 feet to the POINT OF BEGINNING.

EXCEPT any portion within Vetter Right-of-Way.

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 **Edward Rose** in **DEC** , 20 **19**

By: **Kevin J. Biggs**



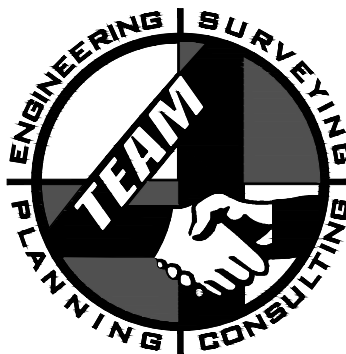
Date: _____

Certificate No. _____

EDWARD ROSE MILLENNIAL

This survey employed the use of a Carlson CR 2+ 3" robotic total station and Carlson BRX6 dual-frequency receiver/antenna with multiple, meaned observations for each control point (SmartNet RTN).

Drawn by JRC	Date Sept. 30th, 2021	Job No. 691
Checked by KJB	Scale 1" = 200'	Sheet 6 of 7



Team4 Engineering
5819 NE Minder Road
Poulsbo, WA 98370
phone: 360 297-5560
fax: 360 297-7951

S E ¼, Sec.10 &SW¼, Sec. 11 , T. 26N., R.1 E., W.M.
Auditor's Certificate

Filed for record this _____ day of _____, 20____ at _____ m., in Book _____ of Surveys, on page _____ at the request of Team4 Engineering.

County Auditor _____ Auditor's File No. _____

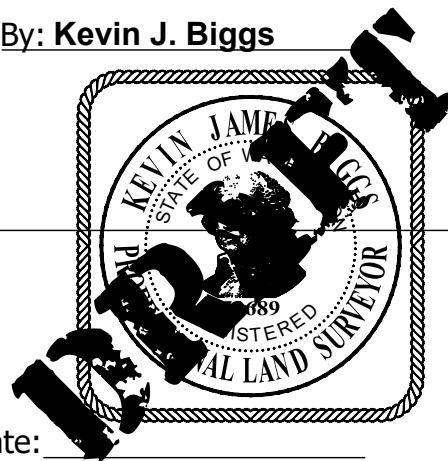
Proposed Conditions

- Legend**
- Section Line
 - Right of Way Centerline
 - Right of Way
 - Tax Parcel Lines
 - Subject Property
 - Sewer Line
 - Storm Drain Line
 - Fence Line
 - Above Ground Power Line
 - Water Line

Surveyor's Certificate

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By: **Kevin J. Biggs**



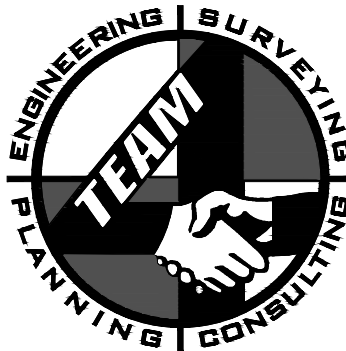
Date: _____
Certificate No. _____



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Drawn by JRC	Date August 20th, 2021	Job No. 691
Checked by KJB	Scale 1" = 200'	Sheet 7 of 7



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NOT FOR RECORDING, FOR REVIEW ONLY*

DEDICATION AREA NOTES
* The proposed dedication and vacation areas are shown here for review purposes only. It is my opinion that showing a proposed right of way dedication on a recorded document could cloud title should the dedication not follow the BLA. The legal descriptions contain exceptions for Vetter Right of way should the vacation and dedication not be perfected.



Surveyor's Certificate

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By: **Kevin J. Biggs**

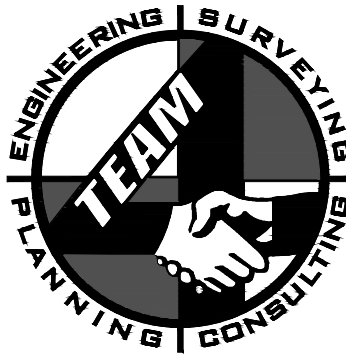
DRAFT

Date: _____
Certificate No. _____

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Drawn by JRC	Date August 20th, 2021	Job No. 691
Checked by KJB	Scale 1" = 200'	Sheet 1 of 1



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