

Submittal Review Comments

Date: 09-24-2021

By: Mike Bowen, PLS and Ron Reichel, PLS

Project: Oslo Bay BLA (ERS portion only). The Morrison BLA review will be transmitted separately.

Submittal Date: Received 09-16-21

Attached: 21.09_OsloBay_ERSParcelsBLA_Updated_KPG.pdf

SUBMITTAL REVIEW ACTION

- | | |
|---|---|
| <p><input type="checkbox"/> (A) CONDITIONALLY APPROVED – SEE BELOW</p> <p><input type="checkbox"/> (B) APPROVED AS CORRECTED</p> <p><input checked="" type="checkbox"/> (C) REVISE AND RESUBMIT</p> | <p><input type="checkbox"/> (D) NOT APPROVED</p> <p><input type="checkbox"/> (E) NO EXCEPTIONS TAKEN</p> <p><input type="checkbox"/> (F) NO COMMENT/INFORMATION PURPOSES ONLY</p> |
|---|---|

We have done a review of the “21.09_OsloBay_ERSParcelsBLA_Updated BLA” including:

- Review of Existing and Resultant Legal Descriptions
- Lot closures vs map dimensions
- Section subdivision information
- Title reports

Comments:

1. Please see comments in the BLA document entitled “21.09_OsloBay_ERSParcelsBLA_Updated_KPG.pdf”.
2. Note that no title report was provided for Existing Parcel III. Kitsap County’s tax statement legal description was utilized to confirm the legal description provided on the BLA.

missing parcel number

Legal Descriptions

Parcel: 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

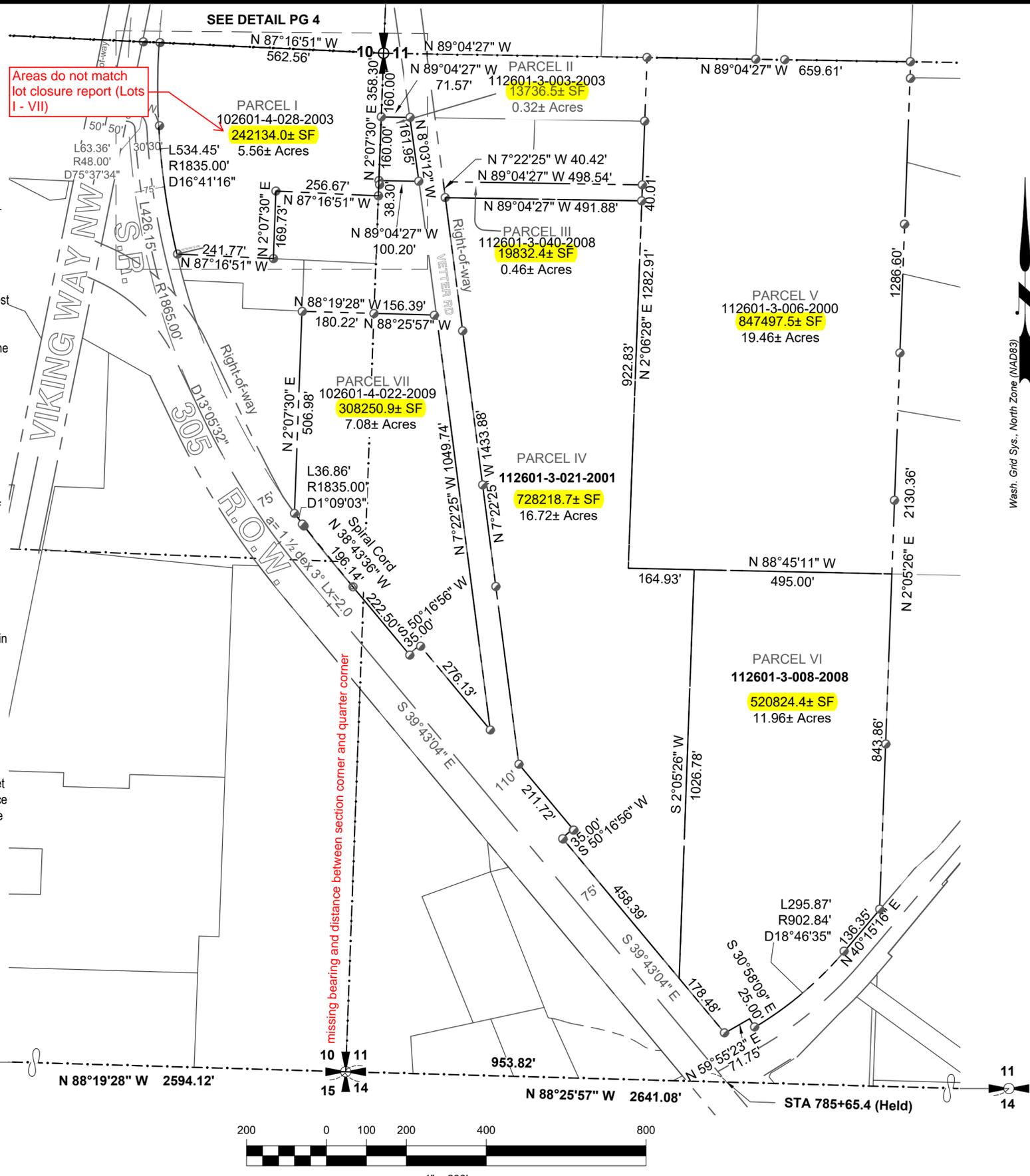
That part of the Southwest Quarter of the Southwest Quarter, Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning at a point 495 feet West of the Southeast Corner of the Southwest Quarter of the Southwest Quarter; thence North 1320 feet; thence 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.

Existing Parcels



Areas do not match lot closure report (Lots I - VII)

missing bearing and distance between section corner and quarter corner

Legend

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

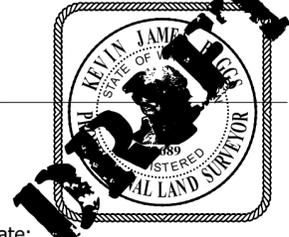
NOTES

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. _____

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 August 20th, 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**

Auditor's Certificate

S E ¼, Sec.10 & SW ¼, Sec. 11, T. 26N., R. 1 E., W.M.
Filed for record this _____ day of _____, 20____
at _____ m., in Book _____ of Surveys, on
page _____ at the request of Team4 Engineering.

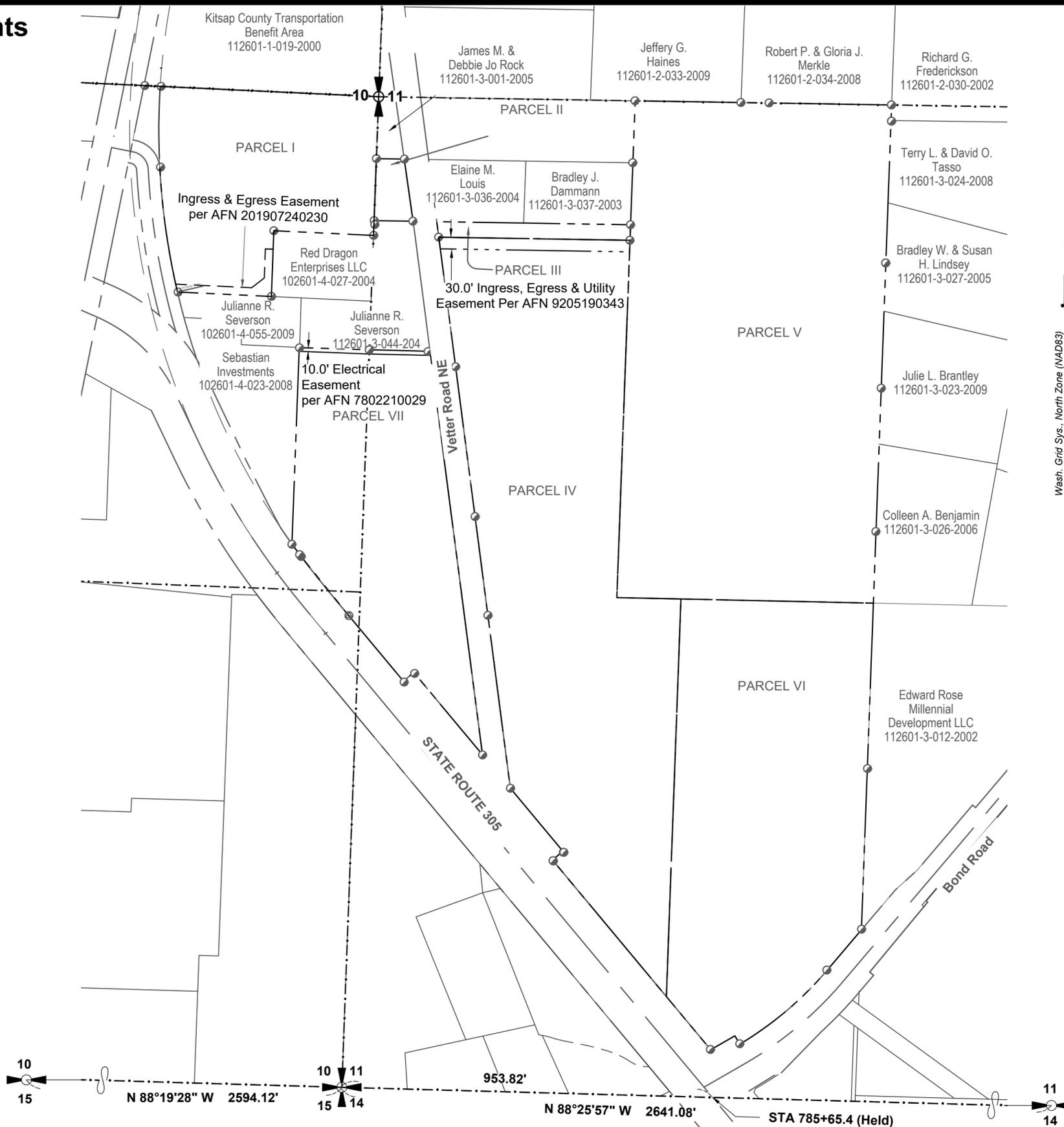
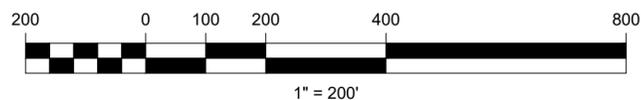
County Auditor _____ Auditor's File No. _____

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



Wash. Grid Sys., North Zone (NAD83)

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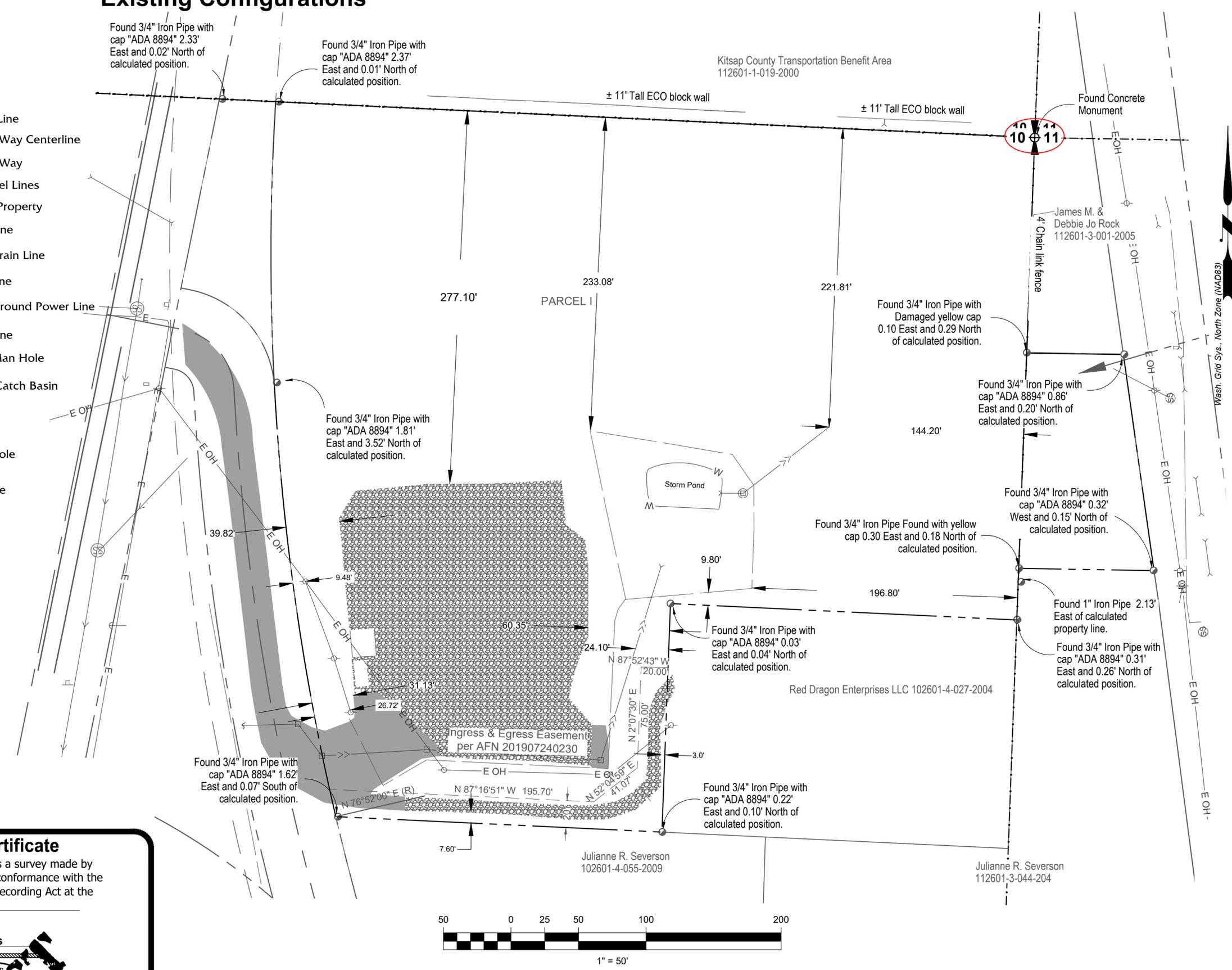
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Existing Configurations

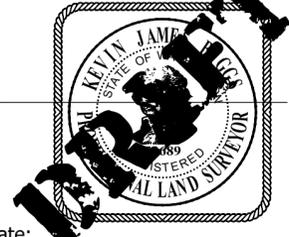
- ### Legend
- Section Line
 - Right of Way Centerline
 - Right of Way
 - Tax Parcel Lines
 - Subject Property
 - Sewer Line
 - Storm Drain Line
 - Fence Line
 - Above Ground Power Line
 - Water Line
 - SS Sewer Man Hole
 - Type 2 Catch Basin
 - Sign
 - Power Pole
 - Asphalt surface
 - Gravel surface



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Date: _____
Certificate No. _____

691.dwg

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Drawn by KJB	Date August 20th, 2021	Job No. 691
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County Auditor _____ Auditor's File No. _____

Resultant Parcels

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°43'26" E	109.67'
L2	N 78°43'26" E	117.19'
L3	N 78°43'26" E	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	166.39'
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
- Right of Way
- _____ Tax Parcel Lines
- _____ Subject Property

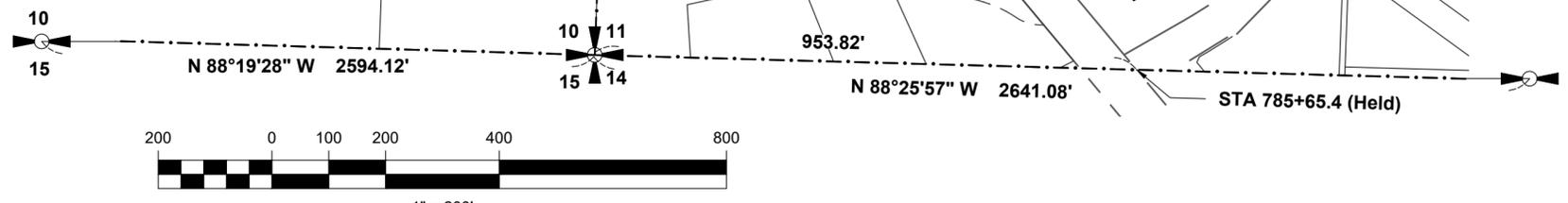
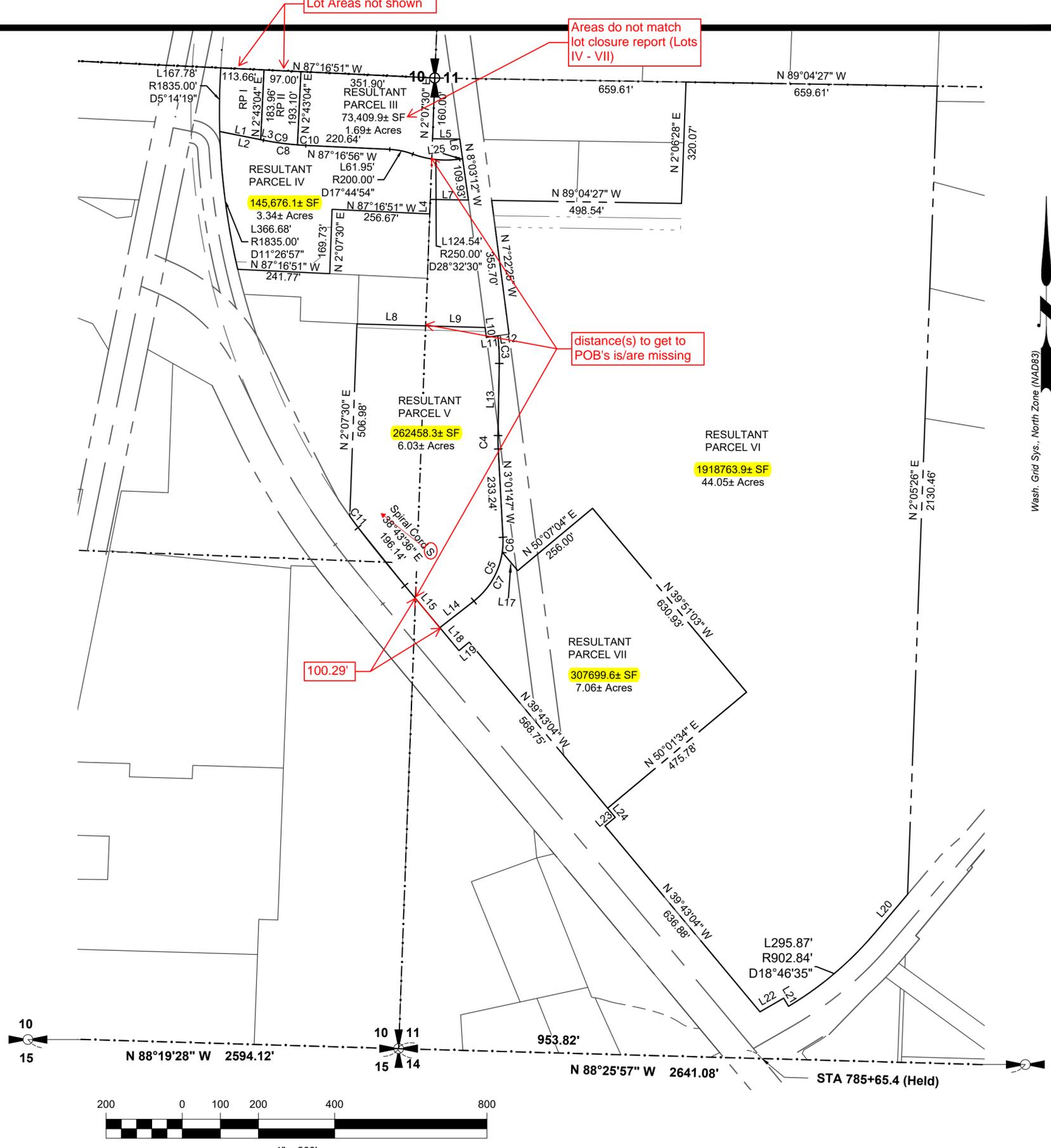
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Proposed Conditions



Wash. Grid Sys., North Zone (NAD83)

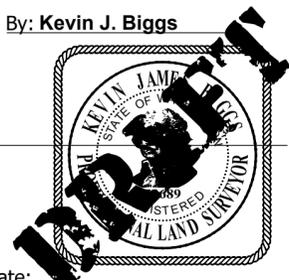
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Certificate No. _____

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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.



Wash. Grid Sys., North Zone (NAD83)

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DRAFT

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