

Submittal Review Comments

Date: 10-21-2021

By: Mike Bowen, PLS and Ron
Reichel, PLS

Project: Oslo Bay BLA (Morrison portion only).
The ERS Parcels BLA review of the 2nd
submittal was transmitted on 9-21-2021.

Submittal Date: Received 09-16-21

Attached: 21.09_OsloBay_ERSMorrisonBLA_Updated_Reviewed.pdf

SUBMITTAL REVIEW ACTION

_____ (A) CONDITIONALLY APPROVED – SEE
BELOW

_____ (D) NOT APPROVED

_____ (B) APPROVED AS CORRECTED

_____ (E) NO EXCEPTIONS TAKEN

 X (C) REVISE AND RESUBMIT

_____ (F) NO COMMENT/INFORMATION
PURPOSES ONLY

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

- Review of Existing and Resultant Legal Descriptions
- Lot closures vs map dimensions

Comments:

1. Please see comments in the BLA document entitled
“21.09_OsloBay_ERSMorrisonBLA_Updated_Reviewed.pdf”.

Existing Configuration and 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
- Sewer Man Hole
- Type 2 Catch Basin
- Sign
- Power Pole
- Asphalt surface
- Gravel surface

NOTES

- This survey complies with all standards and guidelines of the "Survey Recording Act" RCW Chapter 85.09 and WAC 332-130-090.
- This map does not purport to depict all easements, of record or otherwise.
- 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 **20**

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 KJB	Date August 20th, 2021	Job No. 691
Checked by KJB	Scale 1" = 50'	Sheet 1 of 5

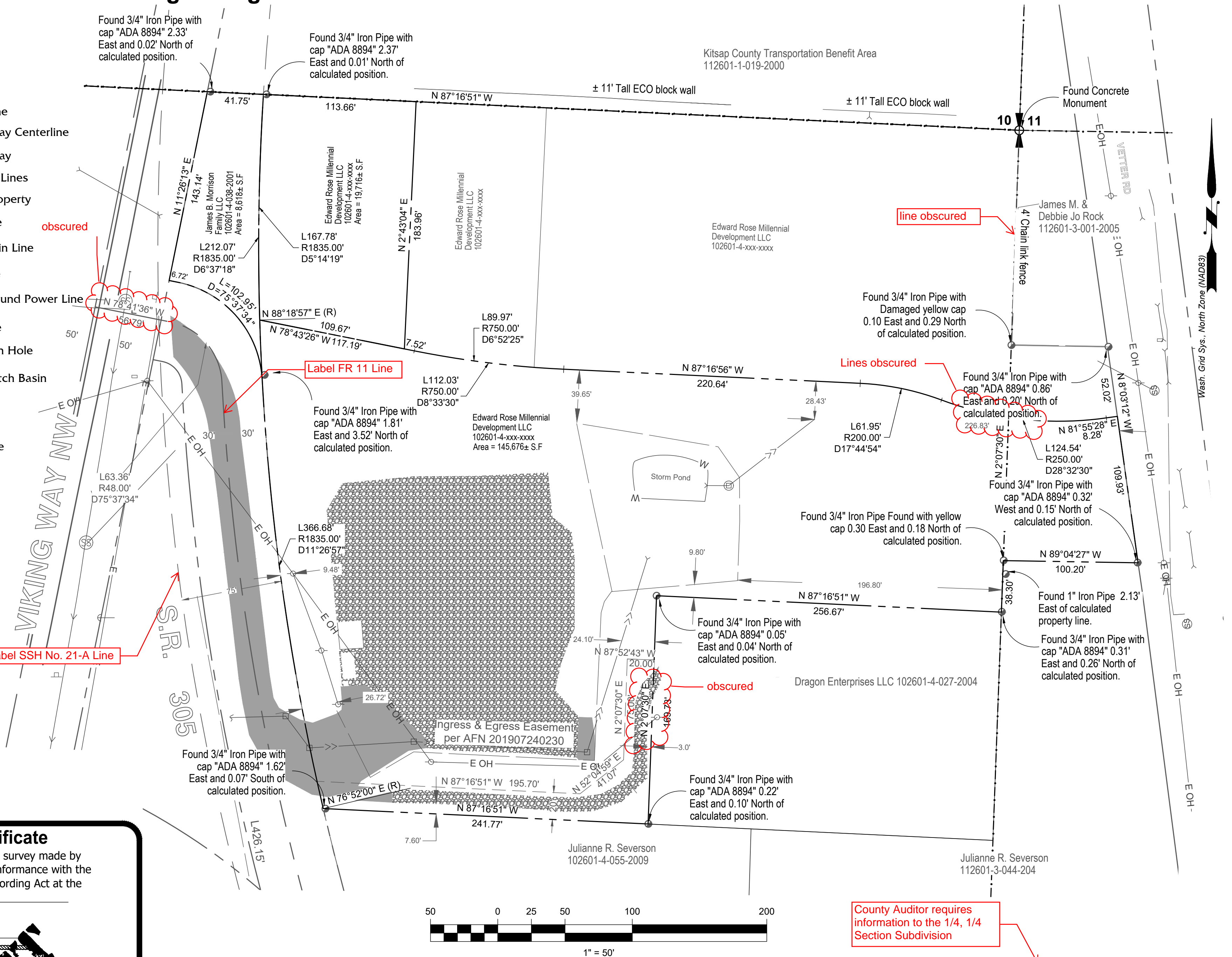


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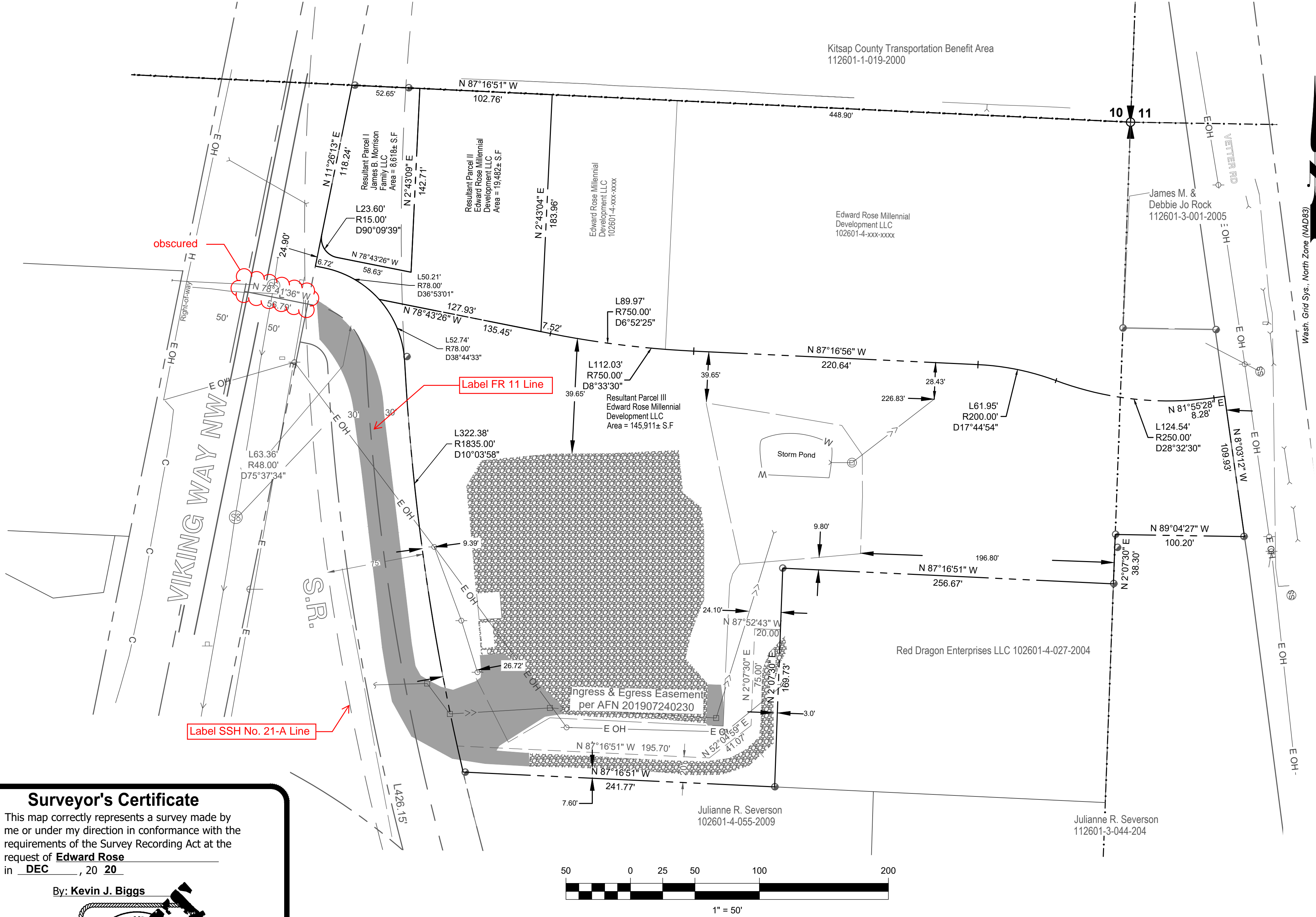
S E ¼, Sec.10 & SW ¼, Sec. 11, T. 26N., R.1 E., W.M. Auditor's Certificate

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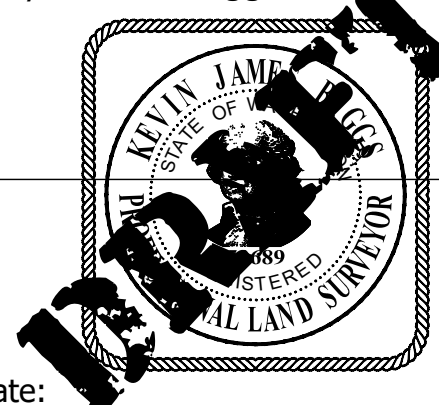
Resultant Conditions



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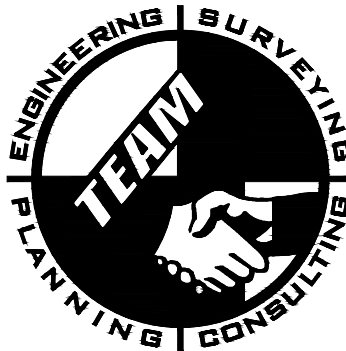


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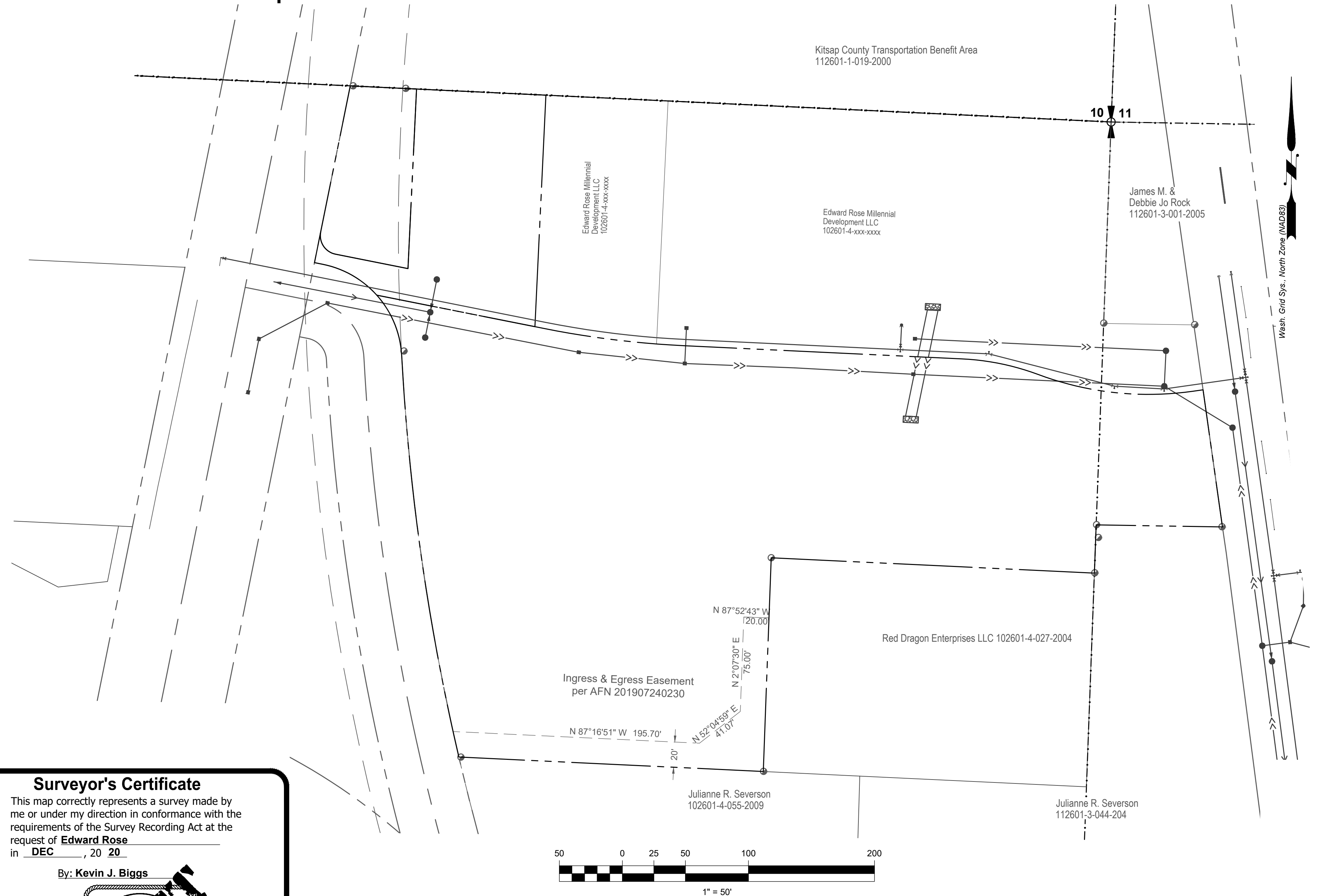
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Proposed Utilities



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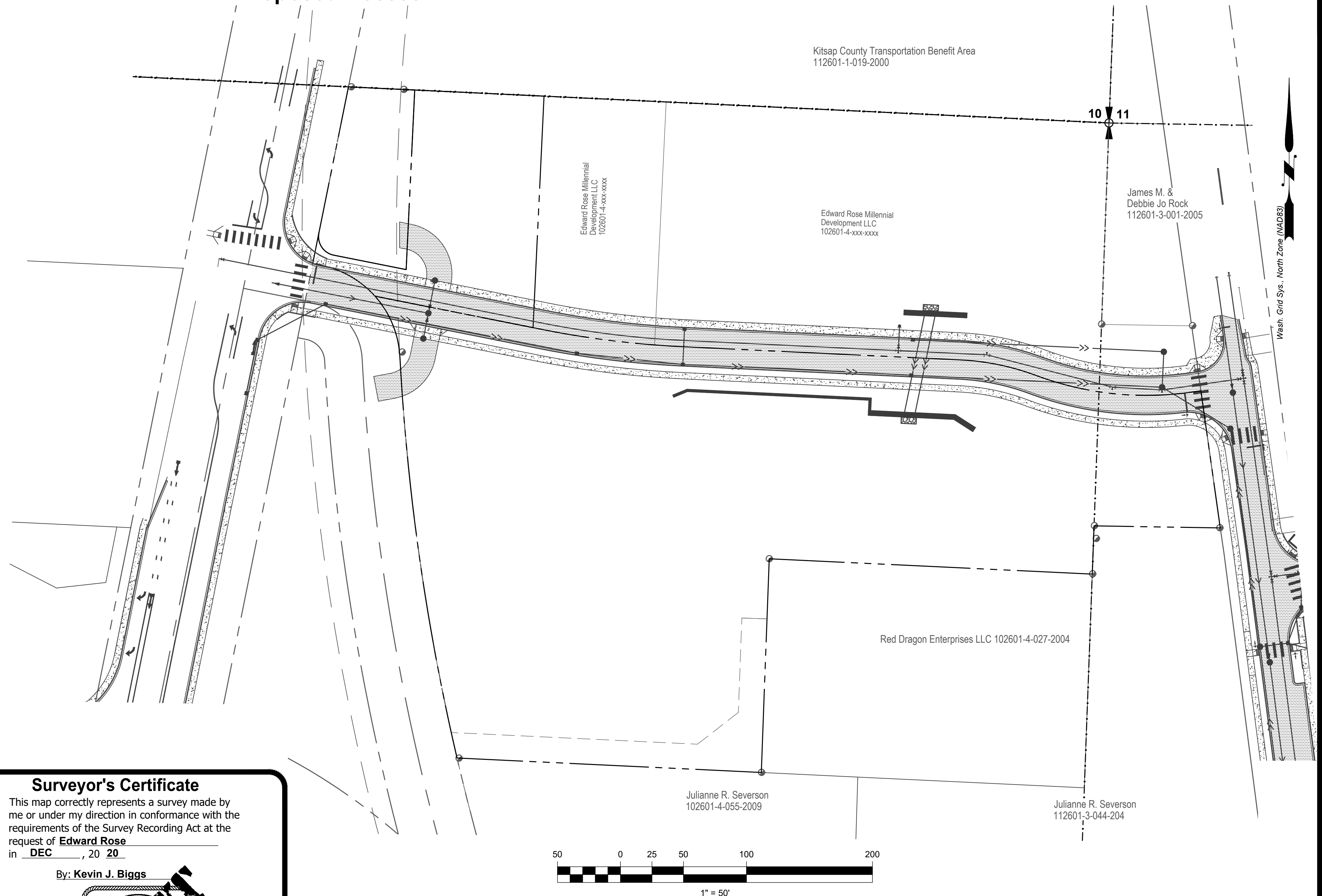
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Proposed Access



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County Auditor

Auditor's File No.

Legal Descriptions

Original Legal Descriptions

Morrison Tax Account Number 102601-4-038-2001:

That part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 26 North, Range 1 East, W.M., Kitsap County Washington, lying Southeasterly of the Easterly Right of Way Line of existing SR 3, Silverdale to Thompson Road; Lying Northeasterly of a line drawn parallel with and 30 feet Northeasterly, when measured at right angles and/or radially, from the FR 11 line survey of said SR-3, Silverdale to Thompson Road; and lying Southwesterly of a line drawn parallel with and 75 feet Northeasterly, when measured radially , from the SSH NO. 21-A line survey of Secondary State Highway NO. 21-A, Poulsbo Vicinity.

Edward Rose Millennial Development, LLC Tax Account Number 12601-X-XXX-XXXX:

Resultant Parcel 1 of that Boundary Line Adjustment Recorded under Auditor's File No. _____, Records of Kitsap County, Washington.

Edward Rose Millennial Development, LLC Tax Account Number 12601-X-XXX-XXXX:

Resultant Parcel 4 of that Boundary Line Adjustment Recorded under Auditor's File No. _____, Records of Kitsap County, Washington.

Resultant Parcel Legal Descriptions

Resultant Parcel 1:

That part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 26 North, Range 1 East, W.M., Kitsap County Washington, lying Southeasterly of the Easterly Right of Way Line of existing SR 3, Silverdale to Thompson Road; Lying Northeasterly of a line drawn parallel with and 30 feet Northeasterly, when measured at right angles and/or radially, from the FR 11 line survey of said SR-3, Silverdale to Thompson Road; and lying Southwesterly of a line drawn parallel with and 75 feet Northeasterly, when measured radially , from the SSH NO. 21-A line survey of Secondary State Highway NO. 21-A, Poulsbo Vicinity.

EXCEPT that portion lying Southerly of the following described line; Commencing at the East Quarter Corner common to Sections 10 and 11, Township 26 North, Range 2 East, W.M., THENCE along the East-West center of section line North 87°16'51" West 551.66 Feet to the POINT OF BEGINNING; THENCE leaving said center of section line, South 2°43'09" West 142.71 feet; THENCE North 78°43'26" West 58.63 feet to a point of curve; THENCE along a 15.00 foot radius curve to the right, having a central angle of 90°09'39" and an arc length of 23.60 feet to the Easterly margin of Viking Way NW and the TERMINUS of this line.

TOGETHER WITH that portion of Resultant Parcel 1 of that Boundary Line Adjustment Recorded under Auditor's File No. _____, Records of Kitsap County, Washington, lying West and North of the following described line: Commencing at the East Quarter Corner common to Sections 10 and 11, Township 26 North, Range 2 East, W.M., THENCE along the East-West center of section line North 87°16'51" West 551.66 Feet to the POINT OF BEGINNING; THENCE leaving said center of section line, South 2°43'09" West 142.71 feet; THENCE North 78°43'26" West 58.63 feet to a point of curve; THENCE along a 15.00 foot radius curve to the right, having a central angle of 90°09'39" and an arc length of 23.60 feet to the Easterly margin of Viking Way NW and the TERMINUS of this line.

Resultant Parcel II:

Resultant Parcel 1 of that Boundary Line Adjustment Recorded under Auditor's File No. _____, Records of Kitsap County, Washington.

EXCEPT that portion of Resultant Parcel 1 of that Boundary Line Adjustment Recorded under Auditor's File No. _____, Records of Kitsap County, Washington, lying West and North of the following described line: Commencing at the East Quarter Corner common to Sections 10 and 11, Township 26 North, Range 2 East, W.M., THENCE along the East-West center of section line North 87°16'51" West 551.66 Feet to the POINT OF BEGINNING; THENCE leaving said center of section line, South 2°43'09" West 142.71 feet; THENCE North 78°43'26" West 58.63 feet to a point of curve; THENCE along a 15.00 foot radius curve to the right, having a central angle of 90°09'39" and an arc length of 23.60 feet to the Easterly margin of Viking Way NW and the TERMINUS of this line.

TOGETHER WITH That part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 26 North, Range 1 East, W.M., Kitsap County Washington, lying Southeasterly of the Easterly Right of Way Line of existing SR 3, Silverdale to Thompson Road; Lying Northeasterly of a line drawn parallel with and 30 feet Northeasterly, when measured at right angles and/or radially, from the FR 11 line survey of said SR-3, Silverdale to Thompson Road; and lying Southwesterly of a line drawn parallel with and 75 feet Northeasterly, when measured radially , from the SSH NO. 21-A line survey of Secondary State Highway NO. 21-A, Poulsbo Vicinity, EXCEPT that portion lying West and North of the following described line: Commencing at the East Quarter Corner common to Sections 10 and 11, Township 26 North, Range 2 East, W.M., THENCE along the East-West center of section line North 87°16'51" West 551.66 Feet to the POINT OF BEGINNING; THENCE leaving said center of section line, South 2°43'09" West 142.71 feet; THENCE North 78°43'26" West 58.63 feet to a point of curve; THENCE along a 15.00 foot radius curve to the right, having a central angle of 90°09'39" and an arc length of 23.60 feet to the Easterly margin of Viking Way NW and the TERMINUS of this line, ALSO EXCEPT that portion lying South of the following described line: Commencing at the East Quarter Corner common to Sections 10 and 11, Township 26 North, Range 2 East, W.M., THENCE along the East-West center of section line North 87°16'51" West 448.90 feet; THENCE South 2°43'04" West 183.96 feet to the North line of Resultant Parcel 2 of said Boundary Line Adjustment Recorded under Auditor's File No. _____ and the POINT OF BEGINNING; THENCE North 78°43'26" West 200.00 feet to the TERMINUS of this line.

Resultant Parcel III:

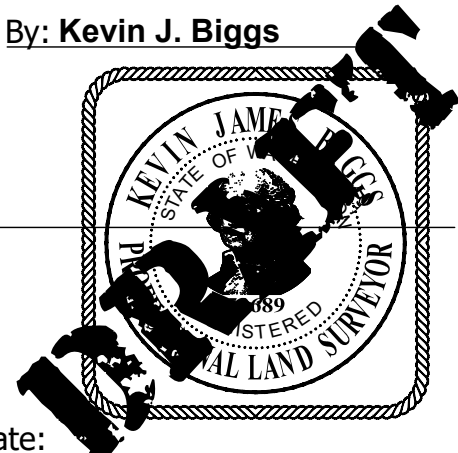
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TOGETHER WITH That part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 26 North, Range 1 East, W.M., Kitsap County Washington, lying Southeasterly of the Easterly Right of Way Line of existing SR 3, Silverdale to Thompson Road; Lying Northeasterly of a line drawn parallel with and 30 feet Northeasterly, when measured at right angles and/or radially, from the FR 11 line survey of said SR-3, Silverdale to Thompson Road; and lying Southwesterly of a line drawn parallel with and 75 feet Northeasterly, when measured radially , from the SSH NO. 21-A line survey of Secondary State Highway NO. 21-A, Poulsbo Vicinity, EXCEPT that portion lying North of the following described line: Commencing at the East Quarter Corner common to Sections 10 and 11, Township 26 North, Range 2 East, W.M., THENCE along the East-West center of section line North 87°16'51" West 448.90 feet; THENCE South 2°43'04" West 183.96 feet to the North line of Resultant Parcel 2 of said Boundary Line Adjustment Recorded under Auditor's File No. _____ and the POINT OF BEGINNING; THENCE North 78°43'26" West 200.00 feet to the TERMINUS of this line.

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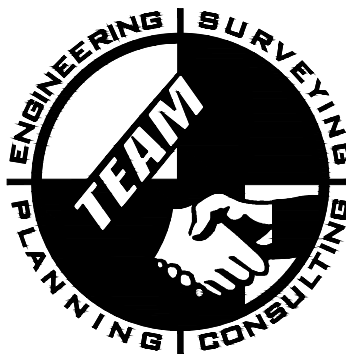


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