

Edward Rose Millennial Development - Morrison Boundary Line Adjustment

DECLARATION

Know all men by these presents that we the undersigned owner(s) of the land herein described do hereby make a Boundary Line Adjustment thereof pursuant to RCW 58.17.040 and declare this adjustment to be the graphic representation of the same, and that said adjustment is made with the free consent and in accordance with the desires of the owner(s).

In witness whereof we have set our hands and seals this ____ day of _____, 20__.

Edward Rose Millennial Development LLC

James B. Morrison

Acknowledgments

State of _____)
County of _____) §

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 Barry Margoese, the Manager of Crystal View Poulsbo, LLC, the limited liability company described in the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said LLC for the uses and purposes therein mentioned, and affirmed that he was authorized to execute said instrument on behalf of the corporation.

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

Notary Public in and for the State of _____

My Commission Expires: _____

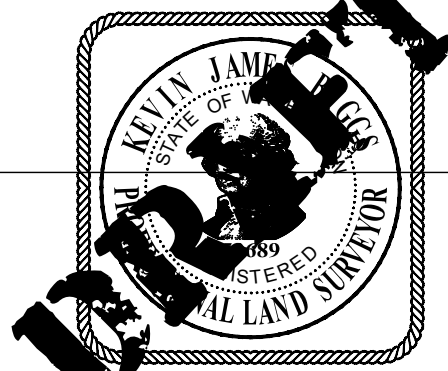
NOTES

- 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. _____

State of _____)
County of _____) §

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 Barry Margoese, the Manager of Crystal View Poulsbo, LLC, the limited liability company described in the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said LLC for the uses and purposes therein mentioned, and affirmed that he was authorized to execute said instrument on behalf of the corporation.

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

Notary Public in and for the State of _____

My Commission Expires: _____

Approvals

Approved by the City of Poulsbo Planning Commission this ____ day of _____, 20__.

Chairman, City of Poulsbo Planning Commission

Approved by the Engineering Department of the City of Poulsbo this ____ day of _____, 20__.

City Engineer, City of Poulsbo

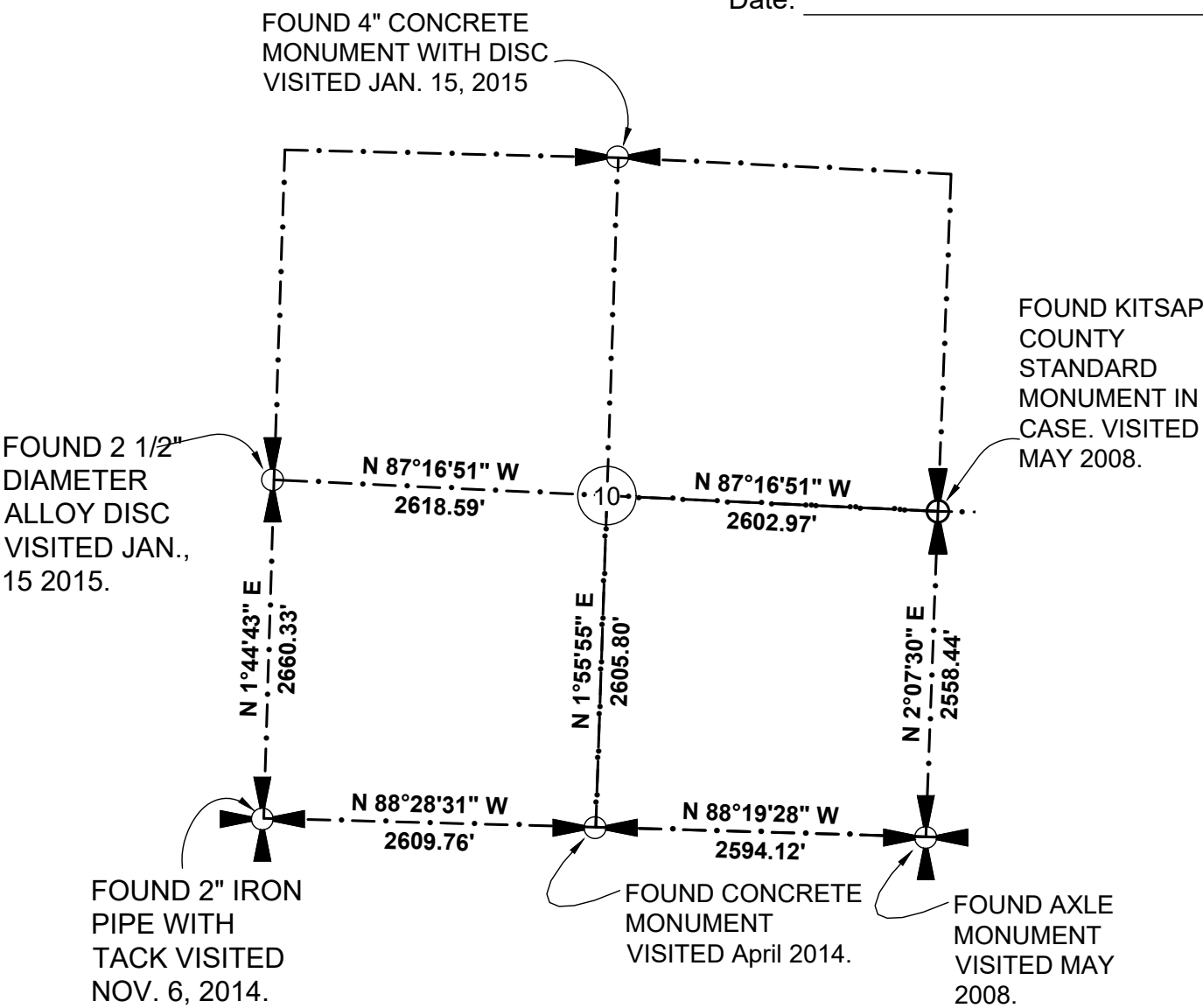
Treasurers Certificate

I hereby certify that real property taxes on the above-described property have been paid, satisfied or discharged up to and including the year 2019.

Kitsap County Treasurer

By: Deputy

Date: _____



INDEXING VICINITY MAP
SEC.10, T26N, R1E, W.M.
KITSAP COUNTY, WASHINGTON
(NTS)

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 Nov. 22nd, 2021	Job No. 691
Checked by KJB	Scale 1" = N/A	Sheet 1 of 6



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

E 1/2, SE 1/4, Sec. 10, 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 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

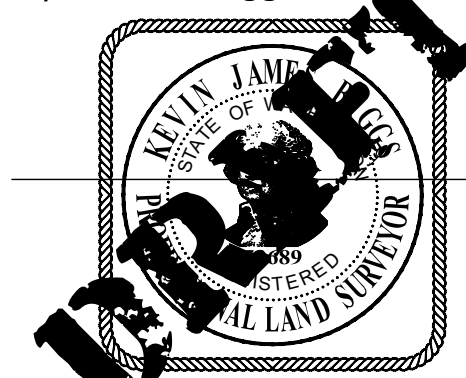
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By: **Kevin J. Biggs**



Date: _____
Certificate No. _____

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Drawn by KJB	Date August 20th, 2021	Job No. 691
Checked by KJB	Scale 1" = 50'	Sheet 2 of 6

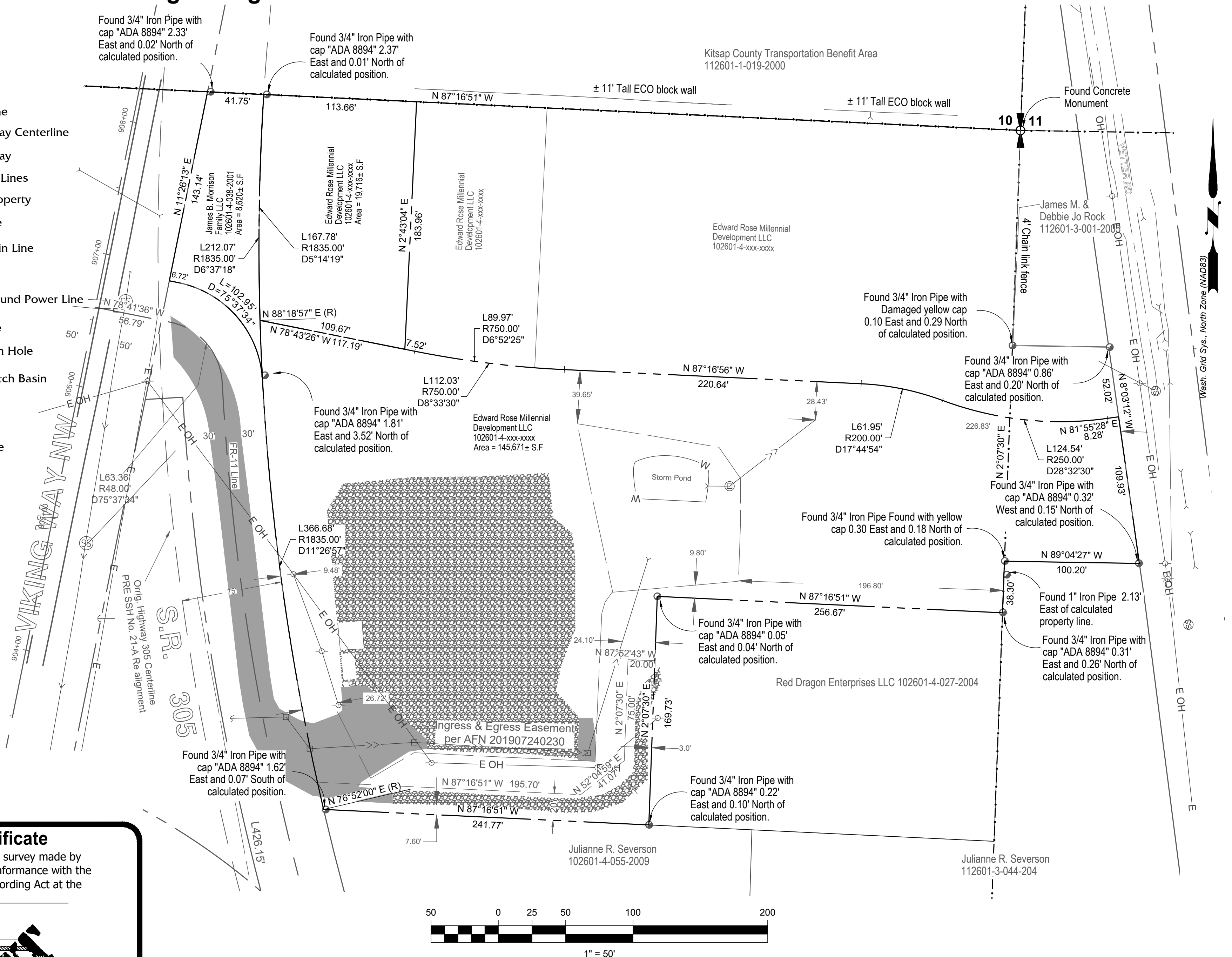


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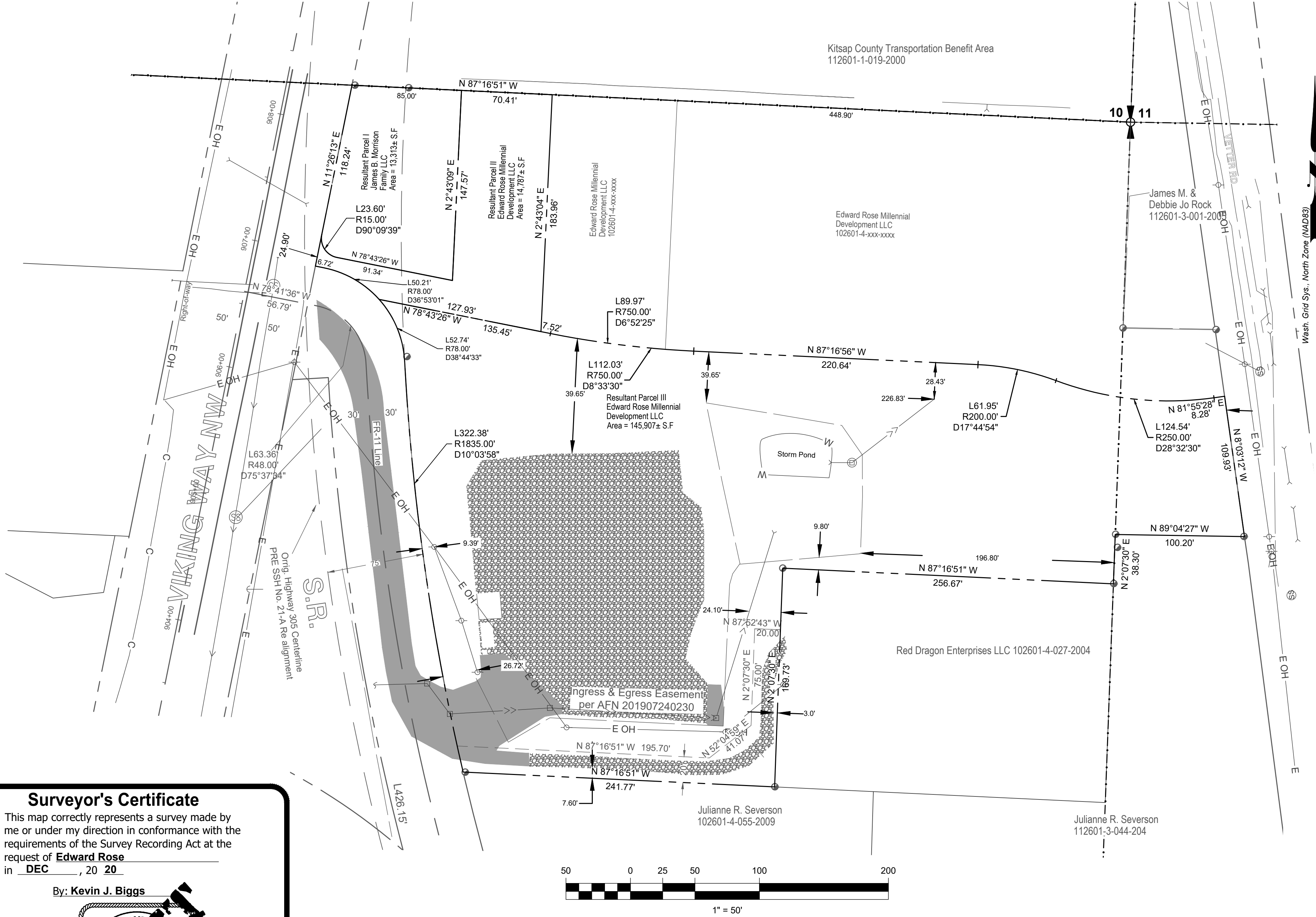
S E ¼, Sec.10 & SW ¼, Sec. 11, T. 26N., R.1 E., W.M. Auditor's Certificate

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. _____



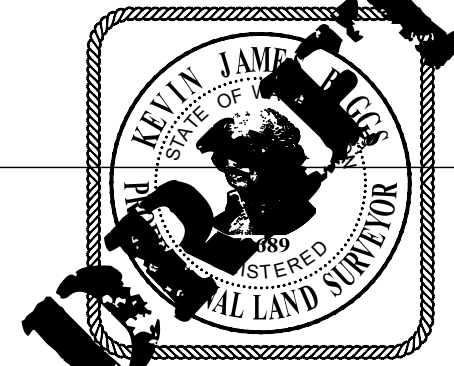
Resultant Conditions



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Team4 Engineering

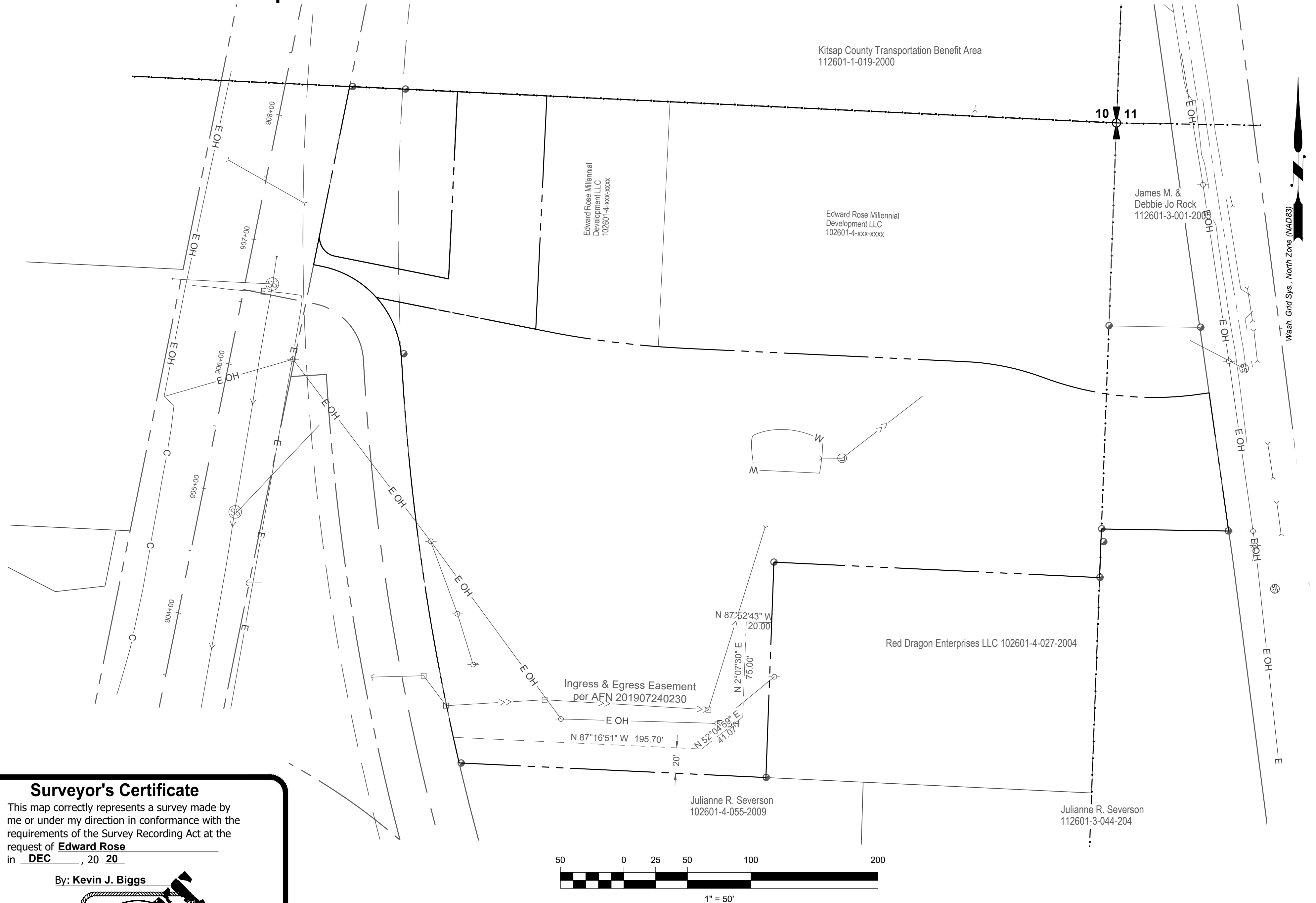
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fax: 360 297-7951

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Proposed Utilities



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By: **Kevin J. Biggs**



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Certificate No. _____

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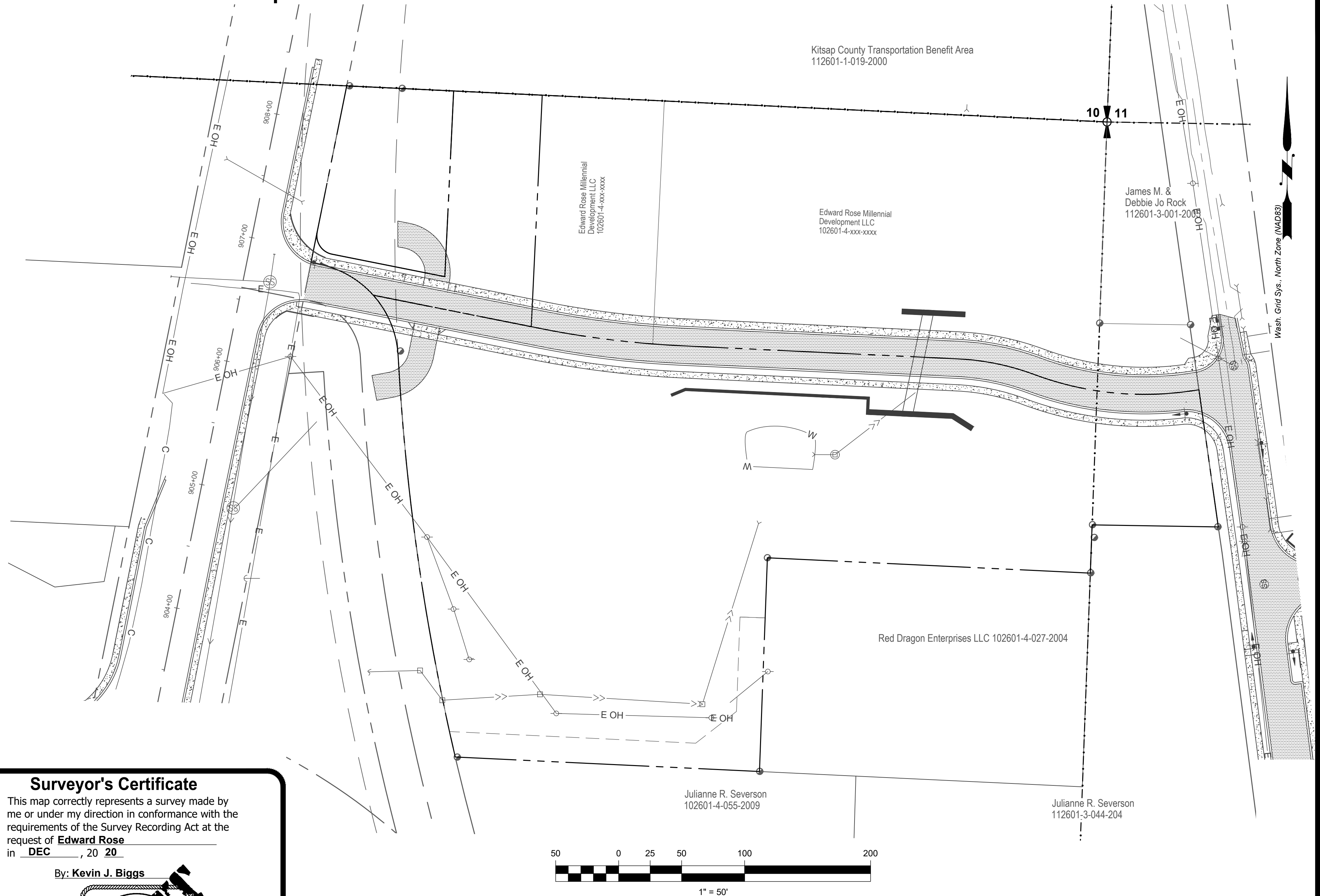
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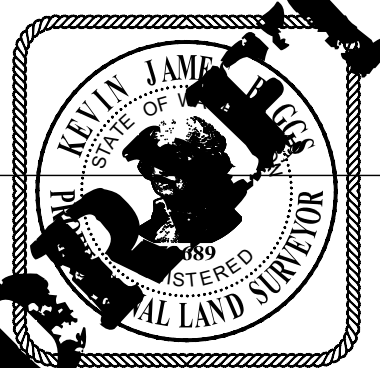
Proposed Access



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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 519.31 Feet to the POINT OF BEGINNING; THENCE leaving said center of section line, South 2°43'09" West 147.57 feet; THENCE North 78°43'26" West 91.34 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 519.31 Feet to the POINT OF BEGINNING; THENCE leaving said center of section line, South 2°43'09" West 147.57 feet; THENCE North 78°43'26" West 91.34 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

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 519.31 Feet to the POINT OF BEGINNING; THENCE leaving said center of section line, South 2°43'09" West 147.57 feet; THENCE North 78°43'26" West 91.34 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 519.31 Feet to the POINT OF BEGINNING; THENCE leaving said center of section line, South 2°43'09" West 147.57 feet; THENCE North 78°43'26" West 91.34 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:

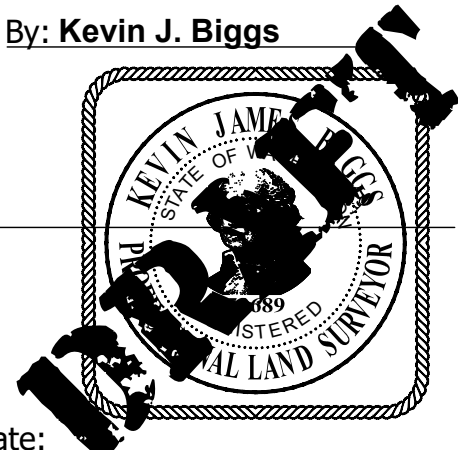
Resultant Parcel 2 of that Boundary Line Adjustment Recorded under Auditor's File No. _____, Records of Kitsap County, Washington.

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.

Surveyor's Certificate

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By: Kevin J. Biggs

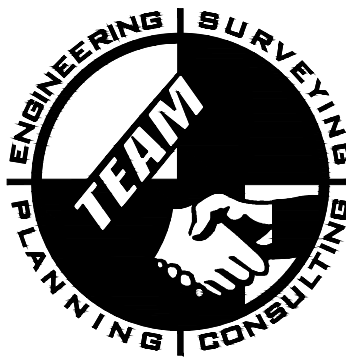


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County Auditor _____ Auditor's File No. _____