

PLAT OF  
**DEER RUN DIVISION 3**

BEING A REPLAT OF TRACT "C" OF DEER RUN, AS RECORDED IN  
 VOLUME 28 OF PLATS, PAGES 49 THROUGH 54 RECORDS OF KITSAP COUNTY, WASHINGTON  
 SITUATE IN THE SW 1/4, NW 1/4  
 SECTION 24, TOWNSHIP 26 N, RANGE 1 E, W.M.  
 CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

**DEDICATION**

KNOW ALL PEOPLE BY THESE PRESENTS that the undersigned:

Hereby declare this land platted and dedicate to the use of the public forever all streets, roads and easements shown on the plat and use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes and cuts and fills upon the lots shown on this plat in the reasonable original grading of all the streets and roads shown hereon, also the right to drain all streets, roads and easements over and across any lot or lots where water might take a natural drainage course after the street or streets are graded.

Dimension and use of all lots embraced in this plat are subject to and shall be in conformity with the City of Poulsbo zoning regulations. The owners hereof, and their successors and assigns, hereby waive all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within this plat.

This subdivision has been made with the free consent and in accordance with the desires of the owners.

IN WITNESS WHEREOF WE HAVE set our hands and seals  
 this 19th day of MARCH 1997.

Gerald E. Schneider  
 GERALD E. SCHNEIDER, SCHNEIDER HOMES, INC.

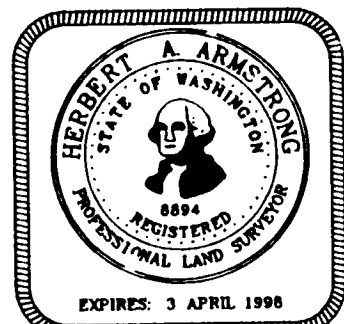
Johanna M. Colman  
 JOHANNA M. COLMAN, DEER RUN, INC.

Herbert A. Armstrong Sr. V.P.  
 WASHINGTON FEDERAL SAVINGS, A FEDERAL SAVINGS BANK

**SURVEYOR'S CERTIFICATE**

I, Herbert Armstrong, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision, that the distances, courses, and angles are shown thereon correctly, and that monuments have been set and lot corners staked on the ground as depicted on the plat.

Herbert A. Armstrong  
 Herbert A. Armstrong, Certificate #8894



12-20-96

**CORPORATE ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
 COUNTY OF KITSAP  
 THIS IS TO CERTIFY that on this 19th day of March, 1997, before me, the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared GERALD E. SCHNEIDER of SCHNEIDER HOMES, INC., A WASHINGTON CORPORATION, the corporation that executed the foregoing dedication and acknowledged said dedication to be the free and voluntary act and deed of said corporation for the use and purposes therein mentioned, and on oath stated that they were authorized to execute said dedication.

WITNESS my hand and official seal the day and year first above written.

Karen M. Adams Notary Public in and for the State of Washington, residing at Woodville

My appointment expires: 8-19-98

**CORPORATE ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
 COUNTY OF KITSAP  
 THIS IS TO CERTIFY that on this 19th day of March, 1997, before me, the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared JOHANNA M. COLMAN of DEER RUN, INC. A WASHINGTON CORPORATION, the corporation that executed the foregoing dedication and acknowledged said dedication to be the free and voluntary act and deed of said corporation for the use and purposes therein mentioned, and on oath stated that they were authorized to execute said dedication.

WITNESS my hand and official seal the day and year first above written.

Karen M. Adams Notary Public in and for the State of Washington, residing at Woodville

My appointment expires: 8-19-98

**CORPORATE ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
 COUNTY OF KITSAP  
 THIS IS TO CERTIFY that on this 19th day of March, 1997, before me, the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Herbert A. Armstrong of WASHINGTON FEDERAL SAVINGS, A FEDERAL SAVINGS BANK, the corporation that executed the foregoing dedication and acknowledged said dedication to be the free and voluntary act and deed of said corporation for the use and purposes therein mentioned, and on oath stated that they were authorized to execute said dedication.

WITNESS my hand and official seal the day and year first above written.

Karen M. Adams Notary Public in and for the State of Washington, residing at Woodville

My appointment expires: 04-17-98 Mary E. Van Dyke

**APPROVALS**

Approved by me this 15 day of May, 1997  
John R. Stephenson  
 ENGINEER, CITY OF POULSBO

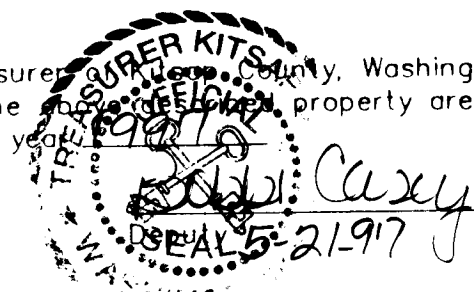
Examined and approved by the Planning Commission on this 20 day of May, 1997  
Richard S. Endresen  
 CHAIRMAN, CITY OF POULSBO PLANNING COMMISSION

The City council of the City of Poulsbo, meeting in regular session, the 14th day of May, 1997, find that the Plat of Deer Run Division 3, serves the public use and interest and has authorized its mayor to execute its written approval.

Richard Mitchell  
 MAYOR, CITY OF POULSBO

**TREASURER'S CERTIFICATE**

I, Sharon Shrader, Treasurer, Kitsap County, Washington, hereby certify that all taxes on the Plat of Deer Run Division 3 property are fully paid up to and including the year 1997.  
Sharon Shrader  
 Treasurer, Kitsap County



**RECORDING CERTIFICATE**

Filed for recording at the request of City of Poulsbo this 21st day of May, 1997, at 3:03 pm minutes past 3 o'clock and recorded in Volume of plats, page 3019230, recorded at Kitsap County Washington.  
Sarah Flynn Auditor, Kitsap County  
By Anne Freeman Deputy



**A.D.A. ENGINEERING, LLC**  
 SURVEYORS~ENGINEERS~PLANNERS  
 P.O. BOX 847  
 POULSBO, WA 98370  
 PHONE: (360) 779-6633  
 B.I. PHONE: (206) 842-6123  
 FAX: (360) 779-7031

CHECKED:	JOB NUMBER: 96-S-2353	SCALE: 1" = 1'
DATE: JUNE, 1996	FILE NO. PAGE1.DWG	SHEET 1 OF 3

PLAT OF  
**DEER RUN DIVISION 3**

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VOLUME 28 OF PLATS, PAGES 49 THROUGH 54 RECORDS OF KITSAP COUNTY, WASHINGTON  
SITUATE IN THE SW 1/4, NW 1/4  
SECTION 24, TOWNSHIP 26 N, RANGE 1 E, W.M.  
CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

**LEGAL DESCRIPTION:**

TRACT C, Deer Run, according to plat recorded in Volume 28 of Plats, pages 49, 50, 51, 52, 53 and 54, records of Kitsap County, Washington.

**EASEMENT PROVISIONS**

An easement is hereby reserved for and granted to Puget Power and Light Company, United Telephone Company, City of Poulsbo (for storm drainage, water and sanitary sewer facilities), Cascade Natural Gas Company, and T.C.I. Cable TV Company, and their respective successors and assigns, under and upon the exterior ten feet, parallel with and adjoining the street frontage of all LOTS and TRACTS in which to install, construct, lay, renew, operate, and maintain underground conduits, mains, wires and cables, water lines, gas mains, and sewer mains with necessary facilities and other equipment for the purpose of servicing this subdivision and other property with electric, gas, telephone, sewer, water and cable TV service, together with the right of enter upon the LOTS at all times for the purposes herein stated.

Each lot shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines for purposes of utilities and drainage.

**RESTRICTIONS:**

- 1.) No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby any portion of this plat shall be less than the area required for the use district in which located.
- 2.) Side yards in the R1 zone shall be a total of fifteen feet with a minimum of five feet from the nearest part of the building or structure.
- 3.) See covenants, conditions and restrictions filed under Auditor's file number 9405030163 for the Plat of Deer Run Division 3.

**NOTES:**

- 1.) This plat is subject to an electric transmission and distribution line easement per Recording No. 625366. The description contained therein is not sufficient to determine its exact location.
- 2.) This plat is subject to a Puget Power Easement per Recording No. 9203260108 and is described as follows:
  - a) All street and road rights of way as now or hereafter laid out, platted, dedicated and/or constructed within the above described property.
  - b) A strip of land 10 feet in width located within said property lying parallel with and adjoining all street and road rights of way.
- 3.) This plat meets the minimum required surveying standards per WAC 332-130-090.
- 4.) This plat accomplished by field traverse procedures using a two second total station and/or a five second theodolite and calibrated steel tape.
- 5.) All runoff from roof and yard drains must be directed in such a manner as to not adversely affect adjacent properties.
- 6.) The maintenance of roof and yard drains and associated piping and appurtenances shall be the responsibility of the individual homeowners.
- 7.) The basis of this plat is the subdivision done by Roats Engineering shown in Volume 1 of Surveys page 137 and the recorded monumentation set for the plats of Deer Run and Deer Run Division 2 as recorded in Volume 28 of Plats pages 49-54 and Volume 28 pages 227-230 respectively.



12-20-96

<b>A.D.A. ENGINEERING, LLC</b>		
SURVEYORS~ENGINEERS~PLANNERS		
P.O. BOX 847 POULSBO, WA 98370		
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FAX: (360) 779-7031		
CHECKED:	JOB NUMBER 96-S-2353	SCALE: 1" = 1'
DATE: JUNE, 1996	FILE NO. PAGE2.DWG	SHEET 2 OF 3

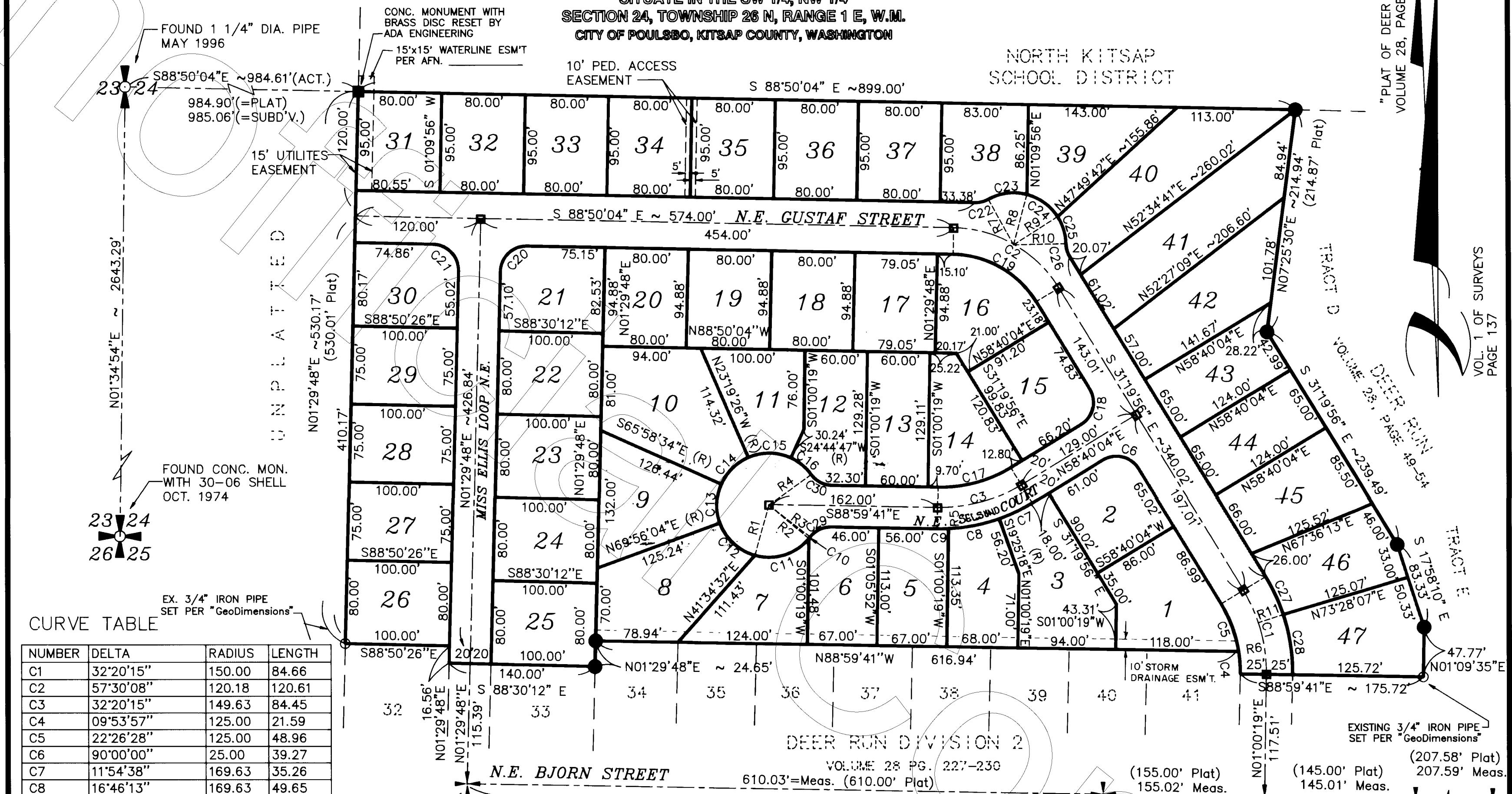
V29-P202 PLAT 3019230 2/3

# PLAT OF DEER RUN DIVISION 3

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SITUATE IN THE SW 1/4, NW 1/4

SECTION 24, TOWNSHIP 26 N, RANGE 1 E, W.M.  
CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

NORTH KITSAP  
SCHOOL DISTRICT



CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH
C1	32°20'15"	150.00	84.66
C2	57°30'08"	120.18	120.61
C3	32°20'15"	149.63	84.45
C4	09°53'57"	125.00	21.59
C5	22°26'28"	125.00	48.96
C6	90°00'00"	25.00	39.27
C7	11°54'38"	169.63	35.26
C8	16°46'13"	169.63	49.65
C9	03°39'23"	169.63	10.83
C10	02°12'09"	50.00	1.92
C11	65°39'16"	50.00	57.29
C12	54°12'07"	50.00	47.30
C13	44°05'22"	50.00	38.48
C14	42°39'08"	50.00	37.22
C15	48°04'13"	50.00	41.95
C16	29°23'20"	50.00	25.65
C17	32°20'15"	129.63	73.16
C18	90°00'00"	25.00	39.27
C19	57°30'08"	95.18	95.52
C20	89°40'08"	25.00	39.13
C21	90°19'52"	25.00	39.41
C22	30°28'37"	25.00	13.30
C23	43°49'35"	50.00	38.25
C24	42°23'56"	50.00	37.00
C25	31°33'18"	50.00	27.54
C26	30°12'23"	25.00	13.18
C27	13°05'46"	175.00	40.00
C28	19°14'29"	175.00	58.77
C29	53°07'48"	25.00	23.18
C30	53°07'48"	25.00	23.18

RADIAL TABLE

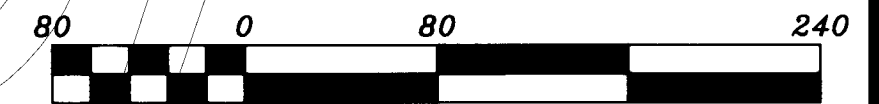
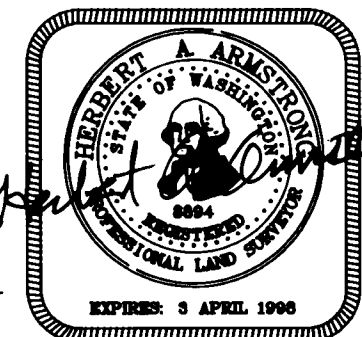
NUMBER	DIRECTION	DISTANCE
R1	N 15°43'57" E	50.00'
R2	N 49°55'20" W	50.00'
R3	N 52°07'29" W	50.00'
R4	S 54°08'07" W	50.00'
R5	N 02°39'04" W	169.63'
R6	N 81°06'21" E	125.00'
R7	S 28°54'21" E	50.00'
R8	S 14°55'14" W	50.00'
R9	N 57°19'10" E	50.00'
R10	N 88°52'28" E	50.00'
R11	S 71°45'42" W	175.00'

### LEGEND:

- SET 3/4" IRON PIPE IN CONCRETE (6)
- ▣ BRASS DISC IN CONCRETE IN CASE (9)
- ✦ EX. MONUMENT IN CASE BY "GeoDimensions" DEER RUN DIVISION 2

NOTE ALL LOT CORNERS SET WITH 3/4" IRON PIPE AND 2"x2" LOT STAKE. A PK NAIL WAS SET IN THE TOP OF CURBING ON AN EXTENSION OF THE PROPERTY LINES FOR THE FRONT LOT CORNERS ON RIGHT OF WAY FRONTAGE.

FOR PROVISION OF 10' UTILITIES EASEMENT ADJACENT TO ALL ROADWAYS AND 25' UTILITIES AND DRAINAGE EASEMENT PARALLEL WITH, AND ADJACENT TO, ALL INTERIOR LOT LINES SEE PAGE 2 OF 3.



Scale 1" = 80 ft

**A.D.A. ENGINEERING, LLC**

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DATE: SEPT. 1996	FILE NO. PLAT.DWG	SHEET 3 OF 3

V29-P203 PLAT 3019230 3/3