

DEER RUN

A PORTION OF THE S.W. 1/4 OF SEC. 24, TWP. 26 N., RGE. 1 E., W.M.
KITSAP COUNTY, WASHINGTON

APPROVALS:

Examined and approved this 25 day of October, 1993.
Mac Judah
ENGINEER, CITY OF POULSBO



Examined and Approved by the City Planning Commission on this 3 day of December, 1993
Richard L. Endreson
CHAIRMAN, CITY PLANNING COMMISSION, POULSBO

The City Council of the City of Poulsbo, meeting in regular session, the 1st day of December, 1993, find that the Plat of Deer Run serves the public use and interest and has authorized its Mayor to execute its written approval.
Richard Mathews
MAYOR, CITY OF POULSBO

TREASURER'S CERTIFICATE:

I Sharon Shrader Treasurer of Kitsap County, hereby certify that all taxes on the herein described property have been paid in full to and including the year 1994, A.D.

Bonnie Casey 12-13-93
KITSAP COUNTY TREASURER



RECORDING CERTIFICATE:

Filed for record at the request of City of Poulsbo, Inc. this 13th day of December, 1993; at 4:44 minutes past 9 A.M. and recorded in Volume 28 of Plats, page 49-54 records of Kitsap County, Washington.

Karen Flynn
Kitsap County Auditor

Hugh J. Chipps
Deputy

RESTRICTIONS:

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.

LEGAL DESCRIPTION:

That portion of the Southwest 1/4 of Section 24, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

BEGINNING at the center of said Section 24; thence along the North-South centerline of said Section 24, S 1°22'23" W 330.00 feet; thence leaving said centerline, N 88°50'04" W 30.00 feet to the West right-of-way of NOLL ROAD, also being the TRUE POINT OF BEGINNING; thence along said right-of-way S 1°22'23" W 515.72 feet; thence leaving said right-of-way N 88°58'09" W 386.00 feet; thence S 1°22'23" W 469.78 feet; thence N 88°58'09" W 1229.85 feet; thence N 1°28'39" E 1319.31 feet to the East-West centerline of said Section 24; thence along said East-West centerline, S 88°50'04" E 983.43 feet; thence leaving said centerline S 1°22'23" W 330.00 feet; thence S 88°50'04" E 630.00 feet to the TRUE POINT OF BEGINNING;

EXCEPT right-of-way of NOLL ROAD.

NATIVE GROWTH PROTECTION AREA

Dedication of a Native Growth Protection Area (NGPA) conveys to the public a beneficial interest in the land within the NGPA. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPA imposes upon all present and future owners and occupiers of land subject to the NGPA the obligation, enforceable on behalf of the public by The City of Poulsbo, to leave undisturbed all trees and other vegetation within the NGPA. The vegetation within the NGPA may not be cut, pruned, covered by fill, removed or damaged without express permission from The City of Poulsbo, which permission must be obtained in writing from the City of Poulsbo or its successor agency.

Before beginning and during the course of any grading, building construction, or other development activity on a lot subject to the NGPA, the common boundary between the NGPA and the area of development activity must be fenced or otherwise marked to the satisfaction of The City of Poulsbo.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Deer Run is based upon an actual survey and subdivision of Section 24, Township 26 North, Range 1 East, W.M., conducted by me or under my supervision; that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground when construction is completed and that I have fully complied with the provisions of the platting regulations.

Kyle H. Brock
Kyle H. Brock, P.L.S.
Certificate No. 26443

10-13-93
Date



GeoDimensions

1601 114th Avenue Southeast
Alderwood Building Suite 110
Burien, Washington 98004
(206) 846-0225
(206) 846-0901 FAX

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SHEET 1 OF 6

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DEER RUN

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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 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 I/we have hereunto set our hands and seals.

Gerald E. Schneider
SCHNEIDER HOMES, INC.
A WASHINGTON CORP.

Frederic D. Thoms Vice President
WASHINGTON FEDERAL SAVINGS

Bluestar Improvement Corp.
A WASHINGTON CORPORATION

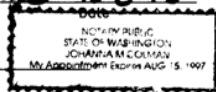
ACKNOWLEDGEMENTS:

STATE OF WASHINGTON
COUNTY OF KITSAP

I Certify that I know or have satisfactory evidence that GERALD E. SCHNEIDER signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as PRESIDENT OF SCHNEIDER HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Johanna M. Colman 10-8-93
Signature of Notary

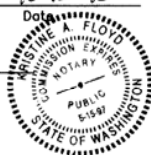
My appointment expires 8-15-97



I Certify that I know or have satisfactory evidence that Lorelei G. Stoves signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as Vice President of Washington Federal Savings to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Kristine A. Floyd 10-12-93
Signature of Notary

My appointment expires 5-15-97



I Certify that I know or have satisfactory evidence that Brian Cole signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as PRESIDENT OF Bluestar Improvement Corp. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Amy A. French
Signature of Notary

My appointment expires 4/15/96



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 to enter upon the LOTS at all times for the purposes herein stated.

GENERAL NOTES:

- The 20 foot wide existing greenbelt/no disturb buffer, along Noll Road, is to be left in the existing natural vegetation state.
- 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.
- This plat is subject to a Puget Power Easement per Recording No. 9203260108 and is described as follows:
 - All street and road rights of way as now or hereafter laid out, platted, dedicated and/or constructed within the above described property.
 - A strip of land 10 feet in width located within said property lying parallel with and adjoining all street and road rights of way.

SURVEY INFORMATION:

Instrument used: Leitz set 4 total station.

Procedure used: Field Traverse.

Basis of bearing: Section breakdown by Roats Engineering, Dated: October 1974. Held N 01°22'23" E along N-S centerline of Sec. 24-26-1.



GeoDimensions

1801 114th Avenue Southeast
Addressed Building Suite 110
Bellevue, Washington 98004
(206) 846-0225
(206) 846-0801 FAX

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**A PORTION OF THE S.W. 1/4 OF SEC. 24, TWP. 26 N., RGE. 1 E., W.M.
KITSAP COUNTY, WASHINGTON**



S. 1/4 COR., SEC. 24-26-1-
FND 0.30' CAL. CASING
SET IN CONC. OCT. 1990

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Alderwood Building Suite 110
Bellevue, Washington 98004
(206) 846-0225
(206) 846-0901 FAX

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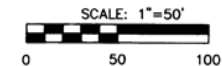
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TRACT C (SEE SHEET 3 OF 6)

DEER RUN

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KITSAP COUNTY, WASHINGTON



Basis of bearing: Section breakdown by Roots Engineering,
Dated: October 1974. Held N 01°22'23" E along N-S
centerline of Sec. 24-26-1.

TRACT B (SEE SHEET 3 OF 6)
FOR PRIVATE FUTURE DEVELOPMENT

LEGEND

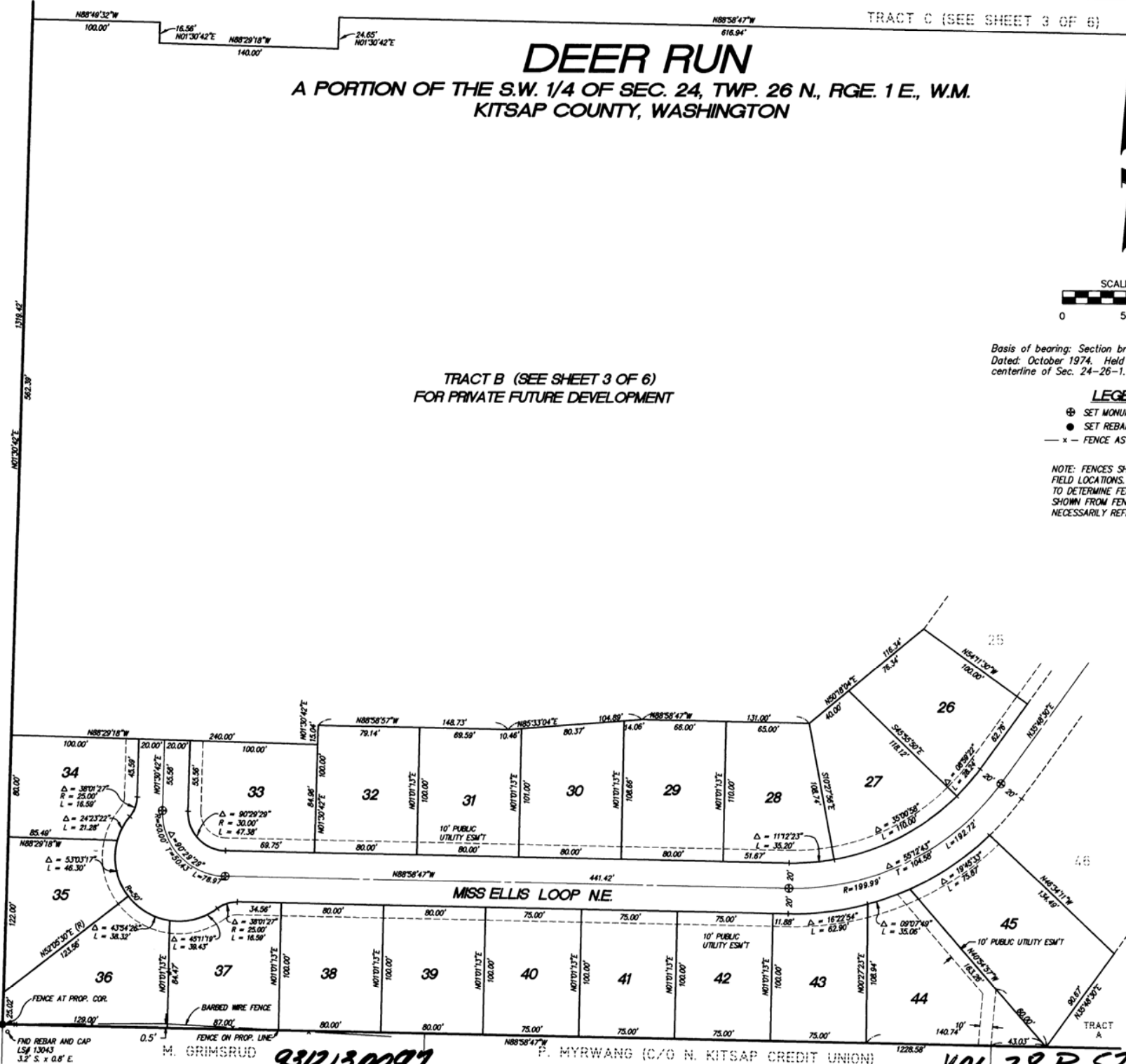
- ⊕ SET MONUMENT IN CASE
- SET REBAR AND PLASTIC CAP
- x — FENCE AS DESCRIBED, NOT TO SCALE

NOTE: FENCES SHOWN HEREON ARE BASED UPON
FIELD LOCATIONS. NO ATTEMPT HAS BEEN MADE
TO DETERMINE FENCE OWNERSHIP. DISTANCES
SHOWN FROM FENCES TO BOUNDARY DO NOT
NECESSARILY REFLECT ENCROACHMENTS.

SEE SHEET 5 OF 6



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Bellevue, Washington 98004
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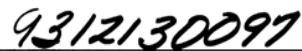


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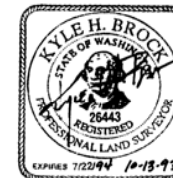
P. MYRWANG (C/O N. KITSAP CREDIT UNION)

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LANGDON



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Aldenwood Building Suite 110
Bellevue, Washington 98004
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SHEET 5 OF 6

DEER RUN

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KITSAP COUNTY, WASHINGTON

GERALD RICE
GREAT NORTHWEST SAVINGS AND LOAN
BREMERTON, WA.

NOTE: FENCES SHOWN HEREON ARE BASED ON FIELD
LOCATIONS. NO ATTEMPT HAS BEEN MADE TO
DETERMINE FENCE OWNERSHIP. DIMENSIONS SHOWN
FROM FENCES TO BOUNDARY LINES DO NOT
NECESSARILY REFLECT ENCROACHMENTS.

THIS IS THE REMAINS OF AN OLD FENCE WHICH
IS IN POOR CONDITION AND PARTIALLY FALLING DOWN.

SCALE: 1"=50'

0 50 100

Basis of bearing: Section breakdown by Roots Engineering,
Dated: October 1974. Held N 01°22'23" E along N-S
centerline of Sec. 24-26-1.

LEGEND

- ⊕ SET MONUMENT IN CASE
- SET REBAR AND PLASTIC CAP
- x- FENCE AS DESCRIBED, NOT TO SCALE

CENTER OF SEC.
24-26-1

NOTE: LOT 8 IS SUBJECT TO A TEN FOOT
WIDE BY TWENTY FOOT LONG TELEPHONE
LINE RIGHT-OF-WAY EASEMENT PER REC.
NO. 8309130040 AND IS DELINEATED ON
EXHIBIT "A" WITHIN THE EASEMENT
DOCUMENT.

NEXT R/W MARGIN
OF HOLL ROAD,
SEE SHEET 3.



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TRACT C
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TRACT B
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TRACT D
NGPA
SEE NOTE
SHEET 1

TRACT E
NGPA
SEE NOTE
SHEET 1

TRACT F
NGPA