

# DEER RUN

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



## APPROVALS:

Examined and approved this 25 day of October, 1993.

\_\_\_\_\_  
 ENGINEER, CITY OF POULSBO

Examined and Approved by the City Planning Commission on this 3 day of December, 1993

*Richard J. Emberton*  
 CHAIRMAN, CITY PLANNING COMMISSION, POULSBO

The City Council of the City of Poulsbo, meeting in regular session, the 1<sup>st</sup> 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.

*Kyle H. Brock*  
 MAYOR, CITY OF POULSBO

## TREASURER'S CERTIFICATE:

I, *Sharon Shrader* Treasurer Kitsap County, hereby certify that all taxes on the herein described property, have been paid in full to and including the year 1991, A.D.

*Barbara Cooney*  
 KITSAP COUNTY TREASURER

## RECORDING CERTIFICATE:

Filed for record at the request of *Deer Run, Inc.*, this 13<sup>th</sup> day of November, 1993, at 1:14 minutes past 9 A.M. and recorded in Volume 28 of Plats, pages 49-54 records of Kitsap County, Washington.

*John Flynn*  
 Kitsap County Auditor  
 Deputy *John Flynn*

## 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.

9312130097

## 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 122'23" 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 122'23" W 515.72 feet; thence leaving said right-of-way N 88°58'09" W 386.00 feet; thence S 122'23" W 469.78 feet; thence N 88°58'09" W 1229.85 feet; thence N 128°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 122'23" 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



Date

10-19-93



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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  
for 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  
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.

*Heidi E. Schneider*  
A WASHINGTON CORP.,  
SCHNEIDER HOMES, INC.

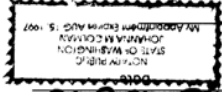
*John A. Hays*, Vice President  
WASHINGTON FEDERAL SAVINGS

*George P.*  
RESIDENTIAL DEVELOPMENT 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**  
for the uses and purposes mentioned in the instrument.



*Gerald E. Schneider*  
Signature of Notary  
My appointment expires **8-15-97**  
Date

I Certify that I know or have satisfactory evidence that **Lynette G. Stones**  
signed this instrument, on oath stated that he was authorized to  
execute the instrument, and acknowledge it as **VICED PRESIDENT OF**  
for the uses and purposes mentioned in the instrument.



*Lynette G. Stones*  
Signature of Notary  
My appointment expires **5-5-97**  
Date

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 Nail 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 all  
solid 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 Roots Engineering.  
Dated: October 1974, Held N 01°22'23" E along N-S  
centerline of Sec. 24-26-1.

I Certify that I know or have satisfactory evidence that **Brian All**  
signed this instrument, on oath stated that he was authorized to  
execute the instrument and acknowledge it as **PRESIDENT OF**  
for the uses and purposes mentioned in the instrument.



*Brian All*  
Signature of Notary  
My appointment expires **12/31/96**  
Date



**GeoDimensions**  
1801 11th Avenue Southeast  
Burien, Washington 98148  
Phone: 206-835-8824  
Fax: 206-844-0202  
Email: info@geodimensions.com  
1201 11th Avenue Southeast  
Burien, Washington 98148  
Phone: 206-835-8824  
Fax: 206-844-0202

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**Good Dimensions**  
 1001 114th Avenue Southeast  
 Bellevue, Washington 98004  
 Planning  
 Construction Services  
 Environmental Sciences  
 (206) 646-0225  
 (206) 646-0901 FAX

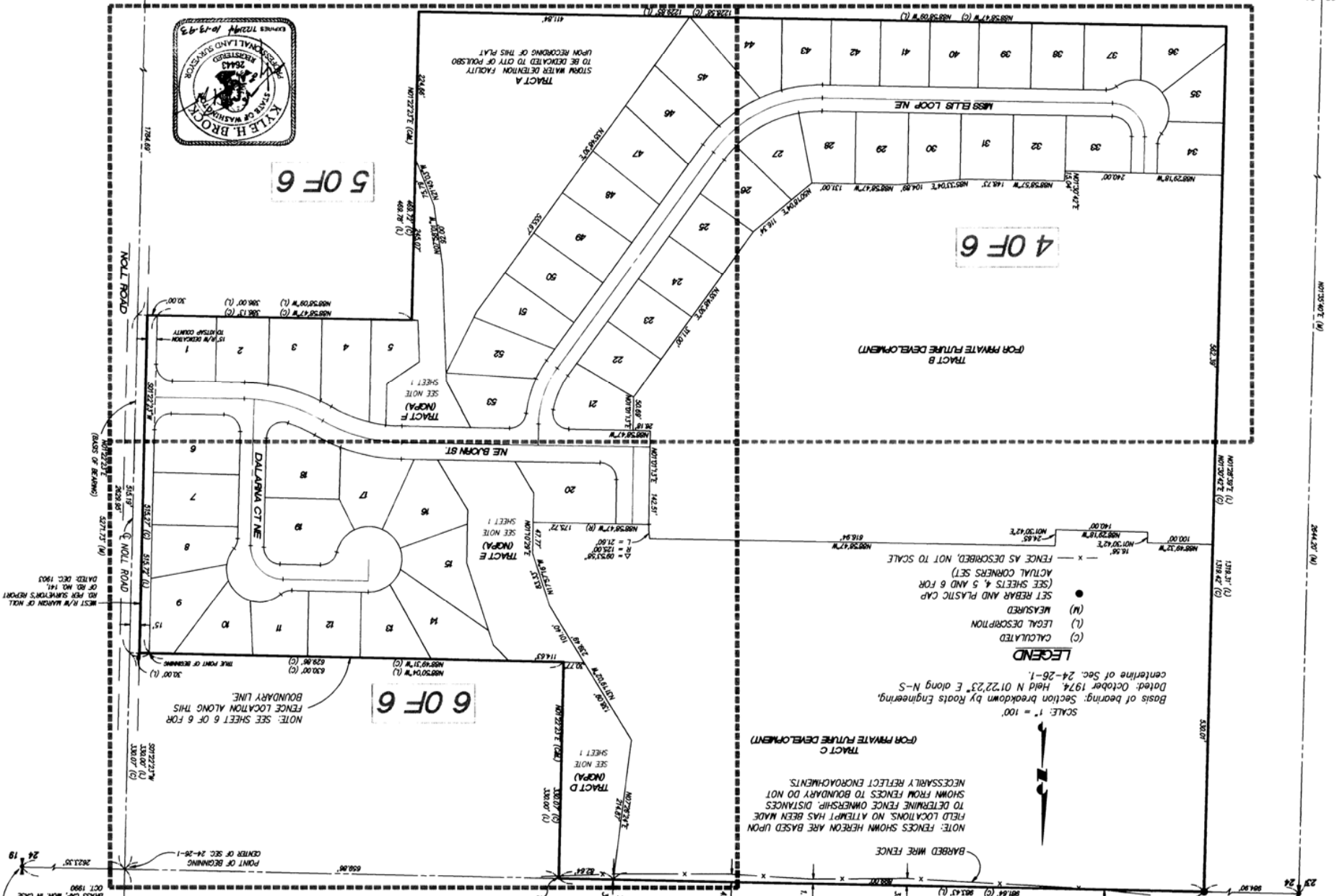


5 OF 6

4 OF 6

6 OF 6

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**LEGEND**

- (C) CALCULATED
  - (L) LEGAL DESCRIPTION
  - (M) MEASURED
  - SET REBAR AND PLASTIC CAP (SEE SHEETS 4, 5 AND 6 FOR ACTUAL CORNERS SET)
  - x — FENCE AS DESCRIBED, NOT TO SCALE
- SCALE: 1" = 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.

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TITLE BLOCK: 9312130097 SHEET 3 OF 6  
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 UPDATED: OCT 13 1993 08:37:43  
 PLOTTED: OCT 13 1993 08:46:39

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