

**DEER RUN DIVISION 2**  
 BEING A REPLAT OF TRACT 'B' OF DEER RUN, AS RECORDED IN  
 VOLUME 28 OF PLATS, PAGES 49 THROUGH 54 RECORDS AND BEING 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 8 day of June, 1995.  
 \_\_\_\_\_  
 ENGINEER, CITY OF POULSBORO  
*Richard E. Knudsen*

Examined and Approved by the City Planning Commission on  
 this 8 day of June, 1995.  
 \_\_\_\_\_  
 CHAIRMAN, CITY PLANNING COMMISSION, POULSBORO  
*D. Sharon Shrader*

The City Council of the City of Poulsbo, meeting in regular session,  
 the 7<sup>th</sup> day of JUNE, 1995, find that the Plat of  
Deer Run Division 2 serves the public use and interest and  
 has authorized its Mayor to execute its written approval.  
 \_\_\_\_\_  
 MAYOR, CITY OF POULSBORO  
*Richard M. Johnson*

**TREASURER'S CERTIFICATE:**

I, Sharon Shrader, Treasurer of the City of Poulsbo, hereby certify  
 that all taxes on the herein described property are paid in full to and  
 including the year 1996, A.D.  
 \_\_\_\_\_  
 KITSAP COUNTY TREASURER  
*Sharon Shrader*  
Book: 6-13-95

**RECORDING CERTIFICATE:**

Filed for record at the request of City of Poulsbo, Inc. this 13<sup>th</sup>  
 day of JUNE, 1995, at 32 minutes past  
12 P.M. and recorded in Volume 28 of Plats, page 227-230 records  
 of Kitsap County, Washington.  
 \_\_\_\_\_  
 Deputy  
Richard M. Johnson  
 Kitsap County Auditor



Edwin J. Green, P.L.S.  
 Certificate No. 15025

**LAND SURVEYOR'S CERTIFICATE**

I hereby certify that this plat of Deer Run Division 2 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.

**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  
 minimum of five feet from the nearest part of the building or structure.

**LEGAL DESCRIPTION:**

TRACT B: Plat of Deer Run recorded in Volume 28 of Plats,  
 pages 49-54, records of Kitsap County, WA.

**GeoDimensions**

1801 11th Avenue Southeast  
 Everett, WA 98203  
 Phone: 425-336-1100  
 Fax: 425-336-1101  
 Email: info@geodimensions.com  
 Website: www.geodimensions.com

9506130116

5/27/95

**DEER RUN DIVISION 2**  
**BEING A REPLAT OF TRACT 'B' OF DEER RUN, AS RECORDED IN**  
**VOLUME 28 OF PLATS, PAGES 49 THROUGH 54 RECORDS AND BEING A**  
**A PORTION OF THE S W 1/4 OF SEC 24, TWP 26 N, RGE 1 E, W M**  
**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 for any and all public purposes not inconsistent with the 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  
 cuts and fills upon the lots shown on this plat in the reasonably  
 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

*Donald E. Schneider*  
 DONALD E. SCHNEIDER  
 DEER RUN INC  
 A WASHINGTON CORP

*John M. Colman*  
 JOHN M. COLMAN  
 WASHINGTON FEDERAL SAVINGS  
 A FEDERAL SAVINGS BANK

**ACKNOWLEDGEMENTS**

COUNTY OF KING  
 STATE OF WASHINGTON

This is to certify that on this 5th day of May 1995  
 before me personally appeared Donald E. Schneider to me  
 known to be the individual who executed the foregoing dedication as  
 Corporate Officer/Secretary of Schneider Homes Inc a Washington  
 Corporation herein named and therein described and acknowledged to  
 me that he signed said dedication as said Corporate Officer/Secretary  
 and on oath stated that he was authorized to execute said dedication  
 and that the seal affixed (if any) is the corporate seal of said  
 Corporation  
 Signature of Notary *Donald E. Schneider*  
 Date 5/5/95  
 My appointment expires 11/1/96



This is to certify that on this 5th day of May 1995  
 before me personally appeared John M. Colman to me  
 known to be the individual who executed the foregoing dedication as  
 Corporate Officer/Secretary of Deer Run Inc a Washington Corporation  
 herein named and therein described and acknowledged to me that  
she signed said dedication as said Corporate Officer/Secretary  
 and on oath stated that she was authorized to execute said  
 dedication and that the seal affixed (if any) is the corporate seal of  
 said corporation  
 Signature of Notary *Donald E. Schneider*  
 Date 5/5/95  
 My appointment expires 11/1/96

This is to certify that on this 5th day of May 1995  
 before me the undersigned a Notary Public personally appeared of  
Donald E. Schneider as the Vice President  
 of Washington Federal Savings Bank to me known to  
 be the individual who executed the within dedication and acknowledged  
 to me that she signed and sealed the same as voluntary  
 act and deed for the uses and purposes therein mentioned and on  
 oath stated that she was authorized to execute said instrument  
 Signature of Notary *Donald E. Schneider*  
 Date 5-5-95  
 My appointment expires 5-15-97



- 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 Basis of bearing Section breakdown by Roots Engineering Dated October 1974 Held N 01 22 23 E along N-5 centerline of Sec 24-26-1  
 The Boundary of this site has been determined by the Section Breakdown as shown on the Plat of Deer Run as recorded in Vol 28 of Plats pages 49-54 Records of Kitsap County Washington The following notes are based upon said breakdown  
 a) This Survey exceeds the minimum required field traverse precision as set forth under WAC 332-130-090 b) A Leitz set 4 Total Station was used to survey this boundary  
 c) All monuments delineated as found were field visited the month of October 1990  
 This is subject to easements covenants restrictions and records as set forth by the Plat of Deer Run recorded in Vol 28 of Plats pages 49-54 records of Kitsap County Washington  
 This Plat is subject to an agreement and its terms and conditions as disclosed by instrument filed under recording No 930604296 records of Kitsap County Washington

**NOTES**

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 T1 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 new cables water lines gas mains and sewers 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  
 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

**EASEMENT PROVISIONS**

**GeoDimensions**

1101 11th Avenue Southeast  
 Kent WA 98032  
 Phone 206-835-1100  
 Fax 206-835-1101  
 E-mail: info@geodimensions.com  
 Website: www.geodimensions.com