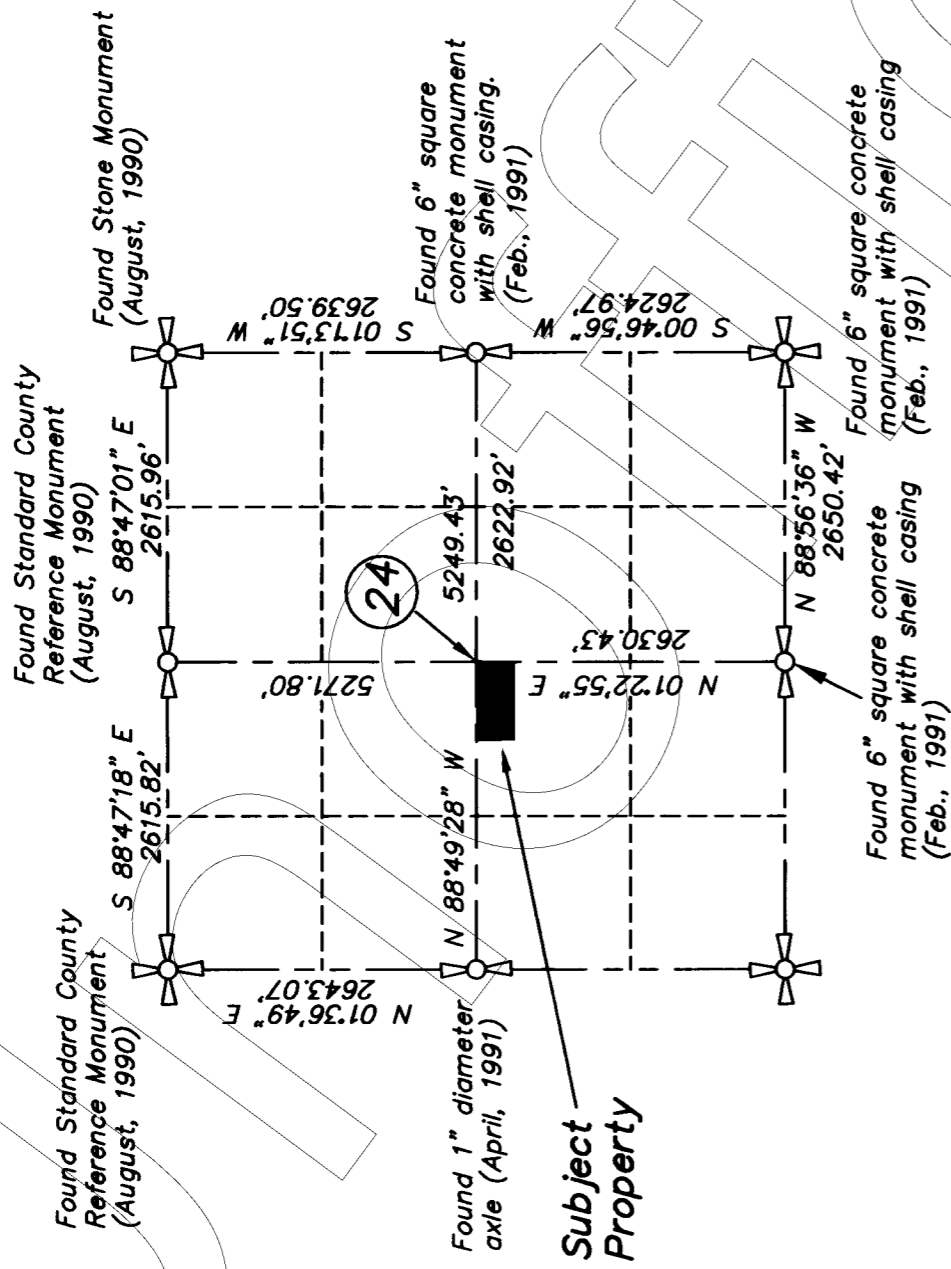
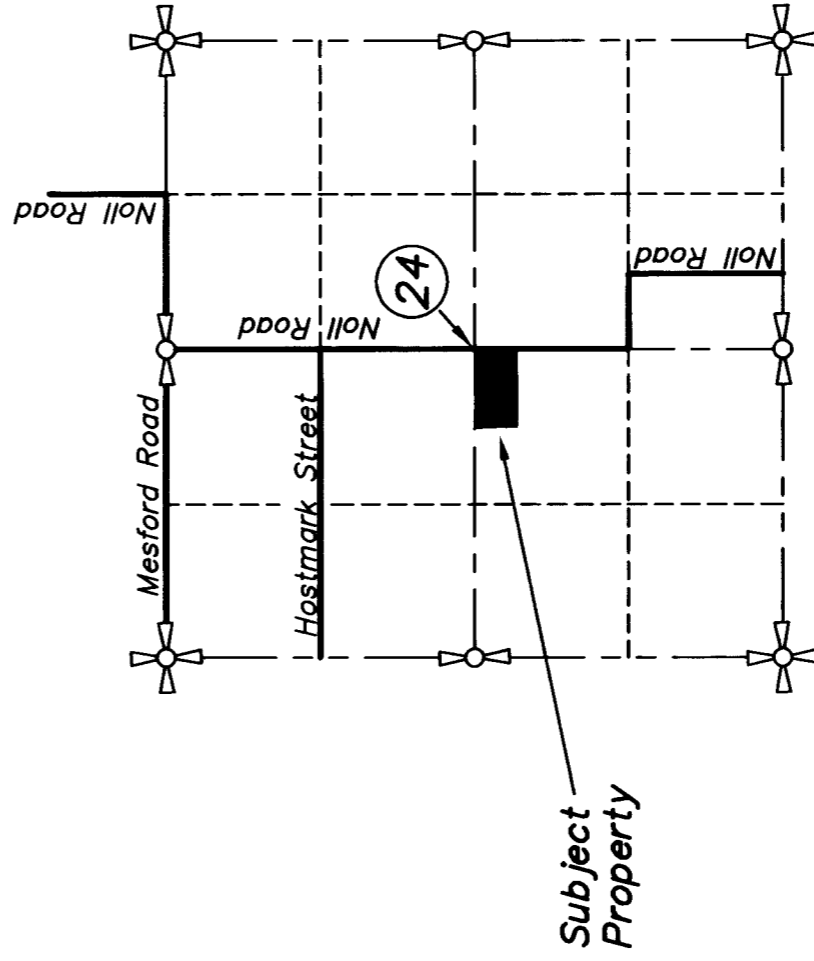


the plat of
Knutson Place
situate in

NE 1/4, SW 1/4, Sec.24, T.26N., R.1E., W.M.
City of Poulsbo
Kitsap County, Washington



**SECTION SUBDIVISION
&
INDEXING VICINITY MAP**
SEC.24, T.26N., R.1E., W.M.
(no scale)



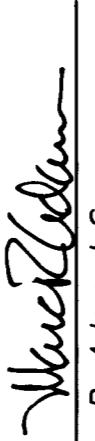
INDEXING VICINITY MAP
SEC.24, T.26N., R.1E., W.M.
(no scale)

Legal Description

Lots A, B, C and D of the Boundary Line Adjustment recorded March 10, 1999 under Kitsap County Auditor's File No. 3161575, being a portion of the Northeast quarter of the Southwest quarter, Section 24, Township 26 North, Range 1 East, W.M., City of Poulsbo, Kitsap County, Washington.

Surveyors Certificate

I, Marc R. Adam, 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, during the period of September, 1999 through June, 2001, that the distances, courses, and angles are shown thereon correctly, and that monuments, other than those monuments approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.


Marc R. Adam, L.S.
Registered Land Surveyor
Certificate No. 21368

Notes

1. This survey was accomplished by field traverse with a three second total station.
2. This survey conforms to the minimum field traverse standards for land boundary surveys as listed in WAC 332-130-090.
3. This property is subject to Latecomer Agreement No. 55 recorded under Kitsap County auditor's File No. 9407280050 and Latecomer Agreement No. 54 recorded under Auditor's File No. 9407280055.
4. The RV parking easement and associated access easement shall be maintained by the Homeowners Association.
5. The bio-swale (retention/detention) and wetland buffer easement areas shall be maintained by the developer or Homeowners Association for a two year period. Per PMC 13.16.080 the City will assume operation and maintenance responsibility for retention/detention and conveyance after the two year maintenance period has expired.
6. Easements depicted on the drawing are over, under and across the areas shown for the purposes stated. Access and utilities easements refer to easements for ingress, egress and utilities. Utilities easements refer to easements for the installation, maintenance and repair of underground utilities and appurtenances. Storm drainage and sanitary sewer easements refer to easements for the installation, maintenance and repair of underground or surface storm drainage collection, conveyance and management facilities and sanitary sewer facilities, respectively. The landscaping easement is for the planting and maintenance of street trees. The recreational vehicle parking and access easement is for the parking and storage of recreational vehicles as defined by the Homeowners Association and ingress and egress to the parking area.
7. For easement details see sheet 3 of 4.
8. Prior to occupancy, sidewalks at the curb cut for driveways must be modified to a maximum sideslope of 2% for 3 feet of width.
9. Lots 9, 10, and 11 must tightline roof and footing drains to the bioswale.

Covenants

The "Declaration of Covenants, Conditions, Restrictions, Easements and Reservations of Knutson Place" is recorded under Auditor's File No. 200108240044 records of Kitsap County, Washington.

Homeowner's Association

The Homeowner's Association for this plat is a Washington non-profit corporation known as the Knutson Place Homeowner's Association, Inc., incorporated under the Washington Unified Business I.D. No. _____

**ADAM
&
GOLDSWORTHY, INC.**
LAND SURVEYING

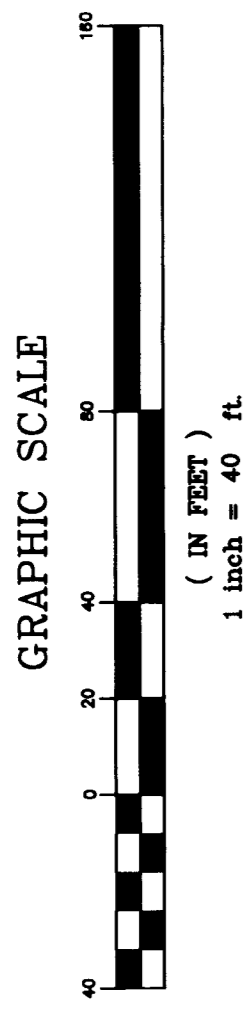


19062 HWY 305 NORTH 360-779-4299
POULSBO, WA 98370 206-842-9598

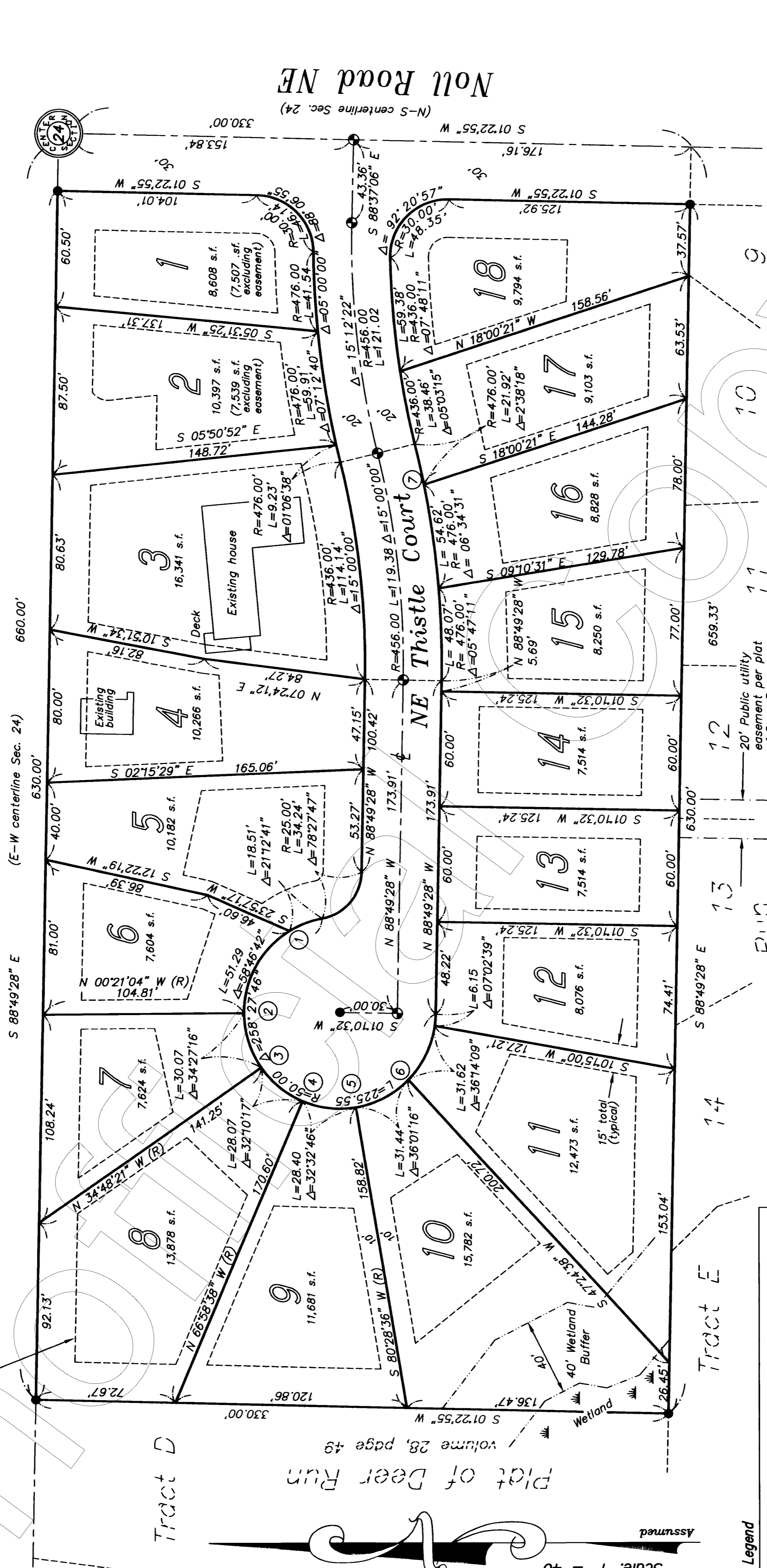
DATE 8/6/01 FIELD BOOK --
DRAWING 2315P1 SHEET 1 / 4

Knutson Place

situate in
 NE 1/4, SW 1/4, Sec.24, T.26N., R.1E., W.M.
 City of Poulsbo
 Kitsap County, Washington



Building setback (typical) Poulsbo Elementary School
 See note below.



- Legend**
- = Set 2" iron pipe with brass disk in concrete in monument case.
 - = Set 2" iron pipe with brass disk in concrete
 - All lot corners are set with 3/4" iron pipes and lot stakes at the lot corner except as noted below:
 - ① Point set on line 1.00' Northeasterly of lot corner
 - ② Point set on line 1.00' Northerly of lot corner
 - ③ Point set on line 1.00' Northwesterly of lot corner
 - ④ Point set on line 0.50' Northwesterly of lot corner
 - ⑤ Point set on line 1.00' Southwesterly of lot corner
 - ⑥ Point set on line 0.50' Southwesterly of lot corner
 - ⑦ Point set on line 2.00' Southwesterly of lot corner

Plot of Deer Run volume 28, page 49

Plot of Deer Run volume 28, page 49

Plot of Deer Run volume 28, page 49

Note:
 See Sheet 3 for easement details

Note:
 The building setbacks shown are for the residence based on the City of Poulsbo Zoning Ordinance for the Low Density Residential Zone as outlined below. Setbacks may be modified if they comply with the zoning ordinance.

Lot width at building line	60 feet
Front setback, habitable area	20 feet
Front setback, garage	25 feet
Rear setback	20 feet
Side setback	Minimum of 5 feet, total of 15 feet



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DATE 7/24/01 FIELD BOOK 567, 605
 DRAWING 2315P2 SHEET 2 / 4

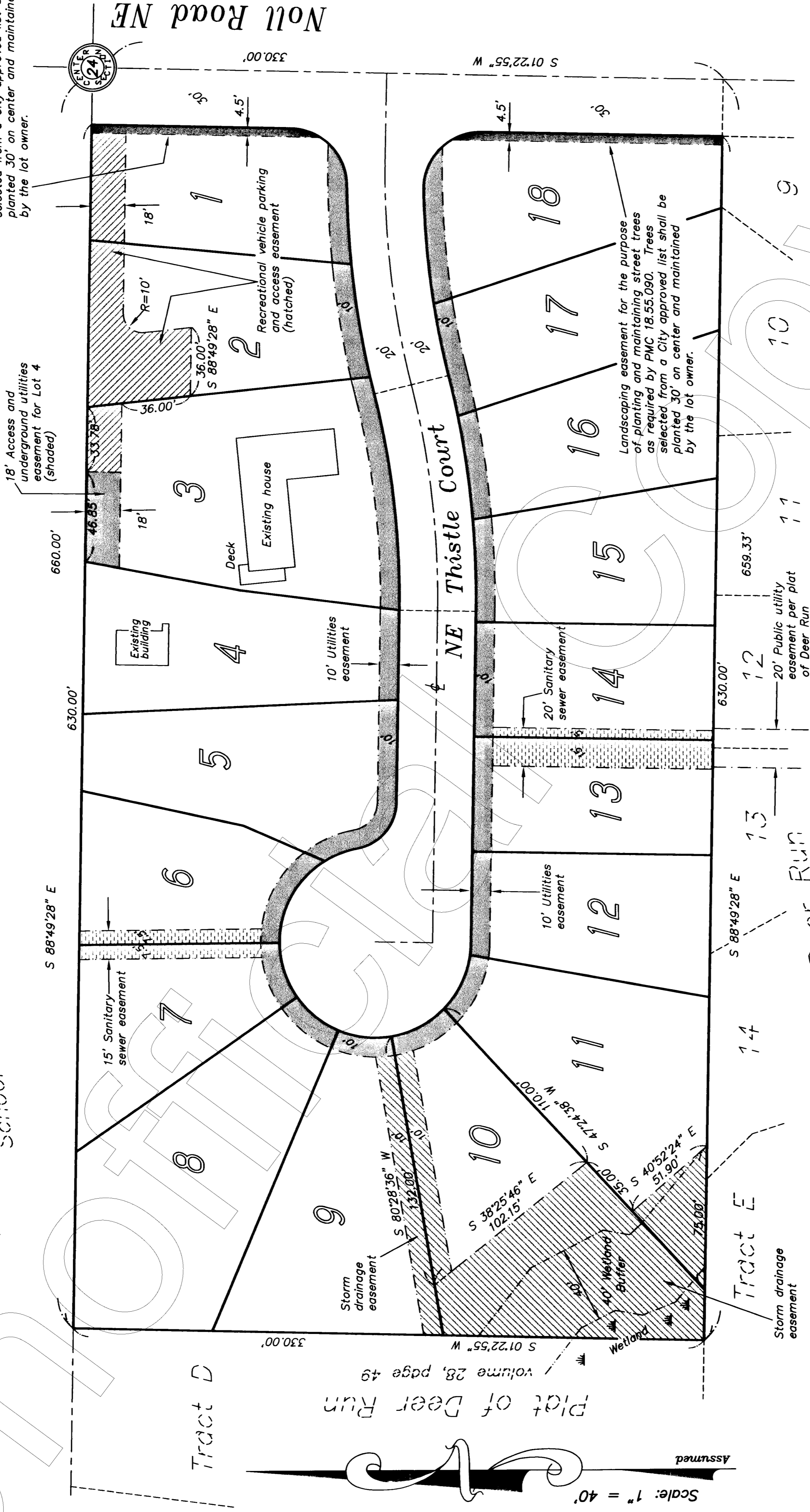
Knutson Place

NE 1/4, SW 1/4, Sec. 24, T. 26N., R. 1E., W.M.

City of Poulsbo
Kitsap County, Washington

Poulsbo Elementary
School

Landscaping easement for the purpose of planting and maintaining street trees as required by PMC 18.55.090. Trees selected from a City approved list shall be planted 30' on center and maintained by the lot owner.

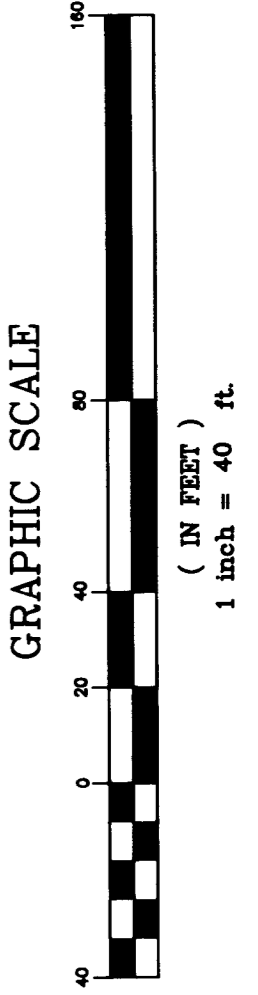


ADAM & GOLDSWORTHY, INC.
LAND SURVEYING
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POULSBO, WA 98370 842-9598



DATE 7/24/01 FIELD BOOK 567, 605
DRAWING 2315P3 SHEET 3 / 4

Easement Details



the plat of
Knutson Place

situate in
NE 1/4, SW 1/4, Sec.24, T.26N., R.1E., W.M.
City of Poulsbo,
Kitsap County, Washington

Dedication

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned owners in fee simple of the land hereby platted, dedicate to the use of the public forever the right of way for NE Thistle Court as shown on the plat, and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes. We also dedicate the 10' utilities easement adjacent to the right of way of NE Thistle Court and over all lots to the City of Poulsbo and the current utilities, and their successor companies, providing electrical power, telecommunications, cable television and natural gas service to the lots. We further dedicate to the City of Poulsbo the storm drainage easements between Lots 9 and 10 and on the Southeastly portions of Lots 10 and 11, the sanitary sewer easements between Lots 6 and 7 and between Lots 13 and 14, and the landscaping easements along the East lines of Lots 1 and 18. We also dedicate the recreational vehicle parking and access easement over the Northerly portions of Lots 1, 2, and 3 to the owners of all lots within the plat and the access and underground utilities easement over a portion of the Northerly 18 feet of Lot 3 to the owner of Lot 4. We reserve the right to make all slopes for cuts and fills upon the lots shown on the plan in the reasonable original grading of said right of way and easements and we also reserve the right to allow surface drainage from said right of way and easements to flow over and across all lots where water might take a natural course after site development is completed.

Dimensions and uses of all lots, tracts or parcels of land embraced in this plat are subject to and shall be in conformance with City of Poulsbo Zoning Ordinance. The owners hereof, their successors and assigns, hereby waive all claims for damage against any governmental authority arising from the construction and/or maintenance of public facilities and public property within this development.

In witness whereof we have hereunto set our hands and seals

James C. Laughlin
James C. Laughlin

Thomas L. Hays
Thomas L. Hays

Linda A. Laughlin
Linda A. Laughlin

Acknowledgment

State of Washington
County of _____

This is to certify that on this 15 day of August, 2001, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James C. Laughlin, and Linda A. Laughlin, husband and wife, and executed the foregoing dedication and acknowledged said dedication to be the free and voluntary act and deed of said for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said dedication.

Witness my hand and official seal this 15 day of August, 2001.

Candye J. Kuroma
Notary Public in and for the State of Washington
Residing at _____



Acknowledgment

State of Washington
County of _____

This is to certify that on this 15 day of August, 2001, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas L. Hays and executed the foregoing dedication and acknowledged said dedication to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said dedication.

Witness my hand and official seal this 15 day of August, 2001.

Candye J. Kuroma
Notary Public in and for the State of Washington
Residing at _____



Approvals

City Engineer
Approved by the City Engineer this 20th day of August, 2001.

John R. Stephenson
John Stephenson
City Engineer, City of Poulsbo

City Planning Commission
Approved by the Chairman of the Planning Commission this 8 day of August, 2001.

Bruce B. Balcock
Chairman of the Planning Commission
City of Poulsbo

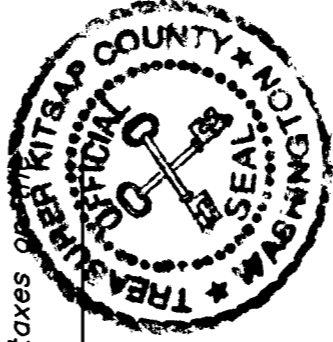
City Council
Approved by the City Council of Poulsbo this 20 day of August, 2001.

Donna Jean Bruce
Mayor, City of Poulsbo

Treasurer's Certificate

I, Sharon Shrader, Treasurer of Kitsap County, Washington, hereby certify that all taxes on above described property are fully paid up to and including 2002

Carol Abick, Deputy Treasurer
Sharon Shrader
Kitsap County Treasurer
8/24/01



Recording Certificate

Filed for record at the request of the City of Poulsbo on this 24 day of Aug, 2001, recorded in Volume 30 of plats, Pages 194-197 records of Kitsap County, Washington.

Karen Flynn
Kitsap County Auditor
Attest: Adam & Goldsworthy, Inc.
Deputy



GOLDSWORTHY, INC.
LAND SURVEYING

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DATE 7/24/01 FIELD BOOK --
DRAWING 2315P4 SHEET 4 / 4