

Larson Court

Southwest 1/4, Southwest 1/4
Sec. 13, T.26N., R.1E., W.M.
City of Poulsbo, Kitsap County, Washington

Legal Description

That portion of the Southwest quarter of the Southwest quarter, Section 13, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

Commencing at the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 13;

Thence South along the East line of said subdivision 462.33 feet;

Thence South 57°16' West 663.00 feet;

Thence North 49°30' West 194.00 feet;

Thence North 289.33 feet to the Southerly margin of NE Lincoln Drive;

Thence North 57°16' East along said margin 70.00 feet;

Thence Northeasterly along said margin to the North line of said subdivision;

Thence Easterly along said North line 76.00 feet to the Point of Beginning.

Except that portion lying Northeasterly of the following described line:

Commencing at the Southwest corner of said Section 13;

Thence South 88°47'30" East 1308.52 feet;

Thence North 00°49'43" East 1318.76 feet to the Northeast corner of said Southwest quarter of the Southwest quarter;

Thence South 00°49'43" West 462.33 feet to the Southeasterly corner of that tract of land conveyed by deed recorded under recording No. 599775;

Thence along the Southeasterly line of said tract South 58°05'43" West 358.47 feet to the True Point of Beginning of the line herein described;


Thence North 32°40'40" West 179.76 feet;

Thence South 58°05'43" West 20.00 feet;

Thence North 32°40'40" West 230.00 feet to the Southerly right-of-way of NE Lincoln Road and the terminus of said line.

Surveyor's Certificate

I, James R. Goldsworthy, 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 in October and November, 2002; 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.

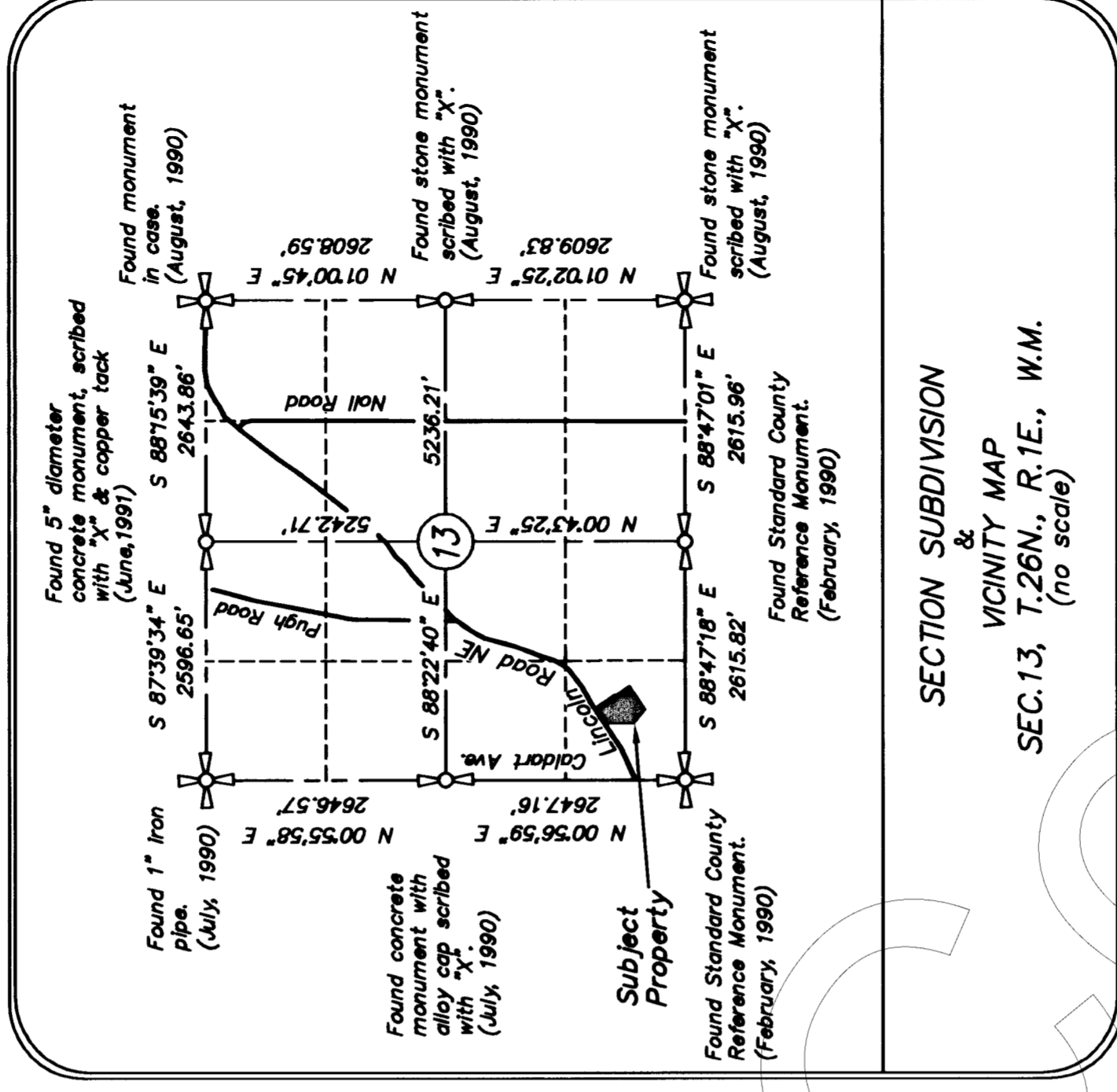

James R. Goldsworthy
Registered Land Surveyor
Certificate No. 20702

Covenants

The "Declaration of Covenants, Conditions and Restrictions for Larson Court" is recorded under Kitsap County Auditor's File No. 200211270024.

Homeowners' Association

The Homeowners' Association for this plat is a Washington non-profit corporation known as the Larson Court Homeowners' Association, Inc., incorporated under the Washington Unified Business I.D. No. 602244385.



ADAM
&
GOLDSWORTHY, INC.
LAND SURVEYING

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

DATE 10/28/02 FIELD BOOK 720
DRAWING 309SP1 SHEET 1/4



**Plat of
Larson Court**
Southwest 1/4, Southwest 1/4
Sec. 13, T.26N., R.1E., W.M.
City of Poulsbo, Kitsap County, Washington

Note:
The required building setbacks shown below are based on the City of Poulsbo Zoning Ordinance in effect at the time of preliminary plat approval for the Low Density Residential Zone. Setbacks may be modified if they comply with the current zoning ordinance.

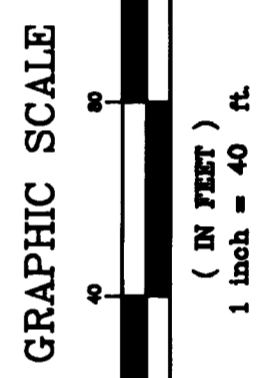
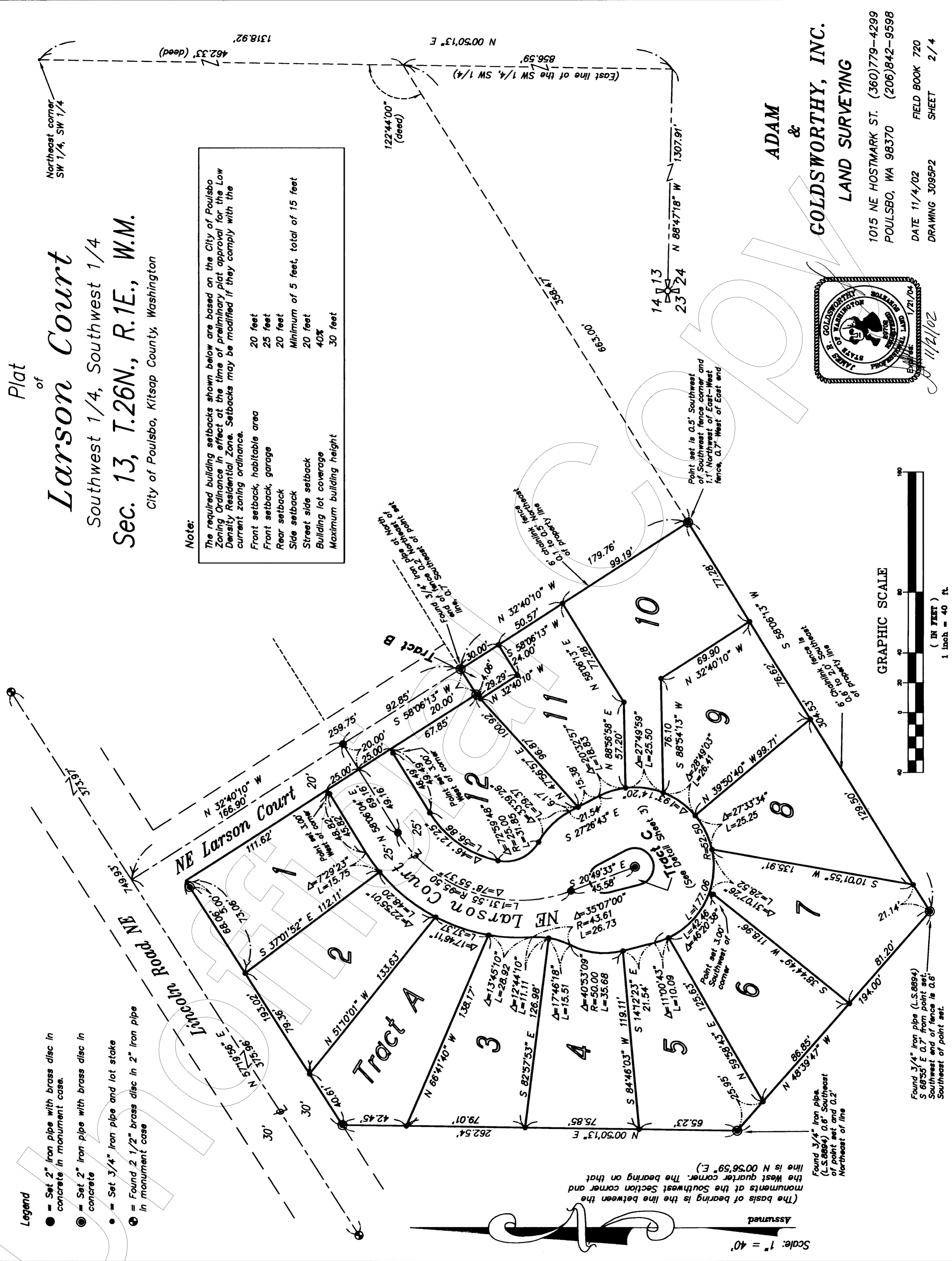
Front setback, habitable area	20 feet
Front setback, garage	25 feet
Rear setback	20 feet
Side setback	Minimum of 5 feet, total of 15 feet
Street side setback	20 feet
Building lot coverage	40%
Maximum building height	30 feet

- Legend**
- = Set 2" iron pipe with brass disc in concrete in monument case.
 - ⊙ = Set 2" iron pipe with brass disc in concrete
 - = Set 3/4" iron pipe and lot stake
 - ⊕ = Found 2 1/2" brass disc in 2" iron pipe in monument case

Assumed
(The basis of bearing is the line between the monuments at the Southwest Section corner and line is N 00°56'59" E.)
Found 3/4" iron pipe (L.S. 8894) S 68°55' E 0.7' from point set. Southwest end of fence is 0.6' Southeast of point set.

Found 3/4" iron pipe (L.S. 8894) 0.6' Southeast of point set and 0.2' Northeast of line

Found 3/4" iron pipe (L.S. 8894) S 68°55' E 0.7' from point set. Southwest end of fence is 0.6' Southeast of point set.



**ADAM &
GOLDSWORTHY, INC.**
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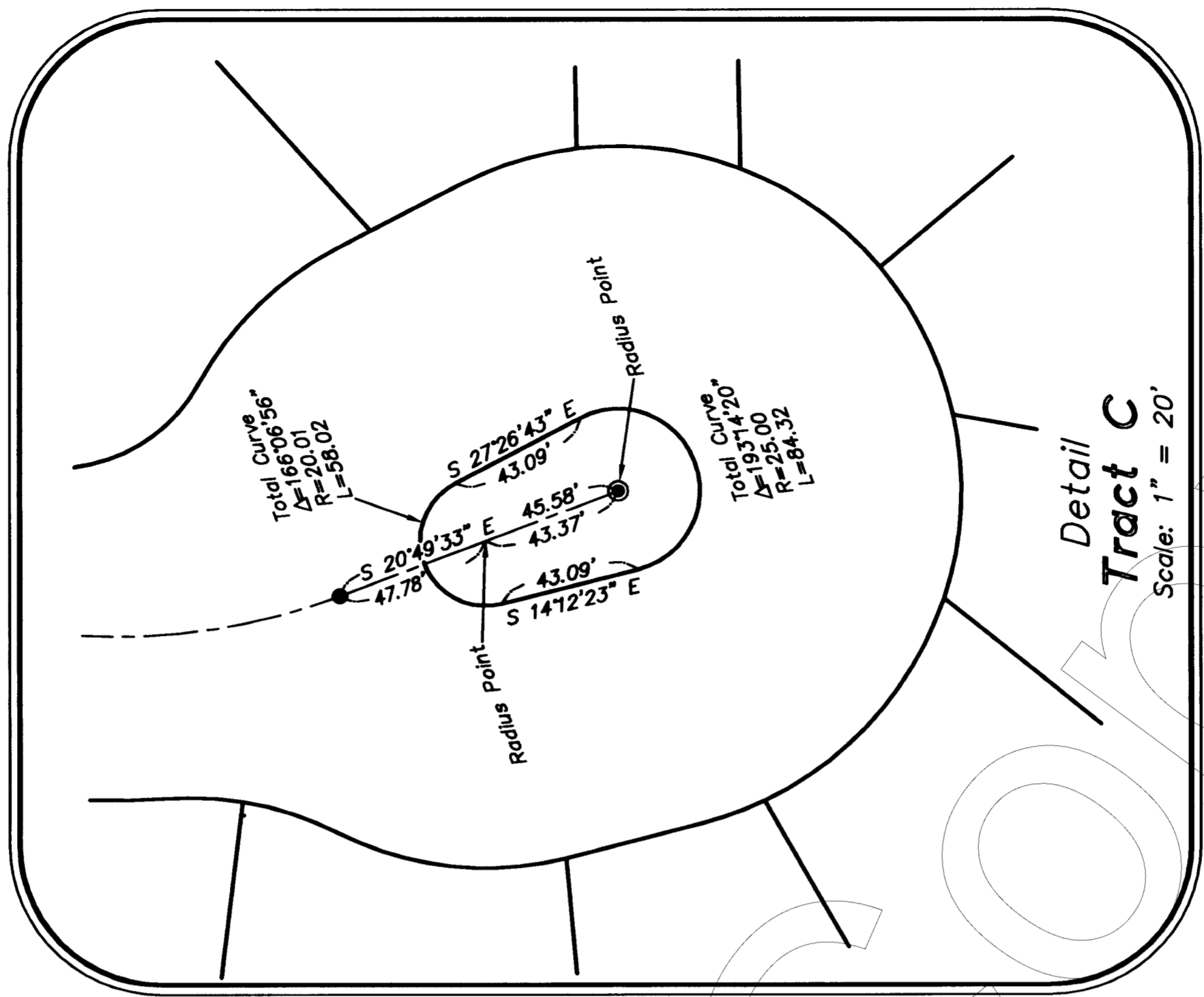
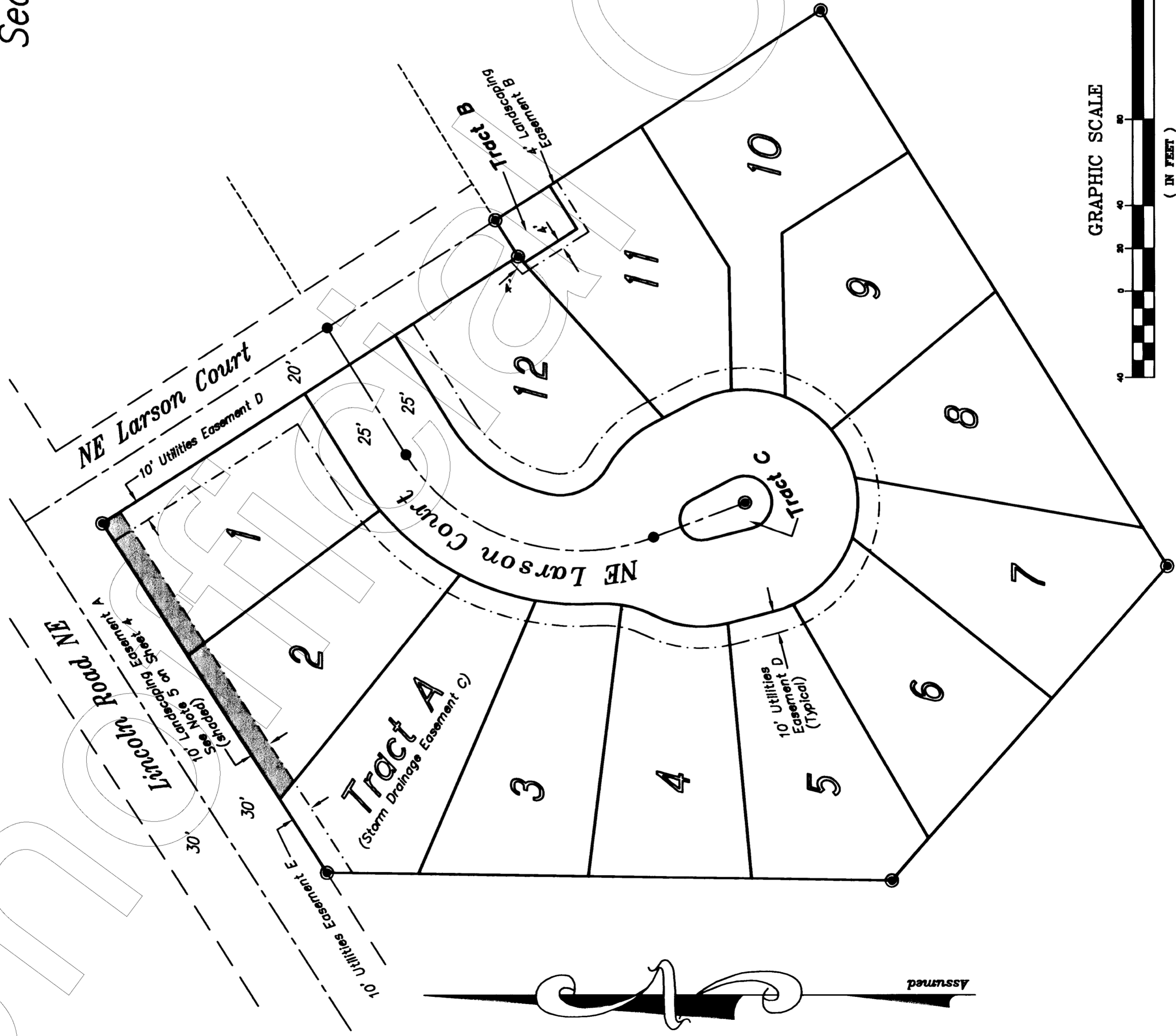
1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598
DATE 11/4/02 FIELD BOOK 720
DRAWING 3095P2 SHEET 2/4

11/21/02

Plat
of
Larson Court

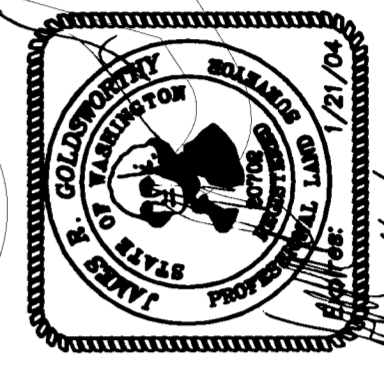
Southwest 1/4, Southwest 1/4
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City of Poulsville, Kitsap County, Washington

Easement Details



ADAM & GOLDSWORTHY, INC.
LAND SURVEYING

1015 NE HOSTMARK ST. (360)779-4299
POULSBORO, WA 98370 (206)842-9598
DATE 11/4/02 FIELD BOOK 720
DRAWING 3095P3 SHEET 3/4



Vol 31 Pg 33 200211270025

Larson Court

Southwest 1/4, Southwest 1/4
 Sec. 13, 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 Larson 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. All sanitary sewer, storm sewer and water lines and appurtenances located within the public right of way or within easements dedicated to the City of Poulsbo are hereby granted and conveyed to the City of Poulsbo. The four inch diameter conduit provided for future telecommunication use, installed within the rights of way of Lincoln Road NE and NE Larson Court and within Utilities Easements D and E are hereby granted and conveyed to the City of Poulsbo. We dedicate to the public a pedestrian easement over and across those portions of the concrete sidewalks adjacent to NE Larson Court which lie within Lots 1 and 12. We dedicate the 10' Utilities Easements D and E adjacent to the rights of way of NE Larson Court and Lincoln Road NE over all lots to the City of Poulsbo and to the current utilities, and their successor companies, providing electrical power, telecommunications, cable television and natural gas service to the lots. We dedicate to the City of Poulsbo the Landscaping Easement A and Landscaping Easement B. We also dedicate Landscaping Easement B to the Larson Court Homeowners' Association, Inc. We dedicated the Storm Drainage Easement C to the City of Poulsbo. We dedicate Tracts A, B and C to the Larson Court Homeowners' Association, Inc. We reserve the right to make all slopes for cuts and fills upon 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

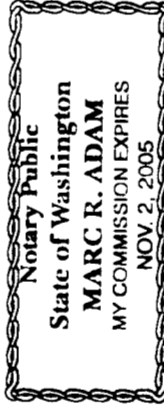
Robert von Bereghy
 Robert von Bereghy
 Manager, Sunrise Properties I, LLC, a Washington Limited Liability Company

Acknowledgment

On this 21st day of Nov., 2002, personally appeared before me Robert von Bereghy to me known to be the President of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath state that he was authorized to execute said instrument.

In Witness whereof I have hereunto set my hand and affixed my official seal the day and year first above written

Marc R. Adam
 Notary Public in and for the State of Washington
 Residing at Bainbridge Island



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) Tract B is reserved for recreational vehicle parking and will be maintained by the Homeowners' Association. Landscaping Easement B is for the purpose of fencing and of planting and maintaining vegetation over, under and across the area shown for the benefit of the Larson Court Homeowners' Association and the City of Poulsbo.
- 4) Tract C is to be maintained by the Larson Court Homeowners' Association.
- 5) The Landscaping Easement A is for the purpose of planting and maintaining street trees as required by PMC 18.55.090. Maintenance of the street trees will be the responsibility of the lot owner.
- 6) Storm Drainage Easement C is over, under and across Tract A for the construction, operation and maintenance of storm drainage facilities. Easement C is for the benefit of the City of Poulsbo. The storm drainage facilities on Tract A are to be maintained by the Larson Court Homeowners' Association for a two year period. Per PMC 13.16.080, the City of Poulsbo will assume operation and maintenance responsibility for the facilities after the two year maintenance period has expired.
- 7) The Utilities Easements D and E are for the purpose of installation, maintenance and repair of underground utilities and appurtenances over, under and across the area shown for the benefit of the lot owners and the City of Poulsbo. Easement E is encumbered by an easement to Puget Sound Energy recorded under Kitsap County Auditor's File No. 301912.
- 8) The total property is subject to the terms and conditions contained in the easements recorded under Kitsap County Auditor's File Nos. 3011912 and 200207100162.

Approvals

City Engineer
 Approved by the City Engineer this 21st day of Nov., 2002

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

City Planning Commission
 Approved by the Chairman of the Planning Commission this 25th day of

Nov., 2002

Barry B. Beckwith
 Chairman of the Planning Commission
 City of Poulsbo

City Council
 Approved by the City Council of Poulsbo this 26th day of Nov., 2002

Donna Man Bruce
 Donna Man Bruce
 Mayor, City of Poulsbo

Treasurer's Certificate

I, Sharon Shrader, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the above described property have been paid up to and including 2002 taxes in full.

D. Paewis
 Sharon Shrader
 Kitsap County Treasurer

Recording Certificate

Filed for record at the request of the City of Poulsbo on this 27th day of November, 2002 recorded in Volume 31 of plats, Pages 31-34 records of Kitsap County, Washington.

Karen Flynn
 Karen Flynn
 Kitsap County Auditor
 Attest: *Adam*
 Deputy

ADAM

GOLDSWORTHY, INC.
 LAND SURVEYING



1015 NE HOSTMARK ST. (360)779-4299
 POULSBO, WA 98370 (206)842-9598

DATE 11/4/02 FIELD BOOK 720
 DRAWING 309SP4 SHEET 4/4

VOL 31 Pg 34 2002 1127 0025