

PLAT OF LANGAUNET

A portion of the NW 1/4 of the SE 1/4 of Section 13, Township 26 North, Range 1 East, W.M.

City of Poulsbo, Kitsap County, Washington

Lot D, AND benefited and burdened Lot C. Said easement being unnecessary is hereby vacated upon the recording of this plat.

Legal Description

Parcel I:

Lots A, C and D of Short Plat No. 6706 recorded December 16, 1994 under Auditor's File Nos. 9412160167 and 9412160168, being a portion of the Northwest quarter of the Southeast quarter, Section 13, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington;

Except that portion of Lot A conveyed to the City of Poulsbo for Langaunet Lane by Right-of-Way Deed recorded under Auditor's File No. 201407110098.

Parcel II:

An easement for access and utilities as delineated on Short Plat No. 6706 recorded under Auditor's File No. 9412160167 and 9412160168, being a portion of the Northwest quarter of the Southeast quarter, Section 13, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington.

Parcel III:

Easement for utilities recorded under Auditor's File Nos. 200705030124 and 201104070073.

Dedication

Know all men by these presents that Sterling Estates, Inc., a Washington corporation the undersigned, owner in fee simple of the land hereby platted, hereby declares this land platted and dedicates 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 for 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; Dimensions and use of all lots embraced in this plat are subject to and shall be in conformity with the City of Poulsbo zoning regulations and approved project; This plat hereby declares this plat and dedicates the non-exclusive easements depicted herein as follows:

The ownership of the Stormwater Tract as depicted hereon is dedicated to the City of Poulsbo.

Utility easements are hereby reserved for and granted to Puget Sound Energy, Comcast, Century Link, Cascade Natural Gas Corporation, the City of Poulsbo, Kitsap Public Utilities District, Langaunet Homeowners Association and other utility companies having franchises or permits from the City of Poulsbo, and their respective successors and assigns, under and upon the front ten feet parallel with and adjoining the street frontage of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground pipe, conduit, cables and wires with the necessary facilities and other equipment for the purpose of serving this subdivision and other property with electricity, telephone, gas, storm drainage, sanitary sewer, irrigation and utility service together with the right to enter upon the easement at all times for the purpose herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition. These easements are provided to benefit the above mentioned utility providers.

The "additional sewer easements," as noted, are for the benefit of the home owners. These easements entered upon for these purposes shall be restored as nearly as possible to their original condition by the party disturbing the site.

No utility lines or wires shall be placed or permitted to be placed on any lot unless the same be underground or in a conduit attached to a building.

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

The owners of this plat attest there are no other parties benefited by that certain ingress, egress, and utilities easement over, under, and across the South 20 feet of Lot C per Short Plat No. 6706, AFN 9412160167 Records of Kitsap County, Washington. Said easement is depicted on said Short Plat as Easement No. 1. Said easement benefited

In witness whereof we have set our hands and seals this 11th day of APRIL, 2018.

Scott Delhaute

Scott Delhaute
President, Sterling Estates, Inc.

Duane Edwards
Senior Vice President, Liberty Bay Bank

Acknowledgments

State of Washington)
County of Kitsap)

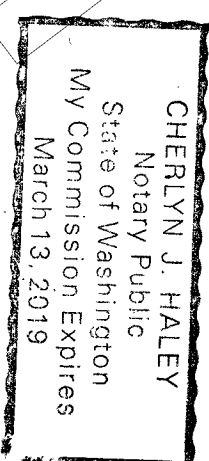
On this 11th day of April, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Scott Delhaute, the President of Sterling Estates, Inc., the corporation described in the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and affirmed that he was authorized to execute said instrument on behalf of the corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Cheryl J. Haley

Notary Public in and for the State of Washington

My Commission Expires: 3-13-19



State of Washington)
County of Kitsap)

On this 11th day of April, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Duane Edwards, the Senior Vice President Relationship Manager and Chief Lending Officer of Liberty Bay Bank, the corporation described in 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 affirmed that he/she was authorized to execute said instrument on behalf of the corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

~~ACKNOWLEDGMENT NOT NEEDED - MTD OF TRUST~~

Notary Public in and for the State of _____

My Commission Expires: _____

Recording Certificate

Filed for record at the request of City of Poulsbo this 11th day of April, 2018, at 11 minutes past 8 o'clock A. M., and recorded in Volume 34 of Plats, Pages 281 - 284 records of Kitsap County, Washington.

D. Gilmore
Kitsap County Auditor

[Signature]
By: Deputy

Approvals

Approved by the Engineering Department of the City of Poulsbo this 12th day of April, 2018.

[Signature]
City Engineer, City of Poulsbo

Approved by the City of Poulsbo Planning Commission this 10 day of April, 2018.

[Signature]
Chairman, City of Poulsbo Planning Commission

The City Council of the City of Poulsbo, meeting in regular session the 11th day of April, 2018, find that the plat of Langaunet serves the public use and interest and has authorized its Mayor to execute its written approval.

[Signature]
Mayor, City of Poulsbo

Treasurers Certificate

I hereby certify that real property taxes on the above-described property have been paid, satisfied or discharged up to and including the year 2018.

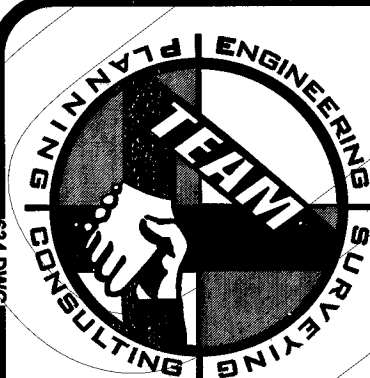
Meredith R. Green
Kitsap County Treasurer

[Signature]
By: Deputy

4-16-18
Date

Surveyors Certificate

I, Joseph M. O'Connor, registered as a professional 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 May, 2008, through Dec, 2018; that the distances, courses and angles are shown hereon correctly; and that lot corners have been staked on the ground as depicted hereon.



Team 4 Engineering

5819 NE Minder Road
Poulsbo, WA 98370
Phone: 360 297-5560
Fax: 360 297-7951



Job No. 634

Client: Sterling Estates, Inc.

Drawn by: DRN

Checked by: KJB

Date: 17 JAN 2018

Scale: N/A

Page 1 of 4

201804160011 34/231

PLAT OF LANGAUNET

A portion of the NW¹/₄ of the SE¹/₄ of Section 13, Township 26 North, Range 1 East, W.M. City of Poulsbo, Kitsap County, Washington

General Notes

- The property owners (within the plat) shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas.
- This plat is subject to all elements of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) recorded under Auditor's File No. 20180116001D, records of Kitsap County, Washington.
- The City of Poulsbo will not be responsible for any damage to any private roads, tracts, and/or easement areas that may occur during routine maintenance activities and that in the City of Poulsbo's judgment occur, in whole or in part, because of any construction materials or techniques, or any maintenance materials or techniques. This includes, but is not limited to, damage to pavement or vegetated areas caused by maintenance trucks.
- Upon completion of the publicly-maintained storm drainage facilities, the developer will be required to post a two-year maintenance bond for those facilities. The developer will be responsible for providing regular and adequate maintenance during this two-year period or until 80% of the lots are completed whichever is longer, and supportive maintenance records. At the end of this time, the City of Poulsbo will inspect the system and, when the facility is acceptable and 80% of the homes have been completed, the City will take over maintenance and operation of the system. Areas proposed to be maintained by the City that are not in the right-of-way are depicted as separate tracts or drainage easements with the City of Poulsbo being designated as the grantee.
- Required building setback for lots within this plat shall conform to the Residential Low zone setbacks: Front Yard = 20 feet to habitable, 25 feet to garage; Side Yard = 5 feet, combined total of 15 feet (street corner side Yard - 10 feet); Rear Yard = 10 feet.
- All lots shall access from interior roads only.
- The maintenance of all Open Spaces, namely the storm water tract shall be the responsibility of the Homeowners Association until such time as accepted by the City of Poulsbo.

Surveyors Notes

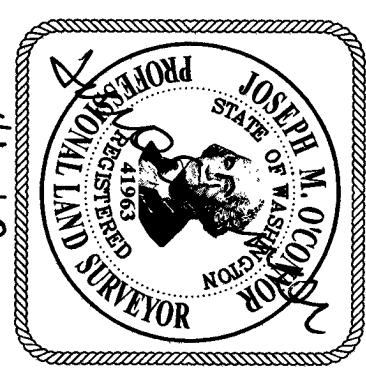
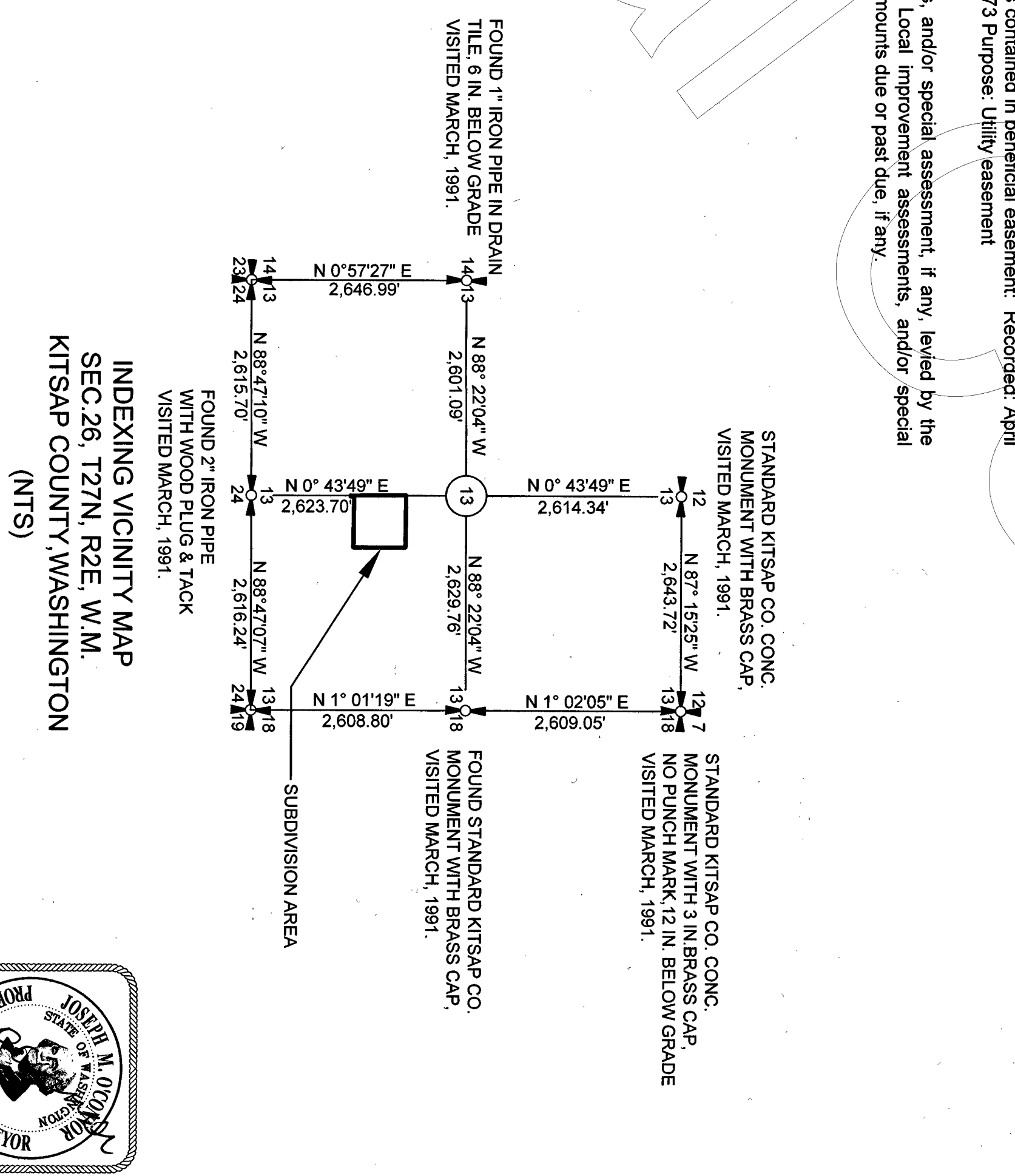
- Easement, and the terms and conditions thereof affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on September 5, 1912, under Kitsap County Auditor's File No. 63358, Volume 82, Page 524. In favor of: Olympic Power Company For: Single line of poles to support said wires. Note: The description contained therein is insufficient to specifically locate said easement. Assigned to Puget Sound Power & Light Company by instrument recorded under Auditor's File No. 153774, Volume 152, Page 451.
 - Easement, and terms and conditions thereof affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on September 28, 1992, under Kitsap County Auditor's File No. 9209280091. For: Water lines Affects: Lot A
 - Easement for utility systems, and the terms and conditions thereof, together with necessary appurtenances, as granted by instrument recorded on June 26, 2014, under Kitsap County Auditor's File No. 201406260108. To: Puget Sound Energy Affects: Lot A
- Note: The description contained therein is insufficient to specifically locate said easement.

- Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in short plat: Recorded: December 16, 1994 Auditor's File Nos.: 9412160167 and 9412160168. Modification and Clarification of Protective Covenants and Easement Relating to Well recorded February 11, 2005, under Auditor's File No. 200502110160.
- Road Maintenance Agreement and the terms and conditions thereof: By and Between: Owners Dated: August 25, 1992 Recorded: September 28, 1992 Recording Number: 9209280095. Said agreement contains a provision for bearing costs of construction, maintenance and/or repair of said road by the common users.
- Agreement and the terms and conditions thereof: By and Between: Nikolaus L. Felkey and Vickie L. Smith-Felkey, husband and wife and GL and M Development, LLC, a Washington Limited Liability Company Dated: December 14, 2006 Recorded: May 3, 2007 Auditor's File No.: 200705030124 Regarding: Utility easement
- Waiver of damages by reason of the construction of a road way adjoining said premises, and the right to make necessary slopes for cuts or fills upon property herein described as granted in deed: Granted To: Kitsap County Recorded: July 7, 2014 Auditor's File No.: 20140711098 Affects: Lot A
- Terms, conditions and covenants contained in beneficial easement: Recorded: April 7, 2011 Auditor's File No.: 201104070073 Purpose: Utility easement
- Local improvement assessments, and/or special assessment, if any, levied by the City of Poulsbo. Investigation should Local Improvement assessments, and/or special assessment be made with the city for amounts due or past due, if any.

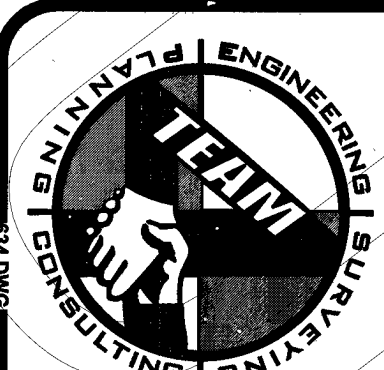
- Notice of possible (present and future) tap or connection charges levied, or to be levied, by City of Poulsbo Water District, notice of which is given by instrument recorded April 18, 1979, under Kitsap County Auditor's File No. 7904180144.
- Liability for charges, if any, created from Latecomer Assessment - #66 Mountain Aire Latecomer Agreement and the terms and conditions thereof: By and Between: City of Poulsbo and The Quadrant Corporation Dated: December 22, 2015 Recorded: January 28, 2016 Auditor's File No.: 201601280194 Note: Said instrument contains possible provisions for reimbursements, and/or amounts due.
- Deed of Trust and the terms and conditions thereof: Grantor: Enviro Homes NW, Inc, a Washington Corporation Trustee: Pacific Northwest Title Beneficiary: GL & M Development, LLC, a Washington Limited Liability Company Amount: \$600,000.00, plus interest Dated: August 1, 2014 Recorded: August 5, 2014 Auditor's File No.: 201408050067

Survey Procedures & Equipment

Standard field traverse with Leica 3" Total Station and EDM. This survey meets minimum standards as set forth in W.A.C. 332-130-090.



Wash. Grid Sys., North Zone (NAD83)

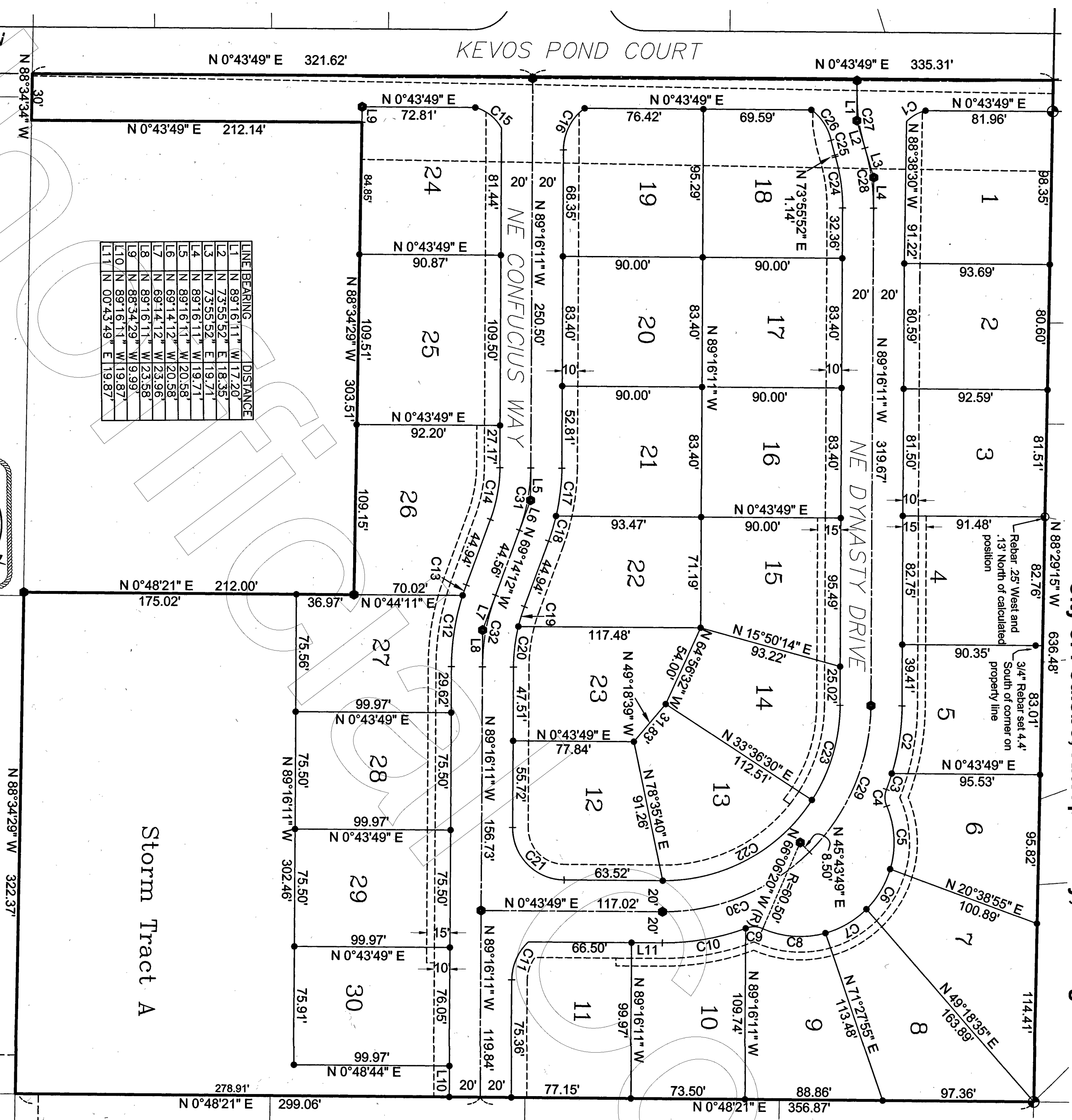


Team 4 Engineering
5819 NE Minder Road
Poulsbo, WA 98370
phone: 360 297-5560
fax: 360 297-7951

201804160011 34/333

PLAT OF LANGAUNNET

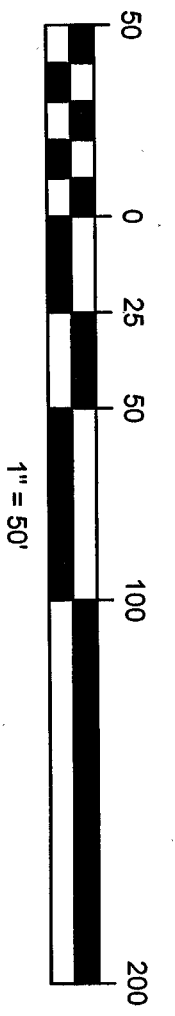
A portion of the NW¹/₄ of the SE¹/₄ of Section 13, Township 26 North, Range 1 East, W.M.
City of Poulsbo, Kitsap County, Washington



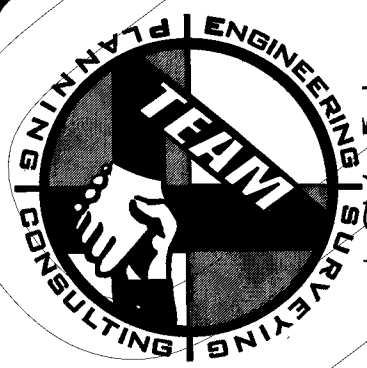
LINE	BEARING	DISTANCE
L1	N 89°16'11\"	W 17.20'
L2	N 73°55'52\"	E 18.35'
L3	N 73°55'52\"	E 19.71'
L4	N 89°16'11\"	W 19.71'
L5	N 89°16'11\"	W 20.58'
L6	N 69°14'12\"	W 20.58'
L7	N 69°14'12\"	W 23.96'
L8	N 89°16'11\"	W 23.98'
L9	N 88°34'29\"	W 9.99'
L10	N 89°16'11\"	W 19.87'
L11	N 00°43'49\"	E 19.87'

LEGEND

- Lot Lines
- Easements as Noted on Page 4
- ROW/Centerline
- Plat Boundary
- Section Line
- Found 3-1/2" SEO Monument
- Set 2" diameter concrete filled iron pipe with aluminum cap in asphalt inscribed: "O'CONNOR PLS 41963"
- Set 3/4" diameter rebar flush with ground with yellow cap, inscribed: "TEAM 4 LS 41963"
- Set 3/4" diameter rebar in concrete with yellow cap, inscribed: "O'CONNOR PLS 41963"
- Found 1/2" rebar & cap, LS # 20795 as noted



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.18	28.00	29°00'22"	N 28°49'17" W	14.02
C2	44.20	153.50	16°29'48"	N 81°01'17" W	44.04
C3	10.77	153.50	4°01'18"	N 70°45'43" W	10.77
C4	11.06	14.39	44°01'47"	N 89°24'27" E	10.79
C5	41.32	60.50	39°08'02"	N 87°07'58" E	40.52
C6	30.30	60.50	28°41'32"	N 58°57'15" W	29.98
C7	31.00	60.50	29°21'35"	N 28°55'42" E	30.86
C8	41.33	60.50	39°08'35"	N 04°19'23" E	40.53
C9	11.24	14.51	44°23'41"	N 01°41'26" E	10.96
C10	54.78	153.50	20°26'56"	N 09°29'39" W	54.49
C11	27.50	33.11	47°34'50"	N 65°46'13" W	26.72
C12	46.39	153.50	17°23'24"	N 86°34'27" W	46.41
C13	7.08	153.50	2°38'32"	N 70°33'29" W	7.08
C14	33.74	96.50	20°01'23"	N 79°15'12" W	33.57
C15	22.14	28.17	45°01'23"	N 39°07'01" E	21.57
C16	31.29	33.50	53°31'27"	N 62°30'27" W	30.17
C17	30.85	136.50	12°56'55"	N 82°47'44" W	30.78
C18	16.88	136.50	7°05'04"	N 72°46'44" W	16.87
C19	13.36	113.50	6°44'42"	N 72°56'38" W	13.35
C20	26.32	113.50	13°17'14"	N 82°37'31" W	26.26
C21	52.62	33.50	90°00'00"	N 48°43'49" E	47.38
C22	113.93	113.50	57°50'51"	N 28°01'37" W	109.21
C23	64.35	113.50	32°29'09"	N 73°01'37" W	63.49
C24	33.28	113.50	16°47'57"	N 82°19'50" E	33.16
C25	9.79	136.50	4°06'31"	N 75°59'07" E	9.79
C26	23.85	33.50	40°47'28"	N 57°38'39" E	23.57
C27	35.30	116.74	17°19'37"	N 82°03'30" E	35.17
C28	39.14	133.50	16°47'57"	N 82°19'50" E	39.00
C29	104.85	133.50	45°00'00"	N 66°46'11" W	102.18
C30	40.73	116.50	20°02'01"	N 21°46'11" W	40.53
C31	40.73	116.50	20°02'01"	N 79°15'11" W	40.53
C32	47.05	133.50	20°11'41"	N 79°10'21" W	46.81



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Job No. 634

Client: Sterling Estates, Inc.

Drawn by: DRN

Checked by: KJB

Date: 17 JAN 2018

Scale: 1" = 50'

Page 3 of 4

201804160011 34/233

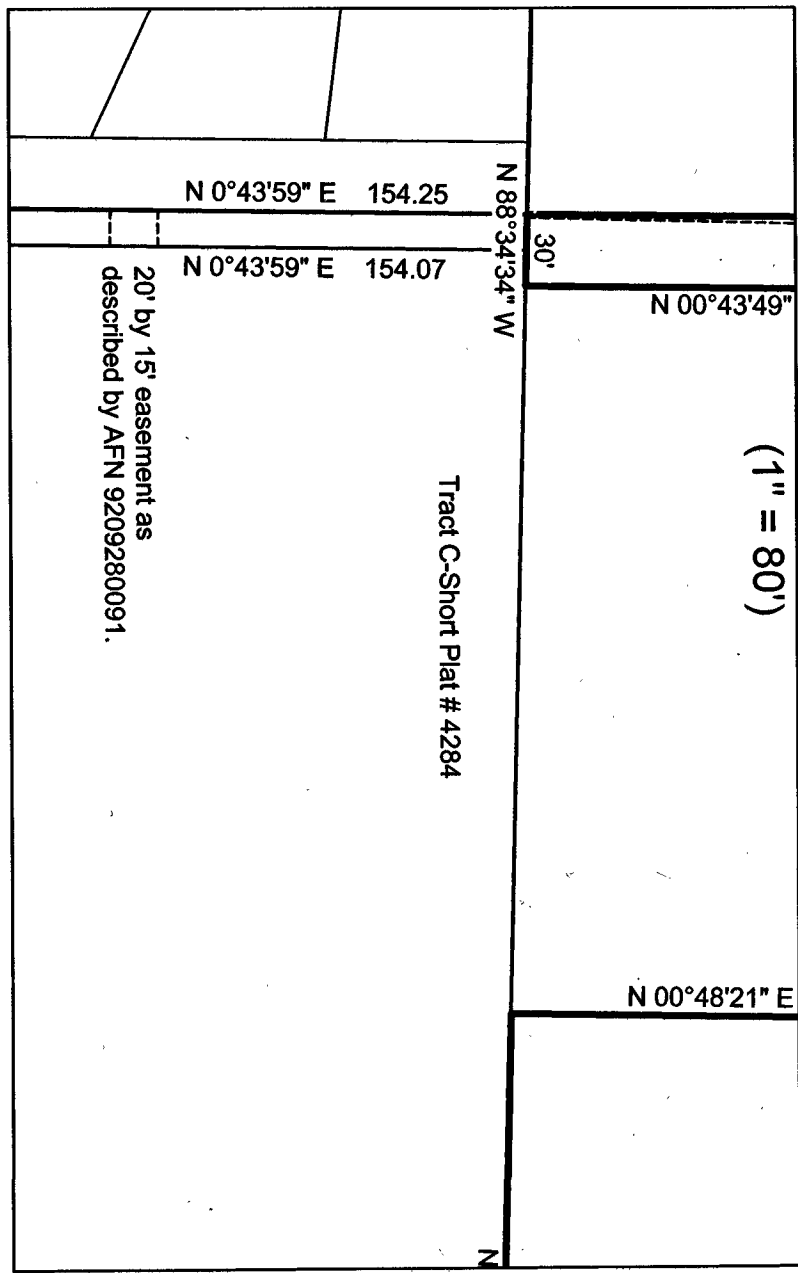
4/10/18

Storm Tract A

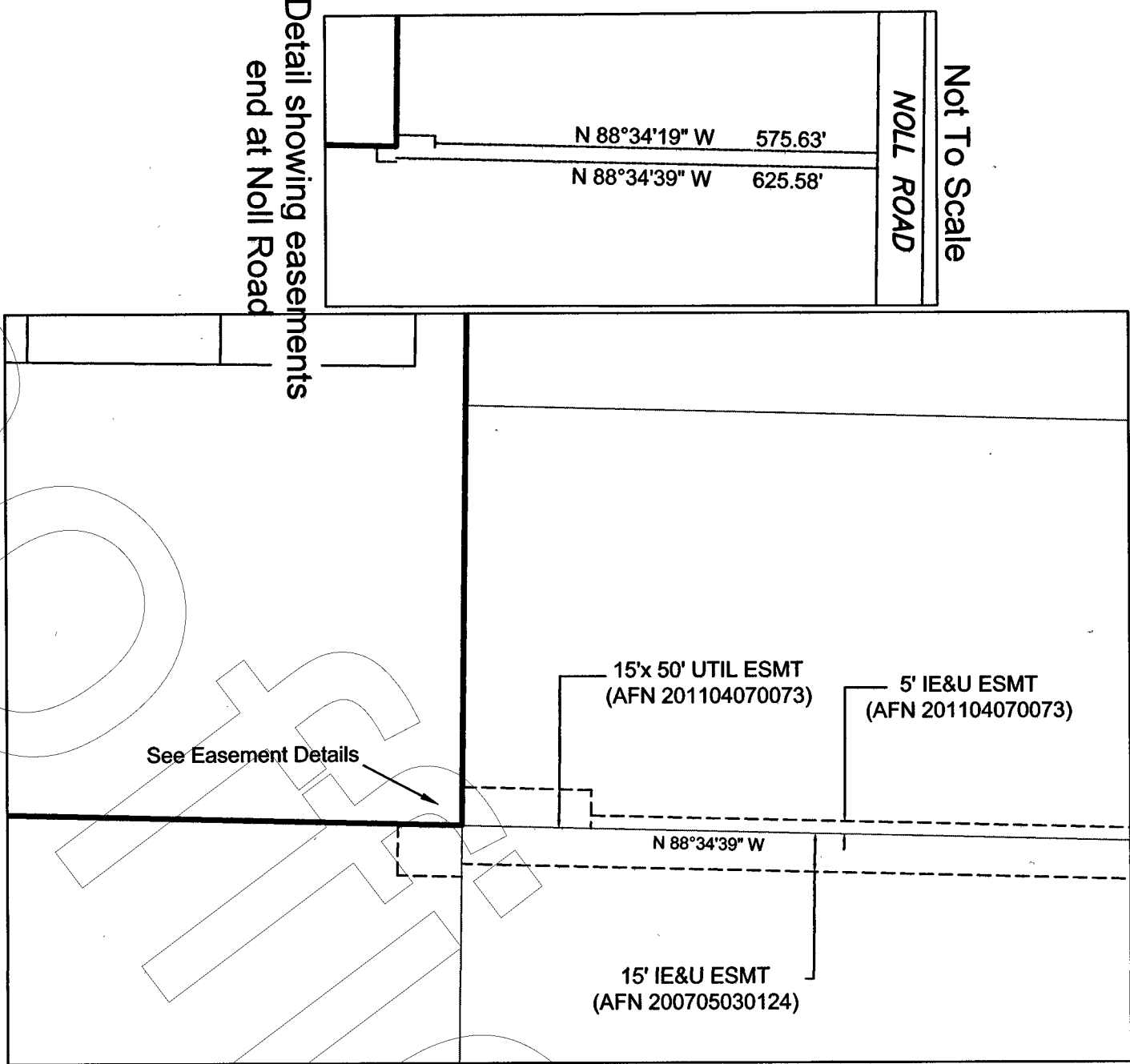
PLAT OF LANGAUNET

A portion of the NW¹/₄ of the SE¹/₄ of Section 13, Township 26 North, Range 1 East, W.M.
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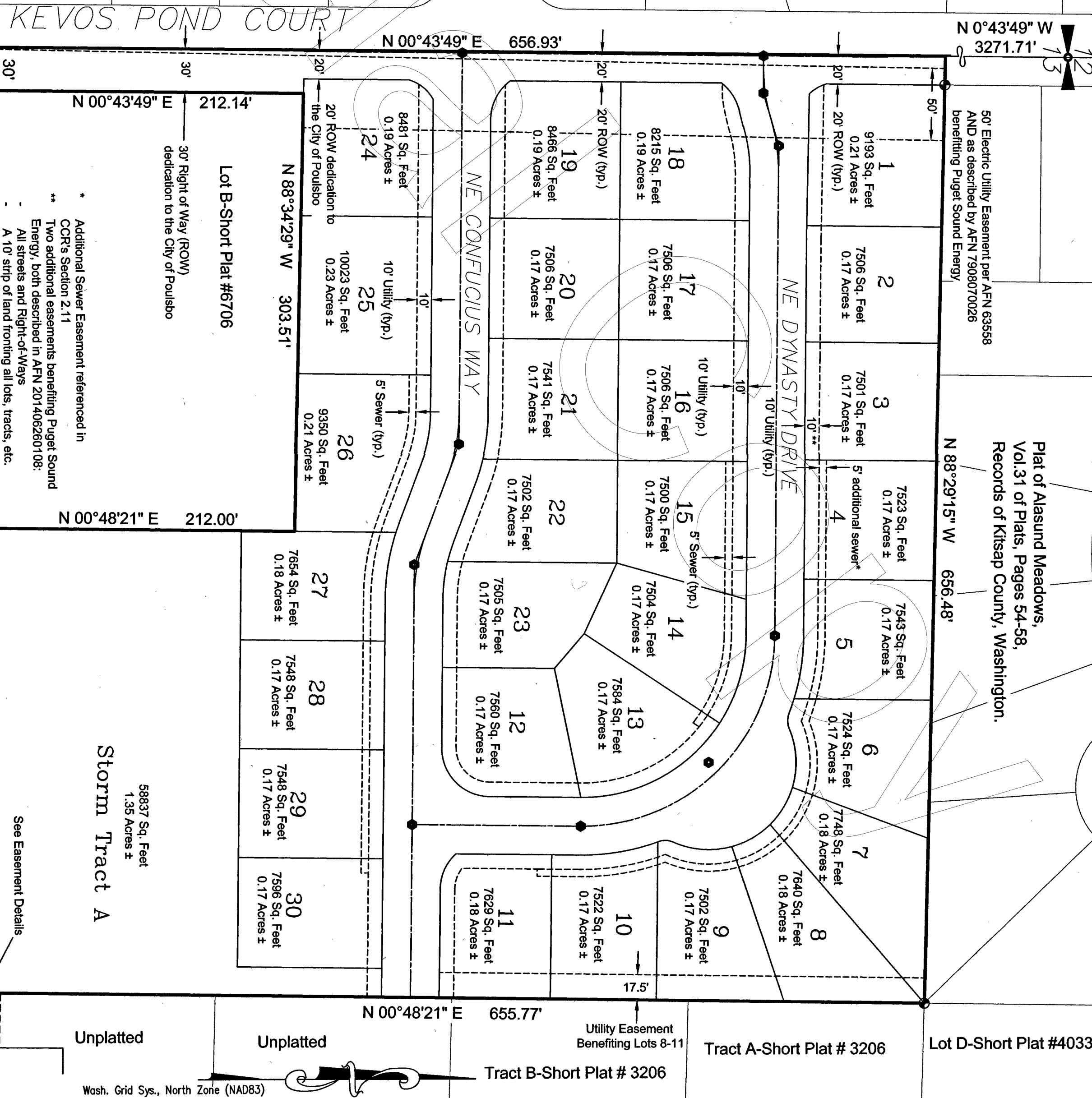
Off-site Easements Detail
(1" = 80')



Not To Scale
NOIL ROAD



Plat of Ridgeview, Division 2,
Recorded in Vol.19 of Plats,
Page 58, Records of Kitsap
County, Washington.



50' Electric Utility Easement per AFN 63558
AND as described by AFN 7908070026
Benefiting Puget Sound Energy

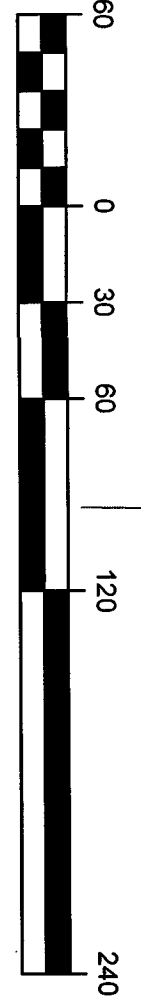
Plat of Alasund Meadows,
Vol.31 of Plats, Pages 54-58,
Records of Kitsap County, Washington.

* Additional Sewer Easement referenced in
CCR's Section 2.11
** Two additional easements benefiting Puget Sound
Energy, both described in AFN 201406260108:
- All streets and Right-of-Ways
- A 10' strip of land fronting all lots, tracts, etc.

Tract C-Short Plat # 4284

Lot B-Short Plat #6706

Storm Tract A
58837 Sq. Feet
1.35 Acres ±



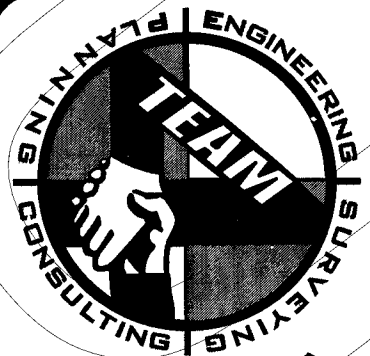
Tract D-Short Plat # 4284

Tract B-Short Plat # 3206

Tract A-Short Plat # 3206

Lot D-Short Plat #4033

Wash. Grid Sys., North Zone (NAD83)



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4/10/18

Job No. 634

Client: Sterling Estates, Inc.

Drawn by: DRN

Checked by: KJB

Date: 17 JAN 2018

Scale: 1" = 60'

Page 4 of 4

201804160011 34/234