

DEDICATION

Know all men by these presents, that the undersigned: hereby declare this land platted and dedicate to the use of the public forever and all streets, roads and easements shown on the plat and use thereof for public highway purposes, 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. 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 owner hereof, and his 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.

Ownership of the empty telecommunications conduit installed for future use and mains and appurtenances for storm drainage and gravity sanitary sewer located within public right-of-way or within easements specifically dedicated to the City of Poulsbo is hereby granted and conveyed to the City of Poulsbo: EXCEPT the following utilities shall at all times remain in private ownership and all maintenance and repair obligations shall remain with the owners being served and NOT with the City: (1) the secondary storm drainage system which conveys roof and footing drains as depicted on the approved construction drawings; and (2) roof, footing and yard drains and associated pipe and appurtenances; and (3) water, sewer and storm service laterals. Ownership of the water mains and appurtenances located within public right-of-way or within specifically dedicated easements is hereby dedicated and conveyed to the Kitsap Public Utility District.

Tracts B,C,D,E and F are hereby dedicated and conveyed to the Liberty Hill Homeowners Association.

Tract A is hereby dedicated and conveyed to the City of Poulsbo.

In witness whereof we have set our hands and seals this 9th day of May, 2011.

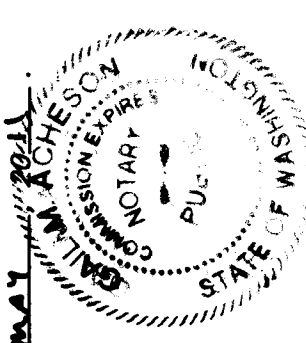
The Quadrant Corporation
A Washington Corporation

ACKNOWLEDGMENT
State of Washington)
County of Kitsap) ss

On this day personally appeared before me Bonnie Geers to me known to be the Vice President of the Quadrant Corporation, 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 stated that she is authorized to execute said instrument.

Given under my hand and official seal this 9th day of May, 2011.

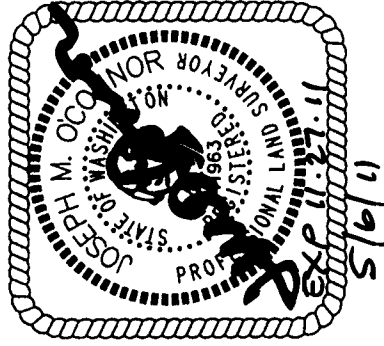
Notary Public in and for the State of Washington
Residing at Poulsbo



SURVEYOR'S 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 herein described, conducted by me or under my supervision, during the period April 2010 through May 2011, that the distances, courses, and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and the lot corners staked on the ground as depicted on the Plat.

Joseph M. O'Connor, P.L.S.



TEAM 4 ENGINEERING
5819 NE MANDER RD.
POULSBORO, WA 98370
PH (360) 297-5560
FAX (360) 297-7951



Drawn By:	JMOC
Date:	4/25/2011
Checked By:	RDC
Job No.	4150

LEGAL DESCRIPTION
PARCEL A

Parcel A1: That portion of the southwest quarter of the northwest quarter, Section 10, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

Beginning at the west quarter corner of said Section 10, thence along the west line of said Section 10, North 1°53'12" East 1297.04 feet to the northwest corner of said southwest quarter of the northwest quarter; thence South 88°05'18" East 1310.60 feet to the northeast corner of said southwest quarter of the northwest quarter; thence along the east line of said southwest quarter of the northwest quarter, South 1°55'04" West 327.22 feet to the true point of beginning; thence North 88°05'18" West 573.57 feet; thence South 16°00'16" West 224.21 feet; thence South 88°05'18" East 628.13 feet; thence along the east line of said southwest quarter of the northwest quarter, North 1°55'04" East 217.46 feet to the true point of beginning;

EXCEPT that portion on the west for Urdahl Road N.W.

Parcel A2: That portion of the southwest quarter of the northwest quarter, Section 10, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

Beginning at the west quarter corner of said Section 10; thence along the west line of said section 10, North 1°53'12" East 1297.04 feet to the northwest corner of said southwest quarter of the northwest quarter; thence South 88°05'18" East 1310.60 feet to the northeast corner of said southwest quarter of the northwest quarter; thence along the east line of said subdivision, South 1°55'04" West 544.68 feet to the true point of beginning; thence continuing South 1°55'04" West 135.05 feet; thence North 88°05'18" West 662.01 feet; thence North 16°00'05" East 139.24 feet; thence South 88°05'18" East 628.13 feet to the true point of beginning;

EXCEPT that portion on the west for Urdahl Road N.W.

Parcel A3: That portion of the southwest quarter of the northwest quarter, Section 10, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

Beginning at the west quarter corner, said Section 10; thence along the west line of said section 10, North 1°53'12" East 1297.04 feet to the northwest corner of said southwest quarter of the northwest quarter; thence South 88°05'18" East 1310.60 feet to the northeast corner of said southwest quarter of the northwest quarter; thence along the east line of said subdivision, South 1°55'04" West 679.73 feet to the true point of beginning; thence continuing South 1°55'04" West 138.70 feet; thence North 75°36'10" West 643.25 feet; thence South 88°05'18" East 628.13 feet to the true point of beginning;

EXCEPT that portion on the west for Urdahl Road N.W.

Situate in Kitsap County, Washington.

PARCEL B

Lot 1 of Short Plat Number 1903 recorded under Auditor's File Number 7908170085 being a portion of the southwest quarter of the northwest quarter of Section 10, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

Commencing at the west quarter corner of said section 10; thence along the east-west center line of said section South 87°16'49" East 1309.28 feet to the south east corner of the southwest quarter of the northwest quarter, thence along the east line of said subdivision North 1°01'54" East 493.78 feet to true point of beginning; this being a point 818.43 feet south of the northeast corner of said southwest quarter of the northwest quarter; thence South 1°54'00" West 341.78 feet to a point 152.00 feet north of the southeast corner of said southwest quarter of the northwest quarter; thence parallel with the south line of said subdivision North 87°16'50" West 550.00 feet; thence parallel with the east line of said subdivision South 1°54'00" West 40.00 feet; thence North 87°16'50" West 208.19 feet to east margin of Urdahl Road; thence northerly along said margin of road along a 557.96 foot radius curve to the right the center of which bears North 86°26'13" East along an arc of 198.66 feet to a point of curvature; thence North 16°50'14" East 323.57 feet; thence leaving said margin of road along said line of property as described under Auditor's File Number 1068316 South 88°06'22" East 30.26 feet to the westerly corner of property described under Auditor's File Number 1103902; thence along said line of last said property South 75°33'14" East 643.25 feet to the true point of beginning;

ALSO that portion of the west half of Section 10, Township 26 North, Range 1 East, W.M., Kitsap County, Washington, more particularly described as follows:

Beginning at the west quarter corner of said Section 10; thence along the east-west centerline of said section 10, South 87°15'10" East 1310.04 feet to the northeast corner of the northwest quarter of the southwest quarter; thence along the east line of said subdivision, South 1°55'04" West 38.00 feet to the true point of beginning; thence North 1°55'04" East 190.00 feet; thence leaving the east line of the southwest quarter of the northwest quarter, North 87°15'10" West 550 feet; thence South 1°55'04" West 40.00 feet; thence North 87°15'10" West 208 feet, more or less, to the easterly margin of Urdahl Road NW; thence along said margin 154 feet, more or less, to a point which is North 87°15'10" West from the true point of beginning; thence leaving said margin, South 87°15'10" East 725 feet, more or less, to the true point of beginning;

LEGAL DESCRIPTION (CONTINUED)

EXCEPT that portion of the above parcels described as follows:

Commencing at the west quarter corner of said Section 10; thence South 87°16'56" East along the east-west centerline of said section 1309.38 feet to the southeast corner of the southwest quarter of the northwest quarter of said Section 10; thence North 1°54'18" East along the east line of said subdivision 152.00 feet; thence North 87°16'56" West 542.94 feet to the point of beginning; thence North 3°25'37" East 91.30 feet; thence North 88°50'28" West 215.53 feet to the east right-of-way line of Urdahl Road NW being a point on a 557.96 foot radius curve whose center point bears North 80°40'18" West; thence South along said curve to the left through a central angle of 9°50'41" for an arc distance of 102.34 feet; thence North 89°29'01" East 9.00 feet to the beginning of a 25.00 foot radius curve whose center point bears North 89°29'01" East; thence southeasterly along said curve to the left through a central angle of 86°45'34" for an arc distance of 37.86 feet; thence South 87°16'56" East 157.60 feet to the beginning of a 25.00 foot radius curve; thence along said curve to the left through a central angle of 89°17'27" for an arc distance of 38.96 feet; thence North 3°25'37" East 15.13 feet to the point of beginning.

Also designated as Parcel 2 of Boundary Line Adjustment recorded March 17, 2006 as Auditor's File No. 200603170209.

PARCEL C

A non-exclusive easement for ingress and egress 10 feet in width created by instrument recorded May 9, 2007 under Auditor's File No. 200705090012, in Kitsap County, Washington.

Situate in Kitsap County, Washington.

PROTECTIVE COVENANTS

See Protective Covenants, Conditions, Restrictions and Easements as recorded under Auditor's File No. 201105030206.

TREASURERS CERTIFICATE

I, Meredith R. Geers, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the herein described property are fully paid to and including the year 2011.

Meredith R. Geers, By Deputy
Kitsap County Treasurer

APPROVALS

Approved by the Engineering Department of the City of Poulsbo this 16th day of May, 2011.

City Engineer, City of Poulsbo

Approved by the City of Poulsbo Planning Commission this 13th day of May, 2011.

Chairman, City of Poulsbo Planning Commission

The City Council of the City of Poulsbo, meeting in regular session the 17th day of May, 2011, find that the Plat of Liberty Hill serves the public use and interest and has authorized its Mayor to execute its written approval.

Mayor, City of Poulsbo

RECORDING CERTIFICATE

Filed for record at the request of City of Poulsbo this 17 day of May, 2011, at 04 minutes past 10 o'clock A.M., and recorded in volume 33 of plats, pages 68-73, records of Kitsap County, Washington.

Walter Washington, By Deputy
Kitsap County Auditor

LIBERTY HILL

SW 1/4, NW 1/4, Sec. 10, Twp. 26N., Rg. 1E., W.M.
City of Poulsbo, Kitsap County, Washington

GENERAL NOTES

- Homeowners shall be responsible for maintenance of the secondary (private) storm drainage facilities constructed on the site for this development following construction. The private storm drainage facilities within each lot shall be maintained per the Operation and Maintenance Manual submitted with this plat.
- All lots shall access from interior roads only.
- 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.
- The maintenance of Tracts B,C,D,E and F shall be the responsibility of the Liberty Hill Homeowners Association.
- This plat is subject to all elements of the Declaration of Covenants, Conditions and Restrictions (CC&R) recorded under Auditor's File Number 201105030206, Records of Kitsap County, Washington.
- Lots 50-53, inclusive shall share equally in the maintenance of the road surface located within the 30' Ingress, Egress and Utility easement.
- Lots 22 & 23, inclusive shall share equally in the maintenance of the road surface located within the 25' Ingress, Egress and Utility easement.

EASEMENT PROVISIONS

A Utility Easement is hereby reserved for and granted to Puget Sound Energy, Comcast, Centurylink, Cascade Natural Gas Corporation, The City of Poulsbo, Kitsap Public Utilities District, Liberty Hill Homeowners Association 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. No lines or wires for the transmission of electric current or for telephone use or cable television shall be placed or permitted to be placed upon any lot unless the same be underground or in a conduit attached to a building. The above mentioned easement is provided to benefit the above mentioned utility providers. The lots upon which the easement lies are burdened by said easement.

The 25' ingress, egress and utility easement on lots 22 & 23 is hereby dedicated to the public for pedestrian access.

The ingress and egress easement shown on Lots 1,7,8 & Tract C is to benefit the heirs, assigns and successors of Rose Clara Lee, owner of Tax parcel # 102601-3-031-2000.

The irregular shaped utility easements shown on Lots 9 & 21 (in detail on Sheet 6) are hereby reserved and granted to the above mentioned utility companies.

TEAM 4 ENGINEERING
5819 N.E. MINDER RD.
FOULSBRO, WA. 98370
PH (360) 297-5560
FAX (360) 297-7351



Drawn By: JMOC
Date: 4/25/2011
Checked By: RDC
Job No. 415D

5/6/2011

SURVEYOR'S NOTES

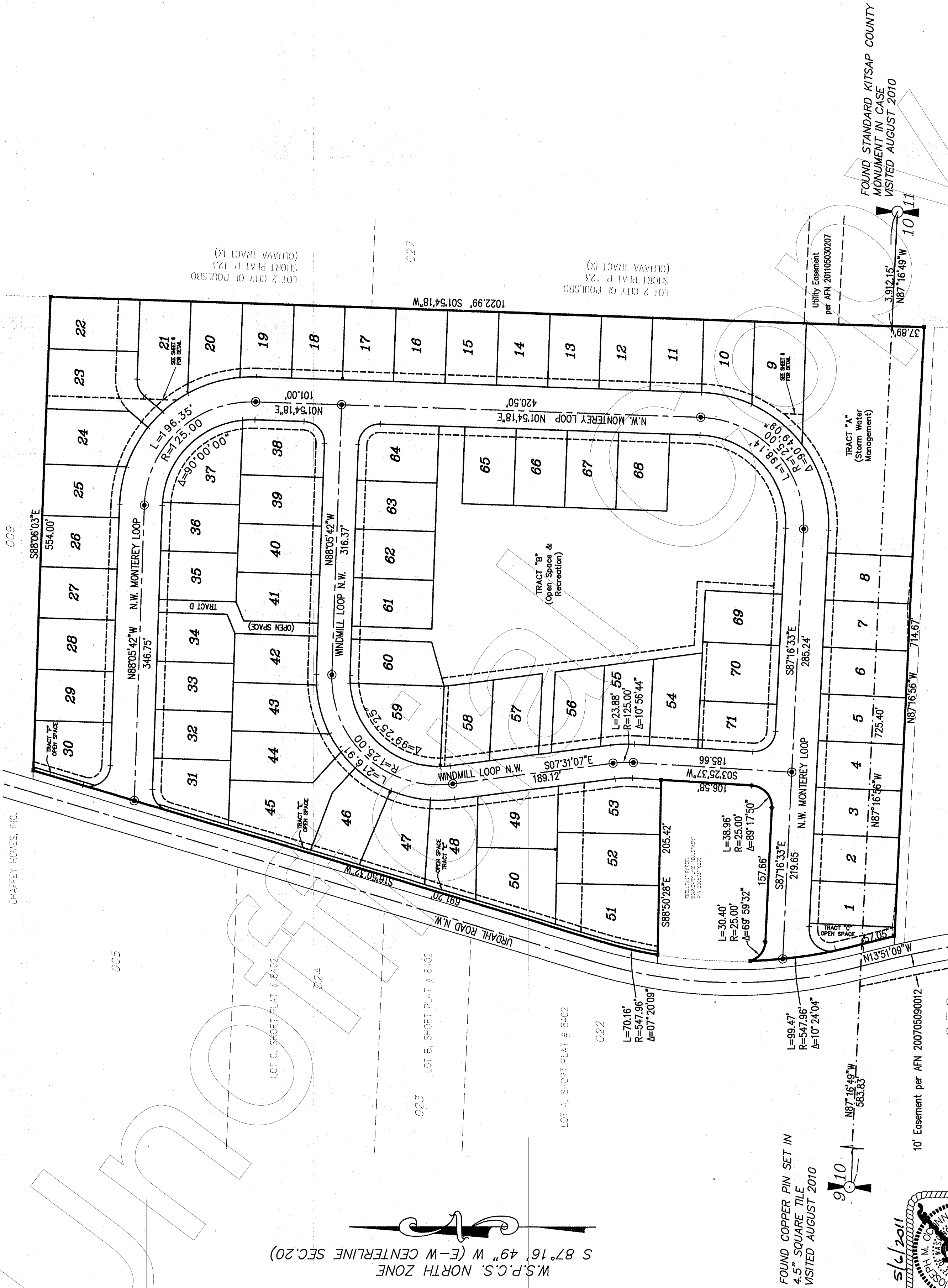
- Lots 22 and 23 are served by a shared access driveway. An easement for ingress, egress and utilities is reserved for Lots 22 and 23, the City of Poulsbo, The Liberty Hill Homeowners Association and utility providers. A pedestrian easement is also reserved for public trail access. Maintenance of the road shall be the responsibility of Lots 22 and 23.
- Lots 50, 51, 52 and 53, inclusive, are served by a shared access driveway. An easement for ingress, egress and utilities is reserved for Lots 50, 51, 52 and 53, the City of Poulsbo, The Liberty Hill Homeowners Association and utility providers. Maintenance of the road shall be the responsibility of Lots 50, 51, 52 and 53.
- Site is subject to all offers of dedication, conditions, restrictions, easements, fence/boundary discrepancies, notes and/or provisions shown on Short Plat #1903 recorded under Auditor's File Number 7908170085.
- Site is subject to terms, covenants and conditions as contained in Lot Line Adjustment recorded under Auditor's File No. 200603170209.
- Site is subject to terms and conditions in document recorded under Auditor's File No. 200705240206.
- Site is subject terms, covenants and conditions and/or provisions in an easement serving said premises, as contained in instrument recorded under Auditor's File No. 200705240207. easement location shown on sheets 3 and 4.
- Site is subject to an agreement regarding a utility easement and the terms and conditions in document recorded under Auditor's File No. 201009300172.
- Site is subject to agreement regarding latecomer fees and the terms and conditions in document recorded under Auditor's File No. 201009300173.
- Site is subject to an easement for Puget Sound Energy, Inc. per Auditor's File No. 201103010227.
- Site is subject to an easement for Puget Sound Energy, Inc. per Auditor's File No. 201103010229.

PROCEDURES & EQUIPMENT

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

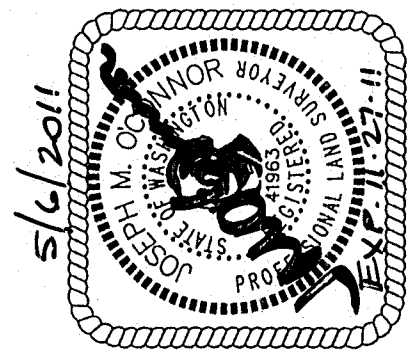
LIBERTY HILL

SW 1/4, NW 1/4, Sec. 10, Twp. 26N., Rg. 1E., W.M.
City of Poulsbo, Kitsap County, Washington



W.S.P.C.S. NORTH ZONE
S 87°16'49" W (E-W CENTERLINE SEC.20)

FOUND COPPER PIN SET IN
4.5" SQUARE TILE
VISITED AUGUST 2010



TEAM 4 ENGINEERING
5819 NE MINDER RD.
POULSBO, WA. 98370
PH (360) 297-5560
FAX (360) 297-7951

Drawn By:	JMOC
Date:	4/25/2011
Checked By:	RDC
Job No.	415D



LEGEND

- Set 3/4" iron pipe flush with ground with yellow cap imprinted "TEAM4 41963" with 2"x2" white guard stake at all lot and tract corners.
- Set 2" iron pipe in monument case.
- Set 4" dia. concrete monument with 3/4" rebar center and yellow I.D. cap-Team4 41963.

GENERAL BOUNDARY MAP

SEE SHEETS 4 & 5 FOR SPECIFIC DETAILS

- (D) Deed
- (M) Measured

GRAPHIC SCALE



PROCEDURES & EQUIPMENT:

STANDARD FIELD TRAVERSE WITH LEICA 3" TOTAL STATION. THIS SURVEY MEETS THE MINIMUM STANDARDS AS SET FORTH IN W.A.C. 332-130-090.

FOUND STANDARD KITSAP COUNTY
MONUMENT IN CASE
VISITED AUGUST 2010

LIBERTY HILL

SW 1/4, NW 1/4, Sec. 10, Twp. 26N., Rg. 1E., W.M.

City of Poulsbo, Kitsap County, Washington

S 87°16' 49" W (E-W CENTERLINE SEC. 20)
W.S.P.C.S. NORTH ZONE

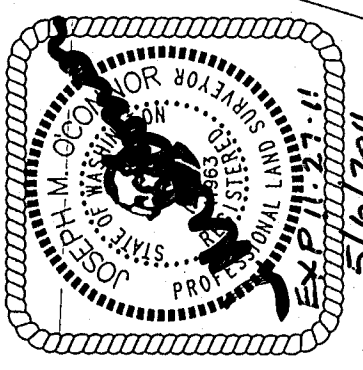
CHAFFIN HOMES, INC.

009

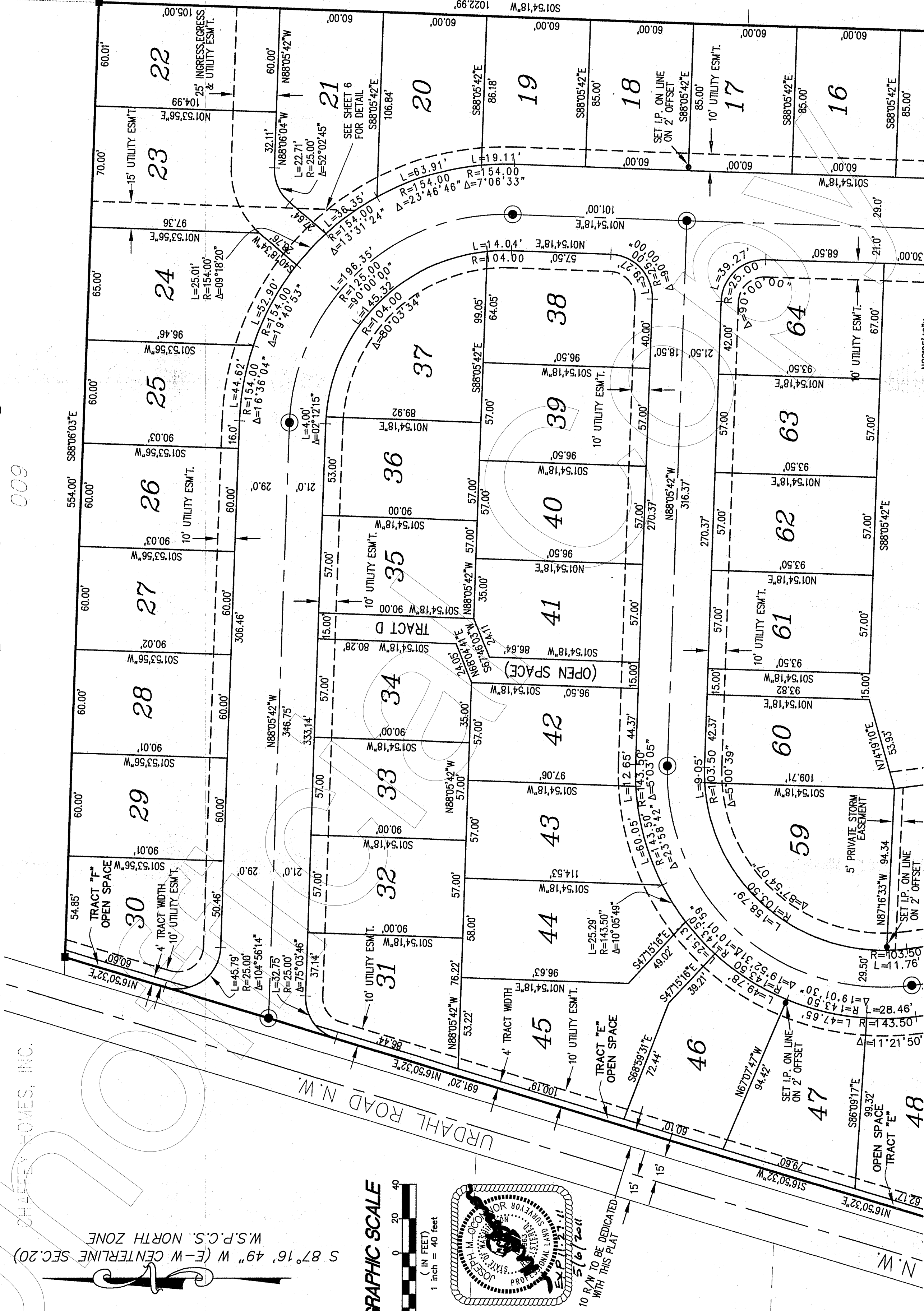
GRAPHIC SCALE



1 inch = 40 feet



10 R/W TO BE DEDICATED
WITH THIS PLAT



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Drawn By: JMOC
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LEGEND

Set 3/4" iron pipe flush with ground with yellow cap
imprinted "TEAM 4 41963" with 2"x2" white guard
stake at all lot and tract corners.
Set 2" iron pipe in monument case.
Set 4" dia. concrete monument with 3/4" rebar
center and yellow I.D. cap - Team 4 41963.

LEGEND
(D) Deed
(M) Measured

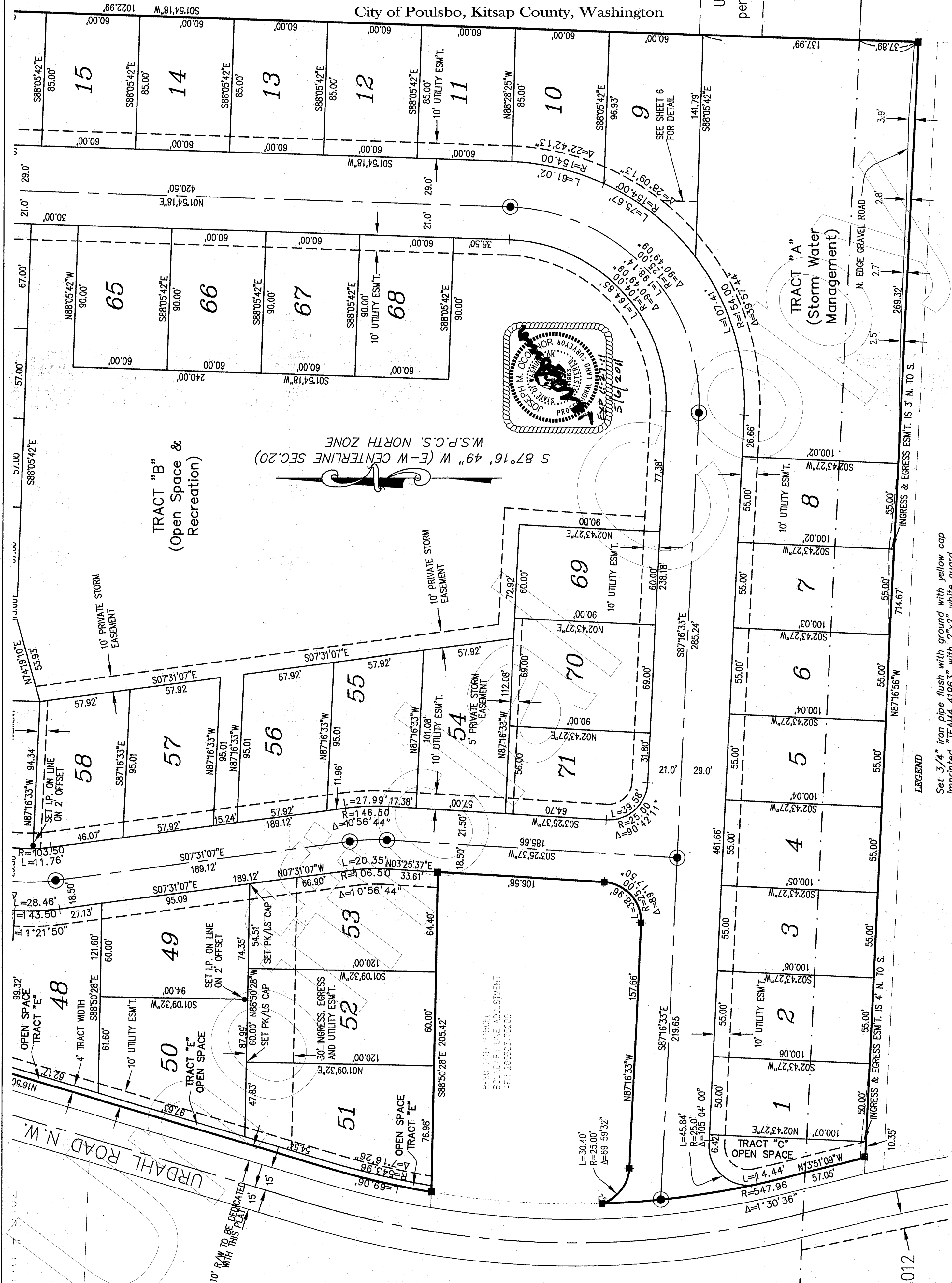
PROCEDURES & EQUIPMENT:

STANDARD FIELD TRAVERSE WITH LEICA 3" TOTAL STATION. THIS
SURVEY MEETS THE MINIMUM STANDARDS AS SET FORTH IN W.A.C.
332-130-090.

LOT 2 CITY OF POULSBO
SHORT PLAT P-123
(OLHAVA TRACT IX)

City of Poulsbo, Kitsap County, Washington

201105170132 33.72



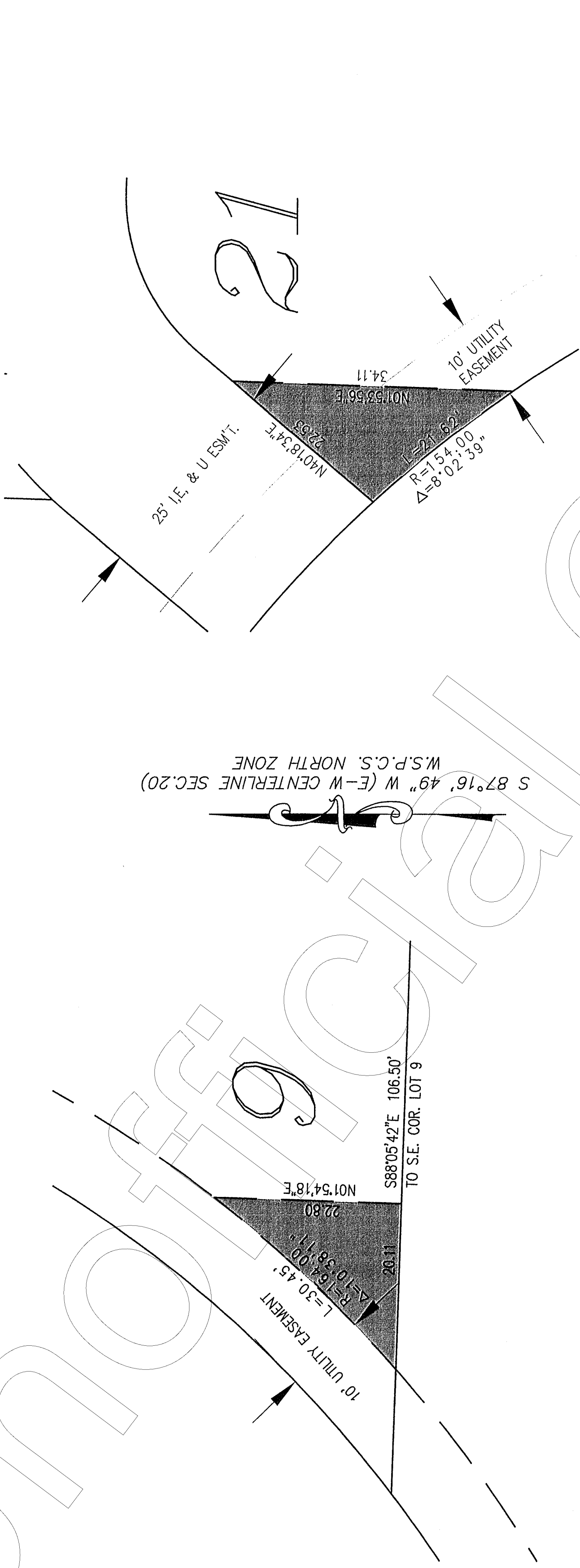
TEAM 4 ENGINEERING
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X:\415D Quadrant\dwg\415 Final Plat\415 Final Plat.dwg, 5/5/2011 4:22:11 PM, 1:1

LIBERTY HILL

SW 1/4, NW 1/4, Sec. 10, Twp. 26N., Rg. 1E., W.M.

City of Poulsbo, Kitsap County, Washington

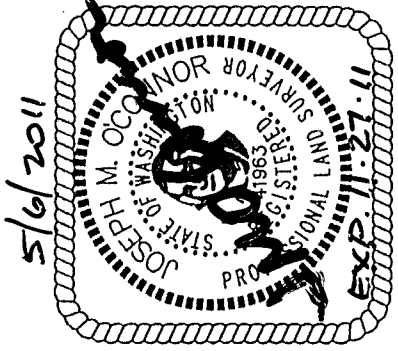
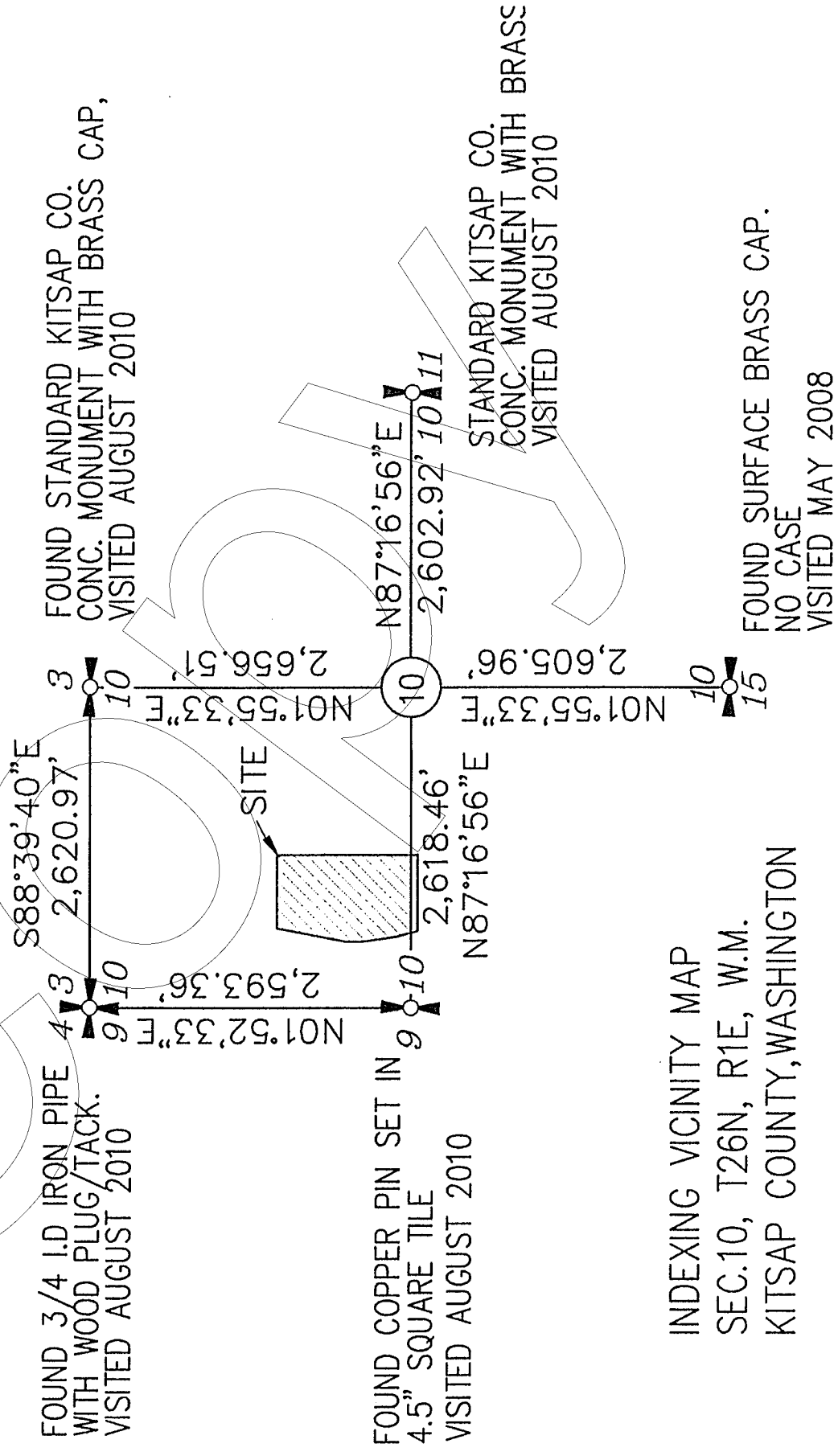


SANITARY SEWER EASEMENT- LOT 9

SCALE: 1" = 10'

SANITARY SEWER EASEMENT- LOT 21

SCALE: 1" = 10'



TEAM 4 ENGINEERING 5819 NE MINDER RD. POULSBORO, WA 98370 PH: (360) 297-5560 FAX (360) 297-7951		Drawn By:	JMOC
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INDEXING VICINITY MAP
SEC.10, T26N, R1E, W.M.
KITSAP COUNTY, WASHINGTON