

MEREDITH HEIGHTS DIV. 1

Situate in

NW.1/4 SW.1/4 SEC. 24, TWP. 26N., RG. 1E., W.M.

DEDICATION

Know all men by these presents, that the undersigned, hereby declare this land-platted and dedicate 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. 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. All sanitary sewer, storm sewer, and water mains and appurtenances located within public right-of-way or within easements dedicated to the City of Poulsbo are hereby granted and conveyed to the City of Poulsbo.

In witness whereof we have set our hands and seals this 23rd day of September, 2002.

MEREDITH HEIGHTS ASSOCIATES, a Washington General Partnership consisting of:

[Signature]
John W. Johnson, Manager
Sabra International LLC,
A Washington Limited Liability Company
[Signature]
Melvin B. Hoezle
Seton Construction, Inc.

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss.
COUNTY OF Kitsap

On this 23rd day of September, 2002, before me personally appeared John W. Johnson, to me known (or proven on the basis of satisfactory evidence) to be the MANAGER OF SABRA INTERNATIONAL LLC, a Washington Limited Liability Company, the limited partnership that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day first above written.

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Poulsbo, WA
My commission expires 9-9-06
Print Name: Linda M. Michael

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss.
COUNTY OF Kitsap

On this 23rd day of September, 2002, before me personally appeared Clayton E. Beebe, to me known (or proven on the basis of satisfactory evidence) to be the Vice President of FRONTIER BANK 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 he was duly elected, qualified and acting as said officer of the Corporation and that he was authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day first above written.

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Poulsbo, WA
My commission expires 9-9-06
Print Name: Linda M. Michael

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CONSULTANTS, INC.
P.O. BOX 930 • SILVERDALE, WA 98383 • (360)892-9400

Drawn By: R.L.J.
Date: 9/20/02
Checked By: S.E.O.
Job No. 3231

ACKNOWLEDGMENT

State of Washington
County of Kitsap

This is to certify that on this 23rd day of September, 2002 A.D., before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Melvin B. Hoezle to me known to be the person that executed the foregoing dedication and acknowledged said dedication to be the free and voluntary act and deed for the use and purposes therein mentioned, and on oath stated that he was authorized to execute said dedication.

Witness my hand and official seal this day and year first above written.

[Signature]
NOTARY PUBLIC
STATE OF WASHINGTON
Residing at Poulsbo, WA

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss.
COUNTY OF Kitsap

On this 23rd day of September, 2002, before me personally appeared Gary Van Tegen, to me known (or proven on the basis of satisfactory evidence) to be the Secretary of Seton Construction, Inc. 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 he was duly elected, qualified and acting as said officer of the Corporation and that he was authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day first above written.

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Poulsbo, WA
My commission expires 9-9-06
Print Name: Linda M. Michael

EASEMENT PROVISIONS

An easement is hereby reserved for and conveyed to PUGET SOUND ENERGY, CASCADE NATURAL GAS COMPANY, SPRINT-UNITED TELEPHONE COMPANY, T.C.I. TELEVISION CABLE COMPANY, CITY OF POULSBO and other utility companies having franchises or permits from the City of Poulsbo and their respective successors and assigns under and upon the private street(s), if any, and the ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires with all necessary or convenient underground or ground-mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

The Private Drainage Easements, as depicted hereon, are hereby reserved for mutual benefit of Lots 20 through 26, inclusive, for the purpose of reconstructing, repairing, replacing, operating and maintaining storm drainage facilities together with the right of ingress and egress upon the easement with any reasonably necessary equipment for such purposes without incurring any legal obligation or liability therefore.

The easements granted herein are subject to the following terms and conditions:

- Upon completion of any work within the property covered by the easement, the easement shall be restored as nearly as practicable to condition it was in immediately before commencement of the work or entry.
- The property owner shall retain the right to use the surface of the easement as long as such use does not unreasonably interfere with the easement rights granted herein. The property owner shall not, however, have the right to:
 - Erect or maintain any building or structures within the easement, except for fencing, which shall be subject to the approval of the City of Poulsbo Engineer or his designee; or
 - Plant trees, shrubs or vegetation having deep root patterns which may cause damage to or interfere with the utilities that are placed or will be placed within the easement; or
 - Develop, landscape, or beautify the easement area in any way which would unreasonably increase the costs of restoring the easement area. Typical Northwest landscaping shall not be considered to unreasonably increase the cost to of restoring the easement area.

APPROVALS

Approved by the Engineering Department of the City of Poulsbo this 27th day of Sept, 2002.

[Signature]
City Engineer, Poulsbo, Washington

Approved by the City of Poulsbo Planning Commission this 1st day of Oct, 2002.

[Signature]
Chairman, City of Poulsbo Planning Commission, Poulsbo, WA.

The City Council of the City of Poulsbo, meeting in regular session the 18th day of SEPT, 2002, find that the Plat of MEREDITH HEIGHTS DIV. 1 serves the public use and interest and has authorized its Mayor to execute its written approval.

[Signature]
Mayor, City of Poulsbo

TREASURERS CERTIFICATE

I, Sharon Shaden, Treasurer of Kitsap County, Washington, do hereby certify that all taxes on the herein described plat have been paid to and including the year 2003.

[Signature]
Kitsap County Treasurer

RECORDING CERTIFICATE

Filed for record at the request of City of Poulsbo this 9th day of OCTOBER, 2002 at 33 minutes past 9 o'clock A. M., and recorded in volume 31 of plats, pages 5-8, records of Kitsap County, Washington.

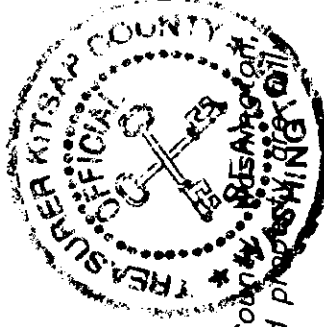
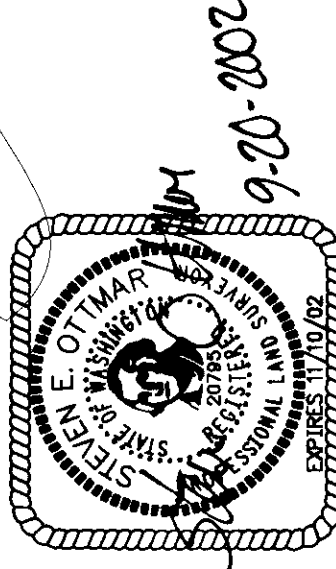
[Signature]
Kitsap County Auditor

PROTECTIVE COVENANTS

See Protective Covenants, Conditions, Restrictions and Easements as recorded under Auditor's File No. 200210080073.

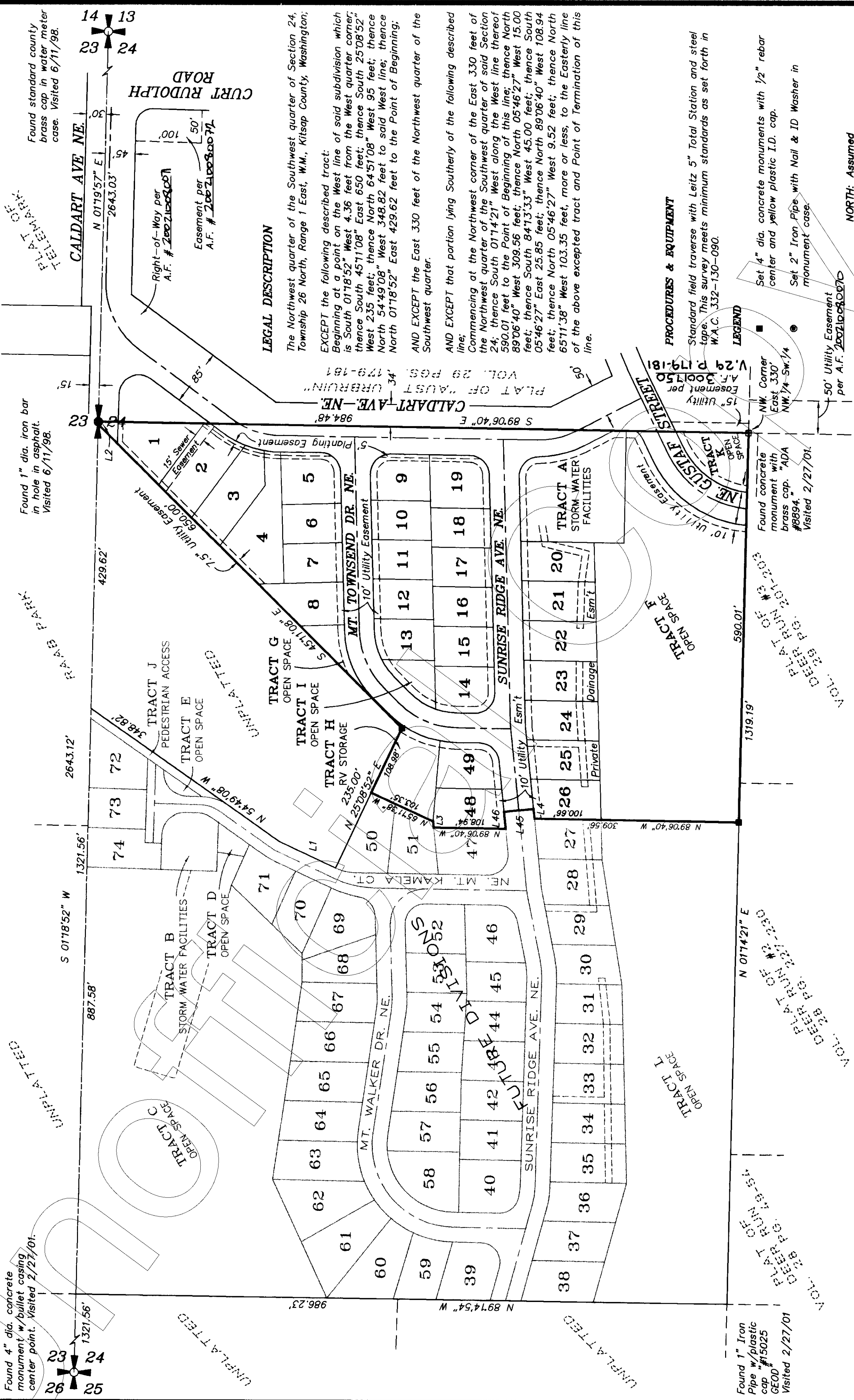
SURVEYOR'S CERTIFICATE

I, Steven E. Ottmar, 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 JULY 2000 through JULY 2002, 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.

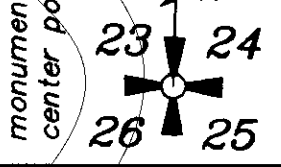


MEREDITH HEIGHTS DIV. I

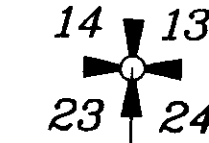
Situate in NW.1/4 SW.1/4 SEC. 24, TWP. 26N., RG. 1E., W.M.



Found 4" dia. concrete monument w/bullet casing center point. Visited 2/27/01.



Found standard county brass cap in water meter case. Visited 6/11/98.



LEGAL DESCRIPTION

The Northwest quarter of the Southwest quarter of Section 24, Township 26 North, Range 1 East, W.M., Kitsap County, Washington;
 EXCEPT the following described tract:
 Beginning at a point on the West line of said subdivision which is South 01°18'52" West 4.36 feet from the West quarter corner; thence South 45°11'08" East 650 feet; thence South 25°08'52" West 235 feet; thence North 64°51'08" West 95 feet; thence North 54°49'08" West 348.82 feet to said West line; thence North 01°18'52" East 429.62 feet to the Point of Beginning;
 AND EXCEPT the East 330 feet of the Northwest quarter of the Southwest quarter.
 AND EXCEPT that portion lying Southerly of the following described line:
 Commencing at the Northwest corner of the East 330 feet of the Northwest quarter of the Southwest quarter of said Section 24; thence South 01°14'21" West along the West line thereof 590.01 feet to the Point of Beginning of this line; thence North 89°06'40" West 309.56 feet; thence North 05°46'27" West 15.00 feet; thence South 84°13'33" West 45.00 feet; thence South 05°46'27" East 25.85 feet; thence North 89°06'40" West 108.94 feet; thence North 05°46'27" West 9.52 feet; thence North 65°11'38" West 103.35 feet, more or less, to the Easterly line of the above excepted tract and Point of Termination of this line.

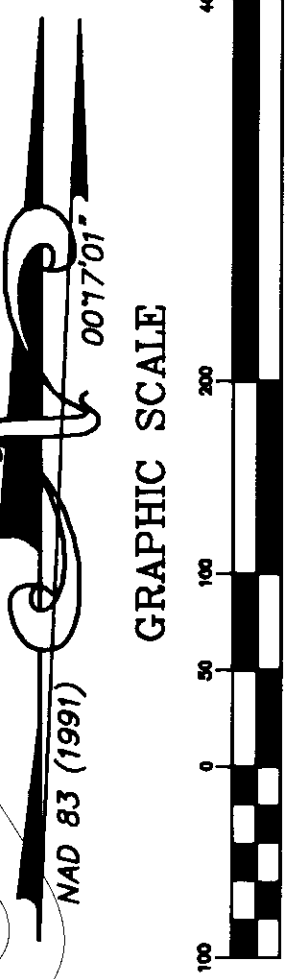
PROCEDURES & EQUIPMENT

Standard field traverse with Leitz 5" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

LEGEND

- NW Corner East 330' NW 1/4 Sw 1/4
- Set 4" dia. concrete monuments with 1/2" rebar center and yellow plastic I.D. cap.
- Set 2" Iron Pipe with Nail & ID Washer in monument case.
- 5' Utility Easement per A.F. #200210080070

NORTH: Assumed



LINE	BEARING	LENGTH
L1	N 64°51'08" W	95.00'
L2	N 01°18'52" E	4.36'
L3	N 05°46'27" W	9.52'
L4	N 05°46'27" W	15.00'
L45	S 84°13'33" W	45.00'
L46	N 05°46'27" W	25.85'



Drawn By:	R.L.J.
Date:	9/20/02
Checked By:	S.E.O.
Job No.	3231

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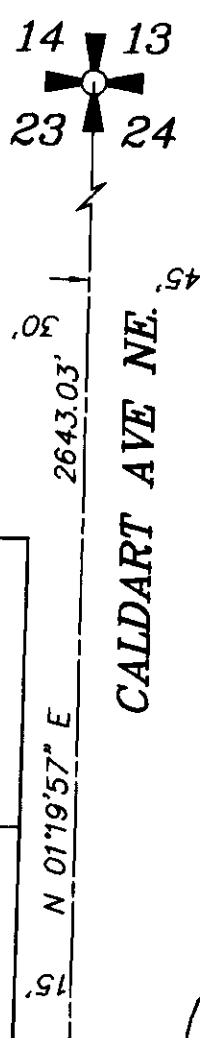
MEREDITH HEIGHTS DIV. I

Situate in NW.1/4 SW.1/4 SEC. 24, TWP. 26N., RG. 1E., W.M.

PLAT OF TELEMARK

Found standard county brass cap in water meter case. Visited 6/11/98.

Found 1" dia. iron bar in hole in asphalt. Visited 6/11/98.



CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	63.94'	125.00'	32.69'	29°18'27"
C2	94.72'	125.00'	49.76'	43°25'06"
C3	40.79'	150.00'	20.52'	15°34'49"
C4	29.28'	150.00'	14.69'	11°11'10"
C5	23.68'	150.00'	11.86'	09°02'42"
C6	45.83'	30.00'	28.73'	87°31'27"
C7	111.77'	147.50'	58.72'	43°25'01"
C8	27.67'	147.50'	13.87'	10°44'48"
C9	48.39'	30.00'	31.24'	92°11'03"
C10	45.77'	102.50'	23.27'	25°35'14"
C11	31.90'	102.50'	16.08'	17°50'08"
C12	46.14'	102.50'	23.47'	25°47'26"
C13	61.20'	147.50'	37.05'	23°46'26"

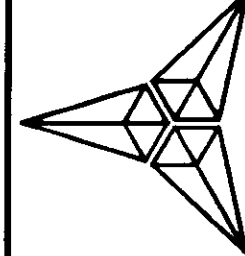
LINE	DIRECTION	DISTANCE
L2	N 01°18'52" E	4.36'
L3	S 45°00'20" E	34.75'
L4	S 01°18'52" W	33.05'
L5	S 89°06'40" E	9.98'
L6	S 53°18'00" W	21.61'
L7	N 89°06'40" W	1.52'
L8	N 25°08'52" E	3.93'

NOTES:

- The maintenance of roof and yard drains and associated piping and appurtenances shall be the responsibility of the individual homeowners. All runoff from roof and yard drains must be directed in such a manner as to not adversely affect adjacent properties.
- The property owners within the plat shall be responsible for maintenance and repair of the sidewalk system and the planting strip within the existing and proposed right-of-way. The sidewalk "system" is defined as: the flat, hard surface sidewalk, together with all curbing, gutters and lot/sidewalk drainage facilities.
- Upon recording of this plat, Open Space Tracts, F, G, I and K are hereby granted and conveyed to the Homeowners Association.
- Upon recording of this plat, the RV Storage Tract H, is hereby granted and conveyed to the Homeowners Association.
- Maintenance of all Open Space Tracts and RV Storage Tracts shall be the responsibility of the Homeowners Association.
- Upon recording of this plat, Tract A is hereby granted and conveyed to the City of Poulso. Landscaping and maintenance of the landscaping and surface of Tract A, shall be the responsibility of the Homeowner's Association. The Homeowner's Association shall retain easement rights to access Tract A for maintenance of the surface and landscaping. Any surface or landscaping disturbed in the course of the maintenance or operation of the storm drainage facilities on Tract A by the developer during the 2-year maintenance period, or by the City thereafter, shall be restored to the condition before disturbance.
- Sabra International LLC, its successors, heirs, or assigns shall maintain Tract F and K consistent with the approved Forest Management Plan until the year 2005, at which time the Homeowners Association is responsible for the maintenance consistent with the approved Forest Management Plan.
- Tracts G and I shall include the recreational amenities as defined in the plat's conditions of approval and as bonded. The Homeowners Association shall be responsible for maintaining the said amenities.
- Sabra International LLC, its successors, heirs, or assigns shall install street trees in the 5' planting easement on lots 1-5 and 9-19 as identified in the approved landscape plan and as bonded. The homeowners on the said lots shall be responsible for maintaining said trees.
- Upon recording of this plat, the empty 4-inch conduit for future telecommunication use, installed within the street right-of-way and the utility easement on all lots and tracts lying parallel with and adjoining all streets, is hereby granted and conveyed to the City of Poulso.

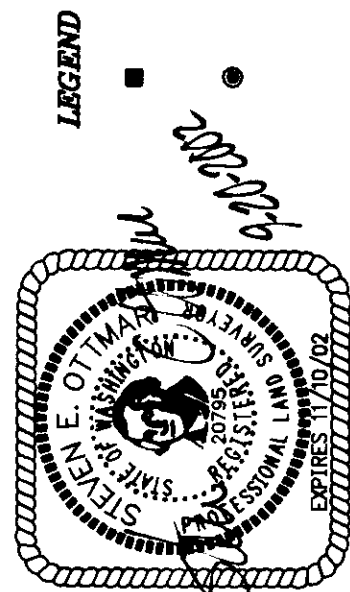
PROCEDURES & EQUIPMENT

Standard field traverse with Leitz 5" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.



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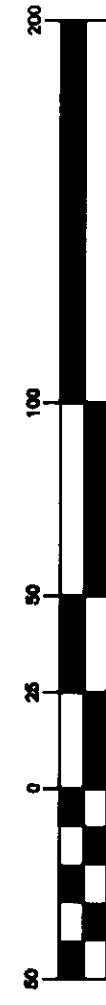
Drawn By: R.L.J.
Date: 9/20/02
Checked By: S.E.O.
Job No. 3231



LEGEND

- Set 4" dia. concrete monuments with 1/2" rebar center and yellow plastic I.D. cap.
- Set 2" Iron Pipe with Nail & ID. Washer in monument case.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

Sheet 3 of 4

V31 P7 200210080073

