

Morajeen Lane Short Plat

NE¼, SW¼ Section 15, Township 26 North, Range 1 East, W.M.
Poulsbo, Washington

Legal Descriptions

Overall Property as described by Subdivision Guarantee #1-5-10603 prepared by Pacific Northwest Title.

Parcel I (Tax Parcel No. 152601-3-084-2001):

Resultant Parcel 3 of Boundary Line Adjustment recorded under Auditor's File No. 201812190100, being a portion of the Northeast quarter of the Southwest quarter, Section 15, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington.

Parcel II:

An easement for ingress, egress and utilities as described and delineated in Boundary Line Adjustment recorded under Auditor's File No. 9509290002.

Exceptions

1. Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instruments recorded on September 11, 1931 and June 25, 1942, under Kitsap County Auditor's File Nos. 202497, Volume 179, Page 466 and 361915.
 2. Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on November 15, 1979, under Kitsap County Auditor's File No. 7911150038.
 3. 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 29, 1995, under Kitsap County Auditor's File No. 9509290002.
 4. 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 July 11, 2011, under Kitsap County Auditor's File No. 201107110365.
 5. Declaration of Boundary Line Adjustment and the terms and conditions thereof. Recorded: September 29, 1995 Auditor's File No.: 9509290002
 6. Road Maintenance Agreement and the terms and conditions thereof. By and Between: Owners Recorded: April 25, 2006 Auditor's File No.: 200604250321
 7. Agreement and the terms and conditions thereof. By and Between: City of Poulsbo and Richard J. Gaines Dated: April 9, 2009 Recorded: May 28, 2009 Auditor's File No.: 200905280017
 8. Declaration of Single Lots Upon Boundary Line Adjustment and the terms and conditions thereof. Recorded: December 19, 2018 Auditor's File No.: 201812190100
 9. Deed of Trust, and the terms and conditions thereof. Grantor: Richard J. Gaines and Marjorie A. Gaines Revocable Living Trust U/D/T December 17, 2015
- Trustee: Attorneys Title of Kitsap County
Beneficiary: Michael Djordjevich, CPA Money Purchase Pension Plan
Recorded on June 15, 2009 Auditor's File No. 201806150052
- Exceptions per update to Subdivision Guarantee 1-5-10603 prepared by Pacific Northwest Title:
1. Declaration of Easements and Road Maintenance Agreement and the terms and conditions thereof, as disclosed by instruments recorded on April 1, 2022, under Kitsap County Auditor's File No. 202204010130.
 2. Possible liability for costs which may have arisen (or may arise) under Auditor's File No. 202204010130.

Declaration

Know all men by these presents, that Richard Gaines, Executor of the Richard J. Gaines and Marjorie A. Gaines Revocable Living Trust, owner in fee simple of the land hereby platted, hereby declare this short plat to be the graphical representation and that said Short Plat Plan are made with the free consent and in accordance with the desire of these owners, and establish all new easements depicted hereon for the uses of the lot owners and utility purveyors as respectively designated hereon.

Richard Gaines
Richard Gaines
5-27-2022

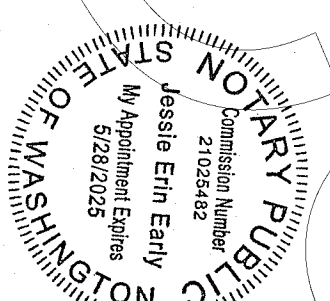
Acknowledgments

State of Washington)
County of Kitsap) \$

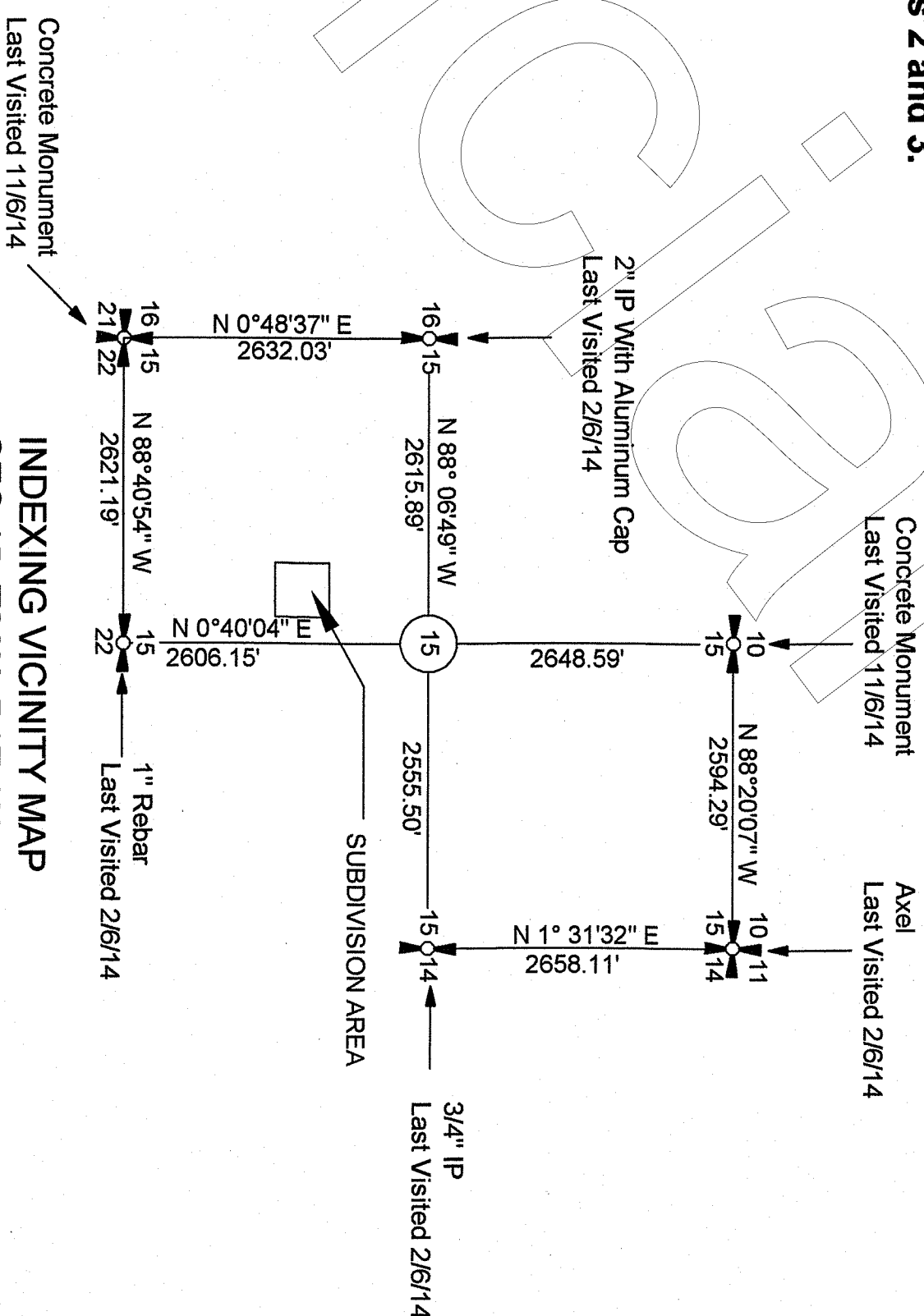
On this 27 day of MAY, 2022, before me personally appeared RICHARD GAINES, to me known to be the EXECUTOR of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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

Notary Public
Notary Public in and for the State of WASHINGTON
My commission expires: 05/28/2025



For selected conditions of approval see
pages 2 and 3.



Survey Instrumentation & Methodology

This survey employed the use of a Carlson BRX 6 dual-frequency receiver/antenna linked to the SmartNet RTN and a Leica TPS 1200 or Carlson CR2+ robotic total station measuring closed traverses with multiple observations per control traverse point. Conforming to the current standards contained in W.A.C. 332-130-090

Notice

Responsibility and expense for maintenance of streets serving lots within this project (unless such roads have been accepted by the City of Poulsbo) shall rest with the lot owners. No lot within this short subdivision may be further divided in any manner within five (5) years of the filing of such short subdivision, provided such division is permitted through a subdivision as authorized by RCW 58.17.060.

Planning Director's Approval

Approved for recording pursuant to City of Poulsbo Code 17.40

Matthew Albrecht
Director of Planning and Economic Development
Date: 6/10/2022

City Engineer's Approval

Examined and Approved this 10th day of June, 2022.

James Boyd
City Engineer

Treasurer's Certificate

I hereby certify that real property taxes are current for the property show hereon to:

Date: June 10, 2022

Mendel K. Green
Kitsap County Treasurer

Auditor's Certificate

File for record this JUNE 10TH day of JUNE, 2022 at the request of RICHARD AND MARJORIE GAINES / ESTATE OF in Volume 24 of Short Plats on Page(s) 137
Auditor's File No. 202206100138

PAUL ANDREAS
Kitsap County Auditor

Surveyor's Certificate

I, Kevin J. Biggs, registered as a professional land surveyor by the State of Washington, certify that this Short Subdivision is based on an actual survey of the land described herein, conducted by me or under my direction, in conformance with the requirements of the Survey Recording Act, at the request of Richard J. Gaines during the period of March 2018 through September 2019, that the distances, courses and angles are shown correctly hereon, and that the lot corners have been staked on the ground as depicted hereon.



City of Poulsbo
Kitsap County, Washington

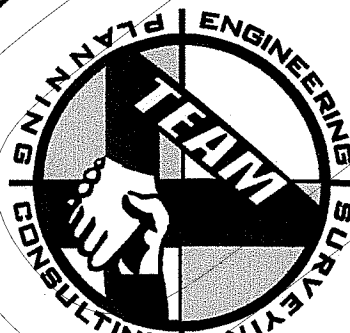
Name of Applicant:

Richard & Marjorie Gaines

S.R.A. Filing Data

NE¼, SW¼, SEC. 15, TWP. 26 N., R. 1 E., W.M.
Assessor's Parcel No. 152601-3-084-2001

Job No. 617 Page 1 of 3



Team 4 Engineering

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

202206100138 24 | 137

Morajeane Lane Short Plat
NE¼, SW¼ Section 15, Township 26 North, Range 1 East, W.M.
Poulsbo, Washington

Selected Conditions of Approval

12. Ownership and maintenance of stormwater systems serving short plats will remain the responsibility of the Lots being served.
14. Service connection to the City sewer and water system shall be the responsibility of the property owner and shall comply with state and local design and development standards.
15. When water mains are not within public right-of-way, easements for access and maintenance of the water main within the plat shall be legally described and dedicated to the City on the Short Plat drawings. For mains located in private roads/driveways, the easement width shall be the roadway width. For portions of the main outside of the roadway, the easement shall be fifteen feet (15') wide and include an all-weather surface conforming to City standards. Ownership of the pipe and appurtenances shall be conveyed to the City on the Short Plat drawings. The easements shall be shown on the construction drawings, "as-built" drawings, and Short Plat drawings.
16. All water systems shall be publicly owned up to and through the water meter. For fire mains, the City shall own up to the Post Indicator Valve. All water mains and fire hydrants shall be located in public right-of-way or easements granted to the City of Poulsbo.
20. All water mains and all primary sanitary sewer and storm drainage mains shall be within public right-of-way or within easements dedicated to the City which meet the City's criteria for dimensions and access. All water, sewer, and storm service laterals and all secondary sanitary sewer and storm drainage lines located within easements or private property shall remain privately owned and maintained by the Homeowner's Association or applicable lot owners.
21. All easements which contain City-owned and maintained utilities shall be a minimum of 15 feet wide and be accessible to City equipment and crews with an all-weather access road.
22. All utilities shall be placed underground.
23. GMA Transportation Impact Fee Ordinance (PMC 3.86) has been approved by City Council. This establishes a transportation impact fee assessment per ADT payable at time of Building permit issuance. Average weekday trips are determined using the latest version of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE) for the land use(s) that are the subject of the permit.

Continued on Page 3

Legend

- | | |
|------------------------|---|
| Proposed property line | ○ Fence post |
| Easement | ⦿ Fire hydrant |
| Chainlink fence | ⌚ Water meter |
| Wood fence | ⌚ Water valve |
| Existing driveway | ○ Found surveyor's i.d. cap as denoted |
| Existing building | ● Set 3/4" Rebar with cap LS 53689 |
| Existing wall | ● Set 2" diameter concrete filled iron pipe with cap LS 53689 |

Existing Conditions

City of Poulsbo
Kitsap County, Washington

Name of Applicant:

Richard & Marjorie Gaines

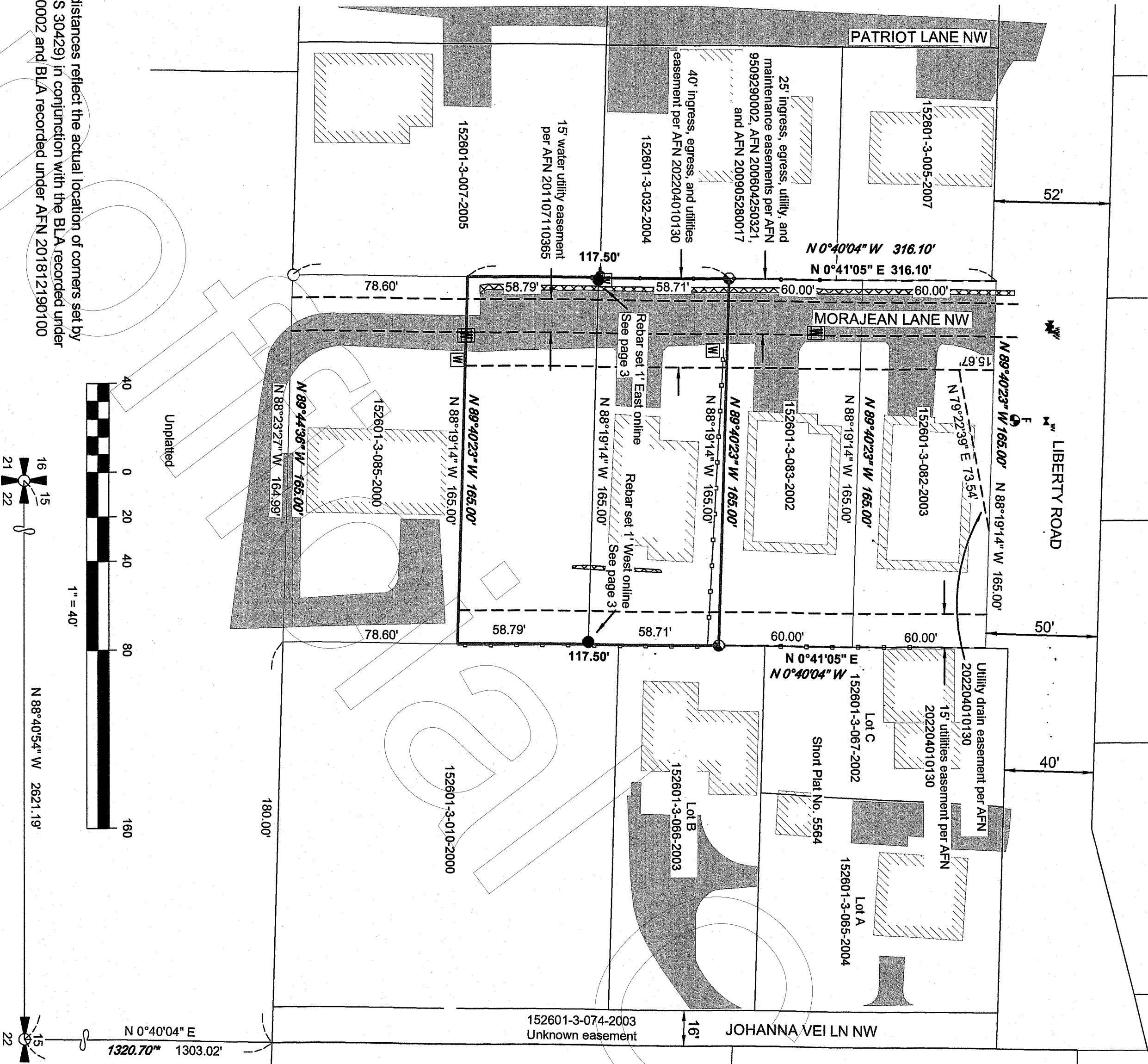
S.R.A. Filing Data

NE¼, SW¼, SEC. 15, TWP. 26 N., R. 1 E., W.M.
Assessor's Parcel No. 152601-3-084-2001

Job No. 617

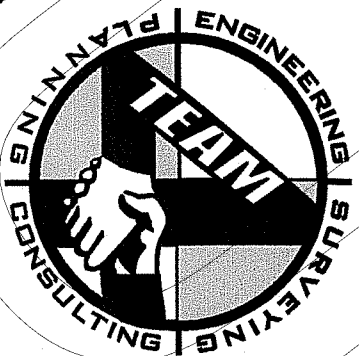
Page 2 of 3

Wash. Grid Sys. North Zone (NAD83)



NOTES:

* Measured distances reflect the actual location of corners set by Babcock (PLS 30429) in conjunction with the BLA recorded under AFN 9509290002 and BLA recorded under AFN 201812190100



Team4 Engineering

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

Survey Instrumentation & Methodology

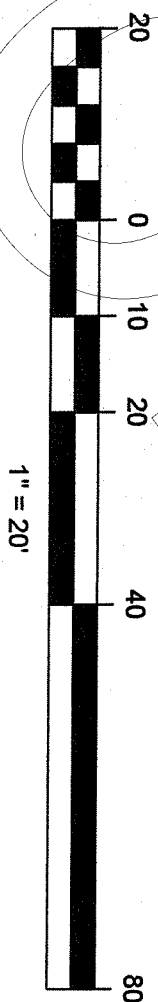
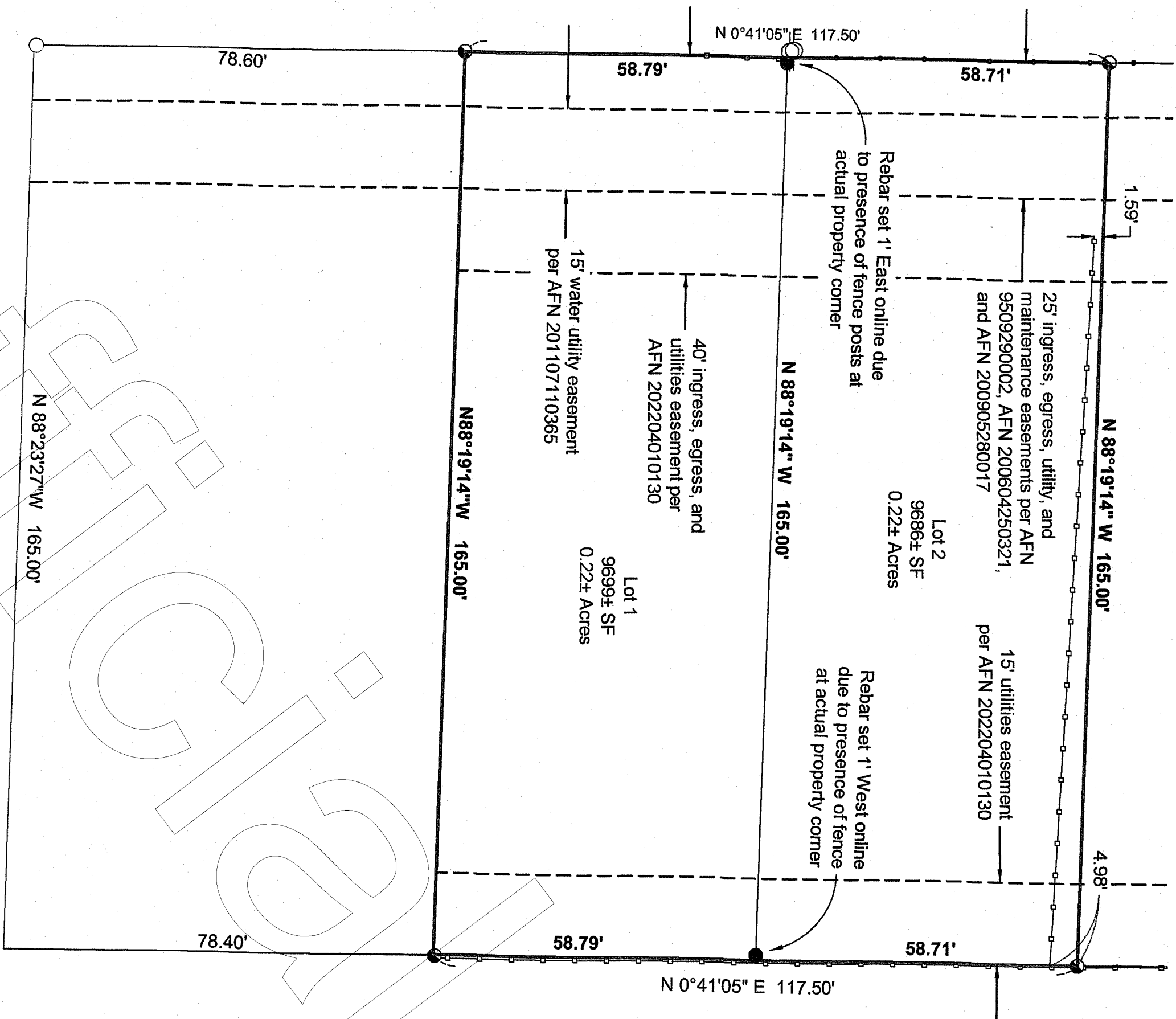
This survey employed the use of a Carlson BRX 6 dual-frequency receiver/antenna linked to the SmartNet RTN and a Leica TPS 1200 or Carlson CR2+ robotic total station measuring closed traverses with multiple observations per control traverse point. Conforming to the current standards contained in W.A.C. 332-130-090



5/27/22

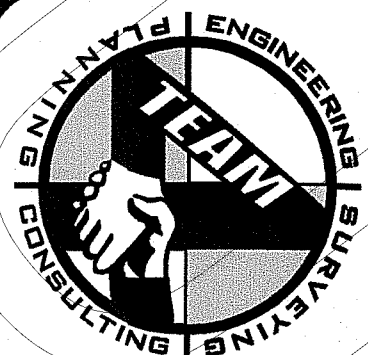
202206100138 24138

Morajeane Lane Short Plat
NE¼, SW¼ Section 15, Township 26 North, Range 1 East, W.M.
Poulsbo, Washington



- Continued from Page 2
28. Utility systems include, but are not limited to, distribution and collection mains, pumping facilities, storage reservoirs, detention/retention facilities or any improvements to be dedicated to the city under a deed of conveyance.
29. Solid waste service for this project will be provided by the City of Poulsbo.
30. Trash cans shall be placed curbside on NW Liberty Rd for collection.
31. No walls or structures are permitted in utility easements unless approved by the City Engineer.
32. Placement of landscape plantings and/or street trees shall not interfere with utilities.
33. Utility service for the noted property is subject to application and payment of the applicable fees and assessments. Utility connection fees and assessment charges will be determined at the time of building permit.
34. Prior to issuance of a certificate of occupancy being issued for any phase, easements required for the utility installed to support that phase shall be recorded in form approved by the city.
35. A Public Property Construction Permit is required when connecting to City-owned utilities or performing other work within the City right-of-way or other public/City-owned property (PMC 12.08). The permittee shall be responsible for repair and/or restoration of any damage to City property (such as sidewalks, curbs, gutters, pavement, and utilities) that occurs as a result of his operations under this permit.
36. Any agreements made between the applicant and another property owner related to utilities, easements, right-of-ways, or ingress and egress shall not be in conflict with City codes or ordinances. No agreements between the applicant and the property owner shall exempt either party from obtaining proper City approval for land use activities regulated under the Poulsbo Municipal Code.
37. The applicant shall be responsible for obtaining all required easements and rights-of-way. Copies of all recorded easements shall be provided to the City Engineer.
38. The applicant's engineer shall obtain approval of the postmaster and the City Engineer for all mailbox installation locations.
39. Work hours shall be strictly adhered to as regulated by Poulsbo Municipal Code 15.32. Construction activity shall only be permitted between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and the hours of 8:00 a.m. and 7:00 p.m. on Saturday, Sunday, and Federal, State, and City observed holidays. Work requiring inspection by the City must be performed between 7:00 a.m. and 3:30 p.m. weekdays.
43. All contractors and subcontractors conducting business in the City of Poulsbo shall have a valid City of Poulsbo business license and a State of Washington Contractor's License with appropriate endorsements.

*City of Poulsbo approved lot width of 58.71 and 58.79 in planning file no. P-10-19-03.
*All adjacent properties zoned as Residential Low (4-5 units/acre) per City of Poulsbo Zoning Map.
*This short plat complies with current stormwater regulations



Team4 Engineering
5819 NE Minder Road
Poulsbo, WA 98370
phone: 360 297-5560
fax: 360 297-7951

Survey Instrumentation & Methodology
This survey employed the use of a Carlson BRX 6 dual-frequency receiver/antenna linked to the SmartNet RTN and a Leica TPS 1200 or Carlson CR2+ robotic total station measuring closed traverses with multiple observations per control traverse point. Conforming to the current standards contained in W.A.C. 332-130-090



City of Poulsbo
Kitsap County, Washington

Detail

Name of Applicant:
Richard & Marjorie Gaines
S.R.A. Filing Data
NE¼, SW¼, SEC. 15, TWP. 26 N., R. 1 E., W.M.
Assessor's Parcel No. 152601-3-084-2001
Job No. 617 Page 3 of 3

202206100138 24/139