

Dedication and Conveyance

Know all men by these presents, that the Poulsbo North Kitsap Rotary Foundation, a Washington corporation, owner in fee simple of the land hereby platted, with free consent and in accordance with the desires of the owner(s), hereby declares this plat and establishes all easements depicted on the subject property herein for the uses of the lot owners and utility purveyors as indicated hereon.

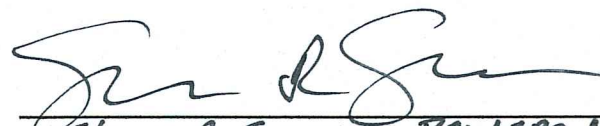
Upon recording of this plat, Tract A is conveyed and dedicated to the City of Poulsbo for park and recreation purposes, while reserving a temporary construction easement over the entirety of Tract A for the use of lot owners and utility purveyors as indicated hereon, to clear and make cuts and fills sufficient to construct improvements as necessary to support the development of Lots A-D of this plat, provided, that such clearing, cutting, and filling shall be done only pursuant to permits issued by the City of Poulsbo and shall not unreasonably impair the future use of Tract A by the City for park purposes. Said easement shall terminate upon issuance of a certificate of occupancy or final inspection approvals for a single-family residence on each said lots or five years from recording of this plat, whichever occurs first.

Trails within Tract B are dedicated for Public Use.

Upon recording of this plat, the City of Poulsbo is granted an easement over, under, in, upon, and across the entirety of Tracts B and C and the West 30 feet of Lot C for ingress, egress and utilities. Any water pipe and appurtenances within Tracts B and C are hereby conveyed to the City of Poulsbo. The owners of Lots A, B, C, and D of this plat shall each have an equal, undivided 1/4 ownership interest as tenants in common in the entirety of Tracts B and C and the right to use the same for ingress, egress, and utilities to and from their respective lots. Tracts B and C shall be used for ingress, egress, and utilities only and shall not be used, built upon, or developed for any other purpose.

Upon recording of this plat, a 10' wide utility easement is hereby reserved for the benefit of all local utility purveyors serving this plat, including, but not limited to, Puget Sound Energy, Comcast, Century Link, Cascade Natural Gas Corporation, the City of Poulsbo, under and upon the front ten feet parallel with and adjoining the Noll Road frontage of Tracts A, B, and C, 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 short plat 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. This easement 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 Tract A unless the same be underground or in a conduit attached to a building.

In witness whereof I have set my hand and seal this 11 day of March, 2019.


Shane R. Seaman, Poulsbo North Kitsap
Rotary Foundation, its President



Team4 Engineering

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

Morrow Manor Short Plat

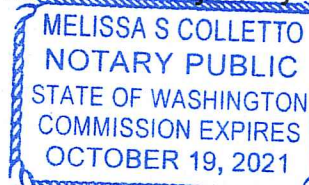
Acknowledgement

State of Washington)

)§
County of Kitsap)

On this 11 day of March, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared, the President of Poulsbo North Kitsap Rotary Foundation, the corporation described in the foregoing instrument, and acknowledged the 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 the said instrument on behalf of the corporation.

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



Melissa S. Colletto

Notary Public in and for the State of Washington

My Commission Expires: 10-19-21

Legal Descriptions

Overall Property

Tax Lot No. 242601-1-040-2007,

Resultant Parcel 1 of Boundary Line Adjustment recorded under Auditor's File No. 201405290151, Kitsap County, Washington, and amended under Auditor's File No. 201412230269, also delineated on survey recorded in Volume 79 of Surveys, Page 77, under Auditor's File No. 201405290152, described as follows:

Lot B, Short Plat No. 4432, recorded in Volume 1 of Short Plats, Pages 233 & 234, being a portion of the Northwest Quarter of the Northeast Quarter, Section 24, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington;

ALSO that portion of Lot C of said short plat, lying westerly of the following described line:

Beginning at the North Quarter Corner of said Section 24; thence South 88°47'15" East along the northerly limits thereof 375.01 feet; thence South 1°23'04" West 30.00 feet to a point on the northerly limits of said Lot C; thence continuing South 1°23'04" West 271.67 feet; thence South 38°46'45" East 37.45 feet, more or less, to a point on the southerly limits of said Lot C and the terminus of this line;

Except that portion conveyed to the City of Poulsbo for Right of Way under Auditor's File No. 201608040149.

Brief Legal: NW/NE 24-26-1 E


Tax Account No.: 242601-1-040-2007

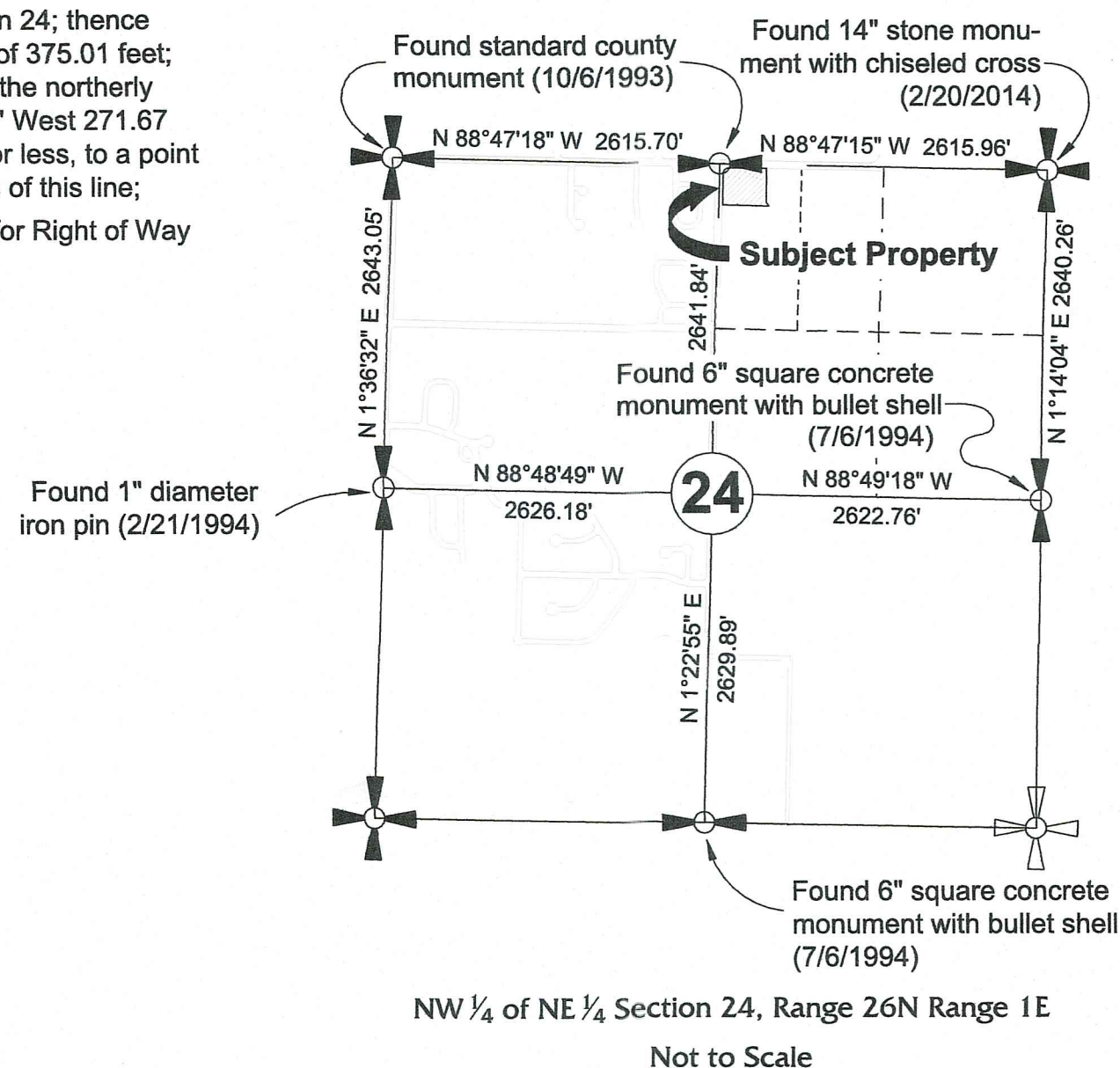
Approvals

Examined and Approved by the Planning and Economic Development Department of the City of Poulsbo this 13 day of March, 2019.


Director, City of Poulsbo Planning and Economic Development

Examined and Approved by the City of Poulsbo Planning Commission this 12 day of MARCH, 2019.


Chairman, City of Poulsbo Planning Commission



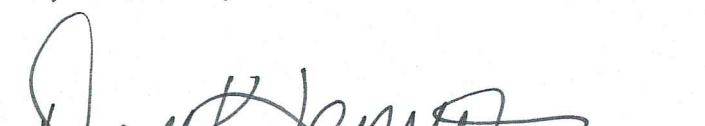
Drawn by: KJB, 7/01/2016
Mod by: RPK, 11/28/2018

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.

City Engineer's Approval

Examined and Approved this 13 day of MARCH, 2019.


City Engineer

Treasurer's Certificate

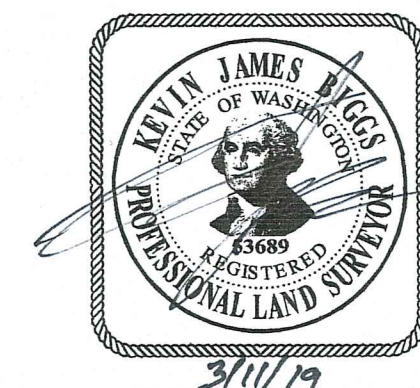
I hereby certify that real property taxes are current for the property shown hereon to:

Date: December 31, 2019

Meredith R. Green By Kathy Gaddis
Kitsap County Treasurer

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 Rand Hillier during the period of September 2012 through March 2018, that the distances, courses and angles are shown correctly hereon, and that the lot corners have been staked on the ground as depicted hereon.



Auditor's Certificate

File for record this _____ day

POULSBO CITY OF 201903140021
Short Subdivision Rec Fee: \$ 199.00
03/14/2019 08:50 AM Page 1 of 4 B: 23 P: 179
Paul Andrews, Kitsap Co Auditor

Page(s) _____

Auditor's File No. _____

P. Andrews by JJB
Kitsap County Auditor

City of Poulsbo Kitsap County, Washington

Short Subdivision No.

Name of Applicant:
Poulsbo NK Rotary Foundation

S.R.A. Filing Data

NW¼, NE ¼, SEC. 24, TWP. 26 N., R. 1 E., W.M.
Assessor's Parcel No. 242601-1-040-2007

Job No. 925

Page 1 of 4

Morrow Manor Short Plat

Special Exceptions (Numbering per Land Title Co. order number E-277575)

4. Waiver of damages by reason of the construction of a roadway adjoining said premises, as granted to Kitsap County by deed recorded under Auditor's File No. 787300.
5. Liability for future assessments and additional tap and connection charges, if any, levied by City of Poulsbo Water and/or Sewer District as disclosed by letter recorded April 18, 1979, under Auditors File No. 7904180144.
6. Easement affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded August 7, 1979, in the office of the recording officer of Kitsap County, Washington under Auditor's File No. 7908070028; In favor of: Puget Sound Power and Light Company and/or Puget Sound Energy For: Underground and/or overhead transmission and electric lines and appurtenances thereto; Affects: West portion of said premises
7. Covenants, conditions, restrictions, recitals, disclaimers, notices, agreements and/or easements as contained in Short Plat No. 4432; Recorded: April 3, 1987 Auditor's File No.: 8704030118
8. Covenants, conditions, restrictions, recitals, disclaimers, notices, agreements and/or easements as contained in Boundary Line Adjustment; Recorded: May 29, 2014 Auditor's File No.: 201405290151 a. Said instrument has been amended or modified by the following instrument Recorded: December 23, 2014 Recording No.: 201412230269
9. Notice for Maintenance and Monitoring Requirement for an On-site Sewage System pursuant to Bremerton-Kitsap County Health District ordinance and the terms and conditions thereof; Recorded: June 7, 2002 Auditors File No.: 200206070026 (Affects portion of said premises and other property)
10. Easement affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded July 10, 2002, in the office of the recording officer of Kitsap County, Washington under Auditor's File No. 200207100171; In favor of: Puget Sound Power and Light Company and/or Puget Sound Energy For: Underground and/or overhead transmission and electric lines and appurtenances thereto; Affects: the legal description contained therein is insufficient to specifically locate said easement (Affects portion of said premises and other property)
11. Agreement including its terms, covenants and provisions; Recorded: January 28, 2016 Recording No.: 201601280194 For: Latecomer Assessment #66 Mountain Aire Latecomer Agreement
12. Waiver of damages by reason of the construction of a roadway adjoining said premises, as granted to the City of Poulsbo by deed recorded under Auditor's File No. 201608040149.

13. The perpetual rights, permit, license and easement to use and occupy lands for the purpose of constructing and maintaining highway slopes in excavation and/or embankment as set forth in that certain instrument granted to City of Poulsbo. Recorded: August 4, 2016 Recording No.: 201608040149
14. Agreement, including its terms, covenants and provisions; Recorded: August 4, 2016 Recording No.: 201608040151 For: easement
15. Easement, including its terms, covenants and provisions as disclosed by instrument Recorded: August 4, 2016 Recording No.: 201608040151 In Favor of: City of Poulsbo For: ingress, egress and utilities Affects: portion of said premises
16. Agreement, including its terms, covenants and provisions; Recorded: August 4, 2016 Recording No.: 201608040152 For: easements
17. Possible liability for U.L.I.D. in favor of the City of Poulsbo. Please call (360) 394-9726 for more information.
18. Easement affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded July 5, 2018, in the office of the recording officer of Kitsap County, Washington under Auditors File No. 201807050223; In favor of: PUGET SOUND POWER AND LIGHT COMPANY AND/OR PUGET SOUND ENERGY For: Underground and/or overhead transmission and electric lines and appurtenances thereto; Affects: the North 30 feet of the East 100 feet of said premises.

Conditions of Approval (Numbering per Morrow Manor Short Plat planning file 10-21-15-1)

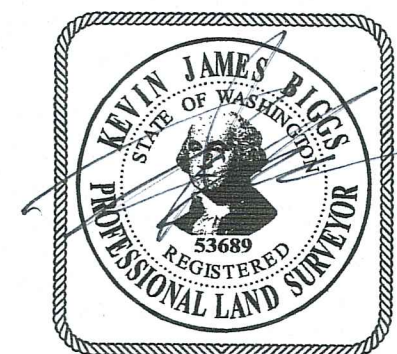
11. Tract B contains a pedestrian link trail system for public use.
12. The short plat recording documents shall not depict future building footprints or setbacks.
27. Ownership and maintenance of stormwater systems serving short plats will remain the responsibility of the Lots being served. Maintenance and costs for routine maintenance shall be the responsibility of individual lot owners.
53. Maintenance of any shared driveway shall be the responsibility of the property owners served by the driveway.

Tract Definitions

Tract A is a park and for recreation purposes, upon recording of the plat, shall be owned by the City of Poulsbo, as such the City will be responsible for all maintenance activities.

Tracts B is for ingress, egress and utilities. Any water pipe and appurtenances within tract B, upon recording of the plat, shall be owned by the City of Poulsbo, as such the City will be responsible for all maintenance activities of said utilities. The owners of Lots A, B, C, and D of this plat shall each have an equal, undivided 1/4 ownership interest as tenants in common in the entirety of Tract B

Tracts C is for ingress, egress and utilities. Any water pipe and appurtenances within the tract C, upon recording of the plat, shall be owned by the City of Poulsbo, as such the City will be responsible for all maintenance activities of said utilities. The owners of Lots A, B, C, and D of this plat shall each have an equal, undivided 1/4 ownership interest as tenants in common in the entirety of Tract C



3/11/19

City of Poulsbo
Kitsap County, Washington

Short Subdivision No.

Name of Applicant:

Poulsbo NK Rotary Foundation

S.R.A. Filing Data

NW 1/4, NE 1/4, SEC. 24, TWP. 26 N., R. 1 E., W.M.
Assessor's Parcel No. 242601-1-040-2007

Job No. 925

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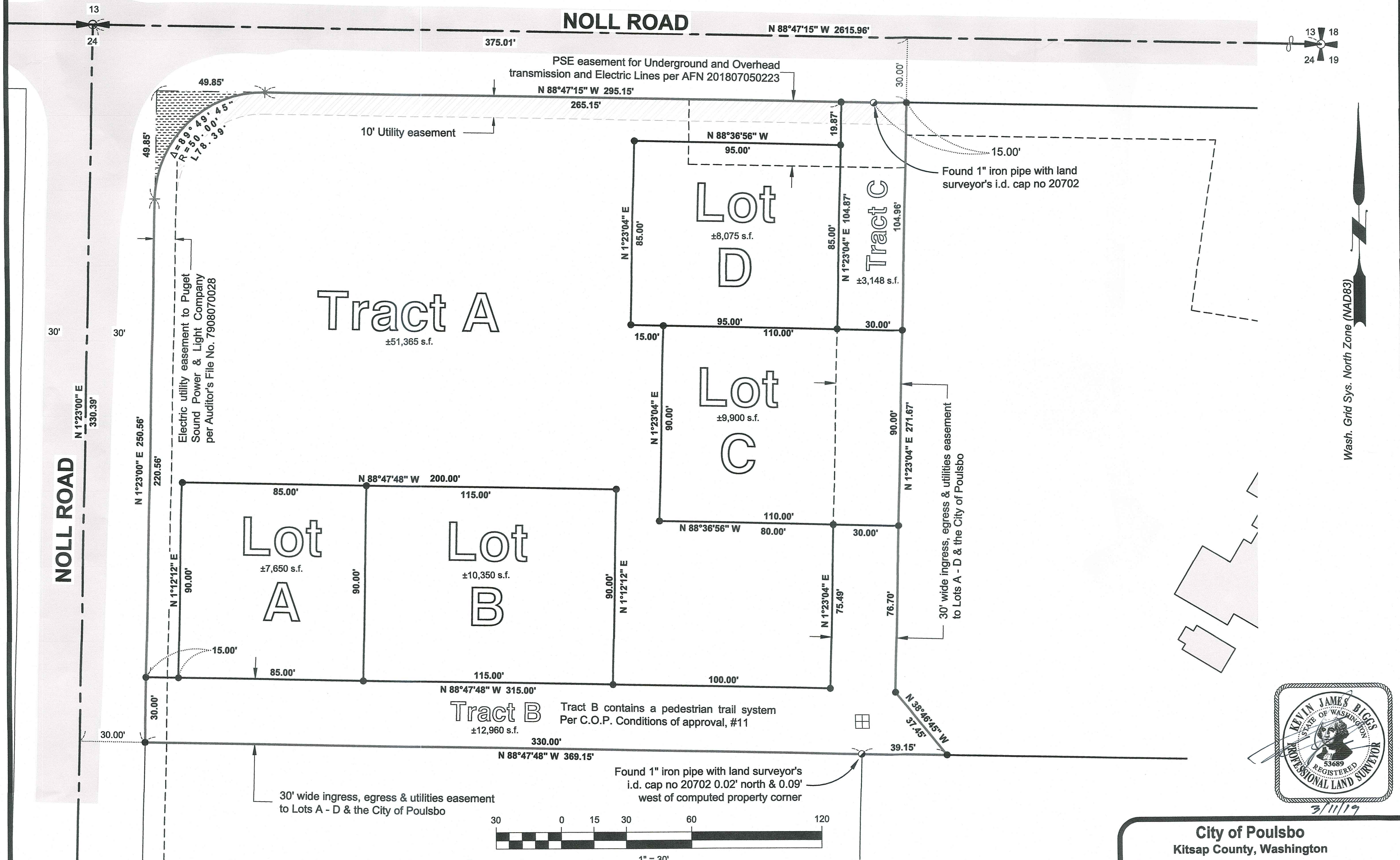
Drawn by: KJB, 7/01/2016
Mod by: RPK, 11/28/2018



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Legend

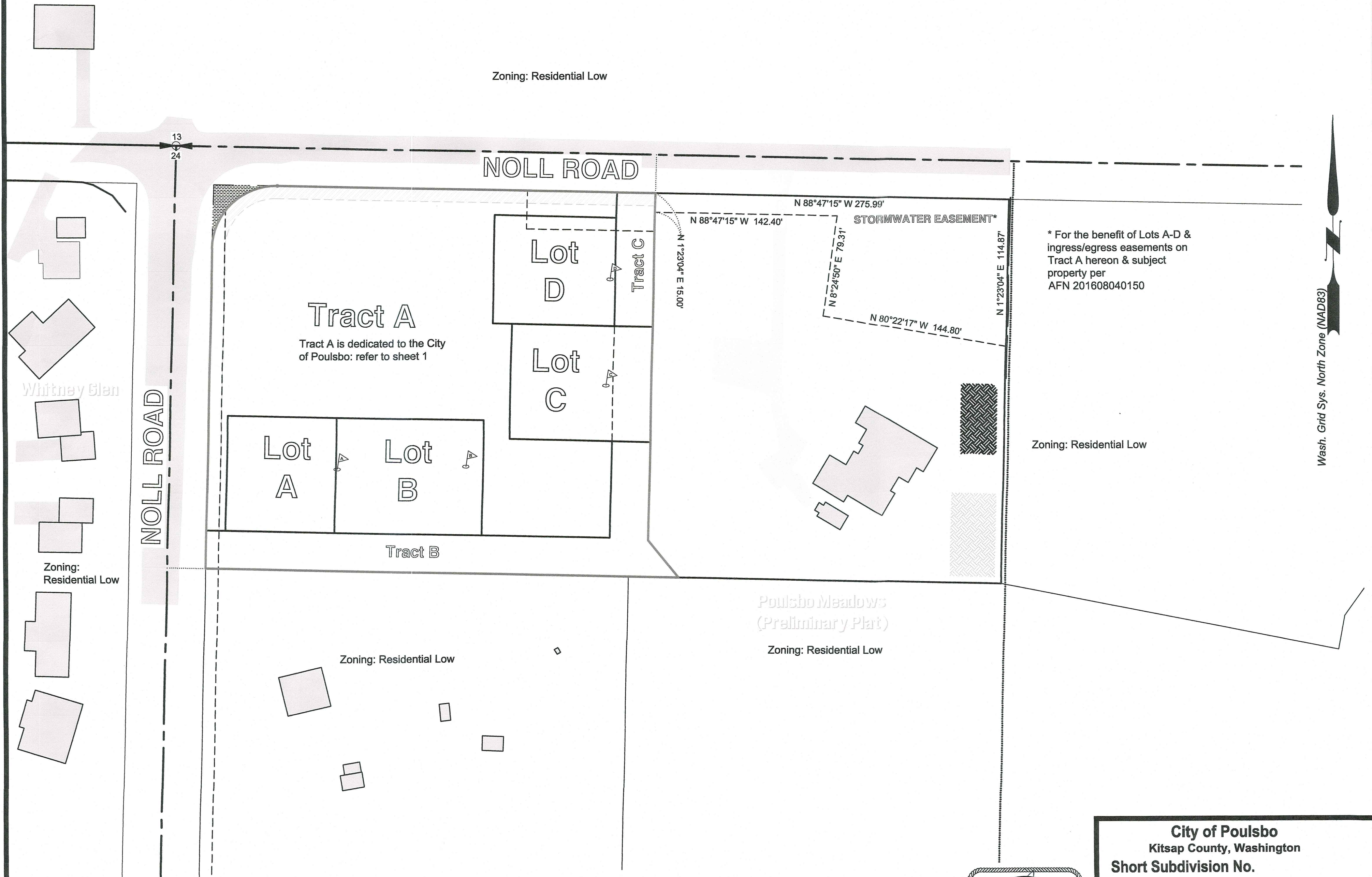
- Set 5/8" rebar with surveyor's i.d. cap no. 53689
- Found 1/2" rebar with surveyor's i.d. cap no. 20795 unless otherwise noted
- ▲ Soil log
- Easement
- Right of Way Dedication
- AFN 201608040149

- New Utility Easement
 - Existing building footprint
 - Pavement
 - Existing septic drainfield
 - Reserve drainfield area
- Drawn by: KJB, 7/01/2016
Mod: RPK, 11/28/2018

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Job No. 925 **Page 3 of 4**

Morrow Manor Short Plat

Zoning: Residential Low



* For the benefit of Lots A-D & ingress/egress easements on Tract A hereon & subject property per AFN 201608040150

Zoning: Residential Low

POUSSBO MEADOWS
(Preliminary Plat)

Zoning: Residential Low

Zoning: Residential Low

Zoning:
Residential Low

Tract A

Tract A is dedicated to the City of Poulsbo: refer to sheet 1

Lot D

Lot C

Lot A

Lot B

Tract B

NOLL ROAD

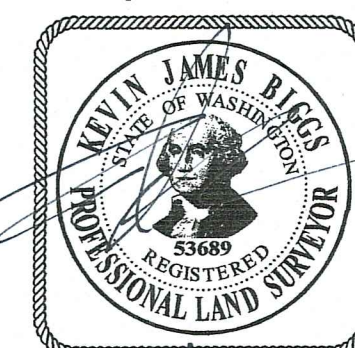
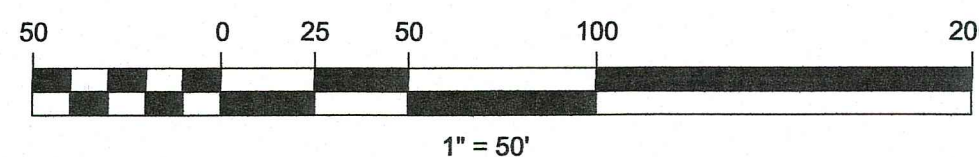
NOLL ROAD

Wash. Grid Sys. North Zone (NAD83)



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