

Mountain Aire, Division 1

SW¹/₄, NE¹/₄ & NW¹/₄, Section 24, Township 26 North, Range 1 East, W.M.
Poulsbo, Washington

Dedication

Know all men by these presents, that the undersigned: hereby declares this land platted and dedicated 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.

All sanitary sewers, storm sewers, water mains and appurtenances, and empty telecommunications conduit (installed for future use) which are located within public right-of-way or within easements specifically dedicated to the City of Poulsbo are hereby granted and conveyed to the ownership of the City of Poulsbo.

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.

Tracts A, B, D, E, F, I and J are hereby dedicated and conveyed to the Mountain Aire Homeowners Association.

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, Mountain Aire 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. These easements are provided to benefit the above mentioned utility providers.

The designated storm water easements are for the benefit of the City of Poulsbo and the Mountain Aire Homeowners Association.

The designated storm water easements entered upon for these purposes shall be restored as nearly as possible to their original condition by the party disturbing the site.

Ingress, egress, utilities Easement A is for the benefit the following described properties:

Lots A-D of Short Plat no. 6530, per Volume 11 of Short Plats, Page 36, records of Kitsap County, Washington.

The west half of the southeast quarter of the northeast quarter of Section 24, Township 26 North, Range 1 East of the W.M., in Kitsap County, Washington.

That portion of the south half of the southwest quarter of the northeast quarter of Section 24, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, lying easterly of the following described line:

Beginning at the center of said section 24; thence along the east-west centerline of said section South 88°50'04" East 629.00 feet to a north-south fence, said point being the True Point of Beginning; thence along the fence line North 3°07'10" East 330.36 feet.

Tract J is an ingress, egress & utilities easement for the benefit of the following described properties:



Team 4 Engineering

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

Resultant Parcel 2 of Boundary Line Adjustment per Auditor's File No. 200704050332, records of Kitsap County, Washington.

Parcels B-D of Short Plat No. 931, per Auditor's File No. 7709080112, records of Kitsap County, Washington.

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.

ALSO the right to drain all streets over and across any lot or lots where water might take a natural course after the streets are graded.

The subdivision has been made with the free consent and in accordance with the desires of the owner.

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.

CC + R # 201511190209
ACN#

In witness whereof we have set our hands and seals this 17th day of November, 2015.

Bonnie Geers, Vice President
The Quadrant Corporation, Inc.

Acknowledgments

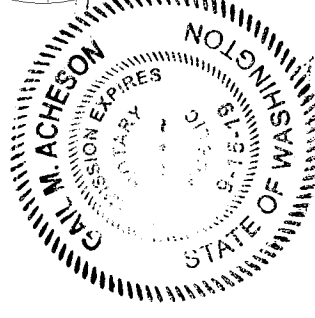
State of Washington

County of Kitsap

On this day of November 17, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Bonnie Geers, the Vice President of Quadrant Homes, 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.

Bail M. Behrman
Notary Public in and for the State of Washington
My Commission Expires: 9/15/19



Surveyors Certificate

I, Joseph M. O'Connor, registered as a professional land surveyor by the State of Washington, certify that this plat of Mountain Aire Division 1 is based on an actual survey of the land fully and correctly described herein, conducted by me or under my supervision, during the period June, 2014, through July, 2015, that the distances, courses, and angles are shown hereon correctly, that the monuments, other than those approved for setting at a later date, have been set as depicted on the plat, that all lot corners have been staked on the ground with 3/4" rebar with surveyor's i.d. caps no. 41963, except for Lots 1-13, where the southernmost rebar

are at the intersections of the lot lines with the ingress, egress, utilities easement, and that this plat is a true and correct representation of the land surveyed.



Approvals

Approved by the Engineering Department of the City of Poulsbo this 18th day of November 2015

Murray
City Engineer, City of Poulsbo
Approved by the City of Poulsbo Planning Commission this 18th day of November 2015

R. Geers
Chairman, City of Poulsbo Planning Commission

The City Council of the City of Poulsbo, meeting in regular session the 18th day of Nov. 2015, find that the plat of Mountain Aire serves the public use and interest and has authorized its Mayor to execute its written approval.

Mayor
Mayor, City of Poulsbo

Treasurers Certificate

I, Meredith R. Allen, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the herein described property are fully paid up to and including the year 2016.

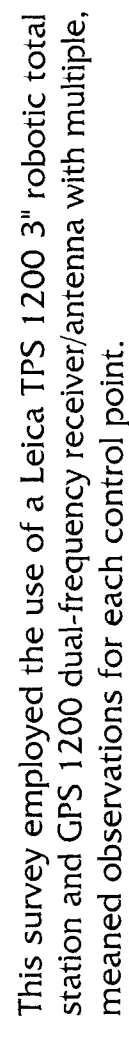
Meredith R. Allen
Kitsap County Treasurer
By: Deputy

Recording Certificate

Filed for record at the request of City of Poulsbo this 19th day of November, 2015, at 31 minutes past 4 o'clock PM, and recorded in Volume 34 of Plats, Pages 32-38, records of Kitsap County, Washington.

D. Gilmore
Kitsap County Auditor
By: Deputy Annie Lenart

**SW¹/₄, NE¹/₄ & NW¹/₄, Section 24, Township 26 North, Range 1 East, W.M.
Poulsbo, Washington**

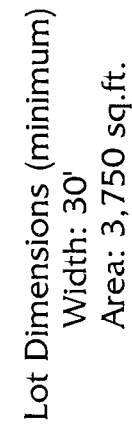


- Set 2" diameter concrete filled iron pipe with aluminum cap inscribed "OCONNOR PLS 41963"
- Set surface monument (2" diameter aluminum cap inscribed "OCONNOR PLS 41963" set in 2" iron pipe).

- | | |
|-------|---------|
| ✱ | Tract |
| ✱✱ | Tract A |
| ✱✱✱ | Tract D |
| ✱✱✱✱ | Tract E |
| ✱✱✱✱✱ | Tract G |

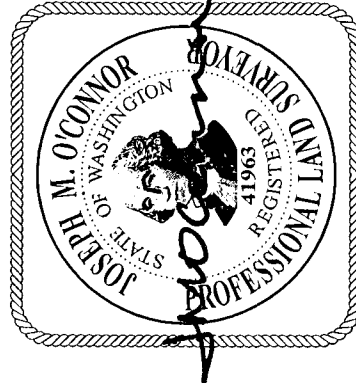
Parcel D
The east half of the north half of the southwest quarter of the northeast quarter of Section 24, Township 26 North, Range 1 East, W.M., in Kirsap County, Washington.

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



Lot coverage maximum (building): 50%
Impervious area maximum (per lot): 59%

*Or as required by the currently adopted building code
 ** Minimum setback from any easement is 5 ft. unless approved by Planning Director; there is typically a 10 ft. utility easement along rights-of-way.
 *** Per drainage report assumptions and Engineering Dept. approval

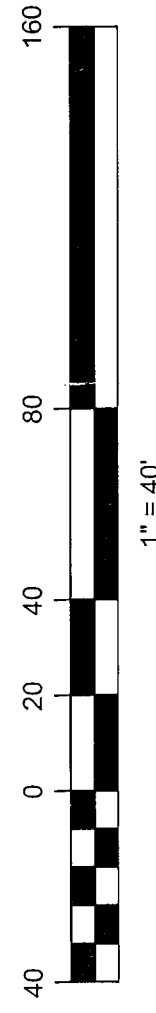


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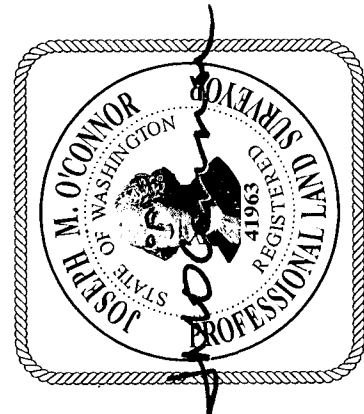


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Mountain Aire, Division 1

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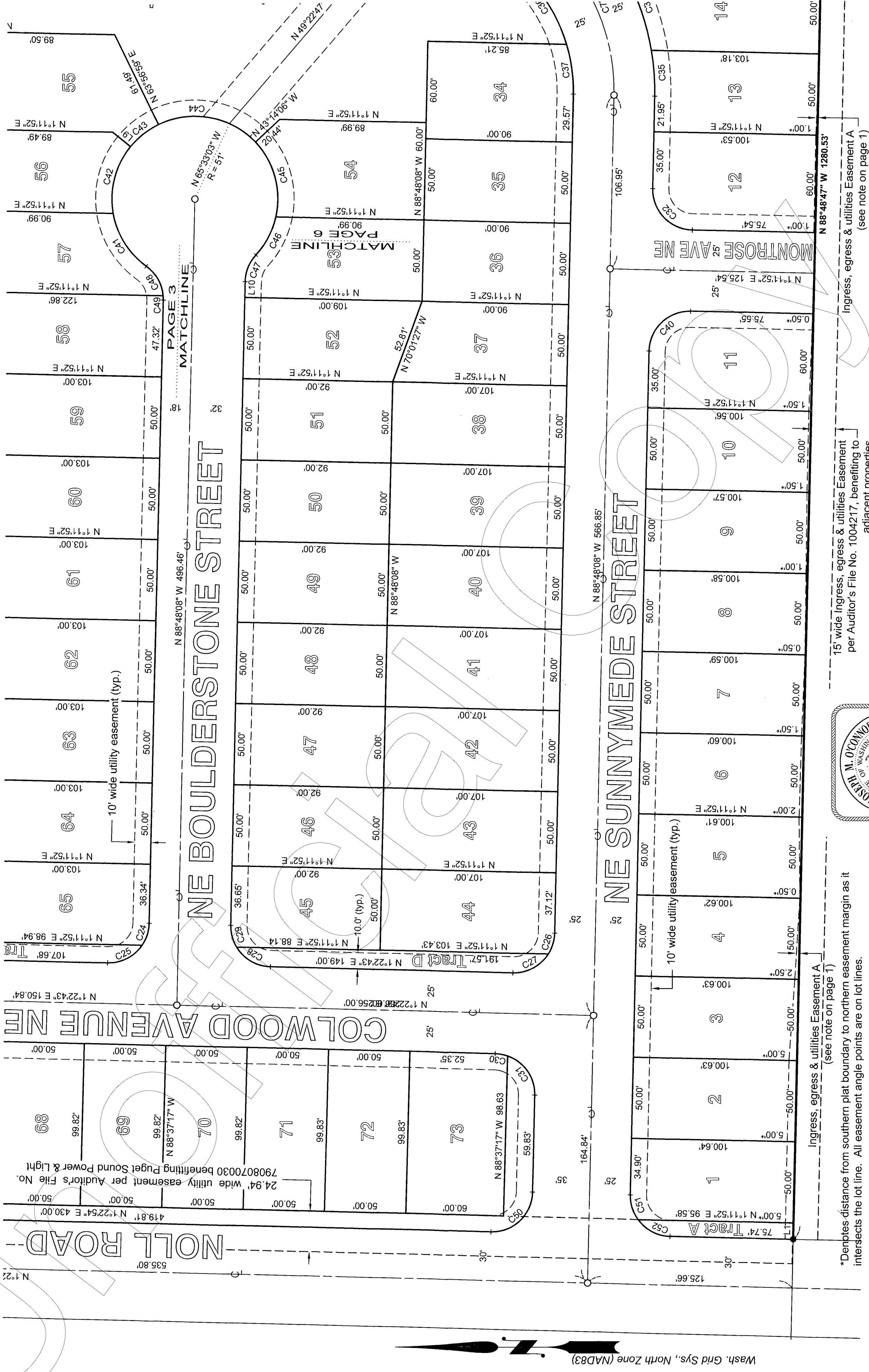


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Wash. Grid Sys., North Zone (NAD83)

Mountain Aire, Division 1

**SW¹/₄, NE¹/₄ & NW¹/₄, Section 24, Township 26 North, Range 1 East, W.M.
Poulsbo, Washington**



*Denotes distance from southern plat boundary to northern easement margin as it intersects the lot line. All easement angle points are on lot lines.



15' wide Ingress, egress & utilities Easement
per Auditor's File No. 1004217, benefiting to
adjacent properties

Ingress, egress & utilities Easement A
(see note on page 1)

Team4 Engineering

5819 NE Minder Road Poulsbo, WA 98370

phone: 360 297-5560 fax: 360 297-7951

Job No. 426B

Client: The Quadrant Corporation

Drawn by: C1

Checked by: JMO

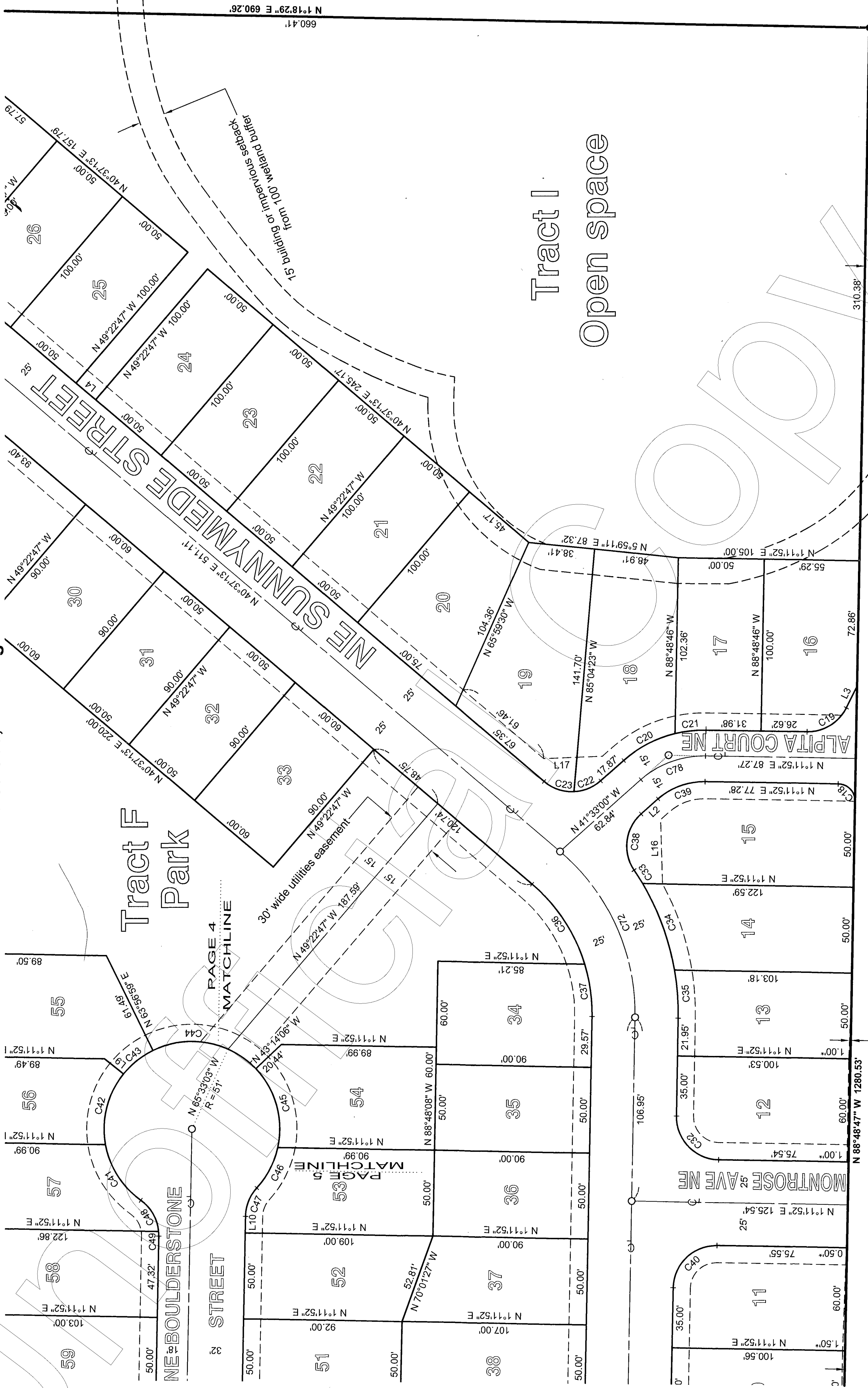
Date: November 10, 2015

Scale: N/A

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Mountain Aire, Division 1

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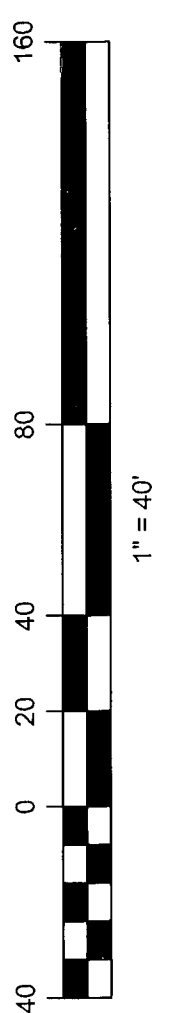


*Denotes distance from southern plat boundary to northern easement margin as it intersects the lot line. All easement angle points are on lot lines.

15' wide ingress, egress & utilities Easement per Auditor's File No. 1004217, benefiting to adjacent properties



Team 4 Engineering
5819 NE Minder Road Poulsbo, WA 98370
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201511190208 34.37

Mountain Aire, Division 1

SW¹/₄, NE¹/₄ & NW¹/₄, NE¹/₄, Section 24, Township 26 North, Range 1 East, W.M.
Poulsbo, Washington

Parcel Area Table

Parcel	Area
1	± 5,008 sq. ft.
2	± 5,032 sq. ft.
3	± 5,032 sq. ft.
4	± 5,031 sq. ft.
5	± 5,031 sq. ft.
6	± 5,030 sq. ft.
7	± 5,030 sq. ft.
8	± 5,029 sq. ft.
9	± 5,029 sq. ft.
10	± 5,028 sq. ft.
11	± 5,899 sq. ft.
12	± 5,898 sq. ft.
13	± 5,051 sq. ft.
14	± 5,557 sq. ft.
15	± 7,393 sq. ft.
16	± 5,312 sq. ft.
17	± 5,014 sq. ft.
18	± 6,407 sq. ft.
19	± 7,292 sq. ft.
20	± 6,008 sq. ft.
21	± 5,000 sq. ft.
22	± 5,000 sq. ft.
23	± 5,000 sq. ft.
24	± 5,000 sq. ft.
25	± 5,000 sq. ft.
26	± 5,000 sq. ft.
27	± 5,421 sq. ft.
28	± 5,993 sq. ft.
29	± 5,573 sq. ft.
30	± 5,400 sq. ft.
31	± 4,500 sq. ft.
32	± 4,500 sq. ft.
33	± 5,400 sq. ft.
34	± 5,352 sq. ft.
35	± 4,500 sq. ft.
36	± 4,500 sq. ft.
37	± 4,925 sq. ft.

Parcel	Area
38	± 5,350 sq. ft.
39	± 5,350 sq. ft.
40	± 5,350 sq. ft.
41	± 5,350 sq. ft.
42	± 5,350 sq. ft.
43	± 5,350 sq. ft.
44	± 5,335 sq. ft.
45	± 4,583 sq. ft.
46	± 4,600 sq. ft.
47	± 4,600 sq. ft.
48	± 4,600 sq. ft.
49	± 4,600 sq. ft.
50	± 4,600 sq. ft.
51	± 4,600 sq. ft.
52	± 5,025 sq. ft.
53	± 5,098 sq. ft.
54	± 5,670 sq. ft.
55	± 6,349 sq. ft.
56	± 4,664 sq. ft.
57	± 5,299 sq. ft.
58	± 5,650 sq. ft.
59	± 5,150 sq. ft.
60	± 5,150 sq. ft.
61	± 5,150 sq. ft.
62	± 5,150 sq. ft.
63	± 5,150 sq. ft.
64	± 5,132 sq. ft.
65	± 5,986 sq. ft.
66	± 5,989 sq. ft.
67	± 4,991 sq. ft.
68	± 4,991 sq. ft.
69	± 4,991 sq. ft.
70	± 4,991 sq. ft.
71	± 4,991 sq. ft.
72	± 4,991 sq. ft.
73	± 5,987 sq. ft.

Curve Table

Curve	Radius	Δ	Length
C1	25.00'	89°48'12"	39.18'
C2	189.00'	13°55'22"	45.93'
C3	25.00'	59°11'34"	25.83'
C4	25.00'	17°04'40"	7.45'
C6	255.00'	9°33'03"	42.51'
C7	25.00'	36°27'00"	15.90'
C8	25.00'	50°06'06"	21.86'
C9	25.00'	90°11'48"	39.36'
C10	251.00'	17°24'08"	76.24'
C11	25.00'	86°09'25"	37.59'
C12	25.00'	55°37'34"	24.27'
C13	25.00'	129°25'18"	56.47'
C14	25.00'	89°53'32"	39.22'
C15	175.00'	15°22'58"	46.98'
C16	175.00'	14°09'56"	43.27'
C17	175.00'	9°45'55"	29.83'
C18	10.00'	89°59'21"	15.71'
C19	25.00'	64°40'44"	28.22'
C20	70.00'	27°49'53"	34.00'
C21	70.00'	14°55'00"	18.22'
C22	25.00'	39°03'21"	17.04'
C23	25.00'	43°06'52"	18.81'
C24	25.00'	33°07'27"	14.45'
C25	25.00'	57°03'23"	24.90'
C26	25.00'	31°00'01"	13.53'
C27	25.00'	59°10'49"	25.82'
C28	25.00'	57°33'14"	25.11'
C29	25.00'	32°15'55"	14.08'
C30	25.00'	17°49'27"	7.78'
C31	25.00'	71°59'42"	31.41'
C32	25.00'	90°00'00"	39.27'
C33	149.00'	3°31'36"	9.17'
C34	149.00'	20°44'18"	53.93'
C35	149.00'	10°51'04"	28.22'
C36	99.00'	32°40'40"	56.46'
C37	99.00'	17°53'59"	30.93'
C38	25.00'	82°22'06"	35.94'
C39	40.00'	42°44'54"	29.84'
C40	25.00'	90°00'00"	39.27'
C41	51.00'	44°14'50"	39.39'
C42	51.00'	49°07'57"	43.73'
C43	51.00'	24°54'54"	22.18'
C44	51.00'	72°48'56"	64.81'
C45	51.00'	55°43'42"	49.60'
C46	51.00'	30°06'50"	26.81'
C47	25.00'	41°24'35"	18.07'
C48	25.00'	49°23'51"	21.55'
C49	25.00'	6°08'44"	2.68'
C50	25.00'	90°11'02"	39.35'
C51	25.00'	37°08'57"	16.21'
C52	25.00'	52°40'00"	22.98'
C53	25.00'	129°25'18"	56.47'
C60	25.00'	86°09'25"	37.59'
C61	25.00'	90°11'48"	39.36'

Table of Tracts

Parcel	Function	Area
Tract A	Landscaped Open Space	± 896 sq. ft.
Tract B	Landscaped Open Space	± 7,968 sq. ft.
Tract D	Landscaped Open Space	± 2,129 sq. ft.
Tract E	Landscaped Open Space	± 1,847 sq. ft.
Tract F	Designated Park	± 61,148 sq. ft.
Tract I	Designated Park/Open Space	± 118,615 sq. ft.
Tract J	Ingress, egress & utilities	± 2,991 sq. ft.
Tract K	Future Division 2	± 533,645 sq. ft.

Note: Tracts A-J will be conveyed to the Homeowner's Association.
Tract K will remain under the ownership of The Quadrant Corporation.

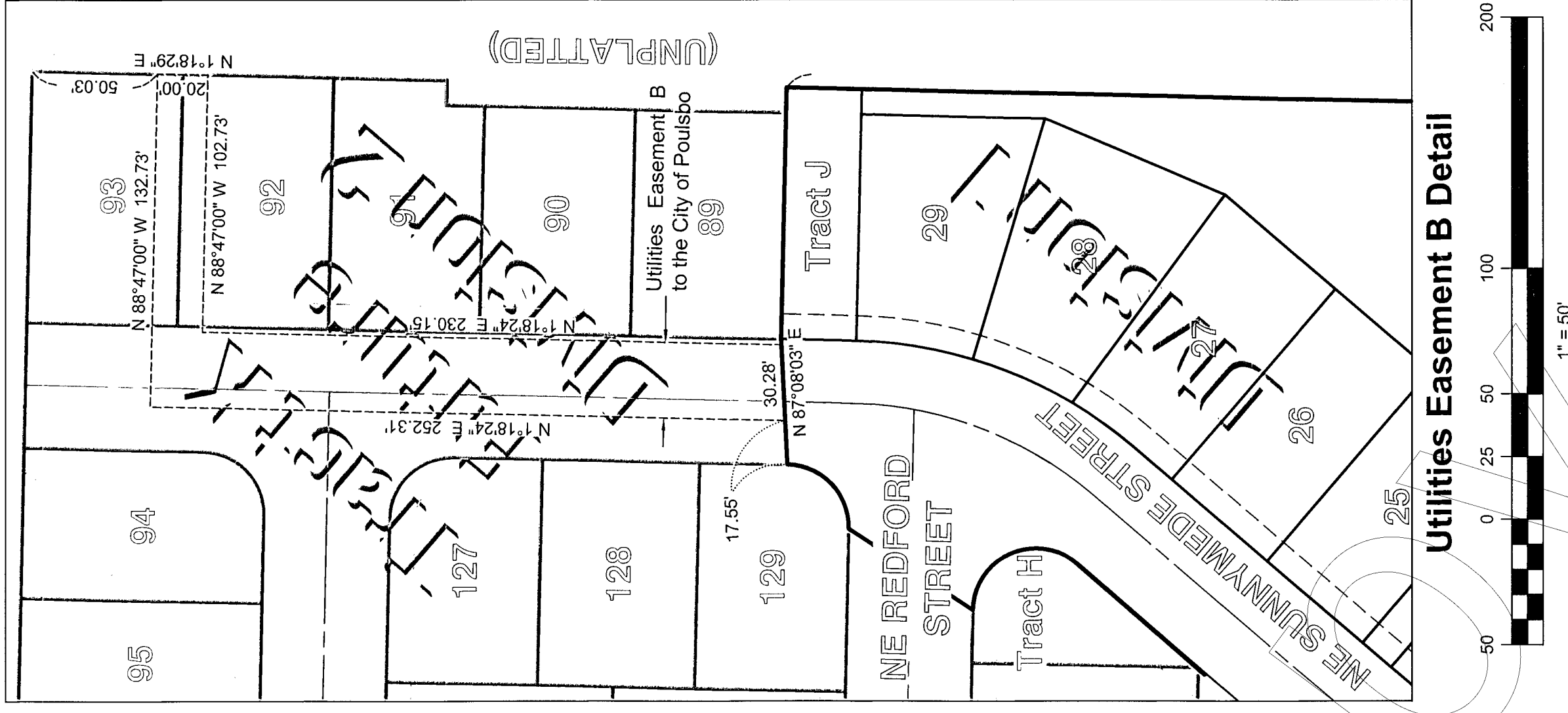
Conditions

- Maintenance of the landscaped median(s) shall be the responsibility of the Homeowners Association.
- This plat is subject to all elements of the Declaration of Covenants, Conditions & Restrictions (CC&Rs) recorded under Auditor's File No. 20151190208, records of Kitsap County, Washington.
- No rockeries/retaining walls may be constructed within the ten-foot (10') wide utility easement fronting any lots or within any other utility easement. No permanent structures of any kind are allowed within any utility easement. If construction, maintenance, repair, or reconstruction of any utility is required, the property owner shall be responsible for the removal and relocation of any permanent structure and plantings that were removed. Such relocation shall not be in conflict with City codes.
- 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.
- Stubbing of underground utilities within Tract J pursuant to an agreement filed under AFN 201104260057 does not authorize extension of utility services for new land development beyond the Urban Growth Area boundary in contravention of the Growth Management Act.

Notes:

Memorandum of Agreement recorded under Auditors File Number 201406050119 and Monitoring Reports for Mitigation for Regulated Activities in Wetland Buffers.

Required street trees are located in utility easements adjacent to right-of-way. Trees are located within the 3 feet furthest from the right-of-way per Engineering Department requirement.



Line Table

LINE	LENGTH	DIRECTION
L1	10.15	N 88°48'47" W
L2	13.22	N 41°33'00" W
L3	14.19	N 63°28'51" W
L4	15.00	N 40°37'13" E
L5	10.00	N 88°42'55" W
L6	10.00	N 88°42'55" W
L9	14.23	N 39°02'05" E
L10	9.72	N 88°48'08" W
L16	37.40	N 88°33'50" E
L17	34.20	N 2°03'30" W
L18	30.00	N 1°18'24" E
L19	19.95	N 88°48'54" W



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