

Mountain Aire, Division 2

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

Legal Description

Tract K Future Division 2, Mountain Aire, Division 1, according to Plat recorded in Volume 34 of Plats, Pages 32 through 38, inclusive, in Kitsap County, 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 C, G, H, and L, are hereby dedicated and conveyed to the Mountain Aire Homeowners Association. An Easement for Bus Stop purposes is reserved and granted to Kitsap Transit, their successors and assigns, under and upon the front ten feet, parallel with and adjoining Noil Road, of Tract C

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 Tracts L and G, and 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.

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

Dedication (Cont.)

The owners hereof and their successors and assigns hereby waive all claims for damages against any governmental authority arising from the construction, drainage, and maintenance of public facilities and public property within this plat.

In witness whereof we have set our hands and seals this 24th day of August, 2017



Bonnie G. Lusk, Sr. VP
The Quadrant Corporation, Inc.

Acknowledgments

State of Washington)
County of Kitsap)s

On this 24th day of August, 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Bonnie G. Lusk, Sr. VP of The Quadrant Corporation, 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.

G.M. Acheson
Notary Public in and for the State of Washington
My Commission Expires: 2/15/18

Recording Certificate

Filed for record at the request of Team 4 Engineering this 14th day of August, 2017, at 08 minutes past 3 o'clock P M., and recorded in Volume 34 of Plats, Pages 11-174, records of Kitsap County, Washington.

D. Gilmore
Kitsap County Auditor
By: Deputy TS

Approvals

Approved by the Engineering Department of the City of Poulsbo this 3rd day of August, 2017

[Signature]
City Engineer, City of Poulsbo

Approved by the City of Poulsbo Planning Commission this 3rd day of August, 2017.

[Signature]
Chairman, City of Poulsbo Planning Commission

The City Council of the City of Poulsbo, meeting in regular session the 3 day of August, 2017, find that the plat of Mountain Aire serves the public use and interest and has authorized its Mayor to execute its written approval.

[Signature]
Mayor, City of Poulsbo

Treasurers Certificate

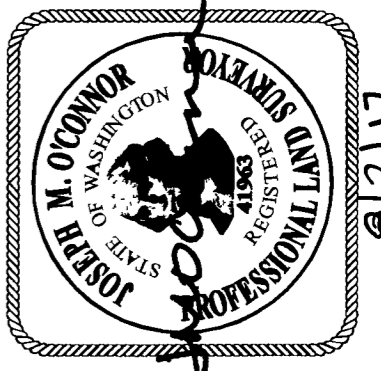
I hereby certify that real property taxes on the above-described property have been paid, satisfied or discharged up to and including the year 2017

Meredith R. Ryan
Kitsap County Treasurer
By Deputy [Signature]

8/17/17
Date

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 2 is based on an actual survey of the land fully and correctly described herein, conducted by me or under my supervision, during the period of May, 2008, through March, 2017; that the distances, courses and angles are shown hereon correctly; and that lot corners have been staked on the ground as depicted hereon.

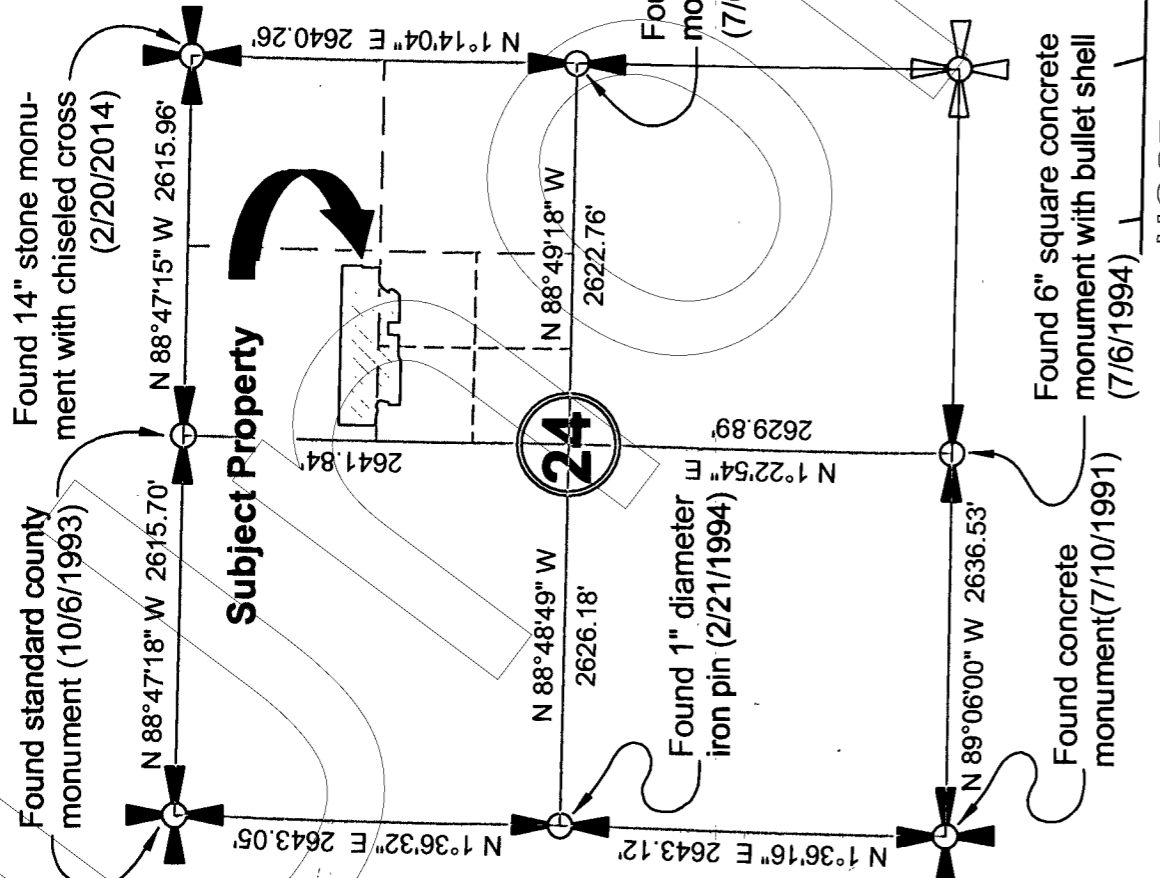


Team 4 Engineering
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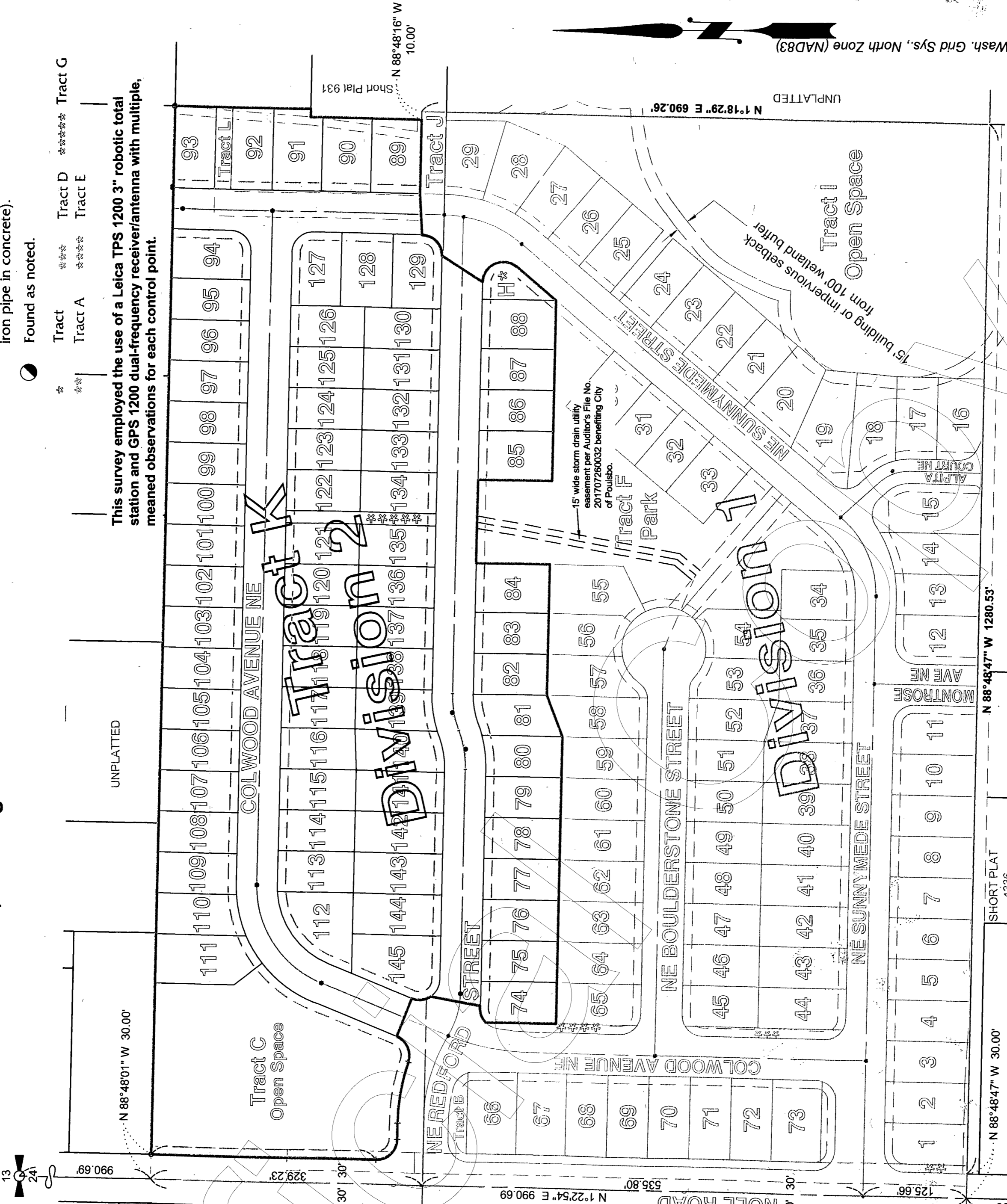
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SW¹/₄, NE¹/₄ & NW¹/₄, NE¹/₄, Section 24, Township 26 North, Range 1 East, W.M. Poulso, Washington



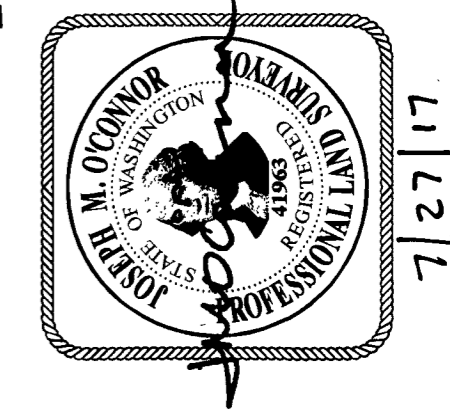
Surveyors Notes

- This plat is subject to all elements of the Declaration Covenants, Conditions, Restrictions (CC&Rs), Reservations, Easements or other servitudes, if any, contained in said CC&Rs recorded under Auditors File Numbers 201511190209 and 201707260032, records of Kitsap County, Washington, or as disclosed by the recorded plat of Mountain Aire, Division 1 AFN 201511190208
- Dedications, Conditions and Notes contained on the face of the plat of Mountain Aire, Division 1 AFN 201511190208
- Easement as delineated and/or dedicated on the face of the plat:
Purpose: City of Poulso Utilities
Per the Plat of Mountain Aire, Division 1 AFN 201511190208.
- Easement as delineated and/or dedicated on the face of the plat:
Purpose: Utilities
Per the Plat of Mountain Aire, Division 1 AFN 201511190208.
- Easement for electric transmission and distribution line, and the terms and conditions thereof, together with necessary appurtenances, as granted by instrument recorded on August 7, 1979, under Kitsap County Auditor's File Nos. 7908070029, 7908070030 and 7908070031. To: Puget Sound Power and Light Company; Affects: A portion of said premises
- Easement for electric transmission and distribution line, and the terms and conditions thereof, together with necessary appurtenances, as granted by instrument recorded on May 27, 2014, under Kitsap County Auditor's File No. 201405270122. To: Puget Sound Energy; Note: The description contained therein is insufficient to specifically locate said easement.



Setbacks & Lot Coverage
 Lot Dimensions (minimum)
 Width: 30'
 Area: 3,750 sq.ft.
 Setbacks (minimum)
 Front: 10' (5' from utility easement**/18' from garage)
 18' between easement and garage
 Side: 5' (10' from side street)
 Rear: 5'
 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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Surveyors Notes (Continued)

8. Note 8 removed due to deletion from title report.

9. Letter of Understanding and the terms and conditions thereof. Recorded: March 16, 2011 Auditor's File No.: 201103160076

Regarding: Utilities Easement to be granted to City of Poulsbo

10. Memorandum of Agreement and the terms and conditions thereof. Recorded: June 5, 2014 Auditor's File No.: 201406050119

Regarding: Wetland mitigation requirements

11. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys, roads, and to drain streets over and across any lot where water might take a natural course after the street or streets are graded, as dedicated in the plat.

12. Local improvement assessments, and/or special assessment, if any, levied by the City of Poulsbo. Investigation should be made with the city for amounts due or past due, if any.

13. Notice of possible (present and future) tap or connection charges levied, or to be levied, by City of Poulsbo, notice of which is given by instrument recorded April 18, 1979, under Kitsap County Auditor's File No. 7904180144.

14 - 18 Covenant (Limitation on Sale and Use) and the terms and conditions thereof. Recorded: March 14, 2017 AFN.: 201703140172, and February 28, 2017 AFNs: 201702280198, 201702280199, 201702280200, 201702280201

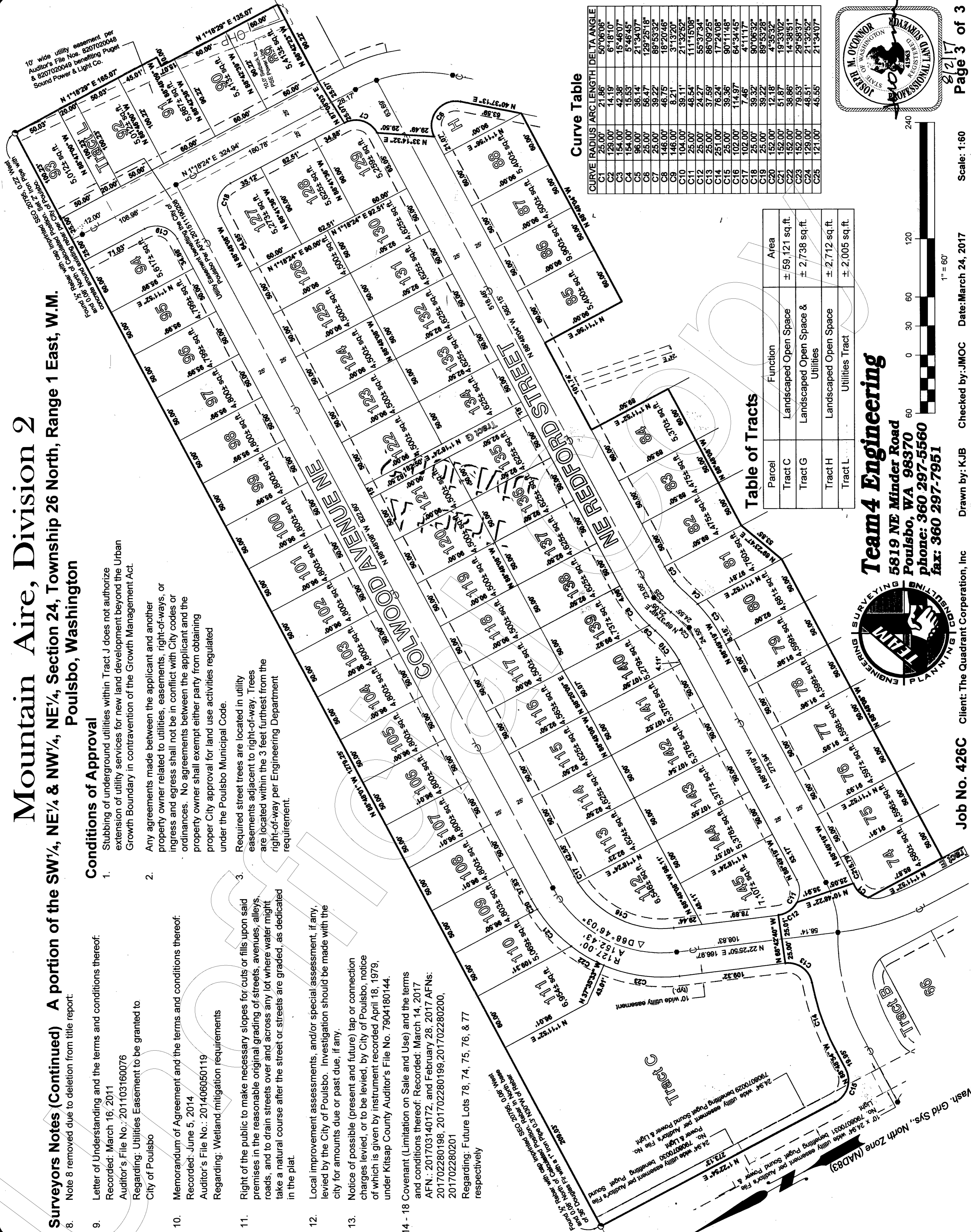
Regarding: Future Lots 78, 74, 75, 76, & 77 respectively

Conditions of Approval

1. Stubbing of underground utilities within Tract J does not authorize extension of utility services for new land development beyond the Urban Growth Boundary in contravention of the Growth Management Act.

2. 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.

3. 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.



Curve Table

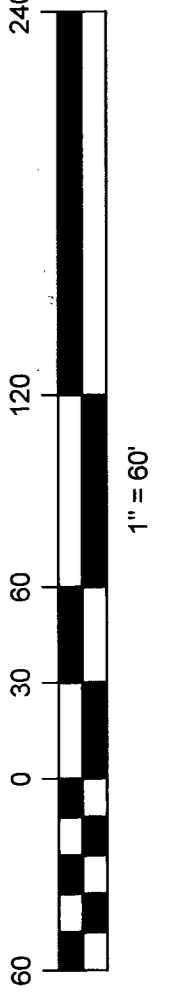
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	25.00'	21.86'	50°06'06"
C2	129.00'	14.19'	6°18'10"
C3	154.00'	42.38'	15°46'07"
C4	154.00'	15.53'	5°46'45"
C5	96.00'	36.14'	21°34'07"
C6	25.00'	56.47'	129°25'78"
C7	25.00'	39.22'	89°53'32"
C8	146.00'	46.75'	18°20'46"
C9	146.00'	8.21'	3°13'20"
C10	104.00'	39.11'	21°32'52"
C11	25.00'	48.54'	111°15'08"
C12	25.00'	24.27'	55°37'34"
C13	25.00'	37.59'	86°09'25"
C14	251.00'	76.24'	17°24'08"
C15	251.00'	39.36'	90°11'48"
C16	102.00'	114.97'	64°34'45"
C17	102.00'	7.46'	4°11'17"
C18	25.00'	39.32'	90°06'32"
C19	25.00'	39.22'	89°53'28"
C20	152.00'	12.18'	4°35'32"
C21	152.00'	51.87'	19°33'02"
C22	152.00'	38.86'	14°38'51"
C23	152.00'	79.53'	29°58'37"
C24	129.00'	48.51'	21°32'52"
C25	121.00'	45.55'	21°34'07"

Table of Tracts

Parcel	Function	Area
Tract C	Landscaped Open Space	± 59,121 sq. ft.
Tract G	Landscaped Open Space & Utilities	± 2,738 sq. ft.
Tract H	Landscaped Open Space	± 2,712 sq. ft.
Tract L	Utilities Tract	± 2,005 sq. ft.



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