

DECLARANT DEDICATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR COMMON INTEREST COMMUNITY NAME NOLL TERRACE, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENT OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP AT AND NOT FOR ANY OTHER PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR THE NOLL TERRACE, RECORDED UNDER KITSAP COUNTY RECORDING NUMBER

202204210196

TO WIT THE UNDERSIGNED DEDICATES 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 STREET 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 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.

THE DESIGNATED PUBLIC STORM WATER EASEMENTS ARE FOR THE BENEFIT OF THE CITY OF POULSBO AND THE NOLL TERRACE HOMEOWNERS ASSOCIATION. SAID 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.

OPEN SPACE AREAS NOT PROPOSED TO BE IMPROVED WITH RECREATIONAL AMENITIES OR PURPOSES SHALL REMAIN AS NATURAL VEGETATION OR APPROPRIATELY LANDSCAPED. REMOVAL OF PRESERVED AND APPROVED OPEN SPACE IN NATURAL VEGETATION SHALL ONLY BE PERMITTED FOR PUBLIC SAFETY REASONS AND UPON REVIEW AND APPROVAL OF THE PLANNING & ECONOMIC DEVELOPMENT DIRECTOR AND CITY ARBORIST. ENHANCEMENT OF CRITICAL AREA BUFFER VEGETATION SHALL BE AS ALLOWED AND PRESCRIBED IN THE POULSBO CRITICAL AREAS ORDINANCE.

NO ROCKERIES/RETAINING WALLS MAY BE CONSTRUCTED WITHIN THE TEN FOOT (10') WIDE UTILITY EASEMENT FRONTING ALL LOTS OR WITHIN ANY OTHER PUBLIC UTILITY EASEMENT. NO PERMANENT STRUCTURES OF ANY KIND ARE ALLOWED WITHIN ANY PUBLIC UTILITY EASEMENT. IF CONSTRUCTION, MAINTENANCE, REPAIR OR RECONSTRUCTION OF ANY PUBLIC 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.

THE HOME OWNER'S ASSOCIATION WILL OWN, MAINTAIN AND ENFORCE ALL OPEN SPACE TRACTS, RETENTION TREES AND TREE RETENTION MAINTENANCE INCLUDING TRACTS AND EASEMENTS, PROJECT PERIMETER FENCES, RECREATION AMENITIES AND ALL OTHER APPLICABLE PROJECT CONDITION(S) REGARDING OWNERSHIP, MAINTENANCE AND ENFORCEMENT OF ALL COMMONLY OWNED ELEMENTS. THE CITY WILL NOT JOIN THE HOME OWNER'S ASSOCIATION AS ENFORCERS OF THE PROJECT'S COVENANTS, CONDITIONS AND RESTRICTIONS.

TRACT A IS HEREBY DEDICATED TO THE NOLL TERRACE HOME OWNER'S ASSOCIATION FOR OPEN SPACE, TREE RETENTION AND TREE RETENTION MAINTENANCE.

TRACT B IS HEREBY DEDICATED TO THE CITY OF POULSBO FOR STORM WATER PURPOSES AND SHALL BE MAINTAINED BY THE CITY OF POULSBO.

TRACT C IS HEREBY DEDICATED TO THE NOLL TERRACE HOME OWNER'S ASSOCIATION FOR OPEN SPACE, TREE RETENTION AND TREE RETENTION MAINTENANCE.

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, DRAINAGE AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THIS PLAT.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 7TH DAY OF APRIL 2022.

JKM2 DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
ITS: EXECUTIVE MANAGER

PRINTED NAME: JONATHAN BARTELS

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 6TH DAY OF APRIL 2022.

RIVER ROAD INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
ITS: MANAGER

PRINTED NAME: JOHN HALL

FINAL PLAT: NOLL TERRACE, A PLAT COMMUNITY

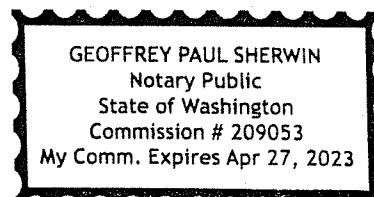
AS DEFINED BY CHAPTER 64.90 RCW

PORTIONS OF THE SW 1/4 OF NE 1/4 & NW 1/4 OF SE 1/4,
SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF PIERCE

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JONATHAN BARTELS SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS EXECUTIVE MANAGER OF JKM2 DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

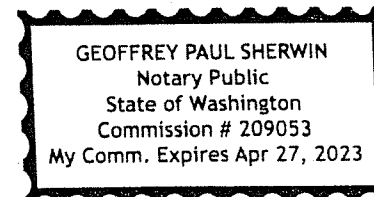


DATED APRIL 7, 2022
SIGNATURE OF [Signature]
NOTARY PUBLIC
PRINTED NAME GEOFFREY PAUL SHERWIN
TITLE NOTARY
MY APPOINTMENT EXPIRES 04/27/2023

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF PIERCE

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN HALL SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGER OF RIVER ROAD INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED APRIL 6, 2022
SIGNATURE OF [Signature]
NOTARY PUBLIC
PRINTED NAME GEOFFREY PAUL SHERWIN
TITLE NOTARY
MY APPOINTMENT EXPIRES 04/27/2023

LEGAL DESCRIPTION

PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NUMBER 72156-224333429, DATED OCTOBER 21, 2021. PARCEL I

LOTS C AND D OF SHORT PLAT NO. 4336 RECORDED UNDER AUDITOR'S FILE NO. 8812070097, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL II
EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED AND DELINEATED IN SHORT PLAT NO. 4336 RECORDED UNDER AUDITOR'S FILE NO. 8812070097, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL 1.

PARCEL III
THE NORTH 330 FEET OF THE WEST 528 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.
EXCEPT THAT PORTION OF THE WEST FOR NOLL ROAD NE;
EXCEPT ANY MOBILE HOME LOCATED THEREON.

RECORDING CERTIFICATE

FILED FOR RECORD THIS 21ST DAY OF April 2022 IN BOOK 36 AT PAGE 12-17 AT THE REQUEST OF KPFF CONSULTING ENGINEERS.

P. Andrews KITSAP COUNTY AUDITOR
[Signature] DEPUTY AUDITOR
AUDITOR'S FILE NUMBER 202204210196

SHEET INDEX:
SHEET 1: DEDICATIONS, LEGAL DESCRIPTION AND ACKNOWLEDGMENTS
SHEET 2: RECORD DOCUMENTS, EASEMENTS AND SECTION SUBDIVISION
SHEET 3: BOUNDARY
SHEETS 4-6: LOT LAYOUT

CITY OF POULSBO APPROVALS

EXAMINED AND APPROVED THIS 21ST DAY OF April 2022

[Signature]
CITY ENGINEER, CITY OF POULSBO

EXAMINED AND APPROVED THIS 21ST DAY OF April 2022

[Signature]
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT DIRECTOR

THE CITY OF POULSBO PLANNING COMMISSION, MEETING IN REGULAR SESSION THE 28TH DAY OF April 2020, FIND THAT THE PLAT OF NOLL TERRACE SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.

[Signature]
CITY OF POULSBO, PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF POULSBO PLANNING COMMISSION, MEETING IN REGULAR SESSION THE 20TH DAY OF April 2022, FIND THAT THE PLAT OF NOLL TERRACE SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.

[Signature]
CITY OF POULSBO, MAYOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL THIS 21 DAY OF April 2022

Meredith R. Green By Kathy Gaddis
TREASURER DEPUTY

ACCOUNT NUMBERS: 242601-1-038-2001, 242601-1-037-2002, 242601-4-032-2001

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST JKM2 DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY ON JUNE 01, 2019. I HEREBY CERTIFY THAT THIS MAP FOR NOLL TERRACE, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

I HEREBY CERTIFY THE PLAT OF NOLL TERRACE, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 01 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

[Signature] 4/13/22
JEROME F. CHAPMAN, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 45779
KPFF CONSULTING
612 WOODLAND SQUARE LOOP, #100
LACEY, WASHINGTON 98503
360-292-7230



kpff 612 Woodland Square Loop SE, Suite 100, Lacey, WA 98503
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JOB NO 81900087

SHEET 1 OF 6

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RECORDED DOCUMENTS:

PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NUMBER 72156-224333429,
DATED OCTOBER 21, 2021.

#	DATE	FILE NO.	PURPOSE
4	12-11-1941	351443	AN EASEMENT FOR UNDERGROUND AND/OR OVERHEAD TRANSMISSION/ELECTRIC LINES AND APPURTENANCES IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY AND/OR PUGET SOUND ENERGY. THE EXACT LOCATION OF SAID EASEMENT COULD NOT BE ACCURATELY SHOWN HEREON.
5	10-23-1986	8610230119 8812070097	COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, DISCLAIMERS, NOTICES, AGREEMENTS AND/OR EASEMENTS AS CONTAINED IN SHORT PLAT NO. 4336.
6	10-23-1986	8610230119 8812070097	30' WIDE ACCESS AND UTILITIES EASEMENT AS DISCLOSED ON THE FACE OF THE SHORT PLAT.
8	01-15-1997	9701150014	AN EASEMENT FOR UNDERGROUND AND/OR OVERHEAD TRANSMISSION/ELECTRIC LINES AND APPURTENANCES IN FAVOR OF PUGET SOUND POWER AND LIGHT COMPANY AND/OR PUGET SOUND ENERGY. THE EXACT LOCATION OF SAID EASEMENT COULD NOT BE ACCURATELY SHOWN HEREON.
9	10-23-1986	8610230119	COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, DISCLAIMERS, NOTICES, AGREEMENTS AND/OR EASEMENTS AS CONTAINED IN SAID DOCUMENT.
12	12-10-1912	64868	AN EASEMENT INCLUDING ITS TERMS, COVENANTS AND PROVISIONS IN FAVOR OF OLYMPIC POWER COMPANY FOR TRANSMISSION LINES. THE EXACT LOCATION OF SAID EASEMENT COULD NOT BE ACCURATELY SHOWN HEREON.
14	10-13-1989	81910130202	COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, DISCLAIMERS, NOTICES, AGREEMENTS AND/OR EASEMENTS AS CONTAINED IN BOUNDARY LINE ADJUSTMENT.
15	01-04-2019	201901010126	AN AGREEMENT INCLUDING ITS TERMS, COVENANTS AND CONDITIONS TO EXTINGUISH AN EASEMENT AND GRANT FOR A TEMPORARY EASEMENT FOR ACCESS.
16	09-27-2021	202109270259	EASEMENT GRANTED TO PUGET SOUND ENERGY, INC. FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM.

EASEMENT NOTES: (#)-EASEMENTS AS SHOWN ON SHEETS 4-6

- 1 A 10' WIDE UTILITY EASEMENT OVER LOTS 1 THROUGH 31 & TRACT B IS HEREBY GRANTED TO THE CITY OF POULSBO, ANY CABLE TELEVISION/COMMUNICATION COMPANY, NATURAL GAS COMPANY, PUGET SOUND ENERGY, KITSAP PUBLIC UTILITY DISTRICT, COMCAST, CENTURYLINK AND THE NOLL TERRACE HOME OWNER'S ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS.
- 2 A MONUMENT SIGN EASEMENT OVER LOT 31 IS HEREBY GRANTED TO THE HOME OWNER'S ASSOCIATION AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- 3 A 20' WIDE PUBLIC UTILITY & MAINTENANCE EASEMENT OVER LOTS 21 AND 22 IS HEREBY GRANTED TO THE CITY OF POULSBO.
- 4 A 15' WIDE UTILITY & MAINTENANCE EASEMENT OVER LOT 23 IS HEREBY GRANTED TO THE CITY OF POULSBO.
- 5 A 10' WIDE PRIVATE DRAINAGE EASEMENT OVER LOT 8 AND BENEFITING THE OWNERS OF LOTS 7 AND 8 IS HEREBY GRANTED TO THE OWNER'S OF LOTS 7 AND 8. THE COMMON DRAINAGE SYSTEM WITHIN THE EASEMENT SHALL BE JOINTLY MAINTAINED BY THE BENEFITING LOTS.
- 6 A 10' WIDE PRIVATE DRAINAGE EASEMENT OVER LOT 9 AND BENEFITING THE OWNERS OF LOTS 9 AND 10 IS HEREBY GRANTED TO THE OWNER'S OF LOTS 9 AND 10. THE COMMON DRAINAGE SYSTEM WITHIN THE EASEMENT SHALL BE JOINTLY MAINTAINED BY THE BENEFITING LOTS.
- 7 A 10' WIDE PRIVATE DRAINAGE EASEMENT OVER LOTS 12 THROUGH 15 AND BENEFITING THE OWNERS OF LOTS 11 THROUGH 15 IS HEREBY GRANTED TO THE OWNER'S OF LOTS 11 THROUGH 15. THE COMMON DRAINAGE SYSTEM WITHIN THE EASEMENT SHALL BE JOINTLY MAINTAINED BY THE BENEFITING LOTS.
- 8 A 10' WIDE PRIVATE DRAINAGE EASEMENT OVER LOTS 21 AND 22 AND BENEFITING THE OWNERS OF LOTS 21, 22 AND 23 IS HEREBY GRANTED TO THE OWNER'S OF LOTS 21, 22 AND 23. THE COMMON DRAINAGE SYSTEM WITHIN THE EASEMENT SHALL BE JOINTLY MAINTAINED BY THE BENEFITING LOTS.
- 9 A 15' WIDE PUBLIC UTILITY & MAINTENANCE EASEMENT OVER LOT 23 AS DEPICTED IS HEREBY GRANTED TO THE CITY OF POULSBO.
- 10 A 35' WIDE TREE RETENTION EASEMENT OVER LOTS 7, 8, 9, 10, 11, 12 & 13.
- 11 A 20' WIDE PRIVATE ACCESS & UTILITY EASEMENT OVER LOTS 21 AND 22 IS HEREBY GRANTED TO THE OWNER'S OF LOTS 21, 22 AND 23. THE PRIVATE ACCESS AND UTILITY EASEMENT SHALL BE JOINTLY MAINTAINED BY THE BENEFITING LOTS.
- 12 A 15' WIDE UTILITY EASEMENT OVER LOT 3 IS HEREBY GRANTED TO THE CITY OF POULSBO, ANY CABLE TELEVISION/COMMUNICATION COMPANY, NATURAL GAS COMPANY, PUGET SOUND ENERGY, KITSAP PUBLIC UTILITY DISTRICT, COMCAST, CENTURYLINK AND THE NOLL TERRACE HOME OWNER'S ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS.
- 13 A 5' WIDE ACCESS EASEMENT OVER LOTS 13, 14 AND 15 IS HEREBY GRANTED TO THE NOLL TERRACE HOME OWNER'S ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS FOR IRRIGATION MAINTENANCE.
- 14 A 22'x20' WIDE PUBLIC ACCESS EASEMENT FOR A TURN-AROUND OVER LOT 17 IS HEREBY GRANTED TO THE CITY OF POULSBO AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS LOT 22. TO AUTOMATICALLY TERMINATE AT THE RECORDING OF THE ADJACENT PLAT (BLUE HERON GLEN).
- 15 ALL LOTS ARE HEREBY SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES, EXCEPT THE FRONT LOT LINE AND A MINIMUM OF 5.00 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WALLS AND PRIVATE UTILITIES INCLUDING STORM DRAIN SYSTEMS. IN THE EVENT A LOT LINE ADJUSTMENT IS APPROVED BY THE CITY AFTER THE RECORDING OF THIS PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOTS AND/OR TRACTS DERIVING BENEFIT FROM SAID EASEMENT. UPON COMPLETION OF ANY WORK DONE WITHIN THESE EASEMENTS THEY SHALL BE FULLY AND IMMEDIATELY RESTORED BY THOSE RESPONSIBLE FOR THE WORK TO THEIR ORIGINAL CONDITION OR BETTER. NO STRUCTURES OTHER THAN FENCES, WALLS OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THESE EASEMENTS HAVE NOT BEEN DEPICTED HEREIN.

FINAL PLAT: NOLL TERRACE, A PLAT COMMUNITY

AS DEFINED BY CHAPTER 64.90 RCW

PORTIONS OF THE SW 1/4 OF NE 1/4 & NW 1/4 OF SE 1/4,
SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

METHOD OF SURVEY

CONTROL SURVEY PERFORMED USING RTK METHODS WITH THE USE OF TOPCON GR5 GPS RECEIVERS. ON-SITE SURVEY PERFORMED USING CONVENTIONAL FIELD TRAVERSE METHODS WITH THE USE OF A TOPCON PS-103 TOTAL STATION.

THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-090.

THIS SURVEY COMPLIES WITH ALL THE STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW.

SURVEY WORK PERFORMED IN APRIL, 2019.

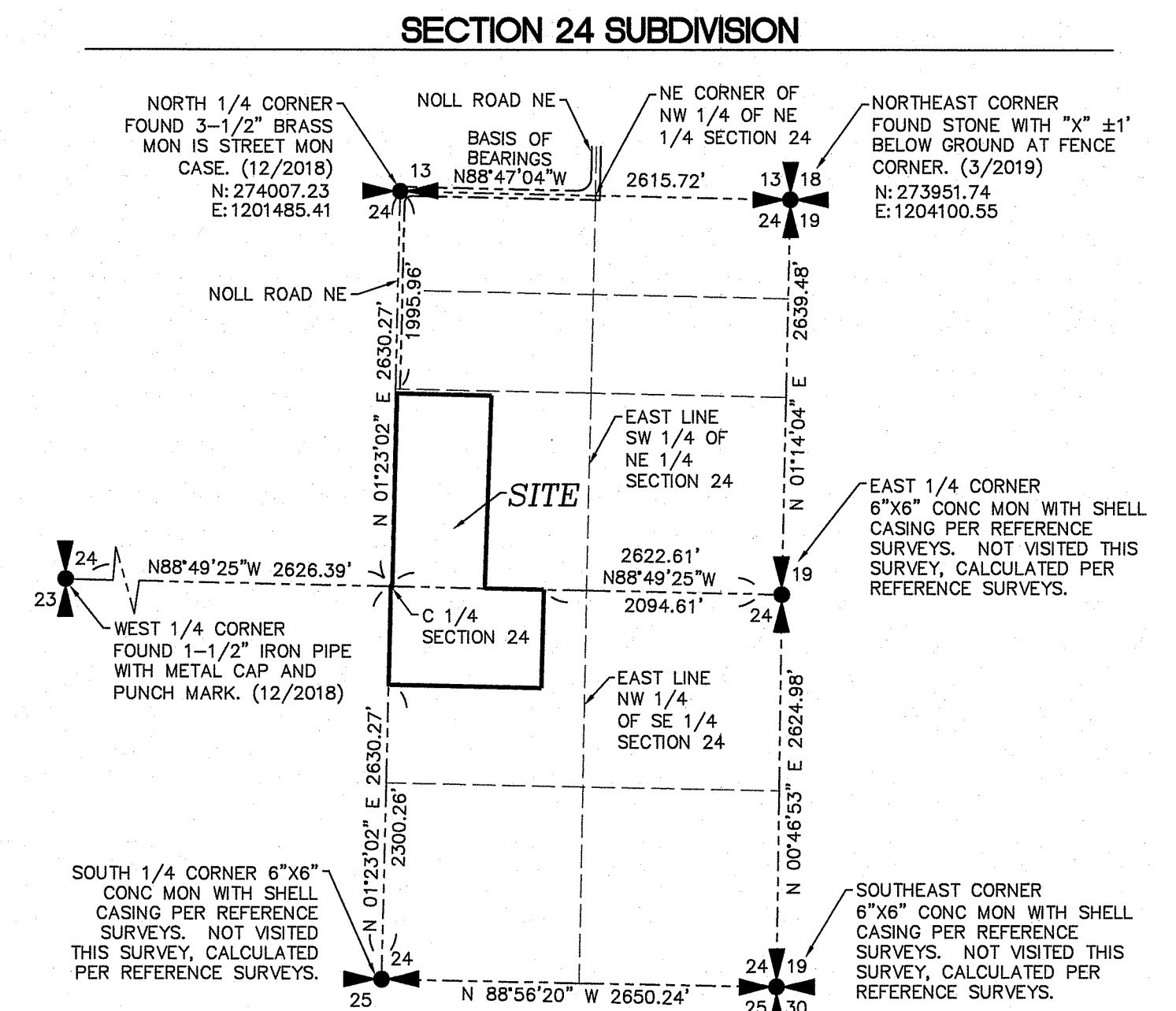
HORIZONTAL DATUM

WASHINGTON STATE PLANE NAD 83/91, NORTH ZONE 4601 PER KITSAP COUNTY COORDINATE SYSTEM.

ALL DISTANCES ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

THE MONUMENTED NORTH LINE OF THE NE 1/4 OF SECTION 24 BETWEEN THE NE CORNER AND NORTH 1/4 CORNER OF SECTION 24 PER KITSAP COUNTY COORDINATE SYSTEM BEARING N88°47'04"W, AS SHOWN BELOW.



kpff

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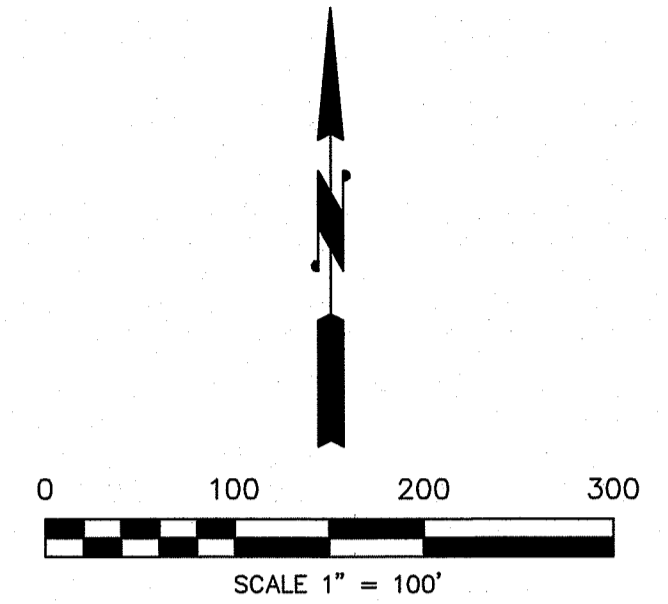
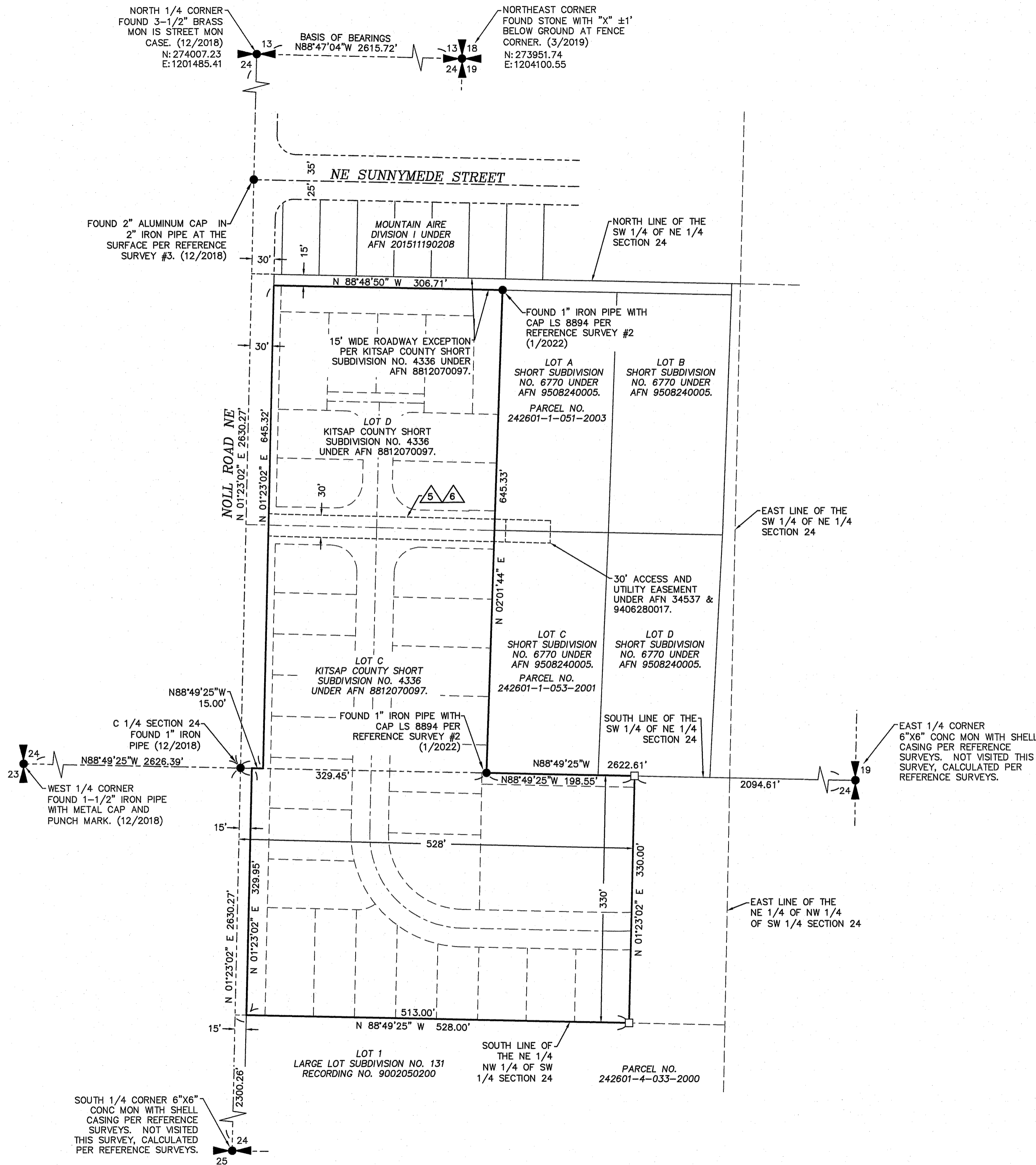
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

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FINAL PLAT: NOLL TERRACE, A PLAT COMMUNITY

AS DEFINED BY CHAPTER 64.90 RCW
 PORTIONS OF THE SW 1/4 OF NE 1/4 & NW 1/4 OF SE 1/4,
 SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
 CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON



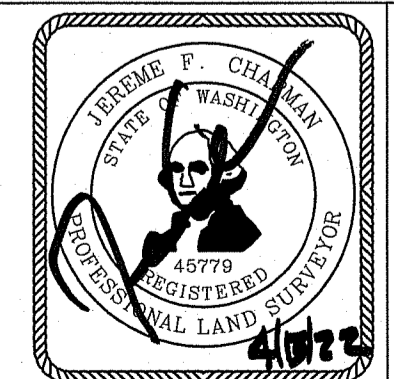
LEGEND

-  SECTION CORNER AS NOTED
-  QUARTER SECTION CORNER AS NOTED
-  FOUND MONUMENT AS NOTED
-  SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN 2" PIPE OR CORNER AS NOTED.
-  EASEMENTS NOTED ON SHEET 2 OF 6
- TPN TAX PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER
- SF SQUARE FEET

REFERENCE SURVEYS:

1. SHORT SUBDIVISION NO. 4336 AFN 8812070097
2. SHORT SUBDIVISION NO. 6770 AFN 9508240005
3. PLAT OF MOUNTAIN AIRE, DIV I, AFN 201511190208
4. RECORDS OF KITSAP COUNTY SURVEY SECTION DATABASE

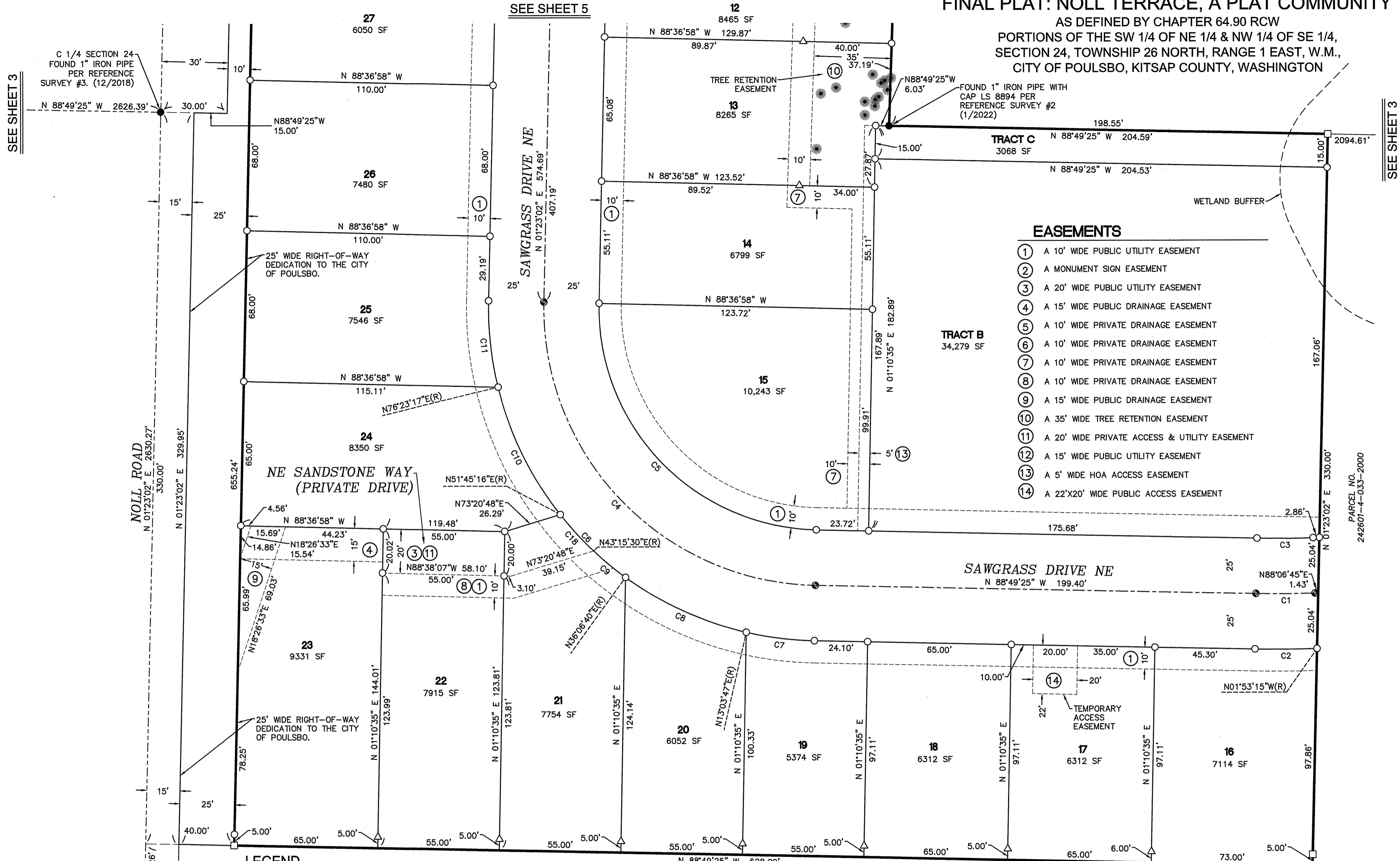
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FINAL PLAT: NOLL TERRACE, A PLAT COMMUNITY

AS DEFINED BY CHAPTER 64.90 RCW
 PORTIONS OF THE SW 1/4 OF NE 1/4 & NW 1/4 OF SE 1/4,
 SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
 CITY OF POULSBO, KITSAP COUNTY, WASHINGTON



- EASEMENTS**
- ① A 10' WIDE PUBLIC UTILITY EASEMENT
 - ② A MONUMENT SIGN EASEMENT
 - ③ A 20' WIDE PUBLIC UTILITY EASEMENT
 - ④ A 15' WIDE PUBLIC DRAINAGE EASEMENT
 - ⑤ A 10' WIDE PRIVATE DRAINAGE EASEMENT
 - ⑥ A 10' WIDE PRIVATE DRAINAGE EASEMENT
 - ⑦ A 10' WIDE PRIVATE DRAINAGE EASEMENT
 - ⑧ A 10' WIDE PRIVATE DRAINAGE EASEMENT
 - ⑨ A 15' WIDE PUBLIC DRAINAGE EASEMENT
 - ⑩ A 35' WIDE TREE RETENTION EASEMENT
 - ⑪ A 20' WIDE PRIVATE ACCESS & UTILITY EASEMENT
 - ⑫ A 15' WIDE PUBLIC UTILITY EASEMENT
 - ⑬ A 5' WIDE HOA ACCESS EASEMENT
 - ⑭ A 22'X20' WIDE PUBLIC ACCESS EASEMENT

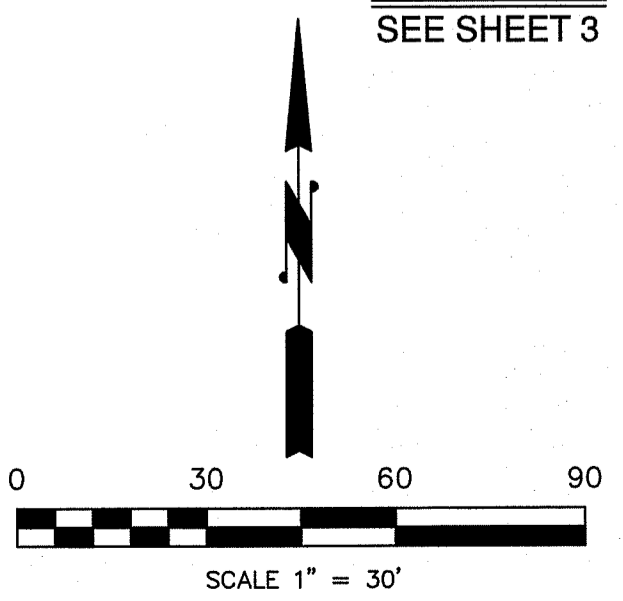
- LEGEND**
- SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN MONUMENT CASE
 - FOUND MONUMENT AS NOTED
 - SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN 2" PIPE OR CORNER AS NOTED.
 - SET 5/8" REBAR AND CAP LS 45779 OR CORNER AS NOTED
 - △ SET 5/8" REBAR AND CAP LS 45779, OFFSET AS SHOWN
 - ① EASEMENT PROVISIONS NOTED ON SHEET 2 OF 6
 - ② RECORDED DOCUMENT NOTED ON SHEET 2 OF 6
 - (R) RADIAL BEARING
 - TPN TAX PARCEL NUMBER
 - AFN AUDITOR'S FILE NUMBER
 - SF SQUARE FEET
- TREES LOCATED IN PRESERVATION TRACTS A & C, AND EASEMENTS ON LOTS 7, 8, 9, 10, 11, 12, & 13 SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION TO MAINTAIN. ALTERATIONS, INCLUDING TREE REMOVAL AND PRUNING, WITHIN TREE RETENTION AREAS REQUIRE REVIEW AND APPROVAL OF THE CITY PLANNING & ECONOMIC DEVELOPMENT DIRECTOR AND CITY ARBORIST.

LOT 1
 LARGE LOT SUBDIVISION NO. 131
 RECORDING NO. 9002050200

PARCEL NO.
 242601-4-033-2000

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	3°03'50"	500.00'	26.74'	13.37'
C2	3°03'50"	525.00'	28.07'	14.04'
C3	3°03'50"	475.00'	25.40'	12.70'
C4	90°12'27"	125.00'	196.80'	125.45'
C5	90°12'27"	100.00'	157.44'	100.36'
C6	90°12'27"	150.00'	236.16'	150.54'
C7	11°53'12"	150.00'	31.12'	15.62'
C8	23°02'53"	150.00'	60.34'	30.58'
C9	7°08'50"	150.00'	18.71'	9.37'
C10	24°38'02"	150.00'	64.49'	32.75'
C11	14°59'45"	150.00'	39.26'	19.74'
C12	90°00'00"	35.00'	54.98'	35.00'
C13	90°00'00"	35.00'	54.98'	35.00'
C14	90°00'00"	35.00'	54.98'	35.00'
C15	90°00'00"	35.00'	54.98'	35.00'
C16	90°00'00"	25.00'	39.27'	25.00'
C17	90°00'00"	25.00'	39.27'	25.00'
C18	8°29'46"	150.00'	22.24'	11.14'



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JOB NO 81900087 SHEET 4 OF 6

V.36 P.15

FINAL PLAT: NOLL TERRACE, A PLAT COMMUNITY

AS DEFINED BY CHAPTER 64.90 RCW
 PORTIONS OF THE SW 1/4 OF NE 1/4 & NW 1/4 OF SE 1/4,
 SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
 CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

LEGEND

- SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN MONUMENT CASE
- FOUND MONUMENT AS NOTED
- SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN 2" PIPE OR CORNER AS NOTED
- SET 5/8" REBAR AND CAP LS 45779 OR CORNER AS NOTED
- △ SET 5/8" REBAR AND CAP LS 45779, OFFSET AS SHOWN
- ⊕ EASEMENT PROVISIONS NOTED ON SHEET 2 OF 6
- ⊠ RECORDED DOCUMENT NOTED ON SHEET 2 OF 6
- (R) RADIAL BEARING
- TPN TAX PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER
- SF SQUARE FEET

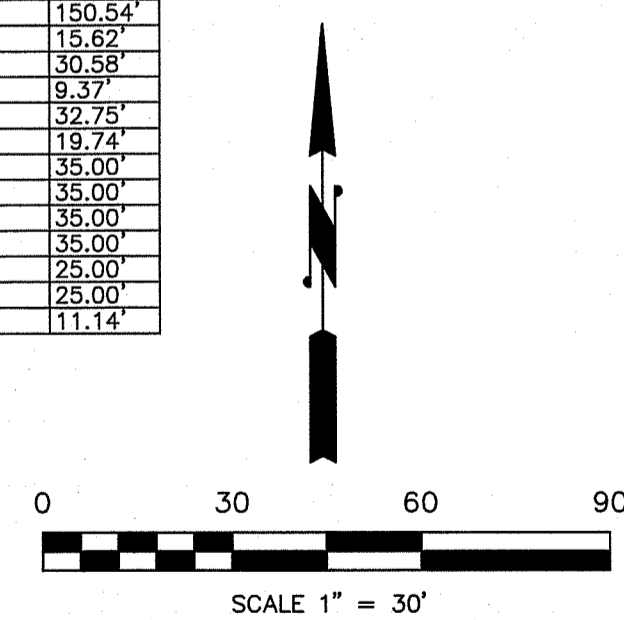
TREES LOCATED IN PRESERVATION TRACTS A & C, AND EASEMENTS ON LOTS 7, 8, 9, 10, 11, 12, & 13 SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION TO MAINTAIN. ALTERATIONS, INCLUDING TREE REMOVAL AND PRUNING, WITHIN TREE RETENTION AREAS REQUIRE REVIEW AND APPROVAL OF THE CITY PLANNING & ECONOMIC DEVELOPMENT DIRECTOR AND CITY ARBORIST.

EASEMENTS

- ① A 10' WIDE PUBLIC UTILITY EASEMENT
- ② A MONUMENT SIGN EASEMENT
- ③ A 20' WIDE PUBLIC UTILITY EASEMENT
- ④ A 15' WIDE PUBLIC DRAINAGE EASEMENT
- ⑤ A 10' WIDE PRIVATE DRAINAGE EASEMENT
- ⑥ A 10' WIDE PRIVATE DRAINAGE EASEMENT
- ⑦ A 10' WIDE PRIVATE DRAINAGE EASEMENT
- ⑧ A 10' WIDE PRIVATE DRAINAGE EASEMENT
- ⑨ A 15' WIDE PUBLIC DRAINAGE EASEMENT
- ⑩ A 35' WIDE TREE RETENTION EASEMENT
- ⑪ A 20' WIDE PRIVATE ACCESS & UTILITY EASEMENT
- ⑫ A 15' WIDE PUBLIC UTILITY EASEMENT
- ⑬ A 5' WIDE HOA ACCESS EASEMENT
- ⑭ A 22'X20' WIDE PUBLIC ACCESS EASEMENT

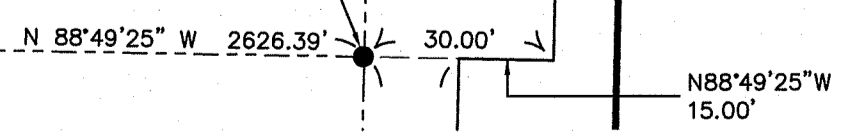
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SEE SHEET 3

C 1/4 SECTION 24
 FOUND 1" IRON PIPE
 PER REFERENCE
 SURVEY #3. (12/2018)



SEE SHEET 4

SAWGRASS DRIVE NE
 N 01°23'02" E 574.69'
 407.19'

NOLL ROAD NE
 N 01°23'02" E 2641.28'
 325.39'

N 01°23'02" E 645.32'
 325.28'

655.24'

SEE SHEET 6

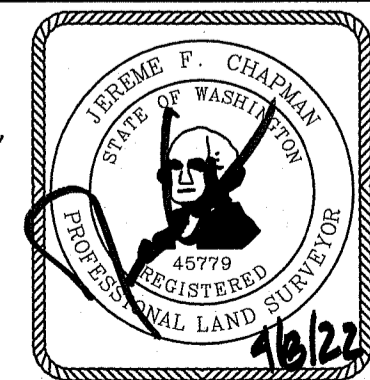
SAWGRASS DRIVE NE
 N 01°23'02" E 574.69'
 167.50'

PARCEL NO.
 242601-1-051-2003

PARCEL NO.
 242601-1-053-2001

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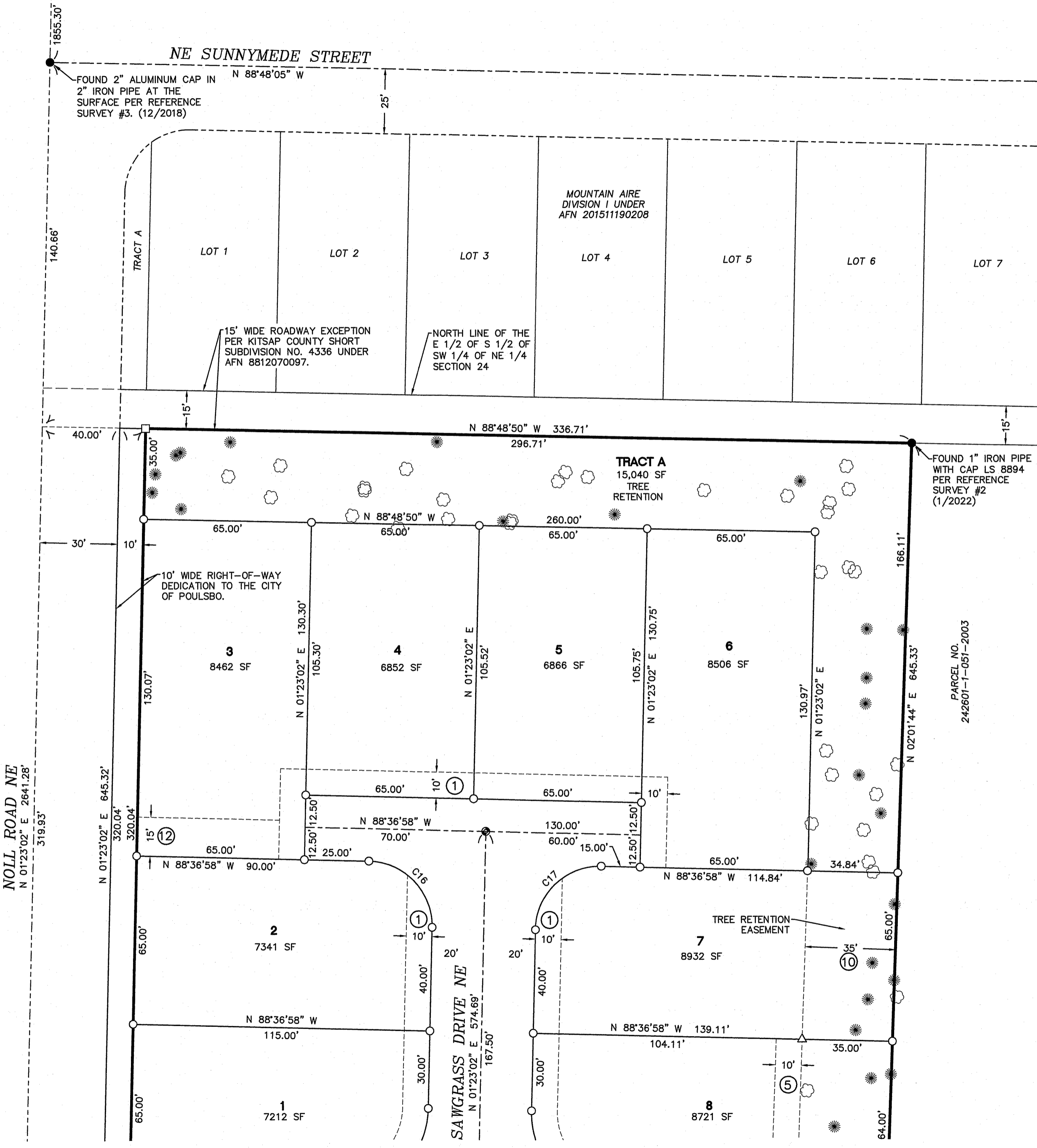
SHEET 5 OF 6

VOLUME / PAGE

V.36 P.16

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SEE SHEET 5

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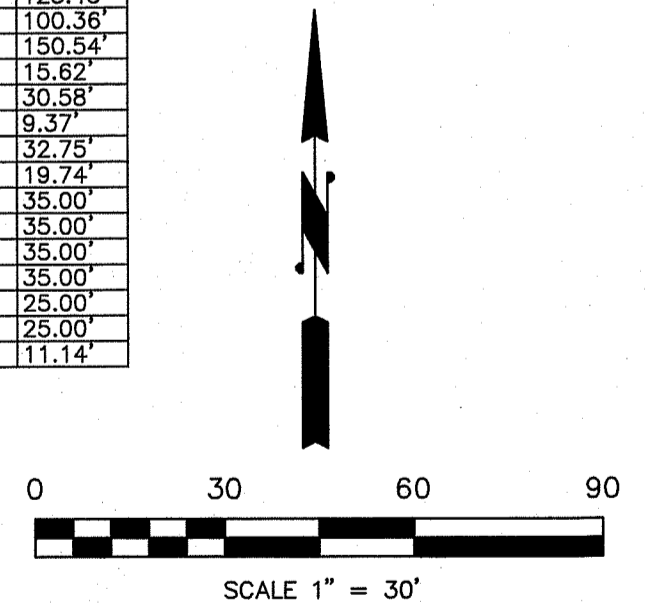
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SHEET 6 OF 6

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