

8107 230083

RIDGEWOOD DIVISION NO. 4

SITUATE IN SECTION 13, T.26 N., R.1 E., W.M.
CITY OF POULSBO
POULSBO, WASHINGTON

ROATS ENGINEERING
POULSBO

DESCRIPTION

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE OF SAID SECTION 13, NORTH 88°47'45" WEST 327.01 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, NORTH 0°44'50" EAST 789.23 FEET TO THE SOUTH LINE OF THE NORTH 4 ACRES* OF SAID SUBDIVISION; THENCE ALONG SAID SOUTH LINE, SOUTH 88°40'28" EAST 326.62 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 13; THENCE SOUTHERLY ALONG SAID CENTERLINE, SOUTH 0°43'07" WEST 788.54 FEET TO THE POINT OF BEGINNING.
EXCEPT THE SOUTH 30 FEET FOR "MESFORD ROAD"
SITUATE IN KITSAP COUNTY, WASHINGTON.

*APPORTIONED TO SUBDIVISION

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THE PLAT OF RIDGEWOOD, DIVISION NO. 4, IS BASED UPON THE ACTUAL SURVEY AND SUBDIVISION OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., AS REQUIRED BY STATE STATUTES, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT AND BLOCK CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE STATUTES AND REGULATIONS GOVERNING PLATTING. THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF MARCH 17, 1981 THROUGH JUNE 23, 1981.



George Roats
GEORGE ROATS, CIVIL ENGINEER AND LAND SURVEYOR NO. 4809

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT C.B.S., A LIMITED PARTNERSHIP, IN KITSAP COUNTY, STATE OF WASHINGTON; GREAT NORTHWEST FEDERAL SAVINGS AND LOAN ASSOCIATION, A WASHINGTON CORPORATION; LAWRENCE A. JOHNSON AND NORA R. JOHNSON, HIS WIFE, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OF WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE 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 LOTS, BLOCKS, TRACTS, ECT., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE ORIGINALLY GRADED. ALSO, ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID STREETS.

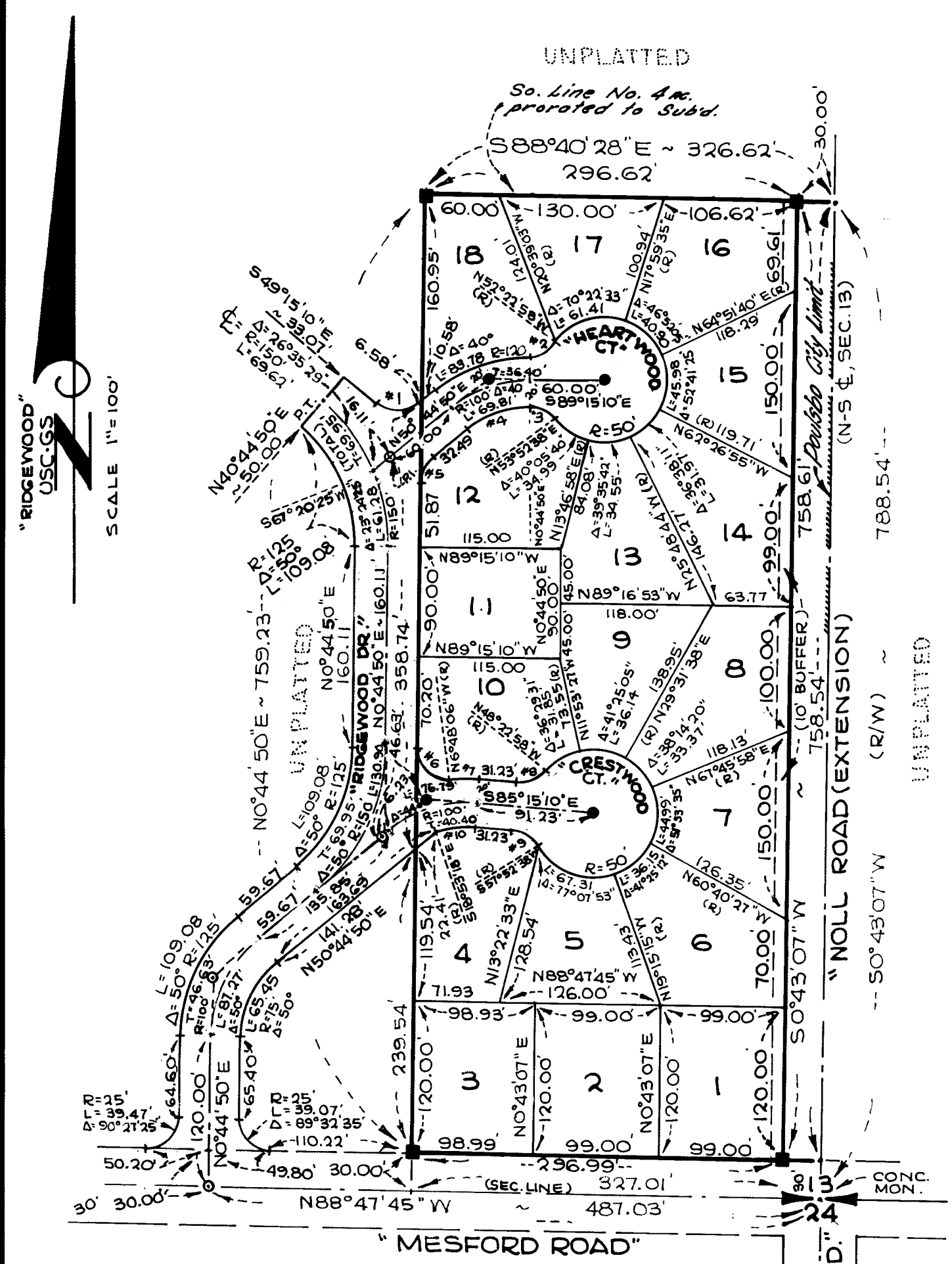
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 1st DAY OF June 1981 A.D.

C.B.S., A LIMITED PARTNERSHIP (CONTRACT PURCHASER)

William T. Barnd
GREAT NORTHWEST FEDERAL SAVINGS AND LOAN ASSOCIATION (MORTGAGEE)
Rob Ellie
Lawrence A. Johnson (OWNER)
Nora R. Johnson (OWNER)

EASEMENT

A 7 FT. WIDE STRIP OF LOTS 4 THRU 18 PARALLEL WITH AND ADJACENT TO ALL ROADWAYS IS RESERVED IN FAVOR OF PUGET SOUND POWER & LIGHT CO. PER AUDITOR'S FILE No. 8103170049.



LEGEND:

- = 3/4" I. PIPE IN CONCRETE (4)
- = MAG. CAP MONUMENT IN PAVEMENT (4)
- = CONC. MON/MAG. CAP IN CASE (4)

NOTE:

ALL LOT COR'S ARE 3/4" I. PIPE

CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH
1	Δ= 80°	25'	34.91'
2	53° 07' 48"	25'	23.18'
3	53° 07' 48"	25'	23.18'
4	40°	80'	55.85'
5	50°	25'	21.82'
6	97° 32' 56"	25'	42.56'
7	11° 32' 56"	120'	24.19'
8	53° 07' 48"	25'	23.18'
9	53° 07' 48"	25'	23.18'
10	23° 38' 08"	80'	33.00'

1st 2nd 3rd 4th