

LOT AREAS:
OVERALL = 413,607 SQ. FT. (9.495 ACRES)

PARCEL NUMBER:
102601-2-005-2004

SW 1/4 OF THE NW 1/4 OF SEC. 10, TWP. 26 N., RNG. 1 E. W.M.

CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON

PLAT OF WESTWOOD CROSSING

CURVE TABLE

LINE	ARC	DELTA	RADIUS
C1	60.23'	11.45°27'	293.50'
C2	161.44'	72.50°01'	127.00'
C3	80.84'	36.20°22'	126.30'
C4	32.10'	14.42°54'	126.30'
C5	40.30'	92.21°12'	25.00'
C6	23.32'	4.46°21'	280.00'
C7	18.45'	3.18°10'	320.00'
C8	47.21'	8.27°13'	320.00'
C9	36.24'	87.36°48'	25.00'
C10	39.64'	90.50°33'	25.00'
C11	38.90'	89.09°27'	25.00'
C12	39.36'	90.12°23'	25.00'
C13	39.18'	89.47°37'	25.00'
C14	6.52'	2.25°56'	153.50'
C15	67.98'	32.50°22'	153.50'
C16	86.36'	32.14°08'	153.50'
C17	58.85'	67.26°34'	50.00'
C18	45.05'	103.14°43'	25.00'
C19	53.84'	20.23°13'	151.30'
C20	36.80'	84.19°48'	25.00'
C21	128.63'	64.56°06'	113.50'
C22	6.37'	3.13°02'	113.50'
C23	34.13'	6.59°02'	280.00'
C24	49.98'	22.40°20'	126.30'
C25	30.86'	14.00°02'	126.30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°52'30"E	39.83'
L2	S87°58'02"E	31.52'
L3	N40°17'54"E	50.72'
L4	N40°17'54"E	32.17'
L5	N40°17'54"E	18.55'

SURVEYOR'S NOTES:

- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TWO (2) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (TRIMBLE S-3) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (TRIMBLE R-8). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
- UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
- THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED JULY 28, 2017. THE DATE OF THIS FIELD SURVEY.
- FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM OLYMPIC TITLE AND ESCROW COMMITMENT ORDER NO. 03K-11930, DATED JUNE 9, 2017. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

BASIS OF BEARING:

GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES, THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 282300.69 / 1168568.09 AT A 2" BRASS DISK, IN A MONUMENT CASE AT THE WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999866061 AND THE GRID SCALE FACTOR OF 0.9999617544 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

DESCRIPTION:

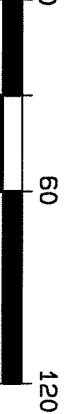
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 825 FEET (50 RODS) WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE WEST 495 FEET (30 RODS) TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 1320 FEET (80 RODS) TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST 825 FEET (50 RODS); THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING; EXCEPT THAT PORTION ON THE EAST FOR URDAHL ROAD NORTHWEST; AND EXCEPT THE SOUTH 728.36 FEET THEREOF.



TREE RETENTION AREA AS REQUIRED IN PROJECT CONDITION OF APPROVAL 10 ARE DEPICTED ON SHEET 3 OF THIS DOCUMENT. TREES LOCATED IN PRESERVATION EASEMENTS 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

LEGEND:

- = FOUND MONUMENT (AS NOTED)
- ⊗ = SET 3" BRASS DISK PER KITSAP COUNTY STANDARD MONUMENT
- = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR LS 38965"
- ⊙ = SET 2" IRON PIPE WITH 2" BRASS DISC STAMPED "LS 38965"



SCALE:

1" = 60'



CONTOUR

ENGINEERING • L.L.C.
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4706 57th Street NW, Suite 100, Edmonds, WA 98035
Phone: 206-857-9424 Fax: 206-857-0024 info@contourllc.com

DRAWN BY:	LN	CHECKED BY:	S. WOODS
DATE:	SEPT 25, 2018	JOB NAME:	17-196
SCALE:	1" = 60'	JOB NO.:	17-196

INDEX DATA:
SW1/4 NW1/4 SEC10, T26N, R1E, WM

SURVEY FOR:
BMCH WASHINGTON, LLC
99 ALMADEN BLVD
SAN JOSE, CA 95113

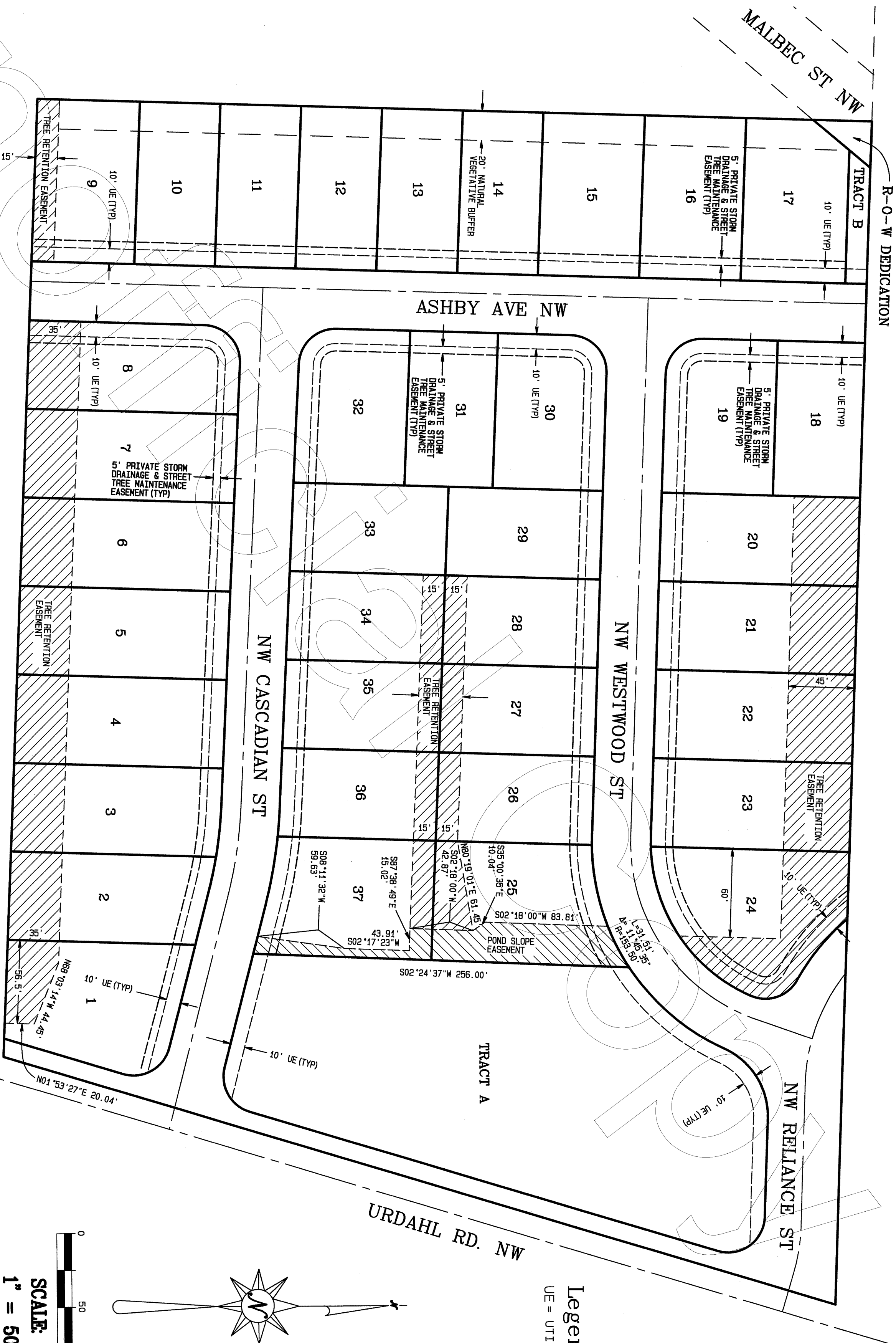
KITSAP COUNTY, WASHINGTON

SHEET 2 OF 3

PLAT OF WESTWOOD CROSSING

SW 1/4 OF THE NW 1/4 OF SEC. 10, TWP. 26 N., RNG. 1 E. W.M.
CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON

EASEMENT LAYOUT



THE 5' PRIVATE STORM DRAINAGE AND STREET TREE MAINTENANCE EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE WESTWOOD CROSSING HOME OWNERS ASSOCIATION.

TREES LOCATED IN PRESERVATION EASEMENTS 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.



CONTOUR
ENGINEERING, LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
4706 37th Street NW, Suite 300
Phone: 253 857-3654 Fax: 253 859-0044
info@contour-engineering.com

DATE:	SEPT 25, 2018	JOB NAME:	17-196
SCALE:	1" = 50'	JOB NO.:	17-196

INDEX DATE:	SW1/4 NW1/4 SEC10, T26N, R1E, WM
SURVEY FOR:	BMCH WASHINGTON, LLC 99 ALMADEN BLVD SAN JOSE, CA 95113
KITSAP COUNTY, WASHINGTON	
SHEET 3 OF 3	