



DEDICATION

Known all men by these presents that the undersigned owner, Kitsap County Consolidated Housing Authority, do hereby declare this land platted and dedicate 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 and cuts and fills upon the lots shown on this plat in the reasonable original grading of 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. Dimension and use of all lots embraced in this plat are subject to and shall be in conformity with the City of Poulsbo Zoning Regulations. The owners hereof, and their successors and assigns, hereby waive all claims for damages against any governmental authority arising from construction and maintenance of public facilities and public property within this plat.

IN WITNESS WHEREOF WE HAVE set our hands and seals this 13th day of February 1997

Kitsap County Consolidated Housing Authority:

Roger W. Waid, Dep. Dir.
Norman McLoughlin, Executive Director

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KITSAP

SS: February
THIS IS TO CERTIFY that on this 13th day of February 1997, before me, the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared ROGER W. WAID

to me known to be the person(s) who executed the foregoing dedication and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at Kingston.

My appointment expires: 3-13-99
Cheryl J. Haley

SURVEYOR'S CERTIFICATE

I, Herbert Armstrong, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under supervision, that the distances, courses and angles are shown thereon correctly, and that monuments have been set and lot corners staked on the ground as depicted on the plat.

Herbert A. Armstrong 1-13-97
Herbert A. Armstrong, Certificate #8894



Plat of
AUSTURBRUIN

A Planned Unit Development
Situate in the SW 1/4, NW 1/4
Section 24, Township 26 North, Range 1 East, W.M.
City of Poulsbo, Kitsap County, Washington

APPROVALS

Approved by me this 13 day of February, 1997.

Richard L. Endreson
CHAIRMAN, CITY OF POULSBO PLANNING COMMISSION

Approved by me this 13 day of February, 1997.

John R. Stephenson
ENGINEER, CITY OF POULSBO

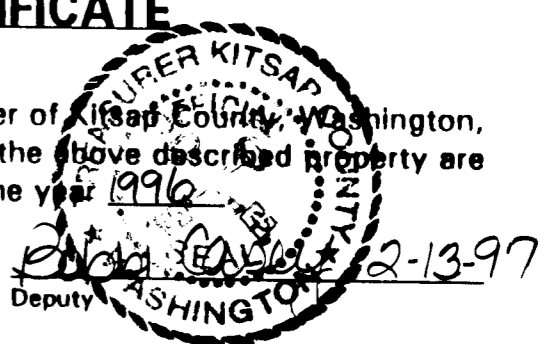
The City Council of the city of Poulsbo, meeting in regular session, the 13 day of February, 1997, find that the Plat Austurbruin serves the public use and interest and has authorized it's mayor to execute it's written approval.

Richard Mitchum
MAYOR, CITY OF POULSBO

TREASURER'S CERTIFICATE

S. Shrader, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the above described property are fully paid up to and including the year 1996.

Sharon Shrader Treasurer, Kitsap County
Sharon Shrader Deputy, Kitsap County



RECORDING CERTIFICATE

Filed for recording at the request of POULSBO CITY OF this 13 day of FEB, 1997, at 12 minutes past 3 PM o'clock and recorded in Volume 3001750 of plats, page 3001750, recorded at Kitsap County Washington.

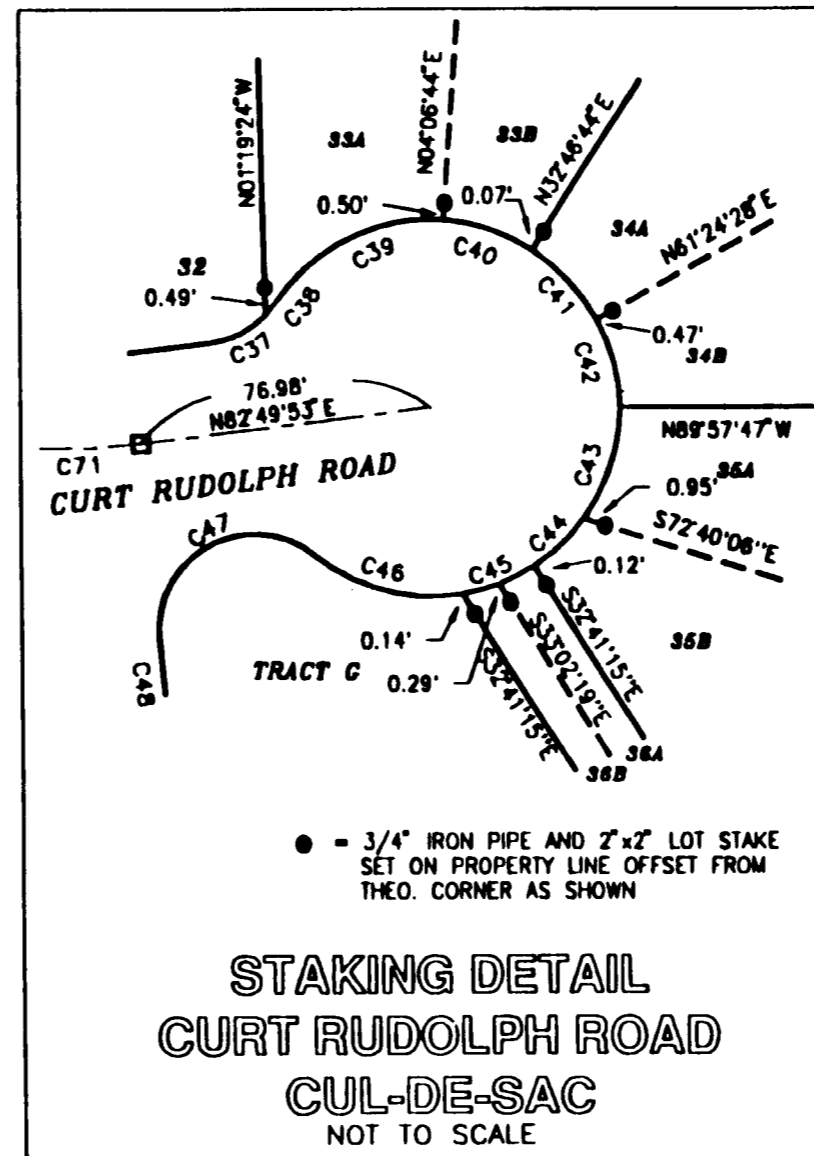
Robert Flynn Auditor, Kitsap County
Sheryl J. Haley Deputy

A·D·A ENGINEERING, LLC
 P.O. Box 847 - POULSBO, WA 98370
 (360) 779-6633 / (360) 842-6123



Plat of
AUSTURBRUIN

A Planned Unit Development
 Situate in the SW 1/4, NW 1/4
 Section 24, Township 26 North, Range 1 East, W.M.
 City of Poulsbo, Kitsap County, Washington



DESCRIPTION:

That portion of the Southwest quarter of the Northwest quarter of Section 24, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

Beginning at the West quarter corner of said Section; thence South 88°50'04" East along the Southerly limits of said subdivision, a distance of 30.00 feet to a point on the Easterly limits of Caldart Avenue as conveyed to the City of Poulsbo by deeds recorded under Auditor's File Numbers 8001180127 and 8001180128, said point being the True Point of Beginning; thence continuing South 88°50'04" East along said Southerly limits, a distance of 954.96 feet to a 2" diameter concrete filled iron pipe with brass plate bearing the inscription "MacLearnsberry, Inc., L.S. 8425" (identical marks hereinafter referred to as "monument"); thence North 1°31'04" East, a distance of 553.67 feet to a monument; thence North 88°49'00" West, a distance of 298.06 feet to a monument; thence North 3°23'56" East, a distance of 437.05 feet to a monument; thence North 3°08'10" East a distance of 300.98 feet, more or less, to a point on the Southerly margin of Hostmark Street; thence North 88°49'04" West along said road margin, a distance of 32.66 feet, more or less, to a fence referenced in deed recorded under Auditor's File Number 1095804 on the Easterly limits of that tract of land conveyed to John H. Sagdahl and Helen A. Sagdahl by said deed; thence South 2°38'18" West along said fence, a distance of 299.88 feet, more or less, to a corner referenced in said deed; thence North 88°49'21" West along said fence, a distance of 14.04 feet, more or less, to a point on the Easterly limits of the West half of said subdivisions; thence South 1°32'28" West along said Westerly limits, a distance of 0.54 feet, more or less, to a point on the Northerly limits of the South three-quarters of said subdivision; thence North 88°49'18" West, a distance of 625.61 feet, more or less, to a point on the Easterly limits of said Caldart Avenue; thence South 1°35'55" West, a distance of 991.14 feet, more or less, to the True Point of Beginning.

EASEMENT PROVISIONS

An easement is hereby reserved for and conveyed to Puget Sound Power and Light Company, Cascade Natural Gas, United Telephone Company, TCI Cable Television of Washington, Inc., the City of Poulsbo, their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all streets in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires with all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

NOTES:

1. This plat meets the minimum required surveying standards per WAC 332.130.090.
2. This plat accomplished by field traverse procedures using a two second total station and/or a five second theodolite and calibrated steel tape.
3. All runoff from roof and yard drains must be directed in such a manner as to not adversely affect adjacent properties.
4. The maintenance of roof and yard drains and associated piping and appurtenances shall be the responsibility of the individual homeowners.
5. Every owner of an individual lot shall be a member of the "Austurbruin Homeowners Association", A Washington Corporation, the right to membership in the association shall be appurtenant to and may not be separated from ownership of an individual lot. Ownership of a lot shall be sole qualification for membership.
6. Tracts A through G are hereby dedicated in fee title to the City of Poulsbo for open space. Tract H is hereby dedicated in fee title to the Austurbruin Homeowners Association.
7. Said Tracts A through G shall be maintained by the City of Poulsbo. Tract H shall be maintained by the Austurbruin Homeowners Association.
8. Building setbacks to be consistent with the City of Poulsbo Resolution Number 96-15, a resolution of the City Council of the City of Poulsbo, Washington, waiving the side setback requirements of Poulsbo Municipal code table 18.21B and Section 18.51.030(B)(14)(c), as they apply to the Austurbruin Subdivision and Planned Unit Development.

COVENANTS AND RESTRICTIONS

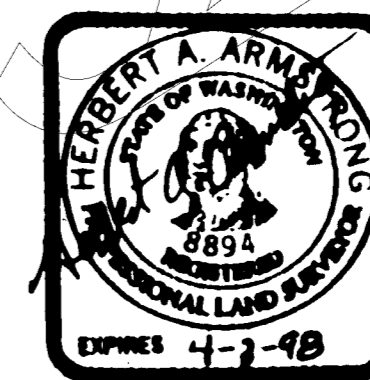
See instrument recorded under Auditor's File Number
3001751

LOT LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 29°13'19" E	43.19'
L2	N 01°19'24" W	23.67'
L3	S 25°44'56" W	4.38'
L4	N 87°42'56" W	40.62'
L5	S 04°34'13" W	4.12'
L6	S 01°59'24" W	13.67'
L7	S 72°40'06" E	81.26'
L8	N 32°41'15" W	53.43'
L9	N 33°02'19" W	53.80'
L10	N 32°41'15" W	77.67'
L70	S 88°57'47" E	23.12'
L71	S 32°03'25" E	72.34'
L72	S 52°49'43" E	58.32'
L73	S 86°52'52" E	15.88'
L74	S 04°34'13" W	35.91'
L75	S 86°52'52" E	20.00'
L76	S 86°52'52" E	15.87'

RADIAL CURVE DATA

NUMBER	DIRECTION	DISTANCE
R11	S04°06'44"W	50.00'
R12	N32°45'36"E	50.00'
R13	S61°24'28"W	50.00'
R14	N89°56'39"W	50.00'
R15	S53°26'24"E	50.00'
R16	N32°38'54"W	50.00'
R17	S09°04'00"E	50.00'
R18	N38°43'16"E	50.00'
R19	S84°46'50"W	25.00'
R20	S79°10'07"W	765.06'
R21	N73°05'04"E	765.06'
R22	S65°47'47"W	765.06'
R23	N67°05'02"E	815.06'
R25	N76°03'33"E	815.06'
R26	S77°58'17"W	790.06'
R27	N03°07'08"E	25.00'
R28	N80°15'49"E	25.00'
R29	S45°47'16"W	25.00'
R30	N85°25'47"W	25.00'
R31	S85°25'47"E	40.00'
R32	S03°07'08"W	70.00'
R33	N29°34'15"E	70.00'
R34	S53°01'58"W	70.00'
R35	N78°16'14"E	70.00'
R36	N00°49'04"E	168.00'
R37	S02°33'43"W	143.00'
R38	S15°46'56"W	120.00'
R39	N75°36'53"E	120.00'
R40	N84°16'25"W	150.00'
R41	S85°15'44"E	190.00'
R42	N68°22'15"W	190.00'
R43	S75°37'37"E	120.00'
R44	S09°17'10"W	700.00'
R45	N69°49'15"E	25.00'
R46	N55°21'30"W	50.00'
R47	N46°22'55"W	25.00'
R48	S18°10'43"E	120.00'
R49	N02°07'27"W	80.00'
R50	S08°55'20"W	80.00'



NOTE:
FOR SUBDIVISIONAL DATA
SEE SURVEY BY
MACLEARNSBERRY DATED
JULY 1994
VOL. 44, PG. 125



3 1/4" KITSAP COUNTY BRASS CAP IN
CONCRETE 0.7 FEET DEEP AT WEST SIDE OF
CALDART AVENUE. FB 2146/3 (APRIL 1992)

NOTE:
1. FOR DESCRIPTION OF 10' UTILITIES EASEMENT
ADJACENT TO ALL ROADWAYS SEE EASEMENT
PROVISIONS ON PAGE 2 OF 3.
2. TRACT A THROUGH G ARE HEREBY DEDICATED
IN FEE TITLE TO THE CITY OF POULSBO FOR
OPEN SPACE.

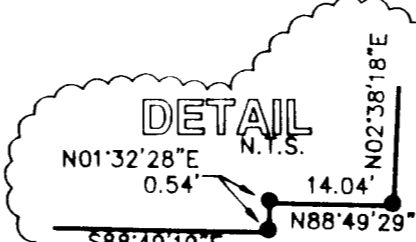
PLAT OF

AUSTURBRUIN

A PLANNED UNIT DEVELOPMENT
SITUATE IN THE SW 1/4, NW 1/4
SECTION 24, TOWNSHIP 26 N, RANGE 1 E, W.M.
CITY OF POULSBO, KITSAP COUNTY, WASHINGTON



NOTE: ENTIRE TRACT H IS
UTILITY AND ACCESS
EASEMENT AND FUTURE
RV STORAGE AREA AFTER
COMPLETION OF GUSTAF
STREET.



CENTERLINE CURVE DATA

NUMBER	LENGTH	RADIUS	DELTA
C1	99.21	700.00	08°07'13"
C2	130.79	700.00	10°42'19"
C3	79.64	168.00	27°09'36"
C4	157.08	100.00	90°00'00"
C5	157.08	100.00	90°00'00"
C6	66.31	170.00	22°21'00"
C7	87.79	55.00	91°27'05"
C8	314.03	790.06	22°46'26"

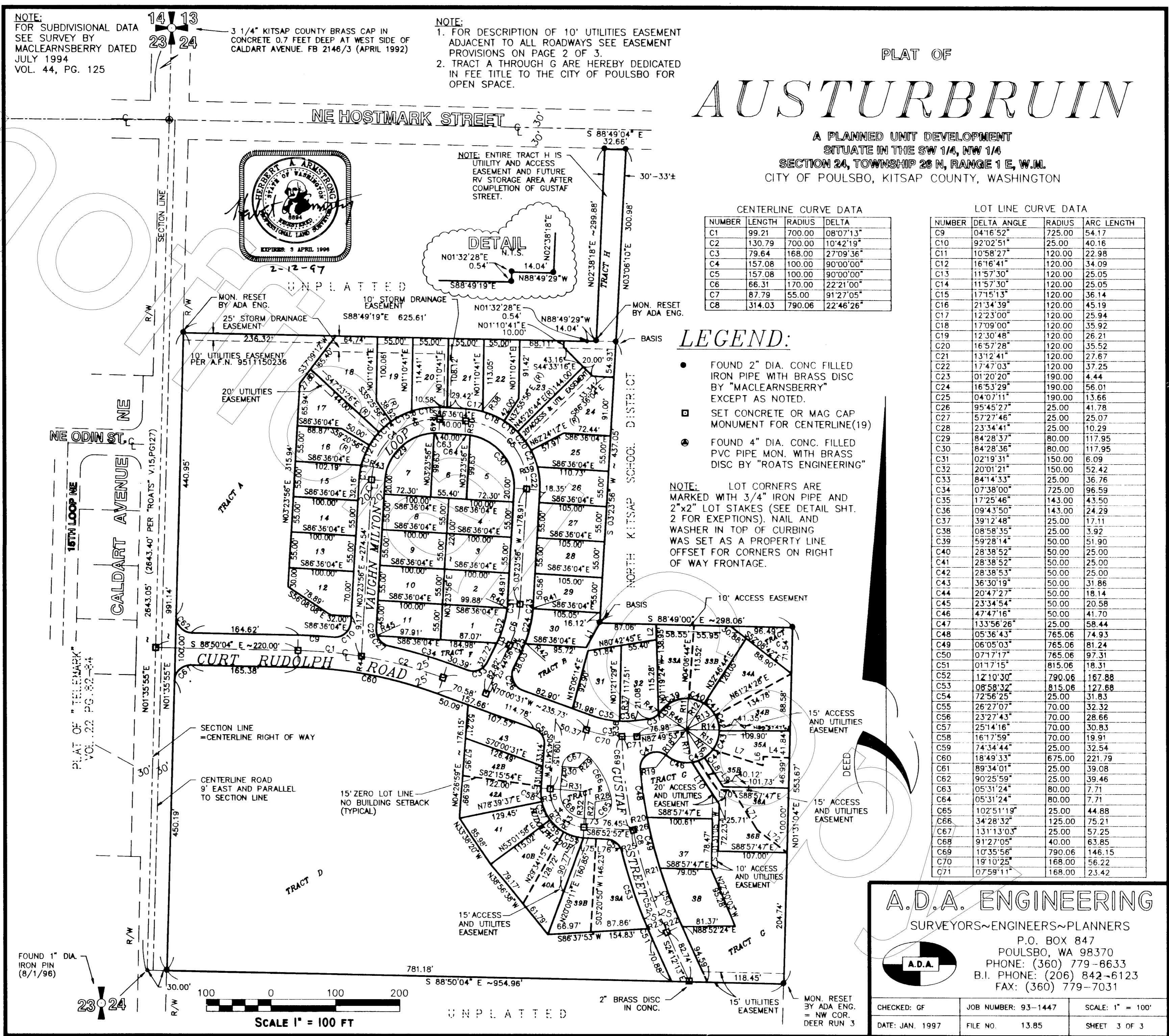
LOT LINE CURVE DATA

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C9	04°16'52"	725.00	54.17
C10	92°02'51"	25.00	40.16
C11	10°58'27"	120.00	22.98
C12	16°16'41"	120.00	34.09
C13	11°57'30"	120.00	25.05
C14	11°57'30"	120.00	25.05
C15	17°15'13"	120.00	36.14
C16	21°34'39"	120.00	45.19
C17	12°23'00"	120.00	25.94
C18	17°09'00"	120.00	35.92
C19	12°30'48"	120.00	26.21
C20	16°57'28"	120.00	35.52
C21	13°12'41"	120.00	27.67
C22	17°47'03"	120.00	37.25
C23	01°20'20"	190.00	4.44
C24	16°53'29"	190.00	56.01
C25	04°07'11"	190.00	13.66
C26	95°45'27"	25.00	41.78
C27	57°27'46"	25.00	25.07
C28	23°34'41"	25.00	10.29
C29	84°28'37"	80.00	117.95
C30	84°28'36"	80.00	117.95
C31	02°19'31"	150.00	6.09
C32	20°01'21"	150.00	52.42
C33	84°14'33"	25.00	36.76
C34	07°38'00"	725.00	96.59
C35	17°25'46"	143.00	43.50
C36	09°43'50"	143.00	24.29
C37	39°12'48"	25.00	17.11
C38	08°58'35"	25.00	3.92
C39	59°28'14"	50.00	51.90
C40	28°38'52"	50.00	25.00
C41	28°38'52"	50.00	25.00
C42	28°38'53"	50.00	25.00
C43	36°30'19"	50.00	31.86
C44	20°47'27"	50.00	18.14
C45	23°34'54"	50.00	20.58
C46	47°47'16"	50.00	41.70
C47	133°56'26"	25.00	58.44
C48	05°36'43"	765.06	74.93
C49	06°05'03"	765.06	81.24
C50	07°17'17"	765.06	97.31
C51	01°17'15"	815.06	18.31
C52	12°10'30"	790.06	167.88
C53	08°58'32"	815.06	127.88
C54	72°56'25"	25.00	31.83
C55	26°27'07"	70.00	32.32
C56	23°27'43"	70.00	28.66
C57	25°14'16"	70.00	30.83
C58	16°17'59"	70.00	19.91
C59	74°34'44"	25.00	32.54
C60	18°49'33"	675.00	221.79
C61	89°34'01"	25.00	39.08
C62	90°25'59"	25.00	39.46
C63	05°31'24"	80.00	7.71
C64	05°31'24"	80.00	7.71
C65	102°51'19"	25.00	44.88
C66	34°28'32"	125.00	75.21
C67	131°13'03"	25.00	57.25
C68	91°27'05"	40.00	63.85
C69	10°35'56"	790.06	146.15
C70	19°10'25"	168.00	56.22
C71	07°59'11"	168.00	23.42

LEGEND:

- FOUND 2" DIA. CONC FILLED IRON PIPE WITH BRASS DISC BY "MACLEARNSBERRY" EXCEPT AS NOTED.
- SET CONCRETE OR MAG CAP MONUMENT FOR CENTERLINE(19)
- FOUND 4" DIA. CONC. FILLED PVC PIPE MON. WITH BRASS DISC BY "ROATS ENGINEERING"

NOTE: LOT CORNERS ARE MARKED WITH 3/4" IRON PIPE AND 2"x2" LOT STAKES (SEE DETAIL SH. 2 FOR EXCEPTIONS). NAIL AND WASHER IN TOP OF CURBING WAS SET AS A PROPERTY LINE OFFSET FOR CORNERS ON RIGHT OF WAY FRONTAGE.



A.D.A. ENGINEERING
SURVEYORS~ENGINEERS~PLANNERS
P.O. BOX 847
POULSBO, WA 98370
PHONE: (360) 779-8633
B.I. PHONE: (206) 842-6123
FAX: (360) 779-7031

CHECKED: GF JOB NUMBER: 93-1447 SCALE: 1" = 100'
DATE: JAN. 1997 FILE NO. 13.85 SHEET 3 OF 3

V. 29 P. 181

3001750