

BAYWATCH AT POULSBO

A PORTION OF
THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST OF THE W.M.
KITSAP COUNTY, WASHINGTON.



CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CURVE	DELTA	RADIUS	LENGTH	TANGENT
1	15°00'00"	150.78	39.47	19.85	18	90°00'00"	25.00	39.27	25.00
2	75°00'00"	100.52	131.58	77.13	19	20°15'47"	163.24	57.73	29.17
3	20°16'50"	89.52	31.69	16.01	20	8°04'22"	163.24	23.00	11.52
4	32°15'40"	100.52	56.50	29.07	21	53°07'48"	25.00	23.18	12.50
5	42°44'20"	100.52	74.98	39.33	22	65°34'29"	50.00	32.21	16.67
6	28°20'09"	143.24	70.84	36.16	23	36°52'12"	50.00	32.48	16.67
7	6°00'00"	143.24	15.00	7.51	24	54°46'22"	50.00	47.80	25.90
8	22°20'09"	143.24	55.84	28.28	25	34°22'39"	50.00	30.00	15.47
9	15°00'00"	175.78	46.02	23.14	26	60°17'17"	50.00	52.61	29.04
10	13°31'30"	125.52	29.63	14.88	27	85°01'31"	25.00	37.10	22.92
11	91°32'40"	25.00	39.84	25.68	28	27°47'34"	50.00	24.25	12.37
12	15°00'00"	125.78	32.93	16.56	29	38°26'33"	50.00	33.55	17.43
13	12°22'16"	109.52	23.65	11.87	30	35°50'15"	50.00	31.27	16.17
14	65°12'18"	25.00	28.45	15.99	31	33°33'46"	50.00	29.29	15.08
15	14°26'29"	125.52	31.64	15.90	32	78°56'47"	25.00	34.45	20.59
16	11°24'42"	125.52	25.00	12.54	33	102°00'00"	25.00	44.51	30.87
17	78°00'00"	25.00	34.03	20.24					

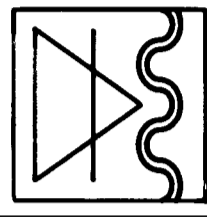
LINE DATA

LINE	BEARING	DISTANCE
1	N 28°32'29"E	96.47
2	N 71°16'50"W	25.00
3	S 88°26'20"E	43.59
4	N 79°27'31"W	30.00
5	S 65°45'40"W	36.56
6	S 22°30'53"E	39.67
7	S 88°06'13"E	57.23
8	S 70°06'17"W	10.74
9	N 01°33'40"E	79.10
10	N 88°35'59"W	20.00
11	S 88°06'13"E	64.33
12	N 28°32'29"E	21.47
13	S 28°32'29"W	21.47
14	S 73°27'31"E	36.92
15	S 47°04'26"E	22.50
16	N 15°39'40"E	20.00
17	N 06°55'25"E	20.00
18	S 78°38'17"W	20.77
19	N 73°27'31"W	35.07
20	N 16°32'29"E	25.00
21	S 11°47'40"E	18.09

SURVEYOR CERTIFICATE

"I, JAMES E. BARNARD, 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 MY SUPERVISION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT."

James E. Barnard
JAMES E. BARNARD L.S. 21672 DATE 3/27/92

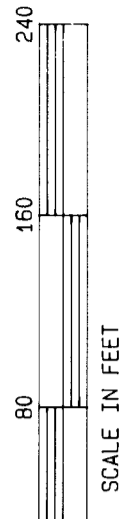


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TACOMA 473-4491 SEATTLE 623-5736

LEGEND

- FOUND POINT AS NOTED
- SET BRASS DISC IN CONCRETE UNLESS OTHERWISE NOTED
- SET 5/8" REBAR W/ CAP
- UE UTILITY EASEMENT
- SE. STORM EASEMENT
- SSE. SANITARY EASEMENT

BASIS OF BEARING: ASSUMED



BAYWATCH AT POULSBO

A PORTION OF
THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST OF THE W.M.
KITSAP COUNTY, WASHINGTON.

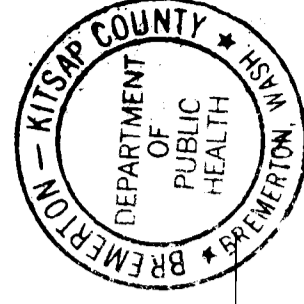
NOTES and RESTRICTIONS

- ALL LOT CORNERS ARE STAKED WITH 5/8" REBAR AND CAPS;
- A 10 FOOT WIDE UTILITY EASEMENT WILL ABUT ALL RIGHT-OF-WAYS IN THIS PLAT AS DEPICTED HEREON;
- UPON COMPLETION OF THE DETENTION SYSTEM, THE DEVELOPER WILL BE REQUIRED TO POST A TWO-YEAR MAINTENANCE BOND FOR THE FACILITY. THE DEVELOPER WILL BE RESPONSIBLE FOR PROVIDING REGULAR AND ADEQUATE MAINTENANCE DURING THESE TWO YEARS AS WELL AS SUPPORTIVE MAINTENANCE RECORDS. AT THE END OF THIS TIME, THE COUNTY WILL INSPECT IT AND, IF THE FACILITY IS ACCEPTABLE AND IF 80% OF THE RESIDENCES HAVE BEEN COMPLETED, THE COUNTY WILL TAKE OVER THE MAINTENANCE AND OPERATION OF THE SYSTEM. THE HOMEOWNERS WILL THEN BE REQUIRED TO PAY A MONTHLY FEE (CURRENTLY \$3 PER MONTH PER LOT) FOR THIS SERVICE. UPON ACCEPTANCE THE COUNTY SHALL BE GRANTED A MAINTENANCE EASEMENT OVER, UNDER, AND ACROSS ALL OPEN SPACE TRACTS HEREIN FOR MAINTENANCE OF THIS FACILITY;
- THE CITY OF POULSBO SHALL BE GRANTED A UTILITY EASEMENT OVER, UNDER, AND ACROSS ALL OF TRACTS A, B, AND THOSE AREAS DESIGNATED OPEN SPACE;
- TRACT A AS DEPICTED HEREON WILL BE SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE, AND UTILITIES. THE OWNERS OF LOTS 3, 4, 5, AND 6 SHALL HAVE EQUAL AND UNDIVIDED INTEREST IN OWNERSHIP AND MAINTENANCE THEREOF;
- TRACT B AS DEPICTED HEREON WILL BE SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE, AND UTILITIES. THE OWNERS OF ALL LOTS HEREIN SHALL HAVE EQUAL AND UNDIVIDED INTEREST IN OWNERSHIP AND MAINTENANCE THEREOF.

APPROVALS

I, **RON PERKEREWICZ**, DIRECTOR OF KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, HEREBY CERTIFY THAT THIS PLAT OF BAYWATCH AT POULSBO CONFORMS TO THE COMPREHENSIVE PLAN.

R. A. P. FOR **RON PERKEREWICZ**
DIRECTOR, KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT.



APPROVED BY ME THIS 2nd DAY OF April, 1990 A.D.

Willa A. Fisher, M.D.
DIRECTOR OF HEALTH, KITSAP COUNTY HEALTH DEPARTMENT

APPROVED BY ME THIS 24th DAY OF MAY, 1990 A.D.

John Swann
KITSAP COUNTY ENGINEER

APPROVED BY ME THIS 11th DAY OF June, 1990 A.D.

Billie E. ...
CHAIRMAN, BOARD OF KITSAP COUNTY COMMISSIONERS

Nell Anderson
CLERK, BOARD OF KITSAP COUNTY COMMISSIONERS

COUNTY'S TREASURER CERTIFICATE

I, **Sharon Shrader**, TREASURER OF KITSAP COUNTY, WASHINGTON HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID THE YEAR 1990 A.D.

Sharon Shrader by Arnette Lewis
KITSAP COUNTY TREASURER



FILING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF GORDON RADOVICH ON June 11, 1990 AT 30 MINUTES PAST 8 P.M. AND RECORDED IN VOLUME 26 OF PLATS, PAGES 14-56, RECORDS OF KITSAP COUNTY, WASHINGTON.

John ...
KITSAP COUNTY AUDITOR

Deputy
DEPUTY

AUDITOR'S FILE NUMBER: 9006110161



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BAYWATCH AT POULSBO

A PORTION OF
THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST OF THE W.M.,
KITSAP COUNTY, WASHINGTON.

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING NORTH OF STATE SECONDARY HIGHWAY No. 21-A.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED:

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 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.
DIMENSION AND USE OF ALL LOTS EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE IN CONFORMITY WITH THE KITSAP COUNTY 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 I/WE HAVE HEREUNTO SET OUR HANDS AND SEALS.

John M. Kapovich
GORDON M. RADOVICH, SINGLE MAN
Philip Chesterfield
Philip Chesterfield, Vice President
PACIFIC COAST INVESTMENT COMPANY, A WASHINGTON CORPORATION

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 29 DAY OF MARCH, 1996

STATE OF WASHINGTON)
COUNTY OF King) S. S.

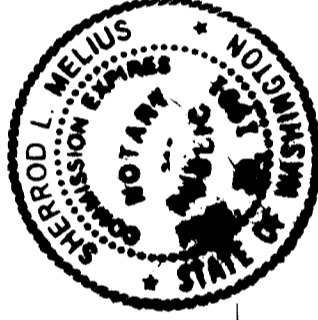
ON THIS 29 DAY OF MARCH, 1996 BEFORE ME PERSONALLY APPEARED

Philip Chesterfield VICE PRESIDENT
TO ME KNOWN TO BE THE _____

OF THE CORPORATION THAT EXECUTED 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 ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sherrod L. Melius
Sherrod L. Melius
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Tukwila



ACKNOWLEDGEMENT

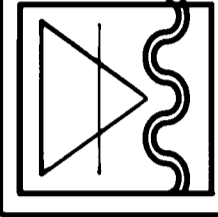
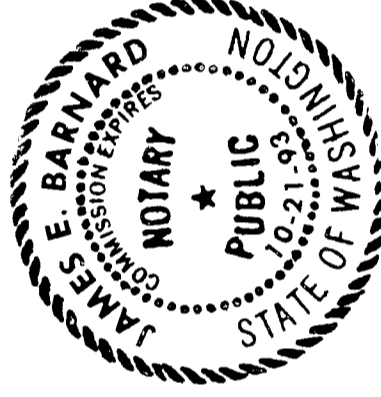
STATE OF WASHINGTON)
COUNTY OF KITSAP) S. S.

ON THIS 27th DAY OF MARCH, 1996, BEFORE ME PERSONALLY APPEARED
Gordon M. Kapovich

TO ME KNOWN TO BE THE INDIVIDUALS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE HIS OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

James E. Barnard
James E. Barnard
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT TACOMA



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