


Caldart Cottages PUD

SE 1/4, SE 1/4, Sec.14, T.26N., R.1E., W.M.
City of Poulsbo
Kitsap County, Washington

| | |
|---|---|
| Owner/Applicant: | Jim Laughlin P.O. Box 11815 Bainbridge Island, WA 98110 |
| Current use: | Undeveloped |
| Proposed water service: | City of Poulsbo |
| Proposed sewer service: | City of Poulsbo |
| Assessor's Account No. | 142601-4-01B-2001 |
| Zoning: | Low Density Residential |
| Total Area (After right of way dedication): | 3.81 Acres |

Surveyors Certificate

I, Marc R. Adam, 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, during the period of June, 2002 through June, 2004 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.


Marc R. Adam, L.S.
Registered Land Surveyor
Certificate No. 21368

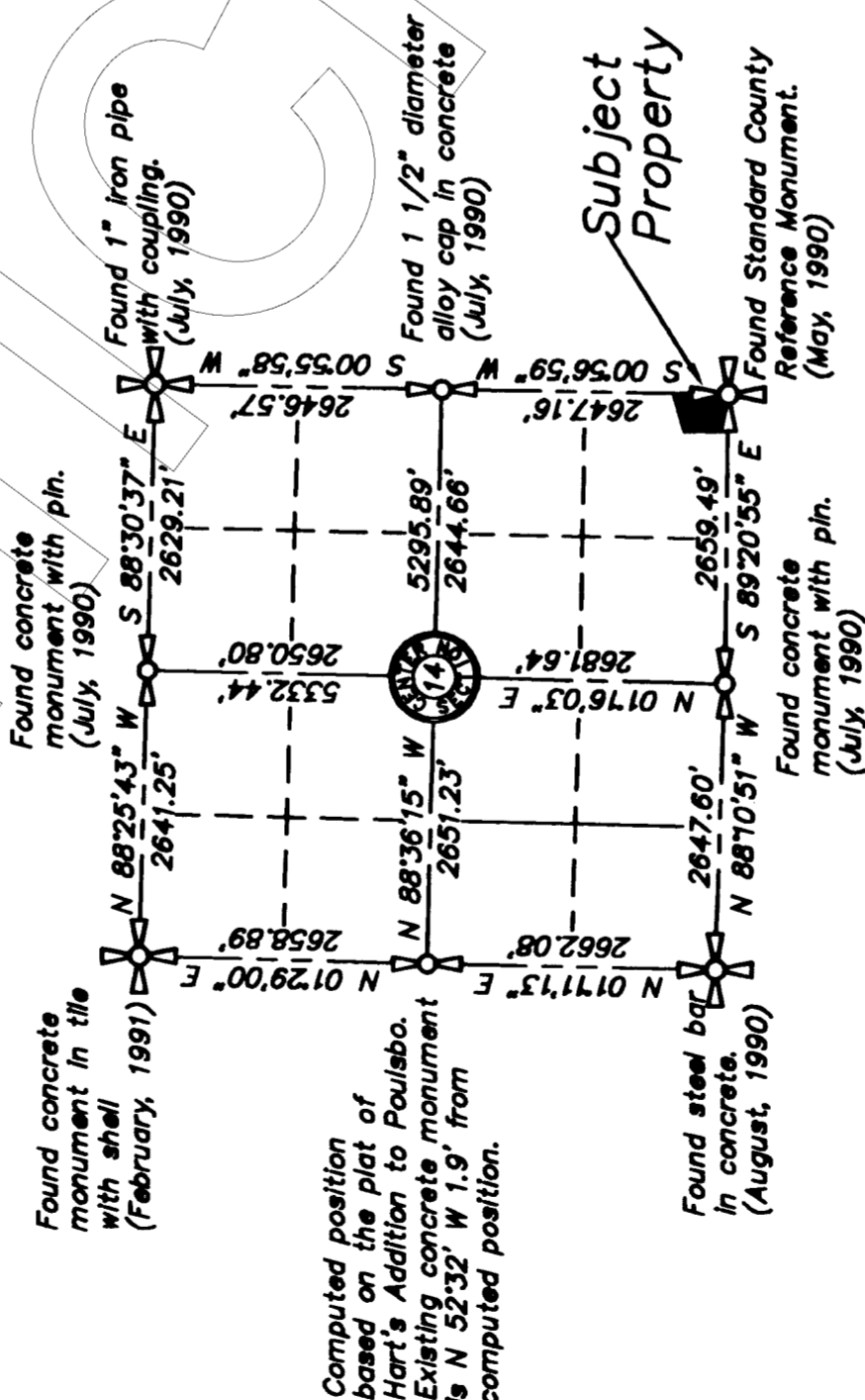
Legal Description

Lot 2 of the City of Poulsbo Short Plat recorded under Kitsap County Auditor's File No. 7906220107, being a portion of the Southeast quarter of the Southeast quarter, Section 14, Township 26 North, Range 1 East, W.M., City of Poulsbo, Kitsap County, Washington.

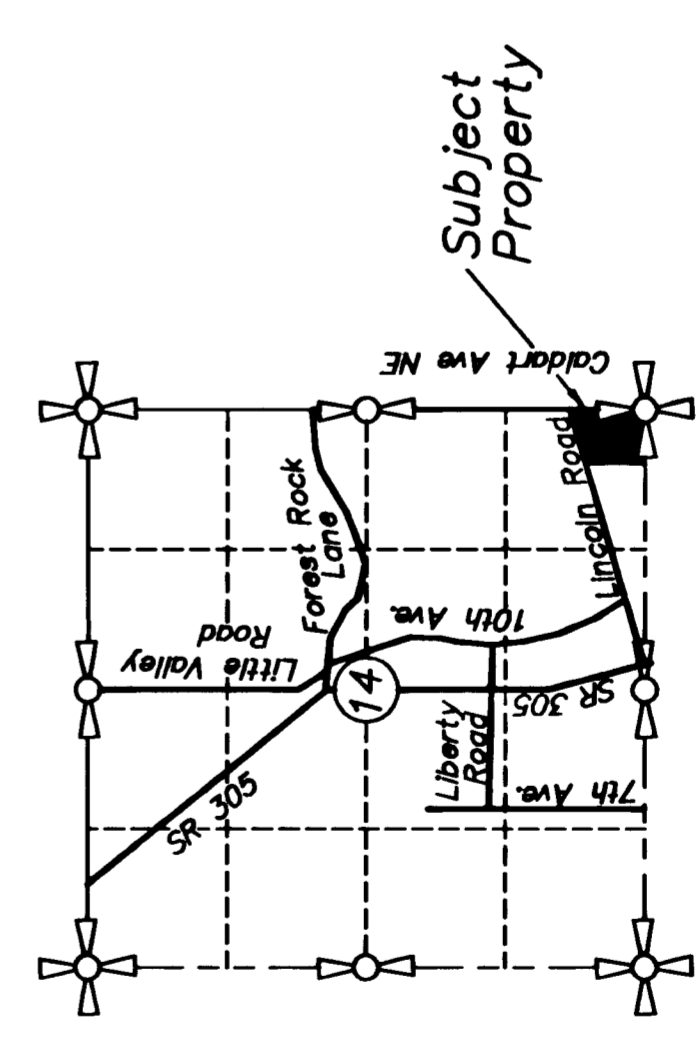
Except that portion conveyed to the City of Poulsbo for Caldart Avenue under Auditor's File No. 200310160036. ALSO EXCEPT that portion conveyed to the City of Poulsbo for N.E. Lincoln Road under Auditor's File No. 200310160035.

Notes

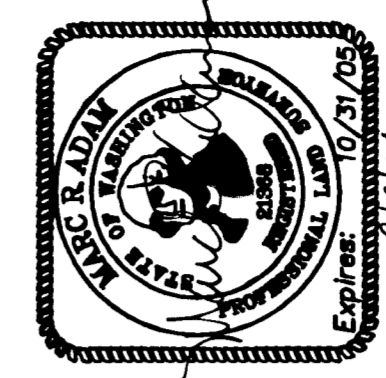
- This survey was accomplished by field traverse with a three second total station.
- This survey conforms to the minimum field traverse standards for land boundary surveys as listed in WAC 332-130-090.
- Easements depicted on the drawing are over, under and across the areas shown for the purposes stated. Utilities easements refer to easements for the installation, maintenance, repair of and access to surface and subsurface utilities and appurtenances. Access and utilities easements refer to easements for ingress, egress, and surface and subsurface utilities. Storm drainage easements refer to easements for the installation, maintenance, repair of and access to storm drainage systems. For easement details see sheet 5 of 5.
- This property is subject to a Underground and/or Overhead Power Lines and Appurtenances Easement in favor of Puget Sound Power and Light Co. recorded under Kitsap County Auditor's File No. 957133.
- This property may be subject to an Agreement for Sewage Disposal as recorded under Auditor's File No. 7907100039.
- This property is subject to the Agreement to Construct or Pay for Road Improvements recorded under Kitsap County Auditor's File No. 200310160034.
- This property is subject to an easement in favor of Puget Sound Energy, Inc. recorded under Kitsap County Auditor's File No. 200404220209.
- The empty conduit for future telecommunications use installed within the street rights of way and easements within this plat is hereby granted and conveyed to the City of Poulsbo.
- Tract A shall be owned in common by all lots within this plat.
- A 20 foot stream buffer is required on each side of the stream per Poulsbo Municipal Code 16.20.190. The buffer shall be left undisturbed except for normal maintenance.



SECTION SUBDIVISION
SEC.14, T.26N., R.1E., W.M.
(No Scale)



VICINITY MAP
SEC.14, T.26N., R.1E., W.M.
(no scale)



ADAM &

GOLDSWORTHY, INC.
LAND SURVEYING

1015 NE HOSTMARK ST. 360-779-4299
POULSBO, WA 98370 206-842-9598

Recording Certificate
Filed for record at the request of the City of Poulsbo on this 13 day of September, 2004, recorded in Volume 31 of plats, Pages 123-127 records of Kitsap County, Washington.

Attest: 
Karen Flynn
Kitsap County Auditor

DATE 8/17/04 FIELD BOOK 808
DRAWING 2543P1 SHEET 1 / 5

Dedication

Know all persons by these presents, that the undersigned owners in fee simple of the land being platted hereby declare this land platted and dedicate to the use of the public forever those portions of the rights-of-way for Caldart Avenue NE, NE Mesford Road, and NE Lincoln Road 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 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;

PROVIDED, that the undersigned expressly reserve unto themselves and any future owners of Lots 1-10 of this plat, a perpetual non-exclusive easement over, under, in, upon, and across that portion of the street right-of-way dedicated by this plat for the extension of Mesford Road, in order to construct, reconstruct, maintain, repair, and operate a private sanitary sewer force main serving said Lots 1-10. Said reserved easements rights are expressly made subordinate to the rights of the City of Poulsbo in said street right-of-way and the exercise of such easement rights shall at all times comply with all regulations of the City, including but not limited to, the requirement to obtain right-of-way or street use permits and to restore any public improvements within the street right-of-way, as nearly as practicable to the condition they were in immediately prior to the exercise of said reserved easement rights. The sanitary sewer force main shall at all times remain in private ownership and all maintenance and repair obligations shall remain with the owners thereof and not with the City.

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. The owners hereof, and their successors and assigns, hereby waive all claims for damages against any governmental authority from construction and maintenance of public facilities and public property within this plat.

Upon recording of this plat, ownership of Tract A is hereby granted and conveyed to the Caldart Cottages Homeowner's Association. Landscaping and maintenance of the landscaping and surface of Tract A shall be the responsibility of the Homeowner's Association. The stormwater bioswale west of Lots 11-15 shall be maintained by the Homeowner's Association in accordance with Department of Ecology and City of Poulsbo standards.

Upon recording of this plat, ownership of Tract B and the stormwater facilities within it are hereby granted and conveyed to the City of Poulsbo.

Ownership of the empty telecommunications conduit installed for future use and mains and appurtenances for storm drainage, gravity sanitary sewer, and water located within public right-of-way or within easements specifically dedicated to the City of Poulsbo is hereby granted and conveyed to the City of Poulsbo; EXCEPT 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) Water service lines from the water meter to the building; (2) Gravity sewer service lines from the sewer cleanout at the right-of-way to the building; (3) The entire sanitary sewer force main system from the building to the point the force main connects to the City's gravity sewer main; (4) Roof and footing drainage pipes from each lot to the point of connection with the bioswale for Lots 1-10; (5) Drainage pipes and appurtenances in the driveway and parking lot serving lots 1-10 and the 10' storm drainage easement along the South line of Lot 8; (6) Roof and footing drainage pipes from each lot to the City's 12-inch storm drainage main for Lots 11-20; and (7) The bioswale west of, and parallel to Lots 11-15.

Easement Provisions

Easements are hereby reserved for and conveyed to the City of Poulsbo under and upon Tract A and the 15-foot "Utilities Easement" between Lots 15 and 16, for access to and maintenance of City-owned utilities.

Easements are hereby reserved for and conveyed to all lots within the plat under and upon the "Access and Utilities" easements within the plat and the storm drainage easement along the South line of Lot 8.

An easement is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Company, United Telephone Company (aba Sprint), Comcast of Washington, the City of Poulsbo, and other utility companies having franchises or permits from the City of Poulsbo, and their respective successors and assigns under and upon the 10-foot "Utilities Easement" within each lot, the south 10 feet of Lot 20, the South 10 feet of Tracts A and B, and the 20-foot "Utilities Easement" within Tract A north of lots 1 and 3 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, tract, and spaces at all times for the purposes herein stated.

The easements granted herein are subject to the following terms and conditions:

1. Upon completion of any work within the property covered by the easement, the easement shall be restored as nearly as practicable to condition it was in immediately before commencement of the work or entry.
2. The property owner shall retain the right to use the surface of the easement as long as such use does not reasonably interfere with the easement rights granted herein. The property owner shall not however, have the right to:
 - a. Erect or maintain any building or structure within the easement, except for fencing, which shall be subject to the approval of the City of Poulsbo;
 - b. Plant trees, shrubs, or vegetation having deep root patterns which may cause damage to or interfere with the utilities that are placed or will be placed within the easement;
 - c. Develop, landscape, or beautify the easement area in any way which would unreasonably increase the costs of restoring the easement areas. Typical Northwest landscaping shall not be considered to unreasonably increase the cost of restoring the easement area.

In witness whereof we have hereunto set our hands and seals:

James C. Laughlin
James C. Laughlin

Linda A. Laughlin
Linda A. Laughlin

Acknowledgment

State of Washington
County of Kitsap

This is to certify that on this 24 day of August, 2004, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared James C. Laughlin, husband and wife, and Linda A. Laughlin, husband and wife, and executed the foregoing dedication and acknowledged said dedication to be the free and voluntary act and deed of said parties, the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said dedication.

Witness my hand and official seal this 24 day of August, 2004.

Candace Krenow
Notary Public In and for the State of Washington
Residing at Poulsbo



Preliminary plat of
Caldart Cottages PUD

SE 1/4, SE 1/4, Sec.14, T.26N., R.1E., W.M.

City of Poulsbo
Kitsap County, Washington

Approvals

City Engineer

Approved by the City Engineer this 7th day of September, 2004.

D. M. ...
City Engineer, City of Poulsbo

City Planning Commission

Approved by the Chairman of the Planning Commission this 8 day of September, 2004.

Barbara B. ...
Chairman of the Planning Commission
City of Poulsbo

City Council

Approved by the City Council of Poulsbo this 15th day of September, 2004.

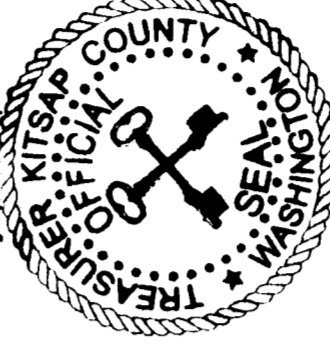
Donna Jean Bruce
Mayor, City of Poulsbo

Treasurer's Certificate

I, Barbara Stephenson, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the above described property are fully paid up to and including

THRU 12/31/05

Barbara Stephenson
Barbara Stephenson
Kitsap County Treasurer



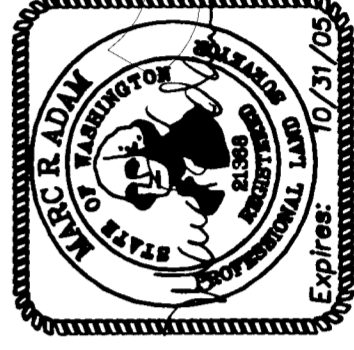
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Karen Flynn
Karen Flynn
Kitsap County Auditor

Attest: *Adam*
Deputy
ADAM &

GOLDSWORTHY, INC.
LAND SURVEYING



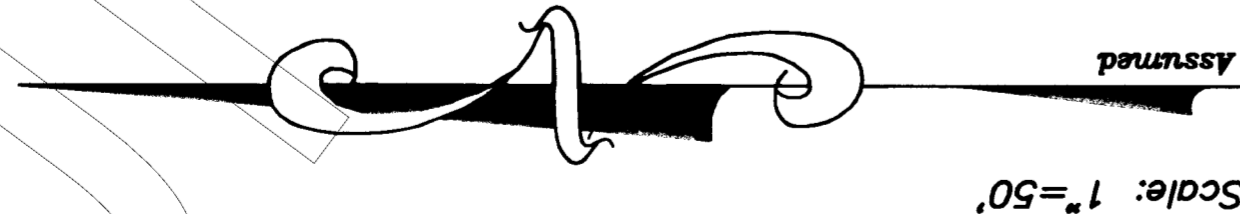
1015 NE HOSTMARK ST. 360-779-4299
POULSBO, WA 98370 206-842-9598

DATE 8/17/04 FIELD BOOK 808
DRAWING 2543P2 SHEET 2 / 5

Caldart Cottages PUD

SE 1/4, SE 1/4, Sec. 14, T.26N., R.1E., W.M.
 City of Poulsbo
 Kitsap County, Washington

| Areas | | |
|--|-----------------|------------|
| All areas exclude dedicated right of way | | |
| Lot 1 | 2,537 sq. ft. | 0.06 Acres |
| Lot 2 | 2,537 sq. ft. | 0.06 Acres |
| Lot 3 | 2,625 sq. ft. | 0.06 Acres |
| Lot 4 | 2,625 sq. ft. | 0.06 Acres |
| Lot 5 | 2,363 sq. ft. | 0.05 Acres |
| Lot 6 | 2,565 sq. ft. | 0.06 Acres |
| Lot 7 | 2,275 sq. ft. | 0.05 Acres |
| Lot 8 | 2,679 sq. ft. | 0.06 Acres |
| Lot 9 | 2,939 sq. ft. | 0.07 Acres |
| Lot 10 | 3,372 sq. ft. | 0.08 Acres |
| Lot 11 | 5,874 sq. ft. | 0.13 Acres |
| Lot 12 | 5,020 sq. ft. | 0.12 Acres |
| Lot 13 | 4,961 sq. ft. | 0.11 Acres |
| Lot 14 | 4,772 sq. ft. | 0.11 Acres |
| Lot 15 | 4,758 sq. ft. | 0.11 Acres |
| Lot 16 | 4,771 sq. ft. | 0.11 Acres |
| Lot 17 | 4,824 sq. ft. | 0.11 Acres |
| Lot 18 | 4,978 sq. ft. | 0.11 Acres |
| Lot 19 | 5,019 sq. ft. | 0.12 Acres |
| Lot 20 | 5,181 sq. ft. | 0.12 Acres |
| Tract A | 60,040 sq. ft. | 1.38 Acres |
| Tract B | 21,336 sq. ft. | 0.49 Acres |
| Total Area | 158,052 sq. ft. | 3.63 Acres |

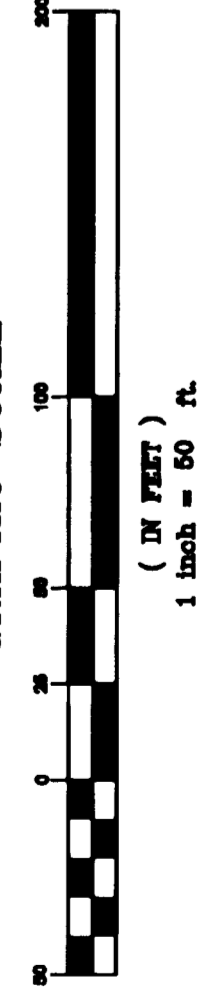


Scale: 1"=50'

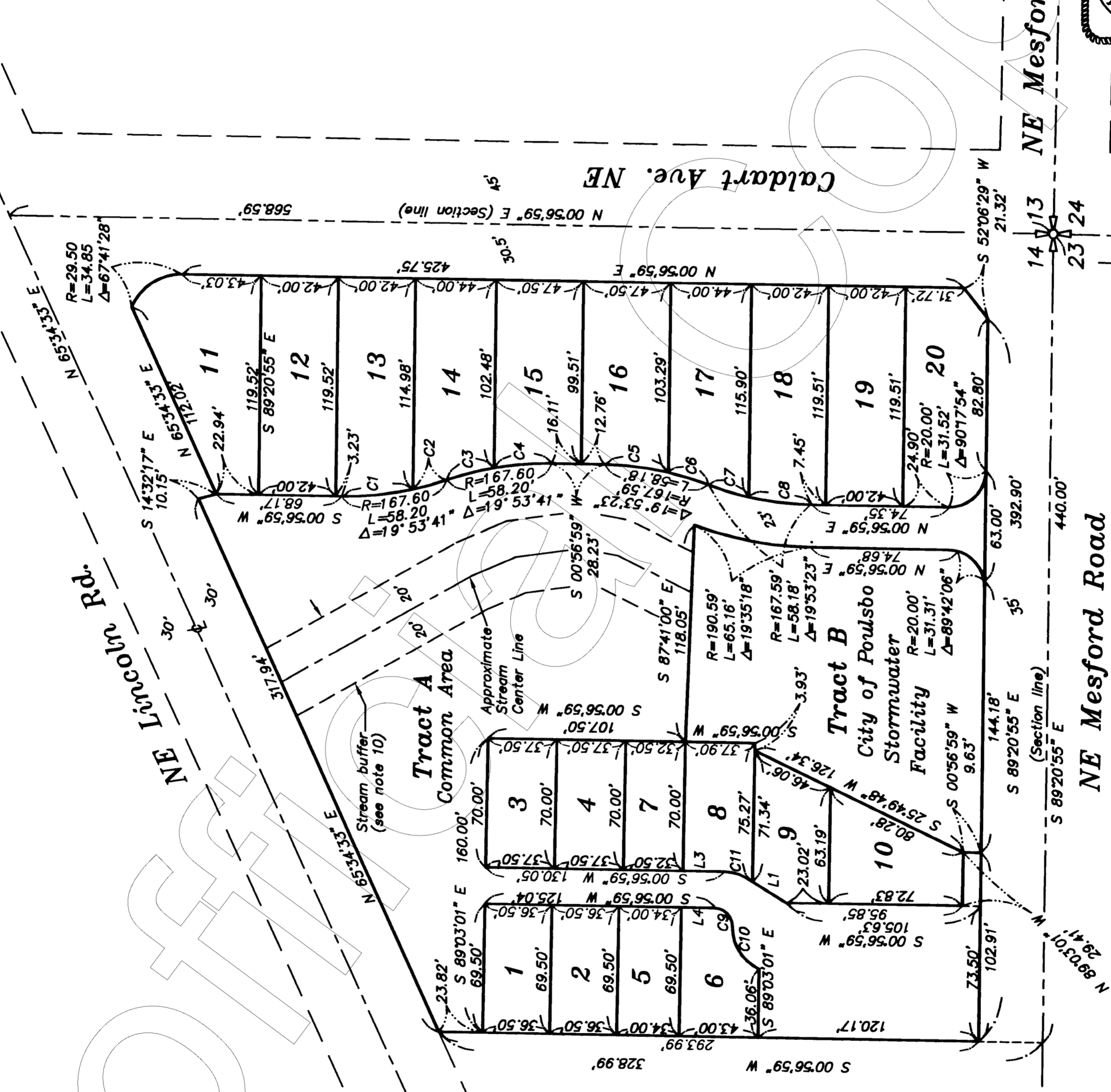
| CURVE TABLE | | |
|-------------|--------|-------------|
| Curve | Length | Delta Angle |
| C1 | 39.10' | 13°22'06" |
| C2 | 19.09' | 06°31'35" |
| C3 | 26.63' | 09°06'13" |
| C4 | 31.57' | 10°47'28" |
| C5 | 35.67' | 12°11'38" |
| C6 | 22.51' | 07°41'45" |
| C7 | 23.36' | 07°59'11" |
| C8 | 34.83' | 11°54'12" |
| C9 | 15.71' | 05°00'00" |
| C10 | 29.36' | 09°04'48" |
| C11 | 16.53' | 05°33'33" |
| | | Radius |
| | | 10.00' |
| | | 25.85' |
| | | 25.00' |

| LINE TABLE | |
|------------|----------------------|
| LINE | BEARING LENGTH |
| L1 | N 31°50'27" E 21.87' |
| L2 | N 00°56'59" E 23.02' |
| L3 | N 00°56'59" E 22.55' |
| L4 | N 00°56'59" E 18.04' |

GRAPHIC SCALE



Note:
 Interior lot lines that are not labeled with a bearing are parallel to the adjacent bearing shown.



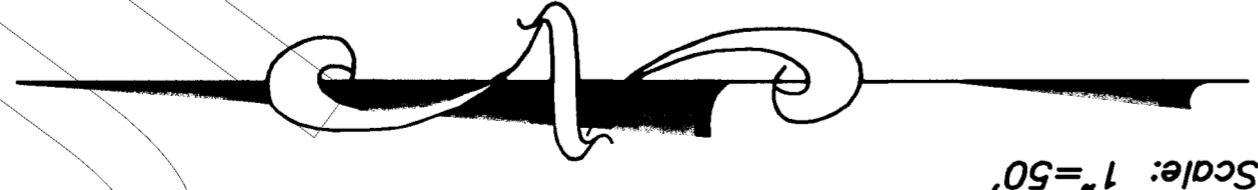
ADAM &
 GOLDSWORTHY, INC.
 LAND SURVEYING

1015 NE HOSTMARK ST. 360-779-4299
 POULSBO, WA 98370 206-842-9598
 DATE 8/20/04 FIELD BOOK 808
 DRAWING 2543P3 SHEET 3 / 5

v. 31 pg. 125 200409130007

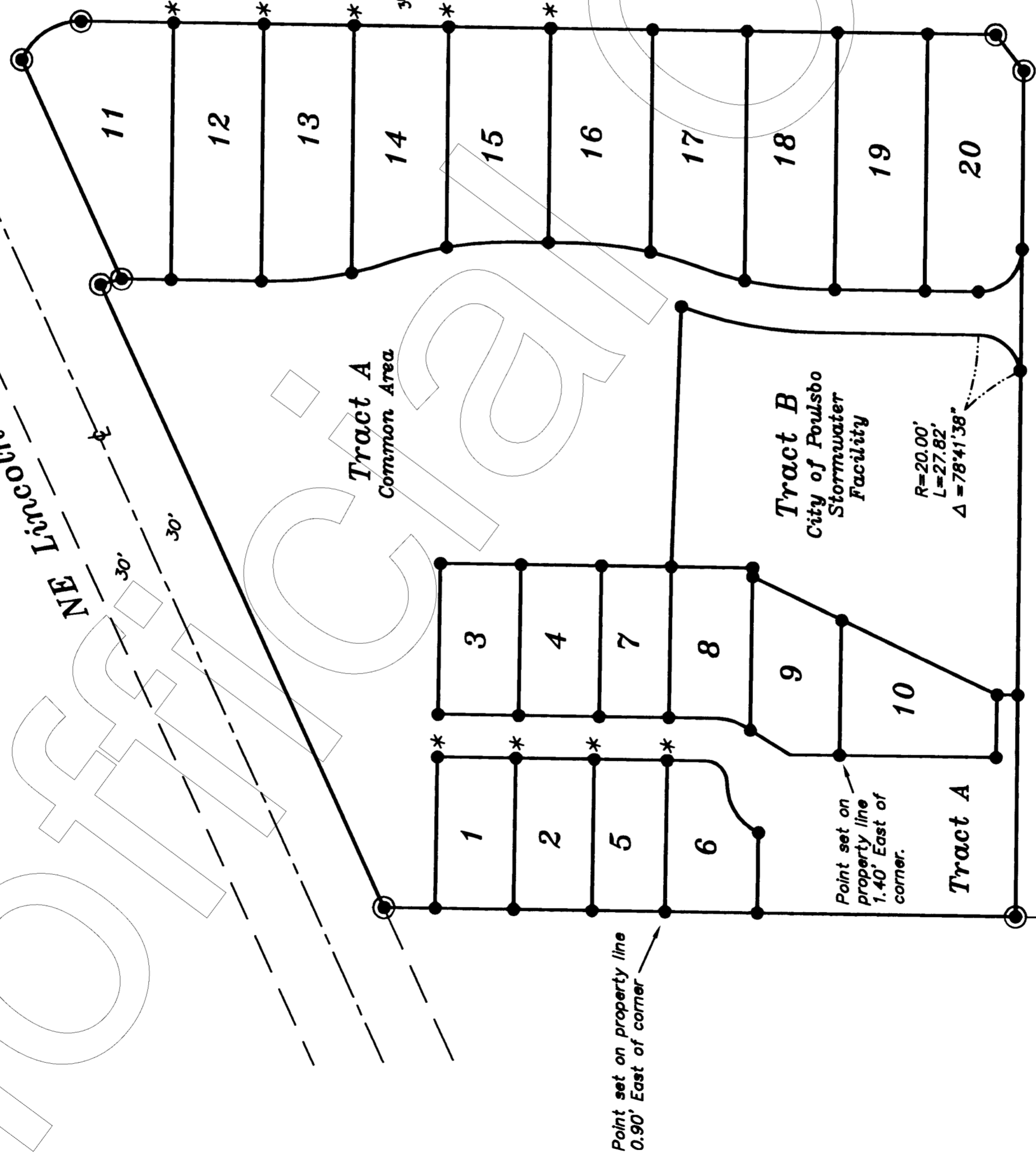
Caldart Cottages PUD

SE 1/4, SE 1/4, Sec.14, T.26N., R.1E., W.M.
City of Poulsbo
Kitsap County, Washington



Scale: 1" = 50'

NE Lincoln Rd.



Caldart Ave. NE

Building Setbacks and Lot Coverage

For Lots 11-20, standard setbacks for low-density residential apply:
 Side Yard: 5 ft. side yard setback minimum, combined total of 15 ft.
 Rear Yard: 10 ft.
 Front yard: 20 ft. from main building facade facing Caldart Avenue
 (Garage access from rear of lots)
 Maximum Lot Coverage: 50% (Applies to buildings only)

For zero line lots, No. 1-10, the following setbacks apply, as approved on the PUD/Preliminary Plat drawing:
 Side yard minimum: 2 ft. min. (North side), opposite side 10 ft.
 Rear yard: 10 ft.
 Front yard: 10 ft.
 Lot Coverage: No maximum other than setbacks.

Lot 20 and Lot 10 have 15 ft. side yard setbacks from the Mesford Road side.

Legend

- = Set 3/4" iron pipe and lot stake
- * = Point is set on property line 0.50' West of property corner
- ⊙ = Set concrete filled 2" iron pipe



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DRAWING 2543P4 SHEET 4 / 5

Lot Staking, Monumentation
and
Building Setbacks



v.31 pg. 126 200409130007

Caldart Cottages PUD

SE 1/4, SE 1/4, Sec. 14, T.26N., R.1E., W.M.
 City of Poulsbo
 Kitsap County, Washington

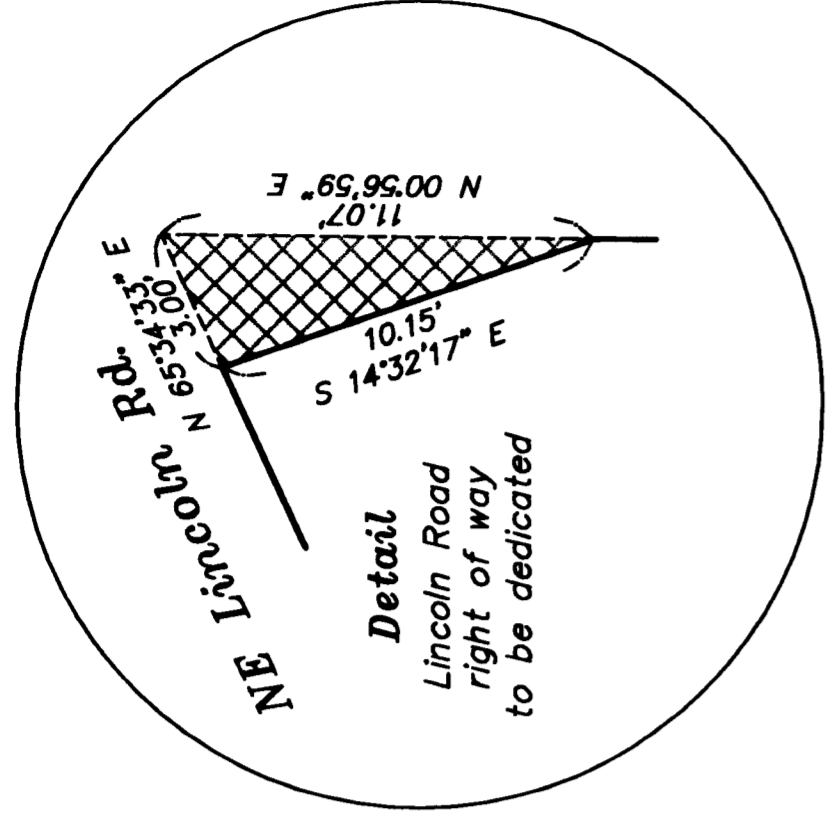
Sidewalk and slope easement
 recorded under Auditor's File
 No. 3019231. (attached)

NE Lincoln Rpt.

Right of Way
 to be dedicated
 (See detail at right)

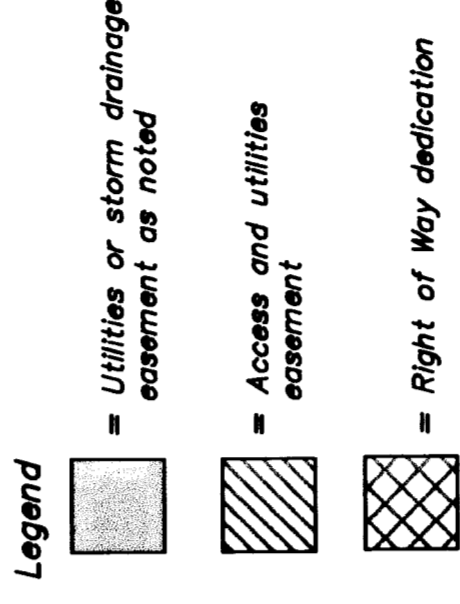
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Access and
 utilities
 easement



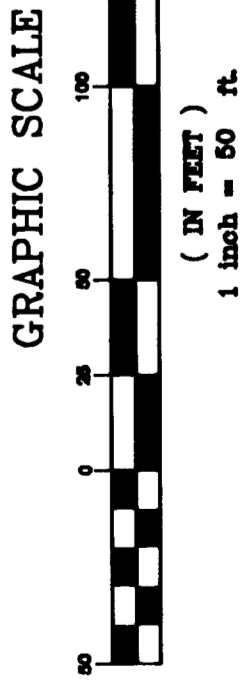
Notes on rights of way:

1. Refer to the Order Establishing County Road No. 420 dated October 20, 1958 on file at the Kitsap County Public Works Department.
2. Refer to the right of way deed for Caldart Avenue NE recorded under Kitsap County Auditor's File No. 200310160036.
3. Refer to the right of way deeds for NE Lincoln Road recorded under Kitsap County Auditor's File Nos. 595835, 595836, 595837, 595838, 609350, 612562 and 200310160035.
4. Refer to the Plan and Profile for Lincoln Road dated February 10, 1954 on file at the Kitsap County Public Works Department.



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 DRAWING 2543PS SHEET 5 / 5



Easements and Right of Way