

CALDART HEIGHTS DIV. 2

SITUATE IN

SE ¼ SE ¼ & NE ¼ SE ¼ SEC. 14, TWP. 26N., RGE. 1E., W.M.

DEDICATION:

Know 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 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. Dimension and use of all lots embraced in the plat are subject to and shall be in conformity with the City of Poulsbo Zoning Regulations. The owner hereof, and his 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.

Ownership of the empty telecommunications conduit installed for future use, the stormwater mains and appurtenances for storm drainage, gravity sanitary sewer, and water located within public right-of-way, or within easements specifically granted 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) the secondary storm drainage system which conveys roof and footing drains as depicted on the approved construction drawings; and (2) roof, footing and yard drains and associated pipe and appurtenances.

In witness whereof we have set our hands and seals this 16th day of

DECEMBER 2010.

David E. Soleim
Capstone Homes, Inc.
by David E. Soleim, CEO

Rob Robinson
First Savings Bank Northwest
by Rob Robinson, SVP

Lorna Reggio
Executive House, Inc.
by Lorna Reggio, VP

ACKNOWLEDGMENT:

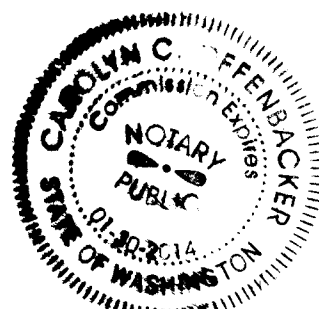
State of Washington
County of Kitsap) SS

On this day personally appeared before me David E. Soleim to me known to be the Chief Executive Officer of Capstone Homes, Inc., 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 an oath stated that he is authorized to execute said instrument.

Given under my hand and official seal this 16th day of December, 2010

Carolyn C. Offenbacher
Notary Public in and for the State of Washington.

Residing at Poulsbo



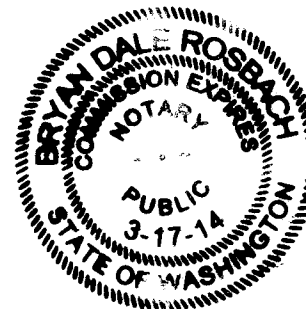
ACKNOWLEDGMENT:

State of Washington
County of King) SS

On this day personally appeared before me Rob Robinson of First Savings Bank Northwest, the Washington 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 an oath stated that she is authorized to execute said instrument.

Given under my hand and official seal this 23rd day of December, 2010.

B. V. C.
Notary Public in and for the State of Washington.
Residing at Sammamish, WA



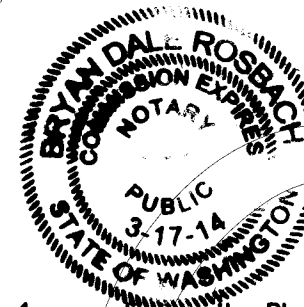
ACKNOWLEDGMENT:

State of Washington
County of King) SS

On this day personally appeared before me Lorna Reggio of Executive House, Inc., the Washington 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 an oath stated that she is authorized to execute said instrument.

Given under my hand and official seal this 23rd day of December, 2010.

B. V. C.
Notary Public in and for the State of Washington.
Residing at Sammamish, WA



LEGAL DESCRIPTION:

Tracts D, G, I, J, K, L and M Caldart Heights Division 1, according to the Plat recorded in Volume 32 of Plats, Pages 57 through 61, inclusive, in Kitsap County, Washington.

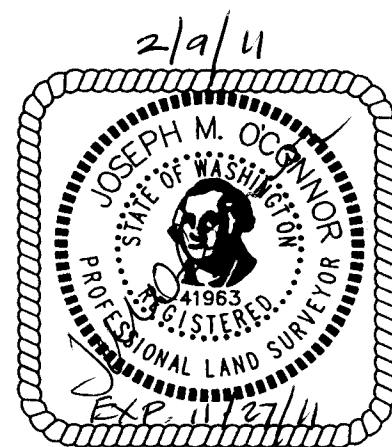
PROTECTIVE COVENANTS:

See Protective Covenants, Conditions, Restrictions and Easements as recorded under Auditor's File No. 201103020019

SURVEYOR'S CERTIFICATE:

I, JOSEPH M. O'CONNOR, Registered as a Professional Land Surveyor by the State of Washington, certify that this Plat is based on an actual survey of the land herein described, conducted by me or under my supervision, during the period JUNE 2010 through DEC. 2010 that the distances, courses, and angles are shown hereon correctly, and that monuments other than those monuments approved for setting at a later date, have been set and the lot corners are staked on the ground as depicted on the Plat.

JMOConnor
JOSEPH M. O'CONNOR, P.L.S.



APPROVALS:

Approved by the Engineering Department of the City of Poulsbo this 24th day of

FEBRUARY, 2011.

R. M. S.
City Engineer, City of Poulsbo.

Approved by the City of Poulsbo Planning Commission this 24th day of

FEBRUARY, 2011.

R. M. S.
Chairman, City of Poulsbo Planning Commission.

The City Council of the City of Poulsbo, meeting in regular session the 24th day of FEBRUARY, 2011, find that the Plat of Caldart Heights Division 2 serves the public use and interest and has authorized its Mayor to execute its written approval.

D. M. S.
Mayor, City of Poulsbo.

TREASURERS CERTIFICATE:

I, Meredith R. Green, Treasurer of Kitsap County, Washington, Hereby certify that all taxes on the herein described property are fully paid to and including the year 2011.

3-2-2011
Kitsap County Treasurer.

R. M. S.
by: Deputy

RECORDING CERTIFICATE:

Filed for record at the request of City of Poulsbo

this 02 day of March, 2011, at 44 minutes past

10 o'clock A.M., and recorded in volume 33 of plats,

pages 30-36, records of Kitsap County, Washington.

W. B. Washington
Kitsap County Auditor

C. S. S.
by: Deputy



TEAM 4 ENGINEERING
5819 N.E. MINDER RD.
POULSBO, WA. 98370
(360) 297-5560
(360) 297-7951 (FAX)

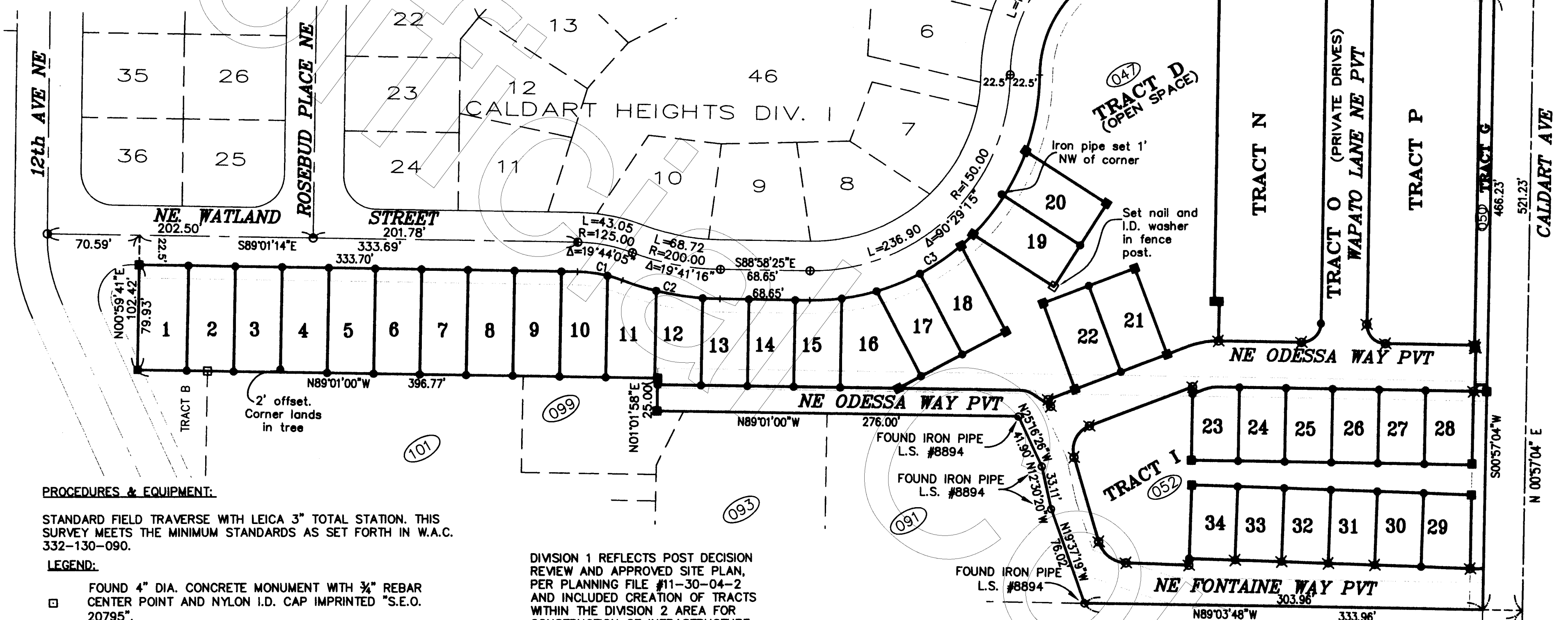
DRAWN BY: RDC
DATE: 8/25/2010
CHECKED BY: JMOC
JOB NO. 267A

CALDART HEIGHTS DIV. 2

SITUATE IN
SE ¼ SE ¼ & NE ¼ SE ¼ SEC. 14, TWP. 26N., RGE. 1E., W.M.

Standard Kitsap County
concrete monument.
Visited 7/28/1999.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	35.30	102.50
C2	76.45	222.50
C3	272.47	172.50
C4	142.04	90.00
C5	39.27	25.00



PROCEDURES & EQUIPMENT:

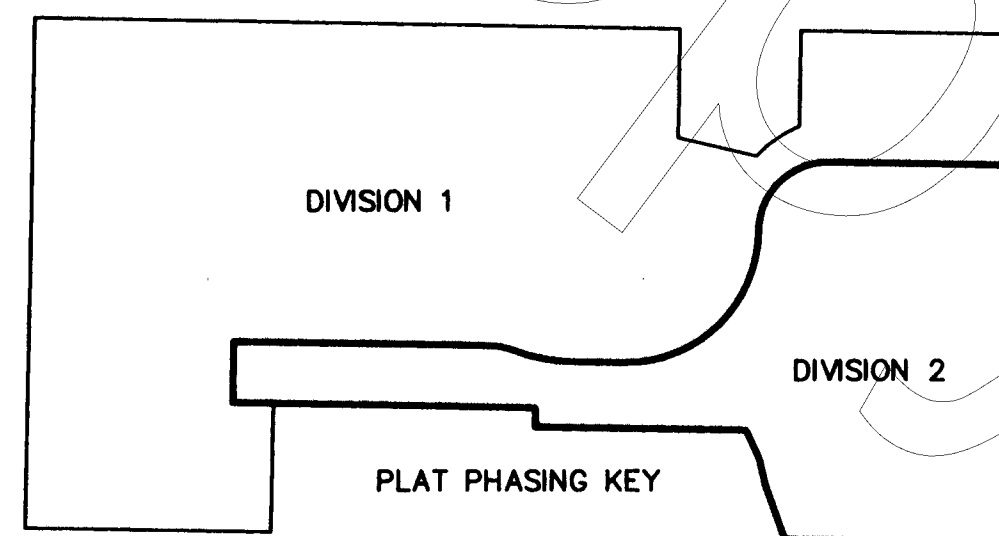
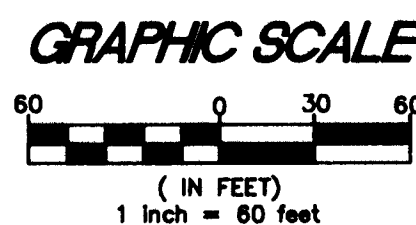
STANDARD FIELD TRAVERSE WITH LEICA 3" TOTAL STATION. THIS SURVEY MEETS THE MINIMUM STANDARDS AS SET FORTH IN W.A.C. 332-130-090.

LEGEND:

- FOUND 4" DIA. CONCRETE MONUMENT WITH ¾" REBAR CENTER POINT AND NYLON I.D. CAP IMPRINTED "S.E.O. 20795".
- FOUND 2" IRON PIPE WITH TACK AND I.D. TAG IMPRINTED "S.E.O. 20795" INSIDE MONUMENT CASE.
- FOUND ½" REBAR WITH YELLOW CAP IMPRINTED "S.E.O. 20795".
- SET 3/4" IRON PIPE FLUSH WITH GROUND WITH YELLOW CAP IMPRINTED "TEAM4 41963" WITH 2"x 2" WHITE GUARD STAKE AT ALL LOT CORNERS.
- ◆ SET NAIL WITH I.D. WASHER IMPRINTED "TEAM4 41963"
- ◆ FOUND A.E.S. MAG NAIL W/BASS FLASHER

DIVISION 1 REFLECTS POST DECISION REVIEW AND APPROVED SITE PLAN, PER PLANNING FILE #11-30-04-2 AND INCLUDED CREATION OF TRACTS WITHIN THE DIVISION 2 AREA FOR CONSTRUCTION OF INFRASTRUCTURE AND TO SUPPORT FUTURE CONDOMINIUM HOMES WITHIN DIVISION 2.

DIVISION 2 SUBDIVIDES PREVIOUS CONDOMINIUM TRACTS J,K,L, AND M TO CREATE FEE-SIMPLE DUPLEX LOTS (PER PLANNING FILE #07-19-10-2). NO CHANGE TO THE PHYSICAL LAYOUT IS APPROVED.



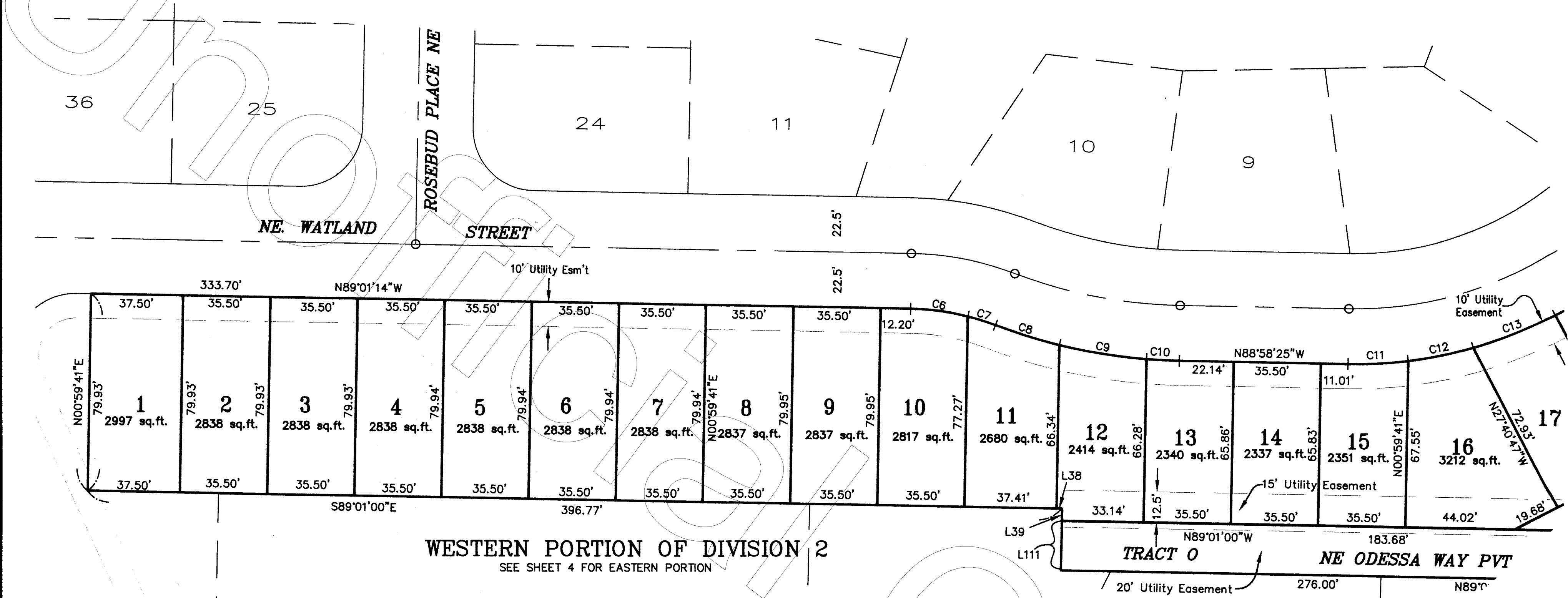
GENERAL BOUNDARY MAP
SEE SHEETS 4 & 5 FOR SPECIFIC DETAILS

Standard Kitsap County
concrete monument.
Visited 7/28/1999.

CALDART HEIGHTS DIV. 2

SITUATE IN

SE ¼ SE ¼ & NE ¼ SE ¼ SEC. 14, TWP. 26N., RGE. 1E., W.M.



EXCEPTIONS FROM THE TITLE REPORT LISTED IN NUMERICAL ORDER FROM TITLE REPORT, SUBJECT TO THE FOLLOWING:

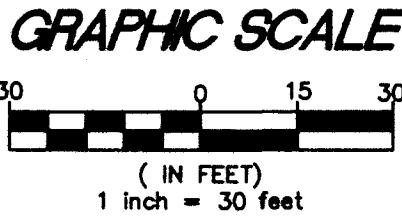
- 1.) All covenants, conditions, restrictions, reservations, easements or other servitudes, if any, disclosed by the recorded plat of Caldart Heights Div. 1.
- 2.) Easement as delineated and/or dedicated on the face of the plat; Affects Tracts D and I.
- 3.) Easement as delineated and/or dedicated on the face of the plat; Purpose: Utility
- 4.) Easement provisions contained on the face of the plat.
- 5.) Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on June 6, 2003, under Kitsap County Auditor's File No. 200306060399. Affects Tracts D,G,I,L and M.
- 6.) Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on August 1, 2003, under Kitsap County Auditor's File No. 200308010613. Affects Tracts D,G,I,L and M.
- 7.) Easement for utility systems, and the terms and conditions thereof, together with necessary appurtenances, as granted by instrument recorded on October 22, 2007, under Kitsap County Auditor's File No. 200710220224. The description contained therein is insufficient to specifically locate said easement. Affects Tracts I and L.
- 8.) Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on June 13, 2008, under Kitsap County Auditor's File No. 200806130003.
- 9.) Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on July 30, 2008, under Kitsap County Auditor's File No. 200807300198. Affects Tracts D and L.
- 10.) Easement, and terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as disclosed by instrument recorded on September 15, 2008, under Kitsap County Auditor's File No. 200809150133. Affects Tracts D,G,I,L and M.

- 11.) Tract dedications contained on the face of the plat as follows: Tracts A,B,C,D,E,F,G and I are hereby, with the recording of this plat, granted to the Homeowners Association. Tract H and the storm water facilities within it are hereby, with the recording of the plat, granted to the City of Poulsbo for operation and maintenance of the storm water facilities. Tract L is hereby reserved for the declarant for future division of Caldart Heights.
- 12.) Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in short plat recorded on June 11, 1981, under Kitsap County Auditor's File No. 8106110144. Affects Tracts G,I,J,K,L and M.
- 13.) Restriction, easements and liability to assessments contained in declaration of protective restrictions, easements and assessments recorded on March 9, 2007, under Kitsap County Auditor's File No. 200703090008. Bylaws of Caldart Heights and the terms and conditions thereof recorded on August 31, 2006 under Kitsap County Auditor's File No. 200608310148.
- 14.) Restrictions contained in said plat as follows: Dimensions and uses of all lots, tracts or parcels of land embrace in this plat are subject to and shall be in conformity with City of Poulsbo zoning regulations.
- 15.) Recital contained on the face of the plat as follows: The owners hereof and their successors and assigns hereby waive all claims for damages against any governmental authority arising from the construction and maintenance of public property within the plat.
- 16.) Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys, roads, and to drain streets over and across any lot where water might take a natural course after the streets are graded, as dedicated in the plat.
- 21.) Local improvement assessments, and/or special assessment, if any, levied by the City of Poulsbo.
- 22.) Notice of possible (present and future) tap or connections charges levied, or to be levied, by City of Poulsbo, notice of which is given by instrument recorded April 18, 1979, under Kitsap County Auditor's File No. 7904180144.
- 23.) Liability for assessments, if any, levied by Caldart Heights Homeowners' Association, which attaches to said premises, if unpaid.
- 24.) Liability for charges, if any, created from Agreement (to pay for road improvements) and the terms and conditions thereof, and by and between Sunrise Properties 1, LLC and the City of Poulsbo, dated March 7, 2005 recorded under Kitsap County Auditor's File No. 200503070013.
- 28.) Right, title and interest of Caldart Heights Division 1 Homeowners Association as to Tracts D,G and I as disclosed by recital on the face of the plat and Kitsap County tax rolls.



TEAM 4 ENGINEERING
5819 N.E. MINDER RD.
POULSBO, WA. 98370
(360) 297-5560
(360) 297-7951 (FAX)

DRAWN BY: RDC
DATE: 1/19/2011
CHECKED BY: JMO
JOB NO. 267A



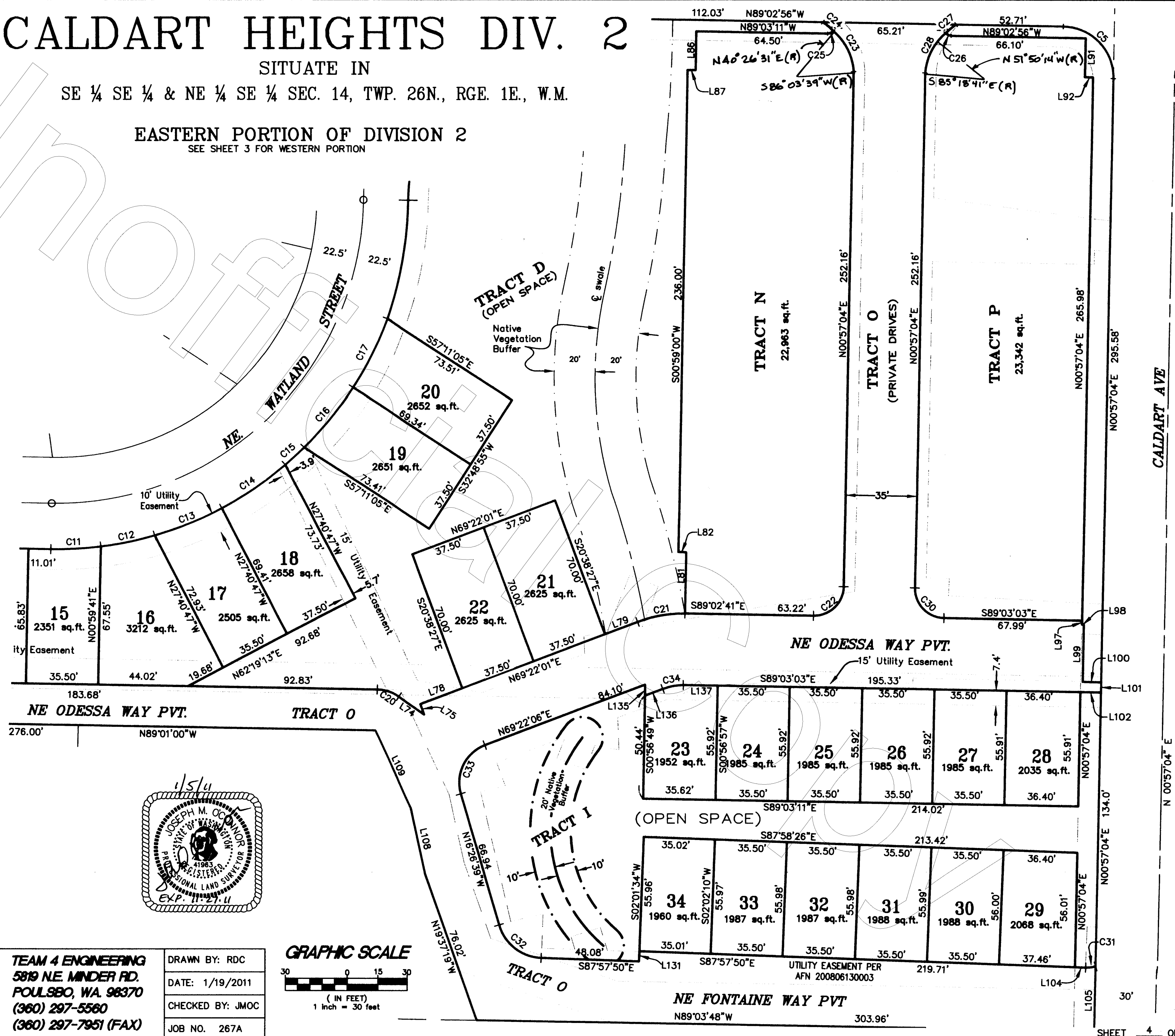
CALDART HEIGHTS DIV. 2

SITUATE IN

SE ¼ SE ¼ & NE ¼ SE ¼ SEC. 14, TWP. 26N., RGE. 1E., W.M.

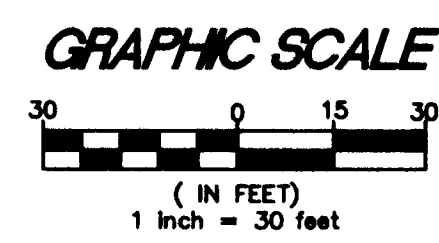
EASTERN PORTION OF DIVISION 2

SEE SHEET 3 FOR WESTERN PORTION



TEAM 4 ENGINEERING
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DRAWN BY: RDC
 DATE: 1/19/2011
 CHECKED BY: JMOC
 JOB NO. 267A



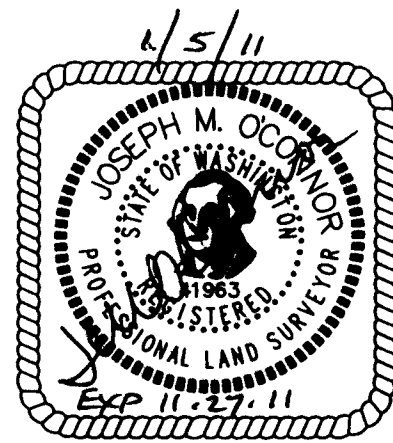
CALDART HEIGHTS DIV. 2

SITUATE IN

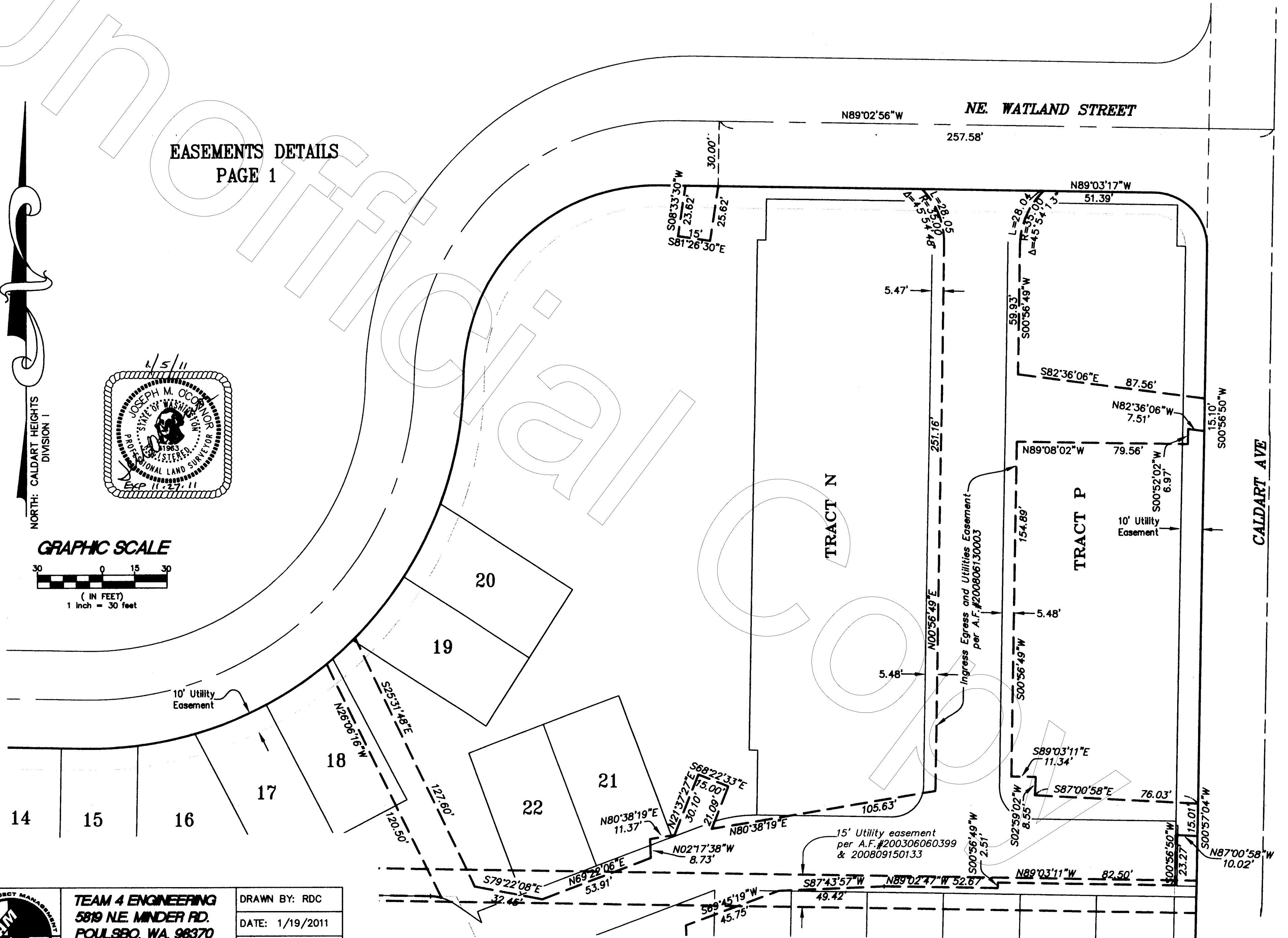
SE ¼ SE ¼ & NE ¼ SE ¼ SEC. 14, TWP. 26N., RGE. 1E., W.M.

EASEMENTS DETAILS
PAGE 1

NORTH: CALDART HEIGHTS
DIVISION 1



GRAPHIC SCALE
(IN FEET)
1 inch = 30 feet



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(360) 297-7951 (FAX)

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DATE: 1/19/2011
CHECKED BY: JMOC
JOB NO. 267A

SHEET 5 OF 7

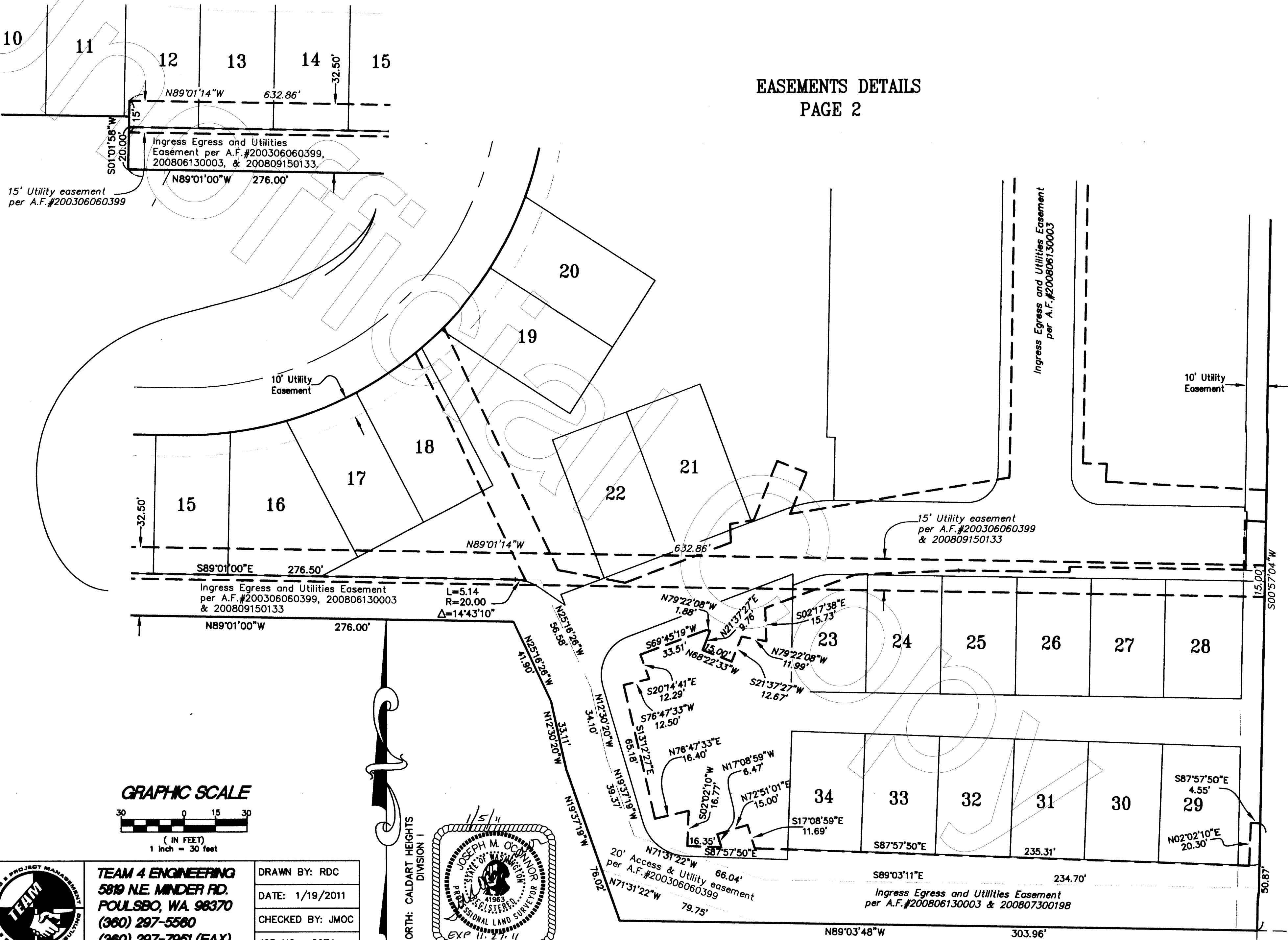
201103020018 33-34

CALDART HEIGHTS DIV. 2

SITUATE IN

SE ¼ SE ¼ & NE ¼ SE ¼ SEC. 14, TWP. 26N., RGE. 1E., W.M.

EASEMENTS DETAILS
PAGE 2



GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 feet



TEAM 4 ENGINEERING
5819 N.E. MINDER RD.
POULSBORO, WA. 98370
(360) 297-5580
(360) 297-7951 (FAX)

DRAWN BY: RDC
DATE: 1/19/2011
CHECKED BY: JMOC
JOB NO. 267A



NORTH: CALDART HEIGHTS
DIVISION 1

201103020018 3335

CALDART HEIGHTS DIV. 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	76.02	N19°37'19"W
L2	33.11	N12°30'20"W
L3	41.90	N25°16'26"W
L4	25.00	N01°01'58"E
L5	79.93	S00°59'41"W
L6	37.50	S89°01'00"E
L7	37.50	N89°01'14"W
L8	79.93	S00°59'41"W
L9	35.50	S89°01'00"E
L10	35.50	N89°01'14"W
L11	79.93	S00°59'41"W
L12	35.50	S89°01'00"E
L13	35.50	N89°01'14"W
L14	79.93	S00°59'41"W
L15	35.50	S89°01'00"E
L16	35.50	N89°01'14"W
L17	79.94	S00°59'41"W
L18	35.50	S89°01'00"E
L19	35.50	N89°01'14"W
L20	79.94	S00°59'41"W
L21	35.50	S89°01'00"E
L22	35.50	N89°01'14"W
L23	79.94	S00°59'41"W
L24	35.50	S89°01'00"E
L25	35.50	N89°01'14"W
L26	79.94	S00°59'41"W
L27	35.50	S89°01'00"E
L28	35.50	N89°01'14"W
L29	79.95	S00°59'41"W
L30	35.50	S89°01'00"E
L31	35.50	N89°01'14"W
L32	79.95	S00°59'41"W
L33	35.50	S89°01'00"E
L34	12.20	N89°01'14"W
L35	77.27	S00°59'41"W
L36	37.41	S89°01'00"E
L37	66.34	S00°59'41"W
L38	2.36	S89°01'00"E
L39	5.00	S01°01'58"W
L40	33.14	S89°01'00"E
L41	66.28	S00°59'41"W
L42	35.50	S89°01'00"E
L43	22.14	N88°58'25"W
L44	65.86	S00°59'41"W
L45	35.50	S89°01'00"E
L46	35.50	N88°58'25"W
L47	65.83	S00°59'41"W
L48	35.50	S89°01'00"E
L49	11.01	N88°58'25"W
L50	67.55	S00°59'41"W
L51	44.02	S89°01'00"E
L52	19.68	N62°19'13"E
L53	72.93	S27°40'47"E
L54	35.50	N62°19'13"E
L55	37.50	N62°19'13"E
L56	69.41	S27°40'47"E
L57	73.73	N27°40'47"W
L58	73.41	S57°11'05"E
L59	37.50	N32°48'55"E

L60	69.34	S57°11'05"E
L61	37.50	N32°48'55"E
L62	73.51	N57°11'05"W
L63	75.00	S32°48'55"W
L64	73.00	S62°19'13"W
L65	112.03	N89°02'56"W
L66	37.50	S69°21'33"W
L67	70.00	S20°38'27"E
L68	37.50	N69°22'01"E
L69	70.00	S20°38'27"E
L70	37.50	S69°21'33"W
L71	70.01	N20°38'27"W
L72	37.50	N69°22'01"E
L73	93.24	S89°01'00"E
L74	15.44	N55°31'35"W
L75	5.50	S20°38'08"E
L76	114.14	N69°22'00"E
L77	75.00	N69°21'33"E
L78	22.03	S69°21'52"W
L79	17.11	S69°22'06"W
L80	63.22	S89°02'41"E
L81	30.00	S00°56'49"W
L82	3.93	S89°01'00"E
L83	236.00	S00°59'00"W
L84	252.16	N00°57'04"E
L85	64.50	N89°03'11"W
L86	19.00	S00°56'49"W
L87	3.94	N89°01'00"W
L88	65.21	N89°02'56"W
L89	52.71	N89°02'56"W
L90	66.10	N89°02'56"W
L91	19.03	N01°01'10"E
L92	3.97	N89°01'48"W
L93	265.98	N00°57'04"E
L94	252.16	S00°57'04"W
L95	295.58	N00°57'04"E
L96	67.99	S89°03'03"E
L97	1.98	N00°57'04"E
L98	0.90	N89°03'11"W
L99	28.00	N00°56'50"E
L100	9.11	N88°59'34"W
L101	5.01	N00°57'04"E
L102	10.10	S89°02'51"E
L103	134.00	N00°57'04"E
L104	5.24	N87°57'50"W
L105	31.64	N00°57'04"E
L106	303.96	S89°03'48"E
L107	76.02	S19°37'19"E
L108	33.11	S12°30'20"E
L109	41.90	S25°16'26"E
L110	276.00	S89°01'00"E
L111	20.00	S01°01'58"W
L112	56.01	N00°57'04"E
L113	36.40	N87°58'26"W
L114	35.50	N87°58'26"W
L115	56.00	S02°02'10"W
L116	37.46	S87°57'50"E

L117	35.50	S87°57'50"E
L118	55.99	S02°02'10"W
L119	35.50	N87°58'26"W
L120	35.50	S87°57'50"E
L121	55.98	S02°02'10"W
L122	35.50	N87°58'26"W
L123	35.50	S87°57'50"E
L124	55.98	N02°02'10"E
L125	35.50	N87°58'26"W
L126	35.50	S87°57'50"E
L127	55.97	N02°02'10"E
L128	35.02	N87°58'26"W
L129	35.01	S87°57'50"E
L130	55.96	S02°01'34"W
L131	5.00	S02°01'34"W
L132	48.08	N87°57'50"W
L133	66.94	N16°26'39"W
L134	84.10	N69°22'06"E
L135	5.38	S00°56'49"W
L136	9.30	S69°22'06"W
L137	16.93	N89°03'03"W
L138	50.44	S00°56'49"W
L139	35.62	S89°03'11"E
L140	55.92	S00°56'57"W
L141	35.50	N89°03'03"W
L142	35.50	S89°03'11"E
L143	55.92	N00°56'57"E
L144	35.50	N89°03'03"W
L145	35.50	S89°03'11"E
L146	55.92	N00°56'57"E
L147	35.50	N89°03'03"W
L148	35.50	S89°03'11"E
L149	55.91	N00°56'57"E
L150	35.50	N89°03'03"W
L151	35.50	S89°03'11"E
L152	55.91	N00°56'57"E
L153	36.40	N89°03'03"W
L154	36.40	S89°03'11"E
L155	55.91	N00°57'04"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	Delta
C1	35.30	102.50	19°44'5"
C2	76.45	222.50	19°41'16"
C3	272.47	172.50	90°29'58"
C4	142.04	90.00	90°25'27"
C5	39.27	25.00	90°0'0"
C6	23.50	102.50	13°8'12"
C7	11.80	102.50	6°35'53"
C8	27.20	222.50	7°0'11"
C9	35.90	222.50	9°14'37"
C10	13.36	222.50	3°26'28"
C11	24.58	172.50	8°9'48"
C12	26.97	172.50	8°57'25"
C13	35.74	172.50	11°52'12"
C14	37.82	172.50	12°33'47"
C15	12.58	172.50	4°10'40"
C16	37.80	172.50	12°33'14"
C17	37.81	172.50	12°33'28"
C18	59.18	172.50	19°39'24"
C19	142.04	90.00	90°25'27"
C20	11.69	20.00	33°29'39"
C21	23.70	64.50	21°3'15"
C22	22.78	14.50	90°0'15"
C23	22.79	28.62	45°37'8"
C24	6.68	28.62	13°21'59"
C26	3.11	4.69	37°59'18"
C27	6.68	28.62	13°21'42"
C28	22.48	28.62	44°59'50"
C30	22.78	14.50	90°0'7"
C31	4.95	14.50	19°33'22"
C32	28.09	22.50	71°31'11"
C33	29.21	19.50	85°48'45"
C34	10.30	29.50	20°0'2"
C25	3.11	4.69	37°59'18"

EASEMENT PROVISIONS

THE UNDERSIGNED HEREBY GRANTS, CONVEYS AND QUIT CLAIMS TO THE PLAT OF CALDART HEIGHTS HOMEOWNER'S ASSOCIATION, PUGET SOUND ENERGY, EMBARQ TELEPHONE COMPANY COMCAST OF WASHINGTON, THE CITY OF POULSBORO, AND OTHER UTILITY COMPANIES HAVING FRANCHISES OR PERMITS FROM THE CITY OF POULSBORO, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT UNDER, ACROSS, THROUGH AND UPON A "10 FOOT UTILITIES EASEMENT" PARALLEL TO THE PUBLIC ROADWAY ON EACH LOT FOR THE PURPOSE OF CONSTRUCTION, RENEWAL, OPERATION, USE AND MAINTENANCE OF UNDERGROUND CONDUITS, CABLE, PIPELINE, AND WIRES, TOGETHER WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT APPURTENANT THERETO, INCLUDING GROUND-MOUNTED APPURTENANCES, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, DRAINAGE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT OF REASONABLE ACCESS TO SAID PROPERTY AND TO ENTER UPON ALL TRACTS AND LOTS LOCATED WITHIN THE PLAT OF CALDART HEIGHTS, DIVISION 2, TO FACILITATE THE PURPOSES SET FORTH HEREIN.

ALL UTILITY EASEMENTS SHOWN SHALL BENEFIT THE ABOVE LISTED ENTITIES AND THE LOTS THEY TOUCH.

CONDITIONS OF APPROVAL

1. DEVELOPMENT OF THE SITE SHALL BE IN CONFORMANCE WITH THE APPROVED DRAWING PACKET IDENTIFIED AS EXHIBIT D OF THE STAFF REPORT, SUBJECT TO ALL THE SEPA MITIGATIONS AND CONDITIONS OF APPROVAL IDENTIFIED IN THE PRECEDING DECISIONS FOR CALDART HEIGHTS PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT (PLANNING FILE 06-03-03-1) AS AMENDED IN THE POST DECISION REVIEW (PLANNING FILE 11-30-04-2), AND THE DIVISION 2 CONDITIONS OF APPROVAL, PLANNING FILE 07-19-10-2.

2. THE MULTIFAMILY BUILDING AND DUPLEXES ON SINGLE-FAMILY LOTS SHALL COMPLY WITH THE FRONT AND REAR YARD SETBACKS ESTABLISHED WITH THE APPROVED AND STAMPED POST DECISION REVIEW DRAWING (EXHIBIT C.2.A OF THE STAFF REPORT, PLANNING FILE 07-19-10-2). THE SIDE YARD SETBACKS AND BUILDING CONSTRUCTION REQUIREMENTS SHALL BE CONSISTENT WITH CURRENTLY ADOPTED BUILDING AND FIRE CODES.

3. THE FINAL DETAILED LANDSCAPE PLAN, INCLUDING SPECIFICATIONS FOR RECREATION EQUIPMENT AND OTHER AMENITIES, WAS SUBMITTED WITH THE POST DECISION REVIEW AND FINAL PLAT FOR DIVISION 1. APPROXIMATELY 50% OF THE LANDSCAPE IMPROVEMENTS AND RECREATION FACILITIES HAVE BEEN INSTALLED; THE REMAINDER IS SUBJECT TO AN EXISTING PERFORMANCE BOND. THE CITY COUNCIL APPROVED, WITH DIVISION 2 FINAL PLAT, THAT INSTALLATION OF THE REMAINING MATERIALS WILL BE INCREMENTAL, PURSUANT TO THE PHASING PLAN SUBMITTED TO THE PLANNING DEPARTMENT NOVEMBER 17, 2010. THIS PLAN TIES INSTALLATION OF SPECIFIC LANDSCAPE AND RECREATION FACILITIES TO THE FIRST BUILDING PERMIT FOR EACH PHASE DELINEATED IN THE PLAN, AND THE CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE REQUIRED LANDSCAPE OR RECREATION FACILITIES ARE COMPLETED, INSPECTED AND APPROVED. THE PLAN IS RETAINED IN PLANNING FILE 11-19-10-1, FOR DIVISION 2 FINAL PLAT.

TRACT DEDICATIONS:

TRACT N & P ARE HEREBY RESERVED BY THE DECLARANT.

TRACT O IS HEREBY, WITH THE RECORDING OF THIS PLAT, GRANTED TO THE HOME OWNERS ASSOCIATION OF CALDART HEIGHTS.



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DATE: 1/19/2011
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