

CHATEAU RIDGE

Situate in
SW.1/4 NW.1/4 SEC. 13, TWP. 26N., RG. 1E., W.M.

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 all streets and roads shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public high-way 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 1-6 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 Fortune Place NE, in order to construct, reconstruct, maintain, repair, and operate a private sanitary sewer force main serving said Lots 1-6. Said reserved easement 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.

This subdivision has been made with the free consent and in accordance with the wishes of the undersigned owner(s). In witness whereof we have hereunto set our hands and seals.

David E. Soleim David G. Kroeger
Capstone Homes, Inc. Executive House, Inc.
by David E. Soleim, Chief Executive Officer by DAVID G. KROEGER

Executive House, Inc.
by

ACKNOWLEDGMENT

State of WASHINGTON }
County of KING } 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 forgoing 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 is authorized to execute said instrument.

Given under my hand and official seal this 1ST day of APRIL, 20 08.

Keiji Miyamoto
Notary Public in and for the State of WASHINGTON
Residing at SEATTLE

ACKNOWLEDGMENT

State of WASHINGTON }
County of KING } SS

On this day personally appeared before me DAVID G. KROEGER to me known to be the EVP of Executive House, Inc., the corporation that executed the within and forgoing 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 is authorized to execute said instrument.

Given under my hand and official seal this 1ST day of APRIL, 20 08.

Candace L. Davis
Notary Public in and for the State of WASHINGTON
Residing at SEATTLE

ACKNOWLEDGMENT

State of _____ }
County of _____ } SS

On this day personally appeared before me _____ to me known to be the _____ of Executive House, Inc., the corporation that executed the within and forgoing 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 is authorized to execute said instrument.

Given under my hand and official seal this _____ day of _____, 20 _____.

Notary Public in and for the State of _____
Residing at _____

EASEMENT PROVISIONS

(A) The undersigned hereby grants, conveys, and quit claims to the Plat of Chateau Ridge Homeowner's Association, Puget Sound Energy, United Telephone Company (dba Embark), 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, a non-exclusive easement under, across, through, and upon a "10 foot Utilities Easement" adjacent to the public and private roadways 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 service, together with the right of reasonable access to said property and to enter upon all tracts and lots located within the plat of Chateau Ridge, to facilitate the purposes set forth herein.

All utility easements shown shall benefit the above listed entities and the lots they touch.

(B) An easement is hereby granted to the City of Poulsbo over, under and upon Tracts I, J, and K for the operation, maintenance and repair of City-owned utilities.

(C) To the extent reasonable and practical, the easements granted herein are subject to the following terms and conditions:

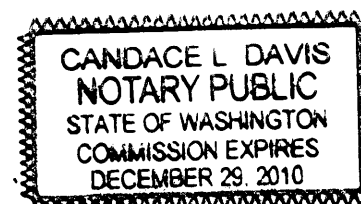
- Upon completion of any work within the property covered by the easement, the easement shall be restored as nearly as practicable to condition it was in immediately before commencement of the work or entry.
- The property owner shall retain the right to use the surface of the easement as long as such use does not reasonably interfere with the easement rights granted herein. The property owner shall not however, have the right to:
 - 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; or
 - 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; or
 - Develop, landscape, or beautify the easement area in any way which would unreasonably increase the costs of restoring the easement area. Typical Northwest landscaping shall not be considered to unreasonably increase the cost of restoring the easement area.
 - Install rockeries or retaining walls within the easement.

TRACT DEDICATIONS

Tracts B, C, D, E, F, G & H are hereby, with the recording of this plat, granted to the Homeowners Association.

Tract A and the Storm Water Facilities within it are hereby, with the recording of this plat, granted to the City of Poulsbo for operation & maintenance of the Storm Water Facilities.

Tract I, Tract J and Tract K are granted to the Homeowner's Association (H.O.A.) for ingress, egress, and utilities. Operation, maintenance, and repair of utility service lines within the tract and the surface of the tract are the responsibility of the H.O.A.; except all sewer and water mains and appurtenances shall be the responsibility of the City.



APPROVALS

Approved by the Engineering Department of the City of Poulsbo this 8th day of APRIL, 20 08.

Wassim
City Engineer, Poulsbo, Washington

Approved by the City of Poulsbo Planning Commission this 11th day of APRIL, 20 08.

[Signature]
Chairman, City of Poulsbo Planning Commission, Poulsbo, WA.

The City Council of the City of Poulsbo, meeting in regular session the 13th day of February, 20 08, find that the Plat of CHATEAU RIDGE serves the public use and interest and has authorized its Mayor to execute its written approval.

[Signature]
Mayor, City of Poulsbo

TREASURERS CERTIFICATE

I, BARBARA STEPHENSON, Treasurer of Kitsap County, Washington, Hereby certify that all taxes on the herein described property are fully paid to and including the year 20 08.

Kitsap County Treasurer

[Signature] 4/15/08
By: Deputy

RECORDING CERTIFICATE

Filed for record at the request of Capston Homes
this 15 day of APRIL, 20 08, at 54 minutes past 8 o'clock A M., and recorded in volume 32 of plats, pages 153-156, records of Kitsap County, Washington.

Walter Washington [Signature]
Kitsap County Auditor By: Deputy

PROTECTIVE COVENANTS

See Protective Covenants, Conditions, Restrictions and Easements as recorded under Auditor's File No. 200804150006.

SURVEYOR'S CERTIFICATE

I, Steven E. Ottmar, 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 2007 through MARCH 2008, 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 staked on the ground as depicted on the Plat.

Steve Ottmar 3-31-2008
Steven E. Ottmar, P.L.S.



Drawn By:	R.L.J.
Date:	3/31/08
Checked By:	S.E.O.
Job No.	3564

200804150006

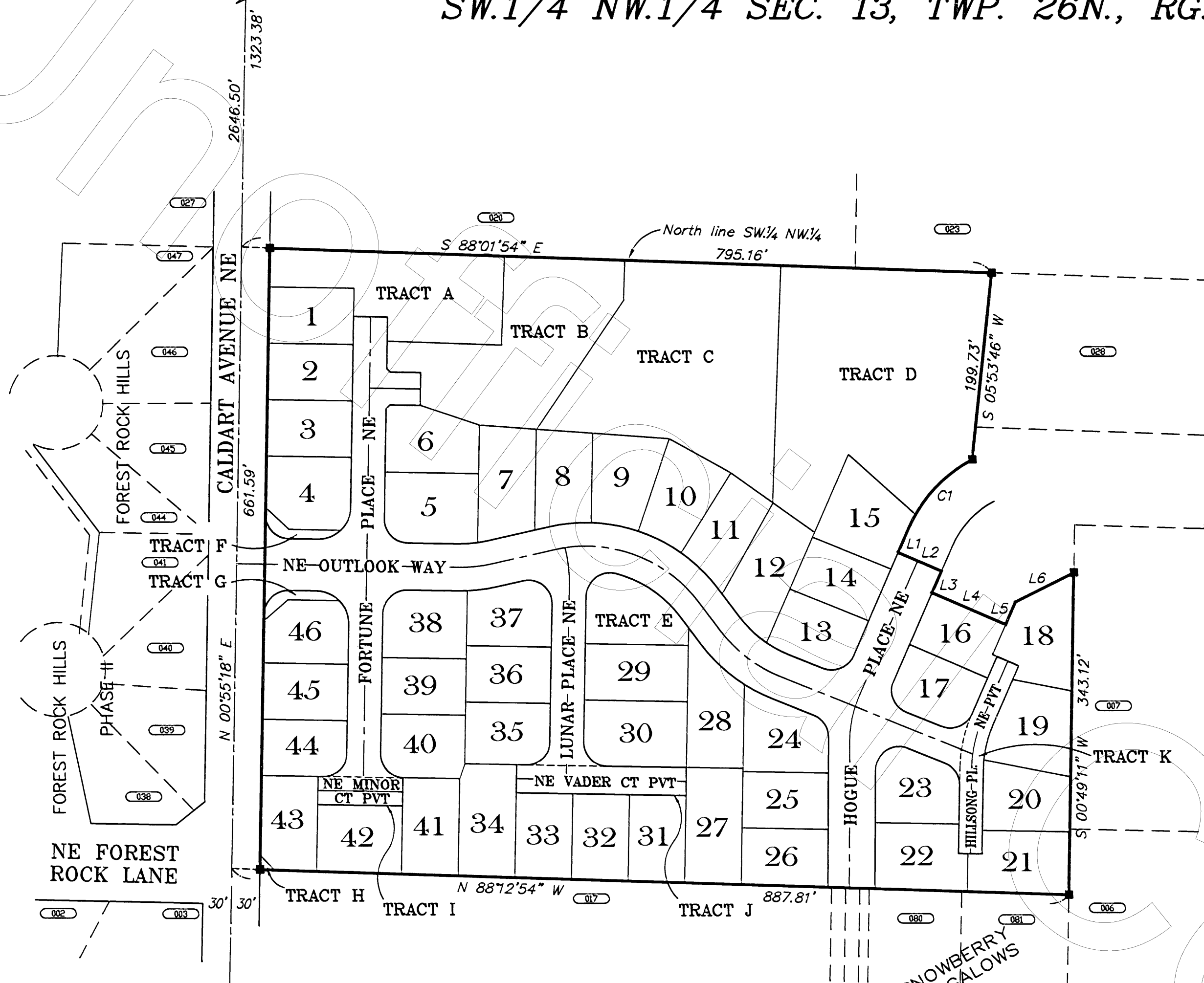
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CHATEAU RIDGE

Situate in
SW.1/4 NW.1/4 SEC. 13, TWP. 26N., RG. 1E., W.M.

Found 1-1/4" I.P.
Visited 12/17/02.

11 12
14 13



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	147.50'	100.64'	39°05'36"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 23°23'25" W	28.78'
L2	S 66°36'35" E	50.00'
L3	S 23°23'25" W	25.14'
L4	S 66°36'35" E	85.00'
L5	N 23°23'25" E	26.02'
L6	N 63°11'47" E	69.35'

GENERAL BOUNDARY MAP

SEE SHEET 3 AND 4 FOR SPECIFIC DETAILS

Found Standard
County Monument
Visited 12/17/02.

14 13

CONVEYANCES

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) the secondary storm drainage system which conveys roof, footing and rockery drains as depicted on the approved construction drawings and record drawings; and (2) The sanitary sewer force main system for Lots 1-6 from the property line to the point where the force main connects to the City's gravity sewer main; and (3) Water, sewer and storm service laterals.

NOTES

- Building Setbacks shall be as follows:
Front: 15' to home
20' to garage if front-loaded.
Side: 5' minimum with a total combined of 10'
Rear: 10'

LEGAL DESCRIPTION

Resultant Parcel 6 of Boundary Line Adjustment recorded November 29, 2007 under Recording No. 200711290004, being a re-record of Recording No. 200711130086, being a portion of the Northwest quarter of Section 13, Township 26 North, Range 1 east, W.M., in Kitsap County, Washington.

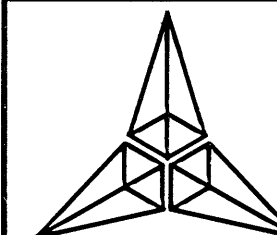
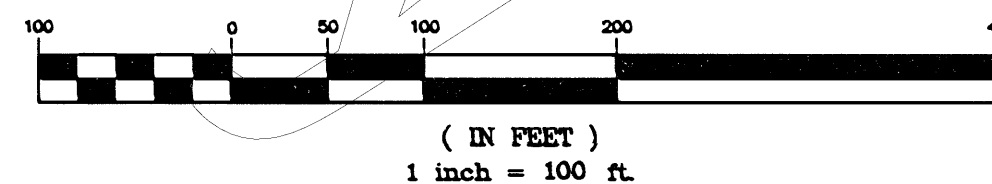
PROCEDURES & EQUIPMENT

Standard field traverse with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

LEGEND

- Set 1/2" rebar flush with ground with yellow cap imprinted "S.E.O. 20795" with 2"x2" white guard stake at all lot corners.
- Set 4" Dia. concrete monument with 3/4" rebar center point and nylon I.D. cap.
- Found or set monument as described.
- Set 2" iron pipe with tack and I.D. tag inside monument case.

GRAPHIC SCALE



AES
CONSULTANTS, INC.
P.O. BOX 930 • SILVERDALE, WA. 98383 • (360)892-6400

Drawn By: R.L.J.
Date: 3/31/08
Checked By: S.E.O.
Job No. 3564

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CHATEAU RIDGE

Situate in
SW.1/4 NW.1/4 SEC. 13, TWP. 26N., RG. 1E., W.M.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C2	150.00'	36.36'	13°53'17"
C3	150.00'	11.94'	4°33'40"
C4	130.00'	25.06'	11°02'46"
C11	35.00'	54.98'	90°00'00"
C12	35.00'	27.85'	45°35'05"
C13	35.00'	27.13'	44°24'55"
C14	25.00'	39.27'	90°00'00"
C15	125.00'	20.25'	9°16'48"
C16	25.00'	39.27'	90°00'00"
C17	125.00'	21.37'	4°36'29"
C18	175.00'	45.61'	14°55'56"
C19	175.00'	50.50'	16°32'02"
C20	175.00'	51.14'	16°44'33"
C35	125.00'	83.32'	38°11'33"
C36	25.00'	45.32'	103°51'17"
C37	25.00'	39.27'	90°00'00"
C38	25.00'	39.27'	90°00'00"
C39	25.00'	45.33'	103°53'17"
C40	175.00'	32.25'	10°33'37"
C41	175.00'	10.16'	3°19'40"
C42	25.00'	39.27'	90°00'00"
C43	25.00'	39.27'	90°00'00"
C44	25.00'	1.00'	2°17'33"
C45	25.00'	39.27'	90°00'00"
C46	35.00'	27.85'	45°35'05"
C47	35.00'	27.13'	44°24'55"
C48	25.00'	39.27'	90°00'00"

LINE TABLE		
LINE	BEARING	LENGTH
L7	S 10°07'28" E	14.86'
L8	S 89°04'42" E	54.49'
L9	N 47°05'27" W	33.63'
L10	S 45°55'18" W	4.95'
L16	S 18°20'51" W	16.70'
L17	N 43°38'48" W	21.37'
L18	S 48°56'04" W	33.63'
L19	S 00°55'20" W	7.50'
L20	N 44°04'42" W	4.95'
L21	S 00°55'18" W	7.50'
L22	N 88°12'54" W	15.00'
L23	N 00°55'18" W	15.00'

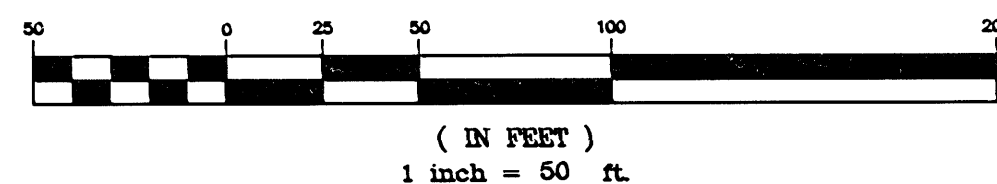
PROCEDURES & EQUIPMENT

Standard field traverse with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

LEGEND

- Set 1/2" rebar flush with ground with yellow cap imprinted "S.E.O. 20795" with 2"x2" white guard stake at all lot corners.
- Set 4" Dia. concrete monument with 3/4" rebar center point and nylon I.D. cap.
- Found or set monument as described.
- Set 2" iron pipe with tack and I.D. tag inside monument case.

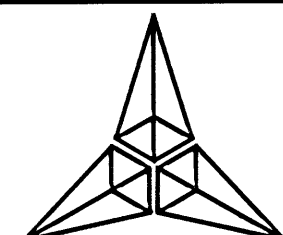
GRAPHIC SCALE



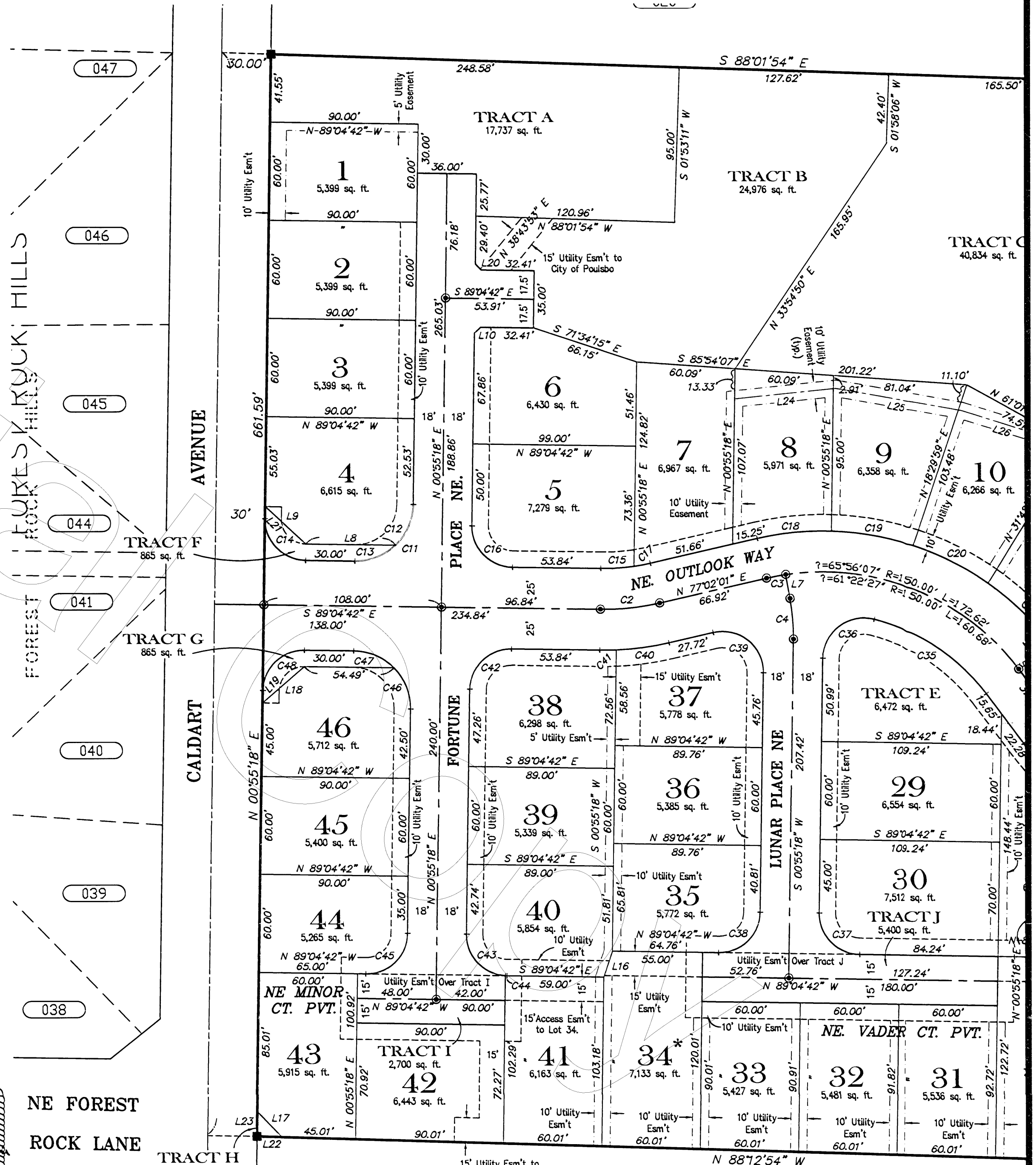
NORTH: Assumed



Drawn By: R.L.J.
Date: 3/31/08
Checked By: S.E.O.
Job No. 3564



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* = Lot 34 shall have access from Tract I only.

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CHATEAU RIDGE

Situate in
SW.1/4 NW.1/4 SEC. 13, TWP. 26N., RG. 1E., W.M.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C3	150.00'	11.94'	4°33'40"
C4	130.00'	25.06'	11°02'46"
C5	125.00'	50.61'	23°11'50"
C6	125.00'	37.15'	17°01'46"
C7	125.00'	13.46'	6°10'04"
C8	137.50'	54.23'	22°35'57"
C9	137.50'	14.83'	6°10'48"
C10	137.50'	39.09'	16°17'22"
C18	175.00'	45.61'	14°55'56"
C19	175.00'	50.50'	16°32'02"
C20	175.00'	51.14'	16°44'33"
C21	175.00'	54.14'	17°43'36"
C22	125.00'	40.29'	18°28'11"
C23	125.00'	27.17'	12°27'20"
C24	25.00'	38.68'	88°39'12"
C25	147.50'	15.46'	06°00'23"
C26	25.00'	39.86'	91°20'48"
C27	25.00'	38.68'	88°39'12"
C28	125.00'	40.36'	18°30'05"
C29	125.00'	8.66'	3°58'02"
C30	25.00'	48.80'	111°51'03"
C31	25.00'	30.05'	68°52'41"
C32	25.00'	29.74'	68°08'57"
C33	175.00'	32.00'	10°28'35"
C34	175.00'	62.46'	20°26'56"
C35	125.00'	83.32'	38°11'33"
C36	25.00'	45.32'	103°51'17"
C37	25.00'	39.27'	90°00'00"
C38	25.00'	39.27'	90°00'00"
C39	25.00'	45.33'	103°53'17"
C49	147.50'	85.18'	33°05'13"

LINE TABLE		
LINE	BEARING	LENGTH
L11	S 37°01'52" E	7.87'
L12	N 66°36'35" W	5.00'
L13	S 00°55'18" W	40.23'
L14	N 89°04'42" W	15.00'
L15	S 89°04'42" E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L24	S 84°10'47" W	61.65'
L25	N 79°53'50" W	77.36'
L26	N 72°32'54" W	55.04'
L27	N 31°25'21" W	20.35'
L28	N 57°06'59" W	38.55'
L29	N 31°53'05" W	16.73'

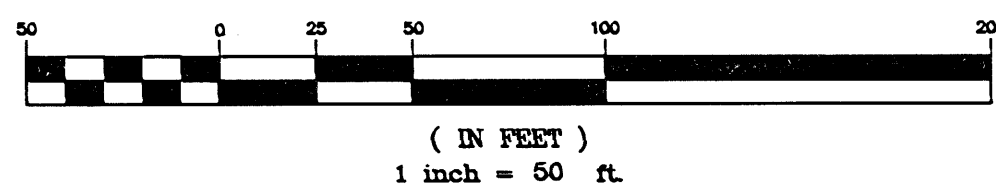
PROCEDURES & EQUIPMENT

Standard field traverse with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

LEGEND

- Set 1/2" rebar flush with ground with yellow cap imprinted "S.E.O. 20795" with 2"x2" white guard stake at all lot corners.
- Set 4" Dia. concrete monument with 3/4" rebar center point and nylon I.D. cap.
- Found or set monument as described.
- Set 2" iron pipe with tack and I.D. tag inside monument case.

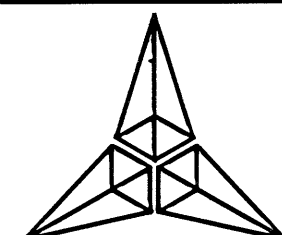
GRAPHIC SCALE



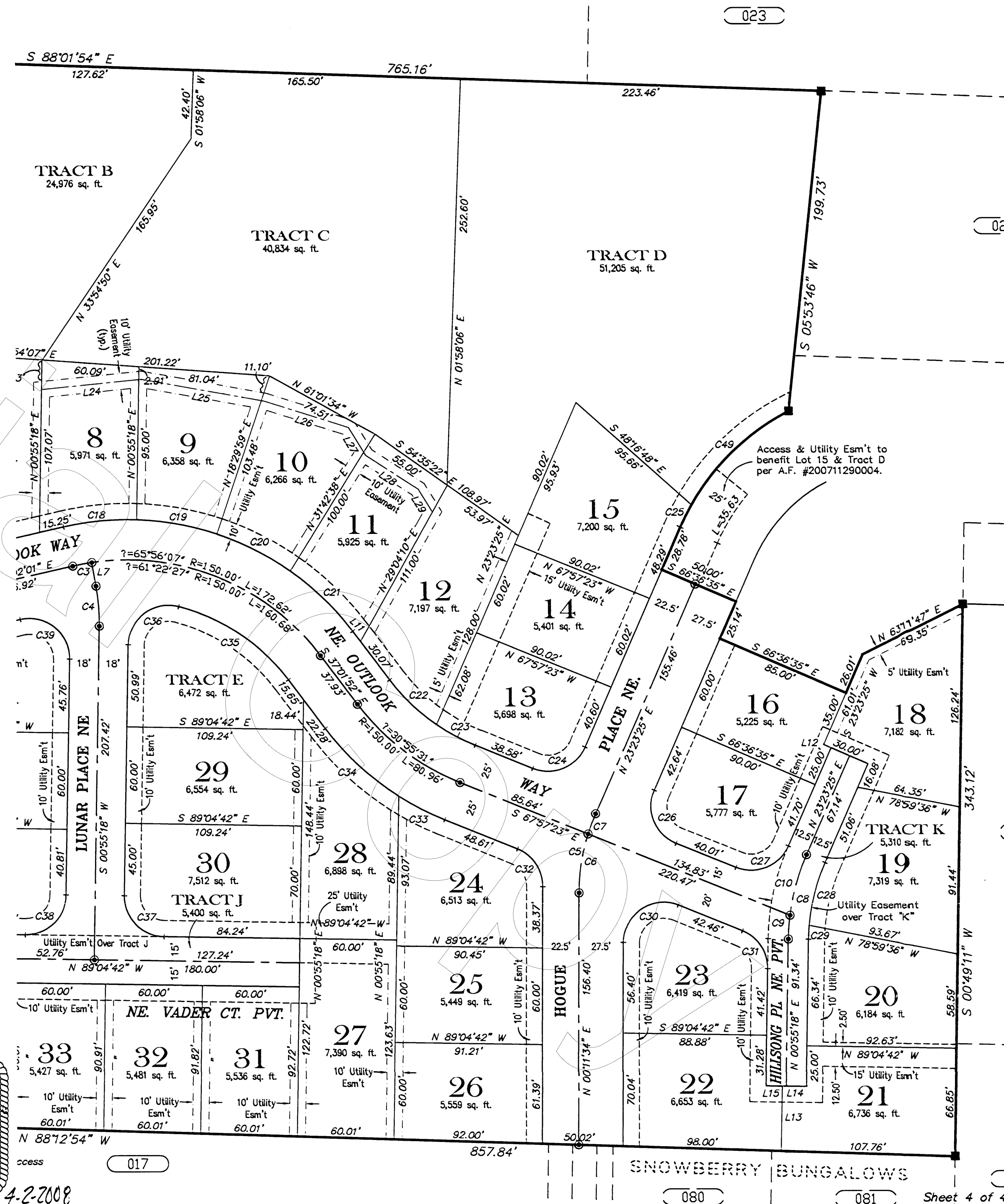
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