

A·D·A ENGINEERING
 P.O. BOX 847 • POULSBO, WA 98370
 (206) 779-6633 • (206) 842-6123

**PLAT OF
 FOREST ROCK HILLS
 PHASE II**

**SITUATE IN PORTION NE 1/4, SE 1/4, NE 1/4
 SECTION 14, T 26 N, R 1 E, W.M.
 CITY OF POULSBO, KITSAP COUNTY, WASHINGTON**
 Prepared By A·D·A Engineering
 JULY 1995

ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF KITSAP
 SS:
 THIS IS TO CERTIFY that on this 10th day of October, 1995, before me, the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Forest Rock Hills Associates, William T. Ostruske, Jerome E. Mylot, Thomas R. Sturgeon, Robert A. Armstrong to me known to be the person(s) who executed the foregoing dedication and acknowledged to me that they 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 Poulsbo.

My appointment expires: 5/15/98



ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF KITSAP
 SS:
 THIS IS TO CERTIFY that on this _____ day of _____, 19____, before me, the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared _____

to me known to be the person(s) who executed the foregoing dedication and acknowledged to me that _____ 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 _____

My appointment expires: _____

DEDICATION

Known all men by these presents that the undersigned owners, Forest Rock Hills Associates, A Washington General Partnership, and Washington Agencies, Inc., a Washington Corporation, 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 non 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 the 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 10th day of October, 1995.

FOREST ROCK HILLS ASSOCIATES:

William T. Ostruske
 William T. Ostruske
Jerome E. Mylot
 Jerome E. Mylot
Thomas R. Sturgeon
 Thomas R. Sturgeon

WASHINGTON AGENCIES, INC.:

Sam Clarke
 Sam Clarke

CORPORATE ACKNOWLEDGEMENT

STATE OF WASHINGTON:
 ss:
 COUNTY OF KITSAP :
 THIS IS TO CERTIFY that on this 10th day of October, 1995, before me, the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Sam Clarke of Washington Agencies, Inc. the corporation that executed the foregoing dedication and acknowledged said dedication to be the free and voluntary act and deed of said corporation for the use and purposes therein mentioned, and on oath stated that they were authorized to execute said dedication.

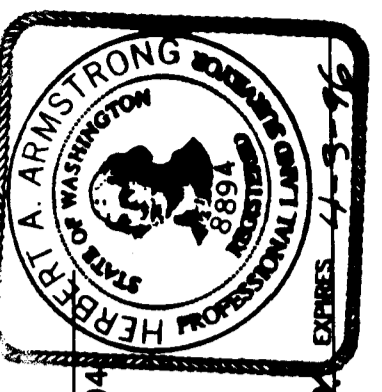
WITNESS my hand and official seal the day and year first above written.
 Notary Public in and for the State of Washington, residing at Poulsbo.



Robert A. Armstrong
 Robert A. Armstrong

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 distance 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
 Herbert A. Armstrong, Certificate #8894

APPROVALS

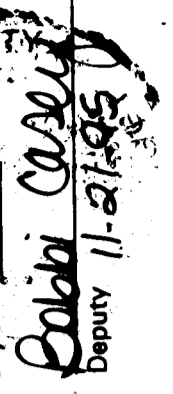
Approved by me this 17 day of November, 1995.
John R. Stephenson
 ENGINEER, CITY OF POULSBO

The City Council of the city of Poulsbo, meeting in regular session, the 15th day of November, 1995, find that the Plat of Forest Rock Hills, Phase II, serves the public use and interest and has authorized it's mayor to execute it's written approval.

Richard Matheson
 MAYOR, CITY OF POULSBO

TREASURER'S CERTIFICATE

I, S. Shroder, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the above described property are fully paid up to and including the year 90.



Solbi Casoli
 Deputy Treasurer, Kitsap County

RECORDING CERTIFICATE

Filed for recording at the request of CITY OF POULSBO this 21st day of NOVEMBER, 1995, at 05 minutes past 24 o'clock and recorded in Volume 89 of plats, page 35-37, recorded at Kitsap County Washington.

Diana Flynn
 Auditor, Kitsap County

McLennan
 Deputy Auditor, Kitsap County

AFN 9511210213

V 729 PG 35



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DESCRIPTION

That portion of the Southeast quarter of the Northeast quarter of Section 14, Township 26 North, Range 1 East, W.M., Kitsap County, Washington, more particularly described as follows:

Beginning at the Southeast corner of said Section 14; thence along the East line of said Section 14, North 0°57'22" East 2502.07 feet to an existing plat monument set for "Poulsbo Gardens, Division 1, Phase 1" as recorded in Volume 25, Page 44 of Plats, records of Kitsap County, Washington; thence continuing North 0°57'22" East 145.00 feet to the East quarter corner of said Section 14; thence North 0°54'40" East 667.93 feet to an existing plat monument set for "Forest Rock Hills, Phase 1" as recorded in Volume 27, Page 34 of Plat records of Kitsap County, Washington; thence continuing North 0°54'40" East 655.33 feet; thence North 88°33'01" West 30.00 feet to the True Point of Beginning; thence continuing North 88°33'01" West 290.00 feet; thence South 1°26'59" West 75.00 feet; thence North 88°33'01" West 108.02 feet; thence South 7°50' West 524.84 feet; thence South 7°11'55" East 104.08 feet to the Northerly boundary of said Plat of Forest Rock Hills Phase I; thence Easterly along said Northerly boundary on a curve to the right, the center of which bears South 7°11'55" East 970.00 feet, an arc distance of 90.15 feet; thence North 1°52'25" West 60.00 feet; thence Easterly on a curve to the right, the center of which bears South 1°52'25" East 1030.00 feet, an arc distance of 50.06 feet; thence South 89°05'20" East 285.44 feet; thence on a 25 foot radius curve to the left, an arc distance of 39.27 feet; thence leaving said Northerly boundary of Forest Rock Hills, Phase I and running parallel with and 30 feet West of the East line of said Southeast quarter of the Northeast quarter, North 0°54'40" East 600.60 feet to the True Point of Beginning.

COVENANTS AND RESTRICTIONS

See instrument recorded under Auditor's File Number 9203030052 and 9303020014.

STORM WATER DETENTION FACILITIES - DETENTION POND

As a condition of approval of this plat, the City of Poulsbo has required the installation and maintenance at the owners expense of a storm water system including offsite detention pond(s). An easement for the purpose of constructing, reconstructing and maintaining these pond(s) has been recorded under Auditor's File Number _____ of the records of Kitsap County, Washington, and the rights granted pursuant thereto shall burden and benefit the property described in this plat. In addition, the city of Poulsbo shall be a third party beneficiary to the rights and benefits and may enforce them through specific performance or by such other legal remedy as the City may deem appropriate. This off-site storm drainage easement shall not be released or relinquished without the express written consent of the City Council of the City of Poulsbo and then only in the event that it is replaced with another storm water detention facility and pond erected, constructed and maintained in accordance with the City of Poulsbo's requirements.

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 street 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 "Forest Rock Hills Homeowners Association," a Washington Non-Profit 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 and B and hereby dedicated in fee title to the Homeowners Association of Forest Rock Hills.
7. Said Tracts A and B shall be maintained by the Homeowners Association of Forest Rock Hills.

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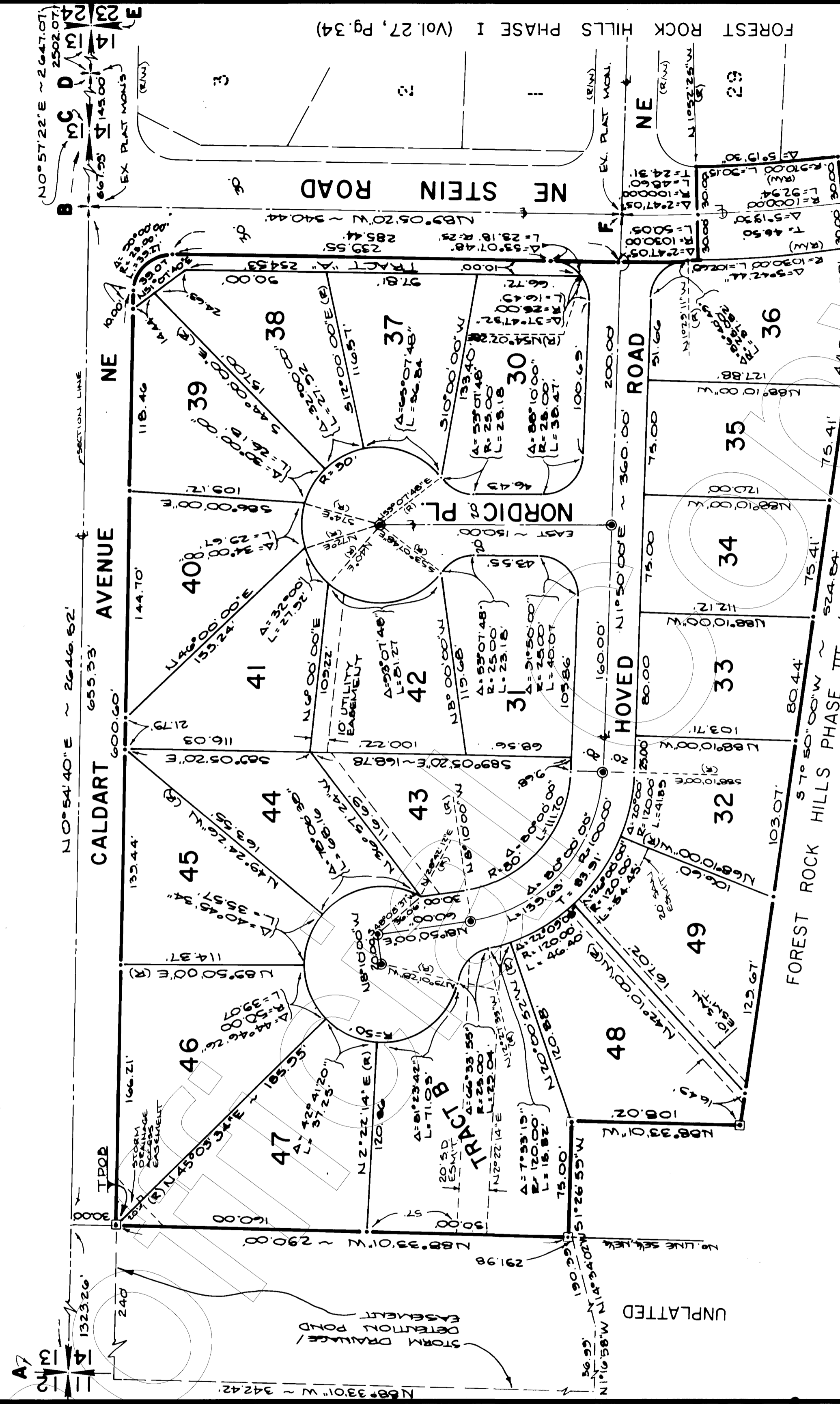
EXPIRES 10-18-95

AFN 9511210213

COPY

AFN 9511210213

LEGEND:
 ○ = SET 4" DIA. CONC. MONUMENT WITH ALUM. CAP IN MON. CASE (6)
 □ = SET 4" DIA. CONC. MONUMENT AT SUBDIVISION BOUNDARY (6)
 NOTE: ALL LOT CORNERS SET WITH 3/4" GALV. IRON PIPE

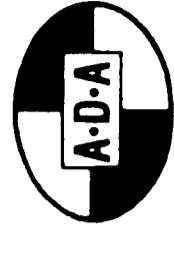


CONCRETE MONUMENTS:

- "A" = 1" Steel tie rod at 6 feet West of centerline of creek FB 2146/20 (June 1993).
- "B" = 2" Brass cap in concrete (no case) FB 2146/3 (April 1992).
- "C" = Hub set for temporary theoretical quarter corner at 145.00 feet North of Mon. "D" (circa 1990).
- "D" = 2" Brass cap in concrete/iron monument case at intersection of "Caldart Avenue" and "Youngquist Street" FB 2146/3 (April 1992).
- "E" = 3/4" Kitsap County brass cap in concrete 0.7 feet deep at West side of Caldart Avenue FB 2146/3 (April 1992).
- "F" = 2" Brass Cap in concrete at intersection of Hoved Road and NE Stein Road (April 1992).

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