

A·D·A ENGINEERING, LLC
 P.O. Box 847 POULSBO, WA 98370
 (360) 779-6633 / (360) 842-6123

DEDICATION

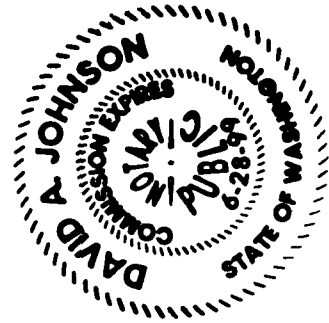
Known all men by these presents that the undersigned owners, Forest Rock Hills Associates, A Washington General Partnership, do hereby declare this land platted and dedicate to the use of the public forever all streets, roads and easements shown on the plat and use thereof for any and all public purposes 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 15 day of Nov, 1996

FOREST ROCK HILLS ASSOCIATES:

William T. Ostruske
 William T. Ostruske

Jerome E. Mylet
 Jerome E. Mylet



ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF KITSAP Pierce
 THIS IS TO CERTIFY that on this 15 day of Nov, 1996, before me, the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared William T. Ostruske and Jerome E. Mylet
 to me known to be the person(s) who executed the foregoing dedication and acknowledged to me that they signed and sealed the same as their 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: 6-28-99

David A. Johnson

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 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.

Herbert A. Armstrong
 Herbert A. Armstrong, Certificate #8894

ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF KITSAP
 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 signed and sealed the same as _____ 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: _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON
 COUNTY OF KITSAP
 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 signed and sealed the same as _____ 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: _____



EXPIRES 4-3-98
 9-25-96
 11-7-96

PLAT OF
**FOREST ROCK HILLS
 PHASE III**

SITUATE IN PORTION 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 1996

APPROVALS

Approved by me this 10 day of January, 1999
Richard P. Erderson
 CHAIRMAN, CITY OF POULSBO PLANNING COMMISSION

Approved by me this 10 day of January, 1997
John R. Stephenson
 ENGINEER, CITY OF POULSBO

The City Council of the city of Poulsbo, meeting in regular session, the 21st day of January, 1997, find that the Plat of Forest Rock Hills, Phase III, serves the public use and interest and has authorized it's mayor to execute it's written approval.

Richard Mithun
 MAYOR, CITY OF POULSBO

TREASURER'S CERTIFICATE

Sharon Shradley
 hereby certify that all taxes on the above described property are fully paid up to and including the year, 1997.

Sharon Shradley
 Treasurer, Kitsap County
 by *Harriette Lewis*
 Deputy

RECORDING CERTIFICATE

Filed for recording at the request of City of Poulsbo this 24th day of JAN, 1997, at 55 min minutes past 11:00 am o'clock and recorded in Volume 29 of plats, page 163-165, recorded at Kitsap County Washington.

Angen Flynn
 Auditor, Kitsap County
 by *Lynne Freeman*
 Deputy

LEGEND:

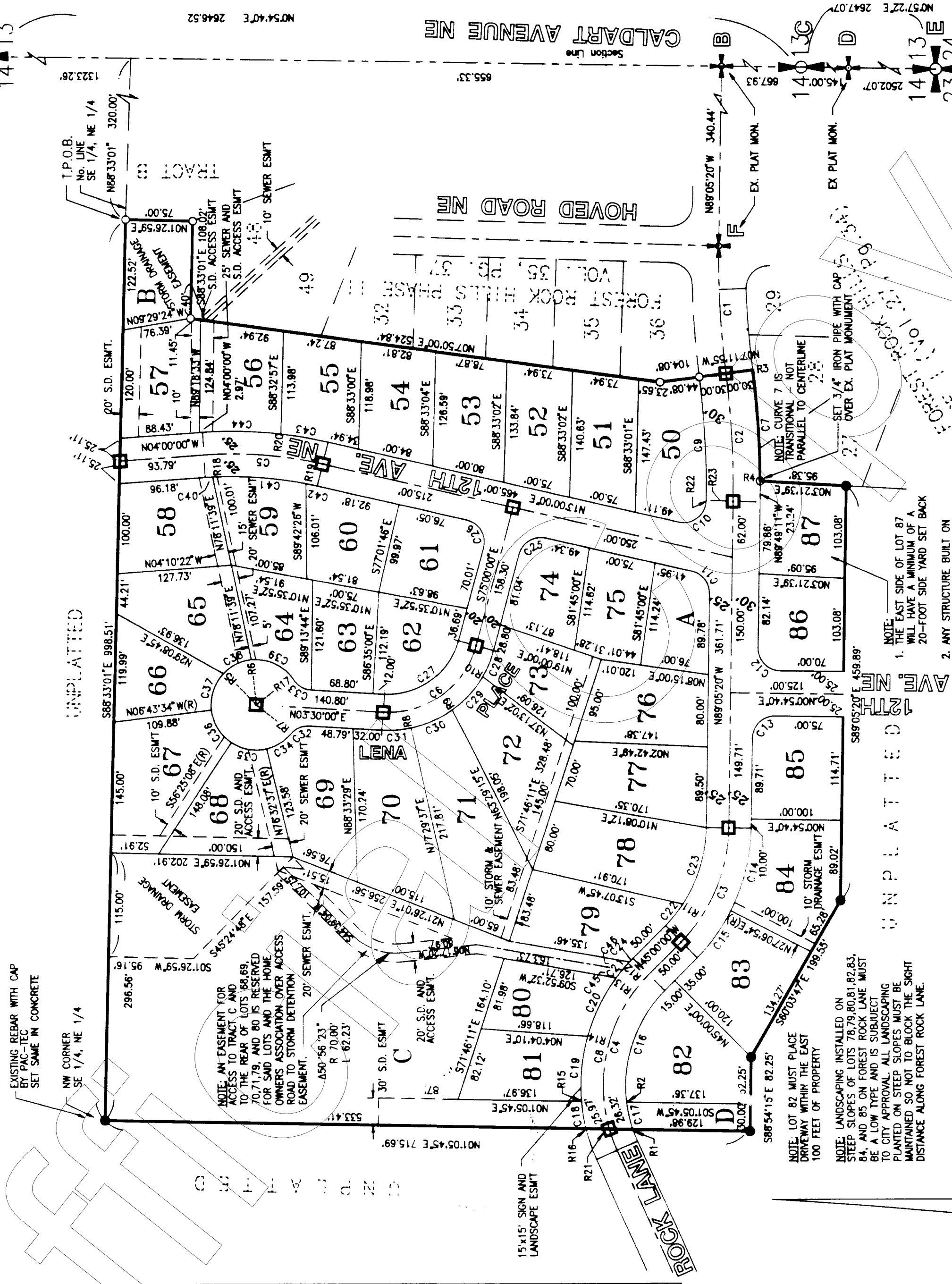
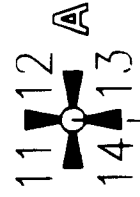
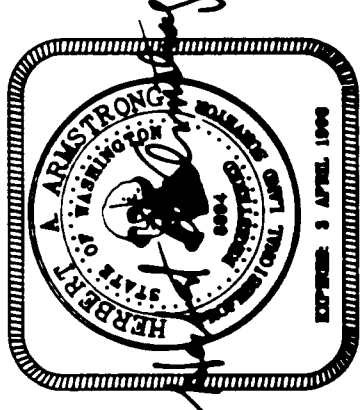
- = EXISTING 4" DIA. CONC. MONUMENT WITH REBAR & CAP SET FOR FOREST ROCK HILLS PHASE II BY ADA ENGINEERING APRIL 1992(4)
 - ◻ = SET CONCRETE MONUMENT WITH MAG CAP IN CASE (11)
 - = SET 4" DIA. CONC. MONUMENT WITH BRASS CAP AT SUBDIVISION BOUNDARY (5)
- NOTE: ALL LOT CORNERS ARE MARKED WITH 3/4" IRON PIPE AND 2"x2" LOT STAKES

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH
C1	0756.36°	1020.84	141.54
C2	0806.35°	1005.00	142.25
C3	4405.90°	183.23	140.99
C4	6043.74°	175.00	185.47
C5	0519.30°	970.00	90.15
C6	1700.00°	450.00	133.52
C7	7830.03°	100.00	137.01
C8	0651.23°	1030.00	123.26
C9	6900.00°	175.00	210.75
C10	0803.17°	975.00	137.07
C11	1020.88°	25.00	44.57
C12	7754.40°	25.00	34.00
C13	9000.00°	25.00	39.27
C14	9000.00°	25.00	39.27
C15	2612.14°	208.23	65.23
C16	1753.06°	208.23	65.23
C17	5148.13°	150.00	135.64
C18	1149.18°	150.00	30.95
C19	0844.36°	200.00	30.52
C20	2053.57°	200.00	72.95
C21	2046.07°	200.00	72.95
C22	0638.20°	200.00	23.17
C23	1129.46°	158.23	31.75
C24	3235.34°	158.23	90.01
C25	0131.17°	200.00	5.31
C26	8600.00°	25.00	38.40
C27	9200.00°	25.00	40.14
C28	7830.04°	80.00	109.61
C29	1516.46°	120.00	37.00
C30	2352.30°	120.00	50.00
C31	2352.24°	120.00	50.00
C32	1528.23°	120.00	32.41
C33	5307.48°	25.00	23.18
C34	5307.48°	25.00	23.18
C35	3610.25°	50.00	31.57
C36	4702.15°	50.00	41.05
C37	4841.14°	50.00	43.37
C38	5025.05°	50.00	44.00
C39	4014.14°	50.00	35.11
C40	6242.04°	50.00	54.72
C41	0108.35°	425.00	6.48
C42	1401.15°	425.00	104.00
C43	0150.10°	425.00	13.62
C44	1035.58°	475.00	67.08
C45	0315.46°	200.00	11.39
C46	10322.37°	200.00	11.78

Plot of
FOREST ROCK HILLS
PHASE III

SITUATE IN PORTION SE1/4, NE1/4
SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.
CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON



CONCRETE MONUMENTS:

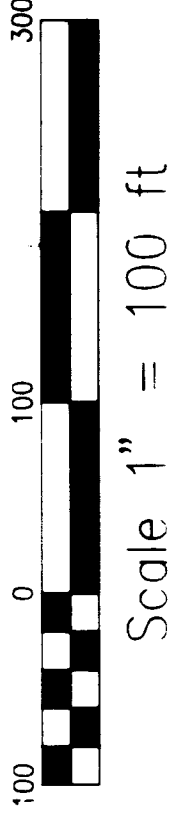
- A = 1" STEEL TIE ROD AT 6 FEET WEST OF CENTERLINE OF CREEK
- B = FB2146/20 (JUNE 1993)
- C = 2" BRASS CAP IN CONCRETE (NO CASE) FB 2146/3 (APRIL 1992)
- D = HUB SET FOR TEMPORARY THEORETICAL QUARTER CORNER AT 145.00 FEET NORTH OF MON. "D" (CIRCA 1980)
- E = 2" BRASS CAP IN CONCRETE/IRON MONUMENT CASE AT INTERSECTION OF "CALDART AVENUE" AND "YOUNGQUIST STREET" FB 2146/3 (APRIL 1992)
- F = 3 1/4" KITSAP COUNTY BRASS CAP IN CONCRETE 0.7 FEET DEEP AT WEST SIDE OF CALDART AVENUE. FB 2146/3 (APRIL 1992)

NOTE: LOT 82 MUST PLACE DRIVEWAY WITHIN THE EAST 100 FEET OF PROPERTY

NOTE: LANDSCAPING INSTALLED ON STEEP SLOPES OF LOTS 78, 79, 80, 81, 82, 83, 84, AND 85 ON FOREST ROCK LANE MUST BE A LOW TYPE AND IS SUBJECT TO CITY APPROVAL. ALL LANDSCAPING PLANTED ON STEEP SLOPES MUST BE MAINTAINED SO NOT TO BLOCK THE SIGHT DISTANCE ALONG FOREST ROCK LANE.

RADIALS

RADIAL	BEARING	RADIUS
R1	S18°38'01"E	150.00'
R2	N06°48'43"W	150.00'
R3	N07°11'55"W	1030.00'
R4	S00°20'32"E	1030.00'
R5	S43°41'31"W	50.00'
R6	N83°55'45"E	50.00'
R7	S40°22'17"W	50&25
R8	N78°01'40"E	120.00'
R9	S54°09'16"W	120.00'
R10	N30°16'46"E	120.00'
R11	N33°30'14"E	158.23'
R12	S43°28'48"W	200.00'
R13	N36°50'28"E	200.00'
R14	S16°04'21"W	200.00'
R15	N04°49'36"W	200.00'
R16	S13°34'12"E	200.00'
R17	S33°22'11"E	50&25
R18	S87°08'35"W	425.00'
R19	S78°50'10"E	425.00'
R20	N83°24'01"W	475.00'
R21	S15°50'21"E	175.00'
R22	N07°51'22"E	25.00'
R23	N07°54'40"E	1005.00'



A.D.A. ENGINEERING
SURVEYORS~ENGINEERS~PLANNERS
P.O. BOX 847
POULSBORO, WA 98370
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FAX: (360) 779-7031

CHECKED: PETE
DATE: SEPT. 1996
JOB NUMBER: 95-1966
FILE NO. PLATS
SHEET 3 OF 3

V. 29 97D1240074 P6: 164



A·D·A ENGINEERING, LLC
 P.O. Box 847 · POULSBORO, WA 98370
 (360) 779-6633 / (360) 842-6123

PLAT OF

FOREST ROCK HILLS PHASE III

SITUATE IN PORTION SE 1/4, NE 1/4
 SECTION 14, T 26 N, R 1 E, W. M.
 CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON
 Prepared By A·D·A Engineering
 JULY 1996

COVENANTS AND RESTRICTIONS

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

STORM WATER DETENTION FACILITIES

In consideration of benefits to accrue to the grantors herein, the undersigned Forest Rock Hills and Associates hereby grants to the City of Poulsbo, a Municipal Corporation, a permanent easement for the storm water detention facility over, across, through and below the following described property and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said utility, together with the right of access to the easement at any time for the stated purposes.

The easement hereby granted is located in the County of Kitsap, State of Washington, and is more particularly described as follows:

TRACT C STORM DRAINAGE EASEMENTS

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 East quarter corner of said Section 14; thence North 0°54'40" East along the East line of said Northeast quarter 1323.26 feet to the Northeast corner of said Southeast quarter of the Northeast quarter; thence leaving said East line, North 88°33'01" West 1021.94 feet to the True Point of Beginning; thence continuing North 88°33'01" West 115.00 feet; thence South 01°26'59" West 95.16 feet; thence South 45°24'48" East 157.59 feet; thence North 01°26'59" East 202.91 feet.

Together with and subject to an access easement being described as the West 20 feet of Lots 66 and 67, Forest Rock Hills, Phase III.

Also together with and subject to a 20 foot wide access easement, the centerline of which is more particularly described as follows:

Beginning at the East quarter corner of said Section 14; thence North 0°54'40" East along the East line of said Northeast quarter 1326.26 feet to the Northeast corner of said Southeast quarter of the Northeast quarter; thence leaving said East line North 88°33'01" West 1021.94 feet; thence South 1°26'39" East 202.91 feet; thence North 45°24'48" East 15.51 feet to the True Point of Beginning; thence South 44°39'04" West 107.75 feet; thence following a curve to the left, the center of which bears South 45°20'56" East 70.00 feet, an arc distance of 62.23 feet; thence South 6°17'20" East 80.97 feet; thence South 9°52'32" West 163.73 feet to the Northerly right-of-way of Forest Rock Lane.

Also together with and subject to a 10 foot storm drainage easement being described as the South 67 feet of Lot 67, Forest Rock Hills Phase III.

Also together with and subject to a storm drainage easement being described as follows:

Beginning at the Southwest corner of Lot 81, Forest Rock Hills Phase III; thence North 1°05'45" East 223.97 feet; thence North 88°54'15" West 30 feet to the West line of Forest Rock Hills Phase III; thence South 1°05'45" West 229.42 feet; thence along a curve to the right, the radius of which bears South 13°34'12" East 200 feet for a delta angle of 8°44'36", an arc length of 30.52 feet, bearing North 4°49'36" 200 feet from said radius point to the True Point of Beginning.

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 I" 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 I" as recorded in Volume 27, Page 34 of plat records of Kitsap County, Washington; thence continuing North 0°54'40" East 655.33 feet to the North line of the Southeast quarter of the Northeast quarter; thence along said North line also being the North boundary of the Plat of Forest Hills, Phase II, Volume 35, Page 37, plat records of Kitsap County, Washington; thence North 88°33'01" West 320.00 feet to the True Point of Beginning thence continuing North 88°33'01" West 998.51 feet to the Northwest corner of the Southeast quarter of the Northeast quarter; thence South 01°05'45" West 715.69 feet; thence South 88°54'15" East 82.25 feet; thence South 60°03'47" East 199.55 feet; thence South 89°05'20" East 459.89 feet to the Western boundary of Forest Rock Hills, Phase I, Volume 27, Page 34, plat records of Kitsap County, Washington; thence along said West boundary, North 03°21'39" East 95.38 feet to the Southerly right of way of NE Forest Rock Lane; thence along said right of way on a curve to the left, the center of which bears North 0°20'32" West 1030.00, an arc distance of 123.26 feet; thence leaving said Southerly right of way, North 7°11'55" West 60.00 feet to the Northerly right of way of NE Forest Rock Lane and a point common to the Plat of Forest Rock Hills, Phase III and the Southwest corner of Forest Rock Hills Phase II; thence along said line common to the Plats of Forest Rock Hills, Phase III and Forest Rock Hills, Phase II, North 7°11'55" West 44.08 feet; thence North 7°50'00" East 524.84 feet; thence South 88°33'01" East 108.02 feet; thence North 1°26'59" East 75.00 feet to the True Point of Beginning.

Containing 672.475 Square Feet or 15.44 Acres.

NOTES:

- This plat meets the minimum required surveying standards per WAC 332-130-090.
- This plat accomplished by field traverse procedures using a two second total station and/or a five second theodolite and calibrated steel tape.
- All runoff from roof and yard drains must be directed in such a manner as to not adversely affect adjacent properties.
- The maintenance of roof and yard drains and associated piping and appurtenances shall be the responsibility of the individual homeowners.
- Every owner of an individual lot shall be a member of the "Forest Rock Hills Phase III 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.
- Tracts A, B, C and D are hereby dedicated in fee title to the Homeowners Association of Forest Rock Hills.
- Said Tracts A, B, C and D shall be maintained by the Homeowners Association of Forest Rock Hills with storm detention facilities maintained by the City of Poulsbo.
- Building setbacks to be current with City of Poulsbo Ordinances.
- The Final Occupance Permits for lots in Phase III will not be issued until the repair of Forest Rock Lane will be completed to the satisfaction of the Engineering and Public Works Departments.

TRACT B STORM DRAINAGE EASEMENT

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 East quarter corner of said Section 14; thence North 0°54'40" East along the East line of said Northeast quarter, 1323.26 feet to the Northeast corner of said Southeast quarter of the Northeast quarter; thence leaving said East line North 88°33'01" West 320.00 feet to the True Point of Beginning; thence continuing North 88°33'01" West 122.52 feet; thence leaving said line, South 9°29'24" East 76.39 feet; thence South 88°33'01" East 108.02 feet; thence North 1°26'59" East 75.00 feet to the True Point of Beginning.

Together with and subject to an access easement more particularly described as follows:

Beginning at the Northwest corner of Lot 48, the plat of Forest Rock Hills, Phase II, as recorded in Volume 35 of Plats, pages 35 through 37, records of Kitsap County, Washington; thence along the North line of said Lot 48, South 88°33'01" East 40.00 feet; thence South 69°26'55" West 45.75 feet to the West line of said plat of Forest Rock Hills, Phase II and the Western most corner of said Lot 48; thence along the West line of said Lot 48, North 7°50'00" East 16.49 feet to the True Point of Beginning.

Also together with and subject to an access easement being described as the South 10 feet of lot 57 within the Plat of Forest Rock Hills Phase III.

Also together with and subject to an access easement being described as the North 15 feet of Lot 56, within the Plat of Forest Rock Hills Phase III.

Also together with and subject to a 20 foot easement for drainage swale being described as the North 20 feet of Lot 56 within the Plat of Forest Rock Hills Phase III.

The City agrees to restore to substantially the original condition such improvements as are disturbed during the construction, maintenance and repair of said utility or utilities; provided the grantors, their heirs, or assigns shall not construct any permanent structure over, upon, or within the permanent easement.

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 streets 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.



EXPIRES 4-3-98

1-9-97

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V. 29

P. 165