

FOREST ROCK HILLS PHASE 4 & 5

Situate in SE. 1/4 NE. 1/4 & NE. 1/4 SE. 1/4 SEC. 14, TWP. 26N., RG. 1E., W.M.

DEDICATION

Know all men by these presents, that the undersigned, hereby declare this land platted and dedicated 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 this 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.

In witness whereof we have set our hands and seals this 19 day of Aug. 1999.

FOREST ROCK HILLS ASSOCIATES, a Washington General Partnership consisting of:

William T. Ostruske
WILLIAM T. OSTRUSKE
JEROME E. MYLET

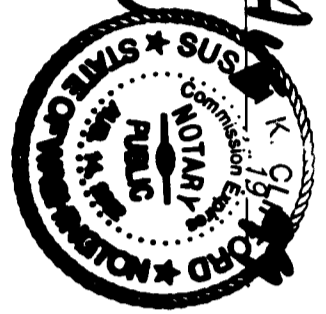
ACKNOWLEDGEMENT
State of Washington
County of Pierce

On this day personally appeared before me WILLIAM T. OSTRUSKE to me known to be the individual who executed the foregoing dedication and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purpose therein mentioned.

Given under my hand and official seal this 19 day of Aug. 1999
William T. Ostruske
Notary Public and of the State of Washington
Residing at 1414 1st St. N.W.
State of Washington
County of Pierce

On this day personally appeared before me JEROME E. MYLET to me known to be the individual who executed the foregoing dedication and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purpose therein mentioned.

Given under my hand and official seal this 19 day of Aug. 1999
Jerome E. Mylet
Notary Public and of the State of Washington
Residing at 1414 1st St. N.W.
State of Washington
County of Pierce



LEGAL DESCRIPTION
That portion of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 14, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, lying westerly of the plat of Poulsbo Gardens, Division I, Phase II, according to the plat recorded in volume 25 of plats, pages 122, 123 and 124, and lying westerly of the plat of Forest Rock Hills Phase I, according to the plat recorded in volume 27 of plats, pages 34, 35, 36, 37 and 38 and lying southerly of the plat of Forest Rock Hills Phase 3, according to the plat recorded in volume 29 of plats, pages 163, 164, 165 and 166, records of Kitsap County, Washington;

EXCEPT the South 330 feet of the Northeast quarter of the Southeast quarter; ALSO EXCEPTING that portion of the Northeast quarter of the Southeast quarter conveyed to D&H Construction, Inc., by Quit Claim Deed recorded December 28, 1989 under Auditor's File No. 8912280143.

EASEMENT PROVISIONS

An easement is hereby reserved for and conveyed to PUGET SOUND POWER & LIGHT COMPANY, CASCADE NATURAL GAS COMPANY, SPRINT-UNITED TELEPHONE COMPANY, T.C.I. TELEVISION CABLE COMPANY, CITY OF POULSBO and their respective successors and assigns under and upon the private street(s), if any, and the ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) 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.

The Drainage Easements, as depicted hereon, are hereby reserved and conveyed to the City of Poulsbo for the purpose of reconstructing, repairing, replacing, operating and maintaining storm drainage facilities together with the right of ingress and egress upon the easement with any reasonably necessary equipment for such purposes without incurring any legal obligation or liability therefore.

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

1. The City of Poulsbo shall, upon completion of any work within the property covered by the easement, restore of the easement as nearly as practicable to condition of was in immediately before commencement of the work or entry by the City of Poulsbo.
 2. The property owner shall retain the right to use the surface of the easement as long as such use does not unreasonably interfere with the easement rights granted herein to the City of Poulsbo. The property owner shall not, however, have the right to:
 - (a.) Erect or maintain any building or structures within the easement, except for fencing, which shall be subject to the approval of the City of Poulsbo Engineer or his designee; or
 - (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 by the City of Poulsbo; or
 - (c.) Develop, landscape, or beautify the easement area in any way which would unreasonably increase the costs to the City of Poulsbo of restoring the easement area. Typical northwest landscaping shall not be considered to unreasonably increase the cost to the City of Poulsbo of restoring the easement area.
- With the recording of this plat, the terms and conditions of a drainage easement as recorded under Auditor's File No. 8709080129 have been met, and said easement shall terminate.

PROTECTIVE COVENANTS

See Protective Covenants, Conditions, Restrictions and Easements as recorded under Auditor's File No. 9201210083 and as amended or modified under Auditor's File No. 9201280071, 9202260153, 9203030052 and 9303020014.

NOTES:

- 1.) The maintenance of roof and yard drains and associated piping and appurtenances shall be the responsibility of the individual homeowners. All runoff from roof and yard drains must be directed in such a manner as to not adversely affect adjacent properties.
- 2.) The property owners within the plat shall be responsible for maintenance and repair of the sidewalk system and the planting strip within the existing and proposed right-of-way. The sidewalk "system" is defined as: the flat, hard surface sidewalk, together with all curbing, gutters and lot/sidewalk drainage facilities.
- 3.) Upon recording of this plat, All Open Space Tracts, (A and B) are hereby granted and conveyed to the Homeowners Association.
- 4.) Maintenance of all Open Space Tracts shall be the responsibility of the Homeowners Association.
- 5.) Upon recording of this plat, Tract C is hereby granted and conveyed to the City of Poulsbo.

BUILDING HEIGHT RESTRICTIONS

The highest point of any building constructed on Lots 105, 109, 110 and 111 shall not exceed 6:00 feet above the average elevation of the eastern lot line of each respective lot. The highest point of any building constructed on Lots 106, 107 and 108 shall not exceed 6:00 feet above the elevation of the east corner of Lot 106. **Enforcement of these restrictions will be the responsibility of the Homeowners Association.**

APPROVALS

Approved by the Engineering Department of the City of Poulsbo this 19 day of August, 1999.
John P. Stahmann
City Engineer, Poulsbo, Washington

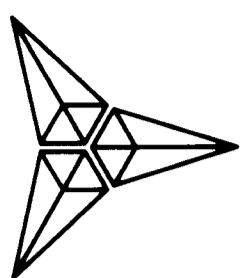
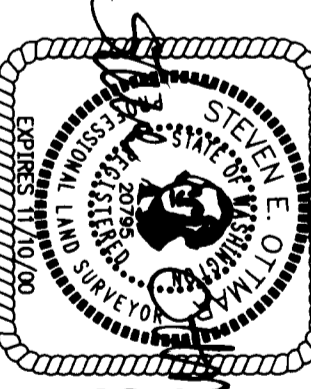
Approved by the City of Poulsbo Planning Commission this 27 day of Aug 1999
Ray
Chairman, City of Poulsbo Planning Commission, Poulsbo, WA.

The City Council of the City of Poulsbo, meeting in regular session the 18 day of Aug, 1999, find that the Plat of Forest Rock Hills Phase 4 & 5 serves the public use and interest and has authorized its Mayor to execute its written approval.
Blaine
Mayor City of Poulsbo

TREASURERS CERTIFICATE
Wanda, Treasurer of Kitsap County, Washington, Herby certify that all taxes on the herein described property are fully paid to and including the year 19-2000
Wanda By: Deputy
Kitsap County Treasurer

RECORDING CERTIFICATE
Filed for record of the request of City of Poulsbo this 18 day of August, 1999 at 3 minutes past 12 o'clock P.M. and recorded in volume 30 of plats, pages 125-129, records of Kitsap County, Washington.
Wanda Kitsap County Auditor
By: Deputy Wanda

SURVEYOR'S CERTIFICATE
I, Steven E. Othmar, 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 MARCH 1998 through AUG 1999 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.



AES
CONSULTANTS

Drawn By:	R.L.J.
Date:	8/13/99
Checked By:	S.E.O.
Job No.	2506

V. 30 P. 106 3203933

FOREST HILLS PHASE 4 & 5

Situate in

SE.1/4 NE.1/4 & NE.1/4 SE.1/4 SEC. 14, TWP. 26N., RG. 1E., W.M.

LINE	DIRECTION	DISTANCE
L1	N 00°54'40" E	5.41'
L2	N 58°10'04" E	12.61'
L3	N 32°42'57" E	19.47'
L4	S 02°23'00" W	29.48'
L5	N 20°17'00" E	41.92'
L6	N 58°10'04" E	12.61'
L7	N 00°54'40" E	15.40'
L8	S 58°10'04" W	12.61'

LOT	CURVE	RADIUS	LENGTH	TANGENT	DELTA
89	C1	100.00'	99.93'	54.59'	57°15'24"
89	C2	150.00'	66.63'	33.88'	25°27'07"
90	C3	150.00'	32.55'	16.34'	12°25'57"
92	C4	25.00'	39.27'	25.00'	90°00'00"
92	C5	25.00'	25.00'	25.00'	90°00'00"
92	C6	50.00'	23.18'	12.50'	53°07'48"
93	C7	50.00'	36.30'	18.99'	41°35'35"
94	C8	50.00'	34.57'	18.01'	39°36'34"
95	C9	50.00'	35.00'	18.25'	40°06'25"
96	C10	50.00'	35.00'	18.25'	40°06'25"
97	C11	50.00'	37.65'	19.77'	43°08'35"
98	C12	50.00'	36.30'	18.99'	41°35'35"
98	C13	25.00'	23.18'	12.50'	53°07'48"
98	C14	25.00'	40.27'	26.02'	92°7'10"
98	C15	150.00'	72.98'	37.23'	27°52'40"
99	C16	100.00'	44.67'	22.71'	25°35'30"
101	C17	25.00'	39.27'	25.00'	90°00'00"
101	C18	25.00'	23.18'	12.50'	53°07'48"
101	C19	50.00'	21.45'	10.89'	24°34'41"
102	C20	50.00'	40.54'	21.46'	46°27'07"
103	C21	50.00'	35.00'	18.25'	40°06'25"
104	C22	50.00'	35.00'	18.25'	40°06'25"
105	C23	50.00'	35.00'	18.25'	40°06'25"
106	C24	50.00'	61.38'	35.23'	70°19'51"
107	C25	50.00'	21.45'	10.89'	24°34'41"
107	C26	25.00'	23.18'	12.50'	53°07'48"
107	C27	25.00'	39.27'	25.00'	90°00'00"
107	C28	100.00'	66.12'	34.32'	37°53'05"
107	C29	150.00'	8.46'	4.23'	03°13'47"
108	C30	150.00'	66.49'	33.80'	25°23'55"
109	C31	150.00'	44.03'	22.17'	16°49'02"
110	C32	150.00'	30.92'	15.52'	11°48'40"
112	C33	150.00'	35.00'	17.58'	13°22'08"
113	C34	150.00'	32.00'	16.06'	12°13'21"
143	C74	50.00'	47.84'	25.93'	54°49'34"
144	C75	50.00'	33.90'	17.63'	38°51'00"
144	C76	50.00'	42.22'	22.46'	48°23'06"
145	C76	50.00'	48.78'	26.53'	55°53'43"
146	C80	100.00'	44.67'	22.71'	25°35'30"
146	C81	125.00'	124.91'	68.23'	57°15'24"
146	C82	125.00'	82.65'	42.90'	37°53'05"
146	C83	125.00'	111.66'	59.87'	51°10'59"

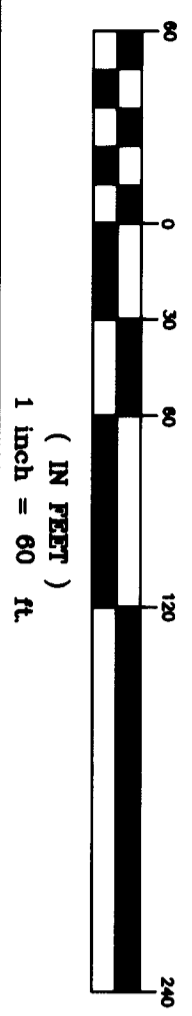
PROCEDURES & EQUIPMENT

Standard field traverse with Leitz 5" 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 tack and I.D. washer in concrete filled 2" Iron Pipe in monument case.
- Set 4" Dia. concrete monument with 1/2"x24" rebar & plastic I.D. cap as center point.
- Found existing plat monument

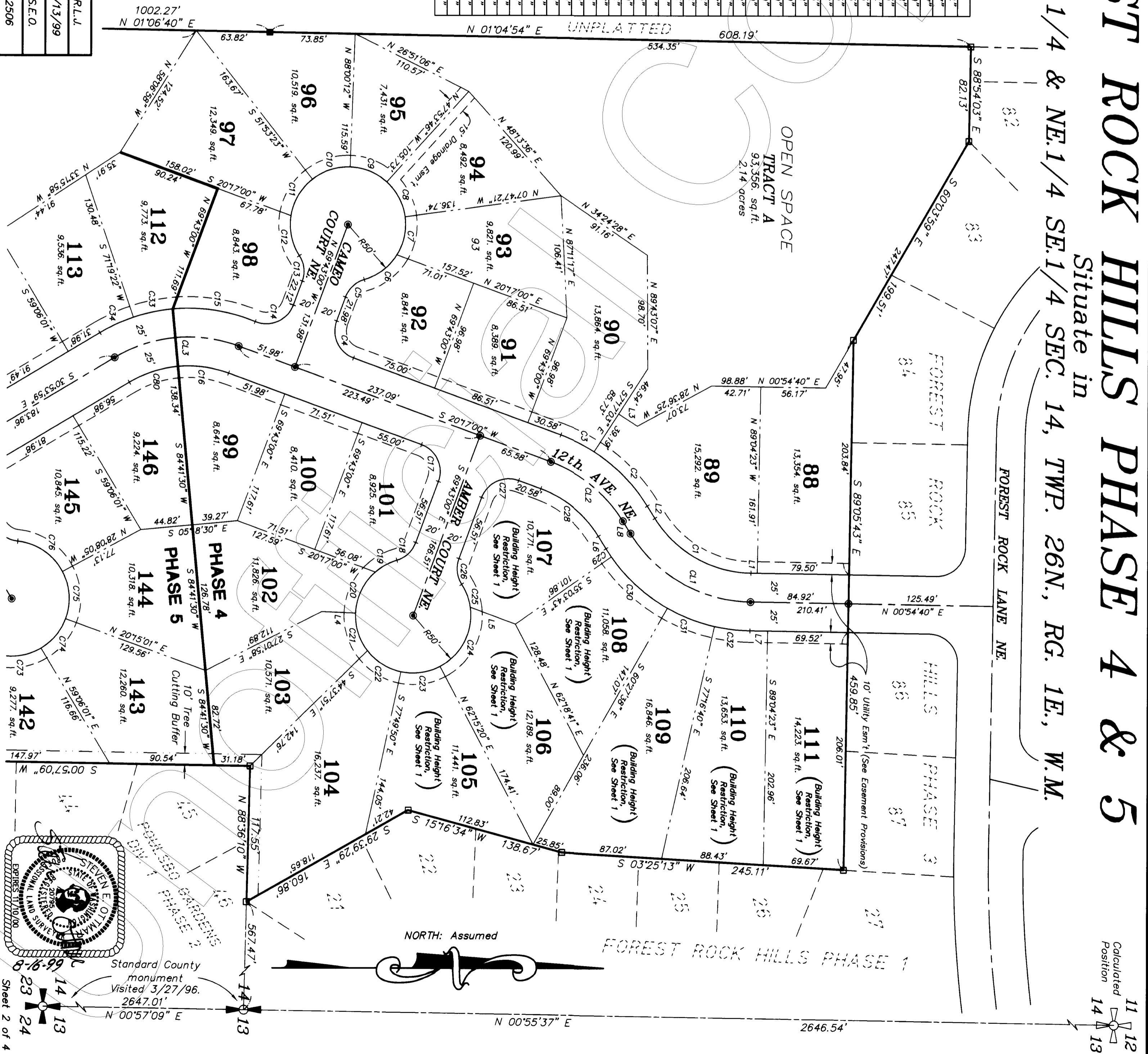
GRAPHIC SCALE



AES
CONSULTANTS

P.O. BOX 990 • SILVERDALE, VA. 98983 • (360)892-6400

Drawn By	R.L.J.
Date:	8/13/99
Checked By	S.E.O.
Job No.	2506

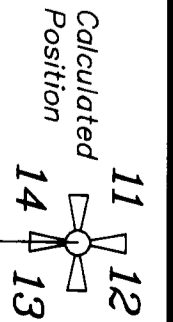


STEVEN E. OTT
PROFESSIONAL LAND SURVEYOR
EXPIRES 11/10/00

Standard County monument
visited 3/27/96.
2647.01'

8-16-99

V.30 P.107 3213 933



NORTH: Assumed

FOREST ROCK HILLS PHASE 1

FOREST ROCK HILLS PHASE 4 & 5

Situate in SE.1/4 NE.1/4 & NE.1/4 SE.1/4 SEC. 14, TWP. 26N., RG. 1E., W.M.

LOT	CURVE	RADIUS	LENGTH	TANGENT	DELTA
98	C15	150.00'	72.98'	37.23'	2752.40"
99	C16	100.00'	44.67'	22.71'	2535.30"
112	C33	150.00'	35.00'	17.58'	1392.08"
113	C34	150.00'	32.00'	16.06'	1233.21"
115	C35	175.00'	67.96'	34.41'	2215.03"
116	C36	175.00'	82.84'	42.21'	2707.22"
117	C37	175.00'	116.84'	60.69'	3875.12"
118	C38	175.00'	13.39'	6.70'	0423.01"
119	C39	150.00'	54.71'	27.66'	2053.47"
120	C40	150.00'	48.25'	24.34'	1825.55"
121	C41	150.00'	36.12'	18.15'	1347.53"
125	C47	100.00'	105.00'	57.92'	6009.29"
126	C49	26.50'	59.02'	6.06'	0447.11"
126	C48	225.00'	30.22'	53.87'	12736.50"
126	C48	225.00'	40.72'	15.13'	0741.42"
136	C64	40.00'	40.72'	22.32'	5819.31"
136	C63	110.00'	61.26'	31.45'	5194.36"
137	C65	225.00'	27.17'	13.60'	0655.05"
138	C66	225.00'	26.05'	13.04'	0637.57"
139	C67	225.00'	93.47'	47.42'	2348.08"
140	C71	50.00'	26.78'	13.72'	3041.29"
140	C70	25.00'	23.18'	12.50'	5307.48"
140	C69	25.00'	35.53'	21.51'	8125.39"
140	C68	225.00'	48.77'	24.48'	5736.45"
141	C72	50.00'	50.28'	27.49'	5449.34"
142	C73	50.00'	47.84'	25.93'	5449.34"
143	C74	50.00'	33.90'	17.63'	3851.00"
144	C75	50.00'	42.22'	22.46'	4823.06"
145	C79	25.00'	39.27'	25.00'	9000.00"
145	C78	25.00'	23.18'	12.50'	5307.48"
145	C76	50.00'	48.78'	26.53'	5553.43"
146	C80	100.00'	44.67'	22.71'	2535.30"
146	C77	125.00'	131.24'	72.40'	6009.29"
146	C75	90.00'	82.70'	44.53'	5238.48"
146	C74	200.00'	79.34'	40.20'	2243.40"
146	C73	125.00'	111.66'	59.87'	5170.59"

PROCEDURES & EQUIPMENT

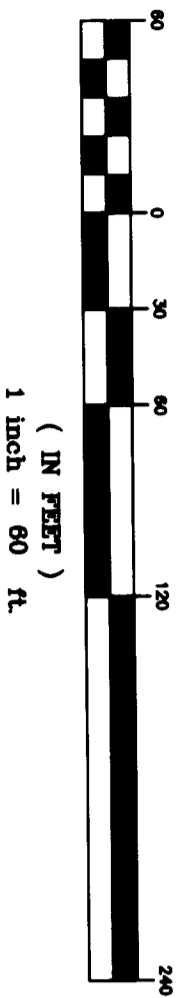
Standard field traverse with Leitz 5" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

LEGEND

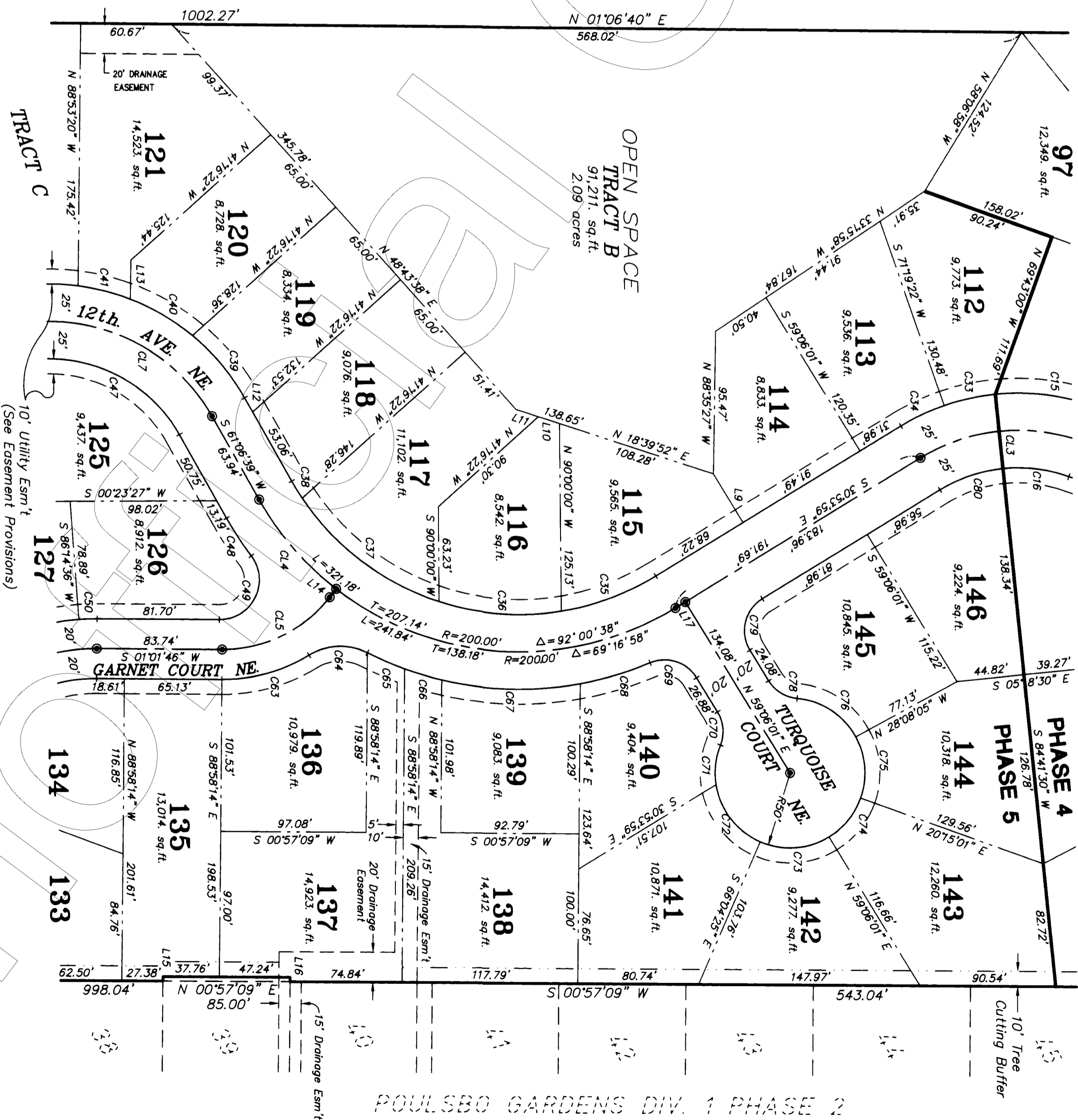
- Set 1/2" rebar flush with ground with yellow cap imprinted "S.E.O. 20795" with 2"x2" white guard stake at all lot corners.
- Set 4" Dia. concrete monument with 1/2"x24" rebar & plastic I.D. cap as center point.
- Found existing plat monument

NORTH: Assumed

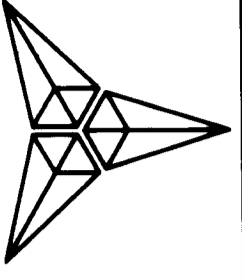
GRAPHIC SCALE



LINE	DIRECTION	DISTANCE
L9	S 59°06'01" W	37.99'
L10	N 18°39'52" E	14.67'
L11	N 18°39'52" E	15.70'
L12	S 61°06'39" W	10.88'
L13	N 88°53'20" W	26.04'
L14	S 51°37'02" E	7.07'
L15	S 89°02'51" E	3.00'
L16	N 89°02'51" W	3.00'
L17	N 30°53'59" W	7.73'



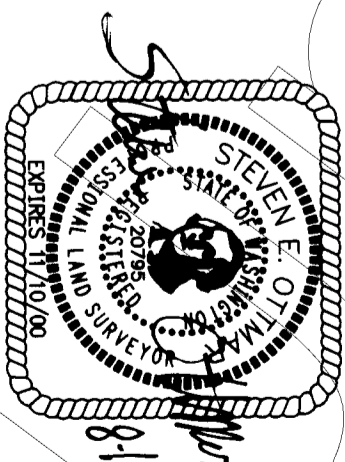
POULSBO GARDENS DIV. 1 PHASE 2



AES
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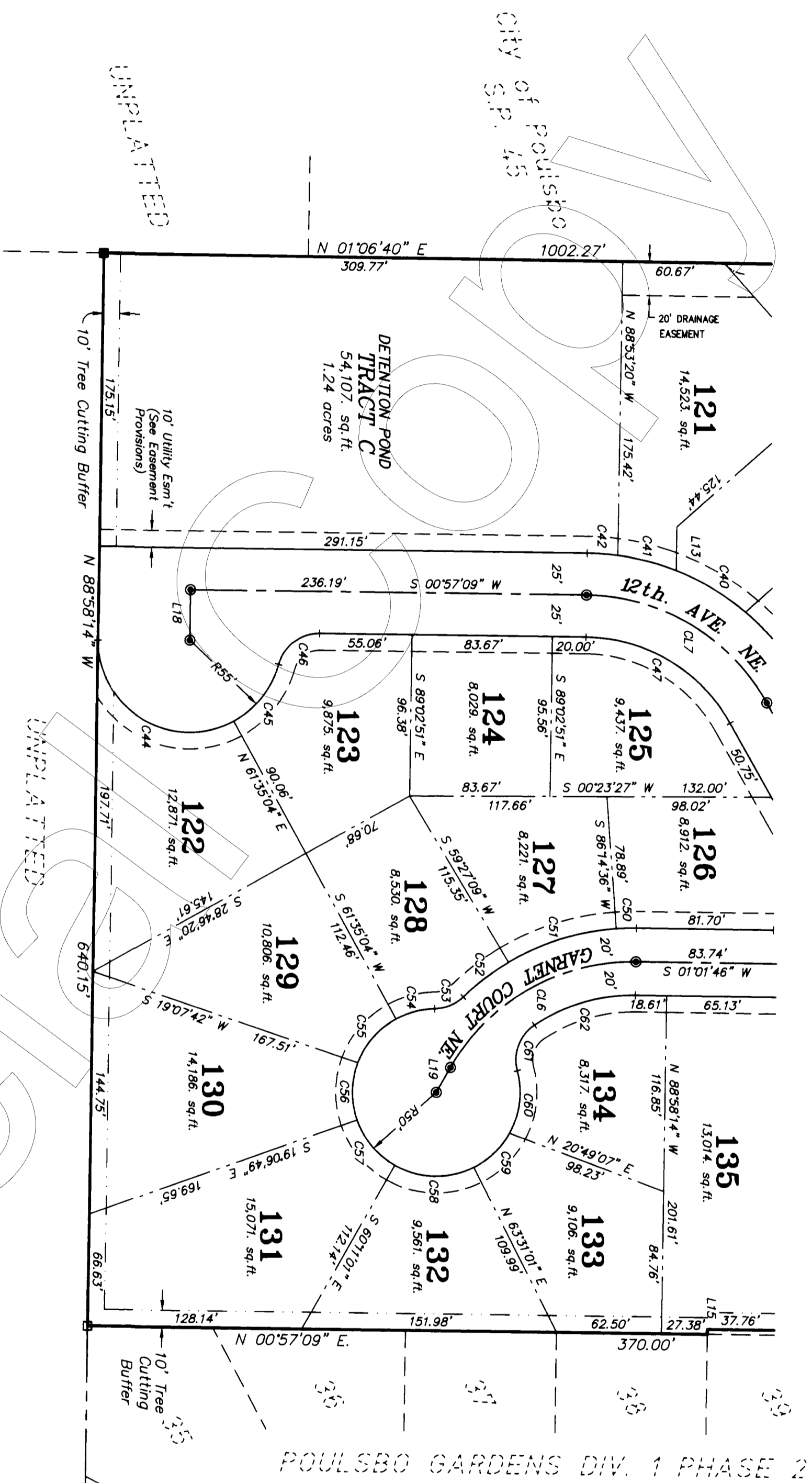
Drawn By	R.L.L.
Date	8/13/99
Checked By	S.E.O.
Job No.	2506



V.30 P.108 3203433

FOREST ROCK HILLS PHASE 4 & 5

Situate in SE.1/4 NE.1/4 & NE.1/4 SE.1/4 SEC. 14, TWP. 26N., RG. 1E., W.M.



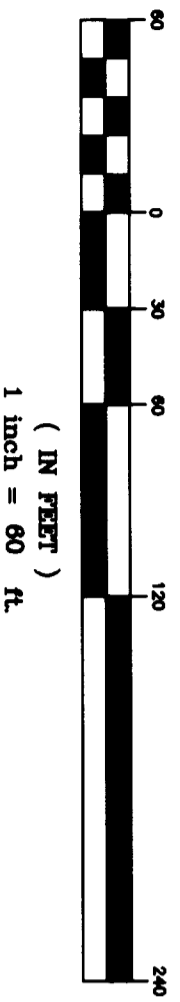
PROCEDURES & EQUIPMENT

Standard field traverse with Leitz 5" 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.
- Iron Pipe in monument case.
- Set tack and I.D. washer in concrete filled 2" rebar & plastic I.D. cap as center point.
- Found existing plat monument

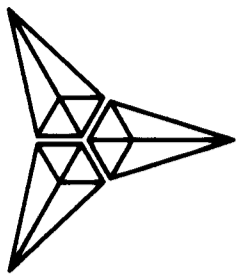
GRAPHIC SCALE



NORTH: Assumed

LOT	CURVE	RADIUS	LENGTH	TANGENT	DELTA
120	C40	150.00'	48.25'	24.34'	18°25'55"
121	C41	150.00'	36.12'	18.15'	13°47'53"
122	C44	55.00'	113.67'	92.29'	118°24'56"
123	C46	25.00'	32.95'	19.36'	75°31'21"
123	C45	55.00'	44.31'	23.43'	46°09'16"
125	C47	100.00'	105.00'	57.92'	60°09'29"
126	C50	145.00'	12.11'	6.06'	04°47'11"
127	C51	145.00'	67.80'	34.53'	26°47'26"
128	C54	50.00'	24.05'	12.26'	27°33'34"
128	C53	25.00'	18.82'	9.88'	43°08'22"
128	C52	145.00'	34.03'	17.10'	13°26'53"
129	C55	50.00'	35.42'	18.49'	40°35'27"
130	C56	50.00'	35.00'	18.25'	40°06'25"
131	C57	50.00'	29.73'	15.32'	34°04'17"
131	C59	50.00'	35.84'	18.73'	41°04'12"
132	C58	50.00'	49.13'	26.75'	56°17'59"
133	C60	25.00'	31.01'	17.86'	71°04'14"
134	C60	50.00'	38.64'	20.34'	44°16'46"
134	C62	105.00'	63.76'	32.90'	34°47'35"
134	C16	125.00'	133.55'	73.94'	61°12'47"
134	C17	125.00'	131.24'	72.40'	60°09'29"
TRACT C	C42	150.00'	18.41'	9.22'	07°01'54"

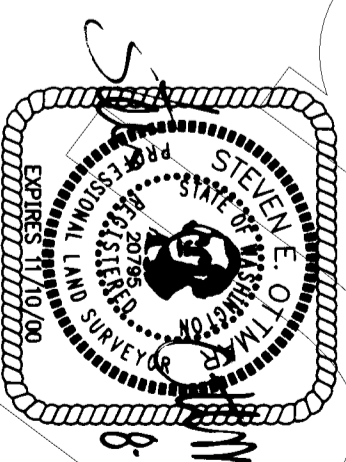
LINE	DIRECTION	DISTANCE
L13	N 88°53'20" W	26.04'
L15	S 89°02'51" E	30.00'
L18	S 89°02'51" E	30.00'
L19	S 60°11'01" E	17.11'



AES
CONSULTANTS

P.O. BOX 890 • SILVERDALE, WA 98383 • (360)862-6400

Drawn By:	R.L.J.
Date:	8/13/99
Checked By:	S.E.O.
Job No.:	2506



8-16-99
Sheet 4 of 4

V.30 P.109. 3203933