

# PLAT OF HAVN HEIGHTS DIV. 2

SHEET 1 OF 3

A PORTION OF SE 1/4 NE 1/4 SECT. 23 T26N R1E W.M.  
CITY OF POULSBORO-KITSAP COUNTY-WASHINGTON



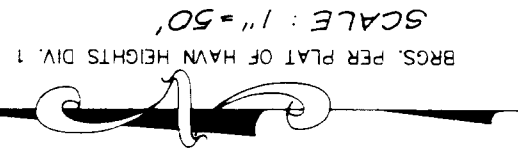
## CURVE DATA

3	DELTA = 123°52'	RADIUS = 375.00'	LENGTH = 92.13'
4	DELTA = 93°21'58"	RADIUS = 25.00'	LENGTH = 40.74'
5	DELTA = 29°06'50"	RADIUS = 190.00'	LENGTH = 91.46'
6	DELTA = 11°38'28"	RADIUS = 190.00'	LENGTH = 36.57'
7	DELTA = 09°41'07"	RADIUS = 370.00'	LENGTH = 72.54'
8	DELTA = 08°53'18"	RADIUS = 370.00'	LENGTH = 57.40'
9	DELTA = 4°38'32"	RADIUS = 25.00'	LENGTH = 21.22'
10	DELTA = 57°16'29"	RADIUS = 50.00'	LENGTH = 49.98'
11	DELTA = 42°47'43"	RADIUS = 50.00'	LENGTH = 37.35'
12	DELTA = 43°50'09"	RADIUS = 50.00'	LENGTH = 39.25'
13	DELTA = 60°20'22"	RADIUS = 50.00'	LENGTH = 57.86'
14	DELTA = 84°16'14"	RADIUS = 50.00'	LENGTH = 73.54'
15	DELTA = 16°48'46"	RADIUS = 15.40'	LENGTH = 45.10'
16	DELTA = 12°11'09"	RADIUS = 230.00'	LENGTH = 49.05'
17	DELTA = 40°45'41"	RADIUS = 50.00'	LENGTH = 35.57'
18	DELTA = 105°47'30"	RADIUS = 50.00'	LENGTH = 92.25'
19	DELTA = 45°50'12"	RADIUS = 50.00'	LENGTH = 40.00'
20	DELTA = 66°09'23"	RADIUS = 50.00'	LENGTH = 57.73'
21	DELTA = 78°27'47"	RADIUS = 25.00'	LENGTH = 34.24'
22	DELTA = 13°35'48"	RADIUS = 270.00'	LENGTH = 64.07'
23	DELTA = 88°25'26"	RADIUS = 25.00'	LENGTH = 38.58'
24	DELTA = 17°48'11"	RADIUS = 220.00'	LENGTH = 53.00'
25	DELTA = 155°53'47"	RADIUS = 15.00'	LENGTH = 40.81'
26	DELTA = 17°53'50"	RADIUS = 325.00'	LENGTH = 101.52'
27	DELTA = 15°53'09"	RADIUS = 325.00'	LENGTH = 90.11'
28	DELTA = 09°28'05"	RADIUS = 325.00'	LENGTH = 14.00'
29	DELTA = 20°00'00"	RADIUS = 400.00'	LENGTH = 139.63'
30	DELTA = 68°00'00"	RADIUS = 45.00'	LENGTH = 53.41'
31	DELTA = 38°20'35"	RADIUS = 300.00'	LENGTH = 206.00'
32	DELTA = 36°40'09"	RADIUS = 200.00'	LENGTH = 128.00'
33	DELTA = 27°48'46"	RADIUS = 170.00'	LENGTH = 120.00'
34	DELTA = 23°51'17"	RADIUS = 250.00'	LENGTH = 226.50'
35	DELTA = 23°51'17"	RADIUS = 250.00'	LENGTH = 100.00'

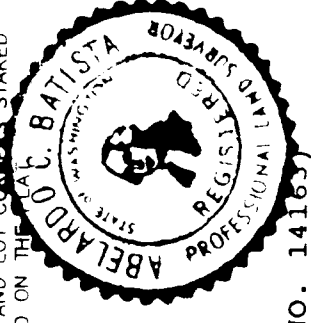
## LINE DATA

L1	BEARING = N 27°29'34" W	DISTANCE = 11.52
L2	BEARING = N 04°06'00" W	DISTANCE = 9.53
L3	BEARING = N 01°30'25" E	DISTANCE = 2.50
L4	BEARING = S 88°51'43" E	DISTANCE = 12.00
L5	BEARING = EAST	DISTANCE = 7.51

DELTA = 93°51'17"  
RADIUS = 93.60'  
LENGTH = 20.06'



**SURVEYOR'S CERTIFICATE**  
I, A.C. BATTISTA, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS THE ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME UNDER MY SUPERVISION, DURING THE PRESENT YEAR, AND THAT I AM AWARE THAT THE DISTANCE COURSES AND THAT MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THIS PLAT.



## DESCRIPTION

(BASED ON COMMITMENT BY CHARTER TITLE CORP. - FILE NO. 14186)

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN THE CITY OF POULSBORO, COUNTY OF KITSAP, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF ABOVE SAID SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID SECTION, N 01° 36' 42" E - 175.00 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH 175 FEET OF SAID SUBDIVISION, N 88° 38' 09" W - 463.77 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF TELEMARK AS RECORDED IN VOLUME 22 OF PLATS, PAGE 82 OF KITSAP COUNTY RECORDS AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF SOUTH 175 FEET, N 88° 38' 09" W - 859.97 FEET; THENCE ALONG THE WEST LINE OF ABOVE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, N 01° 28' 23" E - 643.23 FEET TO A POINT THAT BEARS S 01° 28' 23" W - 2.50 FEET FROM THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS PER SURVEY IN VOLUME 12 OF SURVEYS, PAGE 131 OF KITSAP COUNTY RECORDS; THENCE TO THE SOUTHEAST CORNER OF SAID SURVEY; THENCE S 88° 51' 43" E - 50.64 FEET; THENCE ALONG LINE AS DESCRIBED IN QUIT CLAIM DEED UNDER AUDITOR'S FILE NO. 8512200093 ON THE FOLLOWING TWO COURSES: THENCE S 04° 06' 00" E - 9.53 FEET AND N 85° 54' 00" E - 78.08 FEET TO A POINT ON THE WEST LINE OF LOT 21 OF PLAT OF HAVN HEIGHTS DIVISION NO. 1, PER PLAT IN VOLUME 23 OF PLATS, PAGE 48 OF KITSAP COUNTY RECORDS, SAID POINT BEARING S 10° 48' 54" W - 2.40 FEET FROM THE NORTHWEST CORNER OF SAID LOT 21; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT OF HAVN HEIGHTS DIVISION NO. 1 ON THE FOLLOWING EIGHT COURSES: THENCE S 10° 48' 54" W - 57.60 FEET; THENCE S 42° 23' 07" E - 103.00 FEET; THENCE N 62° 30' 26" E - 134.00 FEET; THENCE S 89° 55' 46" E - 237.49 FEET; THENCE S 00° 04' 14" W - 124.38 FEET; THENCE S 18° 51' 15" W - 50.00 FEET; THENCE SOUTHEASTERLY ON A 175-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S 18° 51' 15" W, WITH A CENTRAL ANGLE OF 7° 38' 22", FOR AN ARC DISTANCE OF 23.33 FEET TO POINT OF REVERSE CURVATURE OF A 195-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY ON SAID CURVE, HAVING A CENTRAL ANGLE OF 41° 43' 11", FOR AN ARC DISTANCE OF 141.99 FEET TO POINT ON THE WEST LINE OF ABOVE SAID PLAT OF TELEMARK; THENCE ALONG LAST SAID WEST LINE OF ABOVE SAID PLAT OF W - 392.49 FEET TO THE TRUE POINT OF BEGINNING.

**NOTE:**  
ALL LOTS SUBJECT TO PUGET POWER EASEMENTS PER A.F. NO. 800021205, A.V.I. A.F. NO. 1010074.

## LEGEND

- FOUND SECTION CORNER
- FOUND PLAT MON. (HAVN HEIGHTS DIV. 1)
- FOUND PLAT MON. (TELEMARK)
- SET 2" I.P. W/ CONC. & LS TAG
- SET 3/4" I.P. W/ STD. LS PLUG
- SET 3/4" I.P. W/ LS PLUG ON LOT LINE AND 10' FROM FRONT LOT CORNER
- SET BRASS PLUG IN CONC. IN P.V.M.T.

## BUILDING SETBACK LINES.

ALL LOTS WILL HAVE A 25 FOOT BUILDING SETBACK LINE ALONG THE FRONT OF THE LOT AND A 20 FOOT BUILDING SETBACK LINE ALONG THE REAR LOT LINES. THESE ARE SHOWN ON THE PLAT AS DASHED LINES. THE BUILDING SETBACK FOR A SIDE LOT LINE WILL BE DETERMINED AT TIME OF ISSUANCE OF BUILDING PERMIT.

UNPLATTED



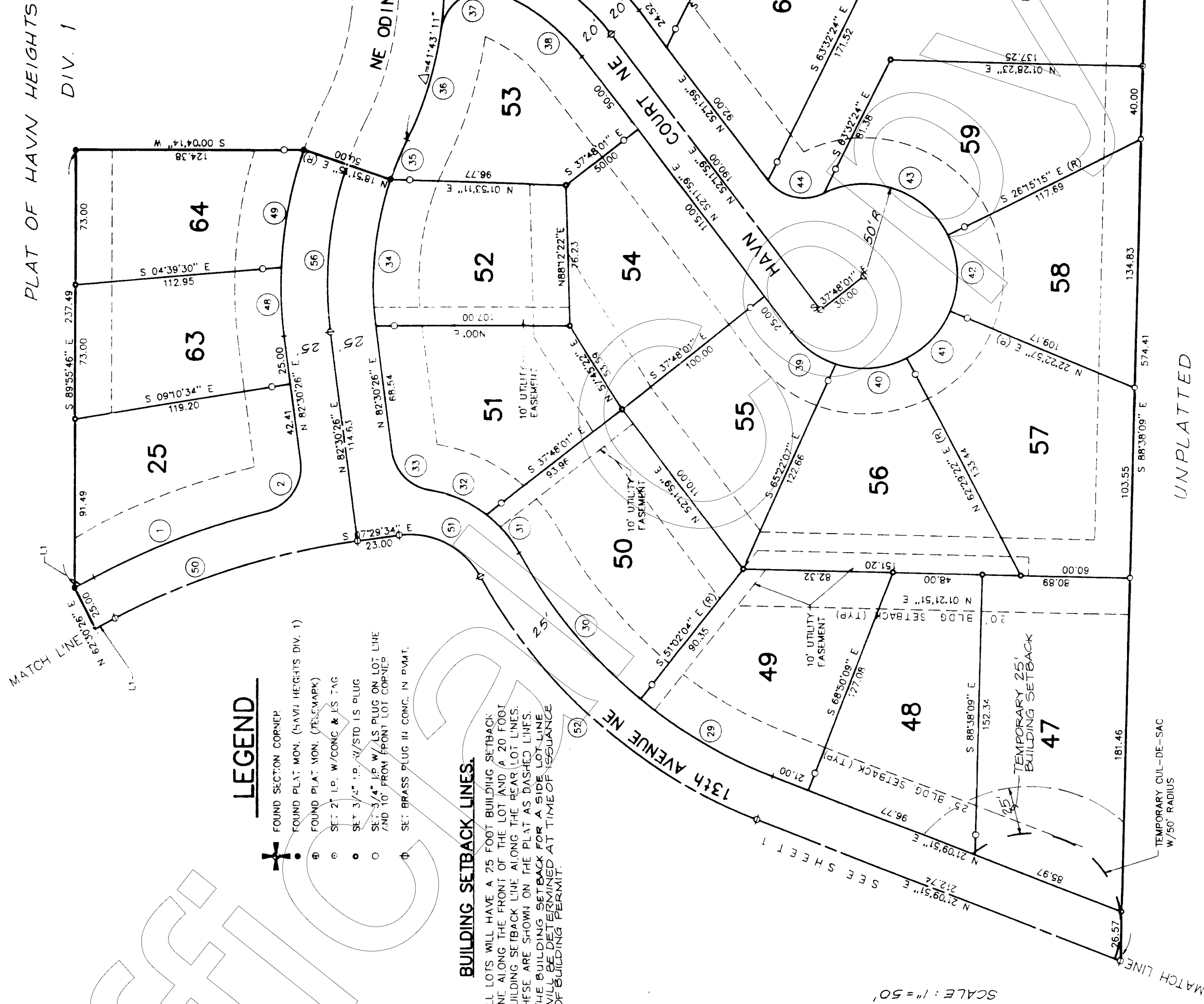
104.26 P. 136

# PLAT OF HAVN HEIGHTS DIV. 2

SHEET 2 OF 3

A PORTION OF SE 1/4 NE 1/4 SECT.23 T26N R1E W.M.  
CITY OF POULSBORO-KITSAP COUNTY-WASHINGTON

FOUND STANDARD  
KITSAP COUNTY  
MONUMENT.



## LEGEND

- ⊕ FOUND SECTION CORNER
- ⊕ FOUND PLAT. MON. (TELEMARK)
- ⊕ FOUND PLAT. MON. (TELEMARK)
- ⊕ SET 2" I.P. W/CONC. & I.S. TAG
- ⊕ SET 3/4" I.P. W/STD. I.S. PLUG
- ⊕ SET 3/4" I.P. W/LS PLUG ON LOT LINE AND 10' FROM FRONT LOT CORNER
- ⊕ SET BRASS PLUG IN CONC. IN P.W.M.

## BUILDING SETBACK LINES.

ALL LOTS WILL HAVE A 25 FOOT BUILDING SETBACK LINE ALONG THE FRONT OF THE LOT AND A 20 FOOT BUILDING SETBACK LINE ALONG THE REAR LOT LINES. THESE ARE SHOWN ON THE PLAT AS DASHED LINES. THE BUILDING SETBACK FOR A SIDE LOT LINE WILL BE DETERMINED AT TIME OF ISSUANCE OF BUILDING PERMIT.

## NOTE :

ALL LOTS SUBJECT TO  
PUGET POWER EASEMENTS  
PER A.F. NO. 90026210205 &  
A.F. NO. 1070713

## LINE DATA

L1 BEARING = N 2729°34' W  
DISTANCE = 11.52

## CURVE DATA

1	DELTA = 1°37'14"	DELTA = 40°06'25"
	RADIUS = 425.00	RADIUS = 50.00
	LENGTH = 101.03	LENGTH = 35.00
2	DELTA = 83°37'15"	DELTA = 48°38'11"
	RADIUS = 50.00	RADIUS = 50.00
	LENGTH = 58.49	LENGTH = 42.64
29	DELTA = 17°48'06"	DELTA = 90°00'33"
	RADIUS = 275.00	RADIUS = 50.00
	LENGTH = 85.44	LENGTH = 78.55
30	DELTA = 21°32'29"	DELTA = 78°27'47"
	RADIUS = 275.00	RADIUS = 25.00
	LENGTH = 103.39	LENGTH = 34.24
31	DELTA = 23°06'28"	DELTA = 43°52'53"
	RADIUS = 70.00	RADIUS = 150.00
	LENGTH = 28.23	LENGTH = 114.88
32	DELTA = 28°22'50"	DELTA = 50°22'32"
	RADIUS = 70.00	RADIUS = 25.00
	LENGTH = 34.67	LENGTH = 21.98
33	DELTA = 73°29'18"	DELTA = 23°37'51"
	RADIUS = 25.00	RADIUS = 58.00
	LENGTH = 32.07	LENGTH = 78.29
34	DELTA = 26°20'50"	DELTA = 09°27'42"
	RADIUS = 175.00	RADIUS = 225.00
	LENGTH = 80.47	LENGTH = 38.46
35	DELTA = 07°38'22"	DELTA = 16°33'08"
	RADIUS = 175.00	RADIUS = 225.00
	LENGTH = 23.33	LENGTH = 65.00
36	DELTA = 18°25'21"	DELTA = 20°00'00"
	RADIUS = 195.00	RADIUS = 400.00
	LENGTH = 62.70	LENGTH = 139.63
37	DELTA = 105°13'48"	DELTA = 68°00'00"
	RADIUS = 25.00	RADIUS = 45.00
	LENGTH = 45.92	LENGTH = 53.41
38	DELTA = 28°53'53"	DELTA = 39°20'35"
	RADIUS = 110.00	RADIUS = 300.00
	LENGTH = 55.48	LENGTH = 206.00
39	DELTA = 34°22'39"	DELTA = 26°20'50"
	RADIUS = 50.00	RADIUS = 200.00
	LENGTH = 30.00	LENGTH = 91.97
40	DELTA = 45°19'58"	DELTA = 47°55'08"
	RADIUS = 50.00	RADIUS = 130.00
	LENGTH = 39.56	LENGTH = 108.73

SCALE: 1" = 50'



FOUND 1-1/4" Ø AXLE  
S 88° 38' 09" E  
S LINE OF SE 1/4 NE 1/4

UNPLATTED



VOL. 26 P. 137

# PLAT OF HAVN HEIGHTS DIV. 2

A PORTION OF SE 1/4 NE 1/4 SECT.23 T26N R1E W.M.  
CITY OF POULSBO-KITSAP COUNTY-WASHINGTON

### RESTRICTIONS

ALL LOTS OF THIS PLAT AND THEIR USE SHALL BE RESTRICTED AND REGULATED BY RESTRICTIONS AND COVENANTS AS DESCRIBED IN SEPARATE DOCUMENTS.

### APPROVALS

EXAMINED AND APPROVED THIS 25 DAY OF FEBRUARY, 1991.

*Jorge W. Hawth*  
ENGINEER, CITY OF POULSBO

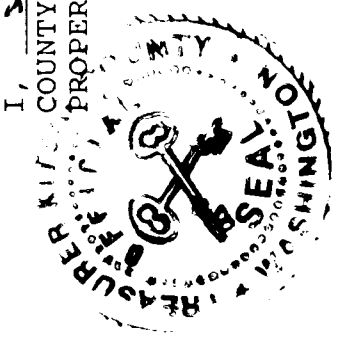
THE CITY COUNCIL OF THE CITY OF POULSBO, MEETING IN REGULAR SESSION ON Nov. 7, 1990, FIND THAT THE PLAT OF HAVN HEIGHTS, DIVISION 2, SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.

*Richard Hutchinson*  
MAYOR, CITY OF POULSBO

### TREASURER'S CERTIFICATE

I, *Sharon Shrader*, TREASURER OF KITSAP COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1991.

*Sharon Shrader by Harriette Lemus*  
KITSAP COUNTY TREASURER



### RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF *Allen Hansen* MINUTES PAST ON February 25, 1990 A.D. AT 2:16 OF PLATS, PAGES 136, RECORDS OF KITSAP COUNTY, WASHINGTON.

*Allen Hansen*  
AUDITOR OF KITSAP COUNTY

*John A. Chappo*  
ATTEST: DEPUTY

AUDITORS FILE NO. 1102250183

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT EILEEN J. HANSEN, A SINGLE WOMAN, DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND UTILITY/EASEMENTS OF WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE 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 LOTS, BLOCKS, TRACTS ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE NATURAL COURSE AFTER THE STREET OR STREETS ARE ORIGINALLY GRADED. ALSO, ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 22nd DAY OF February, 1990 A.D.

*Eileen J. Hansen*  
EILEEN J. HANSEN

STATE OF WASHINGTON )  
COUNTY OF Kitsap )

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF February, 1990 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED EILEEN J. HANSEN TO BE KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER 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.

*Sharon Shrader*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT: Poulsbo

MY COMMISSION EXPIRES: May 1, 1994

