

KEVO'S POND

A PORTION OF THE N.E. QUARTER OF THE S.W. QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M. KITSAP COUNTY, WASHINGTON

COUNTY 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 1992, A.D.

Sharon Shrader by Larnette Lewis KITSAP COUNTY TREASURER

FILING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Larry Ward ON Oct. 14, 1991 AT 12 MINUTES PAST 10 AM AND RECORDED IN VOLUME 26 OF PLATS PAGES 244-247, RECORDS OF KITSAP COUNTY, WASHINGTON

Karen Flynn KITSAP COUNTY AUDITOR

Deborah M. Galmore DEPUTY

NOTES AND RESTRICTIONS

- 1) A Homeowners Association and/or Protective Covenants, Conditions, and Restrictions shall be established prior to final Plat/PUD approval to ensure the perpetual maintenance of private roads, storm drainage facilities, recreational facilities and common open space.
2) All roof drainage unable to drain to the pond conveyance system will be piped to individual lot infiltration systems.
3) Upon completion of the storm drainage facilities, the developer will be required to post a two-year maintenance bond for the facility...
4) This property is subject to the costs of sidewalk improvements along Lincoln Road...
5) There shall be a minimum 15-foot building setback from the property lines along the wetland buffer edge.
6) THAT PORTION OF A F # 1004751 AFFECTING THIS PLAT IS EXTINGUISHED BY THE DEDICATION OF PUBLIC RIGHTS OF WAY.
7) COVENANTS, CONDITIONS & RESTRICTIONS HAVE BEEN RECORDED UNDER AUDITOR'S FILE NO. 9110140060 REEL 0611 FR 2251
8) A 10' UTILITY EASEMENT ABUTS ALL SIDES OF ALL RIGHTS OF WAY BOTH PUBLIC & PRIVATE

(SEE SHEETS 3 AND 4 FOR ADDITIONAL NOTES)

APPROVALS

I, BHA for Lon Perkewicz, DIRECTOR OF KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, HEREBY CERTIFY THAT THIS PLAT OF KEVOS POND CONFORMS TO THE COMPREHENSIVE PLAN

BHA for Lon Perkewicz. DIRECTOR, KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT.

APPROVED BY ME THIS 4th DAY OF October Willa O. Fisher MD DIRECTOR OF HEALTH, KITSAP COUNTY HEALTH DEPARTMENT

APPROVED BY ME THIS 14th DAY OF October 1991 Randy W. Carter KITSAP COUNTY ENGINEER

APPROVED BY ME THIS 14th DAY OF October, 1991 A.D. Jimmie E. Boardman CHAIRMAN, BOARD OF KITSAP COUNTY COMMISSIONERS

ATTEST Holly Galmore CLERK, BOARD OF KITSAP COUNTY COMMISSIONERS

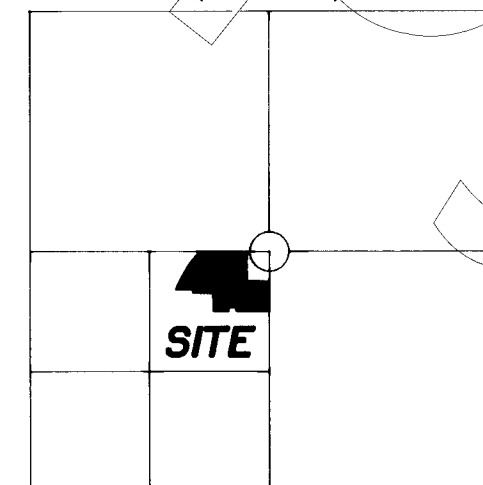
SURVEYOR CERTIFICATE

" I, JAMES E. BARNARD, 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 MY SUPERVISION, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT "

James E. Barnard JAMES E. BARNARD L S 21672 DATE 10-8-91

INDEX

SECTION 13 TOWNSHIP 26N RANGE 1E (N T S)



PAC-TECH ENGINEERING, INC. Engineers / Planners / Surveyors. 243-7112 KING COUNTY TACOMA 377-2053 BREMERTON 6100 Southcenter Blvd Suite 100 Seattle, WA 98148 FAX # 243-7109 473-4491 TACOMA 2601 South 25th Suite 200 Tacoma, WA 98409 FAX # 474-5871 3721 Kitsap Way Suite 4 Bremerton, WA 98312 FAX # 377-2293

10:26 P. 244

#9570-1

KEVO'S POND

A PORTION OF THE N.E. QUARTER OF THE S.W. QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M. KITSAP COUNTY, WASHINGTON

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED

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 NOT 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 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 KITSAP COUNTY 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

LINCOLN PARTNERSHIP: IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET OUR HANDS AND SEALS Lincoln Partnership Claudette R. Wheeler President Patti Lawson Darling VP North Sound Bank

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 7th DAY OF October, 1991

STATE OF WASHINGTON) COUNTY OF Kitsap) S S

ON THIS 7th DAY OF October, 1991 BEFORE ME PERSONALLY APPEARED LARRY WARD, CLAUDETTE R. WHEELER and ANGELINA C. KEVO TO ME KNOWN TO BE THE PARTNERS

OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING 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 THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

James E. Barnard NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SILVERDALE

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 7th DAY OF OCTOBER, 1991

STATE OF WASHINGTON) COUNTY OF KITSAP) S S

ON THIS 7th DAY OF OCTOBER, 1991 BEFORE ME PERSONALLY APPEARED LARRY WARD TO ME KNOWN TO BE THE PRESIDENT

OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

James E. Barnard NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT SILVERDALE



10/8/91 EXPIRES 6/20/92

LEGAL DESCRIPTION

PARCEL I

LOT D OF SHORT SUBDIVISION NO 2558, RECORDED UNDER AUDITOR'S FILE NO 8108170101, AND BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, KITSAP COUNTY, WASHINGTON,

EXCEPT THAT PORTION TAKEN FOR LOTS A, B, C AND D OF SHORT PLAT NO 4954 RECORDED UNDER AUDITOR'S FILE NO 9011020146,

AND EXCEPT THE FOLLOWING DESCRIBED TRACT

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 15 OF "RIDGWOOD DIVISION NO 2", VOLUME 19 OF PLATS, PAGE 58, RECORDS OF KITSAP COUNTY, WASHINGTON; THENCE SOUTH 88°29'30" EAST ALONG THE NORTH LINE OF SAID LOT 15 A DISTANCE OF 80 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, THENCE NORTH 01°30'30" EAST 40 FEET; THENCE NORTH 88°29'30" WEST 80 FEET; THENCE SOUTH 01°30'30" WEST 40 FEET TO THE POINT OF BEGINNING

PARCEL II

LOTS C AND D OF SHORT PLAT NO 4954 RECORDED UNDER AUDITOR'S FILE NO 9011020146, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, IN KITSAP COUNTY, WASHINGTON

PARCEL III

LOTS A AND B OF SHORT PLAT NO 4954 RECORDED UNDER AUDITOR'S FILE NO 9011020146, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN IN KITSAP COUNTY, WASHINGTON.

PARCEL IV

EASEMENT FOR ACCESS AND UTILITIES AS MORE FULLY SET FORTH IN DOCUMENT RECORDED NOVEMBER 2, 1990 UNDER AUDITOR'S FILE NO 9011020146, SAID EASEMENT BEING WITHIN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, IN KITSAP COUNTY, WASHINGTON

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 4th DAY OF October, 1991

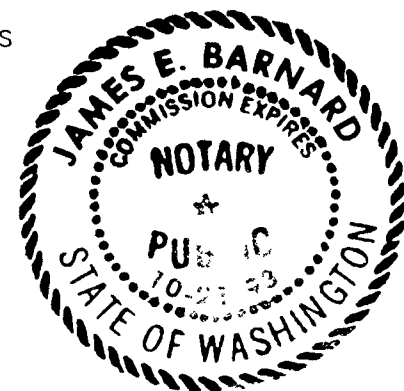
STATE OF WASHINGTON) COUNTY OF Kitsap) S S

ON THIS 4th DAY OF October, 1991 BEFORE ME PERSONALLY APPEARED PATTI LAWSON DARLING TO ME KNOWN TO BE THE VICE PRESIDENT

OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING 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 SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Lora J. Bell NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Seabeck



PAC-TECH ENGINEERING, INC. Engineers / Planners / Surveyors. 243-7112 KING COUNTY 8100 Southcenter Blvd Suite 100 Seattle, WA 98148 FAX # 243-7109. 473-4491 TACOMA 2601 South 35th Suite 200 Tacoma, WA 98409 FAX # 474-8871. 377-2053 BREMERTON 3721 Kitsap Way Suite 4 Bremerton, WA 98312 FAX # 377-2293

U. 26 P 245 9570-1

KEVO'S POND

A PORTION OF
THE S.W. QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST OF THE W.M.
KITSAP COUNTY, WASHINGTON.

LINE	BEARING	DISTANCE
1	S 01°30'28"W	40 00
2	N 00°43'05"E	40 00
3	S 86°11'55"E	6 00
4	S 50°05'17"W	50 44
5	S 13°22'39"E	33 00
6	N 86°11'55"W	38 00
7	N 28°05'17"E	27 00
8	N 79°07'34"W	32 10
9	N 01°37'47"E	14 96
10	S 36°09'07"W	39 07
11	S 21°54'25"E	35 00
12	N 00°43'05"E	10 00
13	N 28°10'02"E	25 00
14	N 78°04'01"E	13 51
15	S 58°29'32"E	30 00
16	S 61°30'28"W	45 97

CURVE	DELTA	RADIUS	ARC	TANGENT
1	35°48'23"	70 00	43 75	22 61
2	45°00'00"	45 00	35 34	18 64
3	90°29'25"	25 00	39 48	25 21
4	35°48'23"	50 00	31 25	16 15
5	93°49'21"	25 00	40 94	26 73
6	65°42'49"	25 00	28 67	16 15
7	90°11'41"	25 00	39 35	25 09
8	84°38'29"	25 00	36 93	22 76
9	6°09'40"	90 00	9 68	4 84
10	93°15'18"	25 00	40 69	26 46
11	3°44'44"	1402 40	91 68	45 85
12	50°21'49"	50 00	43 95	23 51
13	51°48'49"	50 00	45 22	24 29
14	47°53'37"	50 00	41 80	22 21
15	37°34'28"	50 00	32 79	17 01
16	90°00'00"	25 00	39 27	25 00
17	26°39'10"	50 00	23 26	11 84
18	63°01'31"	50 00	55 00	30 66
19	57°17'45"	50 00	50 00	27 32
20	51°33'58"	50 00	45 00	24 15
21	49°39'16"	50 00	43 33	23 13
22	62°53'48"	25 00	27 44	15 29
23	5°06'12"	25 00	2 23	1 11
24	97°18'43"	5 00	8 49	5 68
25	68°00'00"	25 00	29 67	16 86

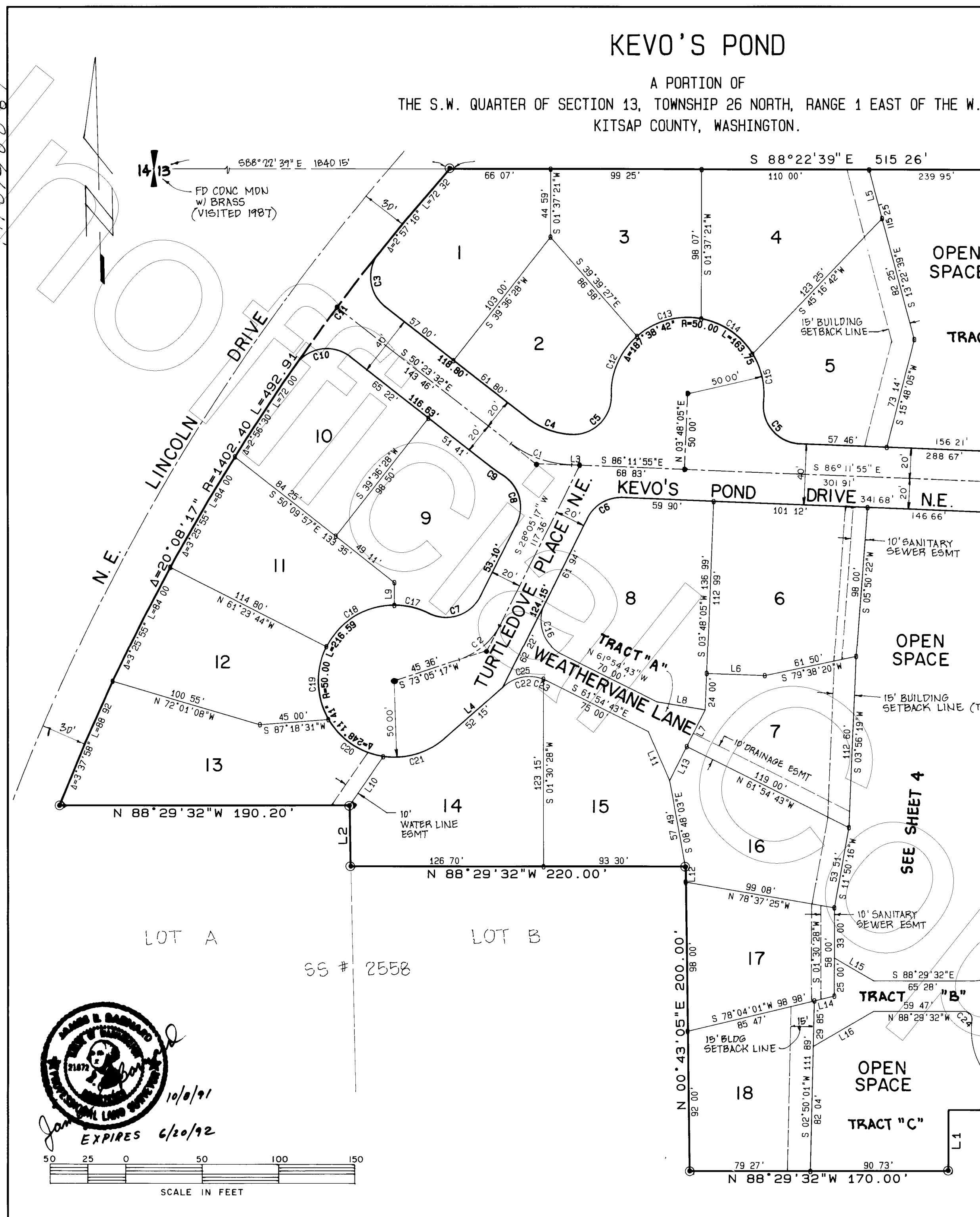
LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP
- SET BRASS DISK IN CONCRETE
- ⊙ SET BRASS DISK IN 2" PIPE
- UE UTILITY EASEMENT

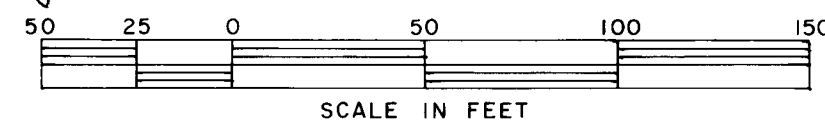
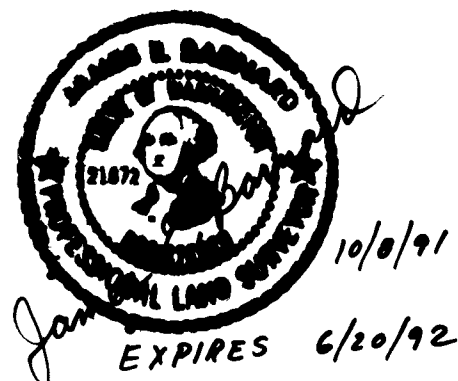
NOTE :

LOTS 6, 7, 8, 14, 15 AND 16 ARE SUBJECT TO WELL EASEMENT AND MAINTENANCE AGREEMENT PER A.F. NO. 9004120105 UNTIL SUCH TIME THAT LOTS A# B OF SHORT PLAT NO. 2558 ARE SUPPLIED WITH PUBLIC WATER.

(SEE SHEETS 1 AND 4 FOR FURTHER NOTES)



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10/26 / 246

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TACOMA 473-4491 SEATTLE 623-5736

KEVO'S POND

A PORTION OF
THE SW. QUARTER OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST OF THE W.M.
KITSAP COUNTY, WASHINGTON.

LINE	BEARING	DISTANCE
1	N 01°30'28"E	40.00
2	N 88°29'32"W	80.00
3	S 01°30'28"W	40.00
4	S 01°30'28"W	30.00
5	N 88°29'32"W	15.72
6	S 13°22'39"E	33.00
7	N 00°43'05"E	13.20
8	N 10°12'08"E	5.07
9	S 00°43'05"W	1.97
10	N 16°00'56"E	11.00
11	N 78°04'01"E	13.51
12	S 58°29'32"E	30.00
13	S 61°30'28"W	45.97

CURVE	DELTA	RADIUS	ARC	TANGENT
1	100°30'00"	25.00	43.85	30.06
2	79°30'00"	25.00	34.69	20.79
3	65°47'31"	25.00	28.71	16.17
4	78°27'47"	25.00	34.24	20.41
5	56°04'54"	45.00	44.05	23.97
6	88°25'17"	25.00	38.58	24.32
7	86°55'00"	25.00	37.92	23.69
8	61°00'20"	50.00	53.24	29.46
9	14°17'22"	85.00	21.20	10.65
10	29°39'32"	85.00	44.00	22.50
11	12°08'00"	85.00	18.00	9.03
12	16°35'50"	120.00	34.76	17.50
13	40°06'25"	50.00	35.00	18.25
14	37°06'58"	120.00	77.74	40.29
15	41°22'56"	25.00	18.06	9.44
16	42°34'51"	50.00	37.16	19.48
17	97°18'43"	5.00	8.49	5.68
18	114°46'10"	50.00	100.16	78.14

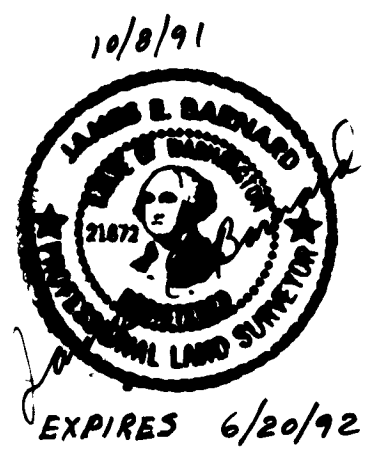
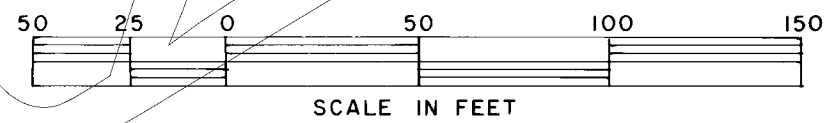
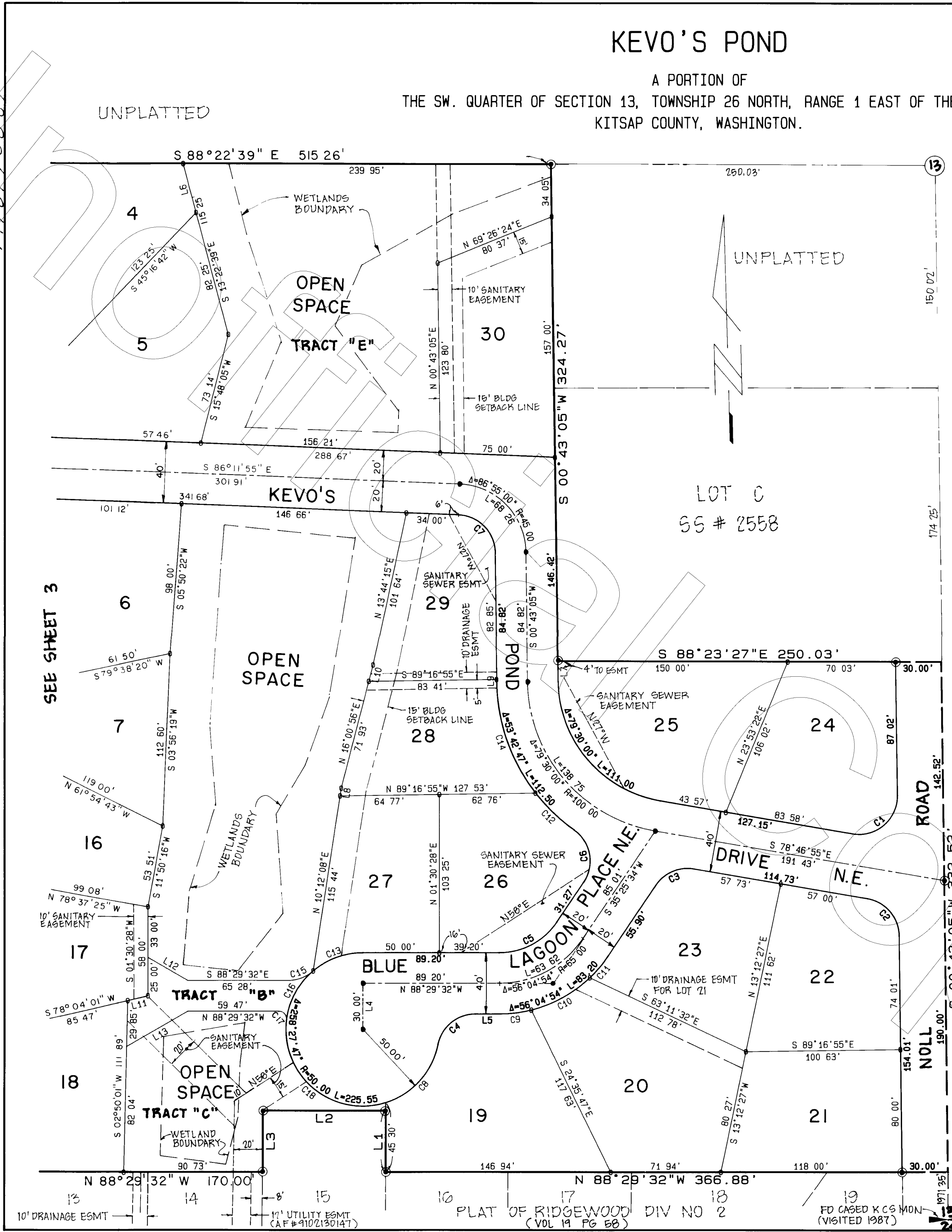
NOTE WETLANDS DELINEATED BY
RDN VANBIANCHI, KINGSTON, WA

NOTES & RESTRICTIONS (CONTINUED FROM SHEET 1)

- 9.) ALL RUNOFF FROM ROOF & YARD DRAINS MUST BE DIRECTED IN SUCH A MANNER AS TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES
- 10.) ROAD APPROACH PERMITS ARE REQUIRED PRIOR TO THE COMMENCEMENT OF SITE WORK ON INDIVIDUAL LOTS
- 11.) OPEN SPACE AND PRIVATE ROAD TRACTS ARE SUBJECT TO EASEMENTS FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES AND STORM DRAINAGE FACILITIES

(SEE SHEETS 1 AND 3 FOR ADDITIONAL NOTES)

UNPLATTED



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26 p 247