

FJELLYVUE  
A PORTION OF THE NW QUARTER OF

THE S.W. QUARTER OF SECTION 13, TOWNSHIP 20 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 1998, A D

Bobby Kunch for Sharon Shrader  
KITSAP COUNTY TREASURER

FILING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF William Barnard ON July 22 OF  
1998 AT 7 MINUTES PAST 11:00 AND RECORDED IN VOLUME 26 OF  
PLATS, PAGES 211-212-243, RECORDS OF KITSAP COUNTY, WASHINGTON

Sharon Shrader  
KITSAP COUNTY AUDITOR

Sharon Shrader  
DEPUTY

AUDITOR'S FILE # 910-221-165

NOTES AND RESTRICTIONS

- 1) TRACT "B" IS FOR STORM DRAINAGE FACILITIES AND IS TOGETHER WITH A 20 FOOT EASEMENT OF ACCESS ACROSS TRACT "C"
- 2) TRACT "C" IS OPEN SPACE FOR RECREATIONAL VEHICLE STORAGE AND IS SUBJECT TO A 20 FOOT EASEMENT FOR TRACT "B"
- 3) ALL RUNOFF FROM ROOF AND YARD DRAINS MUST BE DIRECTED IN SUCH A MANNER SO AS TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES
- 4) ROAD APPROACH PERMITS WILL BE OBTAINED PRIOR TO THE COMMENCEMENT OF SITE WORK ON THE INDIVIDUAL LOTS.
- 5) IN THE EVENT KITSAP COUNTY ENGINEER DETERMINES THAT SIDEWALK IMPROVEMENTS ARE NECESSARY ALONG LINCOLN ROAD, OWNERS OF LOTS IN THIS PLAT SHALL BEAR THEIR SHARE OF THE COSTS OF IMPROVEMENTS THIS IMPROVEMENT COST SHALL RUN WITH THE LAND
- 6) UPON COMPLETION OF THE STORM DRAINAGE FACILITIES, THE DEVELOPER WILL BE REQUIRED TO POST A TWO YEAR MAINTENANCE BOND FOR THE FACILITY THE DEVELOPER WILL BE RESPONSIBLE FOR PROVIDING REGULAR AND ADEQUATE MAINTENANCE DURING THIS TWO-YEAR PERIOD AS WELL AS SUPPORTIVE MAINTENANCE RECORDS AT THE END OF THIS TIME. THE COUNTY WILL INSPECT THE SYSTEM AND, WHEN THE FACILITY IS ACCEPTABLE AND 80% OF THE RESIDENCES IN THAT PHASE HAVE BEEN COMPLETED, THE COUNTY WILL TAKE OVER THE MAINTENANCE AND OPERATION OF THE SYSTEM HOMEOWNERS WILL THEN BE REQUIRED TO PAY A MONTHLY FEE (CURRENTLY \$3.00 PER MONTH PER LOT) FOR THIS SERVICE.

APPROVALS

I, Ron Perkewicz, DIRECTOR OF KITSAP COUNTY DEPARTMENT OF  
COMMUNITY DEVELOPMENT, HEREBY CERTIFY THAT THIS PLAT OF FJELLYVUE  
CONFORMS TO THE COMPREHENSIVE PLAN

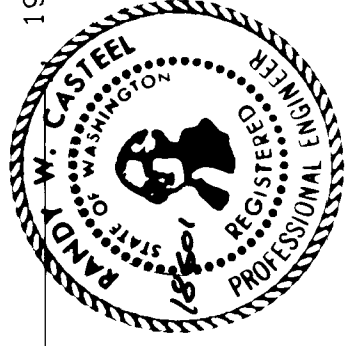
BA for Ron Perkewicz, JULY 18, 1998  
DIRECTOR, KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT.

APPROVED BY ME THIS 10th DAY OF July, 1998 A D

William E.  
DIRECTOR OF HEALTH, KITSAP COUNTY HEALTH DEPARTMENT

APPROVED BY ME THIS 18th DAY OF July, 1998 A D

Randy Caldwell  
KITSAP COUNTY ENGINEER



APPROVED BY ME THIS 22nd DAY OF July, 1998 A D

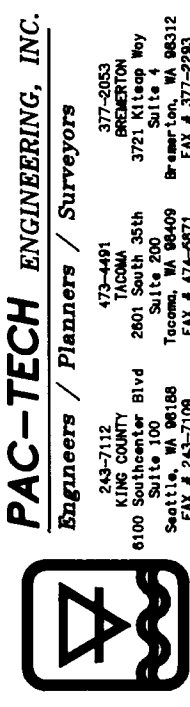
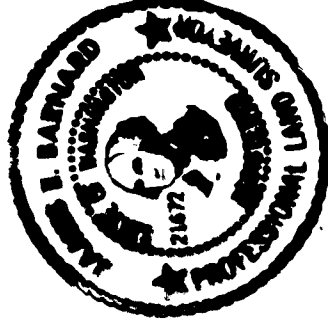
James E. Barnard  
CHAIRMAN, BOARD OF KITSAP COUNTY COMMISSIONERS

Bill Sanders  
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 7/9/91



Vol. 26 P. 211

**FJELLVUE**  
A PORTION OF THE N.W. 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

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET OUR HANDS AND SEALS.

*William J. Garret*  
*George D. Burt*  
*James A. Burt*  
X *George D. Burt, Trustee*  
X *June a. Burt, Trustee*  
*John Garret, Trustee*  
*John A. Burt, Pres.*  
*John A. Burt, Assist. Sec.*

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON } S S  
COUNTY OF KITSAP }  
ON THIS 1<sup>st</sup> DAY OF JULY, 1991 BEFORE ME PERSONALLY APPEARED  
WILLIAM L. PARNELL AND FLORENCE N. PARNELL  
TO ME KNOWN TO BE THE INDIVIDUALS THAT EXECUTED  
THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE  
THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE  
USES AND PURPOSES THEREIN MENTIONED  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY  
AND YEAR FIRST ABOVE WRITTEN  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Kenilworth

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON } S S  
COUNTY OF KITSAP }  
ON THIS 9<sup>th</sup> DAY OF JULY, 1991 BEFORE ME PERSONALLY APPEARED  
GEORGE D. BURT, TRUSTEE AND JUNE A BURT  
TO ME KNOWN TO BE THE INDIVIDUALS THAT EXECUTED  
THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE  
THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE  
USES AND PURPOSES THEREIN MENTIONED  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY  
AND YEAR FIRST ABOVE WRITTEN  
*George D. Burt*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Kenilworth

**LEGAL DESCRIPTION**

That portion of the North half of the Southwest Quarter of Section 13, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 13; thence South 88°22'39" East along the North line of said Southwest Quarter 651.36 feet, to the Northwest corner of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 13, thence continuing South 88°22'39" East along said North line 651.36 feet to the Northeast corner of said Northeast Quarter of the Northwest Quarter of the Southwest Quarter, thence South 00°49'59" West along the East line thereof 642.40 feet; thence South 88°28'58" East parallel with the South line of said Northeast Quarter of the Northwest Quarter of the Southwest Quarter 139.97 feet to the northwesterly margin of N.E. Lincoln Road, thence South 18°02'22" West along said northwesterly margin 17.73 feet to the prolongation of the South line of said Northeast Quarter of the Northwest Quarter of the Southwest Quarter, thence North 88°28'58" West along said South line and its prolongation 334.91 feet, thence North 04°20'01" East 194.18 feet, thence North 87°55'15" West 463.55 feet to the West line of said Northeast Quarter of the Northwest Quarter of the Southwest Quarter; thence North 00°53'25" East along said West line 462.08 feet to the POINT OF BEGINNING

EXCEPT; that portion deeded to Kitsap County for right-of-way under Auditor's File No 9011190059.

**ACKNOWLEDGEMENT**

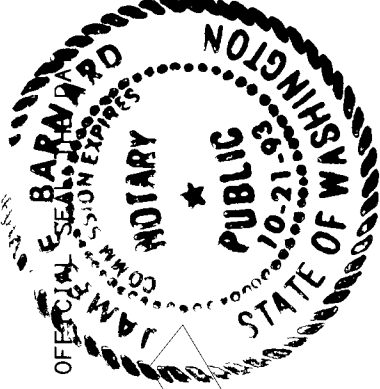
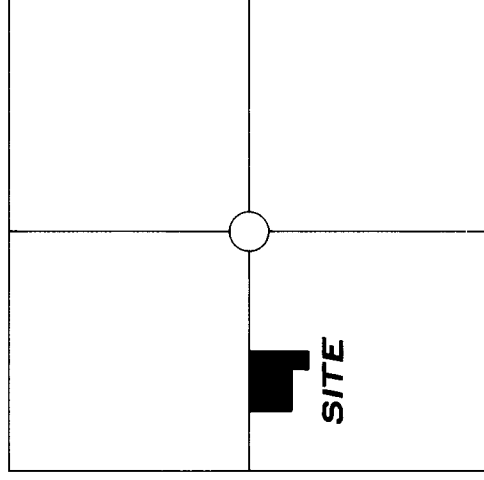
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 10<sup>th</sup> DAY OF July, 1991  
STATE OF WASHINGTON } S S  
COUNTY OF KITSAP }  
ON THIS 10<sup>th</sup> DAY OF July, 1991 BEFORE ME PERSONALLY APPEARED  
Ralph A. Lintz and Patricia Ison  
TO ME KNOWN TO BE THE President and Asst. Secretary  
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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY  
AND YEAR FIRST ABOVE WRITTEN  
*Beverly Mendeville*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Kenilworth  
My Commission Expires: 2-7-92

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON } S S  
COUNTY OF KITSAP }  
ON THIS 10<sup>th</sup> DAY OF July, 1991 BEFORE ME PERSONALLY APPEARED  
GEORGE D. BURT AND JUNE A BURT  
TO ME KNOWN TO BE THE INDIVIDUALS THAT EXECUTED  
THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE  
THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE  
USES AND PURPOSES THEREIN MENTIONED  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY  
AND YEAR FIRST ABOVE WRITTEN  
*James E. Bernard*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Silverdale

**INDEX**

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

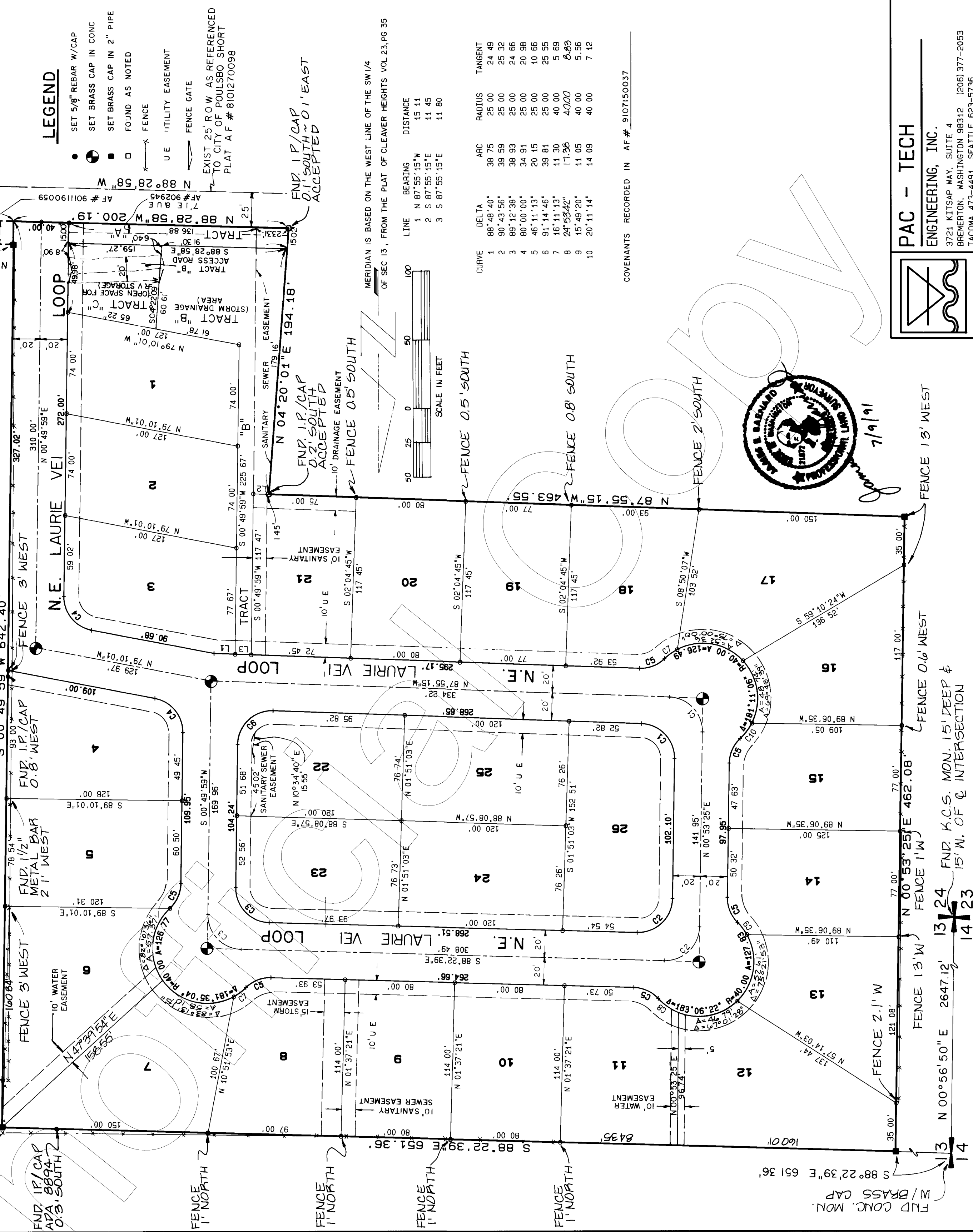


**PAC-TECH ENGINEERING, INC.**  
Engineers / Planners / Surveyors  
243-7112 475-4481 377-2053  
KING COUNTY TACOMA BRECKENRIDGE  
6100 Southcenter Blvd 2800 South 35th 3725 Alkiway Way  
Seattle, WA 98148 Tacoma, WA 98409 Everett, WA 98202  
FAX # 243-7109 FAX # 475-5871 FAX # 377-2250

*No. 26 P. 2.12* # 9967

# FJELLVUE

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



## LEGEND

- SET 5/8" REBAR W/CAP
  - SET BRASS CAP IN CONC
  - SET BRASS CAP IN 2" PIPE
  - FOUND AS NOTED
  - ✕ FENCE
  - UE UTILITY EASEMENT
  - FENCE GATE
- EXIST 25' ROW AS REFERENCED TO CITY OF POULSBORO SHORT PLAT AF # 8101270098

FND. I.P./CAP 0.1' SOUTH ~ 0.1' EAST ACCEPTED

FND. I.P./CAP 0.2' SOUTH ACCEPTED

FENCE 0.5' SOUTH

FENCE 0.5' SOUTH

FENCE 0.8' SOUTH

FENCE 2' SOUTH

FENCE 1.5' WEST

FENCE 0.6' WEST

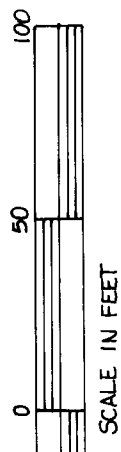
FENCE 1' W

FENCE 2.1' W

FENCE 1.3' W

FENCE 0.6' WEST

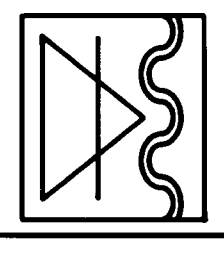
MERIDIAN IS BASED ON THE WEST LINE OF THE SW 1/4 OF SEC 13, FROM THE PLAT OF CLEARER HEIGHTS VOL 23, PG 35



LINE	BEARING	DISTANCE
1	N 87°55'15"E	15 11
2	S 87°55'15"E	11 45
3	S 87°55'15"E	11 80

CURVE	DELTA	ARC	RADIUS	TANGENT
1	88°48'40"	38 75	25 00	24 49
2	90°43'56"	39 59	25 00	25 32
3	89°12'38"	38 93	25 00	24 66
4	80°00'00"	34 91	25 00	20 98
5	46°11'13"	20 15	25 00	10 66
6	91°14'46"	39 81	25 00	25 55
7	16°11'13"	11 30	40 00	5 69
8	24°53'42"	17 36	40 00	8 83
9	15°49'20"	11 05	40 00	5 56
10	20°11'14"	14 09	40 00	7 12

COVENANTS RECORDED IN AF # 9107150037



**PAC - TECH**  
ENGINEERING, INC.  
3721 KITSAP WAY, SUITE 4  
BREMERTON, WASHINGTON 98312 (206) 377-2053  
TACOMA 473-4491 SEATTLE 623-5736

13 24 FND. K.C.S. MON. 15' DEEP & 15' W. OF & INTERSECTION  
14 23

Wk. 26 P. 2.15 # 9967