

# STENDAHL RIDGE, DIVISION 1 Plat

A PORTION OF THE WEST 1/2 OF THE SE 1/4 AND THE SE 1/4  
OF THE SW 1/4 OF SECTION 10, TWP. 26 N., RGE. 1 E., W.M.,  
CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

## DEDICATION

KNOW 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 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  
THE OWNER HEREOF, AND HIS SUCCESSORS ZONING REGULATIONS 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.  
ALL SANITARY SEWER, STORM SEWER, AND WATER MAINS AND APPURTENANCES LOCATED WITHIN PUBLIC  
RIGHT-OF-WAY OR WITHIN EASEMENTS DEDICATED TO THE CITY OF POULSBO ARE HEREBY GRANTED AND  
CONVEYED TO THE CITY OF POULSBO.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 3rd DAY OF January, 2007

VIKING STREET LAND PARTNERS LLC,  
BY: POULSBO OLHAVA PARTNERS LLC., ITS MANAGING MEMBER  
BY: MARQUI CORPORATION, ITS MANAGING MEMBER

BY: [Signature] TITLE: Treasurer

THE QUADRANT CORPORATION

BY: [Signature] TITLE: Senior Vice President  
PRINT NAME George F. Sherwin Jr.

U.S. BANK NA. (AS LENDER ONLY)

BY: [Signature] TITLE: Vice Pres.  
PRINT NAME TERI D. SEDERSTROM

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT NAME

## APPROVALS

APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF POULSBO THIS  
DAY OF February, 2007

[Signature]  
CITY ENGINEER, POULSBO, WASHINGTON.

APPROVED BY THE CITY OF POULSBO PLANNING COMMISSION THIS 17 DAY  
OF Jan, 2007

[Signature]  
CHAIRMAN, CITY OF POULSBO PLANNING COMMISSION, POULSBO, WASHINGTON.

THE CITY COUNCIL OF THE CITY OF POULSBO, MEETING IN REGULAR SESSION THE  
DAY OF January, 2007, FIND THAT THE PLAT OF STENDAHL RIDGE SERVES THE  
PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN  
APPROVAL.

[Signature]  
MAYOR, CITY OF POULSBO

## TREASURERS CERTIFICATE

I, [Signature], TREASURER OF KITSAP COUNTY, WASHINGTON, HEREBY CERTIFY  
THAT ALL TAXES ON THE HEREIN DESCRIBED PROPERTY ARE FULLY PAID TO AND, INCLUDING  
THE YEAR 2006

[Signature] [Signature]  
KITSAP COUNTY TREASURER BY: DEPUTY

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF City of Poulsbo  
THIS 5th DAY OF February, 2007, AT 10 MINUTES PAST 10 O'CLOCK  
A.M., AND RECORDED IN VOLUME 32 OF PLATS, PAGES 39-46, RECORDS OF  
KITSAP COUNTY, WASHINGTON.

[Signature] [Signature]  
KITSAP COUNTY AUDITOR BY: DEPUTY

## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF KITSAP } SS

ON THIS 3rd DAY OF January, 2007, BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED  
Stephen Washburn TO ME KNOWN TO BE Senior Treasurer  
POULSBO OLHAVA PARTNERS, LLC., AND THE MARQUI CORPORATION, MANAGING MEMBERS OF  
VIKING STREET LAND PARTNERS, LLC. THAT EXECUTED THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID  
LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH  
STATED THAT he WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

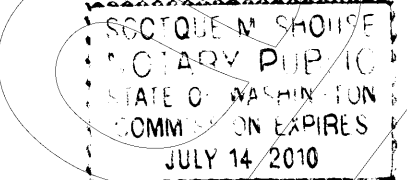


## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF KITSAP } SS

ON THIS 3rd DAY OF January, 2007, BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED  
George F. Sherwin Jr. TO ME KNOWN TO BE Senior Vice President  
OF THE QUADRANT CORPORATION THAT EXECUTED THE 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 WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL  
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



## ACKNOWLEDGMENT

STATE OF WASHINGTON }  
COUNTY OF KITSAP } SS

ON THIS 3rd DAY OF January, 2007, BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED  
Teri D. Sederstrom TO ME KNOWN TO BE Vice President AND  
TO ME KNOWN TO BE \_\_\_\_\_ OF  
U.S. BANK NA. THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED  
SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID  
ASSOCIATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH  
STATED THAT she WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

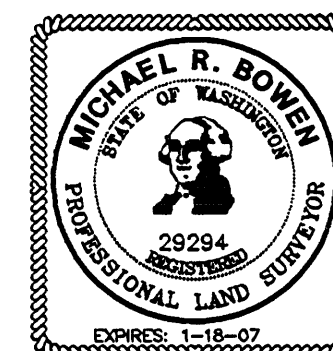


NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT Seattle  
TITLE: Assistant  
MY COMMISSION EXPIRES: 5-26-08

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "STENDAHL RIDGE" IS BASED UPON A  
SURVEY OF SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., THAT ALL  
COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS  
WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON  
THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED  
WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

[Signature] 1/2/07  
MICHAEL R. BOWEN, PROFESSIONAL LAND SURVEYOR DATE  
CERTIFICATE NO. 29294



## LEGAL DESCRIPTION

PARCELS D AND E OF KITSAP COUNTY BOUNDARY LINE ADJUSTMENT RECORDED MAY  
31, 2006 UNDER RECORDING NO. 200605310521, IN KITSAP COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF PARCEL D CONVEYED BY QUIT CLAIM DEED RECORDED  
NOVEMBER 2, 2006 UNDER RECORDING NO. 200611020196 AND AS DELINEATED ON  
KITSAP COUNTY BOUNDARY LINE ADJUSTMENT RECORDED NOVEMBER 2, 2006 UNDER  
RECORDING NO. 200611020195.

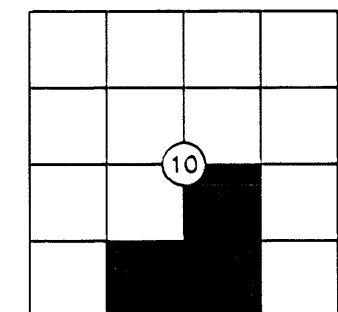
## EASEMENT PROVISIONS

(1) AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND  
ENERGY, CASCADE NATURAL GAS COMPANY, UNITED TELEPHONE COMPANY OF THE  
NORTHWEST-EMBARQ, COMCAST CABLE COMPANY, CITY OF POULSBO AND OTHER  
UTILITY COMPANIES HAVING FRANCHISES OR PERMITS FROM THE 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.

(2) ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH, PARALLEL  
WITH AND ADJOINING ALL INTERIOR LOT LINES AND 5 FEET IN WIDTH, PARALLEL  
WITH AND ADJOINING ALL REAR LOT LINES FOR THE PURPOSE OF PRIVATE DRAINAGE. IN  
THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE  
EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL  
PRIVATE DRAINAGE EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF ALL  
LOTS DERIVING BENEFIT FROM SAID EASEMENTS. NO STRUCTURES OTHER THAN FENCES  
SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. FENCE POSTS SHALL NOT BE  
CONSTRUCTED OVER THE TOP OF ANY PIPE.

## CONVEYANCES

OWNERSHIP OF THE EMPTY TELECOMMUNICATIONS CONDUIT INSTALLED FOR FUTURE  
USE, THE STORMWATER FACILITIES INSTALLED WITHIN TRACT G, AND MAINS AND  
APPURTENANCES FOR STORM DRAINAGE, GRAVITY SEWER, AND WATER LOCATED WITHIN  
PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS SPECIFICALLY DEDICATED TO THE CITY  
OF POULSBO IS HEREBY GRANTED AND CONVEYED TO THE CITY OF POULSBO; EXCEPT  
THE FOLLOWING UTILITIES SHALL AT ALL TIMES REMAIN IN PRIVATE OWNERSHIP AND  
ALL MAINTENANCE AND REPAIR OBLIGATIONS SHALL REMAIN WITH THE OWNERS BEING  
SERVED AND NOT WITH THE CITY: (1) THE SECONDARY STORM DRAINAGE SYSTEM  
WHICH CONVEYS ROOF AND FOOTING DRAINS AS DEPICTED ON THE APPROVED  
CONSTRUCTION DRAWINGS; AND (2) ROOF, FOOTING, AND YARD DRAINS AND  
ASSOCIATED PIPE AND APPURTENANCES.



WEST 1/2 OF SE 1/4 AND SE 1/4 OF SW 1/4 OF SECTION 10  
TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.

<b>ESM CONSULTING ENGINEERS, LLC</b>		
33915 1st Way South #200 Federal Way, WA 98003		
www.esmcivil.com		
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
JOB NO. 006-011-005	DATE: 12-27-06	
DRAWN: RJW/SPJR/DWA	SHEET 1 OF 8	

# STENDAHL RIDGE, DIVISION 1 Plat

A PORTION OF THE WEST 1/2 OF THE SE 1/4 AND THE SE 1/4  
OF THE SW 1/4 OF SECTION 10, TWP. 26 N., RGE. 1 E., W.M.,  
CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON

## EXCEPTIONS FROM TITLE REPORT

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY REPORT ORDER NO. 4291-951302 DATED DECEMBER 21, 2006 AND SUPPLEMENTAL REPORT NO.1 DATED DECEMBER 27, 2006. IN PREPARING THIS PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. ESM HAS RELIED SOLELY UPON THE INFORMATION CONTAINED IN SAID TITLE REPORT IN REGARDS TO TITLE ISSUES TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

1. INTENTIONALLY OMITTED

2. SUBJECT TO FACILITIES CHARGES, IF ANY, AND THE TERMS AND CONDITIONS THEREOF FOR HOOKUP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR WATER OF SEWER FACILITIES PER INSTRUMENT RECORDED UNDER RECORDING NO. 7904180144.

3. SUBJECT TO THAT DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200606090213.

4. SUBJECT TO THAT DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200606090347.

6. SUBJECT TO THAT "MEMORANDUM OF AGREEMENT" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200606090349.

7. SUBJECT TO THAT "EARLY ENTRY AGREEMENT" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200606090350.

8. SUBJECT TO RESERVATIONS AND EXCEPTIONS AND THE TERMS AND CONDITIONS THEREOF RESERVING RIGHT OF WAY AND MINERALS PER INSTRUMENT RECORDED UNDER RECORDING NOS. 616780 AND 792919.

9. SUBJECT TO THE RELINQUISHMENT OF ALL EASEMENTS EXISTING, FUTURE OR POTENTIAL, FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN THE LAND AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LAND CONVEYED BY DEED, PER INSTRUMENT RECORDED UNDER RECORDING NO. 9306020078

10. SUBJECT TO THE RELINQUISHMENT OF ALL EASEMENTS EXISTING, FUTURE OR POTENTIAL, FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN THE LAND AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LAND CONVEYED BY DEED, PER INSTRUMENT RECORDED UNDER RECORDING NO. 9306020079

11. SUBJECT TO MATTERS DISCLOSED BY SURVEY DATED APRIL 15, 1994, BY STEVEN HITCHINGS RECORDED UNDER RECORDING NO. 9404150381.

## EXCEPTIONS FROM TITLE REPORT (CONTINUED)

12. SUBJECT TO THE RELINQUISHMENT OF ALL EASEMENTS EXISTING, FUTURE OR POTENTIAL, FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN THE LAND AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LAND CONVEYED BY DEED, PER INSTRUMENT RECORDED UNDER RECORDING NO. 9410100023.

13. SUBJECT TO THAT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF FOR EASEMENTS RECORDED UNDER RECORDING NO. 3144708. SAID EASEMENT COVERS THE ENTIRE SITE AND CANNOT BE PLOTTED FROM THE INSTRUMENT OF RECORD AND MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200512120155.

14. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE LOT SEGREGATION PER INSTRUMENT RECORDED UNDER RECORDING NO. 200307310379, MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200601250088.

15. SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200404290005.

16. SUBJECT TO MATTERS DISCLOSED BY SURVEY DATED JUNE 01, 2004 BY THOMAS SWIFT, RECORDED UNDER RECORDING NO. 200406030337, MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200601250090.

17. SUBJECT TO THAT LOT LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200605310521.

18. SUBJECT TO THAT "DECLARATION REGARDING PROPERTY" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200605310524.

19. SUBJECT TO THAT "COVENANT-LIMITATION ON SALE AND USE" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200611020068.

20. SUBJECT TO THAT LOT LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200611020195.

## NOTES:

1) TRACTS A, B AND H ARE HEREBY DEDICATED AND CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF ALL LOTS.

2) TRACTS C AND D ARE HEREBY DEDICATED AND CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR RECREATION SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF ALL LOTS.

3) TRACT E IS HEREBY DEDICATED AND CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR TRAILS AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF ALL LOTS.

4) TRACT F IS HEREBY DEDICATED AND CONVEYED TO LOT 136 AND LOT 137 WITH AN EQUAL AND UNDIVIDED INTEREST TO EACH LOT. TRACT F SHALL BE FOR INGRESS, EGRESS AND UTILITIES. LOTS 136 AND 137 SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SAID TRACT AND THE IMPROVEMENTS CONTAINED THEREIN. THE CITY OF POULSBORO WILL NOT MAINTAIN, REPAIR OR REPLACE PAVED SURFACES WITHIN PRIVATE TRACT ROADS.

5) AN EASEMENT IS HEREBY GRANTED OVER AND ACROSS TRACT F TO THE HOMEOWNER'S ASSOCIATION, FOR THE BENEFIT OF ALL LOTS FOR TRAILS. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SAID TRAILS CONTAINED THEREIN.

6) TRACT G IS HEREBY DEDICATED AND CONVEYED TO THE CITY OF POULSBORO FOR STORM DRAINAGE FACILITIES BENEFITING ALL LOTS. THE STORM DRAINAGE FACILITIES CONTAINED WITHIN TRACT G SHALL BE MAINTAINED BY THE CITY OF POULSBORO.

7) TRACTS I, J AND L ARE PART OF FUTURE DIVISION 2 AND ARE NOT CONSTRUCTED AS A PART OF THIS DIVISION.

8) TRACTS K AND N ARE HEREBY DEDICATED AND CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR A LANDSCAPE BUFFER AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF ALL LOTS.

9) TRACT M IS RESERVED FOR FUTURE DEVELOPMENT.

10) LOT ADDRESSES WILL BE ASSIGNED BY THE CITY OF POULSBORO UPON RECORDING OF THIS PLAT.

11) THE PLAT OF STENDAHL RIDGE IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "STENDAHL RIDGE" RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO.

200702050152 AS AMENDED FROM TIME TO TIME.

12) AN EASEMENT 10 FEET IN WIDTH OVER AND ACROSS LOT 6 AS DEPICTED HEREON IS HEREBY GRANTED TO THE HOMEOWNER'S ASSOCIATION FOR STORM DRAINAGE, FOR THE BENEFIT OF LOT 6 OF OF THAT SHORT PLAT RECORDED UNDER RECORDING NO. 200211270277. THE STORM DRAINAGE FACILITIES CONTAINED WITHIN SAID EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. NO STRUCTURES OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THIS EASEMENT.

13) SET 5/8" REBAR AND CAP ESM LLC. LS #29294/29281 AT LOT CORNERS. SET CONCRETE NAIL IN CURB AT THE SIDE LOT LINES PRODUCED TO AN INTERSECTION WITH THE CURB LINE.

14) BUILDING SETBACKS:  
FRONT: 10'  
SIDE: 5'  
STREET: 10'  
REAR: 15'  
GARAGE: 18' - 22'  
LOT COVERAGE 60%  
BUILDING HEIGHT 35'

15) DEVELOPMENT OF THIS THIS PLAT SHALL BE SUBJECT TO AND IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL AS SET FORTH IN THE FINDINGS, CONCLUSIONS AND DECISION BY THE CITY OF POULSBORO HEARING EXAMINER, DATED MAY 5, 2006 IN APPLICATION NO. 11-28-05-01, ON FILE WITH THE CITY OF POULSBORO.

16) A PER UNIT TRAFFIC MITIGATION FEE OF FIVE HUNDRED THIRTY EIGHT DOLLARS (\$538) SHALL BE COLLECTED AT THE ISSUANCE OF EACH RESIDENTIAL UNIT BUILDING PERMIT

## REFERENCES

1) RECORD OF SURVEY RECORDED JUNE 3, 2004 UNDER AUDITOR'S FILE NO. 200406030337 RECORDS OF KITSAP COUNTY, WASHINGTON.

2) "PLAT OF FINN HILL TERRASSE" RECORDING NO. 9003230124, RECORDS OF KITSAP COUNTY, WASHINGTON.

3) "PLAT OF STAFFORDSHIRE" RECORDING NO. 9404210398, RECORDS OF KITSAP COUNTY, WASHINGTON.

4) "SHORT PLAT AMENDMENTS 3064 R-1 AND 5649 R-1" RECORDING NO. 200211270277, RECORDS OF KITSAP COUNTY, WASHINGTON.

## SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

10" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090.

## BASIS OF BEARINGS

THE SOUTH LINE OF TRACT I, AS DEPICTED ON THAT RECORD OF SURVEY RECORDED UNDER RECORDING NO. 200406030337, BETWEEN FOUND MONUMENTS AT THE SOUTH QUARTER CORNER OF SECTION 10 AND THE SOUTHEAST CORNER OF TRACT I.

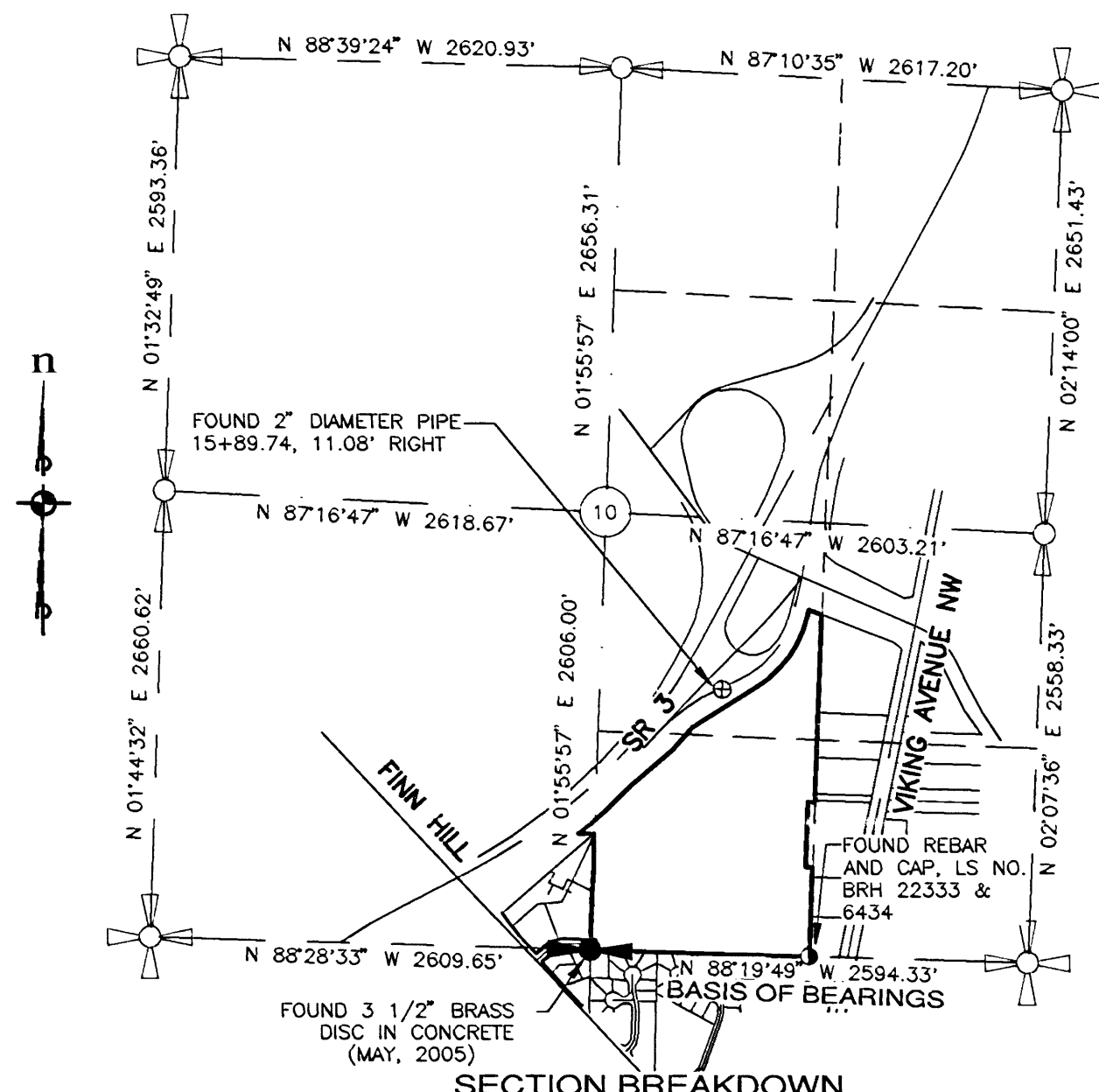
## LEGEND

⊕ = CALCULATED FROM RECORD SURVEY, A.F.NO. 200406030337

⊙ = CALCULATED FROM RECORD SURVEY, A.F.NO. 200406030337

⊕ = FOUND MONUMENT (AS NOTED)

⊙ = FOUND REBAR AND CAP (AS NOTED)

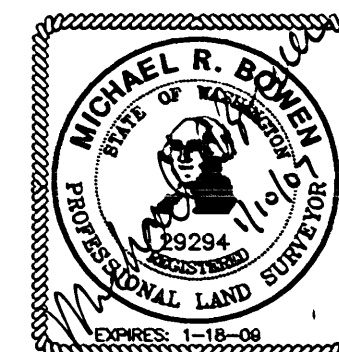


## SECTION BREAKDOWN

CALCULATED FROM THAT RECORD OF SURVEY RECORDED JUNE 3, 2004 UNDER AUDITOR'S FILE NO. 200406030337 RECORDS OF KITSAP COUNTY, WASHINGTON.

SCALE: 1" = 1000'

\\ESM8\ENG\ESM-JOBS\006\011\005\STANDARD PLOTS\0-FP-02.DWG



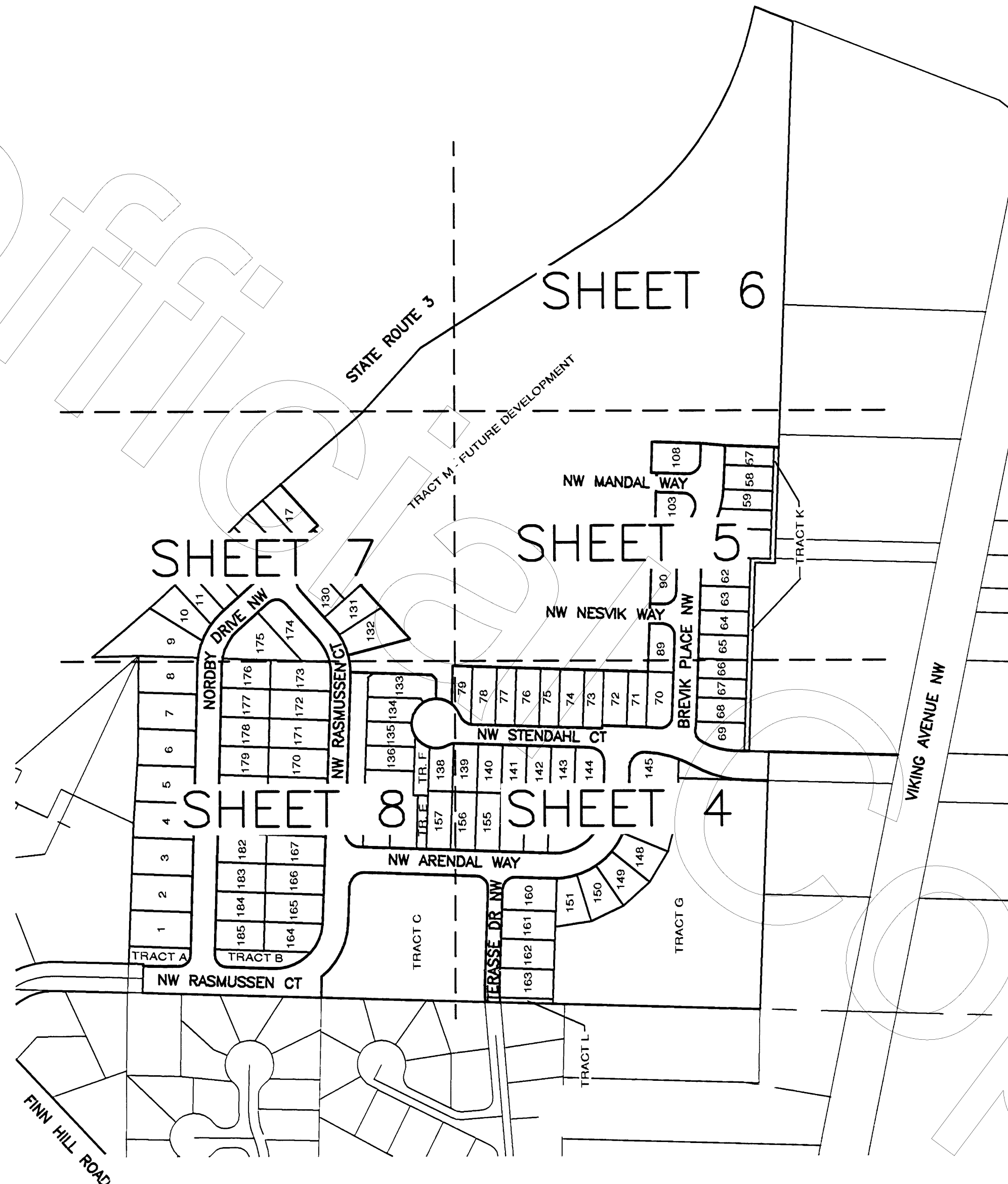
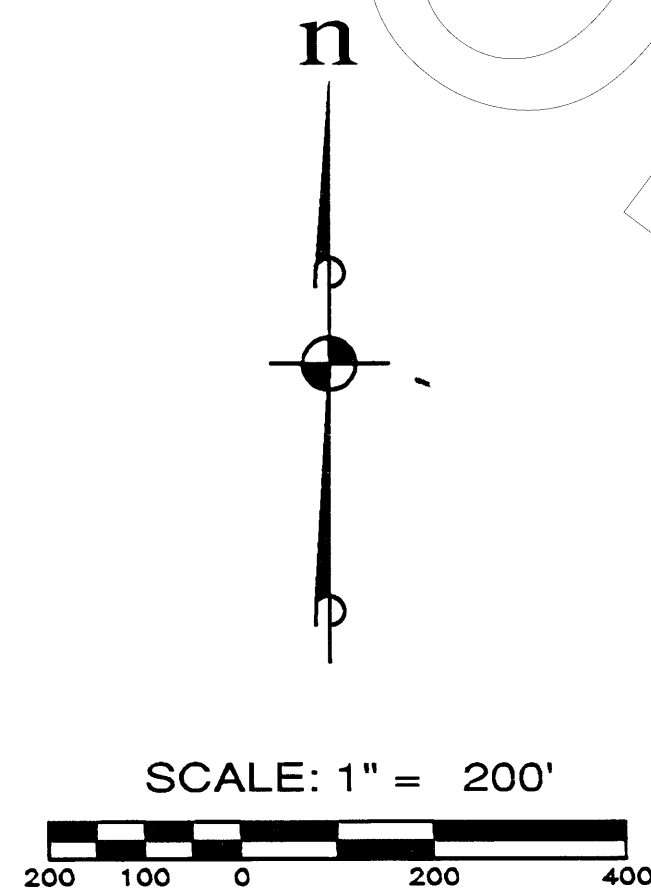
<b>ESM CONSULTING ENGINEERS LLC</b>		
33915 1st Way South #200 Federal Way, WA 98003		
www.esmcivil.com		
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
JOB NO. 006-011-005	DATE: 1-10-07	
DRAWN: RJW/SPJR/DWA	SHEET 2 OF 8	

200702050151

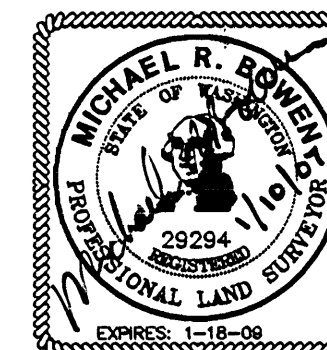
V. 32 P. 40

# STENDAHL RIDGE, DIVISION 1 *Plat*

A PORTION OF THE WEST 1/2 OF THE SE 1/4 AND THE SE 1/4  
OF THE SW 1/4 OF SECTION 10, TWP. 26 N., RGE. 1 E., W.M.,  
CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON



SHEET INDEX



<b>ESM CONSULTING ENGINEERS LLC</b>		33915 1st Way South #200 Federal Way, WA 98003		FEDERAL WAY (253) 838-6113 BOTHELL (425) 415-6144 CLE ELUM (509) 674-1905	
www.esmcivil.com		Civil Engineering Public Works		Land Surveying Project Management	
JOB NO. 006-011-005		DATE: 1-10-07		Land Planning Landscape Architecture	
DRAWN: RJW/SPJR/DWA		SHEET 3 OF 8			





# STENDAHL RIDGE, DIVISION 1 Plat

A PORTION OF THE WEST 1/2 OF THE SE 1/4 AND THE SE 1/4  
OF THE SW 1/4 OF SECTION 10, TWP. 26 N., RGE. 1 E., W.M.,  
CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON

SEE SHEET 8 OF 8

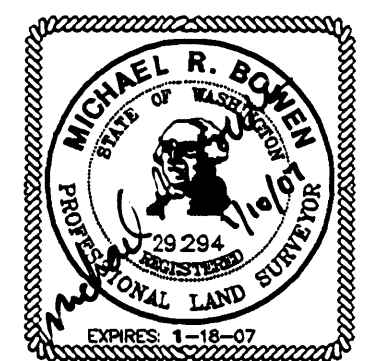
TRACT M  
683,398 SQ. FT.  
(FUTURE DEVELOPMENT)  
(NOTE 7 SHEET 2 OF 8)

## LEGEND

- = SET CONCRETE MONUMENT  
WITH BRASS CAP IN CASE,  
STAMPED "LS 29294"
- SEE NOTE 13 ON SHEET 2 OF 8  
FOR DESCRIPTION OF LOT  
CORNERS
- ⓈBC = FOUND MONUMENT  
(AS NOTED)
- Ⓢ = FOUND REBAR AND CAP  
(AS NOTED)
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- T = TANGENT LENGTH
- < > = RADIAL BEARING AT LOT CORNER
- (R) = RADIAL BEARING
- ① = 10' UTILITY EASEMENT, SEE EASEMENT  
PROVISIONS ON SHEET 1 OF 8
- ② = 10' RADIUS WATER EASEMENT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	2°33'22"	225.00	10.04
C12	10°44'21"	225.00	42.17
C13	2°25'05"	225.00	9.50
C14	17°40'36"	175.00	53.99
C15	8°19'45"	175.00	25.44
C39	90°06'25"	25.00	39.32
C59	89°53'35"	25.00	39.22
C60	14°13'16"	225.00	55.85
C61	11°47'05"	225.00	46.28
C62	8°30'20"	175.00	25.98
C63	10°7'36"	25.00	46.95
C74	89°53'35"	25.00	39.22

n



SCALE: 1" = 50'



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Landscape Architecture

JOB NO. 006-011-005  
 DRAWN: RJW/SPJR

DATE: 1-10-07  
 SHEET 5 OF 8

SR 3  
N 57°25'44" E 452.77'

SEE SHEET 7 OF 8

TRACT M  
683,398 SQ. FT.  
(FUTURE DEVELOPMENT)  
(NOTE 7 SHEET 2 OF 8)

79	78	77	76	75	74	73	72	71	70
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SEE SHEET 4 OF 8

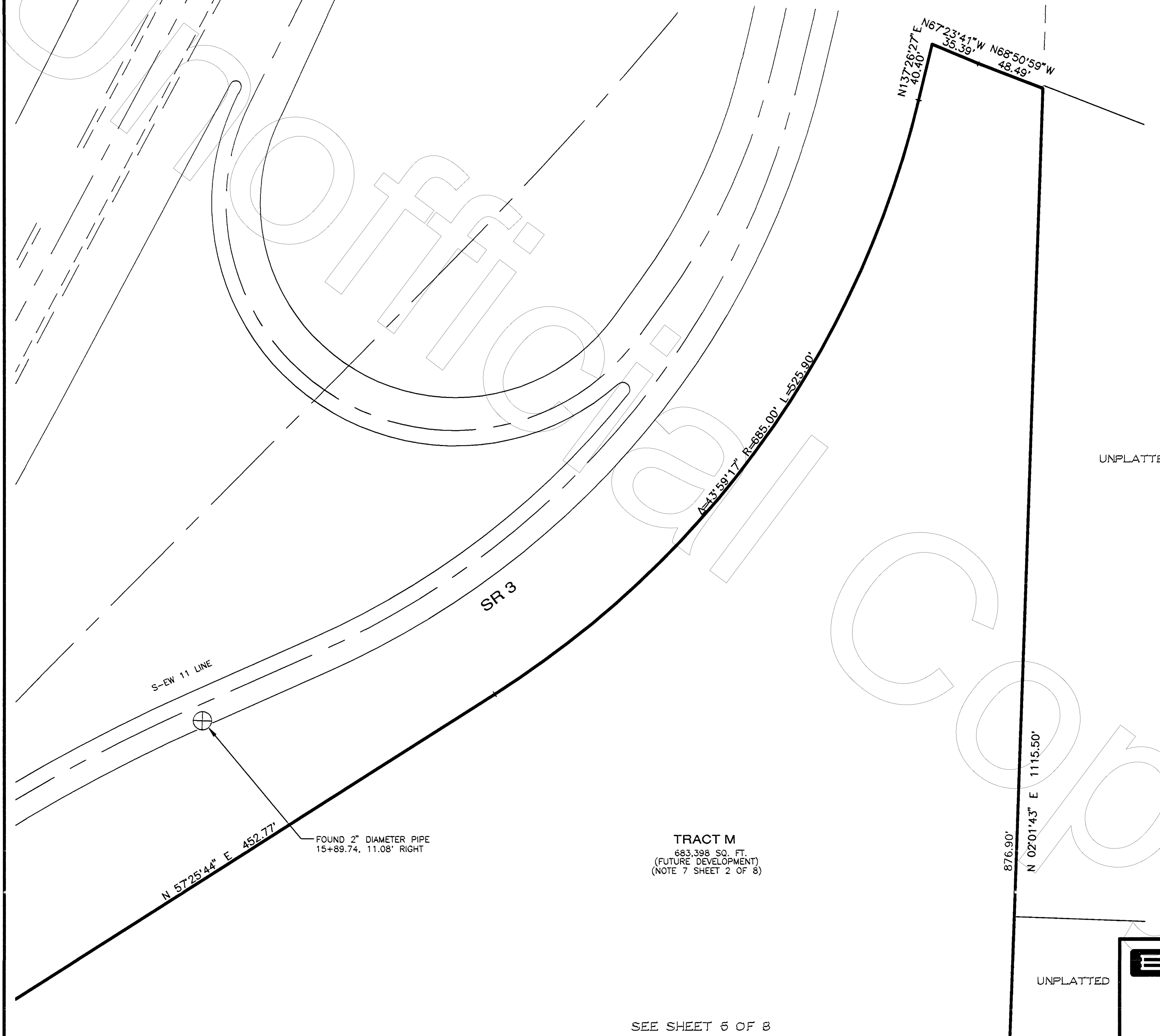
\\ESM8\ENG\ESM-JOBS\006\011\005\STANDARD PLOTS\0-FP-04.DWG

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V.32 P.43

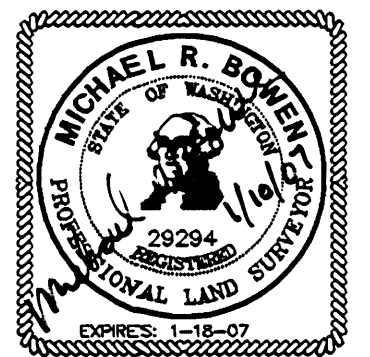
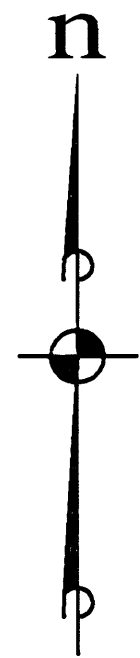
# STENDAHL RIDGE, DIVISION 1 Plat

A PORTION OF THE WEST 1/2 OF THE SE 1/4 AND THE SE 1/4  
OF THE SW 1/4 OF SECTION 10, TWP. 26 N., RGE. 1 E., W.M.,  
CITY OF POULSBOR, KITSAP COUNTY, WASHINGTON

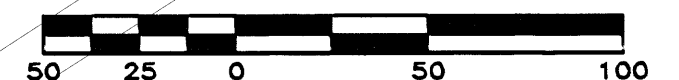


## LEGEND

- = SET CONCRETE MONUMENT WITH BRASS CAP IN CASE, STAMPED "LS 29294"
- SEE NOTE 13 ON SHEET 2 OF 8 FOR DESCRIPTION OF LOT CORNERS
- ⊙<sub>BC</sub> = FOUND MONUMENT (AS NOTED)
- ⊙ = FOUND REBAR AND CAP (AS NOTED)
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- T = TANGENT LENGTH
- < > = RADIAL BEARING AT LOT CORNER
- (R) = RADIAL BEARING
- ① = 10' UTILITY EASEMENT, SEE EASEMENT PROVISIONS ON SHEET 1 OF 8
- ② = 10' RADIUS WATER EASEMENT



SCALE: 1" = 50'



SEE SHEET 5 OF 8

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JOB NO. 006-011-005	DATE: 1-10-07
DRAWN: RJW/SPJR	SHEET 6 OF 8

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CLE ELUM (509) 674-1905

# STENDAHL RIDGE, DIVISION 1 Plat

A PORTION OF THE WEST 1/2 OF THE SE 1/4 AND THE SE 1/4  
OF THE SW 1/4 OF SECTION 10, TWP. 26 N., RGE. 1 E., W.M.,  
CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

## LEGEND

- = SET CONCRETE MONUMENT  
WITH BRASS CAP IN CASE,  
STAMPED "LS 29294"
- SEE NOTE 13 ON SHEET 2 OF 8  
FOR DESCRIPTION OF LOT  
CORNERS
- ⊙<sub>BC</sub> = FOUND MONUMENT  
(AS NOTED)
- ⊙ = FOUND REBAR AND CAP  
(AS NOTED)
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
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- < > = RADIAL BEARING AT LOT CORNER
- (R) = RADIAL BEARING
- ① = 10' UTILITY EASEMENT, SEE EASEMENT  
PROVISIONS ON SHEET 1 OF 8
- ② = 10' RADIUS WATER EASEMENT

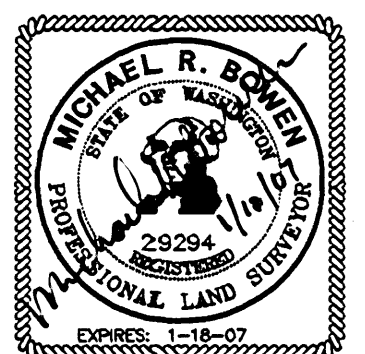
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	14°01'57"	150.00	36.74
C4	14°16'44"	150.00	37.38
C5	13°03'16"	150.00	34.18
C29	39°00'02"	100.00	68.07
C30	90°00'00"	25.00	39.27
C31	29°04'09"	105.00	53.27
C33	90°00'00"	25.00	39.27
C56	14°02'27"	145.00	35.53
C57	18°13'30"	145.00	46.12
C58	8°55'23"	145.00	22.58

TRACT M  
683,398 SQ. FT.  
(FUTURE DEVELOPMENT)  
(NOTE 7, SHEET 2 OF 8)

SEE SHEET 5 OF 8



SCALE: 1" = 50'



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JOB NO. 006-011-005

DATE: 1-10-07

DRAWN: RJW/SPJR

SHEET 7 OF 8

FOUND USACOE MONUMENT 4"  
BRASS IN 6"x6" CONCRETE POST  
#2 1957 2.31' N X 2.50' E  
NOTE: PER AFN 200406030337  
CORPS OF ENGINEERS RECORDS  
DO NOT INDICATE THE INTENDED  
POSITION OF THIS MONUMENT

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# STENDAHL RIDGE, DIVISION 1 Plat

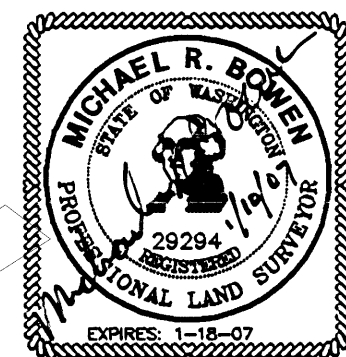
A PORTION OF THE WEST 1/2 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TWP. 26 N., RGE. 1 E., W.M., CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON

CURVE	DELTA	RADIUS	LENGTH
C1	89°02'56"	25.00	38.85
C2	5°09'42"	150.00	13.51
C25	89°53'35"	30.00	47.07
C26	2°00'34"	99.00	3.47
C27	89°48'25"	25.00	39.19
C28	7°31'37"	100.00	13.14
C32	14°57'42"	105.00	27.42
C46	39°28'20"	51.00	35.13
C47	30°34'36"	51.00	27.22
C48	56°26'33"	51.00	50.24
C49	32°56'41"	51.00	29.32
C50	42°28'27"	51.00	37.81
C51	44°58'58"	51.00	40.04
C52	23°51'15"	29.00	12.07
C55	90°06'25"	30.00	47.18
C56	14°02'27"	145.00	35.53
C79	2°50'31"	145.00	7.19

n

## LEGEND

- = SET CONCRETE MONUMENT WITH BRASS CAP IN CASE, STAMPED "LS 29294"
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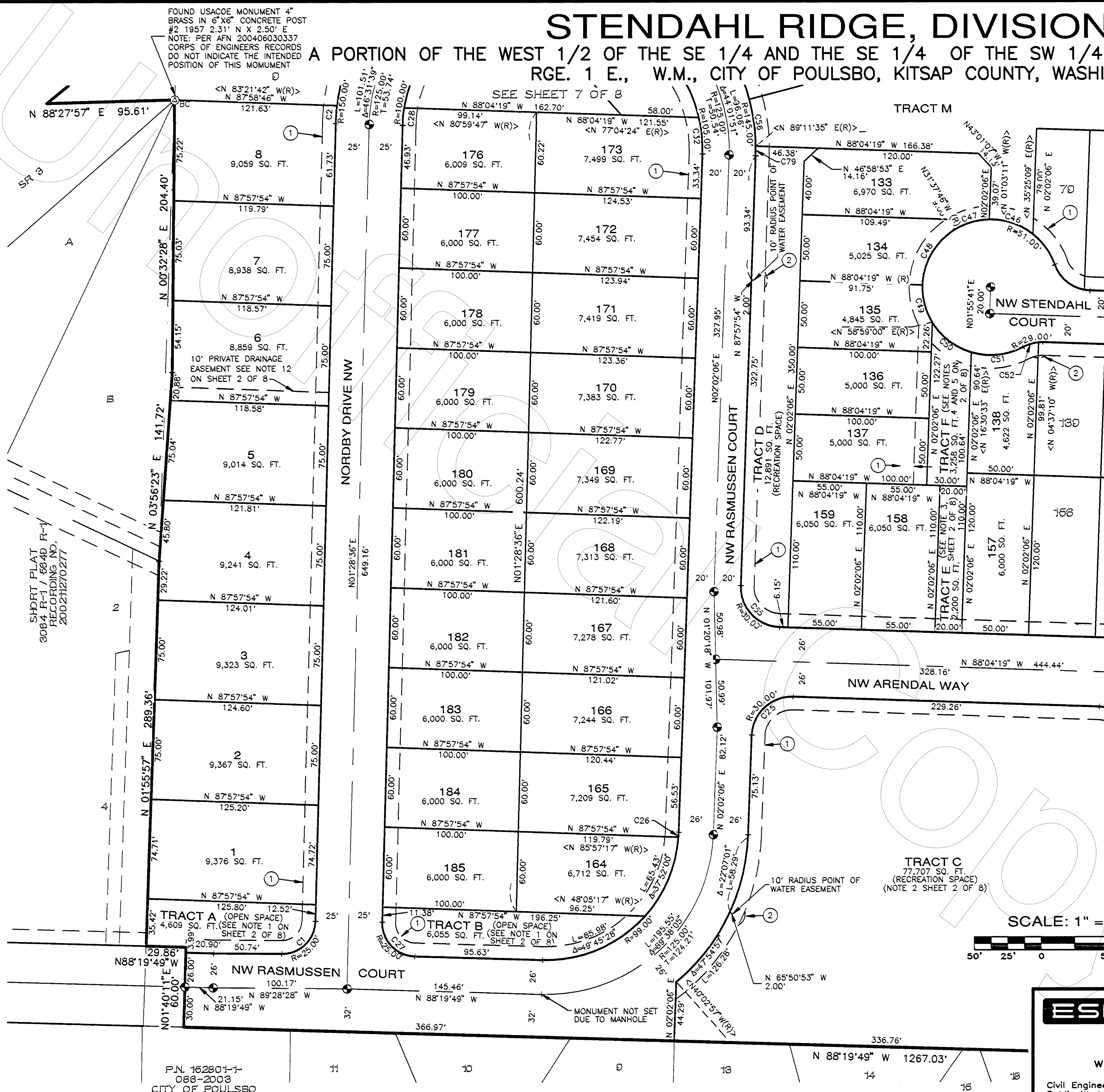
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JOB NO. 006-011-005 DATE: 1-10-07

DRAWN: RJW/SPJR SHEET 8 OF 8

200702050151

V.32 P.46



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PLAT OF "STAFFORDSHIRE"  
RECORDING NO. 0404210308

PLAT OF "FINN HILL TERRASSE"  
RECORDING NO. 0003230124