

# STENDAHL RIDGE, DIVISION 2 PLAT

A PORTION OF THE WEST 1/2 OF THE SE 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 ZONING REGULATIONS, THE OWNER HEREOF, AND HIS SUCCESSORS, ASSIGNS, HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION, DRAINAGE AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THIS PLAT. ALL SANITARY SEWER, STORM SEWER, AND WATER MAINS AND APPURTENANCES LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR WITHIN EASEMENTS DEDICATED TO THE CITY OF POULSBO ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF POULSBO.

THIS SUBDIVISION, DEDICATION, RELEASE, INDEMNIFICATION OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS 25<sup>th</sup> DAY OF OCTOBER, 2007.

VIKING STREET LAND PARTNERS LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
BY: George F. Shuman Jr. ITS MANAGING MEMBER

BY: John TITLE: President

THE QUADRANT CORPORATION

BY: Steve F. Shuman Jr. TITLE: Senior Vice President  
PRINT NAME George F. Shuman Jr.

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

BY: Teri D. Seiderstrom TITLE: Vice President  
PRINT NAME Teri D. Seiderstrom

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

## APPROVALS

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

Michael R. Bowen  
CITY ENGINEER, POULSBO, WASHINGTON.

APPROVED BY THE CITY OF POULSBO PLANNING COMMISSION THIS 2<sup>nd</sup> DAY  
OF Nov., 2007.

Michael R. Bowen  
CHAIRMAN, CITY OF POULSBO PLANNING COMMISSION, POULSBO, WASHINGTON.

THE CITY COUNCIL OF THE CITY OF POULSBO, MEETING IN REGULAR SESSION THE  
DAY OF Oct., 2007, FIND THAT THE PLAT OF STENDAHL RIDGE, DIVISION 2  
SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS  
WRITTEN APPROVAL.

Michael R. Bowen  
MAYOR, CITY OF POULSBO

## TREASURERS CERTIFICATE

Michael R. Bowen TREASURER OF KITSAP COUNTY, WASHINGTON, HEREBY CERTIFY  
THAT ALL TAXES DUE ON THE HEREIN DESCRIBED PROPERTY ARE FULLY PAID TO AND INCLUDING  
THE YEAR 2007.

KITSAP COUNTY TREASURER \_\_\_\_\_ BY: Michael R. Bowen 11/17/07  
DEPUTY

## RECORDING CERTIFICATE

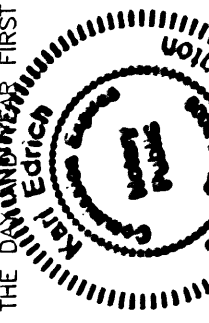
FILED FOR RECORD AT THE REQUEST OF ESM Consulting Engineers LLC  
THIS 27 DAY OF November AT 10 MINUTES PAST 10 O'CLOCK  
3 M. AND RECORDED IN VOLUME 32 OF PLATS, PAGES 415-614, RECORDS OF  
KITSAP COUNTY, WASHINGTON.  
BY: Michael R. Bowen  
KITSAP COUNTY AUDITOR

## ACKNOWLEDGMENTS

STATE OF WASHINGTON }  
COUNTY Oling } SS

ON THIS 25<sup>th</sup> DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED  
George F. Shuman Jr. AND Teri D. Seiderstrom TO ME KNOWN TO ME TO BE THE  
POULSBO OLHAVIA PARTNERS, LLC, AND John TO ME KNOWN TO ME TO BE THE  
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.

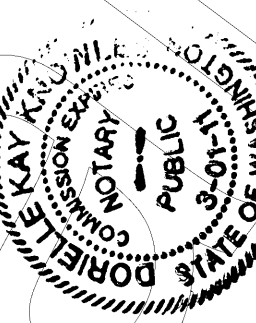
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL  
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.



STATE OF WASHINGTON }  
COUNTY Oling } SS

ON THIS 25<sup>th</sup> DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED  
George F. Shuman Jr. AND Teri D. Seiderstrom TO ME KNOWN TO ME TO BE THE  
POULSBO OLHAVIA PARTNERS, LLC, 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.



STATE OF WASHINGTON }  
COUNTY Oling } SS

ON THIS 25<sup>th</sup> DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED  
George F. Shuman Jr. AND Teri D. Seiderstrom TO ME KNOWN TO ME TO BE THE  
POULSBO OLHAVIA PARTNERS, LLC, 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 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.



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "STENDAHL RIDGE, DIVISION 2" 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 ARE SET AND THE LOT AND BLOCK CORNERS ARE STAKED CORRECTLY  
ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE  
PLATTING REGULATIONS.

Michael R. Bowen 10/24/07  
MICHAEL R. BOWEN, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 29294 DATE

## LEGAL DESCRIPTION

TRACT M, STENDAHL RIDGE, DIVISION 1, ACCORDING TO THE PLAT THEREOF, RECORDED  
IN VOLUME 32 OF PLATS, PAGES 39 THROUGH 46, INCLUSIVE, RECORDS OF KITSAP  
COUNTY, WASHINGTON.

## EASEMENT PROVISIONS

(1) AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND  
ENERGY, INC. (PSE), A PUBLIC UTILITY COMPANY, EMERALD TELEPHONE COMPANY AND  
CABLE COMPANY, CITY OF POULSBO AND OTHER UTILITY COMPANIES HAVING  
FRANCHISES OR PERMITS FROM THE CITY OF POULSBO AND THEIR RESPECTIVE  
SUCCESSORS OR ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), ALLEYS, DRIVEWAYS  
AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S),  
AND FIVE (5) FEET LYING PARALLEL WITH AND ADJOINING THAT ACCESS EASEMENT  
ACROSS LOTS 42, 43 AND 44 AS DEPICTED HEREON IN WHICH TO CONSTRUCT,  
OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS,  
CABLES, TRANSFORMERS, VAULTS 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,  
TELEVISION 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.

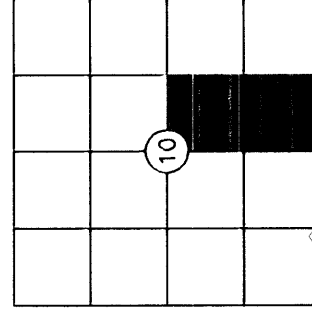
(2) ALL LOTS SHALL BE SUBJECT TO AN EASEMENT TWO AND ONE HALF FEET (2.5')  
IN WIDTH, PARALLEL WITH AND ADJOINING ALL INTERIOR LOT LINES AND FIVE FEET (5')  
IN WIDTH, PARALLEL WITH AND ADJOINING ALL REAR LOT LINES FOR THE PURPOSE OF  
PRIVATE DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING 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.

(3) LOTS 42 THROUGH 44, INCLUSIVE, SHALL BE SUBJECT TO AN EASEMENT  
TWENTY-SIX (26) FEET IN WIDTH, FOR INGRESS AND EGRESS AND UTILITY EASEMENT,  
AS DEPICTED HEREON. THE OWNERS OF LOTS 41 THROUGH 44, INCLUSIVE, SHALL BE  
RESPONSIBLE FOR THE MAINTENANCE OF THE FACILITIES CONTAINED IN SAID EASEMENT  
IN AN EQUAL AND UNDIVIDED SHARE.

(4) LOTS 42 THROUGH 44, INCLUSIVE, SHALL BE SUBJECT TO AN EASEMENT FIVE (5)  
FEET IN WIDTH, FOR UTILITIES, AS DEPICTED HEREON. THE OWNERS OF LOTS 41  
THROUGH 44, INCLUSIVE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE  
FACILITIES CONTAINED IN SAID EASEMENT IN AN EQUAL AND UNDIVIDED SHARE.

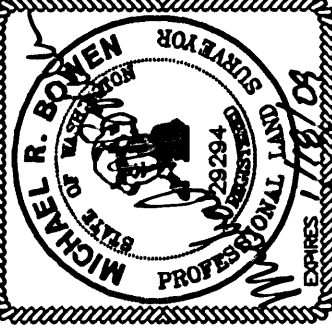
## CONVEYANCES

OWNERSHIP OF THE EMPTY TELECOMMUNICATIONS CONDUIT INSTALLED FOR FUTURE  
USE, AND MAINS AND APPURTENANCES FOR STORM DRAINAGE, GRAVITY SEWER, AND  
WATER LOCATED WITHIN PUBLIC RIGHTS-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 OF SECTION 10  
TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.

VOL. \ PG.  
32 / 41



<b>ESM</b> CONSULTING ENGINEERS LLC	
33915 1st Way South #200 Federal Way, WA 98003	
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FEDERAL WAY (253) 838-6113 BOTHELL (425) 415-6144 ELLENSBURG (509) 674-1905	
JOB NO. 006-011-005-135	DATE: 10-23-07
DRAWN: DWA/WDD	SHEET 1 OF 5

# STENDAHL RIDGE, DIVISION 2 PLAT

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

## EXCEPTIONS FROM TITLE REPORT

- SUBJECT TO FACILITIES CHARGES, IF ANY, AND THE TERMS AND CONDITIONS THEREOF FOR HOOKUP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR WATER OR SEWER FACILITIES PER INSTRUMENT RECORDED UNDER RECORDING NO. 7904180144.
- SUBJECT TO THAT DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200606090213. THE DEED OF TRUST/MORTGAGE WAS PARTIALLY RECONVEYED AS TO LOTS 6 THROUGH 13, INCLUSIVE, 61 THROUGH 66, INCLUSIVE, AND 171 THROUGH 178, INCLUSIVE, OF STENDAHL RIDGE, DIVISION 1 PLAT PER INSTRUMENT RECORDED UNDER RECORDING NO. 200703200481.
- SUBJECT TO THAT DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200606090347 AND MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200612130096. THE DEED OF TRUST/MORTGAGE WAS PARTIALLY RECONVEYED AS TO LOTS 6 THROUGH 13, INCLUSIVE, 61 THROUGH 66, INCLUSIVE, AND 171 THROUGH 178, INCLUSIVE, OF STENDAHL RIDGE, DIVISION 1 PLAT PER RECORD UNDER RECORDING NO. 200704230311.
- SUBJECT TO THAT "SUBORDINATION AND INTERCREDITOR AGREEMENT" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT NO. 200606090346.
- SUBJECT TO THAT "MEMORANDUM OF AGREEMENT" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200606090349.
- SUBJECT TO THAT "EARLY ENTRY AGREEMENT" AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200606090350.
- SUBJECT TO THOSE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS OF THE OPERATING AGREEMENT OF VIKING STREET AND PARTNERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, ACCORDING TO SAID AGREEMENT DATED APRIL 28, 2006. GEORGE REECE, PRESIDENT OF COMPANY, LORR, A WASHINGTON CORPORATION, DATED APRIL 28, 2006. GEORGE REECE, PRESIDENT OF COMPANY, LORR, A WASHINGTON CORPORATION, THE MANAGER OF POULSBO, WASHINGTON PARTNERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE MEMBER OF VIKING STREET AND PARTNERS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY IS/ARE THE MANAGER(S) THEREOF. ANY AMENDMENTS TO SAID AGREEMENT MUST BE SUBMITTED ANY COVENANCE OR ENCUMBRANCE OF THE PROPERTY MUST BE EXECUTED BY SAID MANAGER(S) AS PROVIDED FOR THEREIN, SUBJECT TO SAID AMENDMENTS, IF ANY.
- 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.

## EXCEPTIONS FROM TITLE REPORT (CONTINUED)

- 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.
- 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.
- 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.
- SUBJECT TO THAT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF FOR EASEMENTS RECORDED UNDER RECORDING NO. 3144708 AND MODIFIED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 200512120155 AND 200704110101. SAID EASEMENT COVERS THE ENTIRE SITE AND CANNOT BE PLOTTED FROM THE INSTRUMENT OF RECORD.
- SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200404290005.
- SUBJECT TO DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY STENDAHL RIDGE, DIVISION 1 PLAT RECORDED IN VOLUME 32 OF PLATS, PAGES 39 THROUGH 46, INCLUSIVE, AND THAT AFFIDAVIT OF MINOR CORRECTION OF SURVEY PER INSTRUMENT RECORDED UNDER RECORDING NO. 200703210001.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AND THE TERMS AND CONDITIONS THEREOF PER INSTRUMENT RECORDED UNDER RECORDING NO. 200702050152 AND MODIFIED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200702150317.
- SUBJECT TO THOSE PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE THE STENDAHL RIDGE HOMEOWNER'S ASSOCIATION AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.

## NOTES

- LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SHOWN HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY SECOND AMENDED GUARANTEE NO. 4419-1036633 DATED JULY 25, 2007. IN PREPARING THIS PLAT ESM HAS NOT CONDUCTED AN INDEPENDANT 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 MAPS ACCURACY AND COMPLETENESS TO THAT EXTENT.
- TRACT K IS HEREBY DEDICATED AND CONVEYED TO THE HOMEOWNERS ASSOCIATION FOR A LANDSCAPE BUFFER AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF ALL LOTS.
- TRACTS D, I AND J ARE HEREBY DEDICATED AND CONVEYED TO THE HOMEOWNER'S ASSOCIATION FOR TRAIL AND RECREATION PURPOSES. SAID TRACTS ARE DEFINED AS OPEN SPACE AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF ALL LOTS.
- LOT ADDRESSES WILL BE ASSIGNED BY THE CITY OF POULSBO UPON RECORDING OF THIS PLAT.
- STENDAHL RIDGE, DIVISION 2 PLAT IS SUBJECT TO THE AMENDED AND RE-STATEDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "STENDAHL RIDGE" RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. ~~2007110700027~~ **2007110700027** AS AMENDED FROM TIME TO TIME.
- 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.
- BUILDING SETBACKS:  
FRONT: 10'  
SIDE: 5'  
STREET: 10'  
REAR: 15'  
GARAGE: 15' - 22'  
LOT COVERAGE 60%  
BUILDING HEIGHT 35'
- DEVELOPMENT OF 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 POULSBO HEARING EXAMINER, DATED MAY 5, 2006 IN APPLICATION NO. 11-28-05-01, ON FILE WITH THE CITY OF POULSBO.

## REFERENCES

- RECORD OF SURVEY RECORDED JUNE 3, 2004 UNDER RECORDING NO. 200406030337 RECORDS OF KITSAP COUNTY, WASHINGTON.
- "PLAT OF FINN HILL TERRASSE" RECORDING NO. 9003230124, RECORDS OF KITSAP COUNTY, WASHINGTON.
- "PLAT OF STAFFORDSHIRE" RECORDING NO. 9404210398, RECORDS OF KITSAP COUNTY, WASHINGTON.
- "SHORT PLAT AMENDMENTS 3064 R-1 AND 5649 R-1" RECORDING NO. 200211270277, RECORDS OF KITSAP COUNTY, WASHINGTON.
- "STENDAHL RIDGE, DIVISION 1 PLAT", RECORDING NO. 200702050151, RECORDS OF KITSAP COUNTY, WASHINGTON.

## SURVEY INSTRUMENTATION

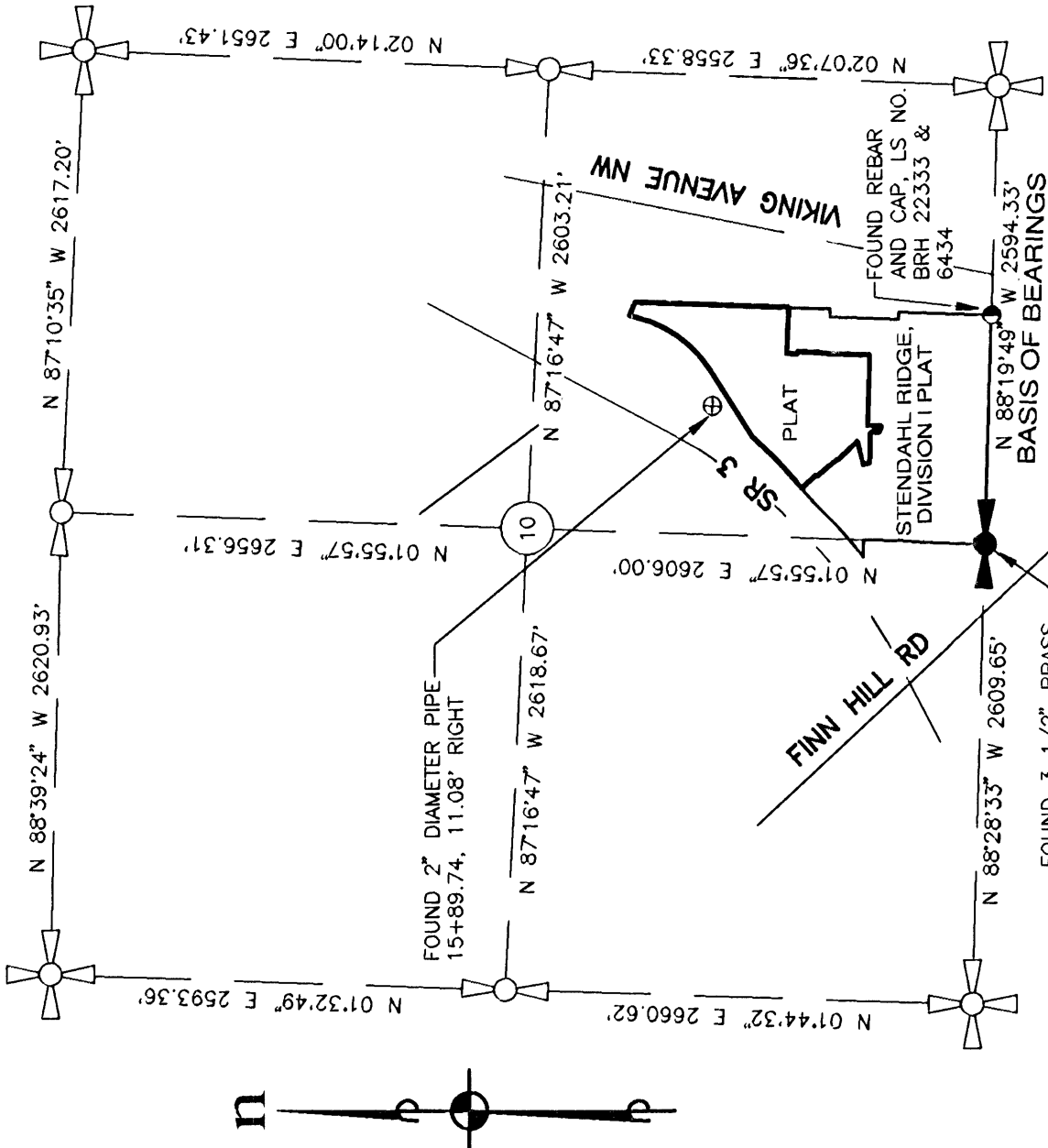
SURVEYING PERFORMED IN CONJUNCTION WITH THIS PLAT UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES:

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.



## SECTION BREAKDOWN

CALCULATED FROM THAT RECORD OF SURVEY RECORDED JUNE 3, 2004 UNDER RECORDING NO. 200406030337 RECORDS OF KITSAP COUNTY, WASHINGTON.

SCALE: 1" = 1000'



**ESM** CONSULTING ENGINEERS LLC

33915 1st Way South #200  
Federal Way, WA 98003

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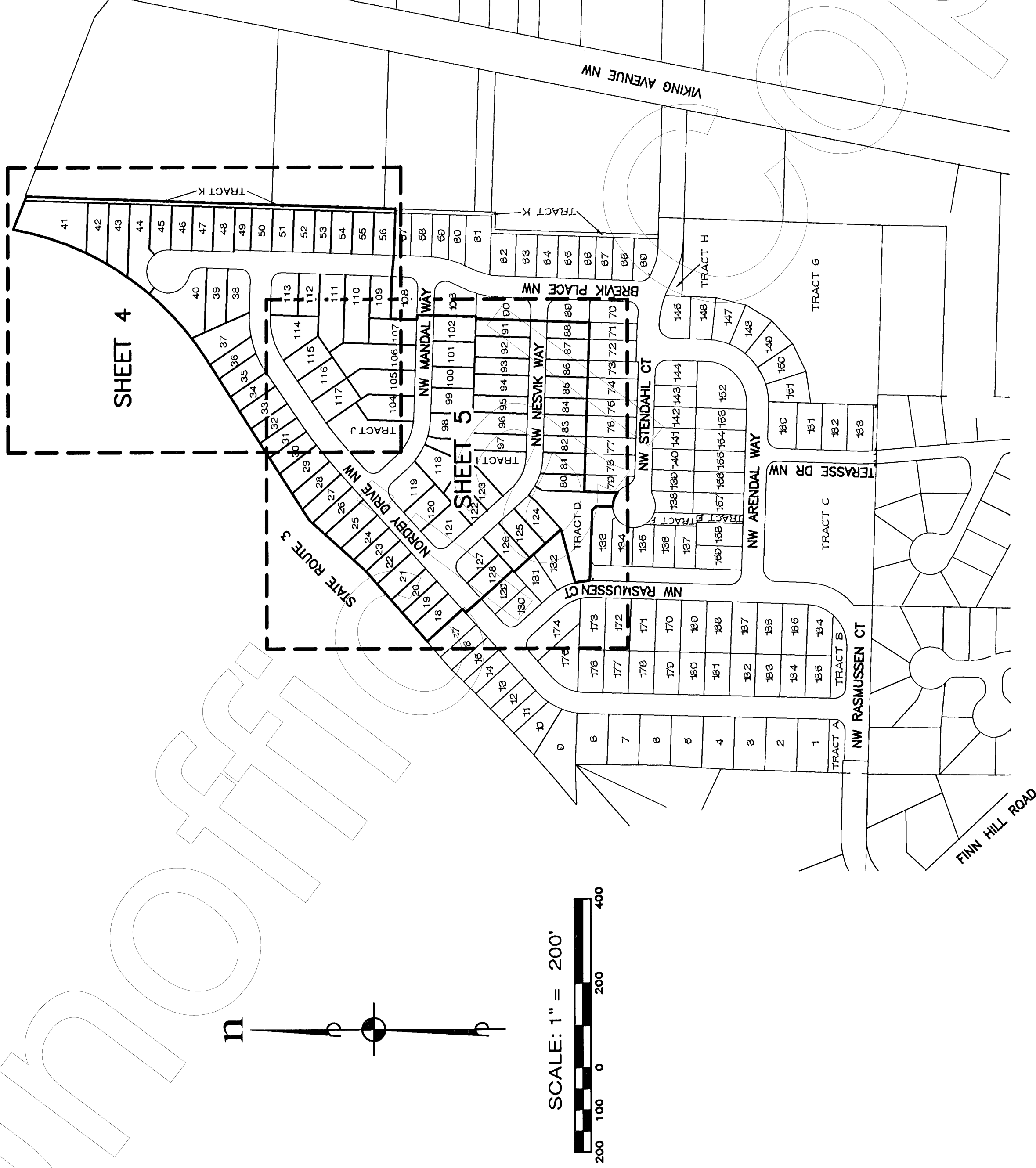
Land Planning  
Landscape Architecture

FEDERAL WAY  
BOTHELL  
ELLensburg  
(206) 839-6113  
(425) 415-8144  
(509) 874-1905

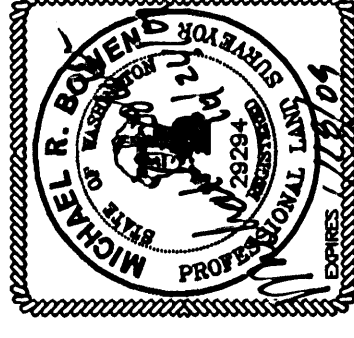
JOB NO. 006-011-005-135  
DATE: 10-23-07  
DRAWN: DWA/WDO  
SHEET 2 OF 5

# STENDAHL RIDGE, DIVISION 2 PLAT

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CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON



## SHEET INDEX



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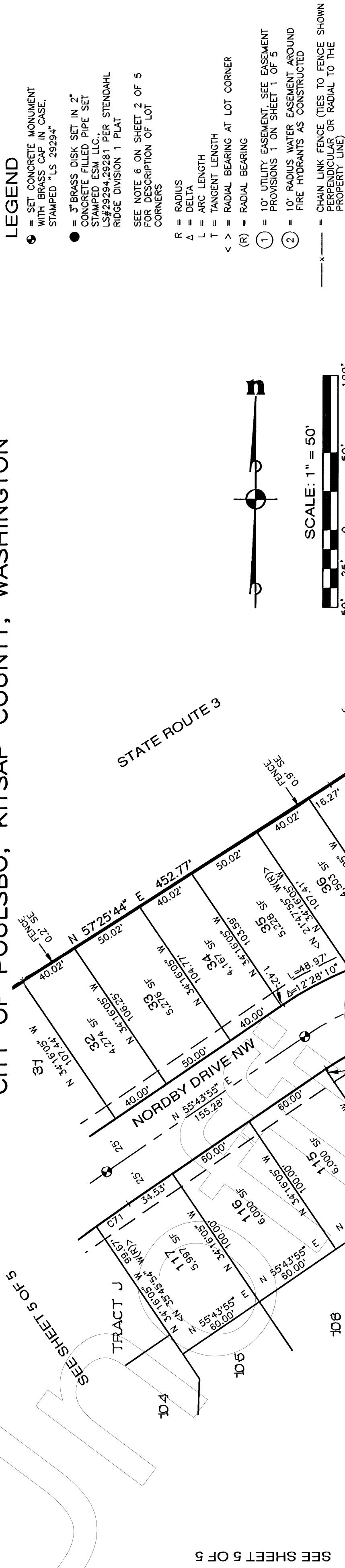
Land Surveying  
Project Management

Land Planning  
Landscape Architecture

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SHEET 3 OF 5

# STENDAHL RIDGE, DIVISION 2 PLAT

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## LEGEND

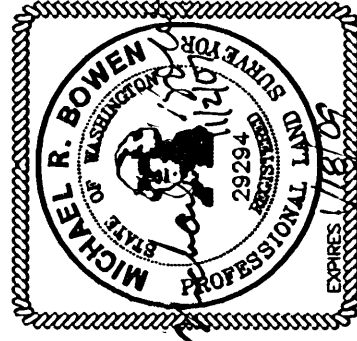
- = SET CONCRETE MONUMENT WITH BRASS CAP IN CASE, STAMPED "LS 2923"
- = 3" BRASS DISK SET IN 2" CONCRETE FILLED PIPE SET STAMPED ESM LLC, LSP#29294-29281 PER STENDAHL RIDGE DIVISION 1 PLAT
- SEE NOTE 6 ON SHEET 2 OF 5 FOR DESCRIPTION OF LOT CORNERS
- R = RADIUS
- Δ = DELTA
- L = ARC LENGTH
- T = TANGENT LENGTH
- < > = RADIAL BEARING AT LOT CORNER
- (R) = RADIAL BEARING
- ① = 10' UTILITY EASEMENT, SEE EASEMENT PROVISIONS 1 ON SHEET 1 OF 5
- ② = 10' RADIUS WATER EASEMENT AROUND FIRE HYDRANTS AS CONSTRUCTED
- - - CHAIN LINK FENCE (TIES TO FENCE SHOWN PERPENDICULAR OR RADIAL TO THE PROPERTY LINE)

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C8	90°00'00"	25.00	39.27
C9	76°59'50"	29.00	38.97
C10	42°01'02"	51.00	37.40
C71	1°29'48"	975.00	25.47
C73	90°00'00"	25.00	39.27

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N13°26'27"E	40.40
L2	N67°23'44"W	35.39
L3	N68°50'59"W	48.49



**ESM**

CONSULTING ENGINEERS, LLC

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Federal Way, WA 98003

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Civil Engineering  
Public Works

Land Surveying  
Project Management

Land Planning  
Landscape Architecture

JOB# NO. 006-011-005-135

DATE: 10-23-07

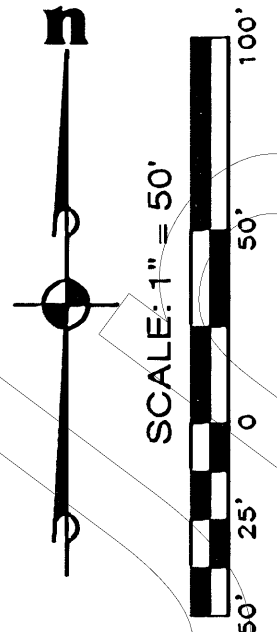
DRAWN: DWA/WDD SHEET 4 OF 5

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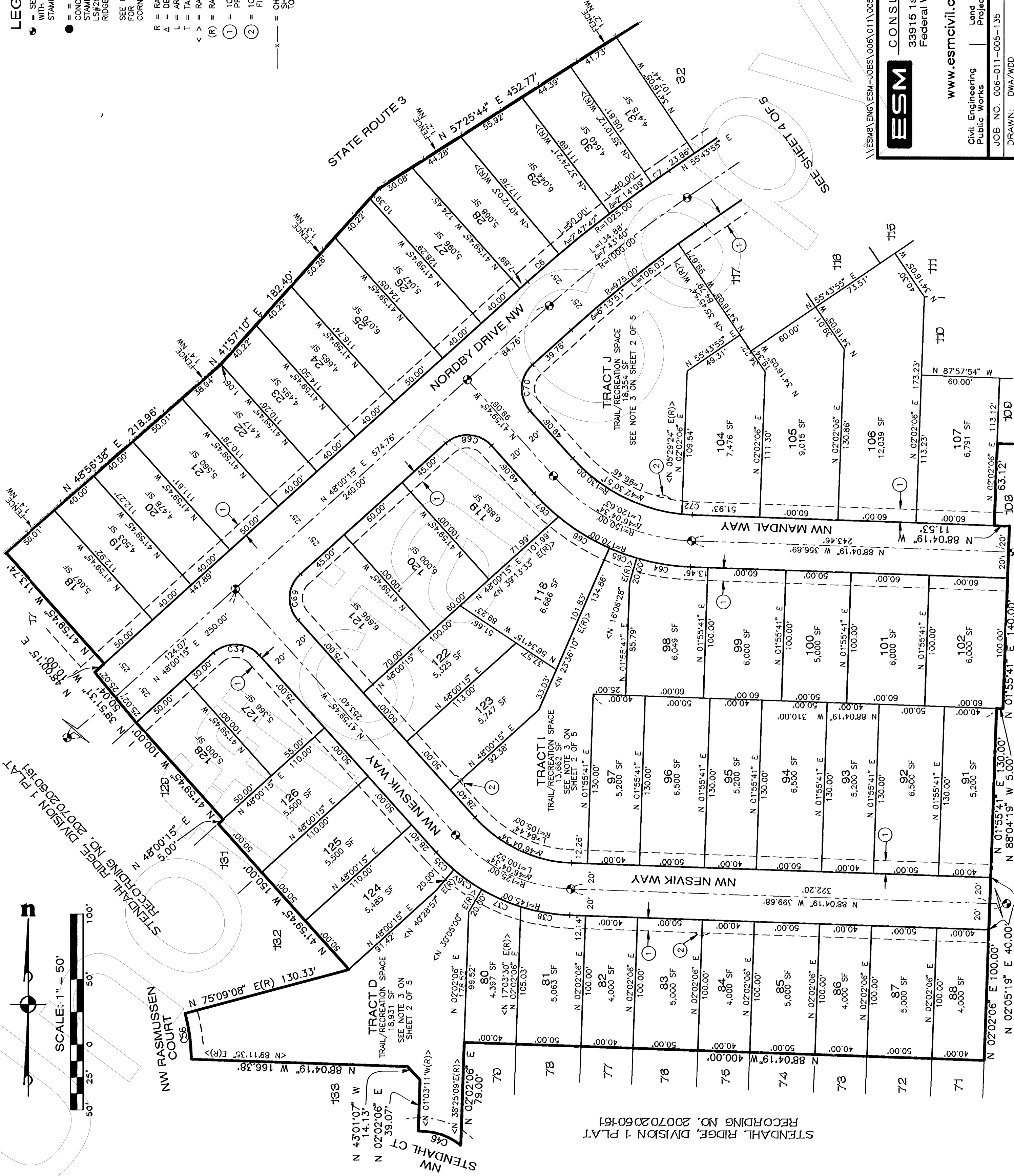
# STENDAHL RIDGE, DIVISION 2 PLAT

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



- LEGEND**
- = SET CONCRETE MONUMENT WITH BRASS CAP IN CASE. STAMPED "LS 29294"
  - = 3" BRASS DISK SET IN 2" CONCRETE FILLED PIPE SET STAMPED ESM, LLC. LS#29294-28281 PER STENDAHL RIDGE DIVISION 1 PLAT
  - SEE NOTE 6 ON SHEET 2 OF 5 FOR DESCRIPTION OF LOT CORNERS
  - R = RADIUS
  - Δ = DELTA
  - L = ARC LENGTH
  - T = TANGENT LENGTH
  - < > = RADIAL BEARING AT LOT CORNER
  - (R) = RADIAL BEARING
  - ① = 10' UTILITY EASEMENT. SEE EASEMENT PROVISION 1 ON SHEET 1 OF 5
  - ② = 10' RADIUS WATER EASEMENT AROUND FIRE HYDRANTS AS CONSTRUCTED
  - x — = CHAIN LINK FENCE (TIES TO FENCE SHOWN PERPENDICULAR OR RADIAL TO THE PROPERTY LINE)

CURVE	DELTA	RADIUS	LENGTH
C6	1°47'42"	1025.00	32.11
C7	0°54'07"	1025.00	16.14
C34	90°00'00"	25.00	39.27
C35	7°31'18"	145.00	19.04
C36	10°23'57"	145.00	26.32
C37	13°01'30"	145.00	32.96
C38	15°07'49"	145.00	38.29
C39	17°02'27"	145.00	43.53
C40	18°48'42"	145.00	48.77
C41	20°20'06"	145.00	54.01
C42	21°51'30"	145.00	59.25
C43	23°18'00"	145.00	64.49
C44	24°44'24"	145.00	69.73
C45	26°10'48"	145.00	74.97
C46	27°37'12"	145.00	80.21
C47	29°03'36"	145.00	85.45
C48	30°30'00"	145.00	90.69
C49	31°56'24"	145.00	95.93
C50	33°22'48"	145.00	101.17
C51	34°49'12"	145.00	106.41
C52	36°15'36"	145.00	111.65
C53	37°42'00"	145.00	116.89
C54	39°08'24"	145.00	122.13
C55	40°34'48"	145.00	127.37
C56	42°01'12"	145.00	132.61
C57	43°27'36"	145.00	137.85
C58	44°54'00"	145.00	143.09
C59	46°20'24"	145.00	148.33
C60	47°46'48"	145.00	153.57
C61	49°13'12"	145.00	158.81
C62	50°39'36"	145.00	164.05
C63	52°06'00"	145.00	169.29
C64	53°32'24"	145.00	174.53
C65	54°58'48"	145.00	179.77
C66	56°25'12"	145.00	185.01
C67	57°51'36"	145.00	190.25
C68	59°18'00"	145.00	195.49
C69	60°44'24"	145.00	200.73
C70	62°10'48"	145.00	205.97
C71	63°37'12"	145.00	211.21
C72	65°03'36"	145.00	216.45



STENDAHL RIDGE, DIVISION 1 PLAT  
RECORDING NO. 200702060161



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SHEET . 5 OF 5

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