

Submittal Review Comments

Date: 09-24-2021

By: Mike Bowen, PLS and Ron Reichel, PLS

Project: Oslo Bay BLA (ERS portion only). The Morrison BLA review will be transmitted separately.

Submittal Date: Received 09-16-21

Attached: 21.09_OsloBay_ERSParcelsBLA_Updated_KPG.pdf

SUBMITTAL REVIEW ACTION

- | | |
|--|--|
| <p><input type="checkbox"/> (A) CONDITIONALLY APPROVED – SEE BELOW</p> | <p><input type="checkbox"/> (D) NOT APPROVED</p> |
| <p><input type="checkbox"/> (B) APPROVED AS CORRECTED</p> | <p><input type="checkbox"/> (E) NO EXCEPTIONS TAKEN</p> |
| <p><input checked="" type="checkbox"/> (C) REVISE AND RESUBMIT</p> | <p><input type="checkbox"/> (F) NO COMMENT/INFORMATION PURPOSES ONLY</p> |

We have done a review of the “21.09_OsloBay_ERSParcelsBLA_Updated BLA” including:

- Review of Existing and Resultant Legal Descriptions
- Lot closures vs map dimensions
- Section subdivision information
- Title reports

Comments:

1. Please see comments in the BLA document entitled “21.09_OsloBay_ERSParcelsBLA_Updated_KPG.pdf”.
2. Note that no title report was provided for Existing Parcel III. Kitsap County’s tax statement legal description was utilized to confirm the legal description provided on the BLA.

missing parcel number

Legal Descriptions

Parcel: 102601-4-028-2003

The North 528 feet of the Northeast quarter of the Southeast quarter of Section 10, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, lying Easterly of the East margin of State Highway No. 21-A. EXCEPT that portion condemned for SR3 in Kitsap County Superior Court Cause No. 81-2-00325-9; AND EXCEPT the South 169.72 feet of the East 256.66 feet as heretofore conveyed to Elwin B. Kenton and Linda R. Kenton by instrument recorded under Auditor's File No. 1056111, in Kitsap County, Washington.

Parcel II: 112601-3-003-2003

All that portion of the following lying West of the West margin of existing road (Vetter Road); that portion of the Northwest quarter of the Southwest quarter of Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning at the Northwest corner of the Southwest quarter of said Section 11; thence South 160 feet to the true point of beginning; thence East 660 feet; thence South 160 feet; thence West 660 feet; thence North 160 feet to the true point of beginning.

Parcel III: 112601-3-040-2008

That portion of the South 40 feet of the North 360 feet of the West half of the Northwest Quarter of the Southwest Quarter, Section 11, Township 26 North, Range 1 East, W.M., Kitsap county, Washington, lying East of the easterly margin of Vetter Road NE.

Parcel IV: 112601-3-021-2001

A portion of the West half of the Southwest Quarter of Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning at a point on the South line of the Southwest Quarter 556.8 feet, East of the Southwest corner thereof; thence North 23°10' West 556.8 feet; thence North 7°19' West to a point 360 feet South of the North line of said Southwest Quarter; thence East to the East line of the West half of the Northwest Quarter of the Southwest Quarter; thence South 960 feet; thence East 165 feet; thence South 1320 feet to the South line of the Southwest Quarter; thence West along the South line to the point of beginning; Except Vetter road; Except State Highway 21-A; And except that portion of the above described property lying southerly of State Highway 21-A.

Parcel V: 112601-3-006-2000

That part of the Southwest Quarter of Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning 660 feet East of the Northwest corner of said Southwest Quarter; thence South 1320 feet; thence East 660 feet; thence North 1320 feet; thence West 660 feet to the Point of Beginning; Except any portion lying within the East half of said Southwest Quarter.

Parcel VI: 112601-3-008-2008

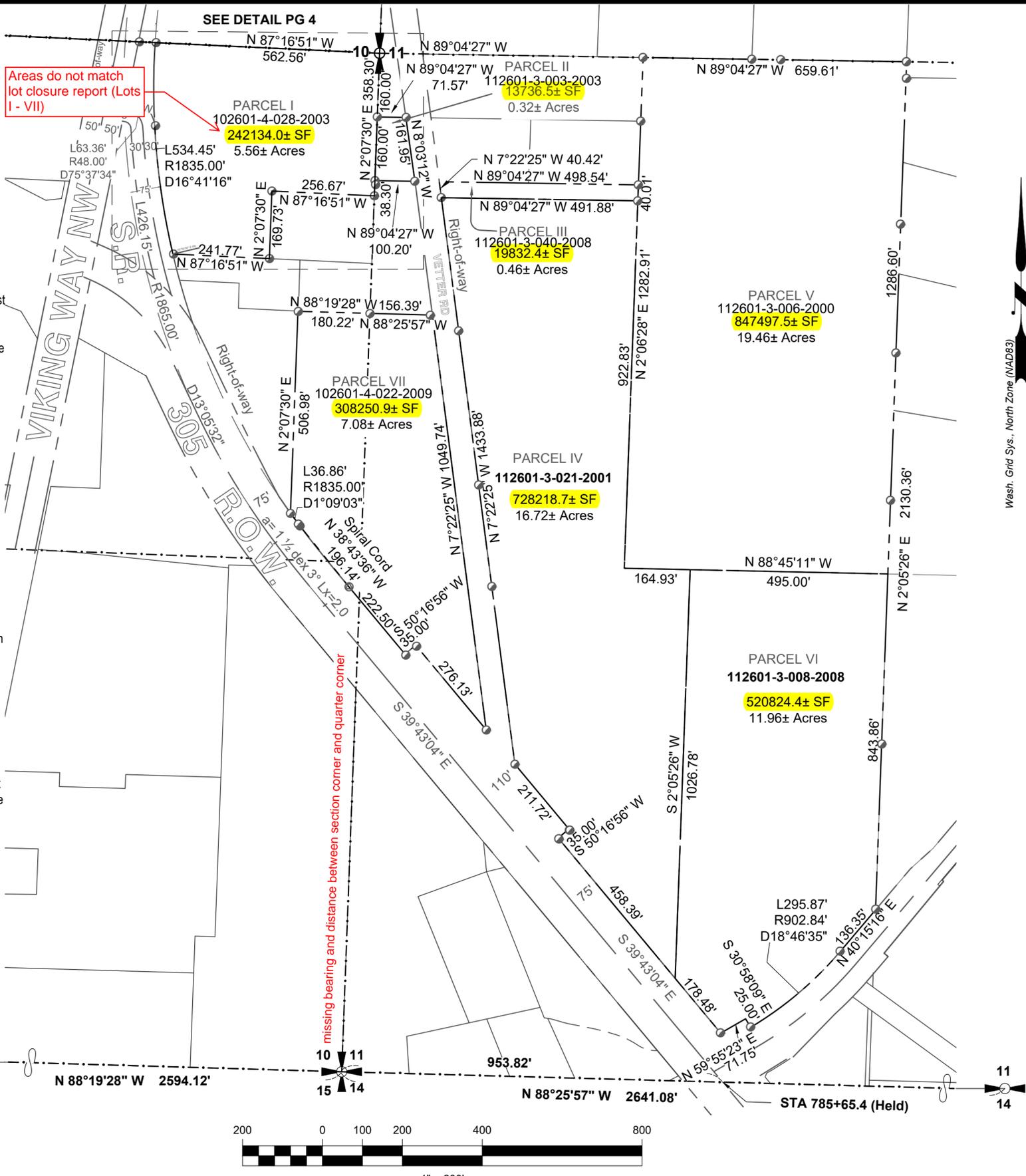
That part of the Southwest Quarter of the Southwest Quarter, Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows: Beginning at a point 495 feet West of the Southeast Corner of the Southwest Quarter of the Southwest Quarter; thence North 1320 feet; thence East 495 feet; thence South to the West margin of Bond Road; thence following West boundary of said road in a southwesterly direction to a point due east of the Point of Beginning; thence West to the Point of Beginning; Except State Highway no. 21-A; Except Bond Road; And except that portion conveyed to the State of Washington under Auditor's File No. 200601200266; Except that portion, if any, lying southwesterly of State Highway No. 21-A; Except that portion, if any, lying northwesterly of Bond Road.

Parcel VII: 102601-4-022-2009

That portion of the following described tract lying northeasterly of secondary State Highway No. 21-A (Poulsbo vicinity), said tract being particularly described as follows: Beginning at the Southeast corner of Section 10, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington; thence West along the section line 379.50 feet; thence North 237.0 feet; thence North 28°16' east 105.6 feet; thence North 933.7 feet; thence East 150.00 feet; thence North 641.3 feet; thence East 180.00 feet, more or less, to the section line common to Sections 10 and 11; thence South along section line a distance of 1905.0 feet to the Point of Beginning; Except that portion thereof, if any, conveyed to John Anderson and Edith Anderson by deed recorded under Auditor's File No. 422440, Records of Kitsap County, Washington.

TOGETHER WITH That portion of the following described tract lying northeasterly of secondary State Highway No. 21-A (Poulsbo vicinity), said tract being particularly described as follows: Beginning at the Southwest corner of Section 11, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington; thence East along section line a distance of 168.5 feet; thence North 5°09' West 93.7 feet; thence North 76°11' East 160.00 feet; thence North 23°35' West 341.9 feet; thence North 68°27'30" East 182.6 feet to the West margin of Vetter Road; thence North 7°19' West along the West margin of Vetter Road a distance of 1404.5 feet; thence West 170.0 feet, more or less, to the section line common to Sections 10 and 11; thence South along section line 1905.0 feet to the Point of Beginning.

Existing Parcels



Areas do not match lot closure report (Lots I - VII)

missing bearing and distance between section corner and quarter corner

Legend

- Section Line
- - - - - Right of Way Centerline
- Right of Way
- Tax Parcel Lines
- Subject Property

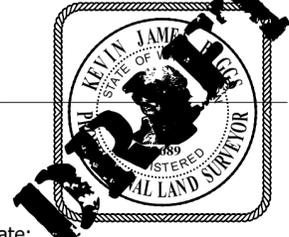
NOTES

1. This survey complies with all standards and guidelines of the "Survey Recording Act" RCW Chapter 85.09 and WAC 332-130-090.
2. This map does not purport to depict all easements, of record or otherwise.
3. Right of Way location and width per Kitsap County parcel map when not coincident with subject property boundaries.

Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of **Edward Rose** in **DEC**, 20 **19**

By: **Kevin J. Biggs**



Date: _____
Certificate No. _____

EDWARD ROSE MILLENNIAL

This survey employed the use of a Carlson CR 2+ 3" robotic total station and Carlson BRX6 dual-frequency receiver/antenna with multiple, meaned observations for each control point (SmartNet RTN).

Drawn by JRC	Date August 20th, 2021	Job No. 691
Checked by KJB	Scale 1" = 200'	Sheet 1 of 7



Team4 Engineering

**5819 NE Minder Road
Poulsbo, WA 98370
phone: 360 297-5560
fax: 360 297-7951**

Auditor's Certificate

S E ¼, Sec.10 & SW ¼, Sec. 11, T. 26N., R. 1 E., W.M.
Filed for record this _____ day of _____, 20____
at _____ m., in Book _____ of Surveys, on
page _____ at the request of Team4 Engineering.

County Auditor _____ Auditor's File No. _____

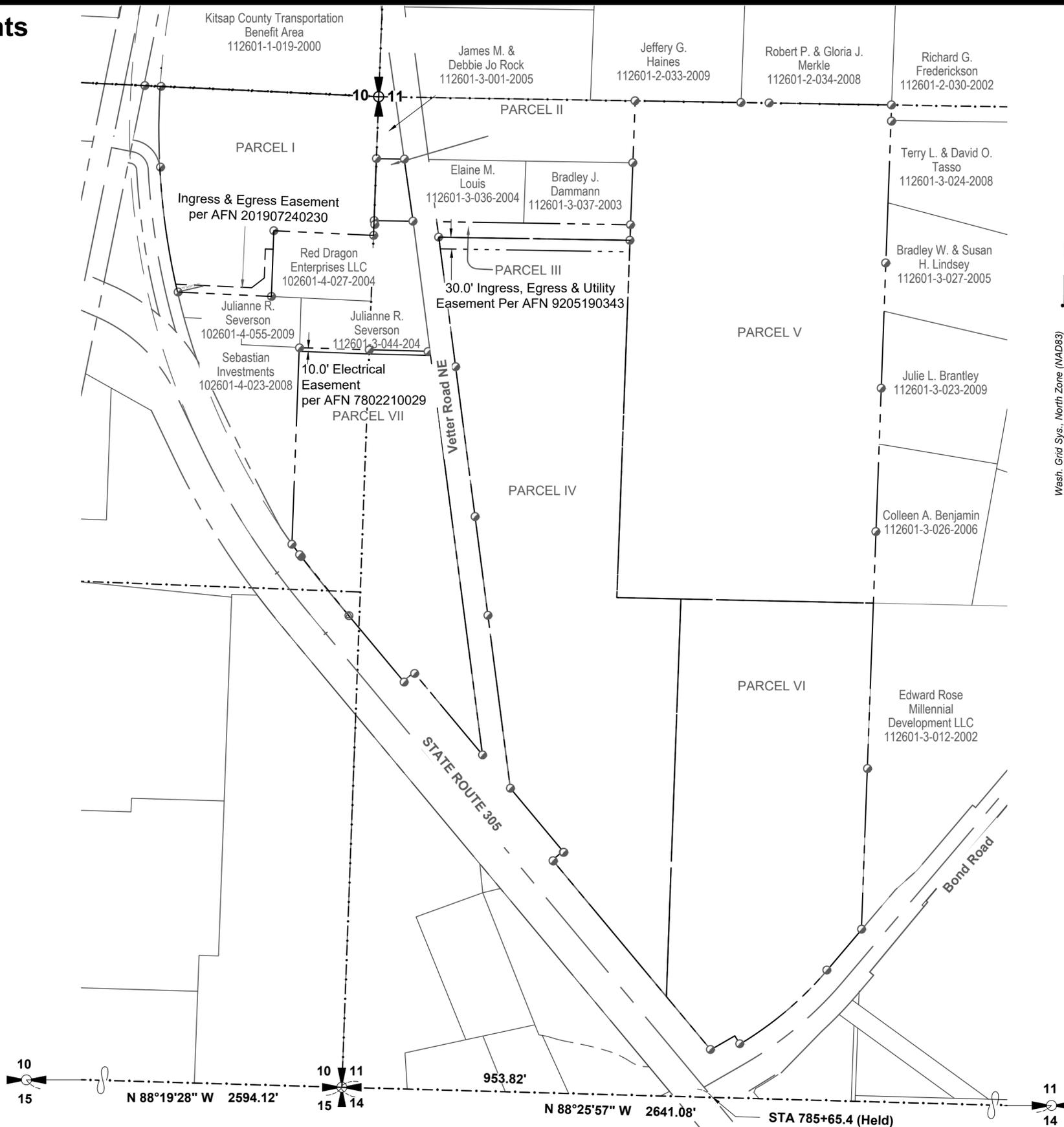
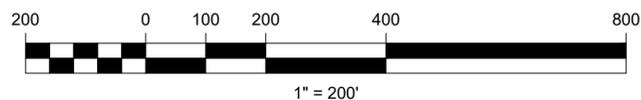
Wash. Grid Sys., North Zone (NAD83)

Existing Easements

102601-4-028-2003, 112601-3-003-2003, 112601-3-040-2008,
 112601-3-006-2000, 102601-4-022-2009, 112601-3-021-2001,
 112601-3-008-2008

Legend

- Section Line
- Right of Way Centerline
- Right of Way
- Tax Parcel Lines
- Subject Property
- Sewer Line
- Storm Drain Line
- Fence Line
- Above Ground Power Line
- Water Line



Wash. Grid Sys., North Zone (NAD83)

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Existing Conditions

102601-4-028-2003, 112601-3-003-2003, 112601-3-040-2008,
112601-3-006-2000, 102601-4-022-2009, 112601-3-021-2001,
112601-3-008-2008

Legend

- 3/4" ADA Iron Pipe Found with LS #8894 unless otherwise stated.
- ⊙ 4 x 4 Concrete Mon Found

SURVEYORS NOTES ON RIGHT-OF-WAY LOCATION

SR 305 right of way established via field ties to monuments at or near stations 766+52.71 (Held for S.T. location, as the located centerline monuments geometry fits better than indicated on the 305 Monument Survey) and ST 724+01.61, location held per monumentation survey recorded under AFN 200506060018, Records of Kitsap County. Centerline location established by balanced rotation between calculated locations and field observed locations. Once the centerline entered Section 11, I established a station equation $785+68.92 \text{ P.O.T BK} = 785+65.4 \text{ P.O.T. AHD}$, thus tying the stationing of the Monumentation Survey, to that of the SSH NO. 21-A plans Approved Nov. 8th 1950. The initial northerly ROW was established by holding the original alignment, and then the Revised ROW shown on page 5 of 5/7 of 7 for SSHNo. 21-A approved Nov. 8 1950 was used to obtain stationing to tie to the WE11 line. The WE11, as shown on the Silverdale to Thompson Road plans dated March 22nd, 1978, was used to establish the location of the FR11 line. When establishing the FR11 line a overlap resulted between the easterly lines of the original SR3 Easterly Right of Way and of the Easterly Right of Way of the FR11 line. The centerline of FR11 was based off a 30' offset of SR3, into a 48' radius curve, and holding the FR11 starting location and assumed perpendicular alignment. The FR11 line governs the Morrison South boundary line, the SR3 Right of Way as shown in the WE11 plans was used to establish the West boundary of the Morrison parcel, and finally the original 305 ROW was used to establish the East line between the Morrison parcel and it's adjoiner. All other Right of Way dependant boundaries for this survey along 305 are dependant on the 1950s approved plans. The Bond Ave ROS #3056193 was relied upon to determine the location of Bond over the monumentation map recorded under AFN 200703300066 due to the 3056193 ROS showing independant ties to the section monumentation, where the monumentation survey reused ties from a survey with many inaccuracies.

This surveyor did not choose to make a boundary determination that conflicts with a large volume of monumentation lightly, but did so for the following reasons.

- The Right of Way for SR 305, is the most impacting factor for the boundaries of this survey, While many surveyors have looked at segments of the right of way, and made reasonable determinations in the small scale, when attempting to reconcile six connected and interdependent Rights of way, or iterations of the same, a holistic approach was needed, and led to a significant difference in centerline location. Primarily in the placement of the Centerline Crossing the common lines between section 11 and 14.
- With the Sate bordering the properties to the South and West, and a predominate lack of reliance on the existing monumentation by the properties bordering SR 305 in this area, the superior rights of the SR 305 Right of way would make any corners set not original corners, but also not corners of local control.

Surveyor's Certificate

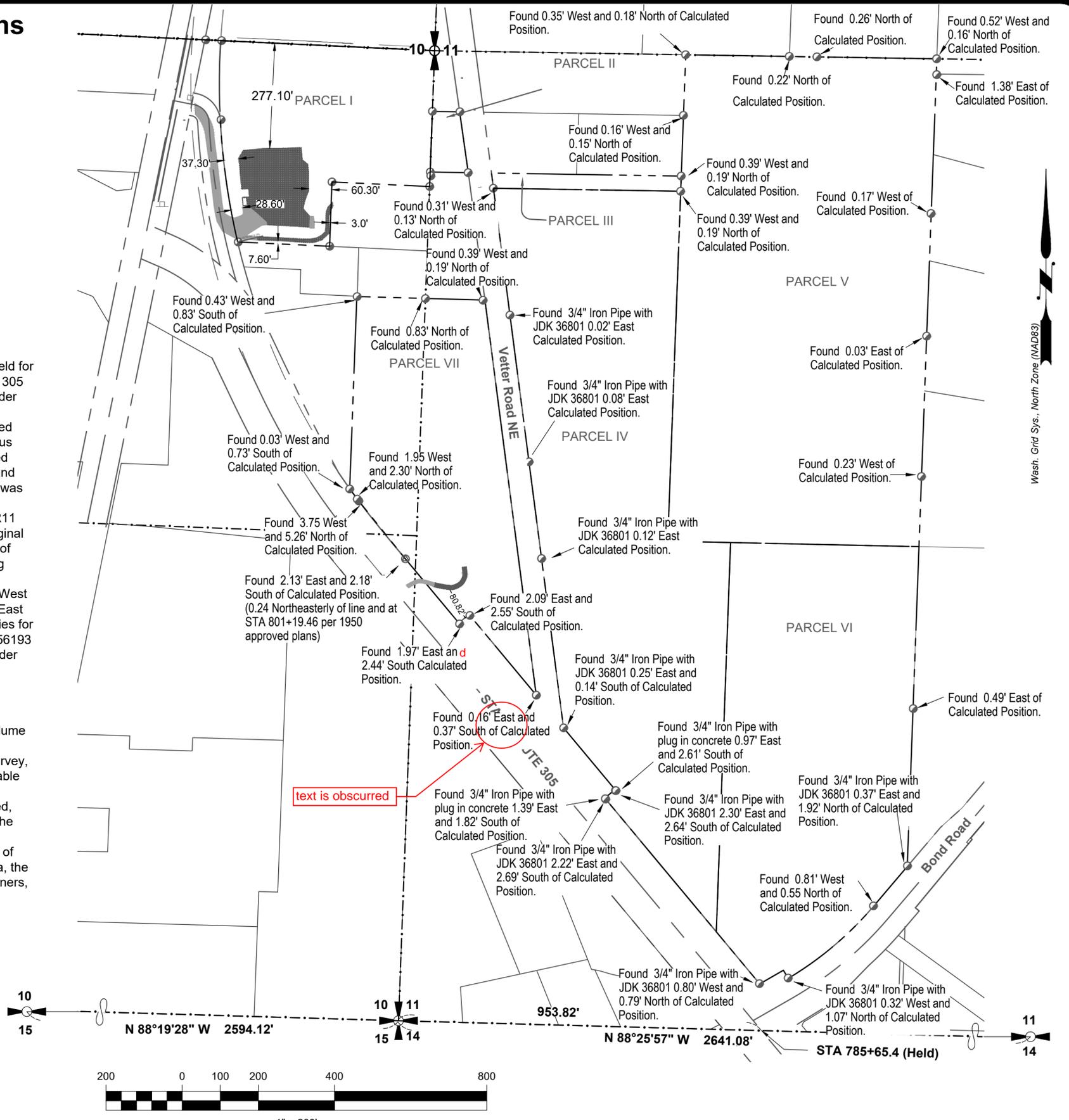
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691.dwg



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Resultant Parcels

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°43'26" E	109.67'
L2	N 78°43'26" E	117.19'
L3	N 78°43'26" E	7.52'
L4	N 2°07'30" E	38.30'
L5	N 89°04'27" W	71.57'
L6	N 8°03'12" W	52.02'
L7	N 89°04'27" W	100.20'
L8	N 88°19'28" W	180.22'
L9	N 88°19'28" W	166.39'
L10	N 7°22'25" W	25.88'
L11	N 82°37'35" E	30.00'
L12	N 82°37'35" E	30.00'
L13	N 1°00'13" E	189.74'
L14	N 51°53'54" E	113.52'
L15	N 39°43'04" W	143.89'
L17	N 39°58'26" W	63.21'
L18	N 39°43'04" W	78.61'
L19	N 50°16'56" E	35.00'
L20	N 40°15'16" E	136.35'
L21	N 30°58'09" W	25.00'
L22	N 59°55'23" E	71.75'
L23	N 50°16'56" E	35.00'
L24	N 39°43'04" W	31.25'
L25	N 81°55'28" E	8.28'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	120.00'	27°14'11"	57.04'
C2	130.00'	26°05'19"	59.19'
C3	500.00'	8°22'38"	73.11'
C4	500.00'	4°02'01"	35.20'
C5	200.00'	54°55'41"	191.74'
C6	200.00'	11°16'41"	39.37'
C7	200.00'	43°39'00"	152.37'
C8	750.00'	8°33'30"	112.03'
C9	750.00'	6°52'25"	89.97'
C10	750.00'	1°41'06"	22.05'
C11	1835.00'	1°09'03"	36.86'

Legend

- Section Line
- - - - - Right of Way Centerline
- Right of Way
- _____ Tax Parcel Lines
- _____ Subject Property

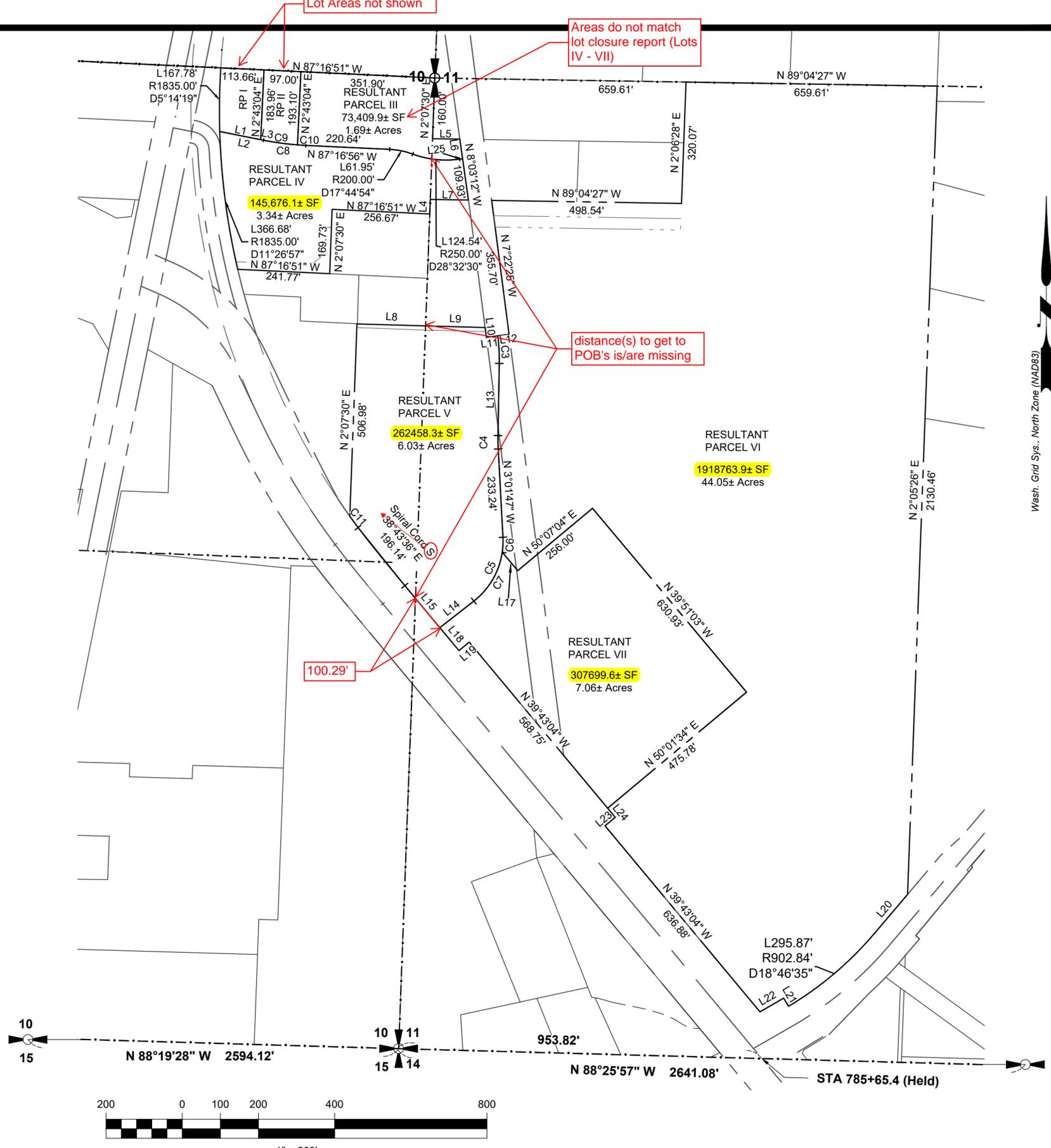
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Proposed Conditions

Legend

- Section Line
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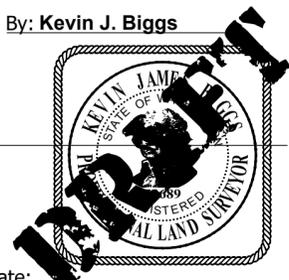


Wash. Grid Sys., North Zone (NAD83)

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NOT FOR RECORDING, FOR REVIEW ONLY*

DEDICATION AREA NOTES

* The proposed dedication and vacation areas are shown here for review purposes only. It is my opinion that showing a proposed right of way dedication on a recorded document could cloud title should the dedication not follow the BLA. The legal descriptions contain exceptions for Vetter Right of way should the vacation and dedication not be perfected.



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DRAFT

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