

DECLARANT DEDICATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR COMMON INTEREST COMMUNITY NAME BLUE HERON GLEN, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENT OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY OTHER PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR THE BLUE HERON GLEN, RECORDED UNDER KITSAP COUNTY RECORDING NUMBER

202204210188

TO WIT THE UNDERSIGNED DEDICATES 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 STREET 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 NATURAL DRAINAGE COURSE AFTER THE STREET OR STREETS ARE GRADED. DIMENSIONS AND USE OF ALL LOTS EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE IN CONFORMITY WITH THE CITY OF POULSBO ZONING REGULATIONS AND APPROVED PROJECT.

ALL SANITARY SEWERS, STORM SEWERS, WATER MAINS AND APPURTENANCES, AND EMPTY TELECOMMUNICATIONS CONDUIT (INSTALLED FOR FUTURE USE) WHICH ARE LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS SPECIFICALLY DEDICATED TO THE CITY OF POULSBO ARE HEREBY GRANTED AND CONVEYED TO THE OWNERSHIP OF THE CITY OF POULSBO.

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, AND (3) WATER, SEWER AND STORM SERVICE LATERALS.

PUBLIC UTILITY EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, COMCAST, CENTURY LINK, CASCADE NATURAL GAS CORPORATION, THE CITY OF POULSBO, KITSAP PUBLIC UTILITIES DISTRICT, BLUE HERON GLEN HOMEOWNERS ASSOCIATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, STORM DRAINAGE, SANITARY SEWER, IRRIGATION AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION. NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME BE UNDERGROUND OR IN A CONDUIT ATTACHED TO A BUILDING. THESE EASEMENTS ARE PROVIDED TO BENEFIT THE ABOVE MENTIONED UTILITY PROVIDERS.

NO PERMANENT STRUCTURES OF ANY KIND ARE ALLOWED WITHIN ANY UTILITY EASEMENT. IF MAINTENANCE, REPAIR, OR RECONSTRUCTION OF ANY UTILITY IS REQUIRED, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OR RESTORATION OF ANY PERMANENT STRUCTURE WITHIN THE EASEMENT.

THE DESIGNATED PUBLIC STORM WATER EASEMENTS ARE FOR THE BENEFIT OF THE CITY OF POULSBO AND THE BLUE HERON GLEN HOMEOWNERS ASSOCIATION. SAID STORM WATER EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEARLY AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE PARTY DISTURBING THE SITE.

OPEN SPACE AREAS NOT PROPOSED TO BE IMPROVED WITH RECREATIONAL AMENITIES OR PURPOSES SHALL REMAIN AS NATURAL VEGETATION OR APPROPRIATELY LANDSCAPED. REMOVAL OF PRESERVED AND APPROVED OPEN SPACE IN NATURAL VEGETATION SHALL ONLY BE PERMITTED FOR PUBLIC SAFETY REASONS AND UPON REVIEW AND APPROVAL OF THE PLANNING & ECONOMIC DEVELOPMENT DIRECTOR AND CITY ARBORIST. ENHANCEMENT OF CRITICAL AREA BUFFER VEGETATION SHALL BE AS ALLOWED AND PRESCRIBED IN THE POULSBO CRITICAL AREAS ORDINANCE.

THE HOME OWNER'S ASSOCIATION WILL OWN, MAINTAIN AND ENFORCE ALL OPEN SPACE TRACTS, RETENTION TREES AND TREE RETENTION MAINTENANCE INCLUDING TRACTS AND EASEMENTS, INCLUDING THEIR FENCES, RECREATION AMENITIES AND ALL OTHER APPLICABLE PROJECT CONDITION(S) REGARDING OWNERSHIP, MAINTENANCE AND ENFORCEMENT OF ALL COMMONLY OWNED ELEMENTS. THE CITY WILL NOT JOIN THE HOME OWNER'S ASSOCIATION AS ENFORCERS OF THE PROJECT'S COVENANTS, CONDITIONS AND RESTRICTIONS.

NO ROCKERIES/RETAINING WALLS MAY BE CONSTRUCTED WITHIN THE TEN FOOT (10') WIDE UTILITY EASEMENT FRONTING ALL LOTS OR WITHIN ANY OTHER UTILITY EASEMENT. NO PERMANENT STRUCTURES OF ANY KIND ARE ALLOWED WITHIN ANY UTILITY EASEMENT. IF CONSTRUCTION, MAINTENANCE, REPAIR OR RECONSTRUCTION OF ANY UTILITY IS REQUIRED THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL AND RELOCATION OF ANY PERMANENT STRUCTURE AND PLANTINGS THAT WERE REMOVED. SUCH RELOCATION SHALL NOT BE IN CONFLICT WITH CITY CODES.

SHARED DRIVEWAY MAINTENANCE AND OWNERSHIP SHALL BE PER THE CC&R'S OF THE PLAT OF BLUE HERON GLEN.

TRACTS A AND B ARE HEREBY DEDICATED TO THE BLUE HERON GLEN HOMEOWNERS ASSOCIATION FOR OPEN SPACE PURPOSES.

TRACT C IS HEREBY DEDICATED TO THE BLUE HERON GLEN HOMEOWNERS ASSOCIATION FOR OPEN SPACE, ACCESS AND UTILITIES PURPOSES.

TRACT D IS HEREBY DEDICATED TO THE BLUE HERON GLEN HOMEOWNERS ASSOCIATION FOR FOR PUBLIC TRAIL, ACCESS AND MAINTENANCE PURPOSES.

TRACT E IS HEREBY DEDICATED TO THE BLUE HERON GLEN HOMEOWNERS ASSOCIATION FOR PARK, OPEN SPACE AND UTILITIES PURPOSES.

TRACT F IS HEREBY DEDICATED TO THE BLUE HERON GLEN HOMEOWNERS ASSOCIATION FOR OPEN SPACE, PUBLIC TRAIL, ACCESS AND UTILITIES PURPOSES. THIS TRACT IS A CRITICAL AREA BUFFER.

TRACT G IS HEREBY DEDICATED TO THE BLUE HERON GLEN HOMEOWNERS ASSOCIATION FOR OPEN SPACE AND UTILITIES PURPOSES.

TRACT H IS HEREBY DEDICATED TO THE CITY OF POULSBO FOR STORM WATER PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF POULSBO.

FINAL PLAT: BLUE HERON GLEN, A PLAT COMMUNITY

AS DEFINED BY CHAPTER 64.90 RCW
PORTIONS OF THE NW 1/4 OF SE 1/4,
SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

THE SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

THE OWNERS HEREOF AND THEIR SUCCESSORS AND ASSIGNS HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION, DRAINAGE AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THIS PLAT.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 11 DAY OF April, 2022

TRI POINTE HOMES WASHINGTON, INC., A WASHINGTON CORPORATION, FORMERLY KNOWN AS THE QUADRANT CORPORATION, A WASHINGTON CORPORATION

Jayme Money
BY: JAYME MONEY

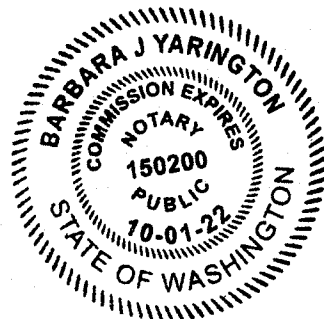
ITS: VICE PRESIDENT OF FINANCE AND ACCOUNTING

ACKNOWLEDGMENTS

STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jayme Money SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS VP of Finance & Accounting OF TRI POINTE HOMES WASHINGTON, INC., A WASHINGTON CORPORATION, FORMERLY KNOWN AS THE QUADRANT CORPORATION, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED April 11, 2022
SIGNATURE OF Barbara J. Yarrington
NOTARY PUBLIC
PRINTED NAME BARBARA J. YARRINGTON
TITLE DIRECTOR OF ENTITLEMENTS
MY APPOINTMENT EXPIRES 10-1-22

SHEET INDEX:
SHEET 1: DEDICATIONS & ACKNOWLEDGMENTS
SHEET 2: TABLES, RECORD DOCUMENTS, SECTION SUBDIVISION, EASEMENTS & LEGAL DESCRIPTION
SHEET 3: BOUNDARY
SHEETS 4-11: LOT LAYOUT

CITY OF POULSBO APPROVALS

EXAMINED AND APPROVED THIS 21st DAY OF April, 2022

[Signature]
CITY ENGINEER, CITY OF POULSBO

EXAMINED AND APPROVED THIS 21st DAY OF April, 2022

Heather Wright
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT DIRECTOR

THE CITY OF POULSBO PLANNING COMMISSION, MEETING IN REGULAR SESSION THE 6th DAY OF November, 2018, FIND THAT THE PLAT OF NOLL TERRACE SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.

[Signature]
CITY OF POULSBO, PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF POULSBO PLANNING COMMISSION, MEETING IN REGULAR SESSION THE 20th DAY OF April, 2022, FIND THAT THE PLAT OF NOLL TERRACE SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.

[Signature]
CITY OF POULSBO, MAYOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL THIS 21 DAY OF April, 2022

Meredith Green by A. Simon
TREASURER DEPUTY

ACCOUNT NUMBERS: 242601-4-033-2000, 242601-4-034-2009, 242601-4-003-2006

LAND 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 TRI POINTE HOMES, A WASHINGTON CORPORATION, FORMERLY KNOWN AS THE QUADRANT CORPORATION, A WASHINGTON CORPORATION ON JUNE 01, 2019. I HEREBY CERTIFY THAT THIS MAP FOR BLUE HERON GLEN, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

I HEREBY CERTIFY THE PLAT OF BLUE HERON GLEN, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 01 EAST, W.M. AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Jerome Chapman 4/11/22
JEROME CHAPMAN, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 45779
KPFF CONSULTING
612 WOODLAND SQUARE LOOP, #100
LACEY, WASHINGTON 98503
360-292-7230

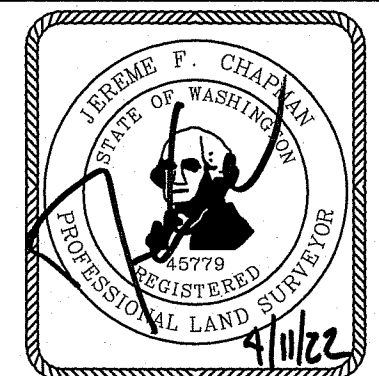
RECORDING CERTIFICATE

FILED FOR RECORD THIS 21st DAY OF April, 2022 IN
BOOK 36 AT PAGE 1-11 AT THE REQUEST OF KPFF CONSULTING
ENGINEERS.

D. Andrews [Signature]
KITSAP COUNTY AUDITOR DEPUTY AUDITOR

AUDITOR'S FILE NUMBER 202204210189

kpff 612 Woodland Square Loop SE,
Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com



JOB NO 81800137

SHEET 1 OF 11

202204210189 V.36 P.1

VOLUME/PAGE

RECORDED DOCUMENTS:

PER FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NUMBER 5003353-003139E, DATED JANUARY 31, 2022.

Table with columns: FILE NO., DATE, PURPOSE. Contains 15 entries of recorded documents.

LEGAL DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NUMBER 5003353-003139E, DATED JANUARY 31, 2022.

PARCEL I

LOT 1 OF LARGE LOT SUBDIVISION NO. 131, AS RECORDED UNDER AUDITOR'S FILE NO. 9002050200 IN VOLUME 1 OF LARGE LOTS, PAGE 156, RECORDS OF KITSAP COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON; EXCEPT THE NORTH 330 FEET OF THE WEST 528 FEET THEREOF; AND EXCEPT THE RIGHT OF WAY FOR NOLL ROAD NE.

APN: 242601-4-033-2000

PARCEL II

LOT 2 OF LARGE LOT SUBDIVISION NO. 131, AS RECORDED UNDER AUDITOR'S FILE NO. 9002050200 IN VOLUME 1 OF LARGE LOTS, PAGE 156, RECORDS OF KITSAP COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON.

APN: 242601-4-034-2009

PARCEL III:

RESULTANT PARCEL B OF KITSAP COUNTY BOUNDARY LINE ADJUSTMENT RECORDED SEPTEMBER 13, 1993, UNDER AUDITOR'S FILE NO. 9309130201, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 3 OF LARGE LOT SUBDIVISION NO. 131, AS RECORDED UNDER AUDITOR'S FILE NO. 9002050200 IN VOLUME 1 OF LARGE LOTS, PAGE 156, RECORDS OF KITSAP COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, AND SECTIONS 19 AND 30, TOWNSHIP 26 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

THENCE NORTH 88°57'11" WEST 1325.29 FEET ALONG THE SOUTH SECTION LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTH 1°04'22" EAST 1164.05 FEET TO A POINT 150 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 43°54'38" WEST 212.19 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, WHICH IS 150 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT HEREAFTER CALLED POINT "A" WHICH IS THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°53'38" WEST 509.20 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE NORTH 1°13'22" EAST 657.37 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 88°51'51" EAST 657.48 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 1°04'22" EAST ALONG THE EAST LINE THEREOF 328.515 FEET, BEING THE CENTER POINT OF THE EAST LINE OF SAID SUBDIVISION, TO A POINT HEREAFTER CALLED POINT "B"; THENCE SOUTHWESTERLY 361.14 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 60 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

AND EXCEPT FROM LOT 3 OF LARGE LOT SUBDIVISION NO. 131, AS RECORDED UNDER AUDITOR'S FILE NO. 9002050200 IN VOLUME 1 OF LARGE LOTS, PAGE 156, THAT PORTION OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, AND SECTIONS 19 AND 30, TOWNSHIP 26 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

THENCE NORTH 88°57'11" WEST 1325.29 FEET ALONG THE SOUTH SECTION LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTH 1°04'22" EAST 1164.05 FEET TO A POINT 150 FEET SOUTH OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

LEGAL DESCRIPTION CONTINUED

THENCE NORTH 43°54'38" WEST 212.19 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, WHICH IS 150 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT HEREAFTER CALLED POINT "A"; WHICH IS THE TRUE POINT OF BEGINNING;

PARCEL IIIA:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CONVEYED BY INSTRUMENT RECORDED DECEMBER 8, 1989 UNDER RECORDING NO. 8912080195, IN KITSAP COUNTY, WASHINGTON.

PARCEL IIIB:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, AND SECTIONS 19 AND 30, TOWNSHIP 26 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

THENCE NORTH 88°57'11" WEST 1325.29 FEET ALONG THE SOUTH SECTION LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE SOUTHWEST CORNER SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, NORTH 1°04'22" EAST 1164.05 FEET TO A POINT 150 FEET SOUTH OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 43°54'38" WEST 212.19 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, WHICH IS 150 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT HEREAFTER CALLED POINT "A"; WHICH IS THE TRUE POINT OF BEGINNING;

THENCE NORTHEASTERLY ALONG A LINE CALLED "AB" TO POINT "B", AS SHOWN ON ROATS SURVEY RECORDED IN VOLUME 29 OF SURVEYS, PAGE 87, UNDER AUDITOR'S FILE NO. 8903140059;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, TO A LINE PARALLEL WITH AND 60 FEET NORTHWESTERLY OF AFOREMENTIONED LINE "AB";

THENCE SOUTHWESTERLY PARALLEL WITH SAID LINE "AB" TO THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING;

EXCEPT THE SOUTH 60 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24.

APN: 242601-4-003-2006

EASEMENT NOTES: (S) -EASEMENTS AS SHOWN ON SHEETS 4-11

- 1. A 10' WIDE PUBLIC ACCESS AND UTILITY EASEMENT OVER LOTS 1 THROUGH 85 AND TRACTS A, B, E, D, G AND H IS HEREBY GRANTED TO THE CITY OF POULSBO, ANY CABLE TELEVISION/COMMUNICATION COMPANY AND OTHER UTILITY PURVEYORS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UPON THE RECORDING OF THIS PLAT.
2. A 10' WIDE DRAINAGE EASEMENT OVER LOTS 15, 16 & 17 IS HEREBY GRANTED TO THE HOME OWNER'S ASSOCIATION.
3. A 25' WIDE PUBLIC ACCESS AND UTILITY EASEMENT OVER LOTS 30 THROUGH 33 AND TRACT F IS HEREBY GRANTED TO THE CITY OF POULSBO AND OTHER UTILITY PURVEYORS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION WITH UTILITY SERVICES. TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITIONS. THE CITY WILL MAINTAIN THE HAMMERHEAD OVER TRACT F AS SHOWN ON SHEET TEN.
4. A 10' WIDE PRIVATE DRAINAGE EASEMENT OVER LOTS 22 THROUGH 30 IS HEREBY GRANTED TO THE OWNERS OF LOTS 21 THROUGH 30 AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 21 THROUGH 30.
5. A 10' WIDE PRIVATE DRAINAGE EASEMENT OVER LOTS 18 & 19 IS HEREBY GRANTED TO THE OWNERS OF LOTS 18 & 19 AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 18 & 19.
6. A 15' WIDE PRIVATE DRAINAGE EASEMENT OVER LOT 20 IS HEREBY GRANTED TO THE OWNERS OF LOTS 18, 19 & 20.
7. A 10' WIDE PRIVATE DRAINAGE EASEMENT OVER LOTS 39 THROUGH 48 IS HEREBY GRANTED TO THE OWNERS OF LOTS 39 THROUGH 48 AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 39 THROUGH 48.
8. A 10' WIDE PRIVATE DRAINAGE EASEMENT OVER LOTS 1 THROUGH 5, 80 THROUGH 85 & 78 IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 THROUGH 5, 80 THROUGH 85 & 78 AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 5, 80 THROUGH 85 & 78.
9. A 21'x20' WIDE PUBLIC ACCESS EASEMENT FOR A TURN-AROUND OVER LOT 22 IS HEREBY GRANTED TO THE CITY OF POULSBO AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS LOT 22. TO AUTOMATICALLY TERMINATE AT THE RECORDING OF THE ADJACENT PLAT (NOLL TERRACE). NO CONSTRUCTION ON LOT 22 UNTIL TERMINATION OF THE EASEMENT.
10. A 40' WIDE PRIVATE ACCESS, LANDSCAPE MAINTENANCE AND WALL DRAIN EASEMENT OVER LOT 6 IS HEREBY GRANTED TO THE HOME OWNER'S ASSOCIATION.
11. A PUBLIC ACCESS AND UTILITY EASEMENT OVER LOT 29 IS HEREBY GRANTED TO THE CITY OF POULSBO AND OTHER UTILITY PURVEYORS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THIS SUBDIVISION WITH UTILITY SERVICES. TOGETHER WITH THE RIGHT TO ENTER UPON THE EASEMENT AREA AT ALL TIMES FOR THE PURPOSE HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITIONS.
12. A 25' WIDE PUBLIC PEDESTRIAN ACCESS EASEMENT OVER LOTS 30 THROUGH 33 AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 30 THROUGH 33.
13. A 25' WIDE PRIVATE ACCESS AND UTILITY EASEMENT OVER LOTS 30 THROUGH 33 IS HEREBY GRANTED TO THE OWNERS OF LOTS 30 THROUGH 33 AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 30 THROUGH 33.

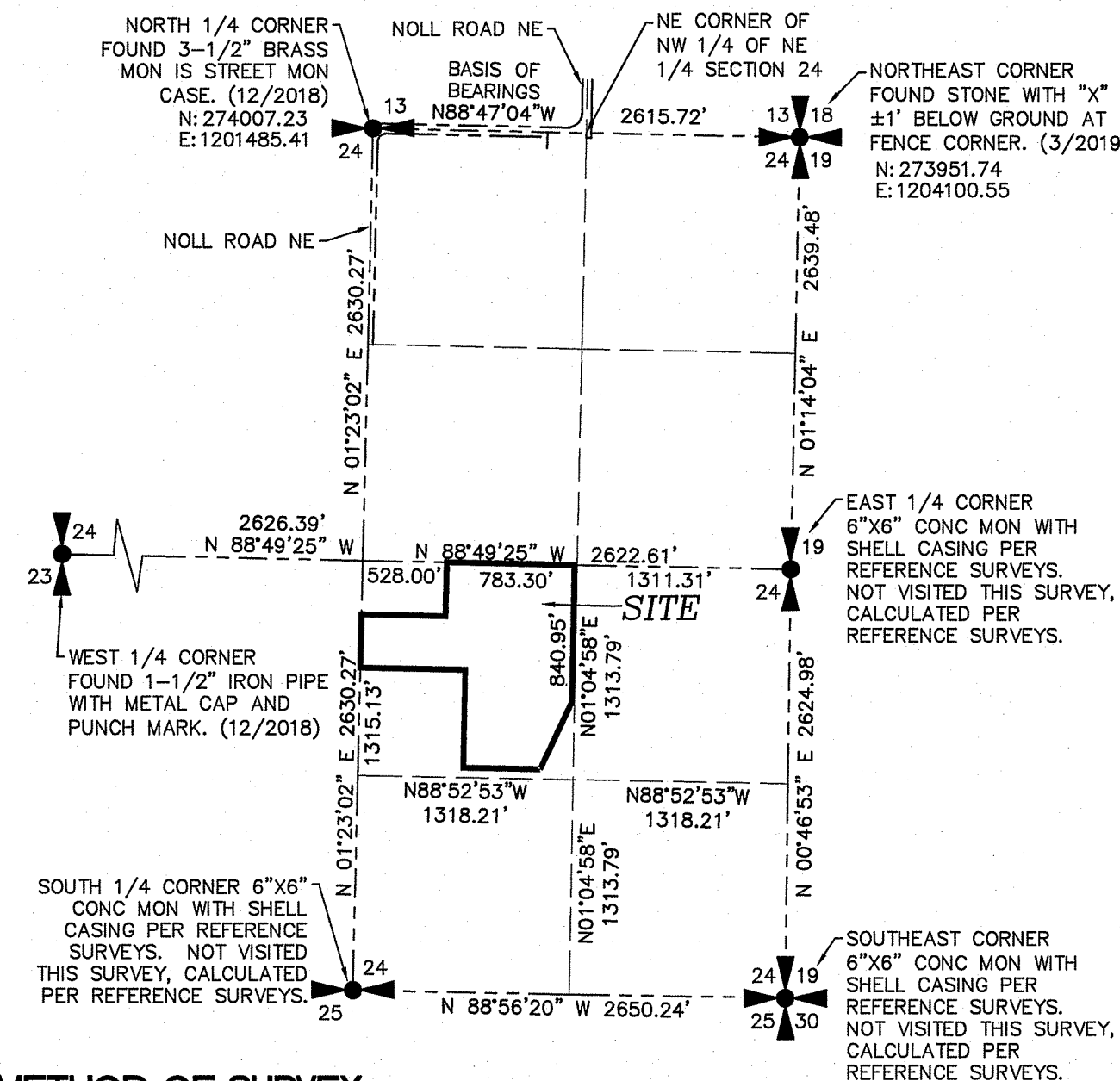
FINAL PLAT: BLUE HERON GLEN, A PLAT COMMUNITY

AS DEFINED BY CHAPTER 64.90 RCW
PORTIONS OF THE NW 1/4 OF SE 1/4,
SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

EASEMENT NOTES: CONTINUED

- 14. ALL LOTS ARE HEREBY SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES, EXCEPT THE FRONT LOT LINE AND A MINIMUM OF 5.00 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF WALLS AND PRIVATE UTILITIES INCLUDING STORM DRAIN SYSTEMS. IN THE EVENT A LOT LINE ADJUSTMENT IS APPROVED BY THE CITY AFTER THE RECORDING OF THIS PLAT, THE EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOTS AND/OR TRACTS DERIVING BENEFIT FROM SAID EASEMENT. UPON COMPLETION OF ANY WORK DONE WITHIN THESE EASEMENTS THEY SHALL BE FULLY AND IMMEDIATELY RESTORED BY THOSE RESPONSIBLE FOR THE WORK TO THEIR ORIGINAL CONDITION OR BETTER. NO STRUCTURES OTHER THAN FENCES, WALLS OR YARD DRAINS SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THESE EASEMENTS HAVE NOT BEEN DEPICTED HEREIN.

SECTION 24 SUBDIVISION



METHOD OF SURVEY

CONTROL SURVEY PERFORMED USING RTK METHODS WITH THE USE OF TOPCON GR5 GPS RECEIVERS. ON-SITE SURVEY PERFORMED USING CONVENTIONAL FIELD TRAVERSE METHODS WITH THE USE OF A TOPCON PS-103 TOTAL STATION.

THIS SURVEY MEETS OR EXCEEDS THOSE STANDARDS CONTAINED IN WAC 332-130-090.

THIS SURVEY COMPLIES WITH ALL THE STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW.

SURVEY WORK PERFORMED IN APRIL, 2019.

HORIZONTAL DATUM

WASHINGTON STATE PLANE NAD 83/91, NORTH ZONE 4601 PER KITSAP COUNTY COORDINATE SYSTEM.

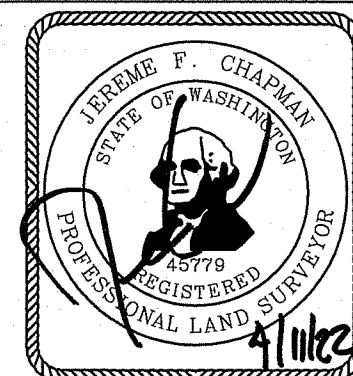
ALL DISTANCES ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

THE MONUMENTED NORTH LINE OF THE NE 1/4 OF SECTION 24 BETWEEN THE NE CORNER AND NORTH 1/4 CORNER OF SECTION 24 PER KITSAP COUNTY COORDINATE SYSTEM BEARING N88°47'04"W, AS SHOWN ABOVE.

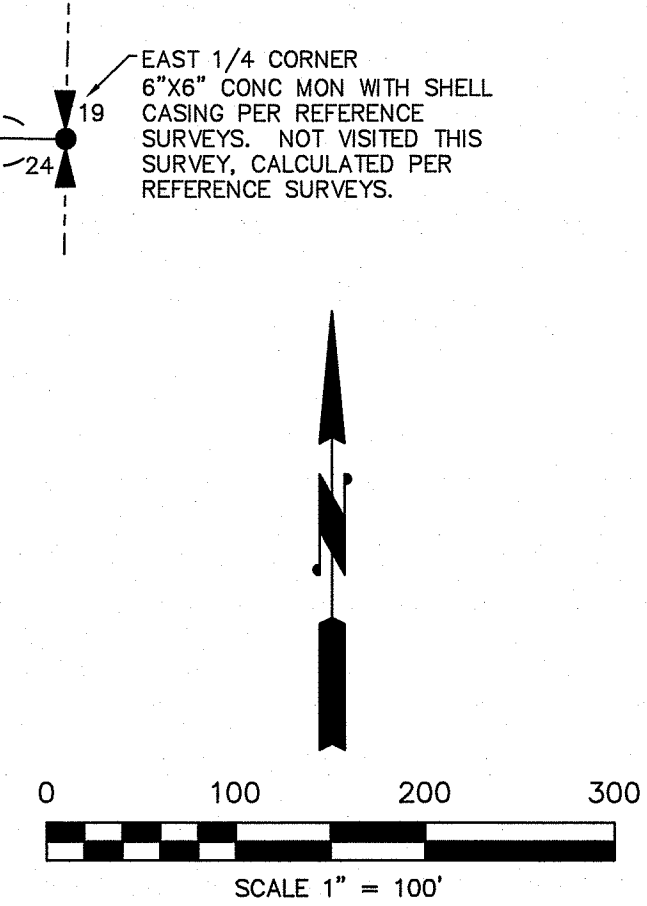
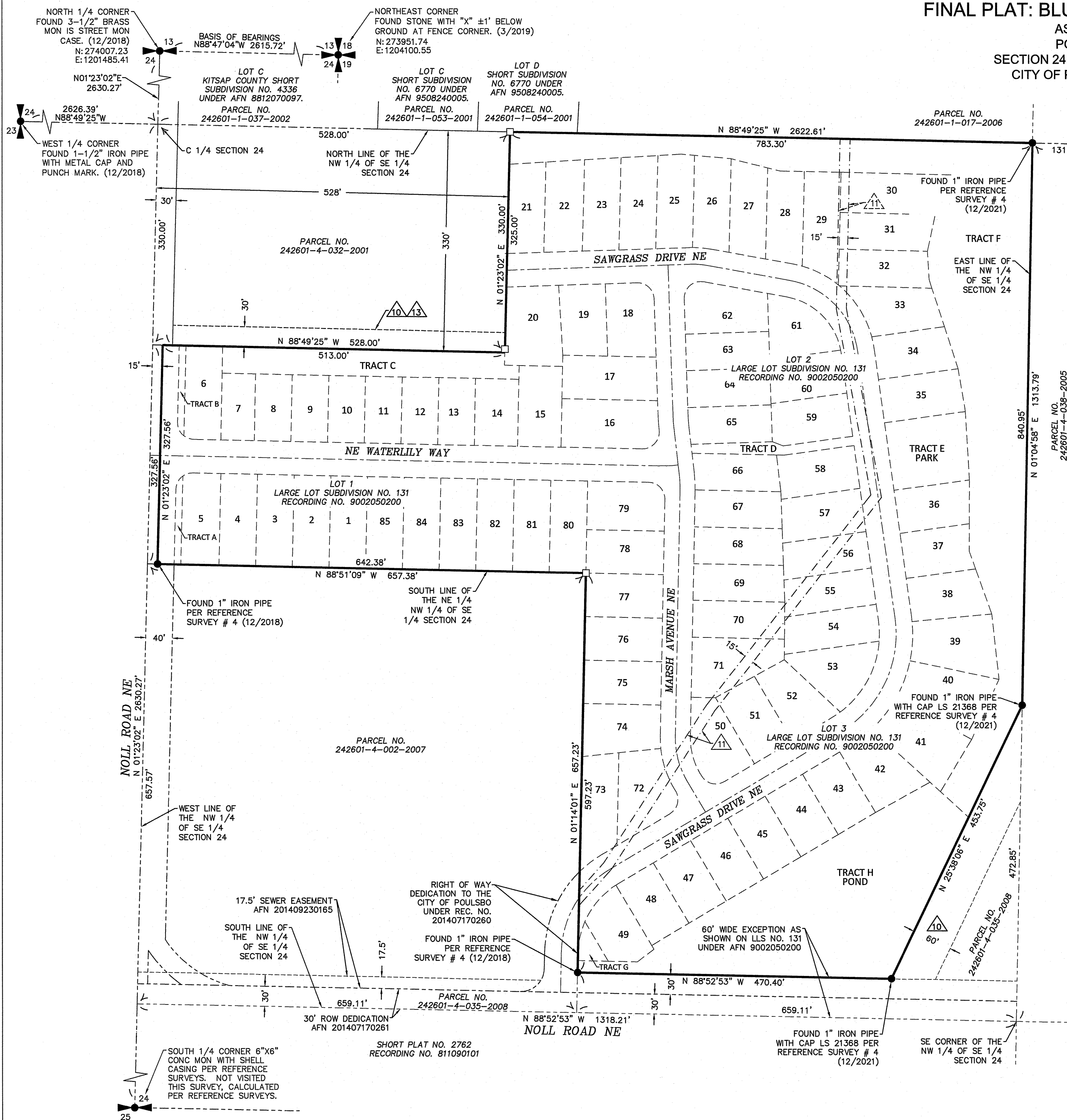


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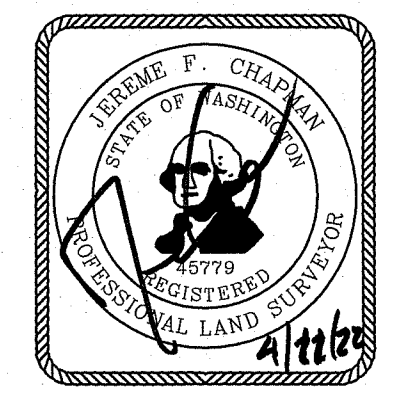
FINAL PLAT: BLUE HERON GLEN, A PLAT COMMUNITY

AS DEFINED BY CHAPTER 64.90 RCW
 PORTIONS OF THE NW 1/4 OF SE 1/4,
 SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
 CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON



- LEGEND**
- SECTION CORNER AS NOTED
 - QUARTER SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN 2" PIPE OR CORNER AS NOTED.
 - EASEMENTS NOTED ON SHEET 2 OF 6
 - TPN TAX PARCEL NUMBER
 - AFN AUDITOR'S FILE NUMBER/ RECORDING NO.
 - SF SQUARE FEET

- REFERENCE SURVEYS:**
1. SHORT SUBDIVISION NO. 4336 AFN 8812070097
 2. SHORT SUBDIVISION NO. 6770 AFN 9508240005
 3. PLAT OF MOUNTAIN AIRE, DIV I, AFN 201511190208
 4. LARGE LOT SUBDIVISION NO. 131, AFN 9002050200.
 5. RECORDS OF KITSAP COUNTY SURVEY SECTION DATABASE



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FINAL PLAT: BLUE HERON GLEN, A PLAT COMMUNITY

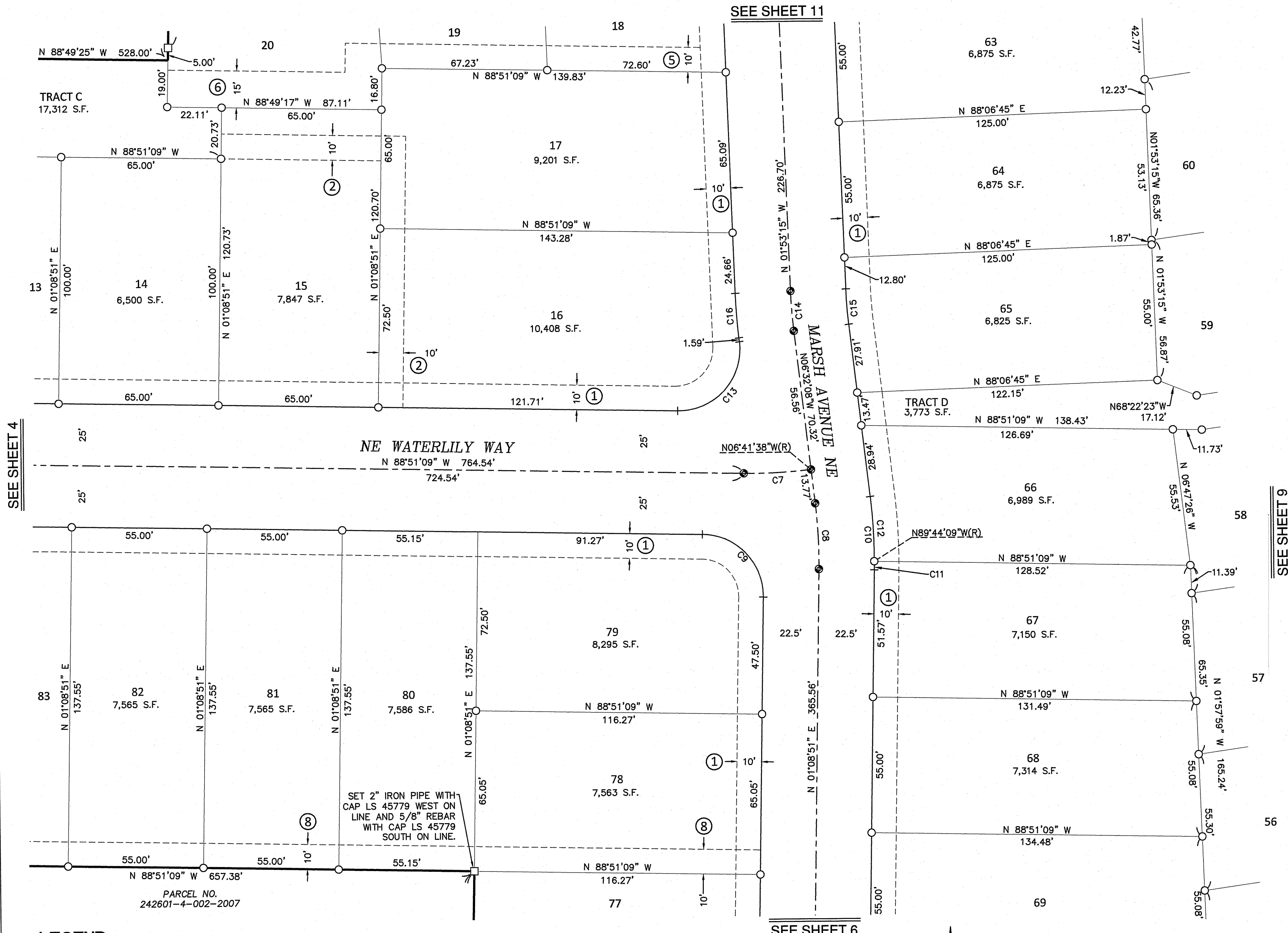
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 SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
 CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON

EASEMENTS (SEE SHEET 2)

- ① A 10' WIDE PUBLIC UTILITY EASEMENT
- ② A 10' WIDE DRAINAGE EASEMENT
- ③ A 25' WIDE PUBLIC ACCESS & UTILITY EASEMENT
- ④ A 10' WIDE PRIVATE DRAINAGE EASEMENT
- ⑤ A 10' WIDE PRIVATE DRAINAGE EASEMENT
- ⑥ A 15' WIDE PRIVATE DRAINAGE EASEMENT
- ⑦ A 10' WIDE PRIVATE DRAINAGE EASEMENT
- ⑧ A 10' WIDE PRIVATE DRAINAGE EASEMENT
- ⑨ A 21'x20' WIDE PRIVATE ACCESS EASEMENT
- ⑩ A 40' WIDE ACCESS & MAINTENANCE EASEMENT
- ⑪ A 5' WIDE PRIVATE ACCESS EASEMENT
- ⑫ A 25' WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT
- ⑬ A 25' WIDE PRIVATE ACCESS & UTILITY EASEMENT

CURVE TABLE

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH
C1	89°45'47"	25.00'	39.17'	39.17'
C2	36°37'59"	25.00'	15.98'	23.18'
C3	53°07'48"	25.00'	23.18'	39.37'
C4	90°14'11"	25.00'	39.37'	23.18'
C5	53°07'48"	25.00'	23.18'	39.37'
C6	37°08'23"	200.00'	16.19'	27.39'
C7	7°50'23"	200.00'	26.82'	39.27'
C8	7°40'58"	200.00'	26.82'	39.27'
C9	90°00'00"	25.00'	29.84'	3.43'
C10	7°40'58"	222.50'	26.41'	42.82'
C11	0°52'59"	222.50'	26.41'	42.82'
C12	6°47'59"	222.50'	16.22'	14.40'
C13	97°40'58"	25.00'	18.05'	69.71'
C14	4°38'53"	200.00'	18.23'	82.20'
C15	4°38'53"	177.50'	18.23'	82.20'
C16	4°38'53"	222.50'	18.05'	69.71'
C17	31°49'25"	125.00'	18.23'	82.20'
C18	31°49'25"	103.00'	18.23'	82.20'
C19	31°49'25"	148.00'	18.23'	82.20'
C20	7°03'23"	148.00'	18.23'	82.20'
C21	24°46'02"	148.00'	18.23'	82.20'
C22	90°00'00"	25.00'	39.27'	3.43'
C23	90°00'00"	25.00'	39.27'	3.43'
C24	24°31'59"	150.00'	64.23'	41.73'
C25	13°40'30"	175.00'	64.23'	41.73'
C26	22°25'22"	125.00'	48.92'	72.93'
C27	33°25'40"	125.00'	48.92'	72.93'
C28	2°14'23"	125.00'	4.89'	126.73'
C29	58°05'25"	125.00'	126.73'	199.52'
C30	67°14'47"	170.00'	170.00'	170.00'
C31	67°14'47"	145.00'	170.00'	170.00'
C32	5°45'49"	145.00'	14.59'	125.16'
C33	49°27'28"	145.00'	125.16'	30.43'
C34	12°01'30"	145.00'	30.43'	228.87'
C35	67°14'47"	195.00'	42.54'	60.44'
C36	12°29'59"	195.00'	42.54'	60.44'
C37	17°45'28"	195.00'	58.95'	58.95'
C38	17°19'16"	195.00'	58.95'	58.95'
C39	17°19'16"	195.00'	58.95'	58.95'
C40	2°20'47"	195.00'	7.99'	158.73'
C41	71°50'23"	125.00'	125.38'	125.38'
C42	71°50'23"	100.00'	125.38'	125.38'
C43	3°04'46"	100.00'	5.37'	120.01'
C44	68°45'37"	100.00'	120.01'	18.75'
C45	7°09'39"	150.00'	91.41'	2.07'
C46	34°55'02"	150.00'	14.19'	188.08'
C47	0°47'25"	150.00'	26.45'	31.74'
C48	5°25'18"	150.00'	26.45'	31.74'
C49	5°25'18"	150.00'	26.45'	31.74'
C50	71°50'23"	150.00'	127.87'	13.87'
C51	12°07'30"	125.00'	12.50'	43.94'
C52	12°07'30"	150.00'	87.85'	135.66'
C53	10°38'45"	150.00'	54.91'	44.64'
C54	1°28'45"	150.00'	17.01'	23.56'
C55	1°25'48"	100.00'	18.57'	18.57'
C56	100°41'42"	25.00'	43.94'	39.27'
C57	90°00'00"	25.00'	39.27'	87.85'
C58	33°33'26"	150.00'	135.66'	54.91'
C59	44°24'55"	175.00'	135.66'	44.64'
C60	89°53'06"	35.00'	54.91'	17.01'
C61	17°03'01"	150.00'	23.56'	18.57'
C62	6°29'57"	150.00'	17.01'	23.56'
C63	90°00'00"	15.00'	23.56'	18.57'
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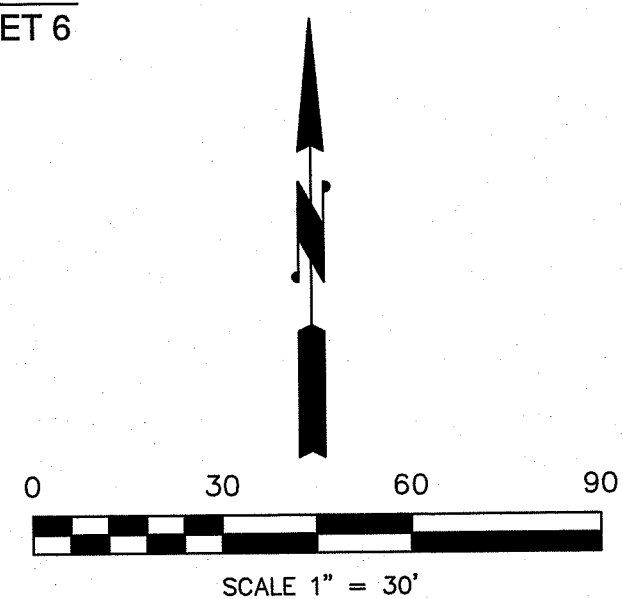
SEE SHEET 4

SEE SHEET 9

SEE SHEET 6

LEGEND

- SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN MONUMENT CASE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP LS 45779 OR CORNER AS NOTED
- SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN 2" PIPE OR CORNER AS NOTED.
- # EASEMENT PROVISIONS AS NOTED ON SHEET 2 OF 11
- # EASEMENTS AS NOTED ON SHEET 2 OF 11
- (R) RADIAL BEARING
- TPN TAX PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER
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- LLS LARGE LOT SUBDIVISION



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JOB NO 81800137

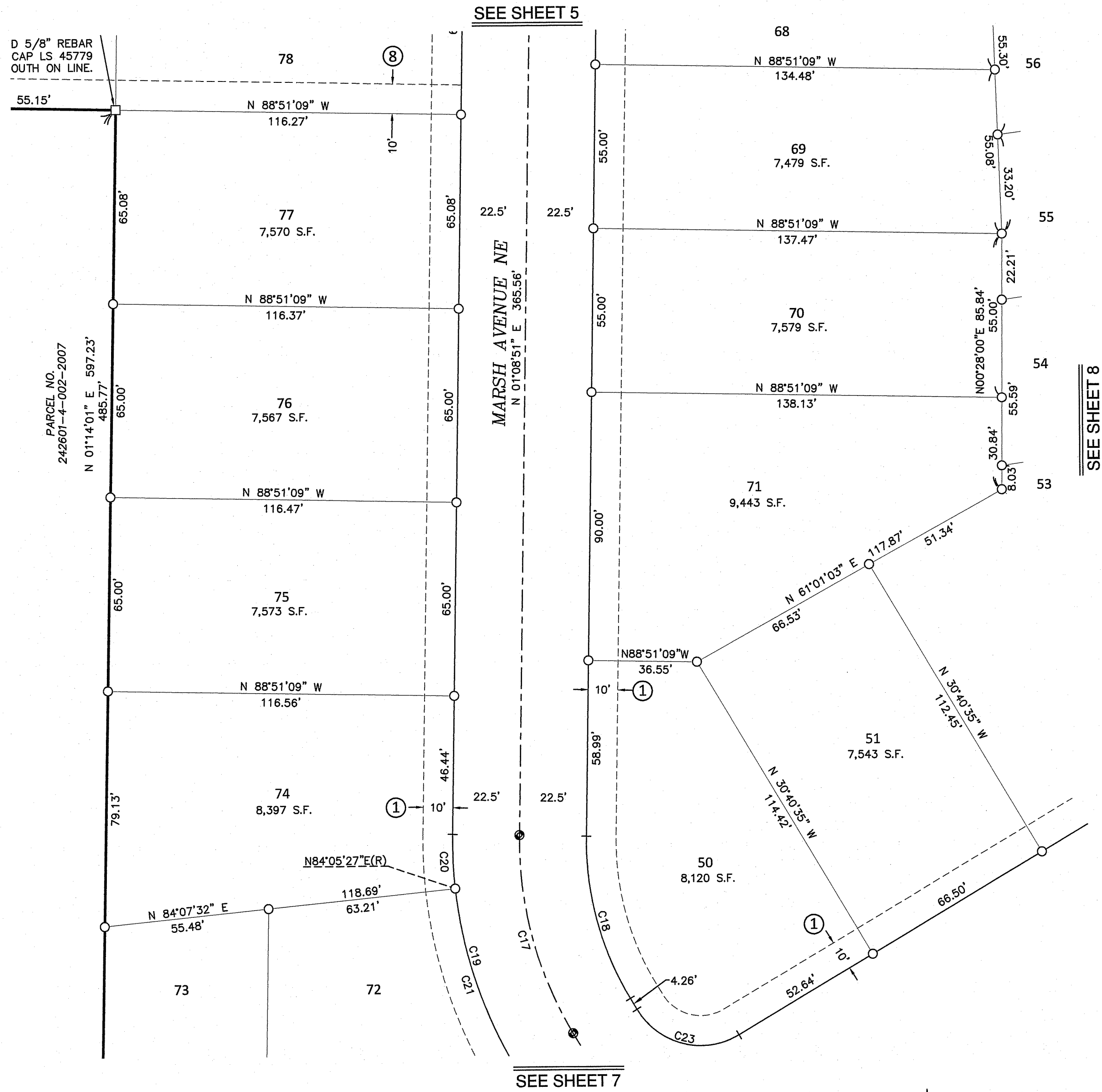
SHEET 5 OF 11

VOLUME/PAGE

V.36 P.5

FINAL PLAT: BLUE HERON GLEN, A PLAT COMMUNITY

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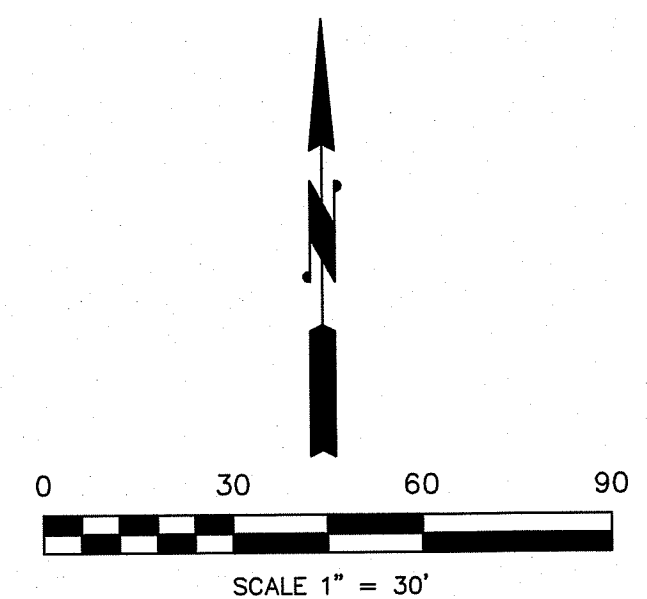


- ### EASEMENTS (SEE SHEET 2)
- ① A 10' WIDE PUBLIC UTILITY EASEMENT
 - ② A 10' WIDE DRAINAGE EASEMENT
 - ③ A 25' WIDE PUBLIC ACCESS & UTILITY EASEMENT
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 - ⑨ A 21'X20' WIDE PRIVATE ACCESS EASEMENT
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CURVE TABLE

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C27	33°25'40"	125.00'	72.93'	
C28	2°14'23"	125.00'	4.89'	
C29	58°05'25"	125.00'	126.73'	
C30	67°14'47"	170.00'	199.52'	
C31	67°14'47"	145.00'	170.18'	
C32	5°45'49"	145.00'	14.59'	
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C64				

- ### LEGEND
- SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN MONUMENT CASE
 - FOUND MONUMENT AS NOTED
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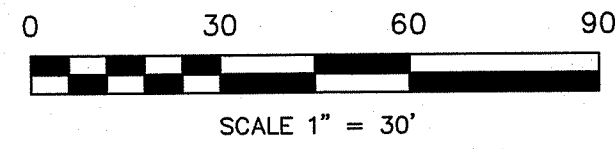
JOB NO 81800137 SHEET 6 OF 11

V.36 P.6

VOLUME / PAGE

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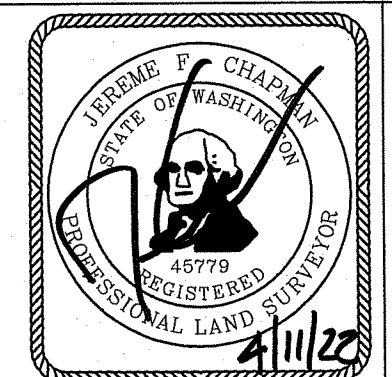
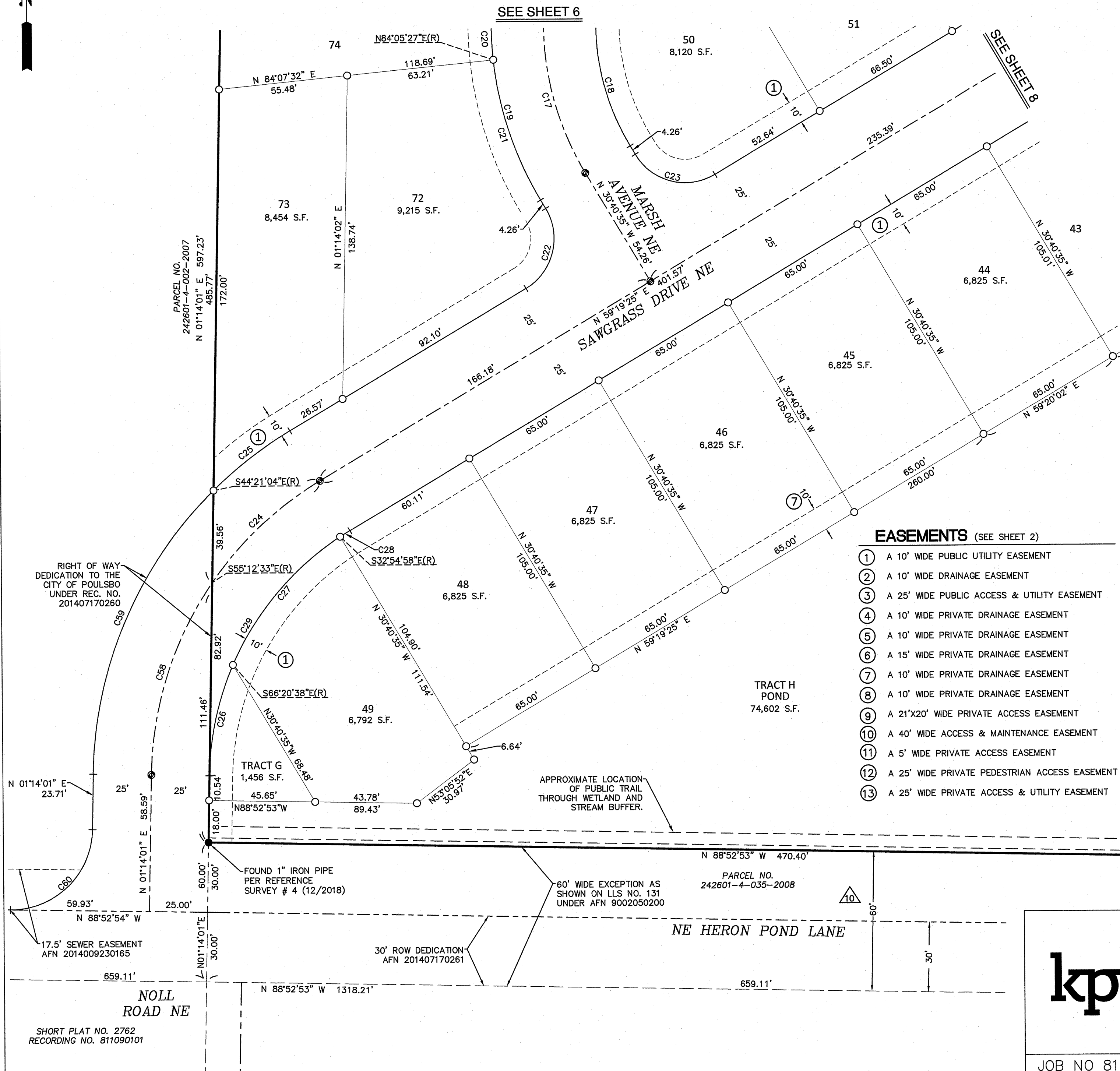
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
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C25	13°40'30"	175.00'	41.77'
C26	22°25'22"	125.00'	48.92'
C27	33°25'40"	125.00'	72.93'
C28	2°14'23"	125.00'	4.89'
C29	58°05'25"	125.00'	126.73'
C30	67°14'47"	170.00'	199.52'
C31	67°14'47"	145.00'	170.18'
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EASEMENTS (SEE SHEET 2)

- ① A 10' WIDE PUBLIC UTILITY EASEMENT
- ② A 10' WIDE DRAINAGE EASEMENT
- ③ A 25' WIDE PUBLIC ACCESS & UTILITY EASEMENT
- ④ A 10' WIDE PRIVATE DRAINAGE EASEMENT
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- ⑩ A 40' WIDE ACCESS & MAINTENANCE EASEMENT
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- ⑫ A 25' WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT
- ⑬ A 25' WIDE PRIVATE ACCESS & UTILITY EASEMENT

FOUND 1" IRON PIPE WITH CAP LS 21368 PER REFERENCE SURVEY # 4 (12/2021)



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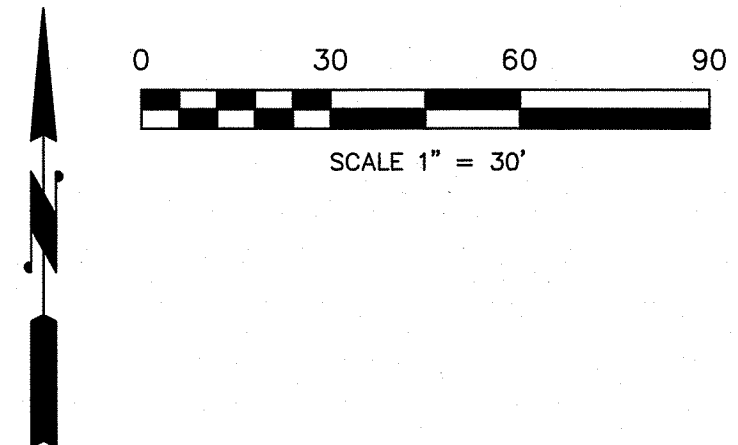
SHEET 7 OF 11

V.36 P.7

VOLUME / PAGE

FINAL PLAT: BLUE HERON GLEN, A PLAT COMMUNITY

AS DEFINED BY CHAPTER 64.90 RCW
 PORTIONS OF THE NW 1/4 OF SE 1/4,
 SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
 CITY OF POULSBO, KITSAP COUNTY, WASHINGTON



LEGEND

- SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN MONUMENT CASE
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP LS 45779 OR CORNER AS NOTED
- SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN 2" PIPE OR CORNER AS NOTED.
- # EASEMENT PROVISIONS AS NOTED ON SHEET 2 OF 11
- # EASEMENTS AS NOTED ON SHEET 2 OF 11
- (R) RADIAL BEARING
- TPN TAX PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER
- SF SQUARE FEET
- LLS LARGE LOT SUBDIVISION

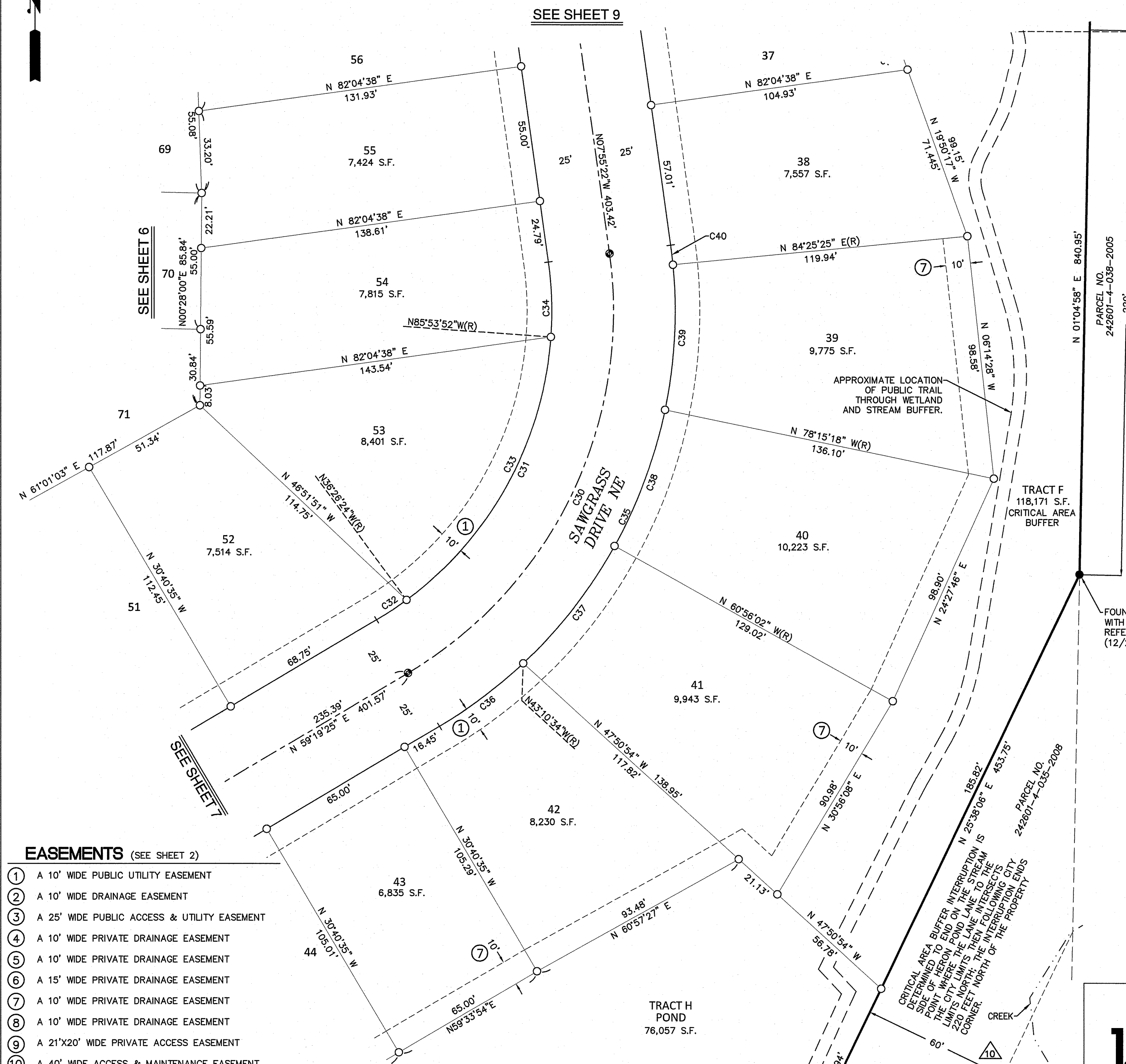
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	89°45'47"	25.00'	39.17'
C2	36°37'59"	25.00'	15.98'
C3	53°07'48"	25.00'	23.18'
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C5	53°07'48"	25.00'	23.18'
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CRITICAL AREA BUFFER INTERRUPTION IS DETERMINED TO END ON THE STREAM SIDE OF HERON POND LANE TO THE POINT WHERE THE LANE INTERSECTS THE CITY LIMITS. THE FOLLOWING CITY LIMITS NORTH: THE INTERRUPTION ENDS 220 FEET NORTH OF THE PROPERTY CORNER.

FOUND 1" IRON PIPE WITH CAP LS 21368 PER REFERENCE SURVEY # 4 (12/2021)

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EASEMENTS (SEE SHEET 2)

- ① A 10' WIDE PUBLIC UTILITY EASEMENT
- ② A 10' WIDE DRAINAGE EASEMENT
- ③ A 25' WIDE PUBLIC ACCESS & UTILITY EASEMENT
- ④ A 10' WIDE PRIVATE DRAINAGE EASEMENT
- ⑤ A 10' WIDE PRIVATE DRAINAGE EASEMENT
- ⑥ A 15' WIDE PRIVATE DRAINAGE EASEMENT
- ⑦ A 10' WIDE PRIVATE DRAINAGE EASEMENT
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FINAL PLAT: BLUE HERON GLEN, A PLAT COMMUNITY

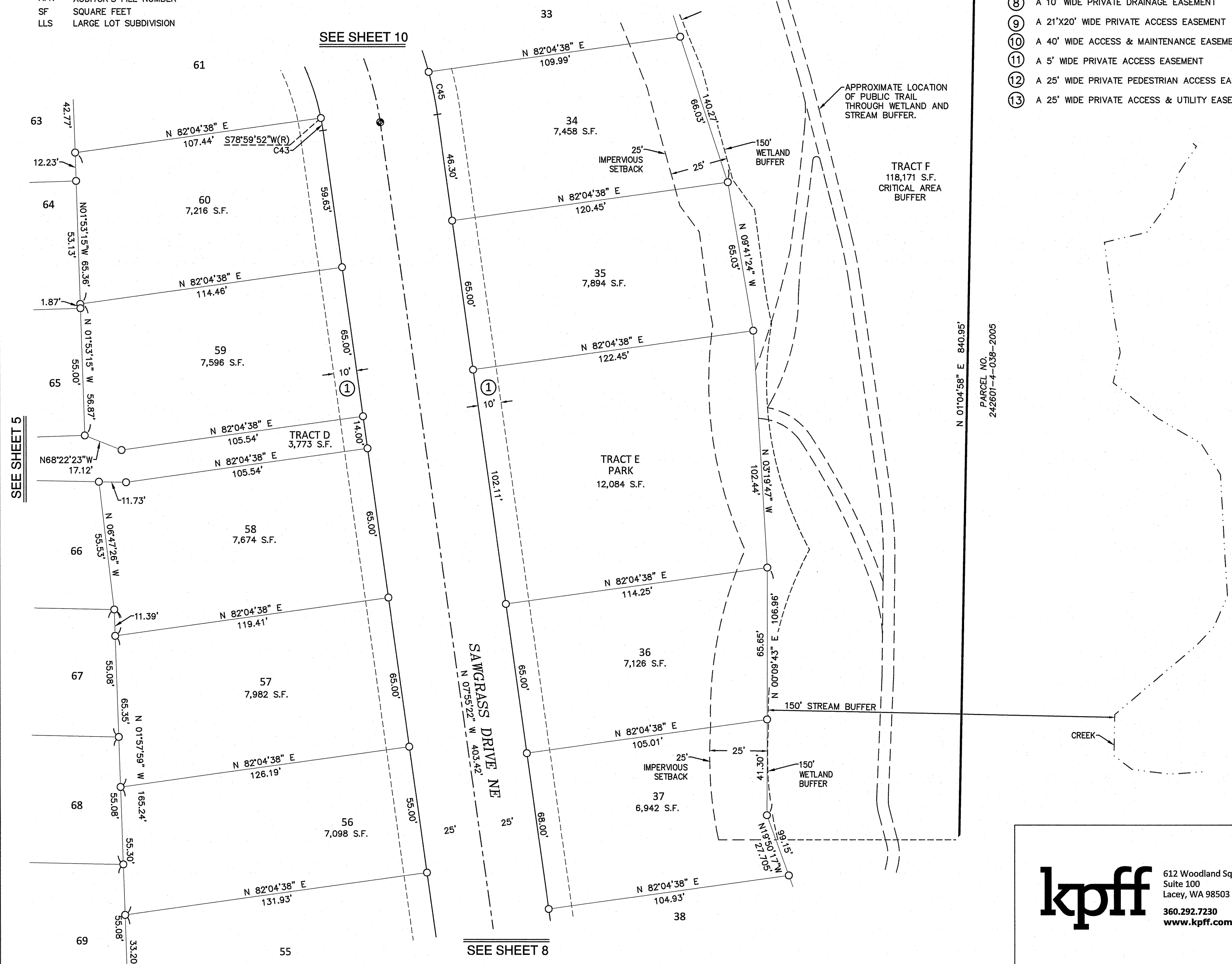
AS DEFINED BY CHAPTER 64.90 RCW
 PORTIONS OF THE NW 1/4 OF SE 1/4,
 SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
 CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON

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CURVE TABLE

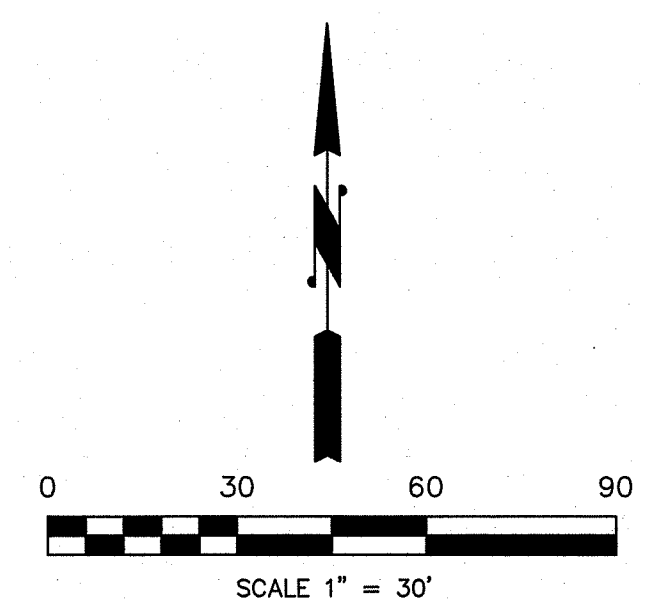
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SEE SHEET 5


SEE SHEET 10

SEE SHEET 8





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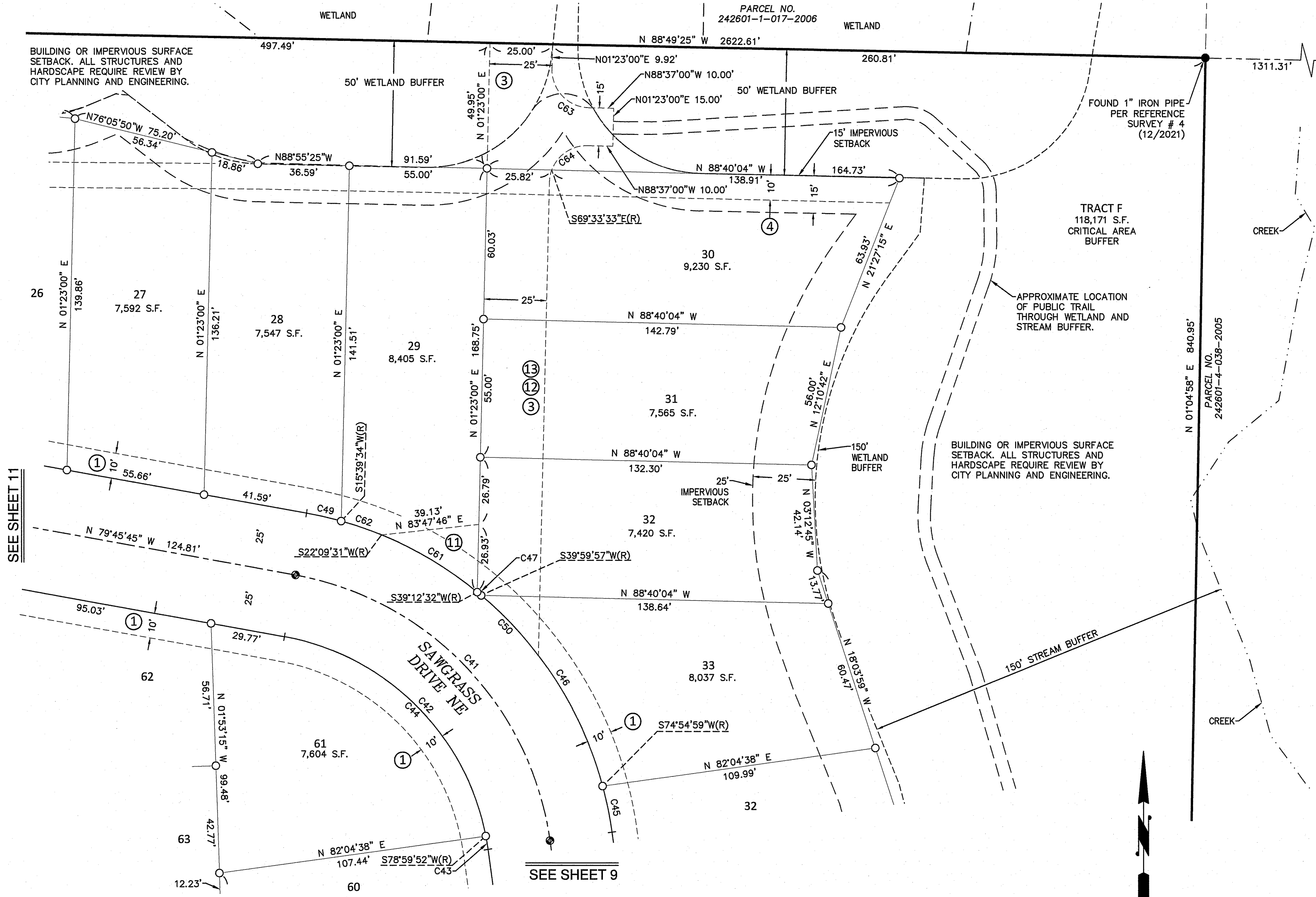
VOLUME/PAGE

JOB NO 81800137 SHEET 9 OF 11

V.36 P.9

FINAL PLAT: BLUE HERON GLEN, A PLAT COMMUNITY

AS DEFINED BY CHAPTER 64.90 RCW
 PORTIONS OF THE NW 1/4 OF SE 1/4,
 SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,
 CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON



EAST 1/4 CORNER
 6"X6" CONC MON WITH SHELL
 CASING PER REFERENCE
 SURVEYS. NOT VISITED THIS
 SURVEY, CALCULATED PER
 REFERENCE SURVEYS.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
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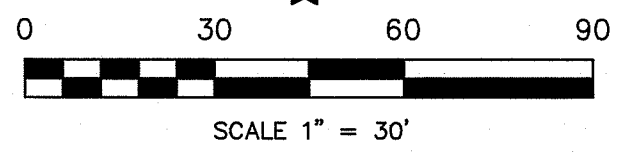
SEE SHEET 9

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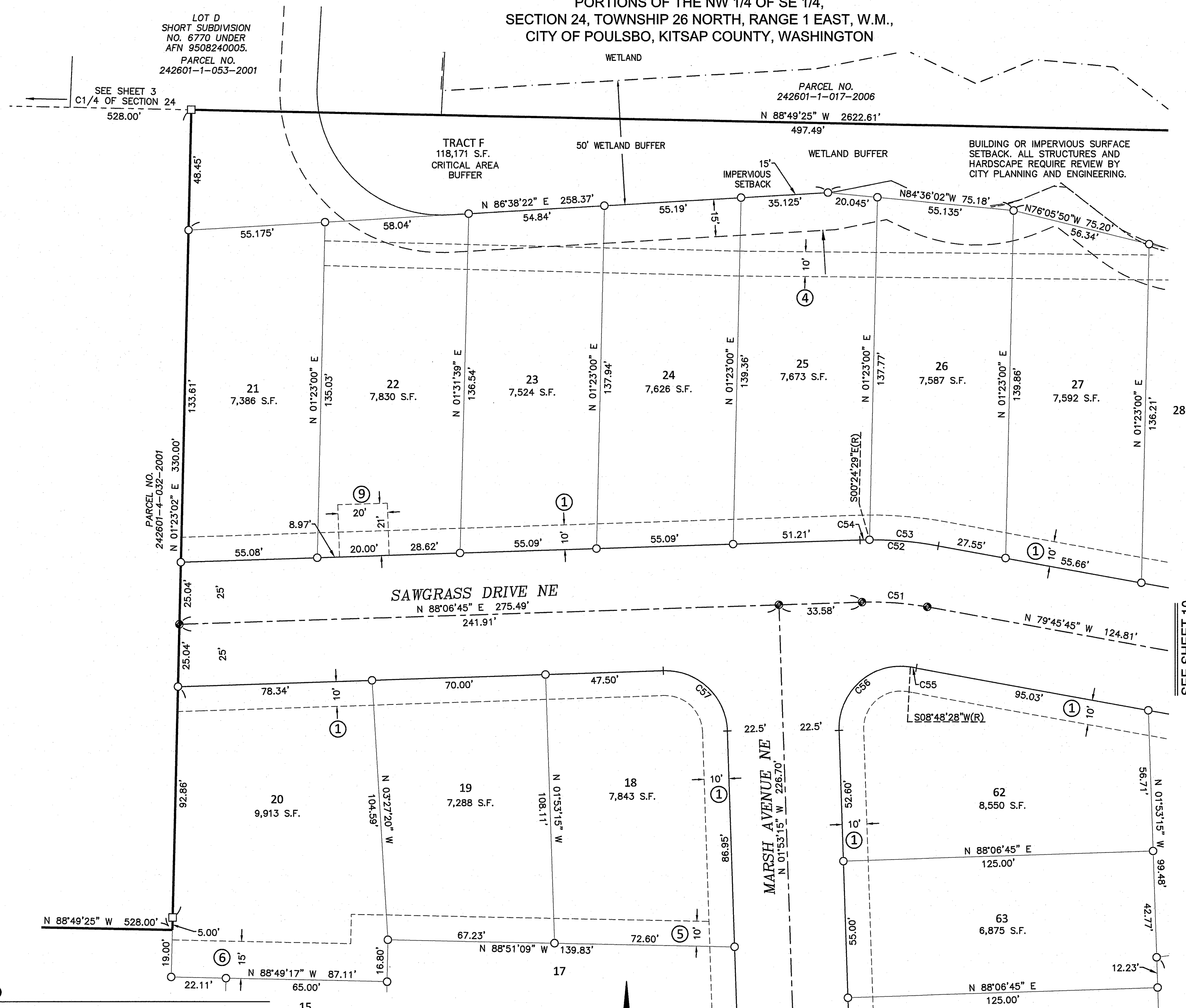
SHEET 10 OF 11

V.36 P.10

VOLUME/PAGE

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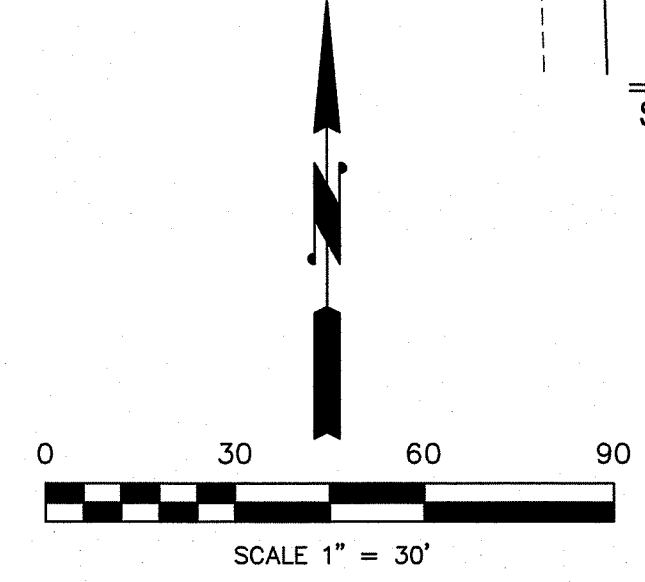


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C30	67°14'47"	170.00'	199.52'	
C31	67°14'47"	145.00'	170.18'	
C32	5°45'49"	145.00'	14.59'	
C33	49°27'28"	145.00'	125.16'	
C34	12°01'30"	145.00'	30.43'	
C35	67°14'47"	195.00'	228.87'	
C36	12°29'59"	195.00'	42.54'	
C37	17°45'28"	195.00'	60.44'	
C38	17°19'16"	195.00'	58.95'	
C39	17°19'16"	195.00'	58.95'	
C40	2°20'47"	195.00'	7.99'	
C41	71°50'23"	125.00'	156.73'	
C42	71°50'23"	100.00'	125.38'	
C43	3°04'46"	100.00'	5.37'	
C44	68°45'37"	100.00'	120.01'	
C45	7°09'39"	150.00'	18.75'	
C46	34°55'02"	150.00'	91.41'	
C47	0°47'25"	150.00'	2.07'	
C48	5°25'18"	150.00'	14.19'	
C49	71°50'23"	150.00'	188.08'	
C50	12°07'30"	125.00'	26.45'	
C51	12°07'30"	150.00'	31.74'	
C52	10°38'45"	150.00'	27.87'	
C53	1°28'45"	150.00'	3.87'	
C54	1°25'48"	100.00'	2.50'	
C55	100°41'42"	25.00'	43.94'	
C56	90°00'00"	25.00'	39.27'	
C57	33°33'26"	150.00'	87.85'	
C58	44°24'55"	175.00'	135.66'	
C59	89°53'06"	35.00'	54.91'	
C60	17°03'01"	150.00'	44.64'	
C61	6°29'57"	150.00'	17.01'	
C62	90°00'00"	15.00'	23.56'	
C63	90°00'00"	15.00'	23.56'	
C64	70°56'33"	15.00'	18.57'	

- ### LEGEND
- ⊙ SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN MONUMENT CASE
 - FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR AND CAP LS 45779 OR CORNER AS NOTED
 - SET 2" BRASS CAP WITH PUNCH MARK STAMPED "LS 45779" IN 2" PIPE OR CORNER AS NOTED.
 - # EASEMENT PROVISIONS AS NOTED ON SHEET 2 OF 11
 - # EASEMENTS AS NOTED ON SHEET 2 OF 11
 - (R) RADIAL BEARING
 - TPN TAX PARCEL NUMBER
 - AFN AUDITOR'S FILE NUMBER
 - SF SQUARE FEET
 - LLS LARGE LOT SUBDIVISION



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SHEET 11 OF 11

V.36 P.11