

CALAVISTA, A Planned Residential Development

as defined by Chapter R.C.W. 64.90

NW.1/4 SW.1/4 SEC. 13, TWP. 26N., RG. 1E., W.M. City of Poulsbo, Kitsap County, Washington.

DEDICATION

Know all persons by these presents, that the undersigned owners in fee simple of the land being platted hereby declare this land platted and dedicate to the use of the public forever all streets and roads shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public high-way 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.

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. The owners hereof, and their successors and assigns, hereby waive all claims for damages against any governmental authority from construction and maintenance of public facilities and public property within this plat.

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.

Tracts A, B, C, D, F and G are Open Space Tracts and are hereby dedicated and conveyed to the Calavista Homeowners Association. Any open space and amenities are for the benefit of the Association, Owners and invited Guests. The Calavista Homeowners Association is responsible for the maintenance of said Tracts.

Tract E, is a private shared driveway and for utilities which benefits Units 11, 12 and 13. This Tract is hereby dedicated and conveyed to the Calavista Homeowners Association. The Calavista Homeowners Association is responsible for the maintenance of said Tracts.

Tract I is a storm drainage facilities tract and is hereby dedicated and conveyed to the City of Poulsbo. The City of Poulsbo is responsible for the maintenance of the storm drainage facilities.

This subdivision has been made with the free consent and in accordance with the wishes of the undersigned owner(s). In witness whereof we have hereunto set our hands and seals.

The Homeowners Association will own, maintain and enforce all open space tracts, retention trees and tree retention maintenance and easements, fences, recreation amenities and all other applicable commonly owned elements.

Open space and amenities are for the benefit of the project owners and residences.

Barry Margoliese
CALDART ROUSBO LLC
by BARRY MARGOLIESE

ACKNOWLEDGMENT
State of WASHINGTON
County of KITSAP) SS

On this day personally appeared before me Barry Margoliese to me known to be the Managing Member of Caldart Poulsbo LLC the LLC that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said LLC for the uses and purposes therein mentioned and on oath stated that he is authorized to execute said instrument.

Given under my hand and official seal this 10 day of November, 2022.

Greg M. Quinn
Notary Public in and for the State of WASHINGTON
Residing at SILVERDALE



EASEMENT PROVISIONS

UTILITY EASEMENTS

(A) The undersigned owners hereby grant, convey, and quit claim to the CALAVISTA Homeowner's Association, Puget Sound Energy, United Telephone Company (dba Embark), Comcast of Washington, the City of Poulsbo, and other utility companies having franchises or permits from the City of Poulsbo, and their respective successors and assigns, a non-exclusive easement under, across, through, and upon a "10 foot Utilities Easement" adjacent to the public and private roadways on each lot for the purpose of construction, renewal, operation, use, and maintenance of underground conduits, cable, pipeline, and wires, together with the necessary facilities and other equipment appurtenant thereto, including ground-mounted appurtenances, for the purpose of serving this subdivision and other property with electric, communications, drainage, and other utility service, together with the right of reasonable access to said property and to enter upon all tracts and lots located within the plat of CALAVISTA, to facilitate the purposes set forth herein.

All utility easements shown shall benefit the above listed entities and the lots they touch.

(B) The undersigned hereby grants, conveys a non-exclusive easement to the City of Poulsbo over, under and across Tract D for the purpose of construction, renewal, operation, use and maintenance of the storm water conveyance system which has been constructed within Tract D.

(C) Lots 28 and 29 are hereby granted an easement for access and utilities as shown on Tract D.

(D) Tract E is a Limited Common Element access area for a private shared driveway and utilities benefiting Units 11, 12, and 13. The maintenance, repair, improvement, and replacement of Tract E shall be the responsibility of the Calavista Homeowners Association as provided in and subject to the Covenants, Conditions and Restrictions recorded along with the Plat.

(E) The undersigned hereby grant and convey a easement to Puget Sound Energy, their successors and assigns, a non-exclusive easement under, across and through and upon Lot 26 as shown on sheet 5 herein for the purpose of construction, renewal, operation, use and maintenance of underground conduits, cable, pipeline and wires, together with the necessary facilities and other equipment appurtenant thereto, including ground-mounted appurtenances for the purpose of serving this subdivision and other property with electric services. Together with the right of reasonable access to said property and to enter upon to facilitate the purposes set forth herein.

LEGAL DESCRIPTION

PARCEL 1:
THE SOUTH 323 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;
EXCEPT THE WEST 15 FEET FOR CALDART AVENUE NE;
AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE NORTH 337 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

PARCEL 11:
LOT B OF SHORT PLAT NO. 6570R-1 RECORDED UNDER RECORDING NOS. 9603040054 AND 9603040056, AN AMENDMENT OF RECORDING NOS. 9409280108 AND 9409280109, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

APPROVALS

Approved by the Engineering Department of the City of Poulsbo this 14th day of November, 2022.

Paul Andrews
City Engineer, Poulsbo, Washington

Approved by the City of Poulsbo Planning Commission this 23rd day of June, 2022.
Paul Andrews
Chairman, City of Poulsbo Planning Commission, Poulsbo, WA.

The City Council of the City of Poulsbo, meeting in regular session the 13th day of October, 2022, find that the Plat of CALAVISTA serves the public use and interest and has authorized its Mayor to execute its written approval.

Paul Andrews
Mayor, City of Poulsbo

TREASURERS CERTIFICATE

I, *Meredith K. Green*, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the herein described property are fully paid to and including the year 2022.

Meredith K. Green
Kitsap County Treasurer
By Deputy *Kathy Gaddis*

RECORDING CERTIFICATE

Filed for record at the request of AES CONSULTANTS, INC this 15 day of NOVEMBER, 2022, at 4:10 minutes past 9 o'clock A M., and recorded in volume 36 of plats, pages DB2, records of Kitsap County, Washington.

Auditor File Number: 20221150001
Paul Andrews
Kitsap County Auditor

By Deputy *Paul Andrews*

RESTRICTIVE COVENANTS

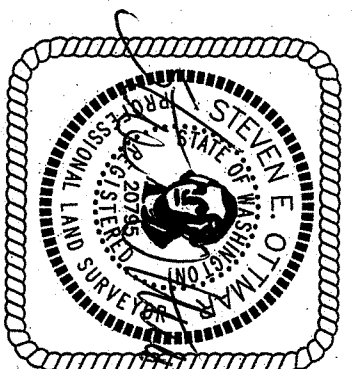
See Declaration of Covenants, Conditions, Easements and Restrictions for Calavista as recorded under Auditor's File No. 2022.115.0002

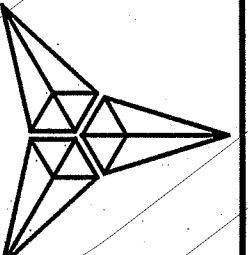
SURVEYOR'S CERTIFICATE

I Steven E. Ottmar, registered as a Professional Land Surveyor by the State of Washington, certify 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 Barry Margoliese on June 26th, 2022. I hereby certify this map for Calavista 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.

Steve Ottmar 10/4/2022

STEVEN E. OTTMAR P.L.S.
A.E.S. CONSULTANTS, INC.
P.O. BOX 930
SILVERDALE, WA 98383
CERTIFICATE NO. 20795





AES
CONSULTANTS, INC.

P.O. BOX 930 • SILVERDALE, WA 98383 • (360) 892-6400

Drawn By:	B.J.M.
Date:	9/24/22
Checked By:	S.E.O.
Job No.	7190

Calavista, A Planned Residential Development

as defined by Chapter 64.90 R.C.W.

NW.1/4 SW.1/4 SEC. 13, TWP. 26N., RG. 1E., W.M. City of Poulsbo, Kitsap County, Washington.

CONDITIONS OF APPROVAL

The Calavista Homeowners Association shall own and be responsible for maintenance and enforcement of all Open Space Tracts. They shall be responsible for the retention of trees, tree maintenance, landscaping, fences, recreation amenities and all other associated enforcement and maintenance of all commonly owned elements. The City will not join the Homeowners Association as enforcers of the Covenants, Conditions and Restrictions.

The Calavista Homeowners Association shall be responsible for the maintenance of the trees and landscaping within the 29' Tree Retention Easement on Lots 3 through 7. This includes any temporary irrigation facilities to establish the plantings, along with on-going maintenance, including removal of hazardous trees and tree replacement as necessary in accordance with the approved tree retention plan and any applicable Rules of the Association.

A six foot high solid privacy fence along the east side of Lot 10 shall be installed with construction of the home on the lot. Fence installation shall occur prior to issuance of the building permit for the lot at the discretion of the PED Director.

TITLE EXCEPTIONS

Easement for electrical transmission and distribution line, and the terms and conditions thereof together with necessary appurtenances, per Auditor's File No. 201512040168. The description contained therein is insufficient to specifically locate said easement.

Covenants, conditions, restrictions, easements and matters delineated, described and noted, if any, in Short Plat per Auditor's File No. 9409280108, 9409280109 and as Amended per Auditor's File No. 9603040054 and 9603040056.

Notice of Termination per Auditor's File No. 202111080245, terminating the Well Maintenance Agreement per Auditor's File No. 201403120167.

Road Maintenance Agreement as recorded under Auditor's File No. 201403120168 and Amended per Auditor's File No. 201508070011. The location of these Road Maintenance area are fully contained within the dedicated Right of Way of Halden Glen Court as recorded in the Plat of Halden Glen recorded in Volume 34 of Plats, Pages 112-116.

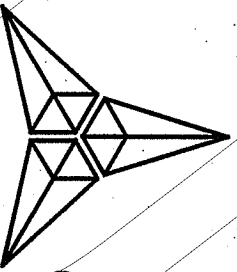
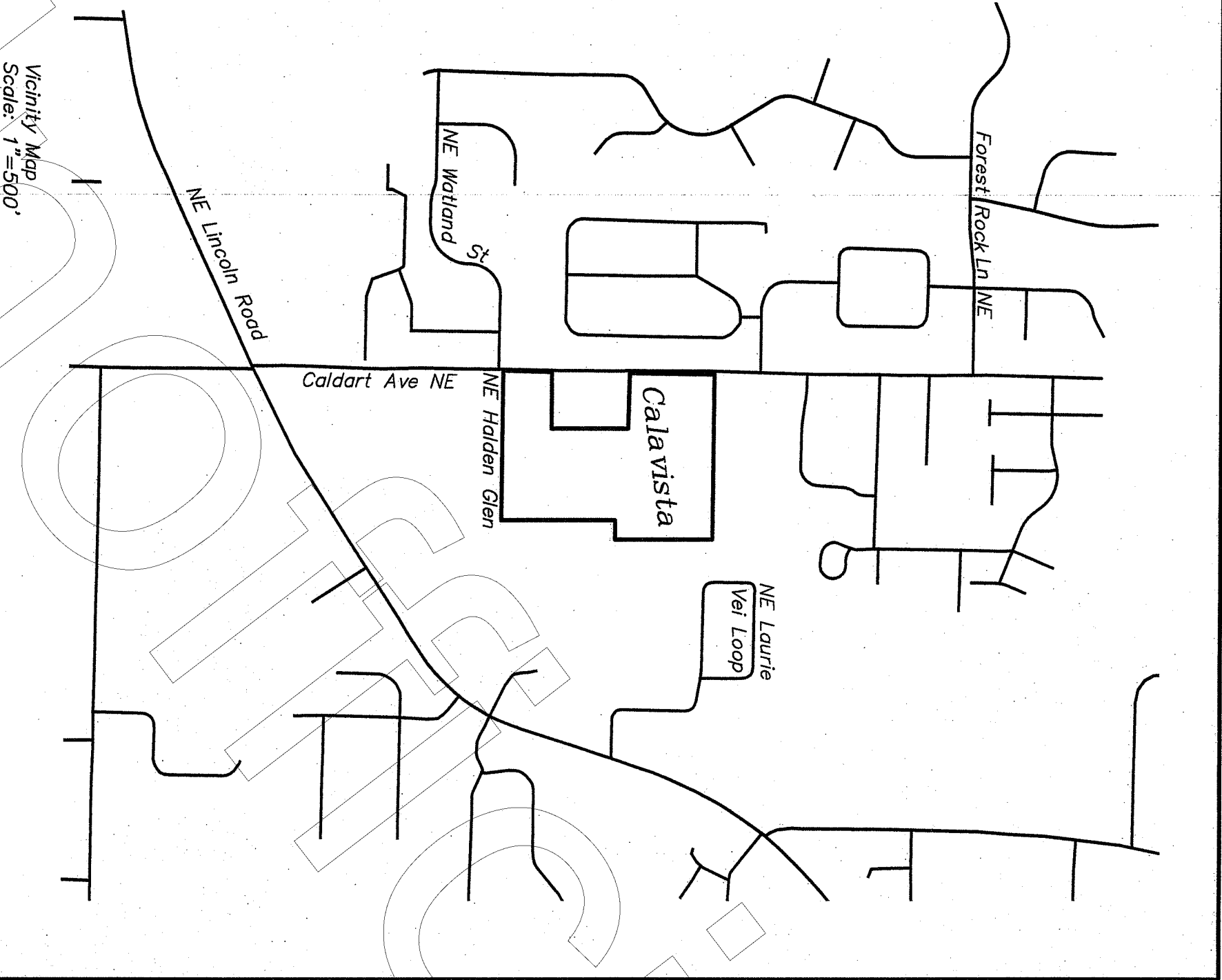
GENERAL NOTES

Tract E is a Limited Common Element Access Area private shared driveway and for utilities for the exclusive use of the Lots 11, 12 and 13 and is subject to the applicable restrictions provided in the Covenants, Conditions and Restrictions recorded along with the Plat.

There is a 4" drainage pipe which outfalls onto Lot 12 from the adjoining property to the East.

The Association shall own, maintain and enforce all open space tracts, retention trees and tree retention maintenance and easements, fences, recreation amenities, and all other applicable project conditions regarding ownership maintenance and enforcement of all commonly owned elements.

Reference to Lot shall refer to Unit as that term is defined in the Washington Uniform Common Interest Ownership Act.



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P.O. BOX 890 • SILVERDALE, WA 98383 • (360)882-6400

Drawn By	B.J.M.
Date	10/04/22
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Job No.	7190

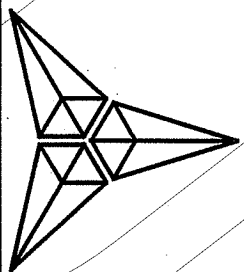
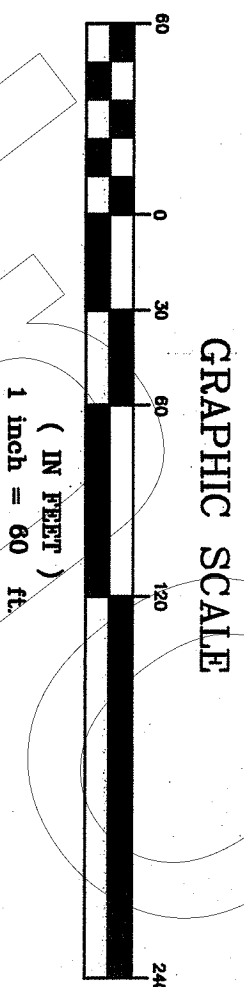
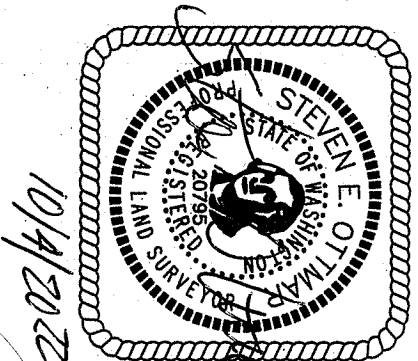


10/4/2022

CALAVISTA, A Planned Residential Development

Situate in
NW.1/4 SW.1/4
SEC.13, TWP.26N., Rg.1E., W.M.
City of Poulsbo,
Kitsap County, Washington.

NORTH: per NAD 83 2011



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14013
Standard Kitap
County Monument
Visited 7/28/99

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Standard Kitap
County Monument
Visited 7/28/99

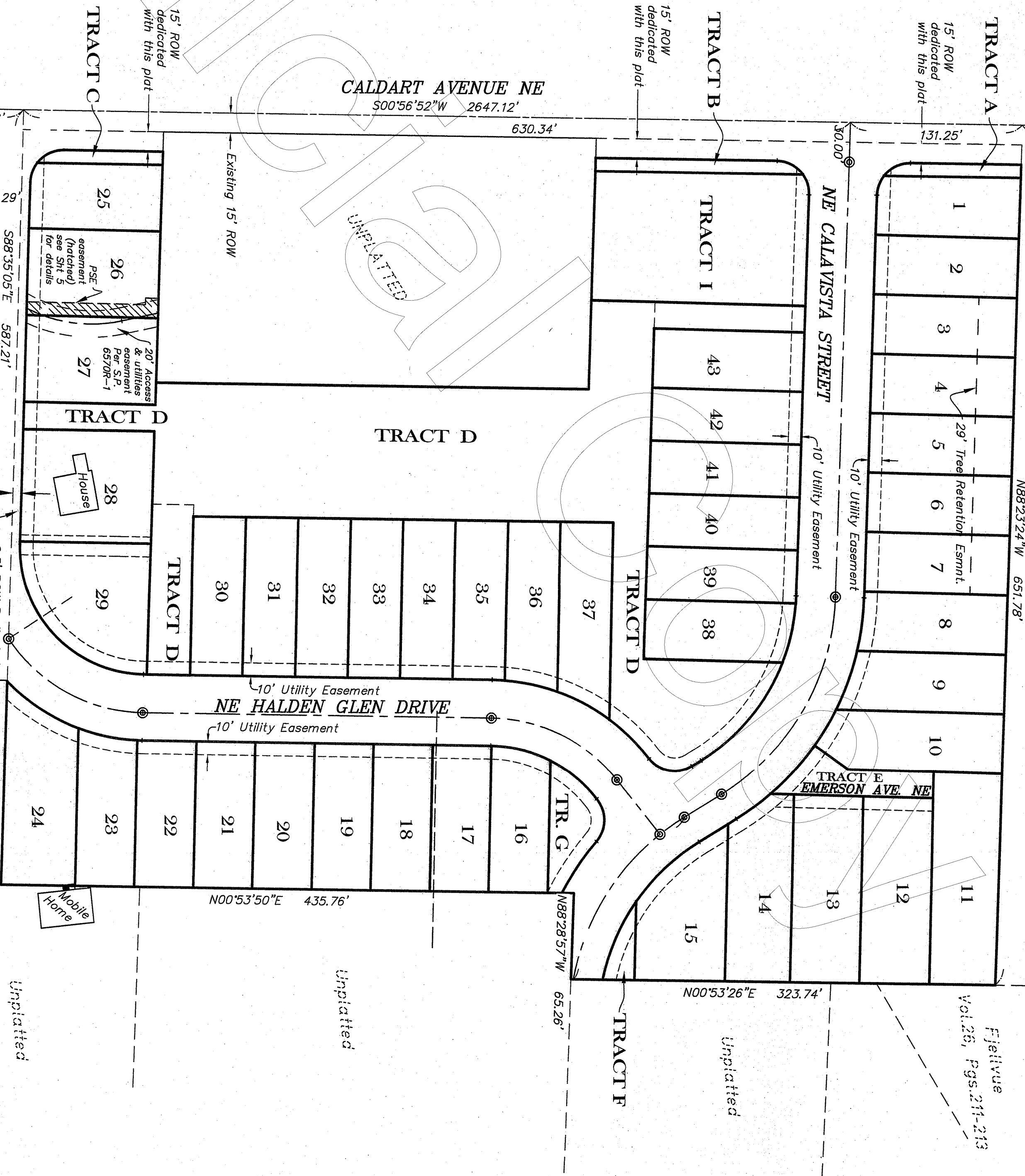
Halden Glen
Vol.34, Pgs.112-115

Sheet 3 of 5

14013
Standard Kitap
County Monument
Visited 7/28/99

Poulsbo Cemetery
Vol.4, Pg.7

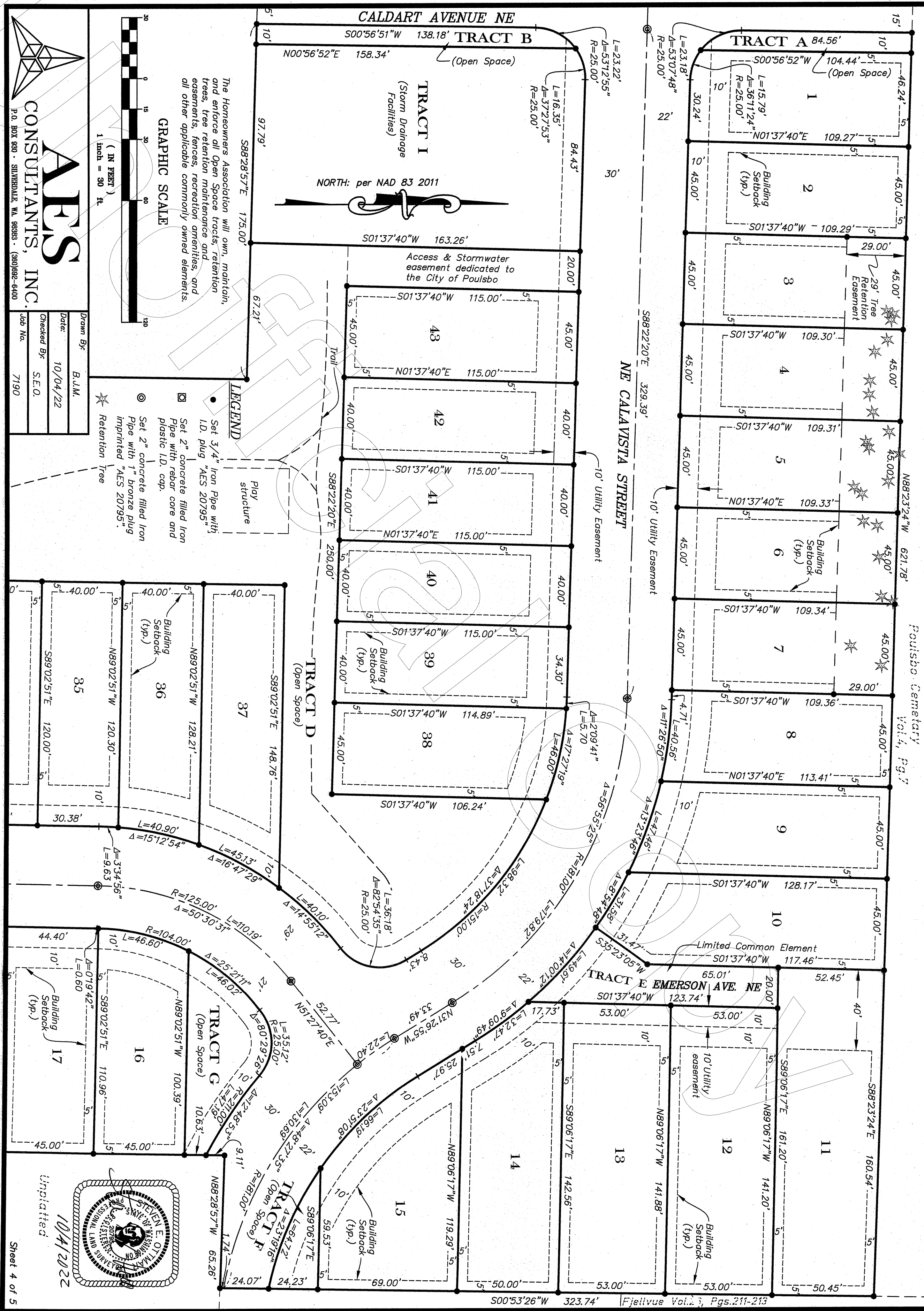
Fjetive
Vol.26, Pgs.211-213



202211150001 36/084

Situate in

NW.1/4 SW.1/4 SEC. 13, TWP. 26N., RG. 1E., W.M. City of Poulsbo, Kitsap County, Washington.



202211150001 36/085

CAIAVISTA, A Planned Residential Development

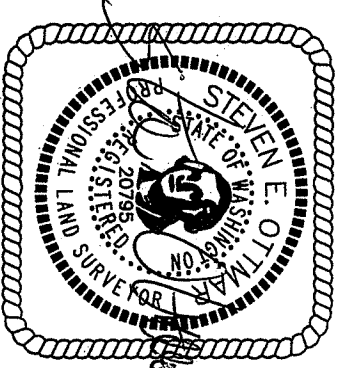
Situate in
NW.1/4 SW.1/4
SEC.13, TWP.26N., RG.1E., W.M.
City of Poulsbo,
Kitsap County, Washington.

SHORT PLAT
NO. 657081
Vol. 13, Pgs. 114

LEGEND

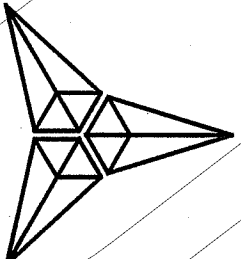
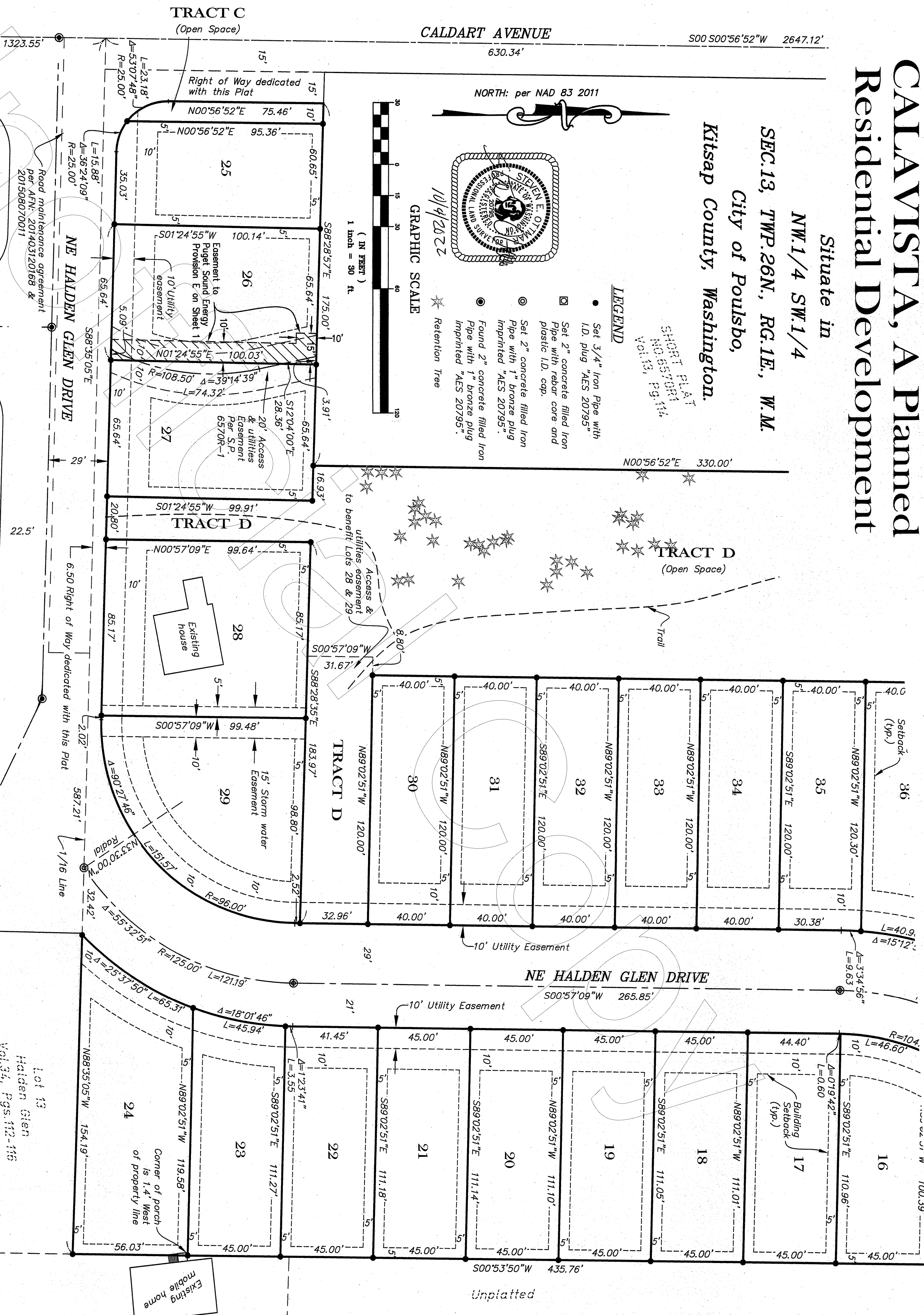
- Set 3/4" Iron Pipe with I.D. plug "AES 20795"
- ☐ Set 2" concrete filled Iron Pipe with rebar core and plastic I.D. cap.
- ⊙ Set 2" concrete filled Iron Pipe with 1" bronze plug imprinted "AES 20795"
- Found 2" concrete filled Iron Pipe with 1" bronze plug imprinted "AES 20795"
- ★ Retention Tree

NORTH: per NAD 83 2011



GRAPHIC SCALE

1 inch = 30 ft.



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The Homeowners Association will own, maintain, and enforce all Open Space tracts, retention trees, tree retention maintenance and easements, fences, recreation amenities, and all other applicable commonly owned elements.

Lot 13
Halden Glen
Vol. 34, Pgs. 112-116

202211150001 36/084