

MARINER LANDING

Situate in SE. 1/4 SW. 1/4 SEC. 13, TWP. 26N., RG. 1E., W.M.

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

In witness whereof we have set our hands and seals this 19 day of December, 1995.

Ronald L. Twest SUP
North Sound Bank
Edward L. Wiedenman
Edward L. Wiedenman
Kenneth L. Florian Successor Trustee of
Mariner Revocable Living Trust Dated
June 2, 1992
Linda Henry, Trustee
The Henry Family Revocable Trust, Gary &
Linda Henry, Trustees

ACKNOWLEDGEMENT

State of Washington)
County of Kittitas)SS

This is to certify that on this 19th day of December, 1995 A.D., before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Ronald L. Twest to me known to be the Senior Vice President of North Sound Bank that executed the foregoing dedication and acknowledged said dedication 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 dedication.

Witness my hand and official seal this day and year first above written.

Kurt L. Sutton
Notary Public in and for the State of Washington
Residing at Bainbridge Island

ACKNOWLEDGEMENT

State of Washington)
County of Kittitas)SS

On this day personally appeared before me Edward L. Wiedenman to me known to be the individual who executed the foregoing dedication and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purpose therein mentioned.

Given under my hand and official seal this 19 day of December, 1995.

Kurt L. Sutton
Notary Public in and for the State of Washington
Residing at Bainbridge Island

ACKNOWLEDGEMENT

State of Washington)
County of Kittitas)SS

This is to certify that on this 19 day of December, 1995 A.D., before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Kenneth L. Florian to me known to be the Successor Trustee of Mariner Revocable Living Trust Dated June 2, 1992 that executed the foregoing dedication and acknowledged said dedication 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 dedication.

Witness my hand and official seal this day and year first above written.

Kurt L. Sutton
Notary Public in and for the State of Washington
Residing at Bainbridge Island

ACKNOWLEDGEMENT

State of Washington)
County of Kittitas)SS

This is to certify that on this 22 day of December, 1995 A.D., before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Gary & Linda Henry to me known to be the Trustees of the Henry Family Revocable Trust, that executed the foregoing dedication and acknowledged said dedication to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said dedication.

Witness my hand and official seal this day and year first above written.

Kurt L. Sutton
Notary Public in and for the State of Washington
Residing at Bainbridge Island

EASEMENT PROVISIONS

An easement is hereby reserved for and conveyed to PUGET SOUND POWER & LIGHT COMPANY, CASCADE NATURAL GAS COMPANY, SPRINT-UNITED TELEPHONE COMPANY, T-C-I, TELEVISION CABLE COMPANY, CITY OF POULSBO and their respective successors and assigns under and upon the private street(s), if any, and the ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires with all necessary or convenient underground and ground-mounted appurtenances thereto for the purpose of serving this subdivision with other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

All water, storm, sewer and utility easements shall favor the City of Poulsbo.

An easement is hereby reserved and conveyed to the City of Poulsbo for the purpose of reconstructing, repairing, replacing, operating and maintaining a storm drainage detention facility together with the right of ingress and egress upon the easement with any reasonably necessary equipment for such purposes without incurring any legal obligation or liability therefore. The easement is depicted on the Final Plat as:

"Detention Drainage Easement"

The easement granted herein is subject to the following terms and conditions:

1. The City of Poulsbo shall, upon completion of any work within the property covered by the easement, restore the surface of the easement as nearly as practicable to condition it was in immediately before commencement of the work or entry by the City of Poulsbo.
2. The property owner shall retain the right to use the surface of the easement as long as such use does not unreasonably interfere with the easement rights granted herein to the City of Poulsbo. The property owner shall not, however, have the right to:
 - (a.) Erect or maintain any building or structures within the easement, except for fencing, which shall be subject to the approval of the City of Poulsbo Engineer or his designee; or
 - (b.) Plant trees, shrubs or vegetation having deep root patterns which may cause damage to or interfere with the utilities that are placed or will be placed within the easement by the City of Poulsbo; or
 - (c.) Develop, landscape, or beautify the easement area in any way which would unreasonably increase the costs to the City of Poulsbo of restoring the easement area. Typical northwest landscaping shall not be considered to unreasonably increase the cost to the City of Poulsbo of restoring the easement area.

LEGAL DESCRIPTION

The West 3 acres of the South quarter of the Southeast quarter of the Southwest quarter, Section 13, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington;

EXCEPT the West 40 feet of the West 3 acres of said South quarter of the Southeast quarter of the Southwest quarter;

AND EXCEPT the South 30 feet thereof conveyed to Kitsap County for road purposes by deed recorded under Auditor's File No. 751626;

TOGETHER with that portion of the Southeast quarter of the Southwest quarter, Section 13, Township 26 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

Beginning at a point on a line which is an extension of the East line of the West 3 acres of the South quarter of the Southeast quarter of the Southwest quarter, Section 13, Township 26 North, Range 1 East, W.M., and which is 730 feet North of the Southeast corner of said 3 acres; thence West parallel to the North line of said 3 acres to a point on a line which is an extension of the West line of said West 3 acres; thence South to the Northwest corner of said 3 acres; thence East along the North line of said West 3 acres to the Northeast corner of said West 3 acres; thence North to the Point of Beginning;

EXCEPT the West 40 feet thereof.

AND EXCEPT the portion per Quit-Claim Deed recorded under Auditor's File No. 9511010163.

SURVEYOR'S CERTIFICATE

I, Steve Ottmar, registered as a professional land surveyor by the state of Washington, certify that this plat is based on an actual survey of the land herein described, conducted by me or under my supervision, during the period MARCH 1995 through DEC. 1995; that the distances, courses, and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and the lot corners staked on the ground as depicted on the Plat.



AES CONSULTANTS
P.O. BOX 930 • SILVERDALE, WA 98383 • (360)692-6400

Drawn By:	R.L.J.
Date:	12/14/95
Checked By:	S.E.O.
Job No.:	2381

1119601096

MARINER LANDING

Situate in
SE.1/4 SW.1/4 SEC. 13, TWP. 26N., RG. 1E., W.M.

APPROVALS

Approved by the Engineering Department of the City of Poulsbo this
4th day of JANUARY, 19 96.

John P. Spaldeman
City Engineer, Poulsbo, Washington

Approved by the City of Poulsbo Planning Commission this 4th
day of January, 19 96.

Richard G. Enderson
Chairman, City of Poulsbo Planning Commission, Poulsbo, WA.

The City Council of the City of Poulsbo, meeting in regular session the
3rd day of JANUARY, 19 96, find that the Plat of Mariner Landing
serves the public use and interest and has authorized its Mayor to execute
its written approval.

Richard Mithun
Mayor, City of Poulsbo



TREASURERS CERTIFICATE

I, Karen Madole, Treasurer of the City of Poulsbo, Washington,
Hereby certify that all taxes on the herein described property are fully
paid to and including the year 1996.

William S. Madole By: Carrie G. Guss
Kitsap County Treasurer Deputy

RECORDING CERTIFICATE

Filed for record at the request of City of Poulsbo
this 4th day of JANUARY, 19 96, at 27 minutes past
2:00 o'clock P. M., and recorded in volume 29 of plats,
pages 53-55, records of Kitsap County, Washington.

KAREN FNM By: J. Benson
Kitsap County Auditor Deputy



Drawn By:	R.L.J.
Date:	12/14/95
Checked By:	S.E.O.
Job No.	2381



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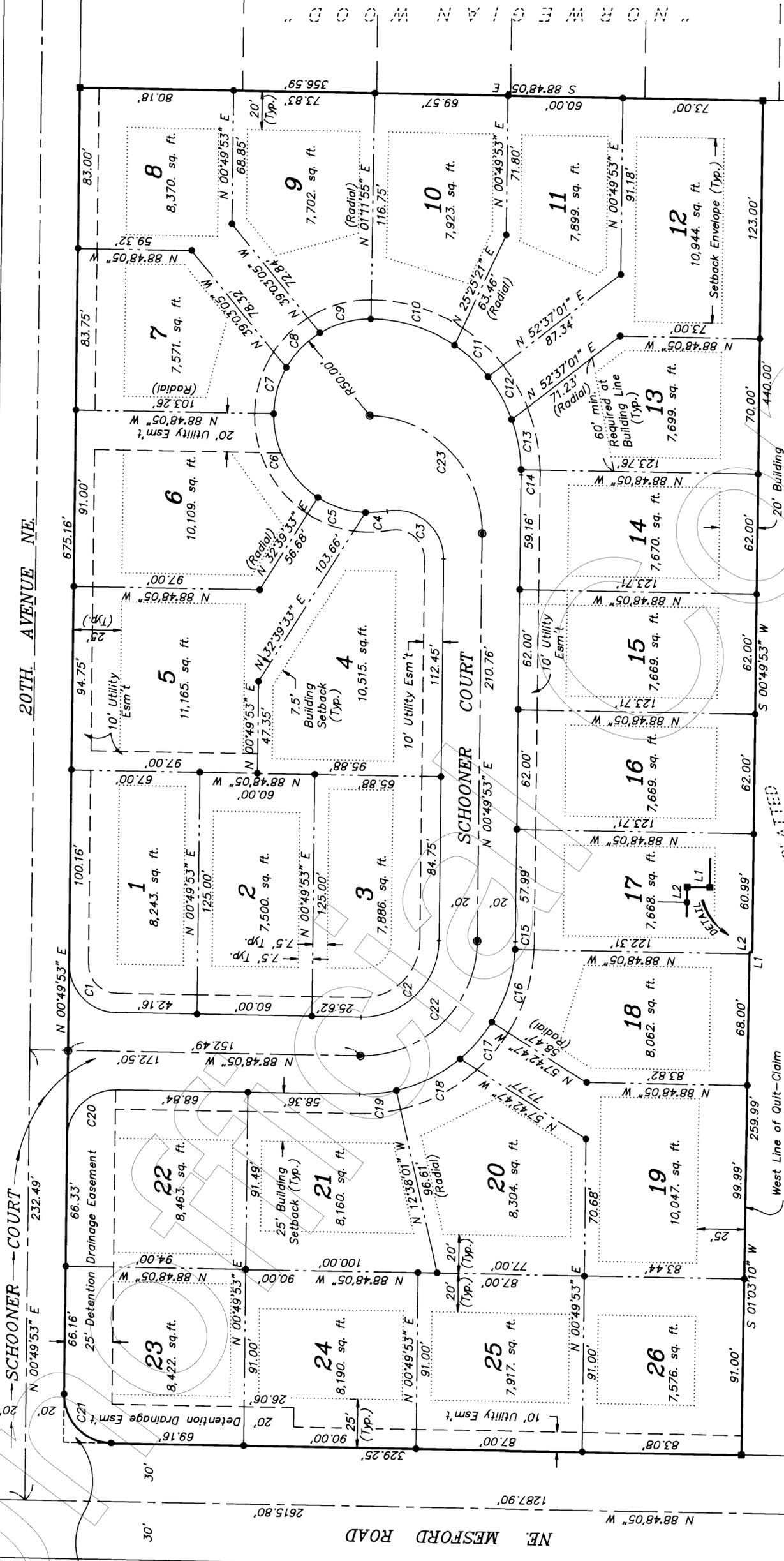
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MARINER LANDING

Situate in SE.1/4 SW.1/4 Sec. 13, Twp. 26N., Rg. 1E., W.M.

VIKING PARK

20TH AVENUE NE.



PROCEDURES & EQUIPMENT

Standard field traverse with Leitz 5" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

LEGEND

- Set 1/2" rebar flush with ground with yellow cap imprinted "S.E.O. 20795" with 2"x2" white guard stake.
- Set brass surface monument in concrete over 3/8"x8" galvanized spike.
- Set 2" Iron Pipe filled with concrete with brass cap.

LOT	CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	C1	25.00'	39.11'	24.84'	89°37'58"
3	C2	40.00'	63.09'	40.26'	90°22'02"
4	C3	25.00'	44.17'	30.46'	101°14'14"
5	C4	50.00'	11.40'	5.73'	130°3'54"
6	C5	50.00'	26.18'	13.40'	30°00'00"
7	C6	50.00'	51.09'	28.02'	58°32'22"
8	C7	50.00'	25.00'	12.77'	28°38'59"
9	C8	50.00'	25.44'	13.00'	29°08'53"
10	C9	50.00'	27.78'	14.26'	31°50'16"
11	C10	79.61'	46.51'	23.94'	33°28'29"
12	C11	79.61'	24.08'	12.13'	17°19'49"
13	C12	79.61'	25.36'	12.79'	18°15'11"
14	C13	79.61'	26.25'	13.25'	18°53'45"
15	C14	79.61'	2.85'	1.42'	02°02'53"
17	C15	80.00'	4.02'	2.01'	02°52'33"
18	C16	80.00'	39.90'	20.38'	28°34'47"
19	C17	80.00'	25.43'	12.82'	18°12'36"
20	C18	80.00'	37.52'	19.11'	26°52'10"
21	C19	80.00'	39.31'	19.31'	7°34'56"
22	C20	25.00'	39.43'	25.16'	90°22'02"
23	C21	25.00'	39.11'	24.84'	89°37'58"
CL	C22	60.00'	94.63'	60.39'	90°22'02"
CL	C23	60.00'	93.86'	59.62'	89°37'58"

LINE	DIRECTION	DISTANCE
L1	N 89°10'07" W	1.50'
L2	N 01°03'10" E	1.00'

NOTE: ALL LOTS SHALL INSTALL AN INFILTRATION BED PER DETAIL ON FILE WITH THE POULSBO BUILDING DEPT.

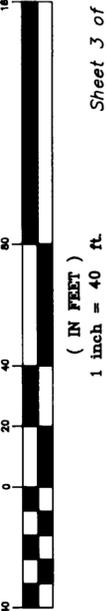
NORTH: Assumed



U.S.C. & G.S. per plat of "Norwegian Wood" Vol.21 Pg.90

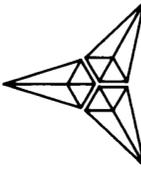


GRAPHIC SCALE



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