

**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 POULSBO MEADOWS, 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 POULSBO MEADOWS, RECORDED UNDER KITSAP COUNTY RECORDING NUMBER **20201216 02314**

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, POULSBO MEADOWS 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 POULSBO MEADOWS 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 POULSBO MEADOWS HOME OWNERS ASSOCIATION WILL OWN, MAINTAIN AND ENFORCE ALL OPEN SPACE TRACTS, PERIMETER BUFFERS, FENCES, RECREATIONAL AMENITIES, PRIVATE ROADS, PARKING BAYS AND ALL OTHER COMMONLY OWNED ELEMENTS. THE CITY OF POULSBO WILL NOT JOIN THE POULSBO MEADOWS HOME OWNERS ASSOCIATION.

TALLASSON LANE IS A LEGALLY ESTABLISHED PERMANENT FEATURE OF THE LAND AND CREATES A STREAM BUFFER INTERRUPTION ALONG THE EAST PROPERTY BOUNDARY.

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 CCR'S OF THE PLAT OF POULSBO MEADOWS.

TRACTS A AND B ARE HEREBY DEDICATED TO THE POULSBO MEADOWS HOME OWNERS ASSOCIATION FOR OPEN SPACE.

TRACT C IS HEREBY DEDICATED TO THE POULSBO MEADOWS HOME OWNERS ASSOCIATION FOR OPEN SPACE, ACCESS AND UTILITIES.

TRACTS E, F AND G ARE HEREBY DEDICATED TO THE POULSBO MEADOWS HOME OWNERS ASSOCIATION FOR OPEN SPACE, PUBLIC TRAIL, ACCESS AND UTILITIES.

TRACT D IS HEREBY DEDICATED TO THE POULSBO MEADOWS HOME OWNERS ASSOCIATION FOR PARK AND OPEN SPACE AND UTILITIES.

TRACT H IS HEREBY DEDICATED TO THE POULSBO MEADOWS HOME OWNERS ASSOCIATION FOR OFFSITE PRIVATE DRIVEWAY.

TRACT I (PRIVATE ROAD) IS HEREBY DEDICATED TO THE POULSBO MEADOWS HOME OWNERS ASSOCIATION FOR ACCESS AND MAINTENANCE.

TRACT J (PRIVATE DRIVE) IS HEREBY DEDICATED TO THE POULSBO MEADOWS HOME OWNERS ASSOCIATION FOR PUBLIC TRAIL, ACCESS AND MAINTENANCE.

**FINAL PLAT: POULSBO MEADOWS, A PLAT COMMUNITY**

AS DEFINED BY CHAPTER 64.90 RCW  
PORTION OF THE NW 1/4 OF NE 1/4 OF SECTION 24,  
IN 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 16 DAY OF Nov 2020.

THE QUADRANT CORPORATION, A WASHINGTON CORPORATION

*Jayme Money*  
BY: JAYME MONEY  
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 THE VICE PRESIDENT OF FINANCE AND ACCOUNTING OF 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 November 16, 2020  
SIGNATURE OF Barbara J. Yarrington  
NOTARY PUBLIC  
PRINTED NAME Barbara J. Yarrington  
TITLE DR. of Land Encroachment  
MY APPOINTMENT EXPIRES 10-1-2022



**LEGAL DESCRIPTION**

PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NUMBER 72156-21998793, DATED AUGUST 20, 2020, (TAX PARCEL NO. 242601-1-033-2006)  
RESULTANT PARCEL, B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200405070425, BEING A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR UTILITIES AND UTILITY PRELINES AS SET FORTH IN EASEMENT RECORDED SEPTEMBER 6, 2018 AS KITSAP COUNTY AUDITOR'S FILE NO. 201809250193.

TOGETHER WITH AN EASEMENT FOR UTILITIES AND UTILITY PRELINES AS SET FORTH IN EASEMENT RECORDED SEPTEMBER 25, 2018 AS KITSAP COUNTY AUDITOR'S FILE NO. 201809250193; AND

TOGETHER WITH AN EASEMENT FOR UTILITIES AND UTILITY PRELINES AS SET FORTH IN EASEMENT RECORDED SEPTEMBER 25, 2018 AS KITSAP COUNTY AUDITOR'S FILE NO. 201809250193.

**SHEET INDEX:**

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SHEET 2:	AND ACKNOWLEDGMENTS
SHEET 3:	TABLES, RECORD DOCUMENTS,
SHEET 4:	SECTION SUBDIVISION AND
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SHEET 6:	BOUNDARY
SHEET 7:	LOT LAYOUT
SHEET 8:	LOT LAYOUT
SHEET 9:	LOT LAYOUT

**CITY OF POULSBO APPROVALS**

EXAMINED AND APPROVED THIS 16th DAY OF Dec 20 20

*Janet Yarrington*  
CITY ENGINEER  
CITY OF POULSBO

THE CITY COUNCIL OF THE CITY OF POULSBO, MEETING IN REGULAR SESSION, THE 18th DAY OF Nov 20 20 FIND THAT THE PLAT OF POULSBO MEADOWS SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.

MAYOR, CITY OF POULSBO

**KITSAP COUNTY APPROVALS**

**KITSAP COUNTY DEPARTMENT OF ASSESSMENTS**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

KITSAP COUNTY ASSESSOR \_\_\_\_\_ DEPUTY KITSAP COUNTY ASSESSOR \_\_\_\_\_

ACCOUNT NUMBER: 242601-1-033-2006

**FINANCE DIVISION 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 HERIN DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL THIS 16th DAY OF December 2020

*Meredith Steen*  
MAYOR, FINANCE DIVISION  
DEPUTY *M. Steen*

**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 RECORING ACT AT THE REQUEST OF QUADRANT HOMES, A WASHINGTON CORPORATION, ON JUNE 01, 2019. I HEREBY CERTIFY THAT THIS MAP FOR POULSBO MEADOWS, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HERIN 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 CERTAIN BOUNDARIES OF THE UNITS (1) TO THE EXTENT DETERMINED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP OR TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

I HEREBY CERTIFY THE PLAT OF POULSBO MEADOWS, A PLAT COMMUNITY, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 27 NORTH, RANGE 05 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.

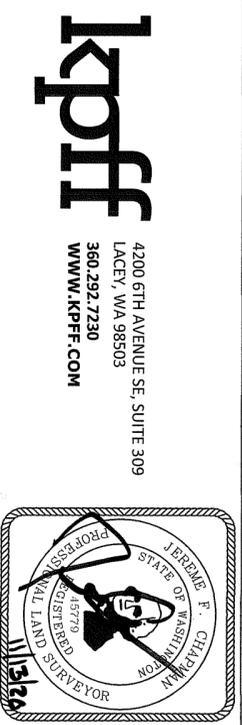
*Jeremie F. Chapman*  
11/13/2020  
JEREMIE CHAPMAN, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 45779  
KPEFF CONSULTING  
612 WOODLAND SQUARE LOOP, #100  
LACEY, WASHINGTON 98503  
360-292-7230

**RECORDING CERTIFICATE**

FILED FOR RECORD THIS 16 DAY OF December 2020, IN BOOK 35 AT PAGE 137-142 AT THE REQUEST OF KPEFF CONSULTING ENGINEERS.

*Paul Andrews*  
KITSAP COUNTY AUDITOR  
DEPUTY AUDITOR *McDermid*

AUDITOR'S FILE NUMBER 20201216 0265



JOB NO 81900028

SHEET 1 OF 6

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202012160265

35/137

**FINAL PLAT: POULSBO MEADOWS, A PLAT COMMUNITY**

AS DEFINED BY CHAPTER 64.90 RCW

PORTION OF THE NW 1/4 OF NE 1/4 OF SECTION 24,  
IN TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,  
CITY OF POULSBO, KITSAP COUNTY, WASHINGTON

**SECTION 24 SUBDIVISION**

**RECORDED DOCUMENTS:**

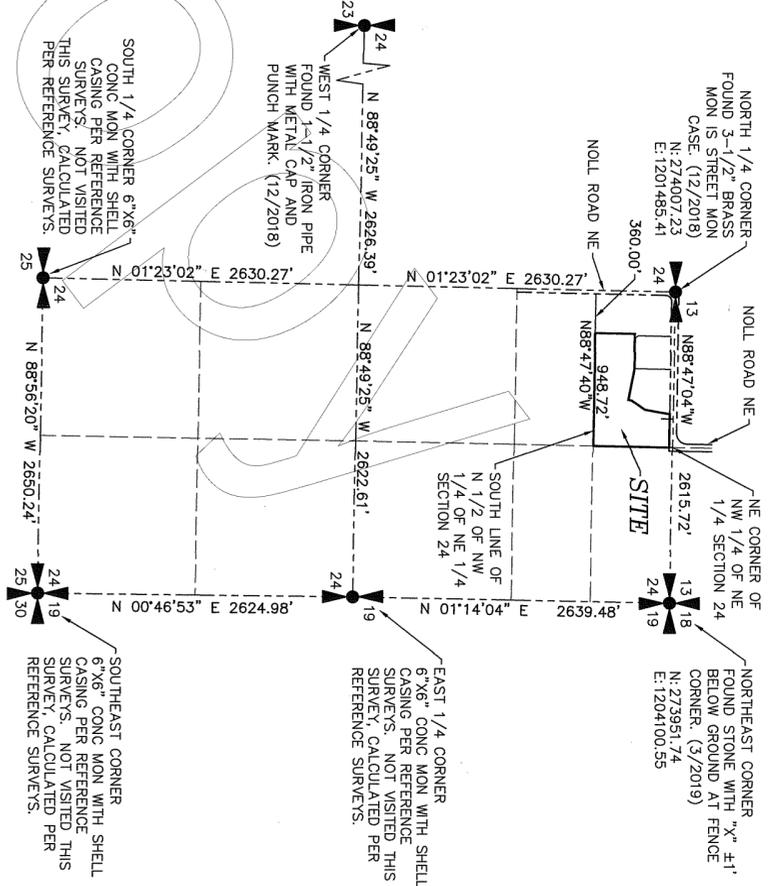
PER CHICAGO TITLE INSURANCE COMPANY GUARANTEE NUMBER 72156-219981793, DATED AUGUST, 20 2020.

⚠ DENOTES ITEM NUMBER AS REFERRED TO IN SAID TITLE REPORT AND IS PLOTTED HEREON, OTHERWISE ITEM IS NOT PLOTTABLE OR IS BLANKET IN NATURE.

FILE NO.	DATE	PURPOSE
5	6-22-1983	8306220138 10' WIDE UTILITY EASEMENT GRANTED TO UNITED TELEPHONE COMPANY OF THE NORTHWEST TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, REMOVE AND UPGRADE THEIR FACILITIES.
7	8-25-2000	200008250187 EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR INGRESS, EGRESS, AND UTILITIES FOR THE BENEFIT OF LOTS A, B, AND C OF SHORT PLAT NO. 864 AT NO. 7706160224, SAID INSTRUMENT CONFIRMS AND MODIFIES INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8407090142, WHICH IS A RE-RECORDING OF SAID INSTRUMENT BY OPEN SPACE AND DRIVEWAY RELOCATION AGREEMENT, AF NO. 201810020193 INCLUDING THE TERMS, COVENANTS AND PROVISIONS FOR DRIVEWAY RELOCATION WHICH RESTRICTS THE DRIVEWAY LOCATION TO THE SOUTH 30 FEET OF SAID PREMISES AS SHOWN HEREON.
8	3-16-2011	201103160074 LETTER OF UNDERSTANDING, AGREEMENT, AND THE TERMS, COVENANTS AND PROVISIONS CONTAINED THEREIN, 19 FOOT WIDE UNDERGROUND UTILITIES EASEMENT GRANTED TO THE CITY OF POULSBO IS SHOWN HEREON. NOTE: EXHIBIT "B" LETTER OF UNDERSTANDING FOR STORM EASEMENT GRANTED TO CITY OF POULSBO CONTAINED IN DOCUMENT CONTAINS NO SIGNATURES, ACKNOWLEDGMENTS, DESCRIPTION OF EASEMENT, NOR EXHIBIT MAP.
9	4-2-2015	201504020123 LETTER OF UNDERSTANDING, AGREEMENT, AND THE TERMS, COVENANTS AND PROVISIONS CONTAINED THEREIN, UNDERGROUND UTILITIES EASEMENT GRANTED TO PBH GROUP, LLC AND/OR THE CITY OF POULSBO SHOWN HEREON.
10	2-17-2016	201602170235 AGREEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS TO GRANT RIGHT-OF-WAY TO THE CITY OF POULSBO, RIGHT-OF-WAY AFFECTING PARCEL NO. 132801-4-008-2004 (COLAQUICCO) IS SHOWN HEREON. NOTE: SAID RIGHT-OF-WAY PENDING EXECUTION OF WARRANTY CONVEYANCE DEED PER AGREEMENT.
11	8-16-2016	201608040151 AGREEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS TO GRANT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES GRANTED TO PBH GROUP, LLC.
12	8-4-2016	201608040152 AGREEMENT INCLUDING THE TERMS, COVENANTS, AND PROVISIONS TO GRANT EASEMENT FOR SANITARY SEWER AND UTILITIES AND EMERGENCY ACCESS EASEMENT GRANTED TO POULSBO-NORTH KITSAP ROTARY FOUNDATION, 15' WIDE SANITARY SEWER AND 30' WIDE UTILITY AND EMERGENCY ACCESS EASEMENTS SHOWN HEREON.
13	9-6-2018	201809060202 10 FOOT UTILITIES EASEMENT GRANTED TO PBH GROUP, LLC. EASEMENT IS SHOWN HEREON. NOTE: EASEMENT DOES NOT ABUT TO SUBJECT PROPERTY.
14	9-25-2018	201809250193 20' WIDE UTILITY EASEMENT GRANTED TO PBH GROUP, LLC. EASEMENT AS SHOWN HEREON.
15	9-25-2018	201809250195 5' WIDE UTILITY EASEMENT GRANTED TO PBH GROUP, LLC. EASEMENT AS SHOWN HEREON.
16	4-3-2019	LOCATION OF FENCE AS DISCLOSED BY ALTA/INSPECTION, FENCE REMOVED DURING CONSTRUCTION.
17	8-5-2019	201908050237 AGREEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS FOR STORM WATER REPLACEMENT.

**EASEMENT NOTES:** Ⓢ -EASEMENTS AS SHOWN ON SHEETS 4-6

1. A 10' WIDE PUBLIC ACCESS AND UTILITY EASEMENT OVER LOTS 1 THROUGH 46 AND TRACTS A, B, C, D, E, F, G AND J 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 PRIVATE DRAINAGE EASEMENT OVER LOT 46 IS HEREBY GRANTED TO THE POULSBO MEADOWS HOME OWNERS ASSOCIATION AND SHALL BE OWNED AND MAINTAINED BY THE POULSBO MEADOWS HOME OWNERS ASSOCIATION FOR DRAINAGE PURPOSES.
3. AN 18' WIDE PRIVATE DRAINAGE EASEMENT OVER LOTS 1 THROUGH 11 AND TRACT E IS HEREBY GRANTED TO THE OWNERS OF LOTS 1 THROUGH 11 AND TRACT E FOR DRAINAGE PURPOSES.
4. A 5' WIDE PRIVATE DRAINAGE EASEMENT OVER TRACT D IS HEREBY GRANTED TO THE OWNERS OF LOT 15 AND SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 1, 46 AND TRACT A IS HEREBY GRANTED TO THE CITY OF POULSBO AND OTHER UTILITY PURVEYORS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UPON THE RECORDING OF THIS PLAT.
5. A 30' WIDE PUBLIC ACCESS AND UTILITY EASEMENT OVER LOTS 1, 46 AND TRACT A IS HEREBY GRANTED TO THE CITY OF POULSBO AND OTHER UTILITY PURVEYORS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UPON THE RECORDING OF THIS PLAT.
6. A 30' WIDE PUBLIC TRAIL, ACCESS AND UTILITY EASEMENT OVER TRACT E IS HEREBY GRANTED TO THE CITY OF POULSBO AND OTHER UTILITY PURVEYORS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UPON THE RECORDING OF THIS PLAT.
7. A 20' WIDE PUBLIC TRAIL, ACCESS AND UTILITY EASEMENT OVER TRACT G IS HEREBY GRANTED TO THE CITY OF POULSBO AND OTHER UTILITY PURVEYORS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UPON THE RECORDING OF THIS PLAT.
8. A PUBLIC ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED TO THE CITY OF POULSBO AND OTHER UTILITY PURVEYORS UNDER AND UPON ALL OF TRACT "I" 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 TRACTS "D", "E", "F", "G", "H", "I", "J" AND "K" 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 TRACTS 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.
9. A PUBLIC TRAIL, ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED TO THE CITY OF POULSBO AND OTHER UTILITY PURVEYORS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON ALL OF TRACTS "D", "E", "F", "G", "H", "I", "J" AND "K" 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 TRACTS 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.
10. A PRIVATE ACCESS EASEMENT OVER TRACT J IS HEREBY GRANTED TO THE OWNERS OF LOTS 27 AND 28. A PRIVATE MEADOWS HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE PRIVATE DRIVE IN THE TRACT.
11. A 7.36' WIDE PRIVATE ACCESS AND MAINTENANCE EASEMENT OVER LOTS 1 THROUGH 11 AND TRACTS A AND E IS HEREBY GRANTED FOR ACCESS AND MAINTENANCE OF TALLASSON LAKE TO CERTAIN PROPERTIES EAST OF THE PLAT UPON THE RECORDING OF THIS PLAT.
12. A PRIVATE EASEMENT OVER TRACT H IS HEREBY GRANTED FOR ACCESS AND MAINTENANCE OF PRIVATE DRIVEWAY TO CERTAIN PROPERTIES SOUTH OF THE PLAT UPON THE RECORDING OF THIS PLAT.
13. ALL LOTS ARE HEREBY SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES AND A MINIMUM OF 5.00 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL FRONT AND 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 FILLED 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.



**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 COMPLES 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.

**BASIS OF BEARINGS**  
ALL DISTANCES ARE IN U.S. SURVEY FEET.

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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WWW.KPFF.COM



JEROME F. CHAPMAN  
REGISTERED LAND SURVEYOR  
NO. 111926

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# FINAL PLAT: POULSBO MEADOWS, A PLAT COMMUNITY

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

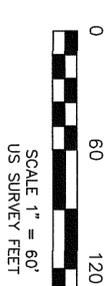
NORTHERLY RIGHT-OF-WAY  
 OF NOLL ROAD SHOWN PER  
 KITSAP COUNTY ASSESSOR  
 NO DEDICATION DEED FOUND.

NOLL ROAD NE (COUNTY ROAD NO. 206)

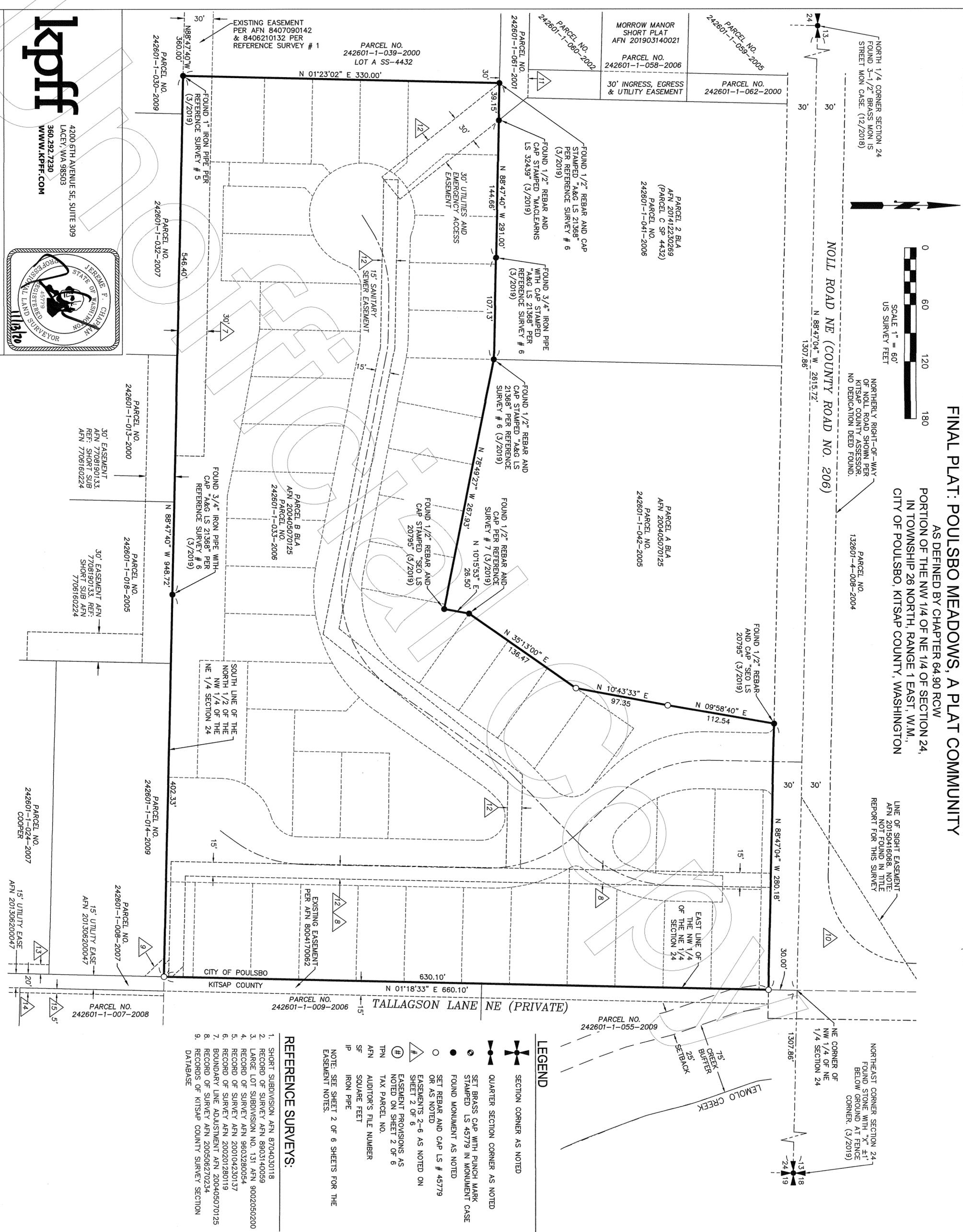
PARCEL NO. 132601-4-008-2004

LINE OF SIGHT EASEMENT  
 AFN 20150416086 NOTE:  
 NOT FOUND IN TITLE  
 REPORT FOR THIS SURVEY

NORTHEAST CORNER SECTION 24  
 FOUND STONE WITH "X" ±1'  
 BELOW GROUND AT FENCE  
 CORNER. (3/2019)



NORTH 1/4 CORNER SECTION 24  
 FOUND 3-1/2" BRASS MON IS  
 STREET MON CASE. (12/2018)



## LEGEND

- SECTION CORNER AS NOTED
  - QUARTER SECTION CORNER AS NOTED
  - SET BRASS CAP WITH PUNCH MARK STAMPED LS 45779 IN MONUMENT CASE
  - FOUND MONUMENT AS NOTED
  - SET REBAR AND CAP LS # 45779 OR AS NOTED
  - EASEMENTS 2-6 AS NOTED ON SHEET 2 OF 6
  - EASEMENT PROVISIONS AS NOTED ON SHEET 2 OF 6
  - TAX PARCEL NO.
  - AFN
  - AUDITOR'S FILE NUMBER
  - SF
  - SQUARE FEET
  - IP
  - IRON PIPE
- NOTE: SEE SHEET 2 OF 6 SHEETS FOR THE EASEMENT NOTES.

## REFERENCE SURVEYS:

1. SHORT SUBDIVISION AFN 8704030118
2. RECORD OF SURVEY AFN 8903140059
3. LARGE LOT SUBDIVISION NO. 131 AFN 9002050200
4. RECORD OF SURVEY AFN 9603280054
5. RECORD OF SURVEY AFN 200104230137
6. RECORD OF SURVEY AFN 200201280119
7. BOUNDARY LINE ADJUSTMENT AFN 200405070125
8. RECORD OF SURVEY AFN 200506270234
9. RECORDS OF KITSAP COUNTY SURVEY SECTION DATABASE

4200 6TH AVENUE SE, SUITE 309  
 LACEY, WA 98503  
 360.292.7230  
 WWW.KPPFF.COM

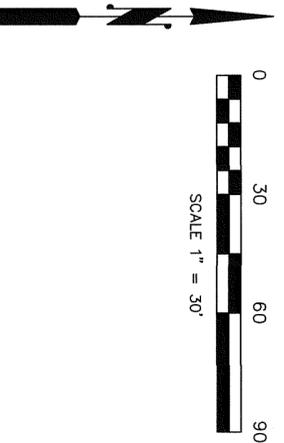
JOB NO. 81900028

SHEET 3 OF 6

351139

**FINAL PLAT: POULSBO MEADOWS, A PLAT COMMUNITY**

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



PARCEL NO.  
132601-4-008-2004

NORTH 1/4 CORNER SECTION 24  
 FOUND 3-1/2" BRASS MON. IS  
 STREET MON. CASE: (12/2018)

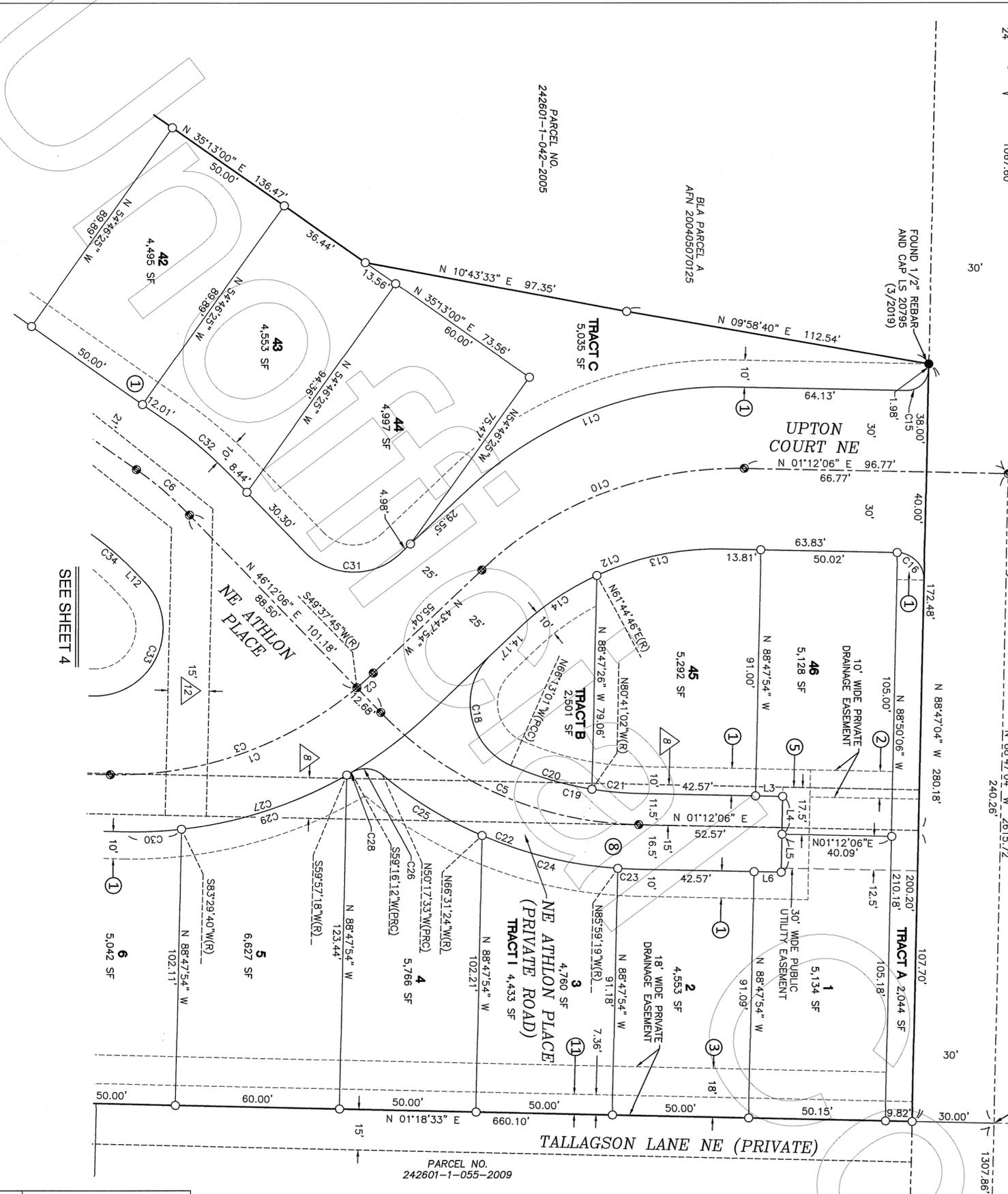
NORTHERLY RIGHT-OF-WAY  
 OF NOLL ROAD SHOWN PER  
 KITSAP COUNTY ASSESSOR.  
 NO DEDICATION DEED FOUND.

LINE OF SIGHT EASEMENT  
 AFN 20150416068. NOTE:  
 NOT FOUND IN TITLE  
 REPORT FOR THIS SURVEY

NOLL ROAD NE (COUNTY ROAD NO. 206)

NE CORNER OF  
 NW 1/4 OF NE  
 1/4 SECTION 24

NORTHEAST CORNER SECTION 24  
 FOUND STONE WITH "X" IN  
 BELOW GROUND AT FENCE  
 CORNER: (3/2019)



**KPFF**  
 4200 6TH AVENUE SE, SUITE 309  
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 360.292.7230  
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JOB NO 81900028

SHEET 4 OF 6

**35/1140**

VOLUME/PAGE

**LINE TABLE**

LINE BEARING	DISTANCE
L1	N 35°29'46" E 19.08'
L2	N 58°25'33" E 18.24'
L3	N 01°12'06" E 10.00'
L4	S 88°47'54" E 114.00'
L5	S 88°47'54" E 114.00'
L6	N 01°12'06" E 110.00'
L7	N 40°56'50" W 117.79'
L8	N 47°47'50" E 112.34'
L9	N 47°47'50" E 112.34'
L10	N 01°23'33" E 20.01'
L11	N 88°37'17" W 25.00'
L12	N 48°12'06" E 6.22'

**CURVE TABLE**

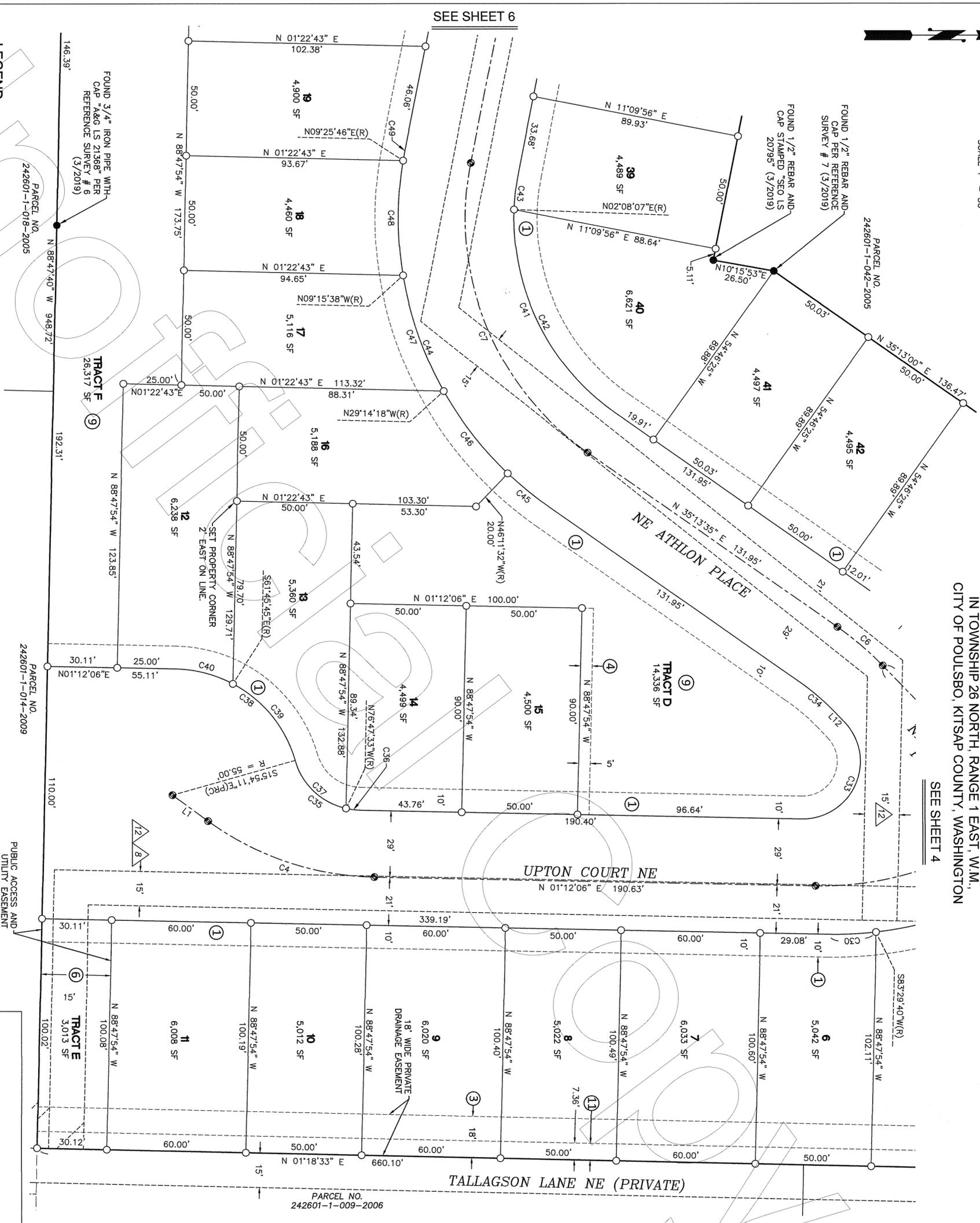
CURVE	RADIUS	DELTA	ANGLE	ARC LENGTH	TANGENT
C1	135.00'	45°00'00"	108.03'	55.92'	
C2	135.00'	45°00'00"	108.03'	55.92'	
C3	135.00'	45°00'00"	108.03'	55.92'	
C4	135.00'	45°00'00"	108.03'	55.92'	
C5	135.00'	45°00'00"	108.03'	55.92'	
C6	135.00'	45°00'00"	108.03'	55.92'	
C7	135.00'	45°00'00"	108.03'	55.92'	
C8	135.00'	45°00'00"	108.03'	55.92'	
C9	135.00'	45°00'00"	108.03'	55.92'	
C10	135.00'	45°00'00"	108.03'	55.92'	
C11	135.00'	45°00'00"	108.03'	55.92'	
C12	135.00'	45°00'00"	108.03'	55.92'	
C13	135.00'	45°00'00"	108.03'	55.92'	
C14	135.00'	45°00'00"	108.03'	55.92'	
C15	135.00'	45°00'00"	108.03'	55.92'	
C16	135.00'	45°00'00"	108.03'	55.92'	
C17	135.00'	45°00'00"	108.03'	55.92'	
C18	135.00'	45°00'00"	108.03'	55.92'	
C19	135.00'	45°00'00"	108.03'	55.92'	
C20	135.00'	45°00'00"	108.03'	55.92'	
C21	135.00'	45°00'00"	108.03'	55.92'	
C22	135.00'	45°00'00"	108.03'	55.92'	
C23	135.00'	45°00'00"	108.03'	55.92'	
C24	135.00'	45°00'00"	108.03'	55.92'	
C25	135.00'	45°00'00"	108.03'	55.92'	
C26	135.00'	45°00'00"	108.03'	55.92'	
C27	135.00'	45°00'00"	108.03'	55.92'	
C28	135.00'	45°00'00"	108.03'	55.92'	
C29	135.00'	45°00'00"	108.03'	55.92'	
C30	135.00'	45°00'00"	108.03'	55.92'	
C31	135.00'	45°00'00"	108.03'	55.92'	
C32	135.00'	45°00'00"	108.03'	55.92'	
C33	135.00'	45°00'00"	108.03'	55.92'	
C34	135.00'	45°00'00"	108.03'	55.92'	
C35	135.00'	45°00'00"	108.03'	55.92'	
C36	135.00'	45°00'00"	108.03'	55.92'	
C37	135.00'	45°00'00"	108.03'	55.92'	
C38	135.00'	45°00'00"	108.03'	55.92'	
C39	135.00'	45°00'00"	108.03'	55.92'	
C40	135.00'	45°00'00"	108.03'	55.92'	
C41	135.00'	45°00'00"	108.03'	55.92'	
C42	135.00'	45°00'00"	108.03'	55.92'	
C43	135.00'	45°00'00"	108.03'	55.92'	
C44	135.00'	45°00'00"	108.03'	55.92'	
C45	135.00'	45°00'00"	108.03'	55.92'	
C46	135.00'	45°00'00"	108.03'	55.92'	
C47	135.00'	45°00'00"	108.03'	55.92'	
C48	135.00'	45°00'00"	108.03'	55.92'	
C49	135.00'	45°00'00"	108.03'	55.92'	
C50	135.00'	45°00'00"	108.03'	55.92'	
C51	135.00'	45°00'00"	108.03'	55.92'	
C52	135.00'	45°00'00"	108.03'	55.92'	
C53	135.00'	45°00'00"	108.03'	55.92'	
C54	135.00'	45°00'00"	108.03'	55.92'	
C55	135.00'	45°00'00"	108.03'	55.92'	
C56	135.00'	45°00'00"	108.03'	55.92'	
C57	135.00'	45°00'00"	108.03'	55.92'	
C58	135.00'	45°00'00"	108.03'	55.92'	
C59	135.00'	45°00'00"	108.03'	55.92'	
C60	135.00'	45°00'00"	108.03'	55.92'	
C61	135.00'	45°00'00"	108.03'	55.92'	
C62	135.00'	45°00'00"	108.03'	55.92'	
C63	135.00'	45°00'00"	108.03'	55.92'	
C64	135.00'	45°00'00"	108.03'	55.92'	
C65	135.00'	45°00'00"	108.03'	55.92'	
C66	135.00'	45°00'00"	108.03'	55.92'	

- 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
  - (R) RADIAL BEARING
  - TPN TAX PARCEL NUMBER
  - AFN AUDITOR'S FILE NUMBER
  - SF SQUARE FEET
  - IP IRON PIPE
- NOTE: SEE SHEET 2 OF 6 SHEETS FOR EASEMENT AND LOT/TRACT USAGE TABLES

**FINAL PLAT: POULSBO MEADOWS, A PLAT COMMUNITY**

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

VOLUME/PAGE



**LINE TABLE**

LINE BEARING	DISTANCE
L1 N 36°28'46" E	19.08
L2 N 38°28'33" E	18.24
L3 N 01°12'06" E	14.00
L4 S 88°47'54" E	14.00
L5 S 88°47'54" E	14.00
L6 N 01°12'06" E	14.00
L7 N 40°58'50" W	17.79
L8 N 47°47'50" E	12.76
L9 N 47°47'50" E	12.34
L10 N 01°23'23" E	20.01
L11 N 88°37'17" W	25.00
L12 N 46°12'06" E	6.22

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
C1	135.00	45.0000	106.03	55.97
C2	135.00	3.2539	8.08	4.04
C3	135.00	41.3421	97.95	51.24
C4	135.00	35.1740	77.00	39.77
C5	135.00	48.0000	106.03	55.92
C6	135.00	10.5831	25.86	12.97
C7	135.00	65.5621	143.86	81.08
C8	135.00	9.5749	21.74	10.90
C9	135.00	32.4635	71.51	36.76
C10	135.00	48.0000	106.03	55.92
C11	135.00	48.0000	106.03	55.92
C12	105.00	48.0000	82.47	43.49
C13	105.00	26.0538	47.82	24.33
C14	105.00	18.5422	34.65	17.48
C15	8.00	89.5911	12.56	8.00
C16	10.00	90.0049	15.71	10.00
C18	25.00	112.2506	49.05	37.36
C19	123.50	22.3453	48.67	24.66
C20	123.50	14.2801	31.18	15.67
C21	151.50	38.3021	101.82	52.91
C22	151.50	8.0652	17.49	8.76
C23	151.50	2.4835	5.14	2.69
C24	151.50	19.2755	51.47	28.99
C25	151.50	16.1351	42.92	21.60
C26	10.00	70.2615	12.29	7.06
C27	156.00	31.5554	86.94	44.63
C28	156.00	41.05	118.66	60.33
C29	156.00	23.3223	64.09	32.50
C30	156.00	7.4226	20.98	10.51
C31	25.00	90.0000	32.27	25.00
C32	156.00	10.5831	29.88	14.99
C33	25.00	135.0000	58.90	60.36
C34	106.00	10.5831	20.30	10.18
C35	30.00	72.5343	38.17	22.16
C36	30.00	12.0021	6.29	3.15
C37	30.00	60.5322	31.88	17.63
C38	55.00	72.5343	69.97	40.62
C39	55.00	45.5135	44.02	23.27
C40	55.00	27.0209	25.95	13.22
C41	104.00	65.5621	119.69	67.46
C42	104.00	58.5432	103.30	56.36
C43	104.00	9.0150	16.39	8.21
C44	154.00	65.5621	177.23	99.89
C45	154.00	8.3453	23.06	11.55
C46	154.00	16.5714	45.97	22.95
C47	154.00	19.5841	53.70	27.12
C48	154.00	18.4124	50.24	25.34
C49	154.00	14.410	46.7	22.33
C50	96.00	9.5749	15.69	8.37
C51	146.00	9.5749	15.69	8.37
C52	146.00	1.4520	4.47	2.24
C53	146.00	8.1229	20.92	10.48
C54	15.00	20.0032	5.24	2.65
C55	25.00	20.0032	31.58	18.29
C56	25.00	8.5914	3.92	1.96
C57	25.00	63.2310	27.66	15.44
C58	55.00	27.2255	26.14	15.76
C59	55.00	21.1724	20.44	10.34
C60	55.00	31.2549	30.12	15.48
C61	55.00	20.5717	20.12	10.17
C62	55.00	40.4471	39.11	20.42
C63	55.00	33.1856	31.98	16.46
C64	55.00	39.1152	30.91	15.87
C65	55.00	43.5156	42.11	22.15
C66	55.00	48.3517	46.84	24.83

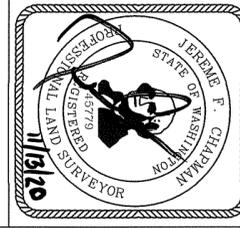
**LEGEND**

- 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
- (R) RADIAL BEARING
- TPN TAX PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER

SF SQUARE FEET  
 IP IRON PIPE  
 NOTE: SEE SHEET 2 OF 6 SHEETS FOR EASEMENT AND LOT/TRACT USAGE TABLES



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SHEET 5 OF 6

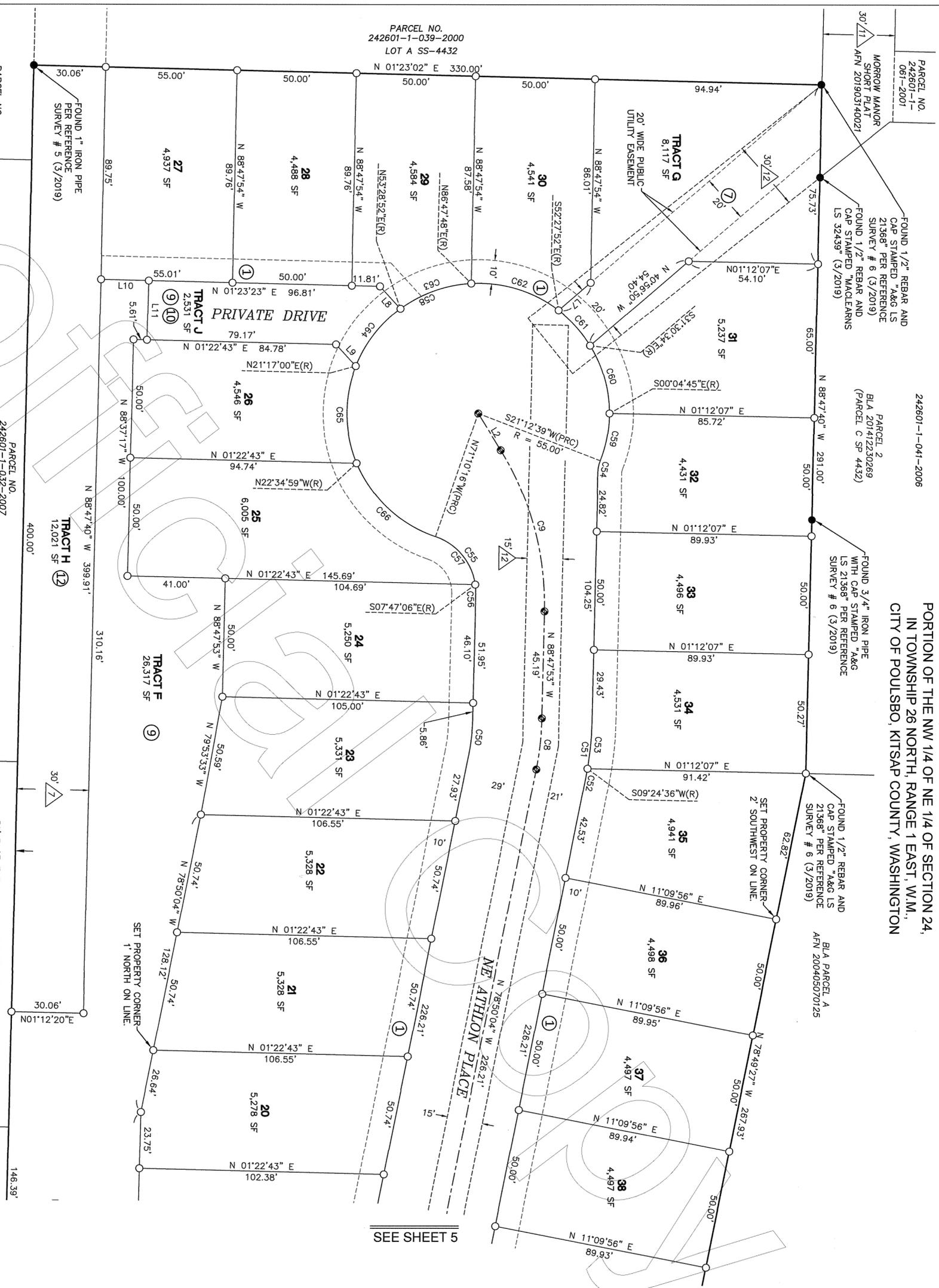
35/141

VOLUME/PAGE

**FINAL PLAT: POLLSBO MEADOWS, A PLAT COMMUNITY**

AS DEFINED BY CHAPTER 64.90 RCW  
 PORTION OF THE NW 1/4 OF NE 1/4 OF SECTION 24,  
 IN TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.,  
 CITY OF POLLSBO, KITSAP COUNTY, WASHINGTON

VOLUME/PAGE



**LINE TABLE**

LINE BEARING	DISTANCE
L1 N 36°29'46" E	19.08
L2 N 58°28'33" E	18.24
L3 N 01°12'06" E	10.00
L4 S 88°47'54" E	14.00
L5 S 88°47'54" E	14.00
L6 N 01°12'06" E	10.00
L7 N 40°56'50" W	17.79
L8 N 47°47'50" E	12.76
L9 N 01°23'23" E	12.34
L10 N 01°23'23" E	20.01
L11 N 88°37'17" W	25.00
L12 N 46°12'06" E	6.22

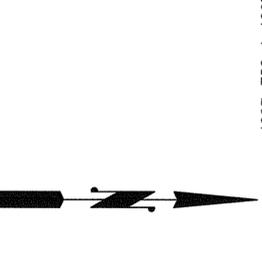
**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT
C1	135.00	45.0000°	106.03'	55.92'
C2	135.00	3.2539°	8.08'	4.04'
C3	135.00	41.3421°	97.95'	51.24'
C4	135.00	35.1740°	77.00'	39.77'
C5	135.00	45.0000°	106.03'	55.92'
C6	135.00	10.5831°	25.86'	12.97'
C7	125.00	65.5621°	143.86'	81.08'
C8	125.00	9.5749°	21.74'	10.90'
C9	125.00	32.4635°	71.51'	38.76'
C10	135.00	45.0000°	106.03'	55.92'
C11	135.00	45.0000°	106.03'	55.92'
C12	105.00	45.0000°	82.47'	43.49'
C13	105.00	26.0538°	47.82'	24.33'
C14	105.00	18.5422°	34.65'	17.48'
C15	8.00	89.5911°	15.71'	8.00'
C16	10.00	90.0049°	12.56'	10.00'
C18	25.00	11.2725°	49.05'	37.36'
C19	123.50	22.3453°	48.67'	24.66'
C20	123.50	14.2811°	31.18'	15.67'
C21	123.50	8.0632°	17.49'	8.76'
C22	151.50	38.5021°	101.82'	52.91'
C23	151.50	2.4835°	7.43'	3.72'
C24	151.50	19.2755°	51.47'	25.99'
C25	151.50	16.1351°	42.92'	21.60'
C26	10.00	70.2815°	12.29'	7.06'
C27	156.00	31.5554°	86.94'	44.63'
C28	156.00	41.05°	1.86'	0.93'
C29	156.00	23.3023°	64.09'	32.50'
C30	156.00	7.4226°	20.98'	10.51'
C31	25.00	90.0000°	39.27'	25.00'
C32	156.00	10.5831°	29.88'	14.99'
C33	25.00	13.5000°	68.90'	60.36'
C34	106.00	10.5831°	20.30'	10.18'
C35	30.00	72.5343°	38.17'	22.16'
C36	30.00	12.0021°	6.29'	3.15'
C37	30.00	60.5322°	31.88'	17.63'
C38	55.00	72.5343°	69.97'	40.62'
C39	55.00	4.5513°	44.97'	23.27'
C40	55.00	2.7070°	25.95'	13.22'
C41	104.00	65.5621°	103.98'	64.76'
C42	104.00	9.0150°	10.30'	5.46'
C43	154.00	82.4631°	19.39'	9.84'
C44	154.00	32.4635°	27.72'	13.89'
C45	154.00	16.5422°	24.96'	11.35'
C46	154.00	16.5422°	43.97'	22.95'
C47	154.00	18.5422°	35.70'	17.12'
C48	154.00	18.5422°	30.24'	15.34'
C49	96.00	9.4410°	46.69'	23.53'
C50	96.00	9.4410°	16.69'	8.57'
C51	146.00	9.4410°	25.39'	12.73'
C52	146.00	4.4520°	4.47'	2.24'
C53	146.00	6.1229°	20.92'	10.48'
C54	15.00	20.0032°	3.24'	1.65'
C55	25.00	8.5914°	31.58'	18.29'
C56	25.00	8.5914°	3.92'	1.96'
C57	25.00	63.2310°	27.66'	15.44'
C58	25.00	2.7225°	26.14'	13.44'
C59	25.00	2.1172°	20.44'	10.34'
C60	25.00	31.2849°	30.17'	15.48'
C61	25.00	20.5717°	20.12'	10.17'
C62	25.00	40.7421°	39.11'	20.42'
C63	25.00	33.1856°	31.98'	16.46'
C64	25.00	32.1152°	30.91'	15.87'
C65	25.00	43.5159°	42.11'	22.15'
C66	25.00	48.3517°	46.64'	24.83'

**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
- (R) RADIAL BEARING
- TPN TAX PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER
- SF SQUARE FEET
- IP IRON PIPE

NOTE: SEE SHEET 2 OF 6 SHEETS FOR EASEMENT AND LOT/TRACT USAGE TABLES



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JEROME E. CHAMBERLAIN  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 115120

JOB NO 81900028

SHEET 6 OF 6

VOLUME/PAGE

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