

PLAT OF TALON GLEN

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON

DEDICATION:

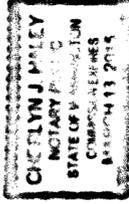
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED HEREBY DECLARE THIS LAND PLATTED AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ROADS AND EASEMENTS SHOWN ON THE PLAT HEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAINTAIN ALL NECESSARY GROUES, GRADETS, ROADS AND EASEMENTS SHOWN ON THIS PLAT IN THE REASONABLE ORIGIN OF THE LOTS SHOWN ON THE PLAT AND AFTER HERON; ALSO THE RIGHT TO DRAIN ALL STREETS, ROADS AND EASEMENTS SHOWN ACROSS ANY LOT OR TRACT 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 POULSBORO 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.

SIGN NAME: Jerry Calabrese
PRINT NAME: Tony Calabrese II
TITLE: Executive Director
KITSAP CONSOLIDATED HOUSING AUTHORITY dba HOUSING KITSAP

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF BIERE } ss
ON THIS 4th DAY OF March, 2013, BEFORE ME
PERSONALLY APPEARED Tony Calabrese II
OF KITSAP CONSOLIDATED HOUSING AUTHORITY dba HOUSING KITSAP,
THAT EXECUTED THE WITHIN AND FOREGOING
INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE
THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY
FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON
OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID
INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND
OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.
Carolyn J. Poley
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Poulsbo
MY APPOINTMENT EXPIRES: 3.13.15



LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF; AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF POULSBORO BY DEED RECORDED UNDER AUDITOR'S FILE NO. 200503070012.

LEGAL DESCRIPTION AND EASEMENTS ARE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NUMBER: 32135602, DATED SEPTEMBER 24, 2012 AT 8:00 AM. C.E.S. NW, INC. HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS C.E.S. NW, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. C.E.S. NW, INC. HAS RELIED SOLELY ON THE INFORMATION CONTAINED IN SAID GUARANTEE IN REGARDS TO TITLE ISSUES TO PREPARE THIS PLAT AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

APPROVALS:

TREASURER'S CERTIFICATE:

I, Meredith R. Green, TREASURER OF KITSAP COUNTY, WASHINGTON, HEREBY CERTIFIES THAT ALL TAXES ON THE ABOVE DESCRIBED PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 2013, AND THAT ACCORDING TO THE RECORDS OF KITSAP COUNTY ALL TAXES AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY MAY BE LIABLE AS OF THE DATE OF THIS CERTIFICATE HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED. 3-7-2013 DATE

Sally Gaddis 3-7-2013
DEPUTY DATE

CITY ENGINEER:

APPROVED BY THE ENGINEERING DEPARTMENT OF THE CITY OF POULSBORO THIS 4 DAY OF March, 2013.
[Signature] 3/1/2013
CITY ENGINEER, POULSBORO, WASHINGTON DATE

APPROVED BY THE CITY OF POULSBORO PLANNING COMMISSION THIS 26 DAY OF Feb, 2013

[Signature] DATE
CHAIRMAN, CITY OF POULSBORO PLANNING COMMISSION

CITY COUNCIL:

THE CITY COUNCIL OF THE CITY OF POULSBORO, MEETING IN REGULAR SESSIONS THIS 30 DAY OF Feb 2013, FIND THAT THE PLAT OF "TALON GLEN" SERVES THE PUBLIC INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.
[Signature] 2/28/13
MAYOR, CITY OF POULSBORO DATE

CONVEYANCES:

OWNERSHIP OF THE EMPTY TELECOMMUNICATIONS CONDUIT INSTALLED FOR FUTURE USE AND MAINS AND APPURTENANCES FOR STORM DRAINAGE, GRAVITY SANITARY SEWER AND WATER LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS SPECIFICALLY DEDICATED TO THE CITY OF POULSBORO IS HEREBY GRANTED AND CONVEYED TO THE CITY OF POULSBORO; EXCEPT THE FOLLOWING UTILITIES SHALL REMAIN WITH THE OWNER 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; (2) ROOF, FOOTING AND YARD DRAINS AND ASSOCIATED PIPES AND APPURTENANCES.

RECORDING CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THE CITY OF POULSBORO
AT 42 MINUTES PAST 4 P.M. AND RECORDED IN
VOLUME 33 OF PLATS AT PAGES 176-178. RECORDS OF
KITSAP COUNTY, WASHINGTON.

[Signature]
KITSAP COUNTY AUDITOR
DEPUTY

SURVEYOR'S CERTIFICATE:

I, JOSEPH J FLANSBURG, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION IN SEPTEMBER OF 2012; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

2-13-13



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

310 29th St. N.E. Suite 101
PUYALLUP, WA 98972
BUS: (253) 848-4282
FAX: (253) 848-4278

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SW 1/4 OF NW 1/4 OF SEC. 13, TWP 26 N., RGE 1 EAST OF THE W.M.

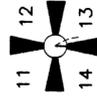
SHEET 1 OF 3

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PLAT OF TALON GLEN

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 26 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF POULSBORO, KITSAP COUNTY, WASHINGTON



FOUND 1 1/2" IRON PIPE, 1.0' ABOVE GROUND AT THE NORTHWEST CORNER OF SECTION 13, FOUND DURING PREVIOUS CESNW, INC SURVEY IN NOVEMBER OF 2004

FOUND 3" BRASSIE WITH SCRIBED "X" IN CASE 0.24' WEST OF SECTION LINE VISITED SEPTEMBER OF 2012

NE FOREST ROCK LANE (PUBLIC)

PLAT OF "CHATEAU RIDGE" RECORDED UNDER KITSAP COUNTY RECORDING NO. 200804150006

SET NAIL WITH WASHER AT FENCE POST "LS 42685" IN CONCRETE

15' PUBLIC STORM DRAINAGE EASEMENT (SEE CONVEYANCE NOTE ON SHEET 1)

20' PUBLIC SANITARY SEWER AND STORM DRAINAGE EASEMENT (SEE CONVEYANCE NOTE ON SHEET 1)

CORNER FALLS IN WATER METER BOX, SET 3' OFFSET ON LINE

10' PUBLIC UTILITIES EASEMENT (SEE NOTE 1 ON SHEET 2) (TYPICAL)

CORNER FALLS IN WATER METER BOX, SET 3' OFFSET ON LINE

10' PUBLIC UTILITIES EASEMENT (SEE NOTE 2 ON SHEET 2)

CORNER FALLS IN WATER METER BOX, SET 3' OFFSET ON LINE

10' PUBLIC UTILITIES EASEMENT (SEE NOTE 2)

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10' PUBLIC UTILITIES EASEMENT (SEE NOTE 2)

CURVE TABLE

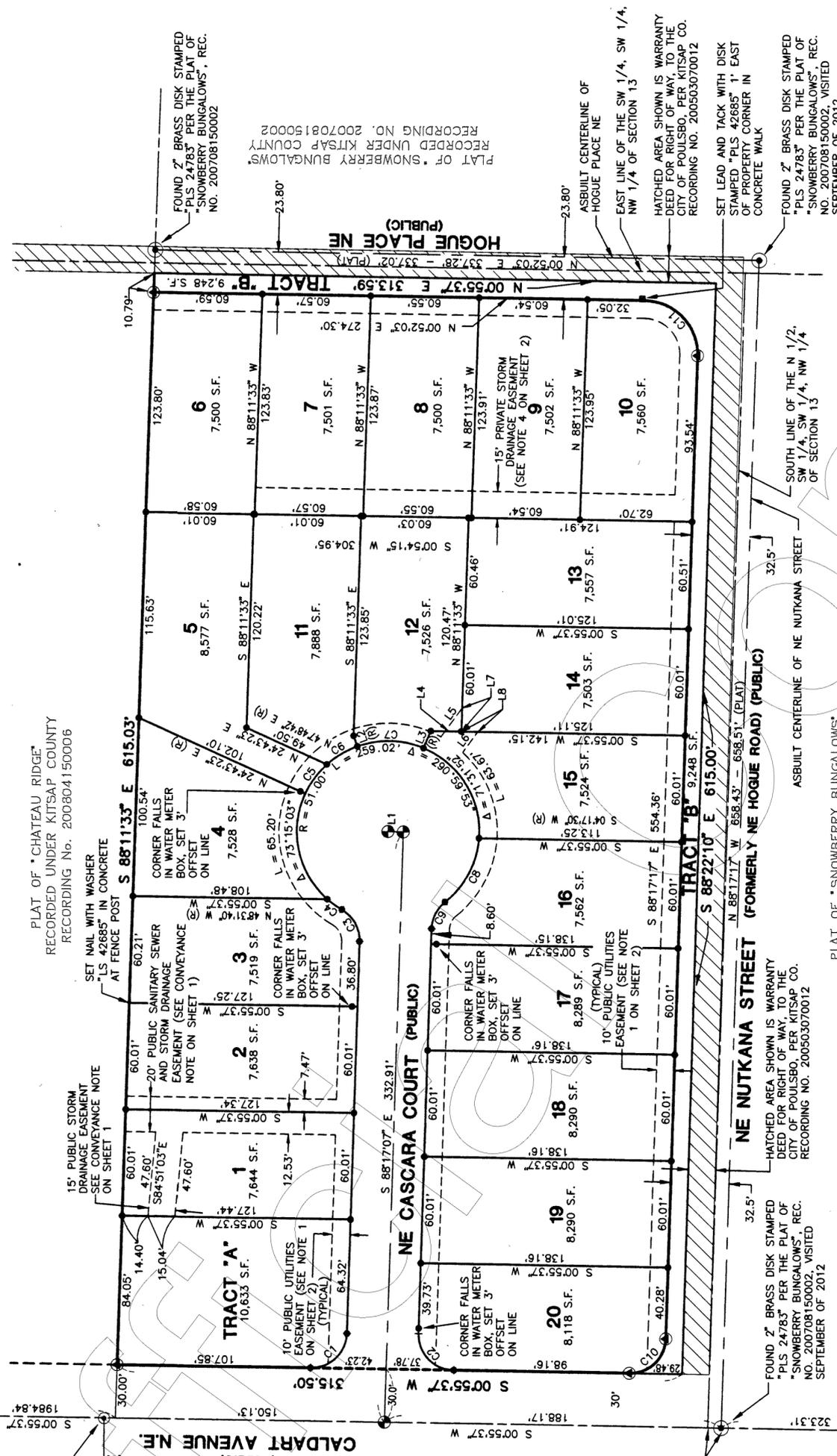
CURVE	DELTA	RADIUS	ARC LENGTH
C1	89°12'44"	20.00'	31.14'
C2	90°47'16"	20.00'	31.69'
C3	61°26'15"	20.00'	21.45'
C4	11°11'42"	51.00'	9.96'
C5	23°05'19"	51.00'	20.55'
C6	22°28'14"	51.00'	20.00'
C7	42°28'42"	51.00'	37.81'
C8	46°59'01"	51.00'	41.82'
C9	49°33'38"	20.00'	17.30'
C10	89°12'54"	20.00'	31.14'
C11	90°50'40"	30.00'	47.57'

LINE TABLE

LINE	ANGLE	DISTANCE
L1	N 1°42'53" E	8.55'
L2	N 70°16'56" E	6.28'
L3	S 67°14'22" E	10.41'
L4	S 0°55'37" W	17.04'
L5	S 54°01'52" E	20.10'
L6	S 54°01'52" E	14.35'
L7	S 87°52'02" E	13.33'
L8	S 0°55'37" W	9.26'

LEGEND

- = FOUND 2" X 24" CONCRETE FILLED IRON PIPE WITH 2" BRASS DISK WITH PUNCH MARK IN MONUMENT CASE. VISITED SEPTEMBER OF 2012.
 - ⊙ = FOUND PYRIMID MONUMENT WITH 2" BRASS DISK WITH PUNCH MARK, STAMPED "PLS 36800".
 - = SET 3/4" IRON PIPE WITH CAP STAMPED "PLS 42685" UNLESS OTHERWISE NOTED.
 - Δ = DELTA ANGLE
 - R = RADIUS
 - L = LENGTH
 - (R) = RADIAL BEARING
 - (PLAT) = PLAT OF "SNOWBERRY BUNGALOWS", APN 200708150002
- ALL LOT CORNERS AND LOT CORNER ANGLE POINTS ARE MONUMENTED WITH A 3/4" IRON PIPE WITH CAP STAMPED "CES LS 42685" UNLESS OTHERWISE NOTED, WITH A 2" X 2" WHITE LOT BOARD SET NEAR BY AS A REFERENCE MARKER.



TRACTS:

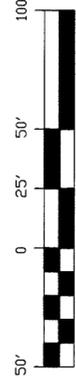
TRACT 'A' IS DESIGNATED A PUBLIC STORM DRAINAGE TRACT AND IS DEDICATED TO THE CITY OF POULSBORO UPON THE RECORDING OF THIS FINAL PLAT

TRACT 'B' IS DESIGNATED A PUBLIC RIGHT OF WAY TRACT AND IS DEDICATED TO THE CITY OF POULSBORO UPON THE RECORDING OF THIS FINAL PLAT

SURVEYOR'S NOTES

1. HORIZONTAL DATUM IS KITSAP COUNTY COORDINATE SYSTEM: HELD S 00°55'37" W BETWEEN FOUND WEST QUARTER CORNER AND FOUND NORTHWEST CORNER OF SECTION 13.
2. EQUIPMENT USED: FOCUS 10 ROBOTIC TOTAL STATION.
3. METHOD AND DATE OF MONUMENT LOCATION: FIELD TRAVERSE IN SEPTEMBER 2012.
4. THIS SURVEY COMPLIES WITH THE STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND WAC 332-130.

SCALE 1" = 50'



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SHEET 3 OF 3

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