

CALDART HEIGHTS DIV. 1

Situate in

SE.1/4 SE.1/4 & NE.1/4 SE.1/4 SEC. 14, 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.

Ownership of the empty telecommunications conduit installed for future use, the stormwater facilities within Tract "H", and mains and appurtenances for storm drainage, gravity sanitary sewer, and water located within public right-of-way, or within easements specifically granted to the City of Poulsbo, is hereby granted and conveyed to the City of Poulsbo; EXCEPT 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.

In witness whereof we have set our hands and seals this 26TH day of DECEMBER, 2006.

David E. Soleim
Capstone Homes, Inc.
Executive House, Inc.
by David E. Soleim, Chief Executive Officer by John P. Mills, President

Glenn S. Kendall
Executive House, Inc.
by Glenn S. Kendall, Secretary/Treasurer

ACKNOWLEDGMENT

State of WASHINGTON)
County of KING) SS

On this day personally appeared before me David E. Soleim to me known to be the Chief Executive Officer of Capstone Homes, Inc. the corporation that executed the within and foregoing instrument and acknowledged said instrument 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 is authorized to execute said instrument.

Given under my hand and official seal this 26TH day of DECEMBER, 2006.

Ray Mijamoto
Notary Public in and for the State of WASHINGTON
Residing at SEATTLE

ACKNOWLEDGMENT

State of WASHINGTON)
County of KING) SS

On this day personally appeared before me John P. Mills to me known to be the President of Executive House, Inc., the corporation that executed the within and foregoing instrument and acknowledged said instrument 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 is authorized to execute said instrument.

Given under my hand and official seal this 26TH day of DECEMBER, 2006.

Ray Mijamoto
Notary Public in and for the State of WASHINGTON
Residing at SEATTLE

ACKNOWLEDGMENT

State of WASHINGTON)
County of KING) SS

On this day personally appeared before me Glenna S. Kendall to me known to be the Secretary/Treasurer of Executive House, Inc., the corporation that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute said instrument.

Given under my hand and official seal this 26TH day of DECEMBER, 2006.

Ray Mijamoto
Notary Public in and for the State of WASHINGTON
Residing at SEATTLE

LEGAL DESCRIPTION

PARCEL I:
Resultant Parcel 1 of a Boundary Line Adjustment recorded under Auditor's File No. 200306060399, being a portion of the Southeast quarter of the Southeast quarter of Section 14, Township 26 North, Range 1 East, W.M., records of Kitsap County, Washington;

PARCEL II:
Resultant Parcel 2 of a Boundary Line Adjustment recorded under Auditor's File No. 200308010615, being a portion of the South half of the Northeast quarter of the Southeast quarter and a portion of the Southeast quarter of the Southeast quarter of Section 14, Township 26 North, Range 1 East, W.M., records of Kitsap County, Washington;
Situate in the City of Poulsbo, County of Kitsap, State of Washington.

PROTECTIVE COVENANTS

See Protective Covenants, Conditions, Restrictions and Easements as recorded under Auditor's File No. 200703090008

SURVEYOR'S CERTIFICATE

I, Steven E. 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 JUNE 2004 through DEC 2006, 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.

Steven Ottmar 12-22-2006
Steven E. Ottmar, P.L.S.



APPROVALS

Approved by the Engineering Department of the City of Poulsbo this 07 day of MARCH, 2007.

M. Jennings
City Engineer, City of Poulsbo

Approved by the City of Poulsbo Planning Commission this 6TH day of MARCH, 2007.

Ray Mijamoto
Chairman, City of Poulsbo Planning Commission

The City Council of the City of Poulsbo, meeting in regular session the 15TH day of NOV., 2006, find that the Plat of Caldart Heights Division 1 serves the public use and interest and has authorized its Mayor to execute its written approval.

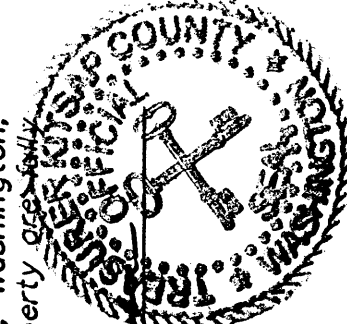
Ray Mijamoto
Mayor, City of Poulsbo

TREASURERS CERTIFICATE

3-9-07-UF

I, Barbara A. Stephenson, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the herein described property are fully paid to and including the year 2007.

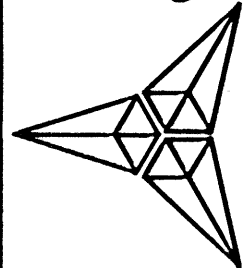
Barbara A. Stephenson
Kitsap County Treasurer



RECORDING CERTIFICATE

Filed for record at the request of City of Poulsbo this 07TH day of MARCH, 2007, at 1:16 minutes past 8 o'clock PM, and recorded in volume 32 of plats, pages 57-61, records of Kitsap County, Washington.

Ray Mijamoto
Kitsap County Auditor



AES
CONSULTANTS, INC.
P.O. BOX 930 • SILVERDALE, WA 98383 • (360) 882-6400

Drawn By: R.L.J.
Date: 12/21/06
Checked By: S.E.O.
Job No. 3583

Situate in

TRACT DEDICATIONS

Tract A, B, C, D, E, F, G & I are hereby, with the recording of this plat, granted to the Homeowners Association.

Tract H and the Storm Water Facilities within it are hereby, with the recording of this plat, granted to the City Of Poulsbo for operation & maintenance of the storm water facilities.

Tract L is hereby reserved by the declarant for future division of Caldart Heights.

EASEMENT PROVISIONS

The undersigned hereby grants, conveys and quit claims to the Plat of Caldart Heights Homeowner's Association, Puget Sound Energy, Embark Telephone Company 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", parallel to the public roadway 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 services, together with the right of reasonable access to said property and to enter upon all tracts and lots located within the plat of Caldart Heights, Division 1, to facilitate the purposes set forth herein.

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

The 15 foot wide Easement across Lot 17 is to benefit Lot 16 for ingress, egress & utilities and Lot 34 of Poulsbo Gardens Div. 1, for natural gas service.

The 15 foot wide Ingress, Egress & Utility Easement across Lot 13 is to benefit Lot 12.

The 20 foot wide Ingress, Egress & Utility Easement across Lot 37 and Lot 40 is to benefit Lots 37, 38, 39 & 40.

The 20 foot wide Ingress, Egress & Utility Easement across Lot 41 and Lot 43 is to benefit Lots 41, 42 & 43.

The 35' Access and Utility Easement across Tract A is to benefit the City of Poulisbo.

The 15' Utility Easement across Tract C is to benefit Lots 11, 12, & 13.

The 15' Utility Easement across Tract A & identified as "Easement A1" is to benefit the City of Poulsville.

The 15' Utility Easement across Tract A & Lot 42 and identified as "Easement A2" is to benefit Lots 38, 39, & 42.

The 15' Utility Easement across Lots 40, 41, & 43 is to benefit Lots 37, 38, 39, 40, 41, 42 & 43.

The 10' Utility Easement across Lots 39 & 42 is to benefit Lots 38, 39 & 42.

The 10' Utility Easement for natural gas service across the common lot line of Lots 16 & 17 is to benefit Parcel 034-00 of Poulsbo Gardens, Division 1.

The 10' Drainage Easement adjacent to Tract "H" is to benefit the City of Poulsville.

LINE TABLE			
LINE	BEARING		LENGTH
L1	N 19°37'19" W		76.02'
L2	N 12°30'20" W		33.11'
L3	N 25°16'28" W		41.90'
L4	S 01°01'58" W		25.00'
L5	N 00°59'45" E		12.22'
L6	N 37°35'52" E		48.17'
L7	S 39°25'32" W		21.86'
L8	N 90°00'00" W		24.20'
L9	S 89°00'15" E		5.75'
L10	N 33°50'30" W		21.99'
L11	N 25°58'17" W		25.58'
L12	N 00°58'46" E		14.08'
L13	N 52°43'48" W		22.28'
L14	N 88°53'08" W		29.87'
L15	S 10°11'03" E		30.36'
L16	N 22°42'39" E		20.59'
L17	N 54°45'39" W		11.74'
L18	S 35°14'22" W		8.00'
L19	N 88°54'19" W		11.41'
L20	N 35°14'22" E		8.00'
L21	S 54°49'52" E		6.00'
L22	S 00°56'49" W		19.00'
L23	N 89°01'00" W		3.94'
L24	S 89°01'00" E		3.93'
L25	S 00°56'49" W		30.00'
L26	S 69°22'06" W		17.11'
L27	S 69°21'52" W		22.03'
L28	S 20°38'08" E		5.50'
L29	N 55°31'35" W		15.44'
L30	S 00°57'04" W		19.03'
L31	S 89°02'56" E		3.97'
L32	S 89°03'11" E		0.90'
L33	S 00°57'04" W		28.00'
L34	S 88°59'34" E		9.11'
L35	S 00°57'04" W		5.01'
L36	S 89°02'51" E		10.11'
L37	N 87°57'50" W		48.08'
L38	N 87°57'50" W		5.24'
L39	S 00°57'04" W		31.64'
L40	S 00°57'04" W		13.65'
L41	N 89°02'56" W		13.75'

The easements granted herein are subject to the following terms and conditions:

1. Upon completion of any work within the property covered by the easement, the easement shall be restored as nearly as practicable to condition it was in immediately before commencement of the work or entry.

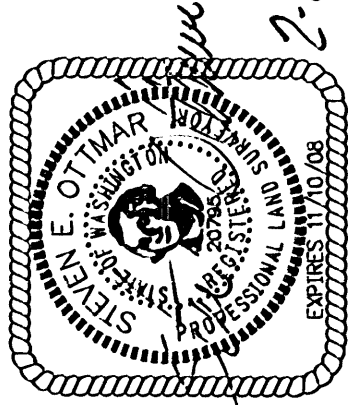
2. The property owner shall retain the right to use the surface of the easement as long as such use does not unreasonably interfere with the easement rights granted herein. The property owner shall not, however, have the right to:

(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 Poughkeepsie 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.

(d.) No rockeries or 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.



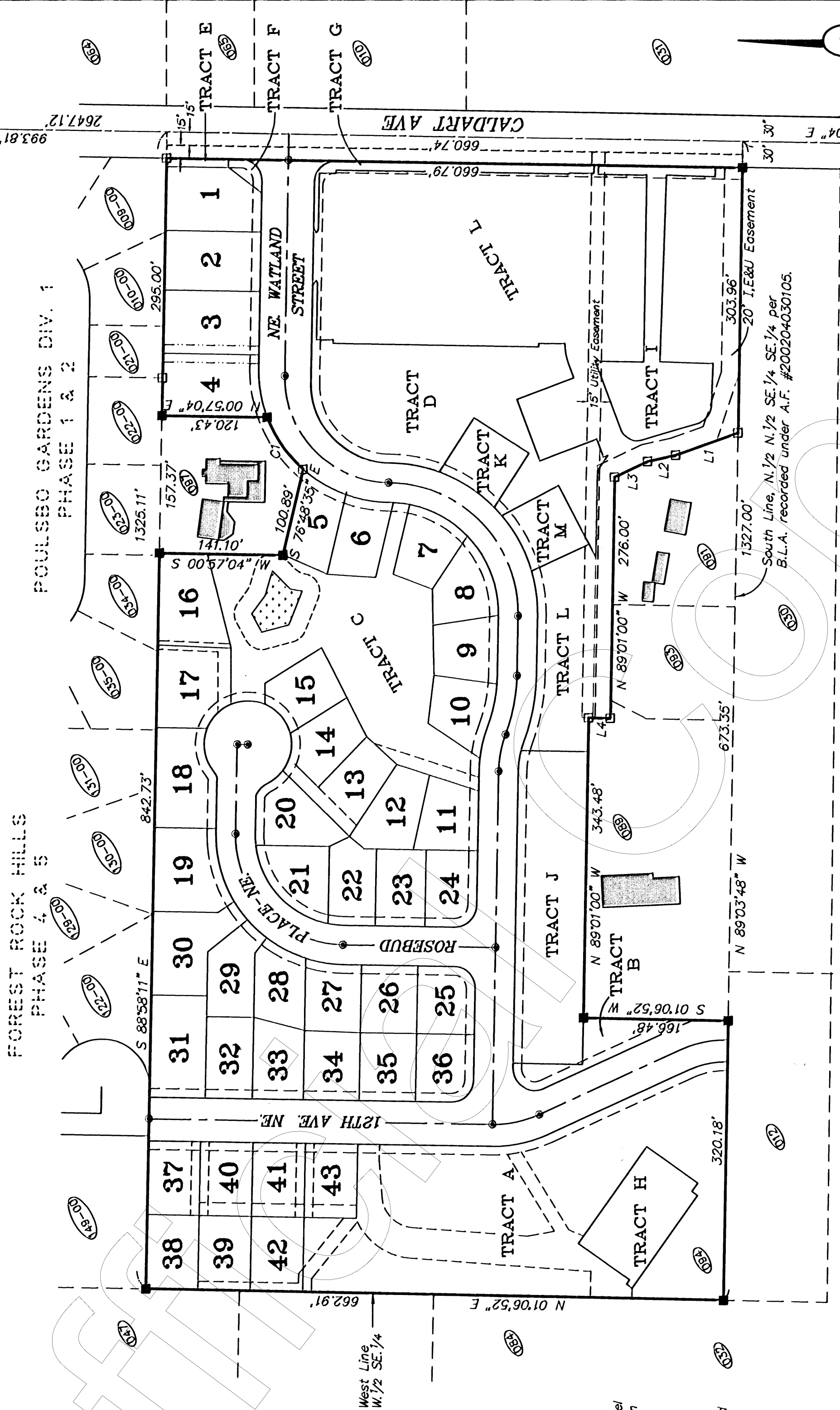
 AES CONSULTANTS, INC. P.O. BOX 930 • SILVERDALE, WA 98083 • (800) 962-6400	Drawn By: <i>R.L.J.</i>
	Date: <i>2/16/07</i>
	Checked By: <i>S.E.O.</i>
	Job No. <i>3553</i>

CALDART HEIGHTS DIV. 1

Situate in

SE.1/4 SE.1/4 & NE.1/4 SE.1/4 SEC. 14, TWP. 26N., RG. 1E., W.M.

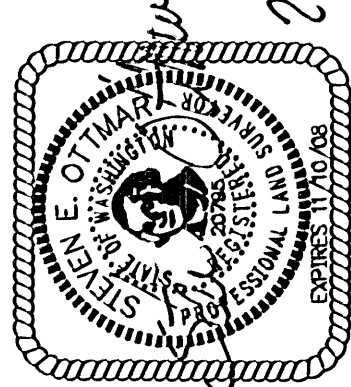
Standard Kitsap County
concrete monument.
Visited 7/28/1999.

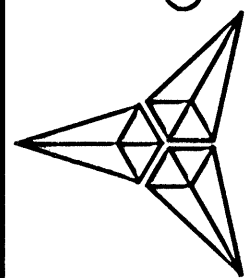


LINE	BEARING	LENGTH
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L2	N 12°30'20" W	33.11'
L3	N 25°16'26" W	41.90'
L4	N 01°01'58" E	25.00'

GENERAL BOUNDARY MAP

SEE SHEET 4 AND 5 FOR SPECIFIC DETAILS

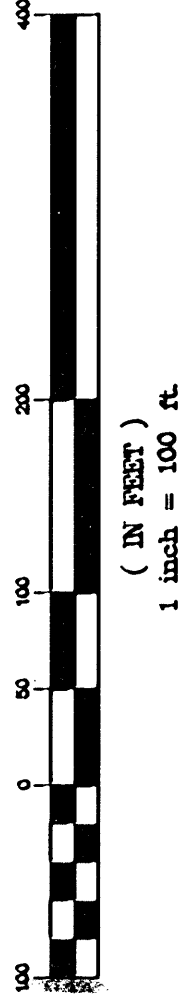




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Date: 2/16/07
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Job No. 3583

GRAPHIC SCALE



PROCEDURES & EQUIPMENT

Standard field traverse with Nikon 1" 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 at all lot corners.
- Set 4" Dia. concrete monument with 3/4" rebar center point and nylon I.D. cap.
- Found or set monument as described.
- Set 2" iron pipe with tack and I.D. tag inside monument case.
- I.E&U Ingress, Egress and Utility Easement.

Standard Kitsap County
concrete monument.
Visited 7/28/1999.

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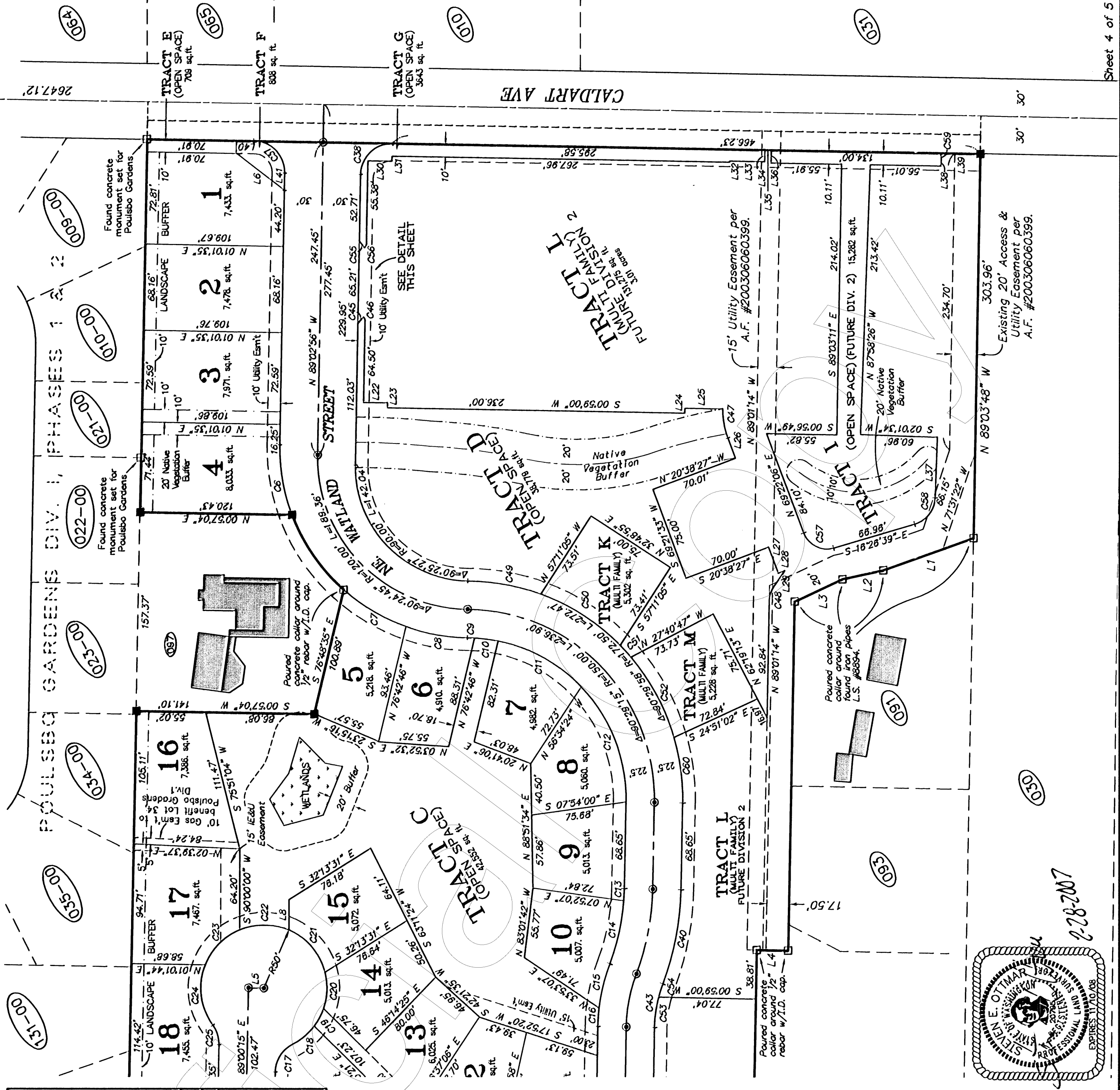
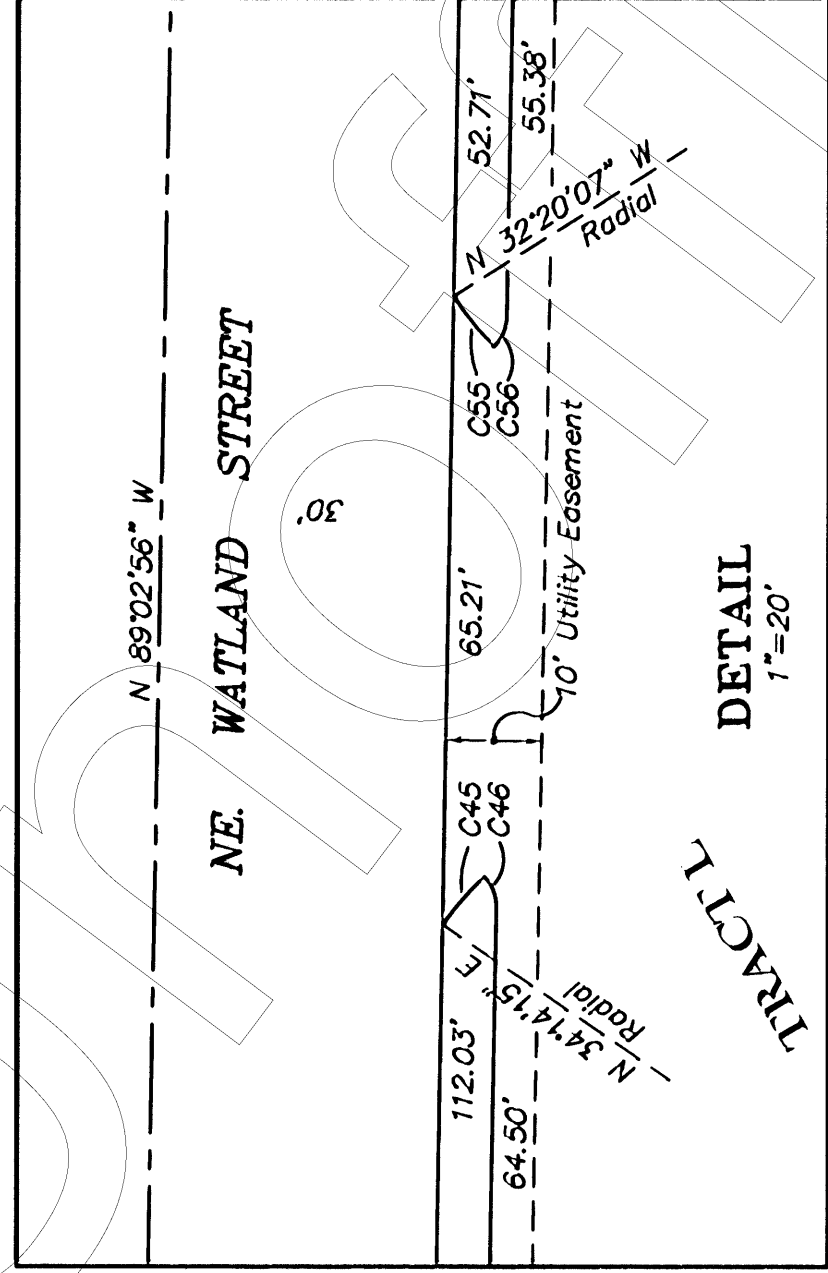
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Sheet 3 of 5

CALDART HEIGHTS DIV. 1

Situate in

SE.1/4 SE.1/4 & NE.1/4 SEC. 14, TWP. 26N., RG. 1E., W.M.



PROCEDURES & EQUIPMENT

Standard field traverse with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

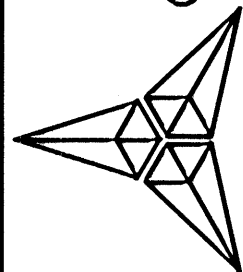
LEGEND

- Set 1/2" rebar flush with ground with yellow cap imprinted "S.E.O. 20795" with 2"x2" white guard stake at all lot corners.
- Set 4" Dia. concrete monument with 3/4" rebar center point and nylon I.D. cap.
- Found or set monument as described.
- Set 2" iron pipe with tack and I.D. tag inside monument case.
- IE&U Ingress, Egress and Utility Easement.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



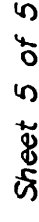
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Drawn By R.L.J.
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Checked By S.E.O.
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Situate in

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