

# FOREST ROCK HILLS PHASE I

A PORTION OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.  
KITSAP COUNTY, WASHINGTON

## COUNTY TREASURER'S CERTIFICATE

I, Sharon Shrader by Bobbi Casey, TREASURER OF KITSAP COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1992, A. D.

Bobbi Casey  
KITSAP COUNTY TREASURER



## APPROVALS

APPROVED BY ME THIS 28<sup>th</sup> DAY OF JANUARY, 1992

Jeany W. Hawth  
ENGINEER, CITY OF POULSBO

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Stewart Title Co. ON Jan. 29, 1992. AT 30 MINUTES PAST 4PM AND RECORDED IN VOLUME 27 OF PLATS. PAGES 34-38, RECORDS OF KITSAP COUNTY, WASHINGTON.  
AFN 9201290310

Karen Flynn  
KITSAP COUNTY AUDITOR

Robert M. Malone  
DEPUTY

THE CITY COUNCIL OF THE CITY OF POULSBO, MEETING IN REGULAR SESSION, THE 22<sup>nd</sup> DAY OF JANUARY, 1992, FIND THAT THE PLAT OF FOREST ROCK HILLS PHASE I SERVES THE PUBLIC USE AND INTREST AND HAS AUTHORISED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.

Richard Mitchum  
MAYOR, CITY OF POULSBO

## NOTES

ALL LOTS WILL HAVE A 10 FOOT LITILITY EASEMENT WHICH WILL ABUT ALL STREETS.

## COVENANTS AND RESTRICTIONS

SEE INSTRUMENT RECORDED UNDER AUDITOR'S FILE No. 9201210083 & 9201280071

### STORM WATER DETENTION FACILITIES -- DETENTION POND.

AS A CONDITION OF APPROVAL OF THIS PLAT, THE CITY OF POULSBO HAS REQUIRED THE INSTALLATION AND MAINTENANCE AT THE OWNERS EXPENSE OF A STORM WATER SYSTEM INCLUDING OFFSITE DETENTION POND(S). AN EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING AND MAINTAINING THESE POND(S) HAS BEEN RECORDED UNDER AF#9201280073 OF THE RECORDS OF KITSAP COUNTY OF WASHINGTON, AND THE RIGHTS GRANTED PURSUANT THERETO SHALL BURDEN AND BENEFIT THE PROPERTY DESCRIBED IN THIS PLAT. IN ADDITION, THE CITY OF POULSBO SHALL BE A THIRD PARTY BENEFICIARY TO THE RIGHTS AND BENEFITS AND MAY ENFORCE THEM THROUGH SPECIFIC PERFORMANCE OR BY SUCH OTHER LEGAL REMEDY AS THE CITY MAY DEEM APPROPRIATE. THIS OFF-SITE STORM DRAINAGE EASEMENT SHALL NOT BE RELEASED OR RELINQUISHED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY COUNCIL OF THE CITY OF POULSBO AND THEN ONLY IN THE EVENT THAT IT IS REPLACED WITH ANOTHER STORM WATER DETENTION FACILITY AND POND ERCTED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF POULSBO'S REQUIREMENTS.

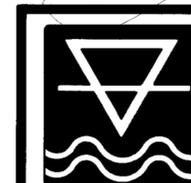
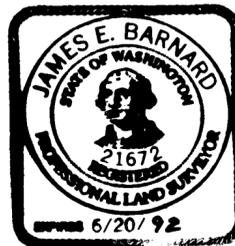
## SURVEYOR CERTIFICATE

" I, JAMES E. BARNARD, 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, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT. "

James E. Barnard  
JAMES E. BARNARD

L. S. 21672

1/15/92  
DATE



**PAC-TECH ENGINEERING, INC.**  
ENGINEERS / PLANNERS / SURVEYORS

243-7112 KING COUNTY 473-4491 TACOMA 377-2053 BREMERTON  
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Seattle, WA 98188 Tacoma WA, 98409 Bremerton, WA 98312  
FAX # 243-7109 FAX # 474-5871 FAX # 377-2293

Vol. 27 P. 34

#9984

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KITSAP COUNTY, WASHINGTON

## DEDICATION

KNOWN 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 AND 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 OWNERS HEREOF, AND THEIR 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 I/WE HAVE HEREUNTO SET OUR HANDS AND SEALS.

*Samuel J. Clarke Jr.*  
\_\_\_\_\_  
General Manager  
Washington Agencies

## ACKNOWLEDGEMENT

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY ITS PROPER OFFICERS THIS 16<sup>th</sup> DAY OF January, 1992

STATE OF WASHINGTON )  
COUNTY OF Kitsap ) S. S.

ON THIS 16<sup>th</sup> DAY OF January, 1992 BEFORE ME PERSONALLY APPEARED

Samuel J. Clarke Jr.  
\_\_\_\_\_  
General Manager  
Washington Agencies

TO ME KNOWN TO BE THE General Manager OF 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 WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Roxanne Henon*  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Frederick, WA 98370

## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KITSAP ) S. S.

ON THIS 16<sup>th</sup> DAY OF JANUARY, 1992 BEFORE ME PERSONALLY APPEARED

THOMAS R. STURGBON  
\_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUALS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*James E. Barnard*  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT SILVERDALE



## LEGAL DESCRIPTION

That portion of the East Half of Section 14, Township 26 North, Range 1 East of the Willamette Meridian in Kitsap County, Washington, more particularly described as follows:

COMMENCING at the East Quarter Corner of said Section 14; thence South 00°56'50" West along the east line of said Section 14 a distance of 105.00 feet; thence North 88°10'00" West 30.00 feet to the westerly margin of Caldart Avenue; thence continuing North 88°10'00" West along the northerly boundary of the Plat of Poulsbo Gardens Division I, Phase I, as recorded in Volume 25, page 44, and Phase II, as recorded in Volume 25, page 122, a distance of 187.98 feet to the POINT OF BEGINNING; thence continuing along the northerly boundary of said Poulsbo Gardens Division I, the following six (6) courses, the first course being North 88°10'00" West 62.97 feet; thence South 00°56'50" West 60.39 feet to a nontangential curve; thence along a curve to the right whose radius bears North 15°51'01" East 155.39 feet through a central angle of 40°24'45" for an arc distance of 109.60 feet; thence North 88°10'00" West 5.23 feet; thence North 19°20'00" West 109.26 feet; thence North 88°35'53" West 155.66 feet; thence leaving said northerly boundary of Poulsbo Gardens Division I, North 29°37'03" West 161.15 feet; thence North 15°25'33" East 138.60 feet; thence North 03°21'39" East 340.68 feet to a nontangential curve; thence along a curve to the left whose radius bears North 00°20'32" West 1030.00 feet through a central angle of 06°51'23" for an arc distance of 123.25 feet to a Point of Reverse Curvature; thence along a curve to the right with a radius of 970.00 feet through a central angle of 05°19'30" for an arc distance of 90.15 feet; thence North 01°52'25" West 60.00 feet to a nontangential curve; thence along a curve to the right whose radius bears South 01°52'25" East 1030.00 feet through a central angle of 02°47'05" for an arc distance of 50.05 feet; thence South 89°05'20" East 285.44 feet; thence along a curve to the left with a radius of 25.00 feet through a central angle of 90°00'00" for an arc distance of 39.27 feet to the westerly margin of Caldart Avenue; thence South 00°54'40" West along said westerly margin 533.71 feet to the northeast corner of City of Poulsbo Short Plat as recorded under Auditor's File No. 8512090082; thence along the northerly and westerly boundaries of said Short Plat the following six (6) courses, the first course being North 86°00'00" West 65.12 feet; thence North 76°00'00" West 65.00 feet to a nontangential curve; thence along a curve to the left whose radius bears South 60°00'00" East 110.00 feet through a central angle of 39°00'00" for an arc distance of 74.87 feet; thence South 09°00'00" East 117.00 feet; thence along a curve to the right with a radius of 70.00 feet through a central angle of 99°11'43" for an arc distance of 121.19 feet; thence South 00°11'43" West 39.26 feet to the POINT OF BEGINNING.

## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KITSAP ) S. S.

ON THIS 17<sup>th</sup> DAY OF January, 1992 BEFORE ME PERSONALLY APPEARED

TO ME KNOWN TO BE THE INDIVIDUALS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_



## ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KITSAP ) S. S.

ON THIS 16<sup>th</sup> DAY OF January, 1992 BEFORE ME PERSONALLY APPEARED

TO ME KNOWN TO BE THE INDIVIDUALS THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_



**PAC-TECH ENGINEERING, INC.**  
ENGINEERS / PLANNERS / SURVEYORS

243-7112 KING COUNTY 6100 Southcenter Blvd. Suite 100 Seattle, WA 98188 FAX # 243-7109	473-4491 TACOMA 2601 South 35th Suite 200 Tacoma WA 98409 FAX # 474-9871	377-2053 BREMERTON 3721 Kitap Way Suite 4 Bremerton, WA 98312 FAX # 377-2293
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KITSAP COUNTY, WASHINGTON

**LINE TABLE**

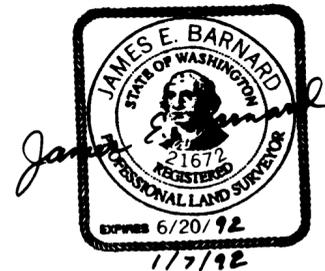
LINE	DIRECTION	DISTANCE
L1	N 88° 10' 00" W	5.23'
L2	S 00° 56' 50" W	13.05'
L3	S 00° 56' 50" W	5.22'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	1000.00'	48.60'	24.30'	02° 47' 05"
C2	25.00'	39.27'	25.00'	90° 00' 00"
C3	25.00'	39.27'	25.00'	90° 00' 00"
C4	25.00'	38.86'	24.60'	89° 04' 39"
C5	25.00'	40.88'	26.67'	93° 42' 25"
C6	25.00'	39.27'	25.00'	90° 00' 00"
C7	25.00'	39.27'	25.00'	90° 00' 00"
C8	65.00'	101.05'	63.96'	89° 04' 39"
C9	25.00'	38.86'	24.60'	89° 04' 39"
C10	28.60'	45.39'	29.07'	90° 55' 21"
C11	68.60'	108.86'	69.72'	90° 55' 21"
C12	25.00'	39.27'	25.00'	90° 00' 00"
C13	25.00'	39.27'	25.00'	90° 00' 00"
C14	25.00'	17.07'	8.88'	39° 07' 42"
C15	50.00'	146.83'	486.18'	168° 15' 23"
C16	25.00'	17.07'	8.88'	39° 07' 41"
C17	25.00'	39.27'	25.00'	90° 00' 00"
C18	25.00'	39.27'	25.00'	90° 00' 00"
C19	65.00'	102.10'	65.00'	90° 00' 00"
C20	970.00'	90.15'	45.11'	05° 19' 30"
C21	1030.00'	123.25'	61.70'	06° 51' 23"
C23	1030.00'	35.67'	17.84'	01° 59' 03"
C24	1030.00'	87.58'	43.82'	04° 52' 19"
C25	970.00'	36.53'	18.27'	02° 09' 28"
C26	970.00'	53.61'	26.82'	03° 10' 02"
C27	65.00'	10.04'	5.03'	08° 51' 00"
C28	65.00'	36.63'	18.82'	32° 17' 30"
C29	65.00'	40.66'	21.02'	35° 50' 26"
C30	65.00'	14.76'	7.42'	13° 01' 05"
C31	50.00'	45.33'	24.36'	51° 57' 02"
C32	50.00'	44.34'	23.75'	50° 48' 55"
C33	50.00'	41.78'	22.20'	47° 53' 08"
C34	50.00'	15.36'	7.74'	17° 36' 18"
C35	68.60'	91.03'	53.63'	76° 01' 43"
C37	110.00'	46.89'	23.81'	24° 25' 38"
C38	110.00'	27.97'	14.06'	14° 34' 22"
C39	70.00'	46.96'	24.40'	38° 26' 30"
C40	70.00'	74.22'	41.03'	60° 45' 13"
C41	80.00'	95.44'	54.33'	69° 21' 33"
C42	25.00'	6.03'	3.03'	13° 48' 50"
C43	65.00'	13.22'	6.63'	11° 39' 24"
C44	65.00'	47.28'	24.75'	41° 41' 04"
C45	65.00'	40.54'	20.95'	35° 44' 12"
C46	25.00'	15.68'	8.11'	35° 56' 51"
C47	25.00'	23.18'	12.50'	53° 07' 48"
C48	120.00'	159.35'	93.90'	76° 05' 17"
C49	155.39'	109.60'	57.19'	40° 24' 45"
C50	68.60'	17.83'	8.97'	14° 53' 39"

**LEGEND**

- IRON ROD w/CAP, SET
- IRON ROD, FOUND
- CONC. MONUMENT W/BRASS CAP, SET
- ⊕ BRASS CAP SET @ PAVEMENT SURFACE



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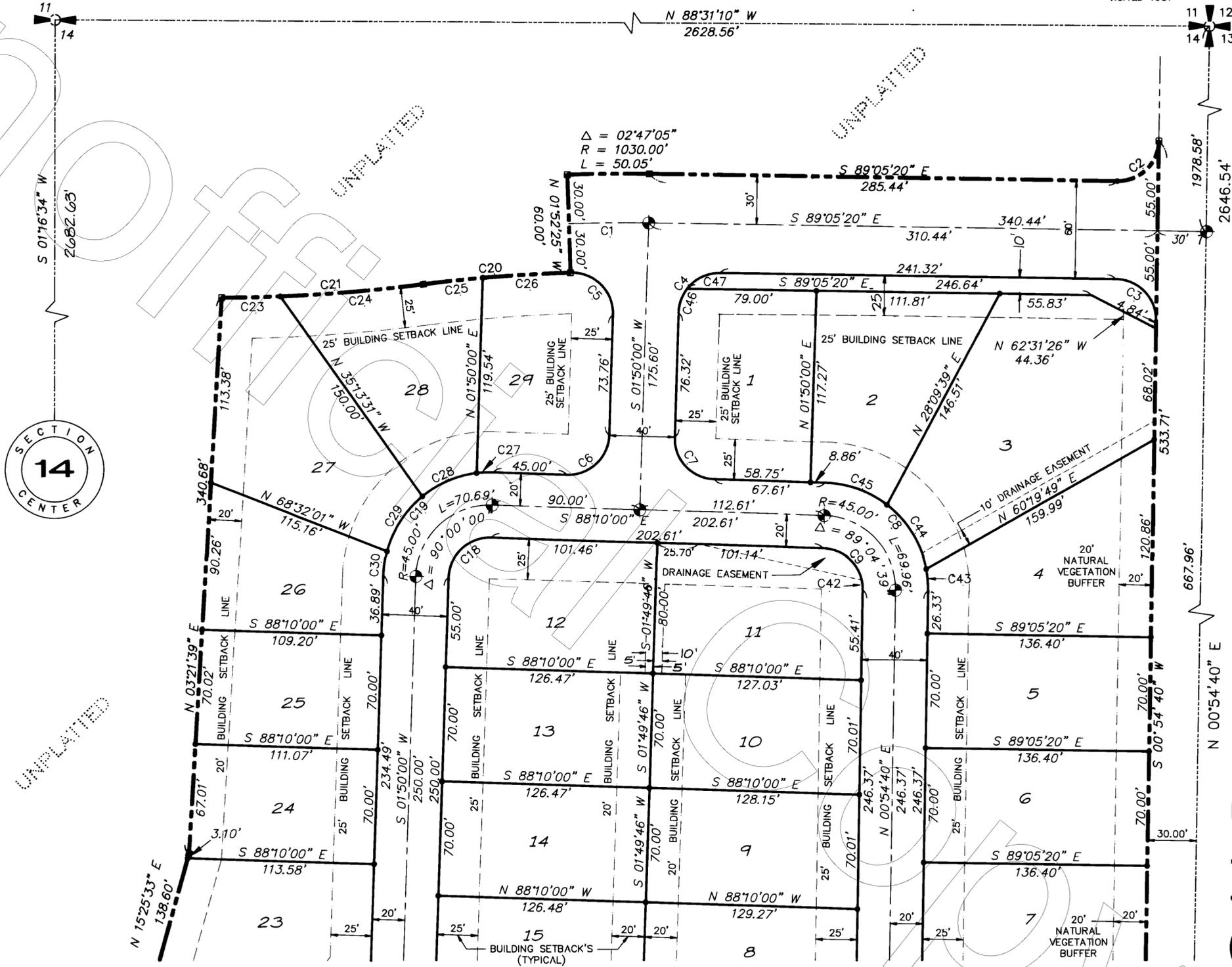
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CONCRETE MON. FOUND  
VISITED 1987

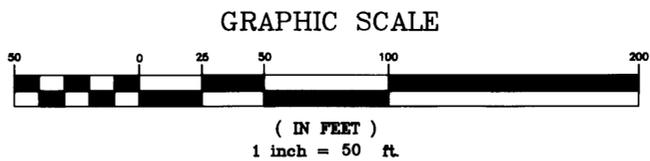
1" IRON PIPE FOUND  
VISITED 1987



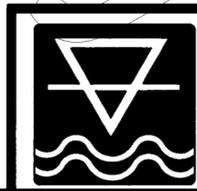
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SEE SHEET 3 OF 5



1/7/92



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#9984

PER POULSBO GARDENS DIV. 1, PHASE 1  
VOLUME 25, PAGES 44 & 45

SCALE: 1" = 50'

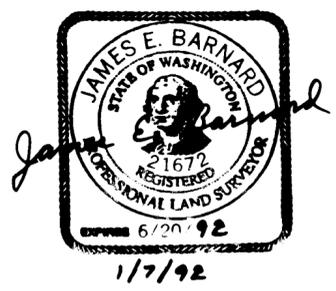
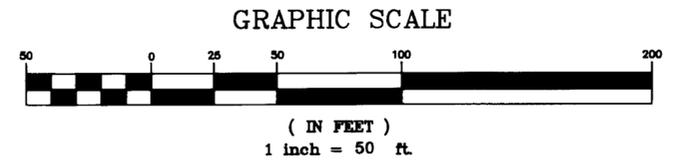
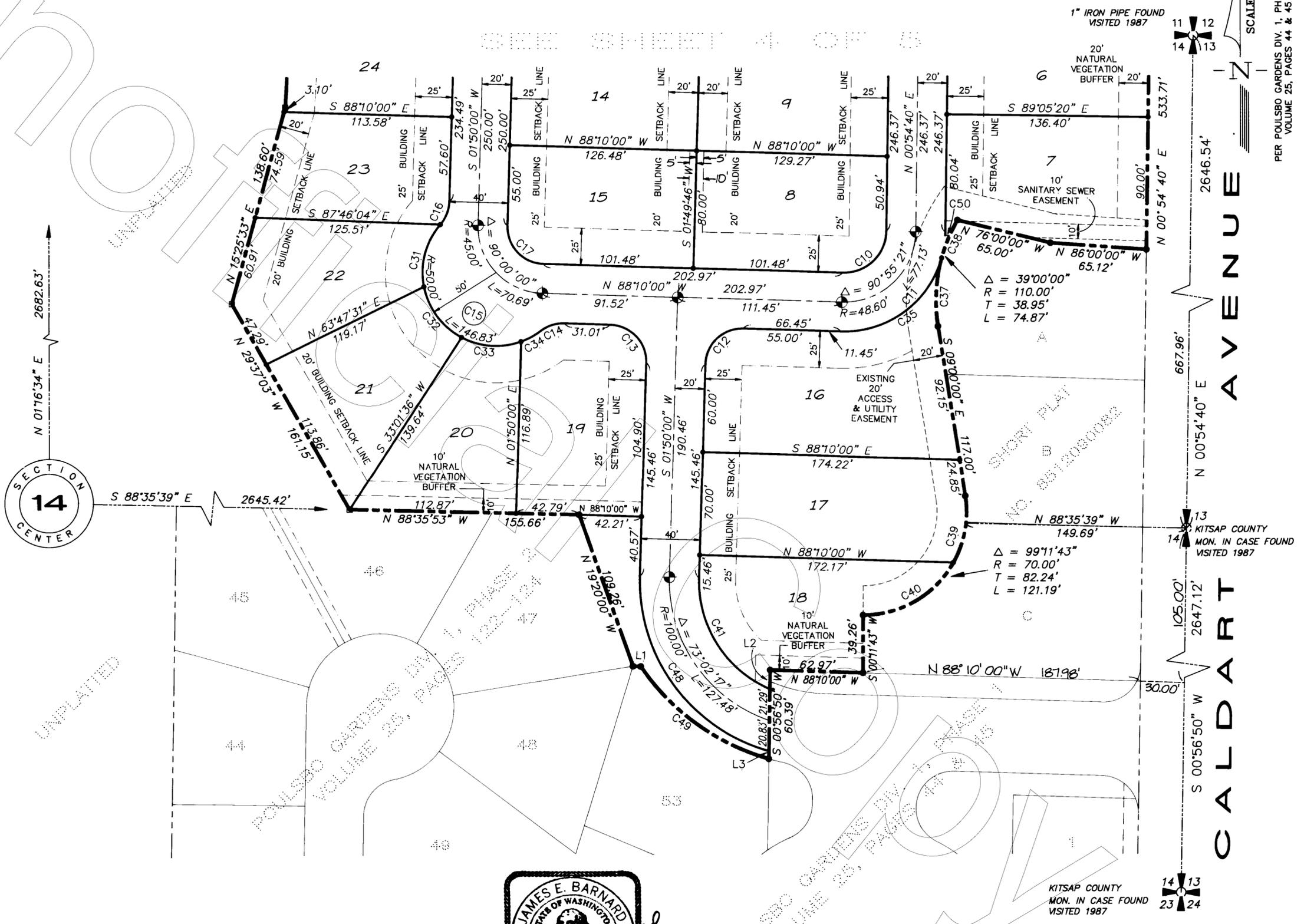


CALDART AVENUE

# FOREST ROCK HILLS PHASE I

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SEE SHEET 4 OF 5



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PER POLLSBO GARDENS DIV. 1, PHASE 1  
VOLUME 25, PAGES 44 & 45