

AMENDED PLAT OF MEREDITH HEIGHTS DIV. 2

Situate in the City of Poulsbo, Washington
NW.1/4 SW.1/4 SEC. 24, 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 waives all claims for damages against any governmental authority arising from construction and maintenance of public facilities and public property within this plat. All sanitary sewer mains, storm sewer mains, water mains and appurtenances, and empty telecommunications conduit installed for future use located within public right-of-way or within easements dedicated to the City of Poulsbo are hereby granted and conveyed to the City of Poulsbo. Tracts C, D, E, J, L and M are hereby dedicated to the Meredith Heights Home-owners Association. Tract B is hereby dedicated to the City of Poulsbo.

In witness whereof we have set our hands and seals this 28th day of April, 2004.
 David E. Soleim, C.E.O.
 Capstone Homes, Inc.
 Venture Bank

ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF KING } ss.
 On this 28th day of April, 2004, before me personally appeared David E. Soleim, to me known (or proven on the basis of satisfactory evidence) to be the C.E.O. 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 was duly elected, qualified and acting as said officer of the Corporation and that he was authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.
 Notary Public in and for the State of Washington, residing at 1111 1st St. SE, Seattle, WA 98101
 My commission expires September 09, 2007
 Print Name: TAJI MIYAMOTO

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.
 On this 28th day of April, 2004, before me personally appeared [Name] to me known (or proven on the basis of satisfactory evidence) to be the [Title] of Venture Bank, 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 duly elected, qualified and acting as said officer of the Corporation and that he was authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.
 Notary Public in and for the State of Washington, residing at [Address]
 My commission expires [Date]
 Print Name: [Name]

EASEMENT PROVISIONS

An easement is hereby reserved for and conveyed to PUGET SOUND ENERGY, CASCADE NATURAL GAS COMPANY, SPRINT-UNITED TELEPHONE COMPANY, COMCAST TELEVISION CABLE COMPANY, CITY OF POULSBO and other utility companies having franchises or permits from the 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 or ground-mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility services, together with the right to enter upon the streets, lots, tracts and spaces of all times for the purposes herein stated.

The Private Drainage Easements, as depicted hereon, are hereby reserved for mutual benefit of Lots 27 through 38 and Lots 59 through 71, inclusive, for the purpose of reconstructing, repairing, replacing, operating and maintaining storm drainage facilities 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 Private Sanitary Sewer Easements, as depicted hereon, are hereby reserved for mutual benefit of Lots 40 through 45, Lots 53 through 58 and Lots 70 through 74, inclusive, for the purpose of reconstructing, repairing, replacing, operating and maintaining Sanitary Sewer facilities 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 City of Poulsbo is hereby granted an access easement over and across Tracts J & M for access to Tract B.
 The North Kitsap School District is hereby granted an easement for storm drainage over, under and across Tracts J, M, B & D.
 The Utility Easement located within Tract C is hereby reserved for and granted to the City of Poulsbo for the purpose of reconstructing, repairing, replacing, operating and maintaining storm, drainage facilities 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 City of Poulsbo is hereby granted easement over, under and across Tracts J & M for reconstructing, repairing, replacing, operating and maintaining water Distribution Facilities & Storm Drains 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.
 Lot 70 Sign Easement to H.O.A. The street name & addresses for Lots 70-74 shall be permanently posted at the entrance to the private driveway (Tract M). Maintenance of the sign shall be the responsibility of the owners of Lots 70 through 74.
 Tract M includes a Private Sanitary Sewer Easement to benefit Lots 72, 73 and 74.
 The easements granted herein are subject to the following terms and conditions:

- 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.
- 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:
 - 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
 - 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; or
 - Develop, landscape, or beautify the easement area in any way which would unreasonably increase the costs of restoring the easement area. Typical North-west landscaping shall not be considered to unreasonably increase the cost of restoring the easement area.

SURVEYOR'S NOTES

- Site is subject to an easement for electrical transmission and distribution lines per Auditor's File No. 625356. The description contained there in is insufficient to specifically locate said easement.
- Site is subject to a Covenant (Limitation on sale and use) per Auditor's File No. 20020828004.

PROTECTIVE COVENANTS

See Protective Covenants Conditions. Restrictions and Easements as recorded under Auditor's File No. 200210080069.

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 March 2004 through April 2004 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.



THIS IS AN AMENDMENT OF THE PLAT OF MEREDITH HEIGHTS DIV. 2 AS RECORDED IN VOLUME 31, OF PLATS, PAGES 84 THROUGH 87, INCLUSIVE, AUDITOR'S FILE NO. 200403240020, TO REMOVE SETBACK LINES, TO AMEND SETBACK NOTES, TO AMEND THE LOCATION OF THE 10' DRAINAGE EASEMENT BETWEEN LOTS 28 AND 29, AND TO AMEND THE 10' DRAINAGE EASEMENT ON LOTS 66 AND 67.

Approved by the Engineering Department of the City of Poulsbo this 28th day of May, 2004.
 [Signature]
 City Engineer, Poulsbo, Washington

Approved by the City of Poulsbo Planning Commission this 15th day of March, 2004.
 [Signature]
 Chairman, City of Poulsbo Planning Commission, Poulsbo, WA.

The City Council of the City of Poulsbo, meeting in regular session the 18th day of February, 2004, find that the Plat of MEREDITH HEIGHTS DIV. 2 serves the public use and interest and has authorized its Mayor to execute its written approval.
 [Signature]
 Mayor, City of Poulsbo

TREASURER'S CERTIFICATE

I, [Signature], Treasurer of Kitsap County, Washington, hereby certify that all taxes on the herein described property are fully paid to and including the year 2004.
 [Signature]
 Kitsap County Treasurer

RECORDING CERTIFICATE

Filed for record at the request of [Name], 20th day of May, 2004, at [Time] minutes past this [Time] o'clock M., and recorded in volume [Number] of plats, pages [Number]-[Number], records of Kitsap County, Washington.
 [Signature]
 Kitsap County Auditor

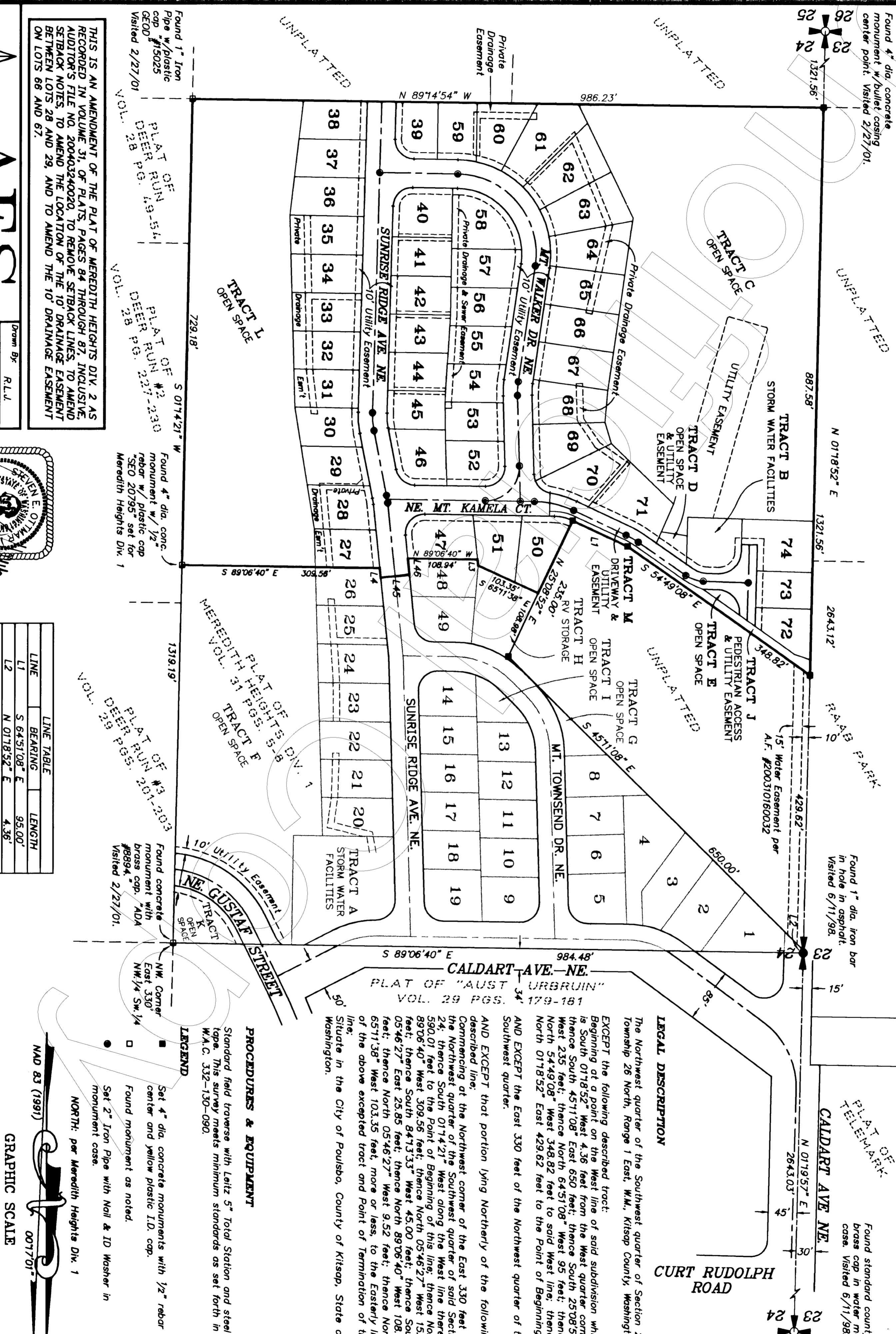


AES
CONSULTANTS, INC.
P.O. BOX 630 • SUYDOWLE WA 98283 • (360)962-6400

Drawn By:	R.L.J.
Date:	4/15/04
Checked By:	S.E.O.
Job No.:	3231

AMENDED PLAT OF MEREDITH HEIGHTS DIV. 2

Situate in the City of Poulsbo, Washington
NW.1/4 SW.1/4 SEC. 24, TWP. 26N., RG. 1E., W.M.



Found 4" dia. concrete monument w/bullet casing center point. Visited 2/27/01.

Found 1" dia. iron bar in hole in asphalt. Visited 6/11/98.

Found standard county brass cap in water meter case. Visited 6/11/98.

Found 1" Iron Pipe w/plastic cap. #15025 GEOID. Visited 2/27/01

Found 4" dia. conc. monument w/1/2" rebar w/plastic cap. #20795. set for Meredith Heights Div. 1

Found concrete monument with brass cap. ADA #8894. Visited 2/27/01.

THIS IS AN AMENDMENT OF THE PLAT OF MEREDITH HEIGHTS DIV. 2 AS RECORDED IN VOLUME 31, OF PLATS, PAGES 84 THROUGH 87, INCLUSIVE. AUDITOR'S FILE NO. 200403240020. TO REMOVE SETBACK LINES, TO AMEND SETBACK NOTES, TO AMEND THE LOCATION OF THE 10' DRAINAGE EASEMENT BETWEEN LOTS 28 AND 29, AND TO AMEND THE 10' DRAINAGE EASEMENT ON LOTS 66 AND 67.

PLAT OF DEER RUN VOL. 28 PG. 28

PLAT OF DEER RUN VOL. 28 PG. 28

PLAT OF DEER RUN VOL. 29 PG. 29

PLAT OF DEER RUN VOL. 29 PG. 29

PLAT OF TELEMARK CALDART AVE NE. Found standard county brass cap in water meter case. Visited 6/11/98.

LEGAL DESCRIPTION

The Northwest quarter of the Southwest quarter of Section 24, Township 26 North, Range 1 East, W.M., Kitsap County, Washington;
EXCEPT the following described tract:
Beginning at a point on the West line of said subdivision which is South 0178'52" West 4.36 feet from the West quarter corner; thence South 45'11'08" East 650 feet; thence South 25'08'52" West 235 feet; thence North 64'51'08" West 95 feet; thence North 54'49'08" West 348.82 feet to said West line; thence North 0178'52" East 429.62 feet to the Point of Beginning;

AND EXCEPT the East 330 feet of the Northwest quarter of the Southwest quarter.
AND EXCEPT that portion lying Northerly of the following described line:
Commencing at the Northwest corner of the East 330 feet of the Northwest quarter of the Southwest quarter of said Section 24; thence South 0174'21" West along the West line thereof 550.01 feet to the Point of Beginning of this line; thence North 89'06'40" West 309.56 feet; thence North 05'46'27" West 15.00 feet; thence South 84'13'33" West 45.00 feet; thence South 05'46'27" East 25.85 feet; thence North 89'06'40" West 108.94 feet; thence North 05'46'27" West 9.52 feet; thence North 65'11'38" West 103.35 feet, more or less, to the Easterly line of the above excepted tract and Point of Termination of this line;
Situate in the City of Poulsbo, County of Kitsap, State of Washington.

PROCEDURES & EQUIPMENT

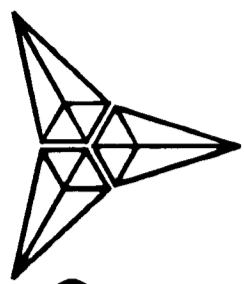
Standard field traverse with Leitz 5" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

LEGEND

- Set 4" dia. concrete monuments with 1/2" rebar center and yellow plastic I.D. cap.
- Found monument as noted.
- Set 2" Iron Pipe with Nail & ID Washer in monument case.
- NORTH: per Meredith Heights Div. 1

NAD 83 (1991) 0017701"

GRAPHIC SCALE



AES
CONSULTANTS, INC.
P.O. BOX 830 - SILVERDALE WA 98383 - (360)982-4400

Drawn By	R.L.L.
Date	5/12/04
Checked By	S.E.O.
Job No.	3231



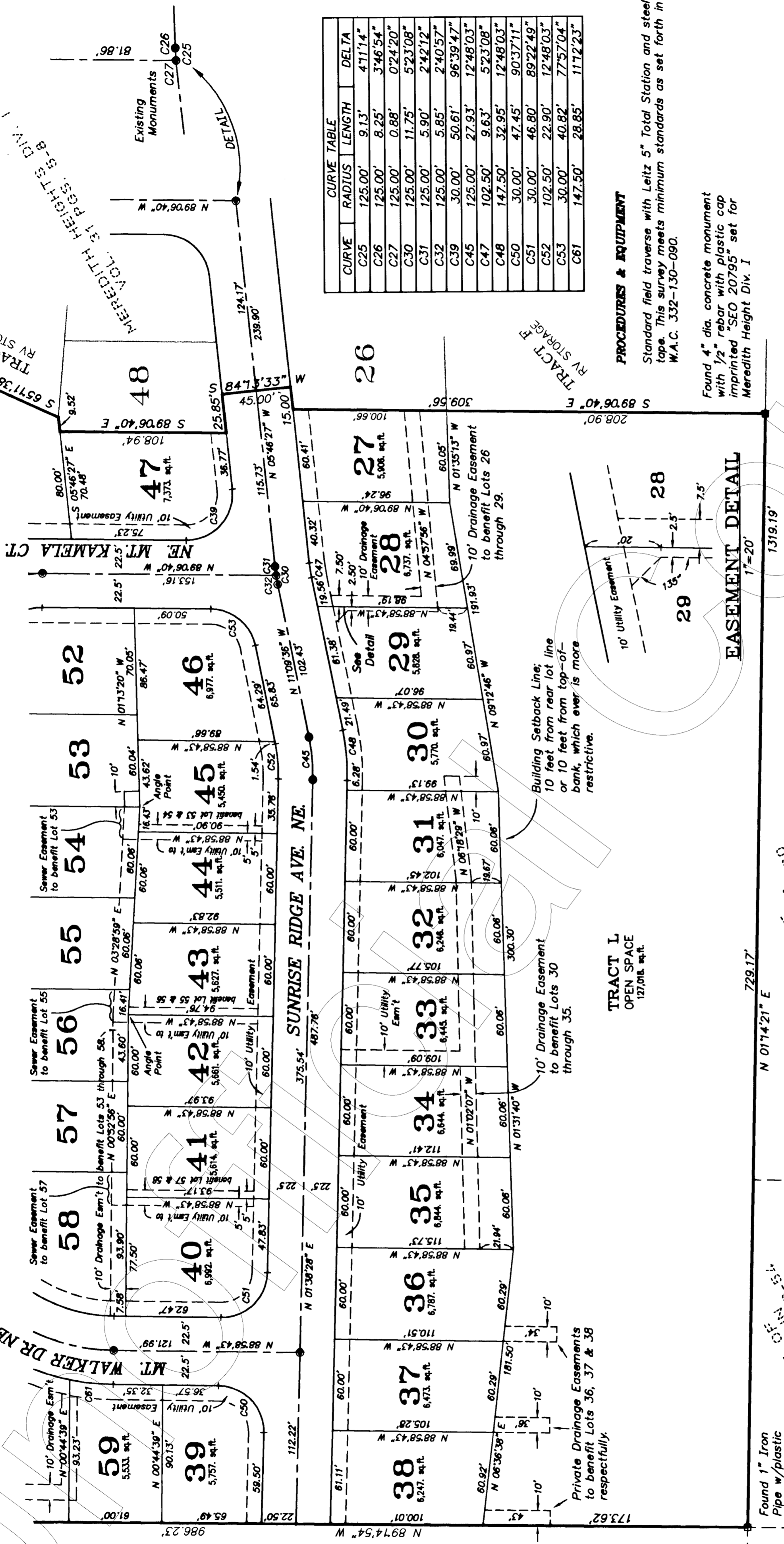
LINE	BEARING	LENGTH
L1	S 64°51'08" E	95.00'
L2	N 0178'52" E	4.36'
L3	S 05'46'27" E	9.52'
L4	N 05'46'27" W	15.00'
L45	N 84'13'33" E	45.00'
L46	N 05'46'27" W	25.85'

2004 0528 0250

V.31 Pg.99

AMENDED PLAT OF MEREDITH HEIGHTS DIV. 2

Situate in the City of Poulsbo, Washington
NW.1/4 SW.1/4 SEC. 24, TWP. 26N., RG. 1E., W.M.



CURVE	RADIUS	LENGTH	DELTA
C25	125.00'	9.13'	471.14"
C26	125.00'	8.25'	3'46.54"
C27	125.00'	0.88'	0'24.20"
C30	125.00'	11.75'	5'23.08"
C31	125.00'	5.90'	2'42.12"
C32	125.00'	5.85'	2'40.57"
C39	30.00'	50.61'	96'39.47"
C45	125.00'	27.93'	12'48.03"
C47	102.50'	9.63'	5'23.08"
C48	147.50'	32.95'	12'48.03"
C50	30.00'	47.45'	90'37.11"
C51	30.00'	46.80'	89'22.49"
C52	102.50'	22.90'	12'48.03"
C53	30.00'	40.82'	77'57.04"
C61	147.50'	28.85'	11'2'23"

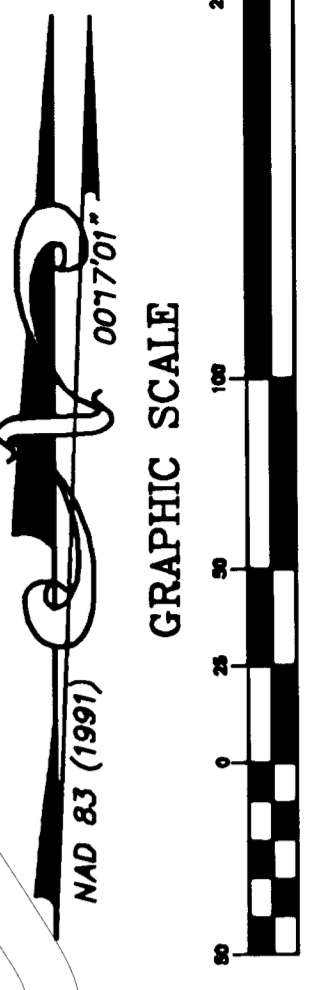
PROCEDURES & EQUIPMENT
Standard field traverse with Leitz 5" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

Found 4" dia. concrete monument with 1/2" rebar with plastic cap imprinted "SEO 20795" set for Meredith Height Div. 1

LEGEND

- Set 4" dia. concrete monuments with 1/2" rebar center and yellow plastic I.D. cap.
- Found monument as noted.
- Set 2" Iron Pipe w/ Nail & I.D. Washer in monument case.

NORTH: per Meredith Heights Div. 1
NAD 83 (1991) 0017701"



MISC. NOTES:

- 1.) The maintenance of roof and yard drains and associated piping and appurtenances shall be the responsibility of the individual homeowners. All runoff from roof and yard drains must be directed in such a manner as to not adversely affect adjacent properties.
- 2.) The property owners within the plat shall be responsible for maintenance and repair of the sidewalk system and the planting strip within the existing and proposed right-of-way. The sidewalk "system" is defined as: the flat, hard surface sidewalk, together with all curbing, gutters and lot/sidewalk drainage facilities.
- 3.) Maintenance of all Open Space Tracts and the Pedestrian Access Tract shall be the responsibility of the Homeowners Association. The Private Driveway (Tract M) shall be maintained by the owners of Lots 70-74, inclusive. No parking shall be allowed in Tract M.
- 4.) Capstone Homes, Inc., its successors, heirs, or assigns shall maintain Tracts C and L consistent with the approved Forest Management Plan until the year 2005, at which time the Homeowners Association is responsible for the maintenance consistent with the approved Forest Management Plan.



AEIS CONSULTANTS, INC.
P.O. BOX 880 · SILVERDALE, WA 98383 · (360)982-4400

Drawn By: R.L.J.
Date: 5/12/04
Checked By: S.E.O.
Job No.: 3231

THIS IS AN AMENDMENT OF THE PLAT OF MEREDITH HEIGHTS DIV. 2 AS RECORDED IN VOLUME 31, OF PLATS, PAGES 84 THROUGH 87, INCLUSIVE. AUDITOR'S FILE NO. 200403240020, TO REMOVE SETBACK LINES, TO AMEND SETBACK NOTES, TO AMEND THE LOCATION OF THE 10' DRAINAGE EASEMENT BETWEEN LOTS 28 AND 29, AND TO AMEND THE 10' DRAINAGE EASEMENT ON LOTS 66 AND 67.

Found 1" Iron Pipe w/plastic cap #15025 GEOO Visited 2/27/01
DEPT OF PUBLIC UTILITIES
PLAT OF MEREDITH HEIGHTS DIV. 2
VOL. 28 PG. 84-85-86

200405280250

V.31 Pg. 101