

# POULSBO GARDENS DIV. I PHASE II

SITUATE IN NE 1/4, SE 1/4, SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.

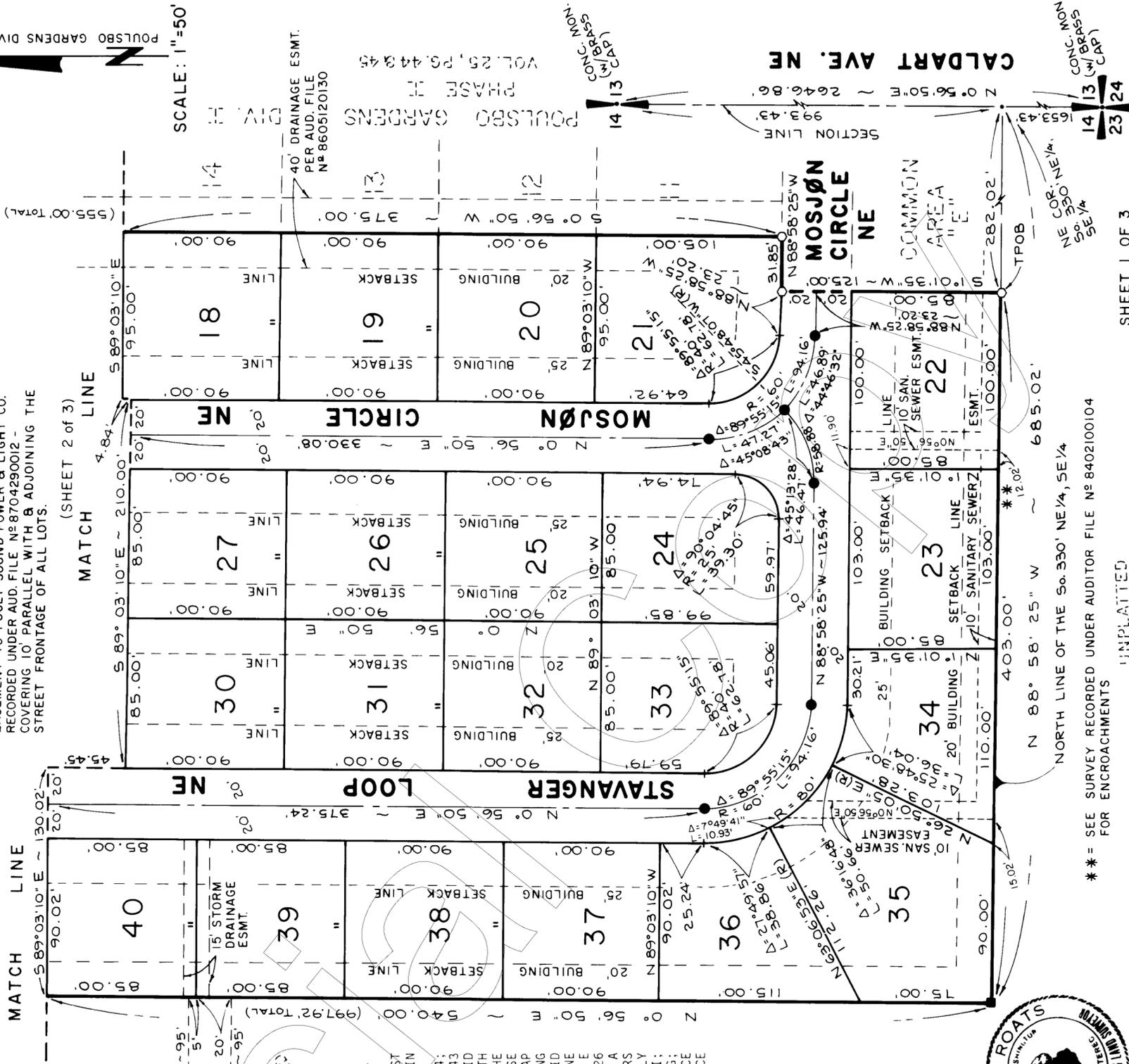
KITSAP CO., WASHINGTON

CITY OF POULSBO

ROATS ENGINEERING  
JUNE 1987

## LEGEND

- = MAGNESIUM CAP SET IN CONC. (CASED)
- = 3/4" IRON PIPE W/CAP SET IN CONC.
- = FD. CONC. MONUMENT
- ⊙ = MONUMENT LOCATION ON EX. MANHOLE CROSS REFERENCE POSITION ON RIM



NOTE:  
EASEMENT TO PUGET SOUND POWER & LIGHT CO.  
RECORDED UNDER AUD. FILE N° 8704290012 -  
COVERING 10' PARALLEL WITH & ADJOINING THE  
STREET FRONTAGE OF ALL LOTS.

## DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID SECTION 14, S 0°56'50" W 993.43 FEET TO THE NORTHEAST CORNER OF THE SOUTH 330.00 FEET OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTH 330 FEET, N 88°58'25" W 282.02 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF POULSBO GARDENS, DIVISION 1, PHASE I, AS RECORDED IN VOLUME 25 PAGE 44 AND 45, PLAT RECORDS OF KITSAP COUNTY, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, N 88°58'25" W 403.00 FEET; THENCE LEAVING SAID NORTH LINE, N 0°56'50" E 997.92 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 14; THENCE ALONG SAID CENTERLINE, S 88°35'53" E 273.20 FEET; THENCE LEAVING SAID CENTERLINE, S 19°20'00" E 109.26 FEET; THENCE S 88°10'00" E 5.23 FEET; THENCE SOUTHEASTERLY ON A 155.39 FOOT RADIUS CURVE TO THE LEFT THE CENTER OF WHICH BEARS N 56°15'46" E AN ARC DISTANCE OF 109.60 FEET TO THE WESTERLY BOUNDARY OF SAID PLAT OF POULSBO GARDENS, DIVISION 1, PHASE I; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PHASE I, THE FOLLOWING: S 0°56'50" W 61.92 FEET; THENCE S 17°59'13" E 95.28 FEET; THENCE S 0°56'50" W 555.00 FEET; THENCE N 88°58'25" W 31.85 FEET; THENCE S 1°01'35" W 125.00 FEET TO THE TRUE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATION

I, GEORGE ROATS, DO HEREBY CERTIFY THAT POULSBO GARDENS DIVISION 1, PHASE II IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY; THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS HAVE BEEN SET CORRECTLY ON THE GROUND; THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE STATUTES AND REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND CONDITIONS OF THE APPROVAL THEREOF; THIS SURVEY OF THE LAND DESCRIBED HEREIN CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE MONTHS OF APRIL, 1987 THROUGH JUNE, 1987



*George Roats*  
GEORGE ROATS, CIVIL ENGINEER AND LAND SURVEYOR  
LICENSE NO. 4809

\*\* = SEE SURVEY RECORDED UNDER AUDITOR FILE N° 8402100104 FOR ENCROACHMENTS

UNPLATTED

SHEET 1 OF 3

*Handwritten signature/initials*

*Handwritten signature/initials*

# POULSBO GARDENS DIV. I PHASE II

SITUATE IN NE 1/4, SE 1/4, SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.

KITSAP CO., WASHINGTON

CITY OF POULSBO

ROATS ENGINEERING

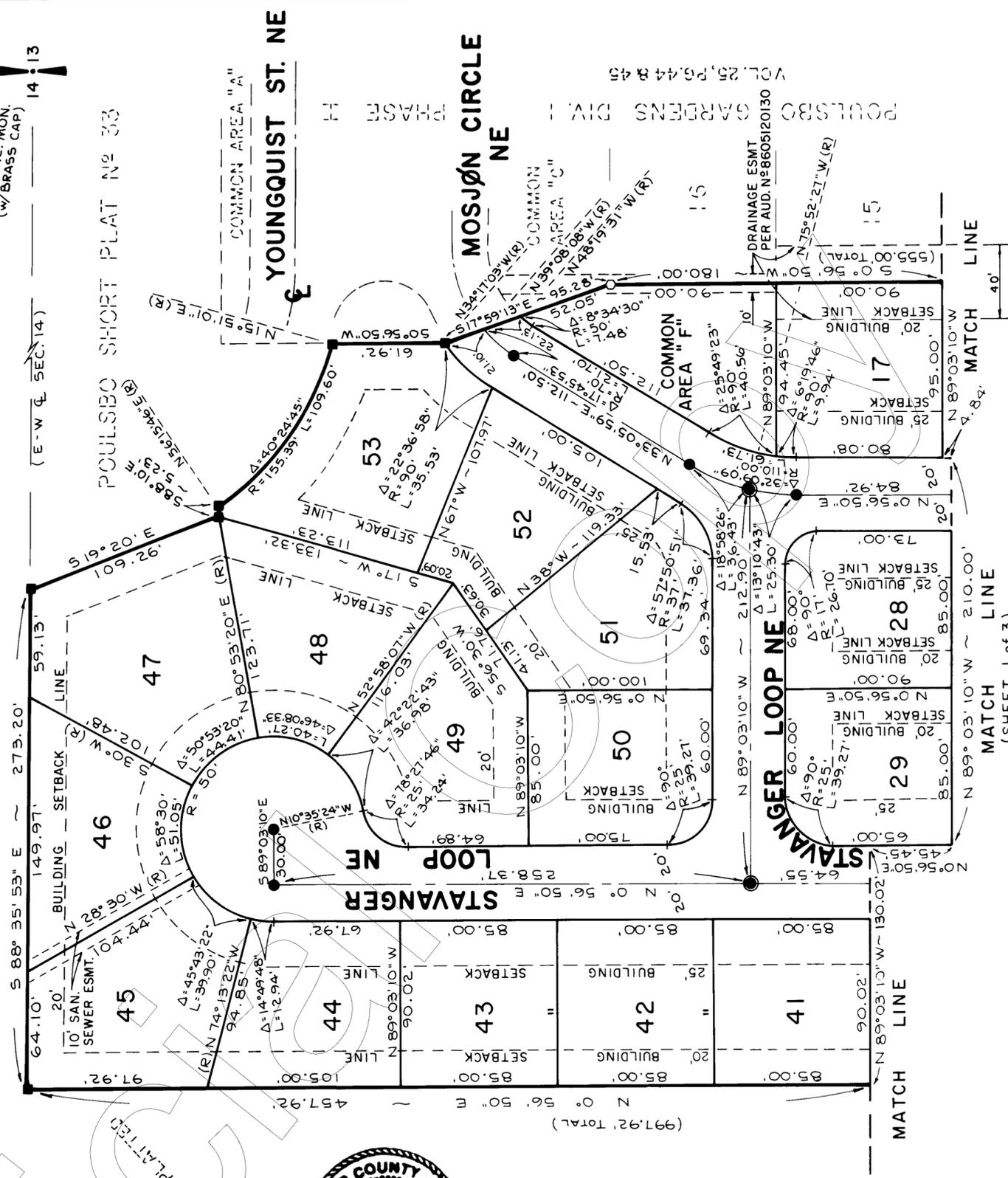
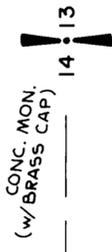
JUNE 1987

POULSBO GARDENS DIV. I PHASE I

**NOTE:**

EASEMENT TO PUGET SOUND POWER & LIGHT CO.  
RECORDED UNDER AUD. FILE NO. 8704290012 -  
COVERING 10' PARALLEL WITH & ADJOINING THE  
STREET FRONTAGE OF ALL LOTS.

SCALE: 1" = 50'



UNPLATTED

UNPLATTED

**TREASURER'S CERTIFICATE**

I, *Michael Spink*, TREASURER OF  
KITSAP COUNTY, WASHINGTON, HEREBY CERTIFY  
THAT ALL TAXES ON THE ABOVE PROPERTY ARE  
PAID UP TO AND INCLUDING THE YEAR 1988



*Michael Spink*  
KITSAP COUNTY TREASURER

**RECORDING CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF  
19\_\_\_, AT \_\_\_ ON \_\_\_ MINUTES PAST  
\_\_\_ OF PLATS, PAGE \_\_\_ AND RECORDED IN VOLUME  
\_\_\_, RECORDS OF  
KITSAP COUNTY, WASHINGTON.

AUDITOR OF KITSAP COUNTY

ATTEST: DEPUTY

**COVENANTS AND RESTRICTIONS**

SEE INSTRUMENT RECORDED UNDER AUDITORS FILE NO.  
8612230127 & 8609100001

# POULSBO GARDENS DIV. I PHASE II

SITUATE IN NE 1/4, SE 1/4, SECTION 14, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.  
KITSAP CO., WASHINGTON  
CITY OF POULSBO



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STARKE INDUSTRIES, INC., A WASHINGTON CORPORATION, AND KITSAP BANK, A WASHINGTON CORPORATION, DO HEREBY DECLARE THIS PLAY AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEMER EASEMENTS OF WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE 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 LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, AVENUES, PLACES, ETC., SHOWN HEREIN. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE ORIGINALLY GRADED. ALSO, ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS.  
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 9th DAY OF July, 1987.

Douglas H. Starke  
WOLFGANG H. STARKE, PRESIDENT, STARKE INDUSTRIES, INC.  
(CONTRACT PURCHASER)

Walter J. Junde  
KITSAP BANK \* VICE PRESIDENT

D.P. Tesch  
KITSAP BANK \*  
PRESIDENT, ACE PAVING, INC. \* RECORDING APPROVED BY LIEN HOLDER

### CORPORATE ACKNOWLEDGEMENTS

STATE OF WASHINGTON )  
COUNTY OF KITSAP )

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF July, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WOLFGANG H. STARKE, OF STARKE INDUSTRIES, INC., A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGES SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION THAT THEY WAS AUTHORIZED TO EXECUTE SAID DEDICATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Walter J. Junde  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bremerton  
my appt. expires 6/22/89

STATE OF WASHINGTON )  
COUNTY OF KITSAP )

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF July, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Douglas H. Starke, VICE PRESIDENT OF KITSAP BANK, A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGES SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION THAT THEY WERE AUTHORIZED TO EXECUTE SAID DEDICATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Walter J. Junde  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bremerton  
my appt. expires 6/22/89

\* = ALSO KNOWN AS KITSAP COUNTY BANK, A WASHINGTON CORPORATION, AND ACE PAVING, INC.

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF July, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED D.P. Tesch, VICE PRESIDENT OF KITSAP BANK, A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGES SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION THAT THEY WERE AUTHORIZED TO EXECUTE SAID DEDICATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Walter J. Junde  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bremerton  
my appt. expires 6/22/89

STATE OF WASHINGTON )  
COUNTY OF KITSAP )

THIS IS TO CERTIFY THAT ON THIS 23rd DAY OF October, 1987, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Richard D. Christensen, PRESIDENT OF ACE PAVING, INC., A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING DEDICATION AND DEED OF SAID CORPORATION THAT THEY WERE AUTHORIZED TO EXECUTE SAID DEDICATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS DAY AND YEAR FIRST ABOVE WRITTEN.

Richard D. Christensen  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bremerton

### APPROVALS

EXAMINED AND APPROVED THIS 16th DAY OF OCTOBER, 1987.

Richard D. Christensen  
ENGINEER, CITY OF POULSBO

EXAMINED AND APPROVED BY THE CITY PLANNING COMMISSION ON THIS 8 DAY OF SEPTEMBER, 1987.

Bob F. 171  
CHAIRMAN, CITY PLANNING COMMISSION, POULSBO

THE CITY COUNCIL OF THE CITY OF POULSBO, MEETING IN REGULAR SESSION, THE 26th DAY OF August, 1987, FIND THAT THE PLAT OF POULSBO GARDENS, DIVISION I, PHASE II, SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.

Richard D. Christensen  
MAYOR, CITY OF POULSBO

Spending Certificate  
Filed in records at the request of Starke Industries  
on this 23rd day of October 1987 at 3:00 p.m. - minutes part 11 of block  
— am. and recorded in Volume 5 of Stats, pages 122, 123 + 124  
Record at Kitsap County 11/1/87  
Walter J. Junde  
KITSAP COUNTY AUDITOR  
SHEET 3 of 3

100-25-17