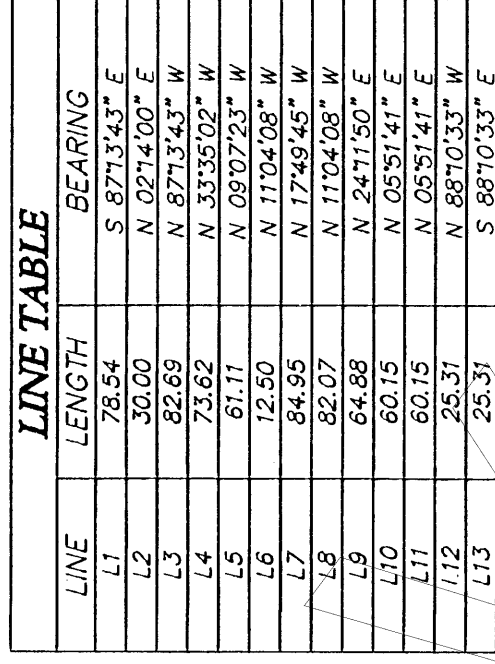


SHEET 1 OF 4

BEARINGS PER ROS VOL. 40, PG. 172
ALONG THE WEST LINE OF THE NW 1/4
OF SECTION 11



FILED FOR RECORD AT THE REQUEST OF City of Poulsbo
ON April 26, 2006, AT 3
MINUTES PAST 9 A.M. AND RECORDED IN VOLUME 31 OF
PLATS, PAGE 210-213, RECORDS OF KITSAP COUNTY, WASHINGTON.

Taren Flynn
KITSAP COUNTY AUDITOR

ATTEST: *[Signature]* DEPUTY

SURVEYOR'S CERTIFICATE

I, JOHN D. KUEFFER, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAN, BY EXERCISE OF MY PROFESSIONAL SKILLS AND KNOWLEDGE, WAS PREPARED AND SUBMITTED TO THE COMMISSIONERS OF THE STATE OF WASHINGTON, FOR THE PURPOSE OF A SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE PERIOD OF APRIL 1, 1967, THROUGH APRIL 1, 1968, THAT THE DISTANCE, 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 ~~NOT~~ CORNERS STAKED ON THE GROUND AS DEPICTED ON

JOHN D. KIEFFER REGISTERED
LAND SURVEYOR CERTIFICATE
No. 36801

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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Silverdale, Washington 98383
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Fax (360) 698-0546

The MAD logo, featuring the letters 'MAD' in a bold, stylized font, with 'M' and 'A' stacked vertically and 'D' to the right, all enclosed within a diamond-shaped border.

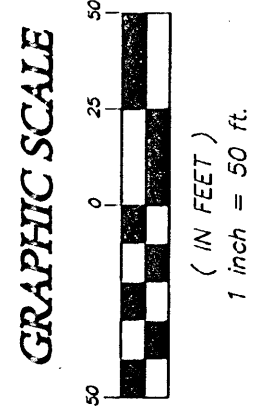
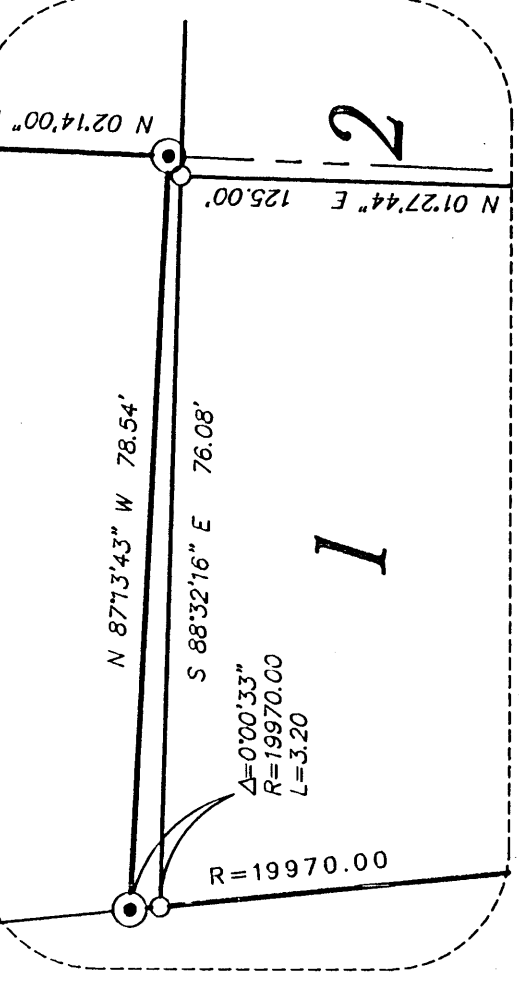
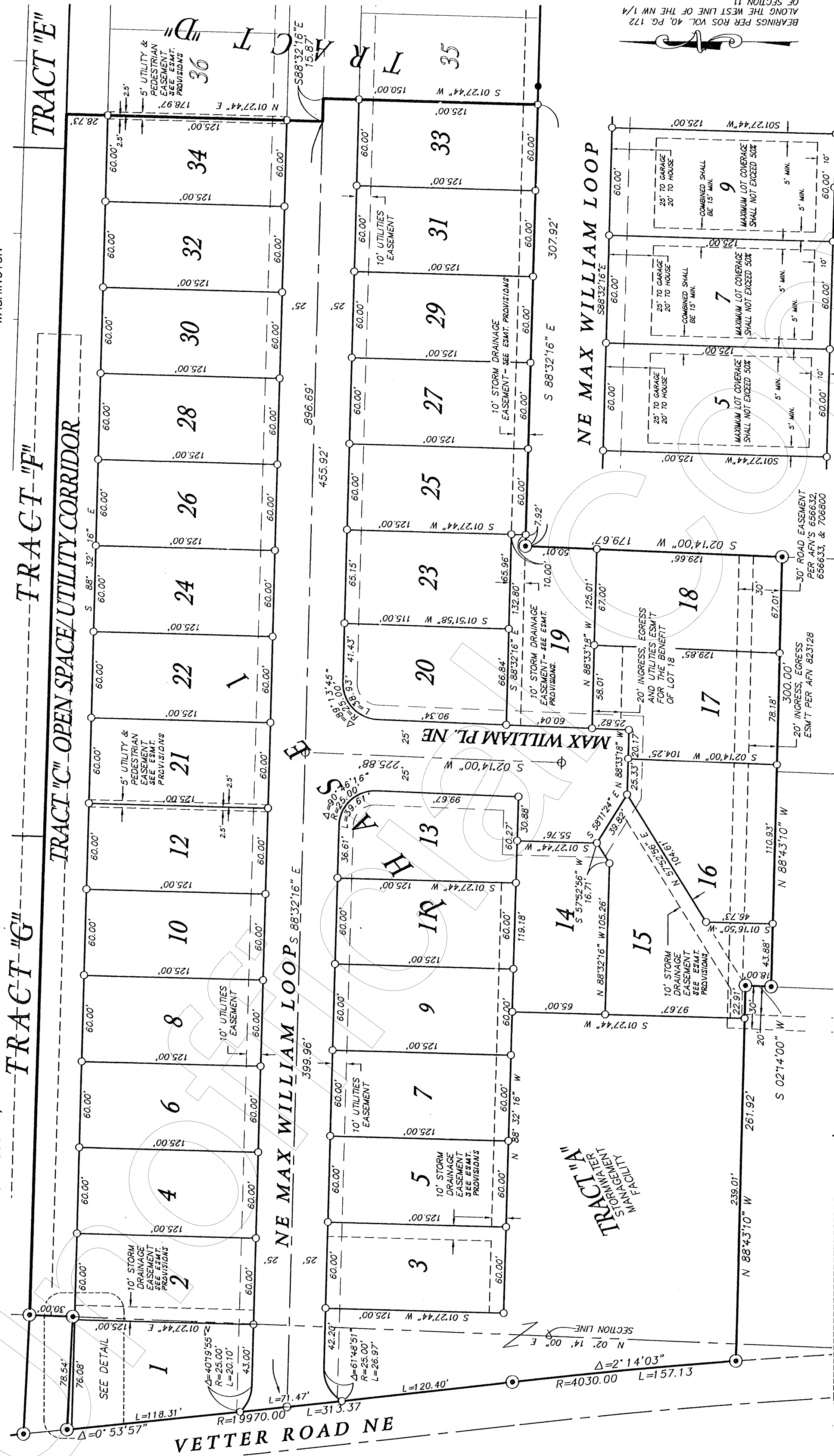
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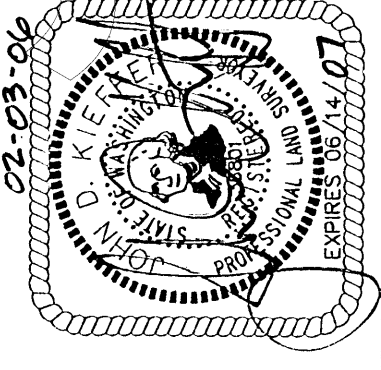
PLAT OF VETTER HOMESTEAD, Phase I

PORTION OF THE NE 1/4, NE 1/4, AND SE 1/4, SECTION 10 AND THE NW 1/4, NW 1/4, AND SW 1/4, NW 1/4 SECTION 11, T 26 N, R 1 E, W.M.
KITSAP COUNTY, WASHINGTON

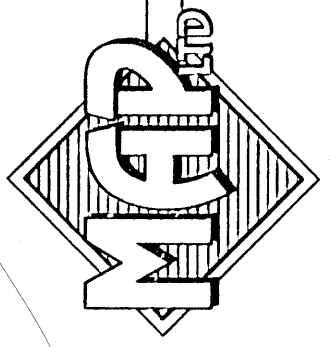
SHEET 2 OF 4



- LEGEND**
- FOUND SECTION CORNER MONUMENT.
 - FOUND IRON PIPE PER ROS. VOL. 40/ PG. 172
 - ⊕ SET 2" IRON PIPE FILLED W/ CONCRETE & BRASS DISC IN MONUMENT CASE IN CENTERLINE OF ROAD.
 - ⊙ SET CONCRETE FILLED 2" IRON PIPE W/ NAIL & L.S. SHINER "JDK 35801
 - SET 3/4" I.P. W/ LS PLUG "JDK-36801"



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200604260040 V31 P211

PLAT OF VETTER HOMESTEAD, Phase I

PORTION OF THE NE 1/4, NE 1/4, AND SE 1/4, NE 1/4, SECTION 10 AND THE NW 1/4, NW 1/4, AND SW 1/4, NW 1/4 SECTION 11, T 26 N, R 1 E, W.M.
KITSAP COUNTY, WASHINGTON

SHEET 3 OF 4

DESCRIPTION

PARCEL A:

RESULTANT PARCEL 'A' OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200204170110, DESCRIBED AS FOLLOWS: THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING EASTERLY OF VETTER ROAD NE, ALL SITUATE IN SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; ALSO THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 5 ACRES THEREOF.

PARCEL A1:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: THE SOUTH 15' OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING EASTERLY OF VETTER ROAD NE, IN SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; ALSO THE SOUTH 15' OF THE WEST 684 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 15 FEET OF THE WEST 684 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, IN SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL B:

RESULTANT PARCEL 'B' OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200204170110, DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING EASTERLY OF VETTER ROAD NE, EXCEPT THE NORTH 30 FEET FOR ROAD, ALL SITUATE IN SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; ALSO THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE EAST 5 ACRES THEREOF.

PARCEL B1:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: THE SOUTH 15 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING EASTERLY OF VETTER ROAD NE, IN SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; ALSO THE SOUTH 15 FEET OF THE WEST 684 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 15 FEET OF THE WEST 684 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, IN SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL C:

RESULTANT PARCEL 'C' OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200204170110, DESCRIBED AS FOLLOWS: THE EAST 5 ACRES OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL C1:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: THE SOUTH 15 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING EASTERLY OF VETTER ROAD NE, IN SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; ALSO THE SOUTH 15 FEET OF THE WEST 684 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 15 FEET OF THE WEST 684 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, IN SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL D:

RESULTANT PARCEL 'D' OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200204170110, DESCRIBED AS FOLLOWS: THE EAST 5 ACRES OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL D1:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES DESCRIBED AS FOLLOWS: THE SOUTH 15 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, LYING EASTERLY OF COUNTY ROAD, IN SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; ALSO THE SOUTH 15 FEET OF THE WEST 684 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 15 FEET OF THE WEST 684 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, IN SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

PARCEL E:

THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 AND THAT PORTION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST MARGIN OF COUNTY ROAD NO. 48 AND THE SOUTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 88° 42' 43" EAST ALONG SAID SOUTH LINE 240.76 FEET, MORE OR LESS, TO A POINT WHICH LIES 250.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 88° 42' 43" EAST 168.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 02° 13' 50" WEST 18.00 FEET; THENCE SOUTH 88° 42' 43" EAST 300.00 FEET; THENCE NORTH 02° 13' 50" EAST 179.69 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 88° 31' 55" WEST ALONG SAID NORTH LINE 549.97 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 87° 02' 03" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, 34.10 FEET, MORE OR LESS, TO THE EAST MARGIN OF SAID COUNTY ROAD NO. 48; THENCE SOUTHERLY ALONG SAID EAST MARGIN TO A POINT WHICH LIES NORTH 88° 42' 43" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 42' 43" EAST TO THE TRUE POINT OF BEGINNING.

PARCEL E1:

AN EASEMENT FOR ROAD PURPOSES, CONVEYED IN DEED, RECORDED JUNE 8, 1959, UNDER AUDITOR'S FILE NO. 706800, OVER THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M.; THENCE EAST 250 FEET; THENCE NORTH 150 FEET; THENCE EAST 300 FEET; THENCE NORTH 30 FEET; THENCE WEST 330 FEET; THENCE SOUTH 150 FEET; THENCE WEST 220 FEET; THENCE SOUTH 30 FEET TO THE POINT OF BEGINNING.

NOTES

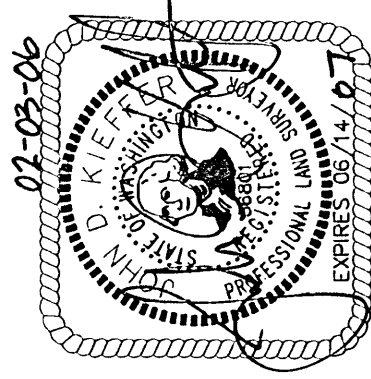
1. THIS SURVEY MEETS MINIMUM REQUIREMENT STANDARDS PER WAC 332-130-090.
2. FIELD PROCEDURES ACCOMPLISHED RUNNING CONTROL TRAVERSE AND RADIAL CORNER STAKE OUT WITH A THREE AND/OR FIVE SECOND THEODOLITE, E.D.M. AND CALIBRATED STEEL MEASURING TAPE.
3. ALL LOTS SHALL ACCESS FROM INTERIOR ROADS IN THIS PROJECT.
4. ALL LOTS ARE OBLIGATED TO ACCEPT ROAD DRAINAGE AT THE NATURAL LOCATIONS AFTER THE GRADING OF THE STREETS IS COMPLETE.
5. THE MAINTENANCE OF THE SECONDARY STORM SYSTEM AND ON-LOT ROOF AND YARD DRAINS AND ASSOCIATED PIPING AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF INDIVIDUAL HOMEOWNERS.
6. NO OWNER OR OCCUPANT MAY OBSTRUCT OR RE-CHANNEL THE DRAINAGE FLOWS AFTER THE LOCATION AND INSTALLATION OF DRAINAGE SWALES, STORM SEWERS, OR STORM DRAINS. IT IS EXPRESSLY UNDERSTOOD THAT ANY ALTERATION OF THE WATER FLOW SHALL BE COMPLETED ONLY AFTER APPROVAL OF CITY OF POUFSBO ENGINEERING DEPARTMENT.
7. DEVELOPMENT IN THIS PLAT SHALL COMPLY WITH PMC 18.16.040, OR AS SUBSEQUENTLY AMENDED, FOR SETBACK, BUILDING LOT COVERAGE, AND BUILDING HEIGHT.
8. MAINTENANCE OF ALL STORMWATER SYSTEMS SHALL BE PER THE CODES AND STANDARDS ADOPTED BY THE CITY OF POUFSBO.
9. NO ROCKERIES MAY BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY OR THE TEN-FOOT (10') WIDE UTILITY EASEMENT FRONTING ALL LOTS OR WITHIN ANY OTHER UTILITY EASEMENT.
10. NO 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 STRUCTURE WITHIN THE EASEMENT.
11. NO STRUCTURE, PLANTING, OR OTHER MATERIAL THAT MAY DAMAGE OR INTERFERE WITH ANY EASEMENT OR THE INSTALLATION, OPERATION, OR MAINTENANCE OF UTILITIES SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY PORTION OF THE EASEMENT.
12. UPON COMPLETION OF THE STORM DRAINAGE FACILITIES, THE DEVELOPER WILL BE REQUIRED TO POST A TWO YEAR MAINTENANCE BOND FOR THE FACILITY. THE DEVELOPER WILL BE RESPONSIBLE FOR PROVIDING REGULAR AND ADEQUATE MAINTENANCE DURING THIS TWO-YEAR PERIOD AND SUPPORTIVE MAINTENANCE RECORDS. AT THE END OF THIS TIME, THE CITY OF POUFSBO WILL INSPECT THE SYSTEM. UPON APPROVAL, THE CITY OF POUFSBO WILL TAKE OVER MAINTENANCE AND OPERATION OF THE SYSTEM.
13. NO FENCE SHALL BE PLACED WITHIN TWO FEET OF THE BACK OF ANY SIDEWALK.
14. BY THE RECORDING OF THIS PLAT, THE OWNER(S) HEREBY EXTINGUISH AND RELEASE ALL RIGHT, TITLE AND INTEREST IN THAT CERTAIN 30 FOOT INGRESS, EGRESS AND UTILITIES EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200204170110 ALSO KNOWN AS PARCELS A1, B1, C1, AND D1.

DEDICATIONS

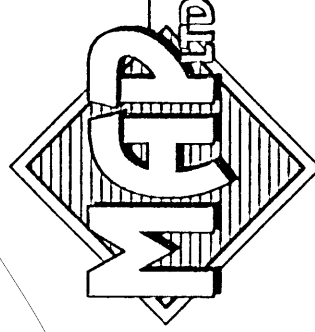
15. TRACT "A" AND THE STORMWATER MANAGEMENT FACILITY WITHIN IT IS HEREBY DEDICATED TO THE CITY OF POUFSBO FOR OPERATION AND MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY.
16. NATIVE BUFFER TRACT "B" AND OPEN SPACE/ UTILITY CORRIDOR TRACT "C" ARE HEREBY DEDICATED TO THE VETTER HOMESTEAD HOMEOWNERS ASSOCIATION.
17. TRACTS "D", "E", "F" AND "G" ARE HEREBY RESERVED BY THE DECLARANT FOR FUTURE PHASE(S) OF THE PLAT OF VETTER HOMESTEAD. LOTS, ROADS AND OPEN SPACES HEREAFTER CREATED BY THE DECLARANT WITHIN TRACTS "D", "E", "F" AND "G" SHALL BE PURSUANT TO DECLARANT'S RESERVED RIGHTS UNDER ARTICLE XIV OF THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF VETTER HOMESTEAD RECORDED CONCURRENTLY WITH THIS PLAT.

CONVEYANCES

OWNERSHIP OF THE EMPTY TELECOMMUNICATIONS CONDUIT, INSTALLED FOR FUTURE USE, THE STORMWATER FACILITIES WITHIN TRACT "A", 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 POUFSBO IS HEREBY GRANTED AND CONVEYED TO THE CITY OF POUFSBO; 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.



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200604260040 V31 P212

PLAT OF VETTER HOMESTEAD, Phase I

PORTION OF THE NE 1/4, NE 1/4, AND SE 1/4, NE 1/4, SECTION 10 AND THE NW 1/4, NW 1/4, AND SW 1/4, NW 1/4 SECTION 11, T 26 N, R 1 E, W.M. WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT UNRUH INVESTMENTS LLC, A LIMITED LIABILITY COMPANY AND FRONTIER BANK, OWNER'S IN FEE SIMPLE OF THE LAND PLATTED HEREIN, HEREBY DECLARE THIS PLAT TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ROADS, AND EASEMENTS SHOWN ON THE PLAT AND 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 HERE-ON; ALSO THE RIGHT TO DRAIN ALL STREETS, ROADS AND EASEMENTS OVER AND ACROSS ANY LOT OR LOTS WHERE THE STORM WATER RUN IS IN NATURAL DRAINAGE AFTER THE STREET OR STREETS ARE GRADED, DIMENSIONS AND USES OF ALL LOTS EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE IN CONFORMITY WITH CITY OF POULSBORO ZONING REGULATIONS; THE OWNER'S THEREOF, AND THEIR SUCCESSORS AND ASSIGNS, HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THIS PLAT.

Sharon R. Unruh, UNRUH INVESTMENTS LLC, SHARON R. UNRUH, MANAGING MEMBER, BY: Michael Chamberlain, FRONTIER BANK, HARLEY J. UNRUH, MEMBER

ACKNOWLEDGMENTS

STATE OF WASHINGTON } COUNTY OF KITSAP } ON THIS DAY PERSONALLY APPEARED BEFORE ME MICHAEL CHAMBERLAIN, TO ME KNOWN TO BE THE VICE PRESIDENT AND LONG OFFICER OF FRONTIER BANK, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.

NICHOLAS R. HECHT, COMMISSIONER, STATE OF WASHINGTON, NOTARY PUBLIC IN AND FOR THE STATE WASHINGTON, MY COMMISSION EXPIRES: 8/8/09

STATE OF WASHINGTON } COUNTY OF KITSAP } ON THIS DAY PERSONALLY APPEARED BEFORE ME SHARON R. UNRUH AND HARLEY J. UNRUH, TO ME KNOWN TO BE THE MANAGING MEMBER AND MEMBER OF UNRUH INVESTMENTS LLC, A LIMITED LIABILITY COMPANY, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED.

NICHOLAS R. HECHT, COMMISSIONER, STATE OF WASHINGTON, NOTARY PUBLIC IN AND FOR THE STATE WASHINGTON, MY COMMISSION EXPIRES: 8/8/09

RESTRICTIONS

A HOMEOWNERS ASSOCIATION AND PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS HAVE BEEN ESTABLISHED FOR THIS PLAT, AS RECORDED UNDER AUDITOR'S FILE NUMBER(S): 200604260041

COUNTY TREASURERS CERTIFICATE

Sharon R. Stephenson, COUNTY TREASURER, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE PAID UP TO AND INCLUDING THE YEAR 2006, A.D. Harriette Lewis for Barbara Stephenson, KITSAP COUNTY TREASURER

EASEMENT PROVISIONS

FIVE-FOOT UTILITY AND PEDESTRIAN EASEMENTS ARE HEREBY DEDICATED TO THE VETTER HOMESTEAD HOMEOWNER'S ASSOCIATION, PEDESTRIAN EASEMENTS ARE PROVIDED FOR THE BENEFIT OF ALL HOMEOWNERS AS A PEDESTRIAN ACCESS TO THE OPEN SPACE CORRIDOR. 10-FOOT STORM DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE VETTER HOMESTEAD HOMEOWNER'S ASSOCIATION. A 20-FOOT EASEMENT ON LOT 17 IS HEREBY DEDICATED TO LOT 18 FOR ACCESS AND UTILITIES. THE DECLARANT HEREBY GRANTS, CONVEYS, AND QUIT CLAIMS TO THE PLAT OF VETTER HOMESTEAD HOMEOWNER'S ASSOCIATION, PUGET SOUND ENERGY, UNITED TELEPHONE COMPANY (DBA SPRINT), COMCAST OF WASHINGTON, THE CITY OF POULSBORO, AND OTHER UTILITY COMPANIES HAVING FRANCHISES OR PERMITS FROM THE CITY OF POULSBORO, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT UNDER, ACROSS, THROUGH, AND UPON A 70 FOOT UTILITIES EASEMENT ADJACENT 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 SERVICE TOGETHER WITH THE RIGHT OF REASONABLE ACCESS TO SAID PROPERTY AND TO ENTER UPON ALL TRACTS AND LOTS LOCATED WITHIN THE PLAT OF VETTER HOMESTEAD, DIVISION 1, TO FACILITATE THE PURPOSES SET FORTH HEREIN.

TO THE EXTENT REASONABLE AND PRACTICAL, 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 REASONABLY INTERFERE WITH THE EASEMENT RIGHTS GRANTED HEREIN. THE PROPERTY OWNER SHALL NOT HOWEVER, HAVE THE RIGHT TO:
 - A. ERECT OR MAINTAIN ANY BUILDING OR STRUCTURE WITHIN THE EASEMENT, EXCEPT FOR FENCING, WHICH SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF POULSBORO; 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; OR
 - C. DEVELOP, LANDSCAPE, OR BEAUTIFY THE EASEMENT AREA IN ANY WAY WHICH WOULD UNREASONABLY INCREASE THE COSTS OF RESTORING THE EASEMENT AREA. TYPICAL NORTHWEST LANDSCAPING SHALL NO BE CONSIDERED TO UNREASONABLY INCREASE THE COST OF RESTORING THE EASEMENT AREA.
 - D. INSTALL ROCKERIES OR RETAINING WALLS WITHIN THE EASEMENT.

A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY, QWEST, SPRINT, (OTHER PRIVATE UTILITIES), AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON ALL PRIVATE STREETS, ALLEYS AND PRIVATE DRIVES, THE EXTERIOR TO FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AND 5.00 FEET PARALLEL WITH AND ADJOINING ALLEYS AND PRIVATE DRIVES. FURTHER EASEMENTS ARE RESERVED OVER PRIVATE LANDS FOR VAULTS, PEDESTALS AND RELATED FACILITIES ("VAULT EASEMENTS") ADJACENT TO THE 5-FOOT WIDE UTILITY EASEMENT RESERVED IN THE PRECEDING SENTENCE AS FOLLOWS: THE VAULT EASEMENT MAY OCCUPY UP TO AN ADDITIONAL 5-FEET IN WIDTH (FOR A TOTAL WIDTH OF 10 FEET) WITH THE LENGTH OF EACH VAULT EASEMENT EXTENDING 5 FEET FROM EACH END OF THE AS-BUILT VAULT(S). THE NUMBER AND LOCATION OF VAULT EASEMENTS WILL BE "AS INSTALLED" DURING THE UTILITY'S INITIAL INSTALLATION OF FACILITIES. THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, WIRES, VAULTS AND PEDESTALS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSION, STREET LIGHTS AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITIONS. NO LINES OR WIRES FOR TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION USES SHALL BE PLACED OR PERMITTED TO BE PLACED WITHIN THIS EASEMENT UNLESS THE SAME SHALL BE UNDERGROUND. NO PERMANENT STRUCTURE SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PERMISSION FROM EASEMENT OWNERS.

APPROVALS

APPROVED BY ME THIS 21 DAY OF April 2006, A.D. Sharon R. Unruh, CHAIRMAN, CITY OF POULSBORO PLANNING COMMISSION

APPROVED BY ME THIS 24 DAY OF April 2006, A.D. Michael Chamberlain, ENGINEER, CITY OF POULSBORO

THE CITY COUNCIL OF THE CITY OF POULSBORO, MEETING IN REGULAR SESSION, THE 1st of Feb., 2006, FIND THAT THE PLAT OF VETTER HOMESTEAD, PHASE 1, SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.

Mayor, City of Poulsbo

