

HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM (WCS) — NORTH ZONE
(BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON
STATE REFERENCE NETWORK (WSRN) IN JANUARY OF 2025

VERTICAL DATUM

NAVD 88 BASED ON GPS UTILIZING THE WASHINGTON
STATE REFERENCE NETWORK (WSRN) IN JANUARY OF 2025

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED
ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A,
LEICA TCRA 1105 PLUS, TRIMBLE S5.

TRIMBLE R8, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

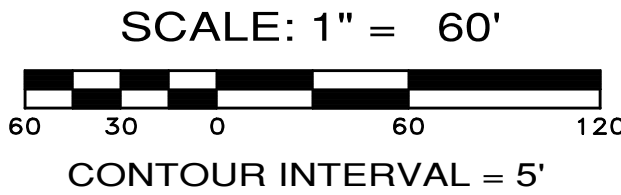
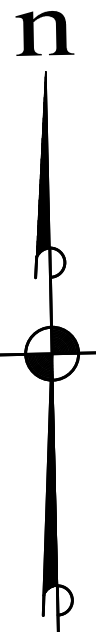
PROCEDURE USED : FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS
AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS
MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY
WAC-332-130-100.

NOTES:

1. FIELD WORK PERFORMED JANUARY 2025 — JUNE 2025.

2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE FOLLOWING SOURCES:
SURVEYED LOCATIONS OF VISIBLE SURFACE INDICATIONS OBSERVED IN THE FIELD; BURIED
UTILITIES LOCATED BY MT. VIEW LOCATING SERVICES LLC, IN APRIL OF 2025. THE
LOCATIONS OF BURIED UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE
AND REQUIRES FIELD VERIFICATION PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORK
ON OR AROUND THE SITE.

3. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE
FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO.
5003353-4276436 DATED MAY 27, 2025. IN PREPARING THIS PLAT, ESM HAS NOT
CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES
AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS PLAT. ESM HAS WHOLLY
RELIED ON THE ABOVE REFERENCED SUBDIVISION GUARANTEE TO PREPARE THIS PLAT AND
THEREFORE QUALIFIES THE PLATS ACCURACY AND COMPLETENESS TO THAT EXTENT.



LEGEND

- CABLE TEL RISER
- WETLAND FLAG
- FENCE GATE END
- LIGHT POST WITH ARM
- LIGHT POST
- GUARD POST/BOLLARD
- HANDICAP RAMP
- MAIL BOX
- SOIL LOG/PERC TEST
- SIGN
- STREET SIGN
- GAS MARKER POST
- POWER GUY ANCHOR
- POWER JUNCTION BOX
- POWER MARKER POST
- POWER POLE
- POWER POLE WITH DROP
- POWER VAULT
- STORM CATCH BASIN
- STORM CULVERT
- STORM MANHOLE
- STORM YARD DRAIN
- SIGNAL CONTROL BOX
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- LEFT TURN ARROW
- RIGHT TURN ARROW
- FOUND MONUMENT IN CASE
- FOUND REBAR AND CAP
- TELEPHONE RISER
- WATER BLOWOFF
- WATER FIRE HYDRANT
- WATER IRRIG CONTROL VALVE
- WATER METER
- WATER VALVE
- GEOTECHNICAL TEST PIT
- ASPHALT CENTERLINE
- BUILDING OUTLINE
- CURB LINE
- EDGE OF CONCRETE/ASPHALT
- EDGE OF GRAVEL
- BOARD FENCE
- CHAIN LINK FENCE
- SPLIT RAIL FENCE
- GRADE BREAK
- FEATURE LINE
- RETAINING WALL
- ROAD STRIPING
- STREAM CENTERLINE
- EDGE WATER
- COMMUNICATIONS UNDERGROUND
- GAS UNDERGROUND
- POWER UNDERGROUND
- POWER OVERHEAD
- SANITARY SEWER
- STORM DRAINAGE
- STORM CULVERT CONNCTION
- STORM DRAINAGE DITCH
- TELEPHONE UNDERGROUND
- WATER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EASEMENT LINE
- CONTOUR
- WETLAND BUFFER

SEE SHEET PP-03 FOR CONTINUATION

REVISIONS		
NO.	DESCRIPTION/DATE	BY

04/10/2026

CONSULTING ENGINEERS, LLC
2500 1st Avenue, Suite 505
Federal Way, WA 98003

ESM

04/10/2026

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POULSBRO

WASHINGTON

EXISTING CONDITIONS

JOB NO.:	2090-004-022
DWG. NAME:	PP-02
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	04/09/2026
DATE OF PRINT:	
PP-02	
2 OF 31 SHEETS	

LEGAL DESCRIPTIONS

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 23, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON;

PARCEL B (TAX PARCEL 242601-3-003):

THE WEST 15 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON.

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 330 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER A DISTANCE OF 345.7 FOOT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 330 FEET TO THE EAST LINE OF SAID QUARTER; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 345.7 FEET TO THE POINT OF BEGINNING:

THAT PORTION OF GOVERNMENT LOT 7, SECTION 25, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 15 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 7, WHICH IS 200 FEET WEST OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 7; THENCE EAST ALONG SAID NORTH LINE 200 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING, AS DISCLOSED IN DECREE FILED IN KITSAP COUNTY SUPERIOR COURT
CAUSE NO. 57080.

PARCEL F (TAX PARCEL NO. 242601-3-018):

THE SOUTH 1/3, EXCEPT COUNTY ROAD NO. 141, OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST. W.M.. IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

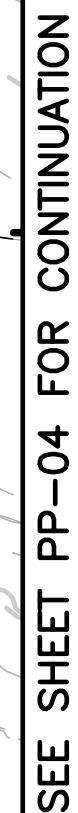
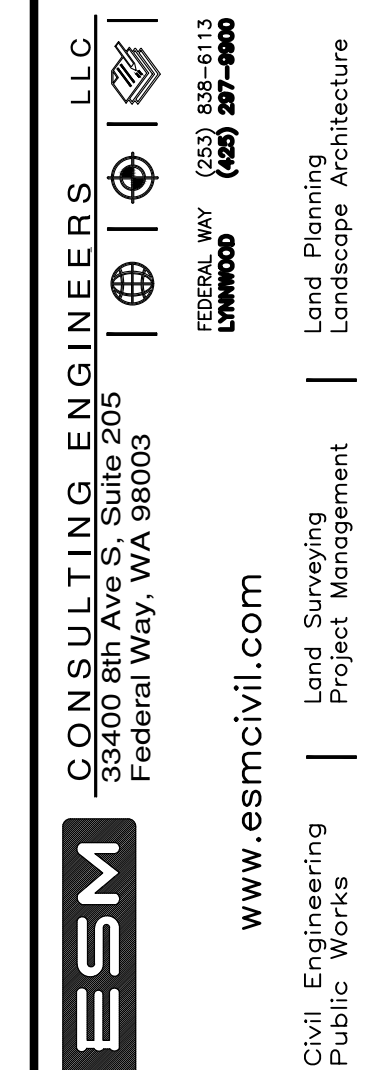
BEGINNING AT A POINT 330 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE WEST 495 FEET; THENCE SOUTH 1320 FEET; THENCE EAST 495 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THENCE NORTH 89°02'10" WEST ALONG SOUTH LINE, 15 FEET:

THENCE SOUTH 29°02'10" EAST, 15 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH 01°30'56" WEST ALONG SAID EAST LINE, 345.7 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SEE SHEET PP-04 FOR CONTINUATION

[illegible]

MONTEBANC MANAGEMENT, LLC

PINNACLE AT LIBERTY BAY SUBDIVISION

CITY OF POLLSBO	EXISTING CONDITIONS	WASHINGTON
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JOB NO.:	2090-004-022
DWG. NAME:	PP-03
DESIGNED BY:	
DRAWN BY:	
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PP-03

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