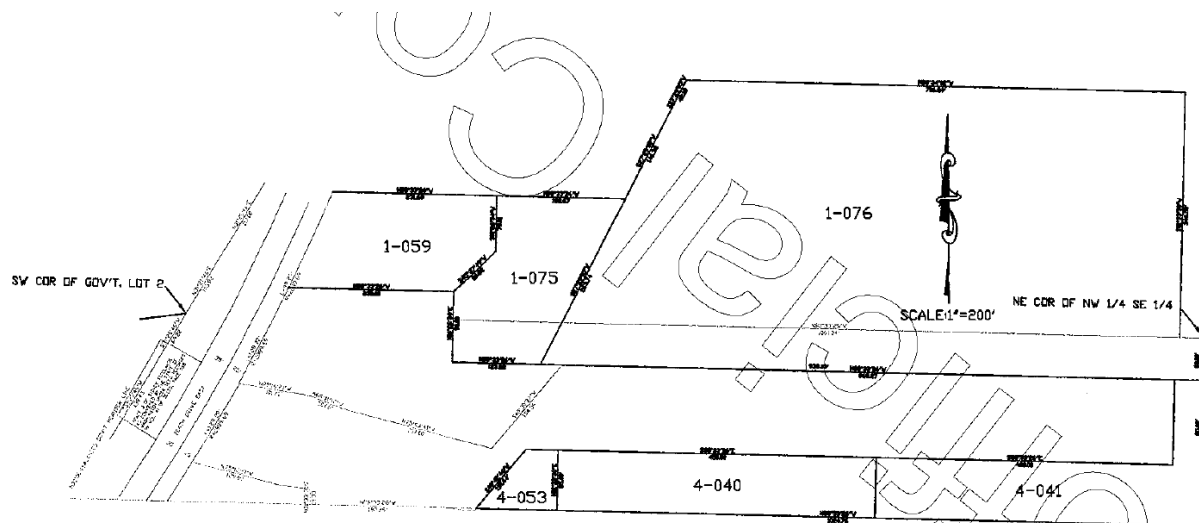


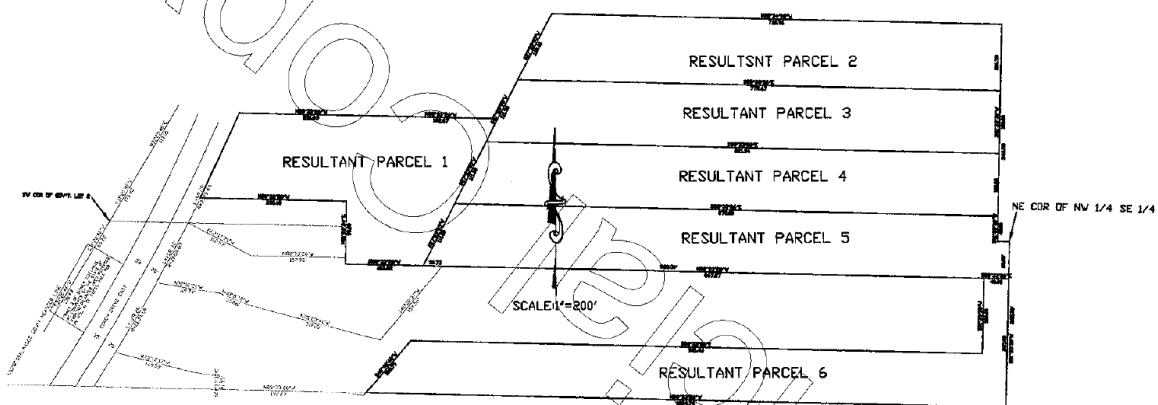
## Exhibit 4

Illegal BLAs, Harmed Buyer,  
Review Capabilities of Staff

Reduced the size of a vacant parcel, became more non-conforming.

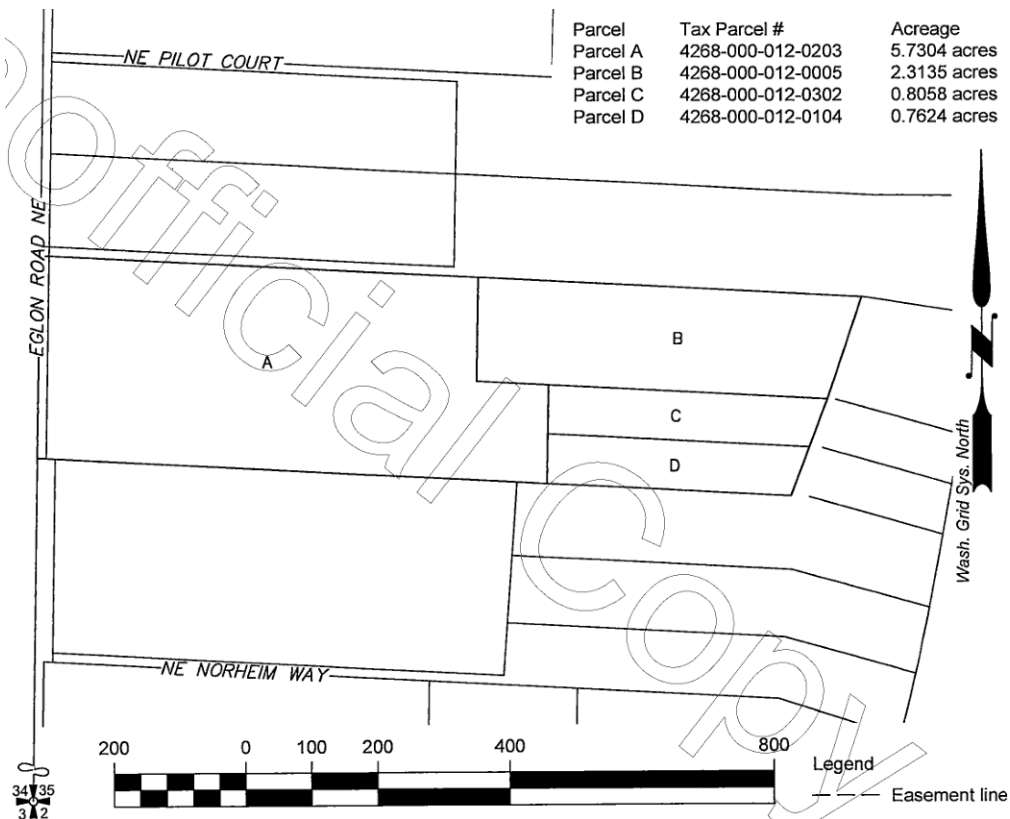
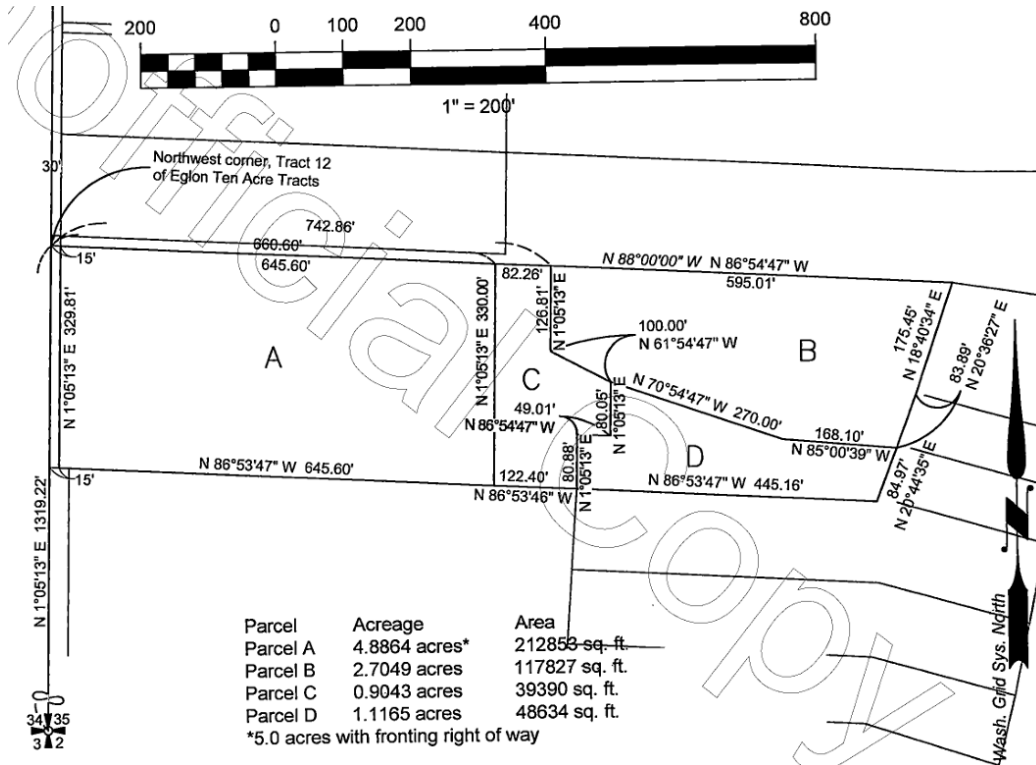


PARENT PARCELS

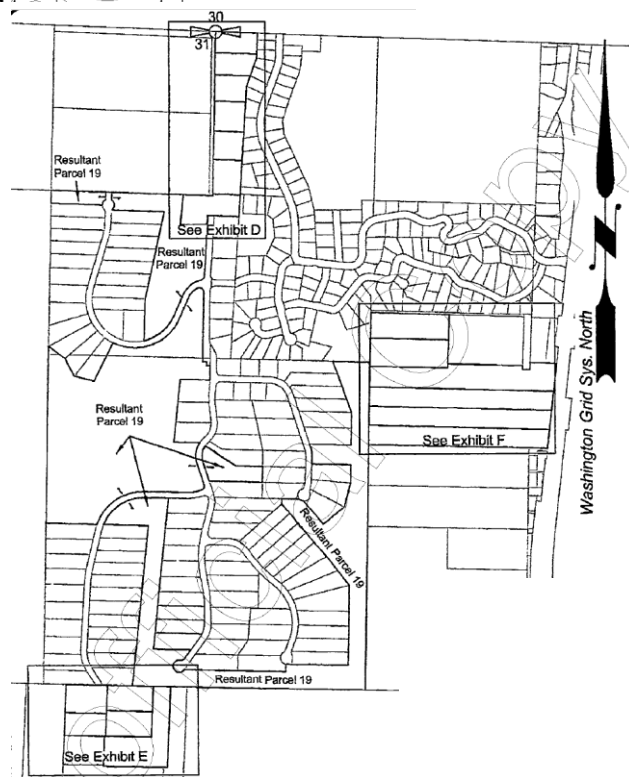
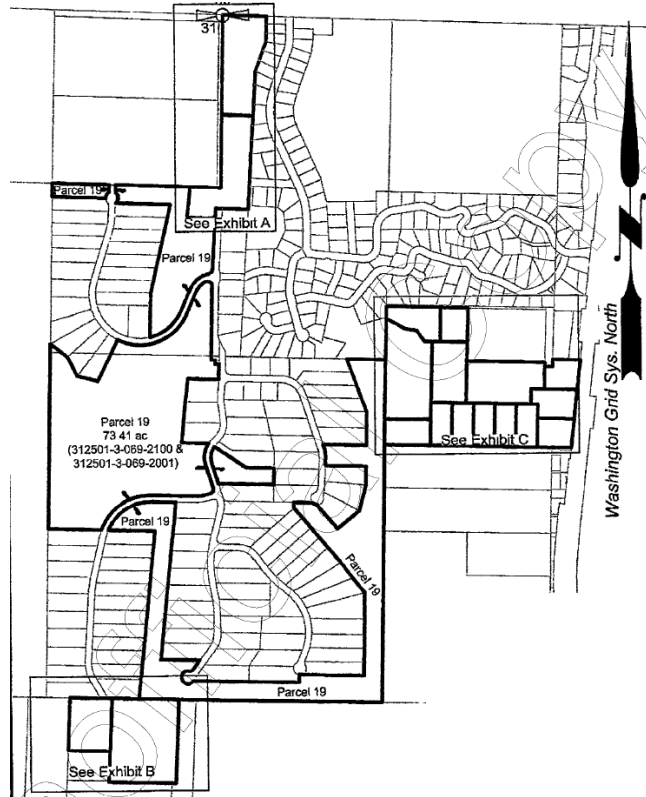


RESULTANT PARCELS

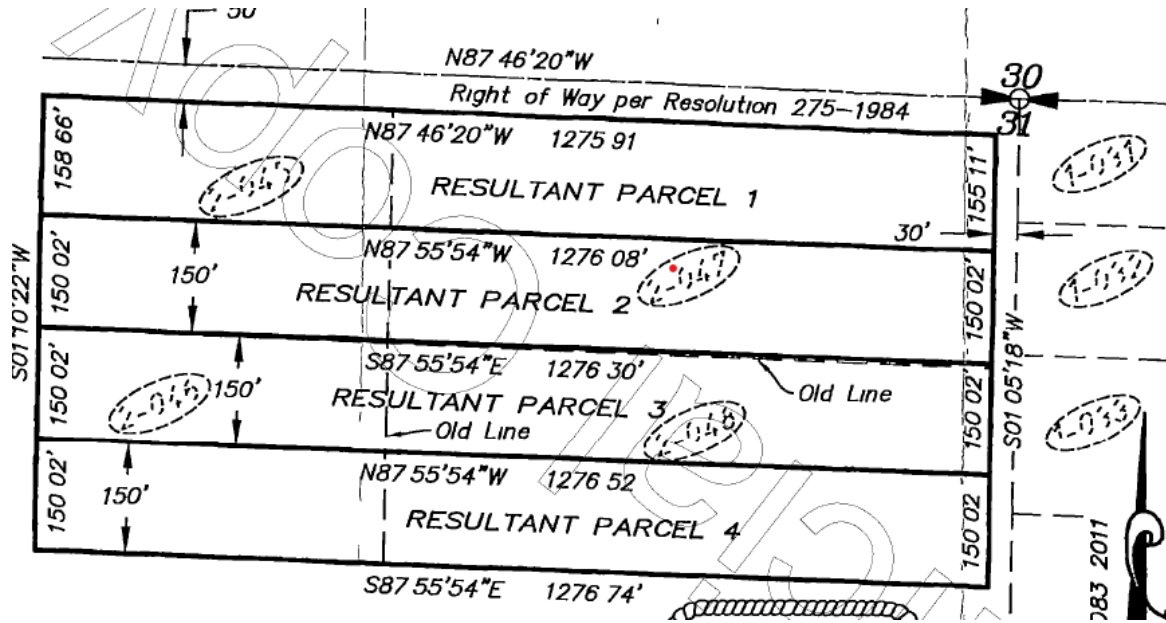
Reduced the size of a vacant parcel, became more non-conforming.



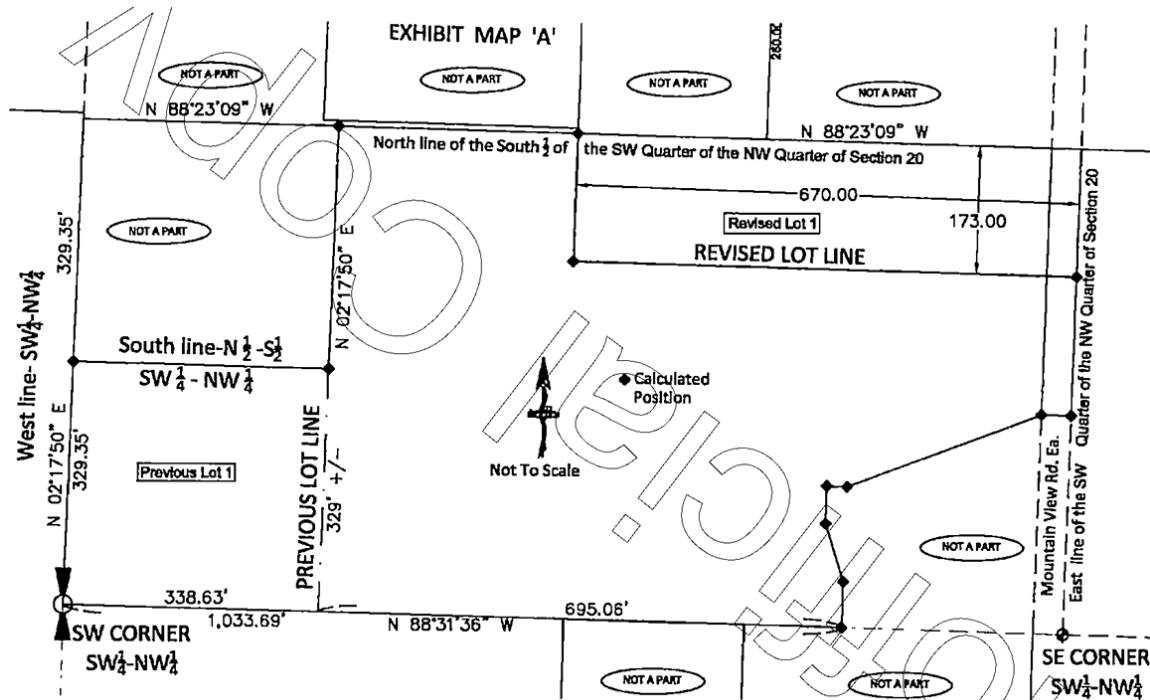
Reduced the size of vacant parcels, became more non-conforming.



Reduced the size of a vacant parcel, became more non-conforming.

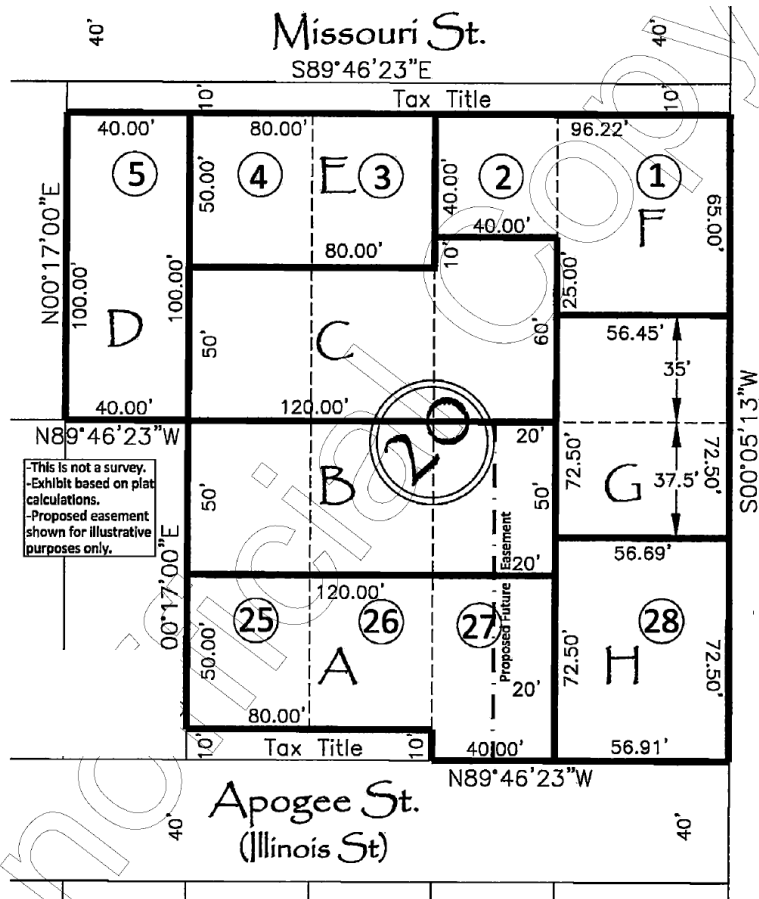
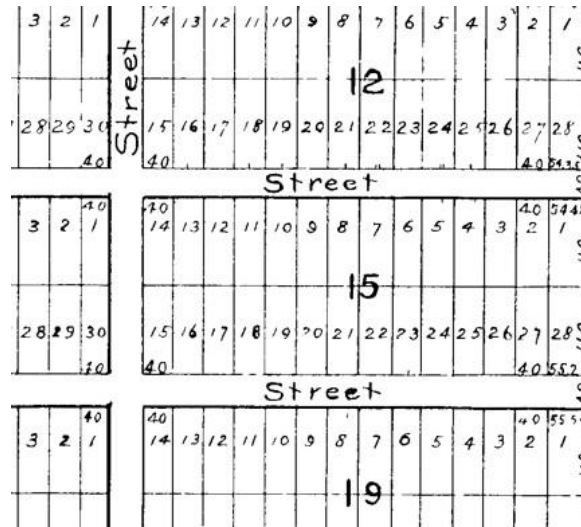


Reduced the size of a vacant parcel, became more non-conforming.

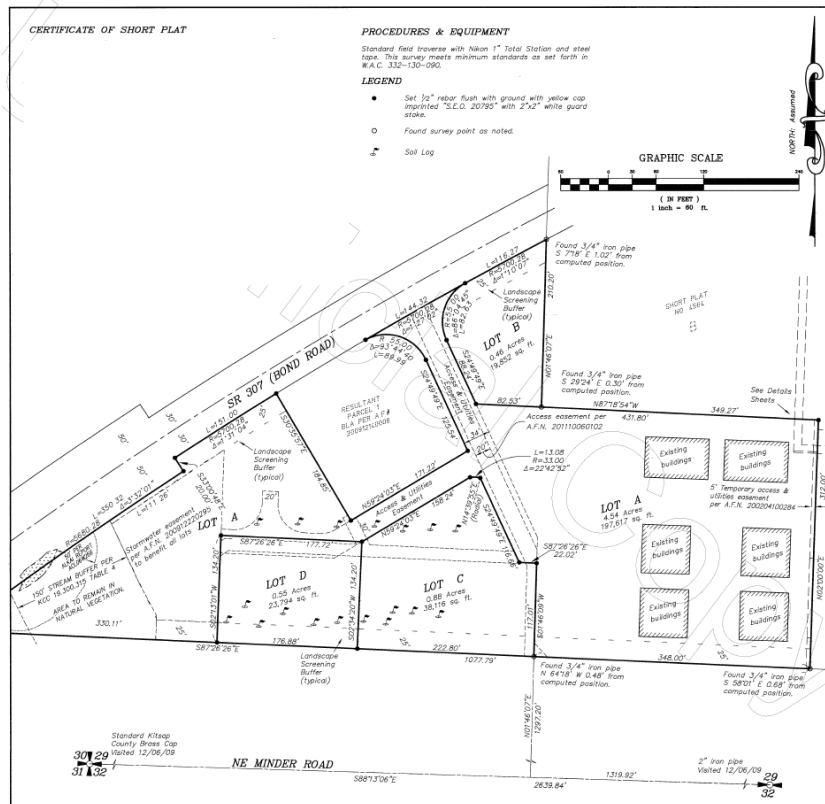
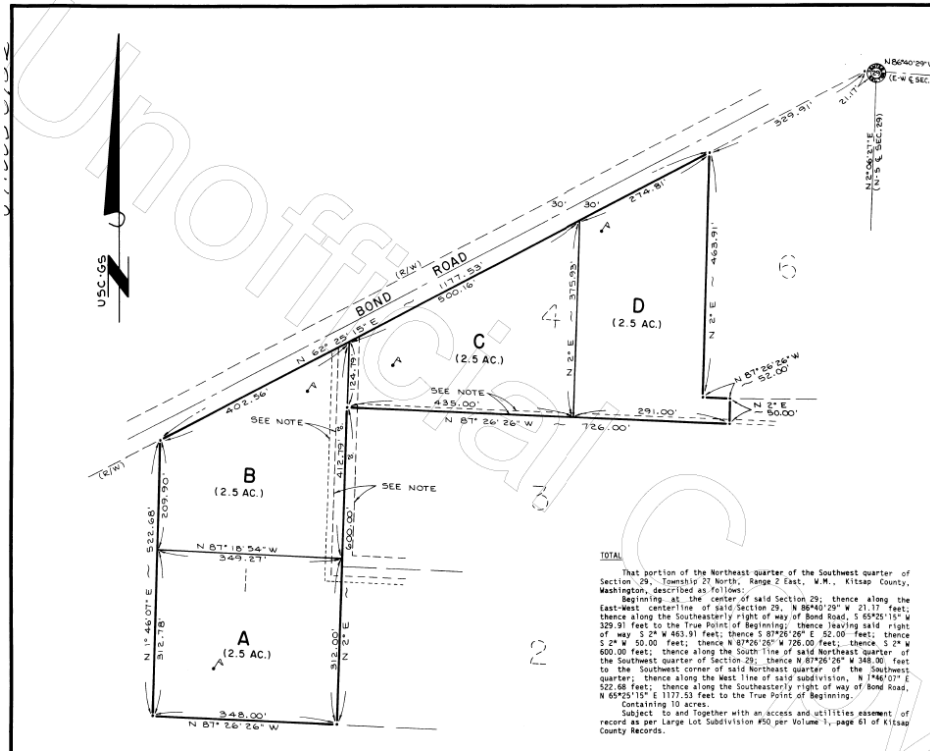


NOTES:  
1) This survey

# Plat alteration required – adds access easement



## 2 Plat Alterations required – changes plat perimeter boundaries



Created lots that are technically subject to rural land division regulations, Title 16

2023-0219  
dl-JS-/W

MAP AFTER

f<sub>f</sub>EL<sub>f</sub>  
;) ?-JS- JW  
NWY

NE<sup>4</sup> Sec. 21

NW<sup>4</sup> Sec. 22



Scale 1"=50.0'

0 25 50 100

Bearings based upon a bearing of N 0° 21' 24" W between the S 011th and North one-quarter corner of Section 28 Township 24 North-Range 1 East WM.

Right of Way conveyed to Kitsap County per deeds recorded under Auditors File Numbers 1010405 and 1010406

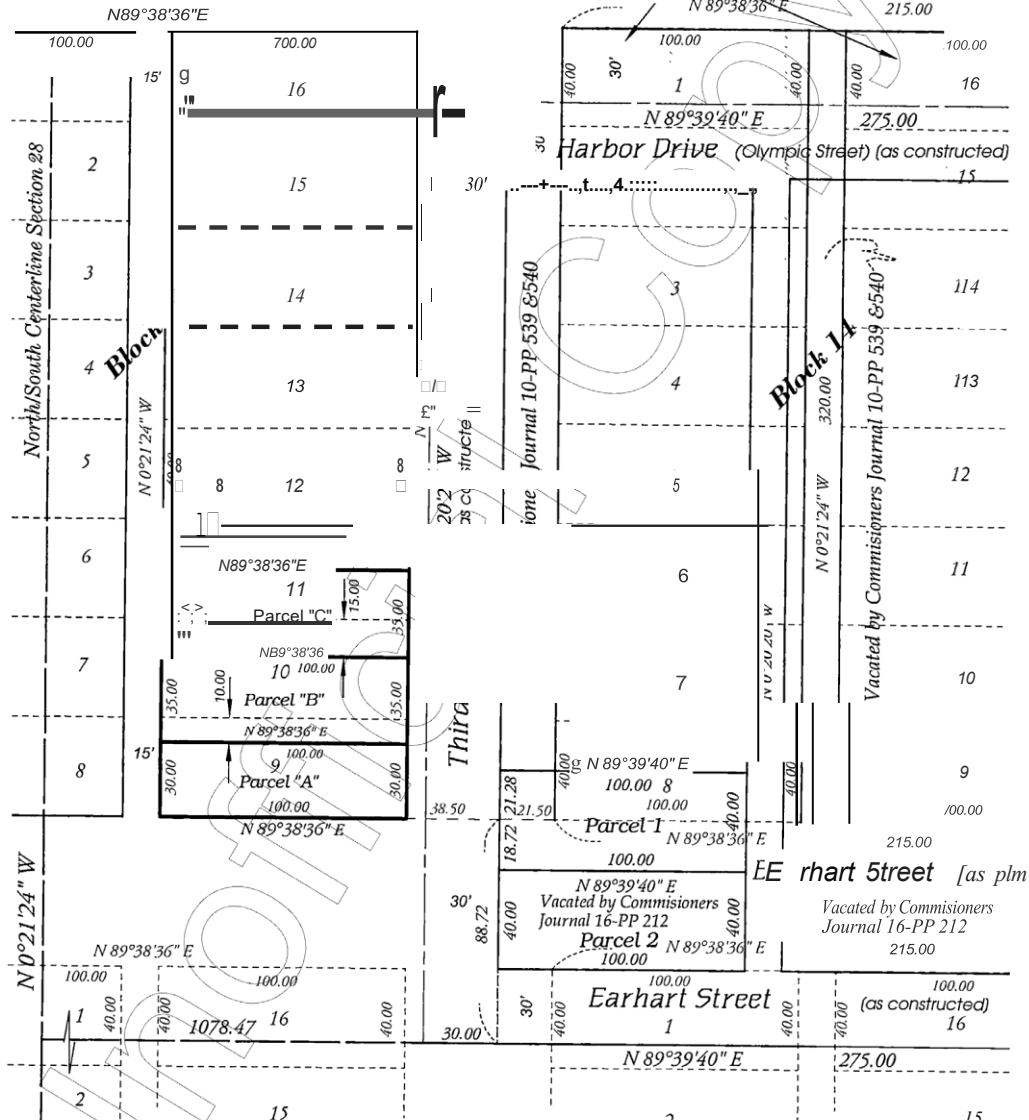


Exhibit "A" showing reconfiguration of those properties contained in Auditor's File Number 202211300169

being

Lots 9, 10, and portion Lot 11 of Block 15

of dw Re-Plat of Port Orchard City vot111111c1 page 45 of plats

Being portion of Southwest quarter of the Northeast quarter Section 28-Township 24 North-Range 1 East WM.

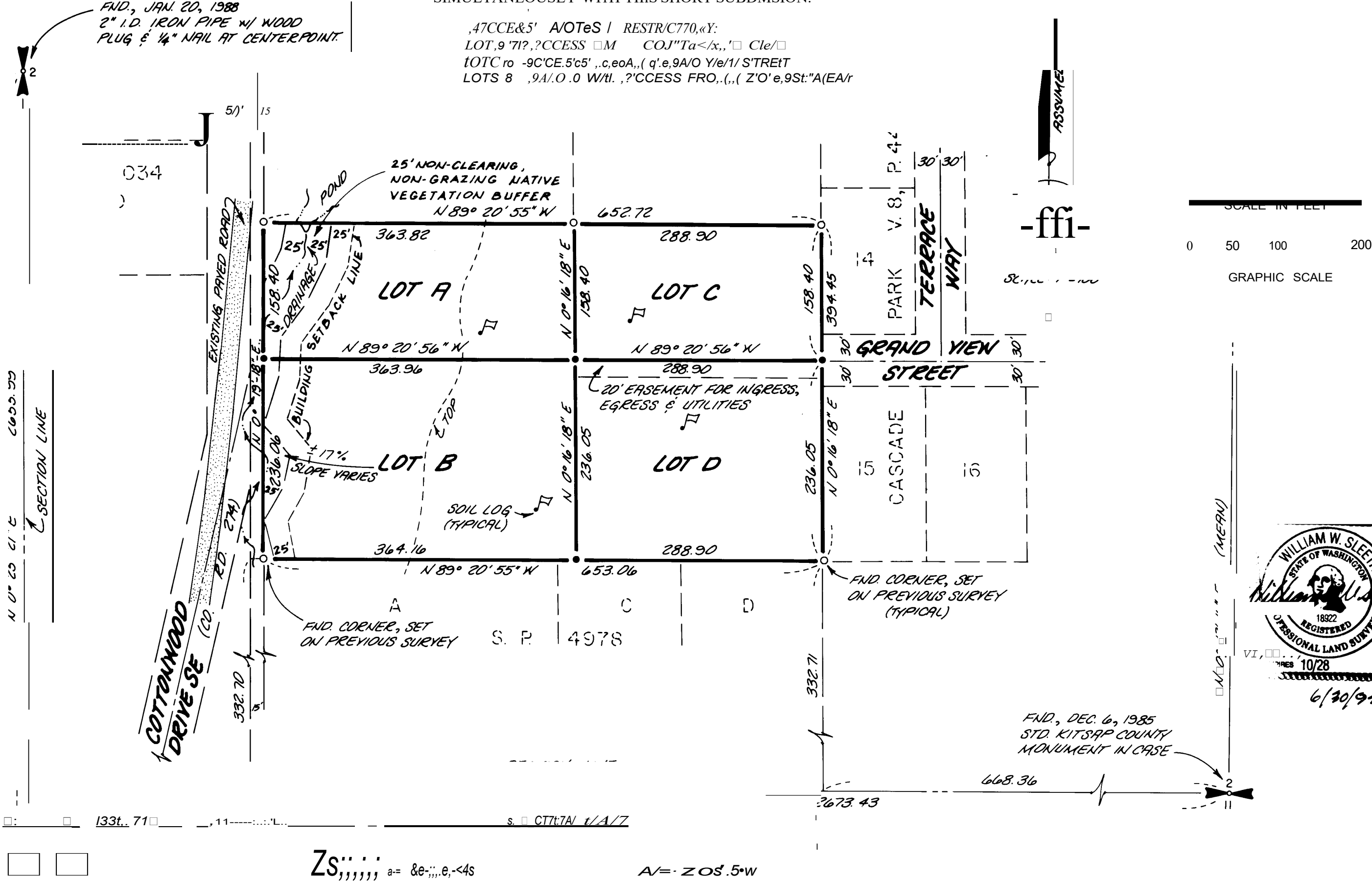
**Ward C. Muller & Associates**  
 Licensed Land Surveyors  
 • Land Development Planning  
 • Boundary and Lot Surveys  
 • Subdivision and Platting  
 • Construction Surveying  
 Over 50 years of Service to Kitsap and Olympic Peninsulas  
 217 Sidney Avenue (360) 876-3143  
 Port Orchard, WA 98366 (360) 977-5551  
 Copyright 2020 Ward C. Muller and Associates  
 Reproduction in whole or in part without permission is prohibited by law.

12/27/2022

Fieldbook None

Job 6474

PART 1 Prior State



CA/O., J.9./ /5, /988  
8TO. KITSAP COUNTY CODED/YY  
M/OA/da,FEAT/ /A/ C7'S'E.

REFERENCE TO ORIGINAL TRACT DESCRIPTION

Beginning at a point S 89° 20' 13" E 1331.8 feet, and N 0° 19' 24" E 332.7 feet from the Southwest corner of Section 2, Township 23 North, Range 2 East, W.M., in Kitsap County, Washington; thence N 0° 19' 24" E 394.4 feet; thence S 89° 20' 13" E 652.81 feet; thence S 0° 16' 36" W 394.44 feet; thence N 89° 20' 13" W 653.1 feet to the place of beginning.

Containing 5.91 acres.

APPROVAL NOTES

- 1. All building permits issued within this short subdivision shall be subject to impact fees pursuant to Ordinances # 143-1992 and # 144-1992.
- 2. A road approach permit may be required by the Department of Public Works prior to land clearing or construction of roads.
- 3. Requirements of the Hydraulics Division of the Public Works Department must be addressed prior to the issuance of any building permits within this short subdivision. ( See memorandum dated 12-26-91, recorded with this short plat)
- 4. Prior to any land clearing and/or construction, a drainage plan and a temporary silt and erosion control plan will be required by the Hydraulic Division of Public Works.

NO'm:

Distances as shown on this survey have been

ME11-10D AND PROCEDURES

TIDS SURVEY WAS ACCOMPLISHED USING A ONE-SECOND MICROMETER THEODOLITE, ELECTRONIC DISTANCE METER AND A CALIBRATED STEEL TAPE. FIELD TRAVERSE METHOD USED.

LEGEND:

- SET, 3/4" I.D. GALVANIZED IRON PIPE WITH YELLOW PLASTIC CAP IMPRINTED "SLEETH PLS 18922" AND

prorated to an unrecorded survey dated April 12, 1948, by Thos. C. Breitenstein, PLS, 1814.

- 5. Conditioned on provision of a minimum 25 foot non-clearing, non-grazing native vegetation buffer and a minimum 50 foot building setback from the

NOTICE

- 1. Responsibility for maintenance of roads leading to or from lots within this Short Subdivision (unless such roads have been accepted into the County's road system) shall rest with the lot owners.
- 2. Any further division of lots within this Short Subdivision shall be subject to the requirements of Section 26 (a), (1), 6, (d) of Kitsap County Short Subdivision Ordinance No. 1011-E-1991.

Approved \_\_\_\_\_ Ordinance No. 108-E-1991  
PER \_\_\_\_\_  
Director of Community Development  
Date: 6-30-92

TREASURER'S CERTIFICATE

6/30/92  
I hereby certify that all property shown on this plat is current.  
Kitsap County Treasurer  
Date: 6/30/92

SURVEYOR'S CERTIFICATE

WEST SOUND SURVEYING  
217 WILKINS DRIVE S.W.  
PORT ORCHARD, WASHINGTON 98366  
Ph (206) 876-5455

I, WILLIAM W. SLEETH, registered as a professional land surveyor by the State of Washington, hereby certify that this Short Plat is based upon an actual survey of the land described. I further certify that I am under my supervision, during the period of JANUARY, 1992, through MARCH, 1992, that the distances, courses, and angles are shown hereon correctly; and the lot corners have been staked on the ground as depicted hereon.

MARCH 11, 1992  
Date: 6/30/92  
Signature: William W. Sleeth

AUDITOR'S CERTIFICATE

I, Karen E. ...  
Kitsap County Auditor of Short Plats at Page(s) ...  
Date: 6/30/92

KITSAP COUNTY, WASHINGTON

SHORT SUBDIVISION No. 5032

Assessor's Tax Account No(s): 3

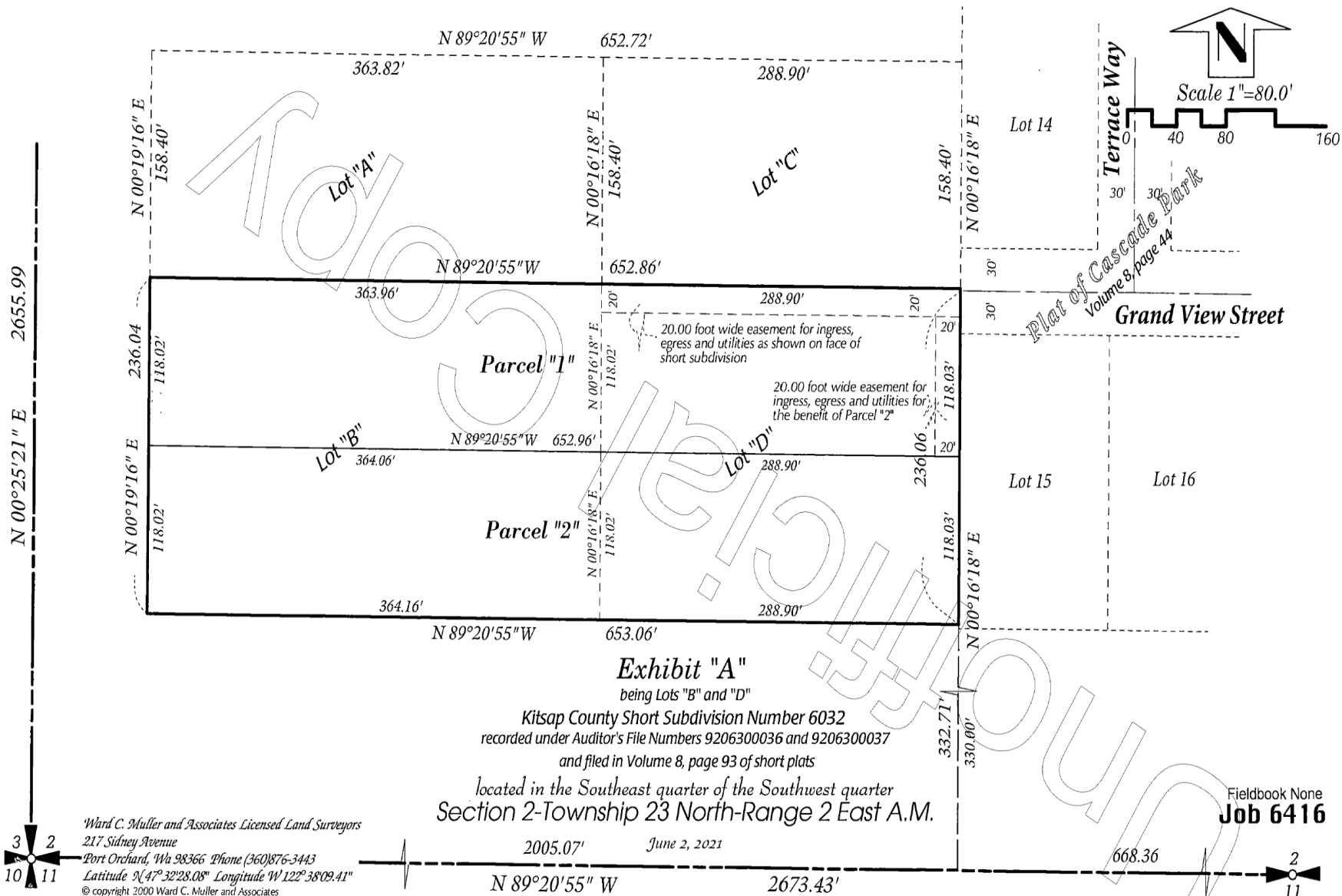
creek on the westerly property line.

U. 8 P. 93

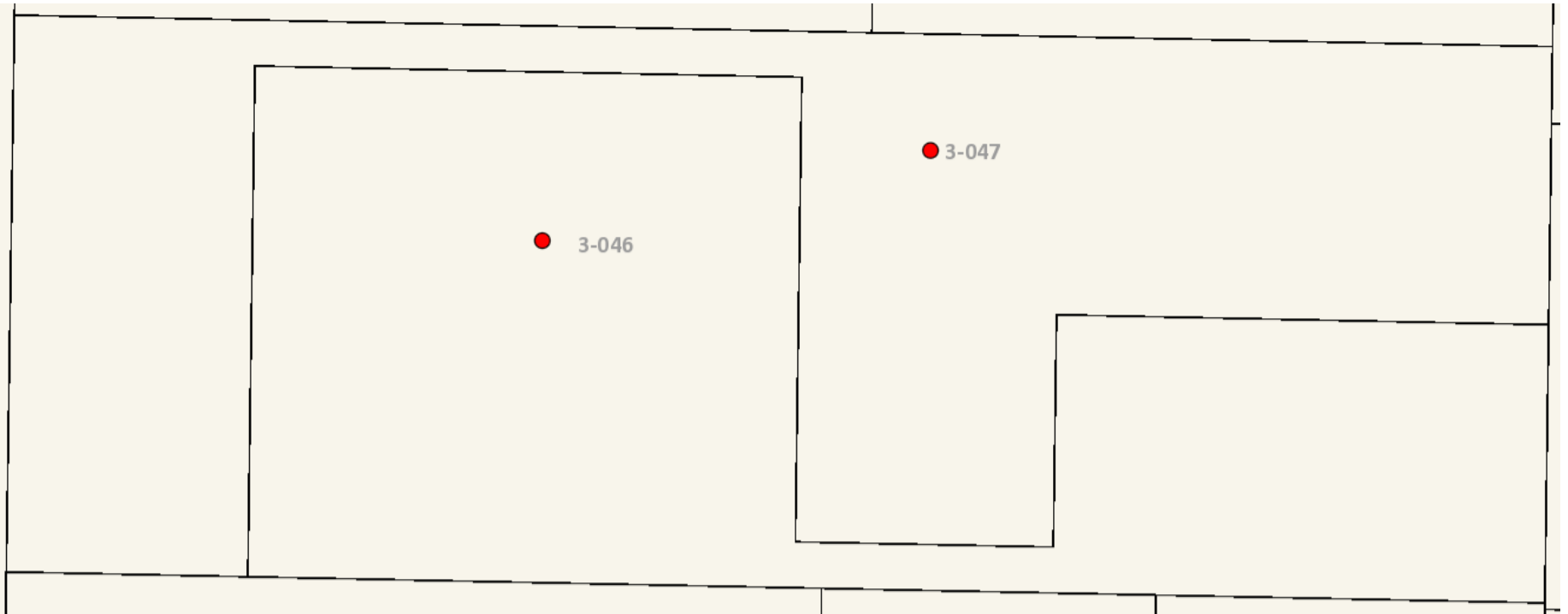
# PART 2

## Created nonconforming lots

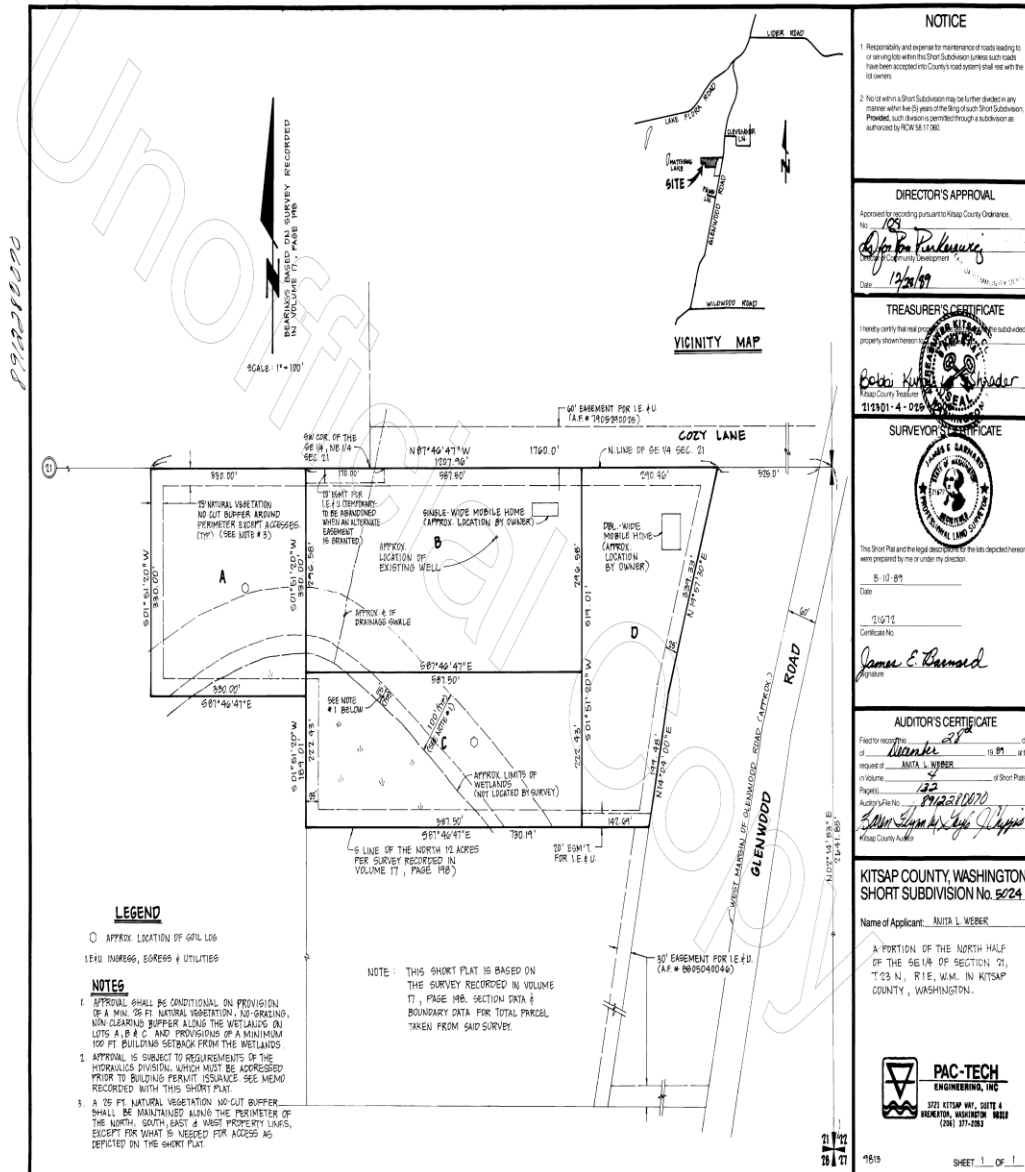
202106180122 06/18/2021 11:21:54 AM Page 4 of 4



**PART 3** Took prior nonconforming lots and created new lots with illogical boundaries (BLA ordinance would've reviewed for critical areas that exist on the site)



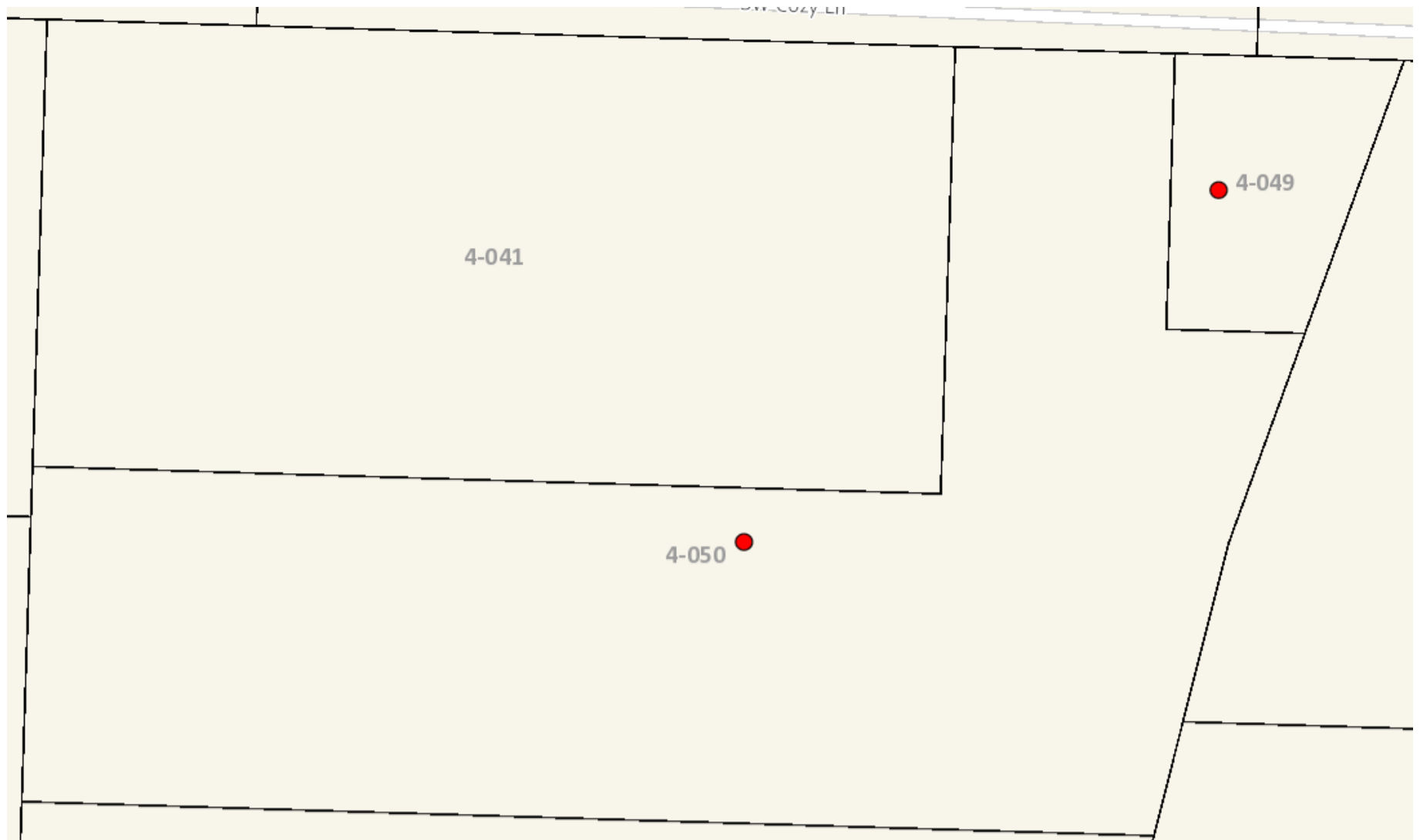
## PART 1 Legal lots



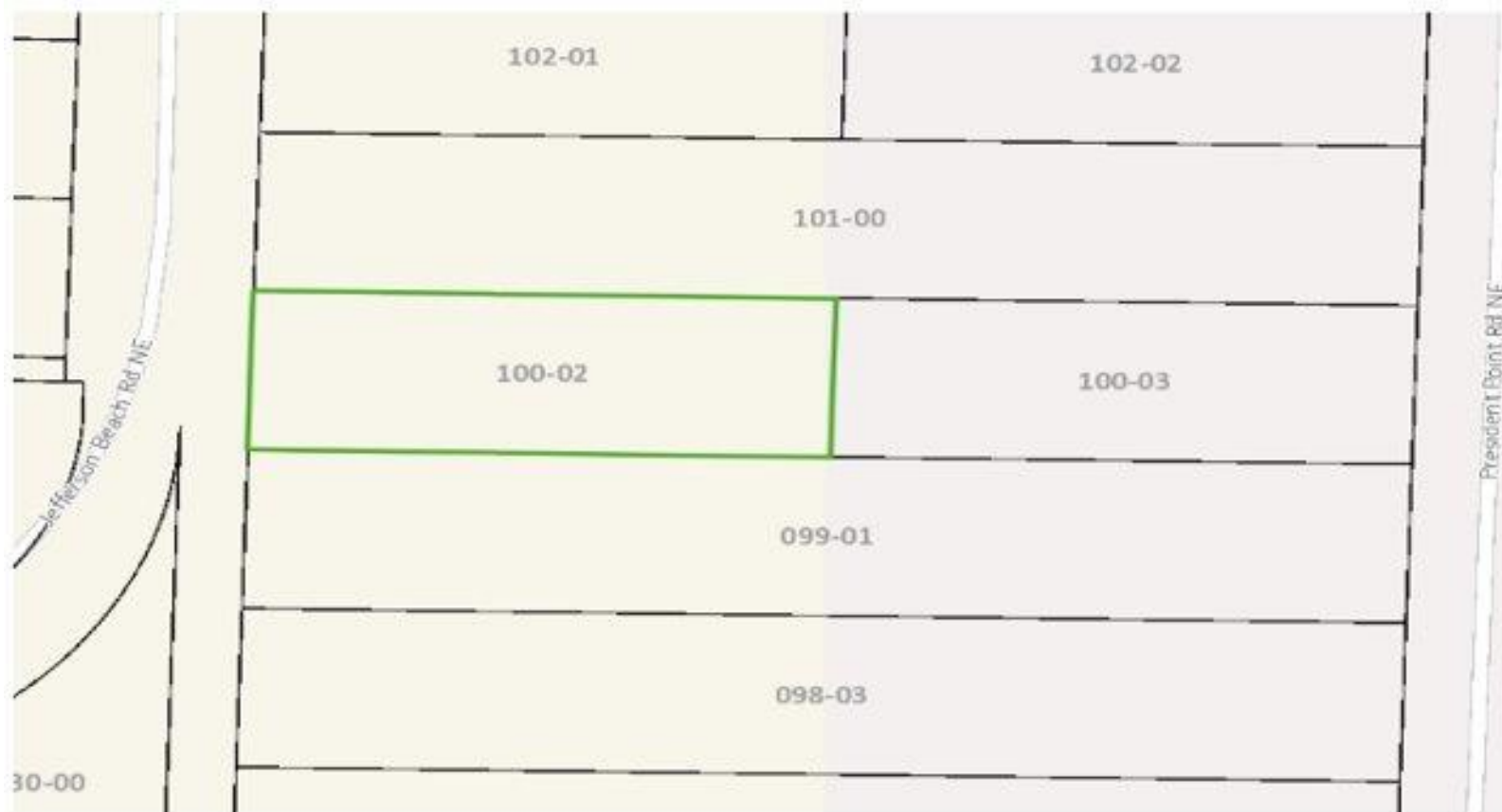
WM 4 P 132

## PART 2

### Created nonconforming lots



**Resultant Lot that Harmed Buyer - Example of illegal lot, purchased, cannot be developed**



[illegible]