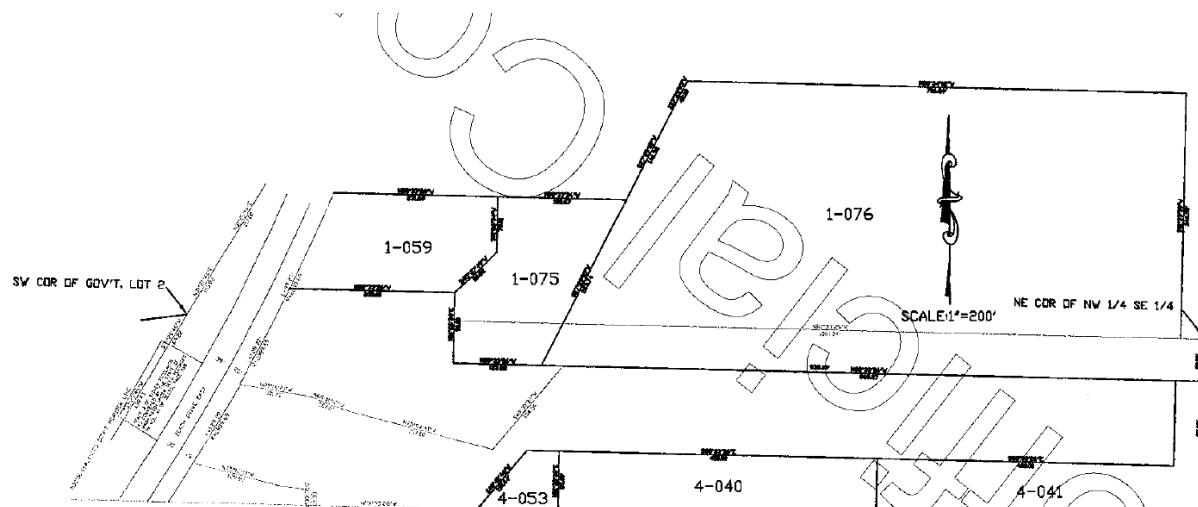


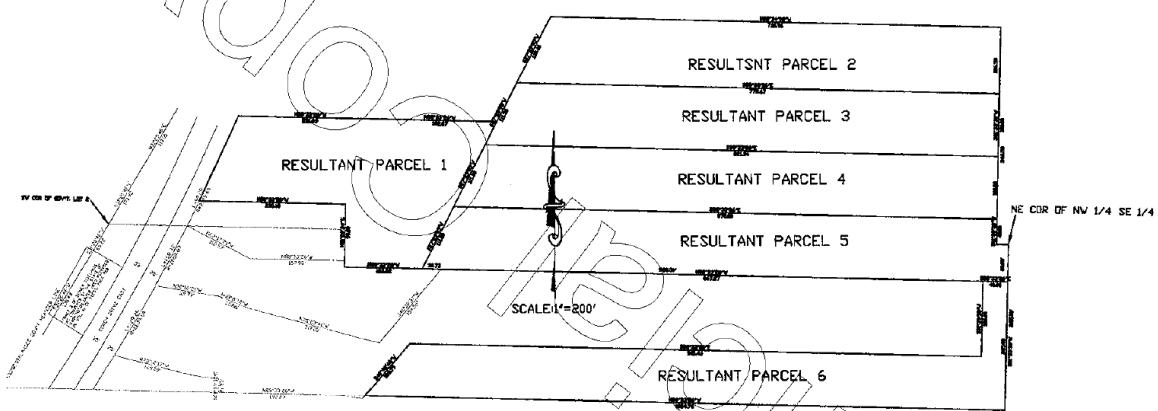
## Exhibit 4

### Illegal BLAs, Harmed Buyer, Review Capabilities of Staff

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

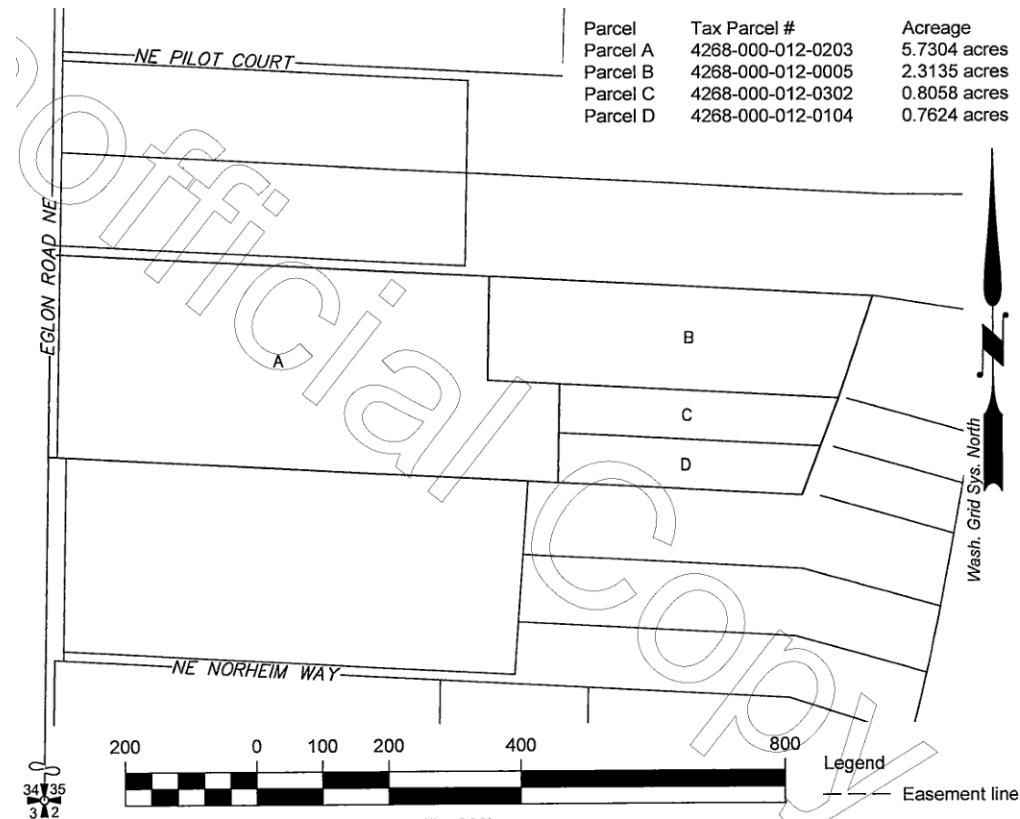
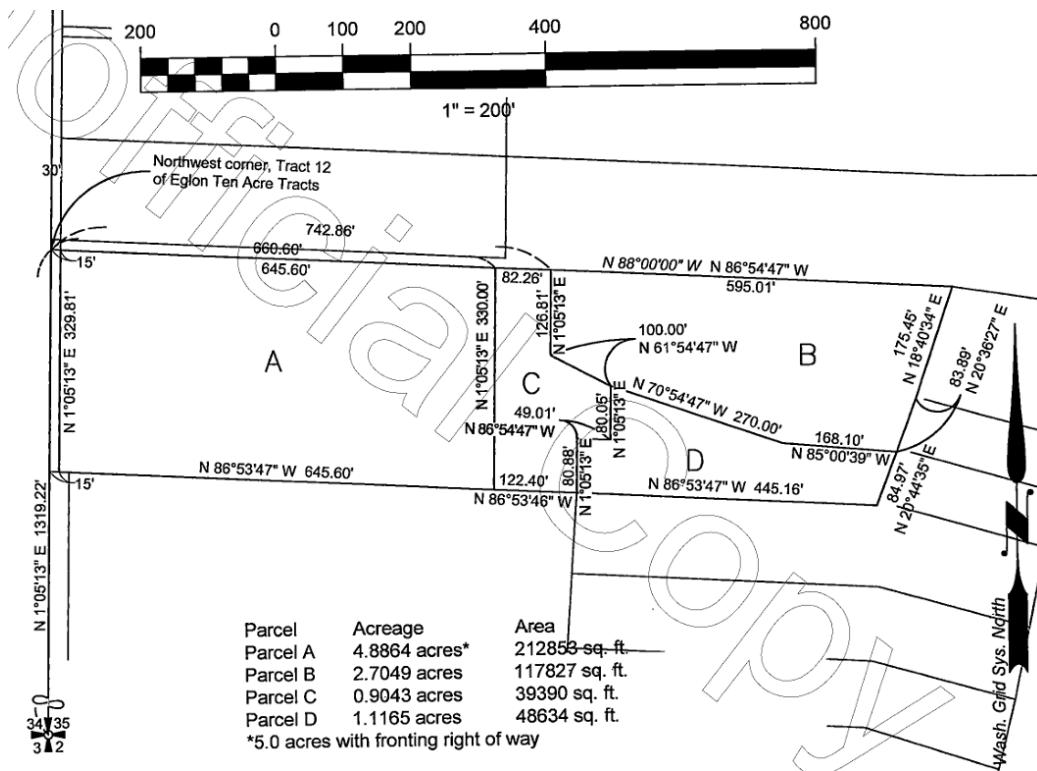


PARENT PARCELS

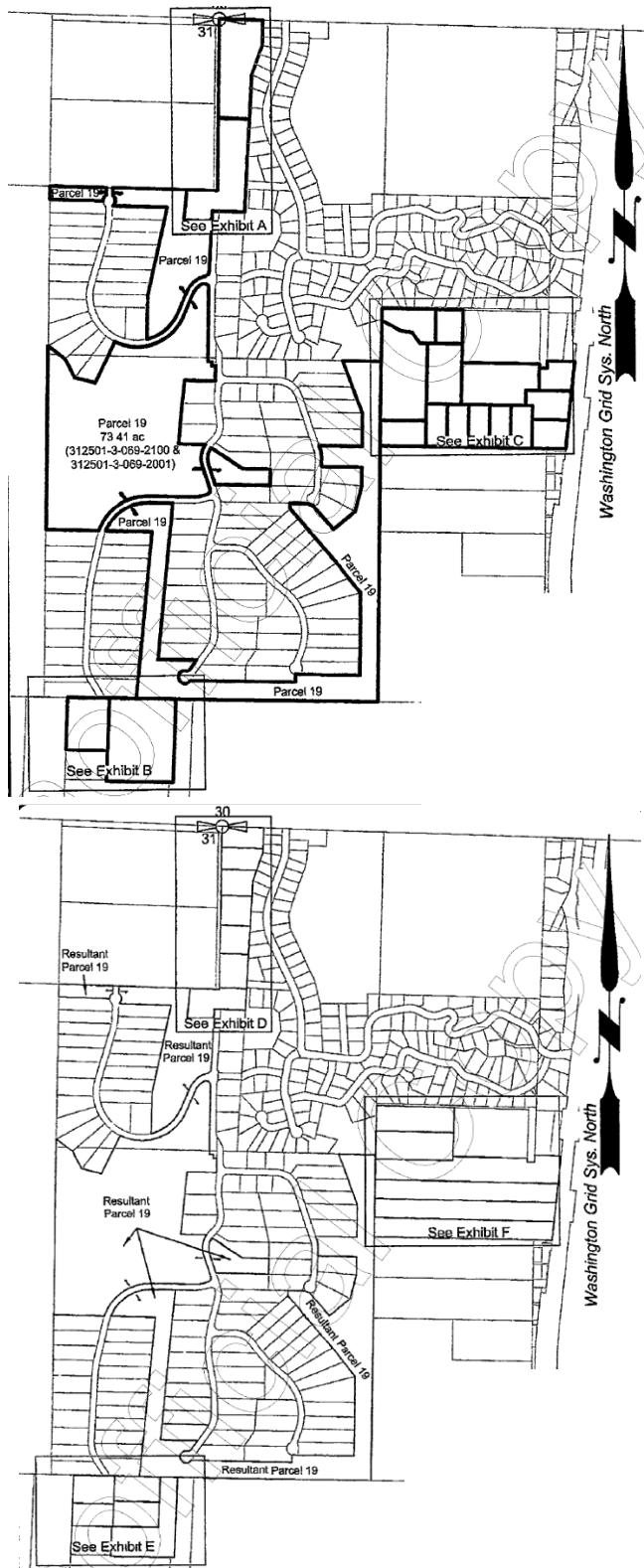


RESULTANT PARCELS

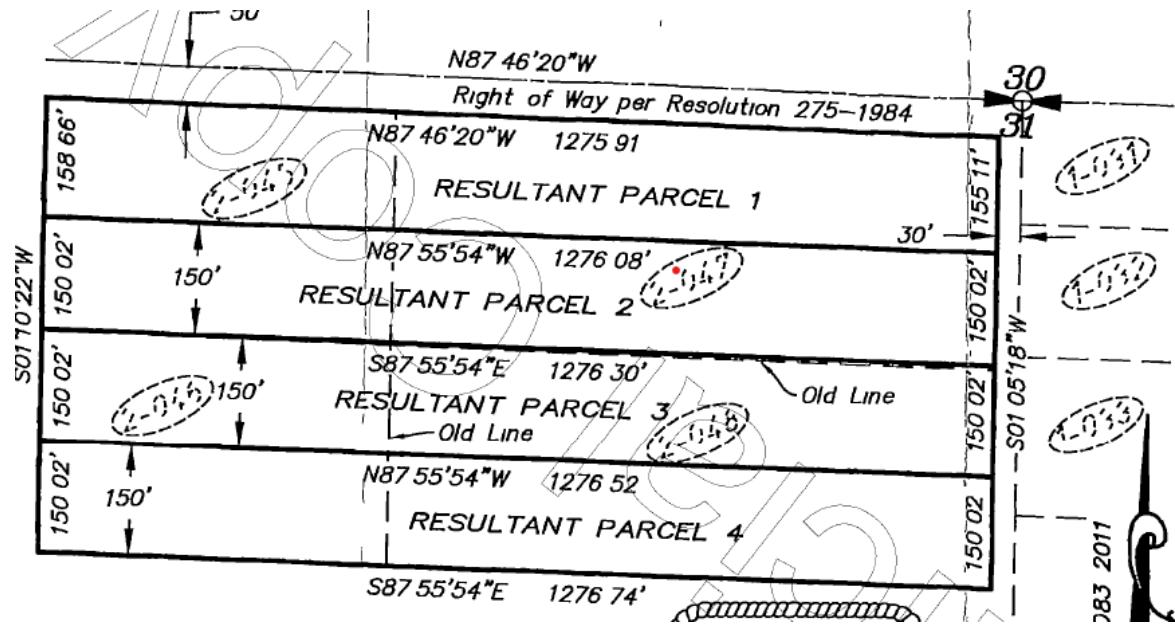
Reduced the size of a vacant parcel, became more non-conforming.



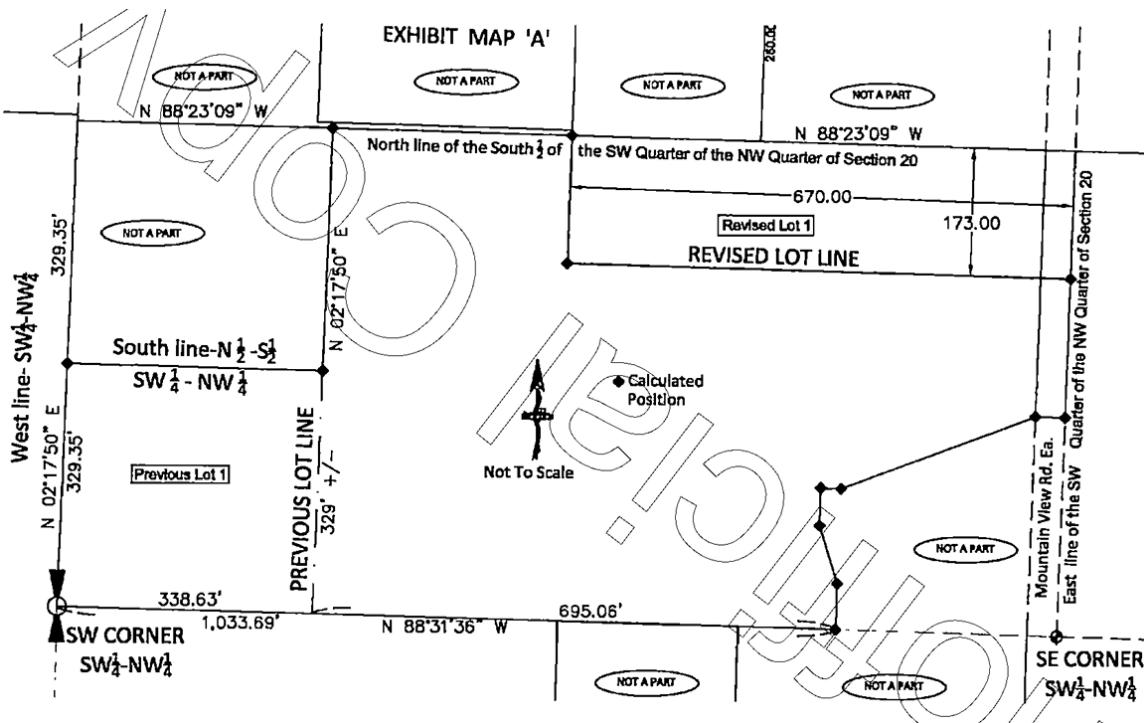
Reduced the size of vacant parcels, became more non-conforming.



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



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

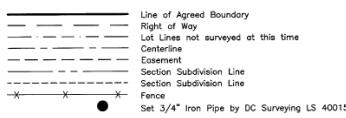


## 2 Plat Alterations required – changes plat perimeter boundaries

and an Agreed boundary Line; thence along said fence line South 89°12' East 181.15 feet; thence North 89°12' East 181.18 feet to a point on the Westerly right-of-way for Indiana Rd NE; thence along said right-of-way South 01°44'30" East 317.73 feet to the True Point of Beginning; Subject to Easements of Record.

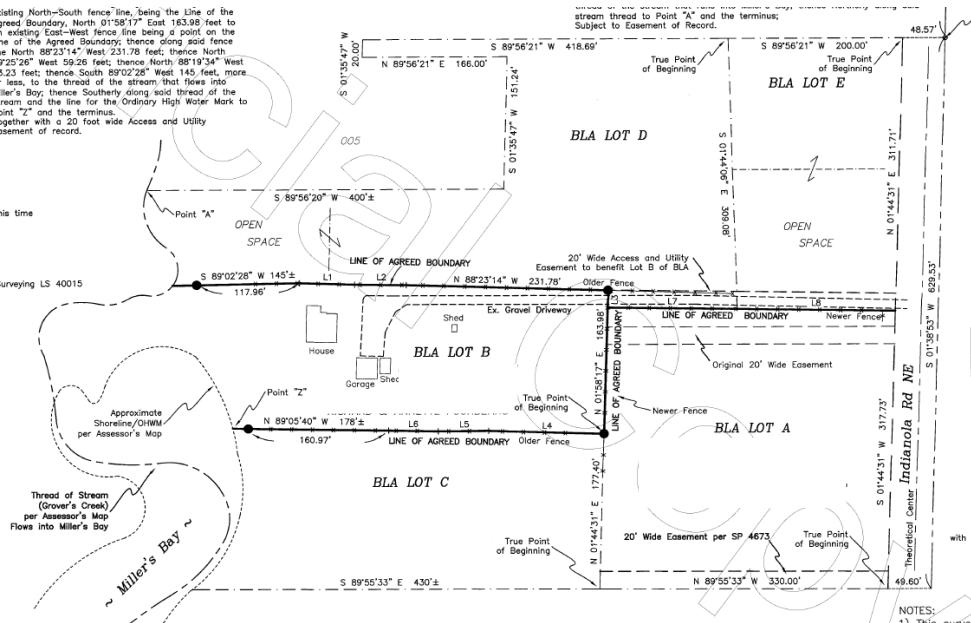
existing North-South fence line, being the Line of the Agreed Boundary, North 01°58'17" East 183.98 feet to an existing East-West fence line being a point on the Line of the Agreed Boundary; thence South 03°15'47" West 151.24 feet; thence South 01°35'47" West 166.00 feet; thence North 89°25'26" West 59.26 feet; thence North 88°19'34" West 63.00 feet; thence South 01°44'30" West 151.24 feet or less, to the thread of the stream that flows into Miller's Bay; thence Southerly along said thread of the stream and the line for the Ordinary High Water Mark to Point "A" and its terminus. Together with a 20 foot wide Access and Utility Easement of record.

### Legend

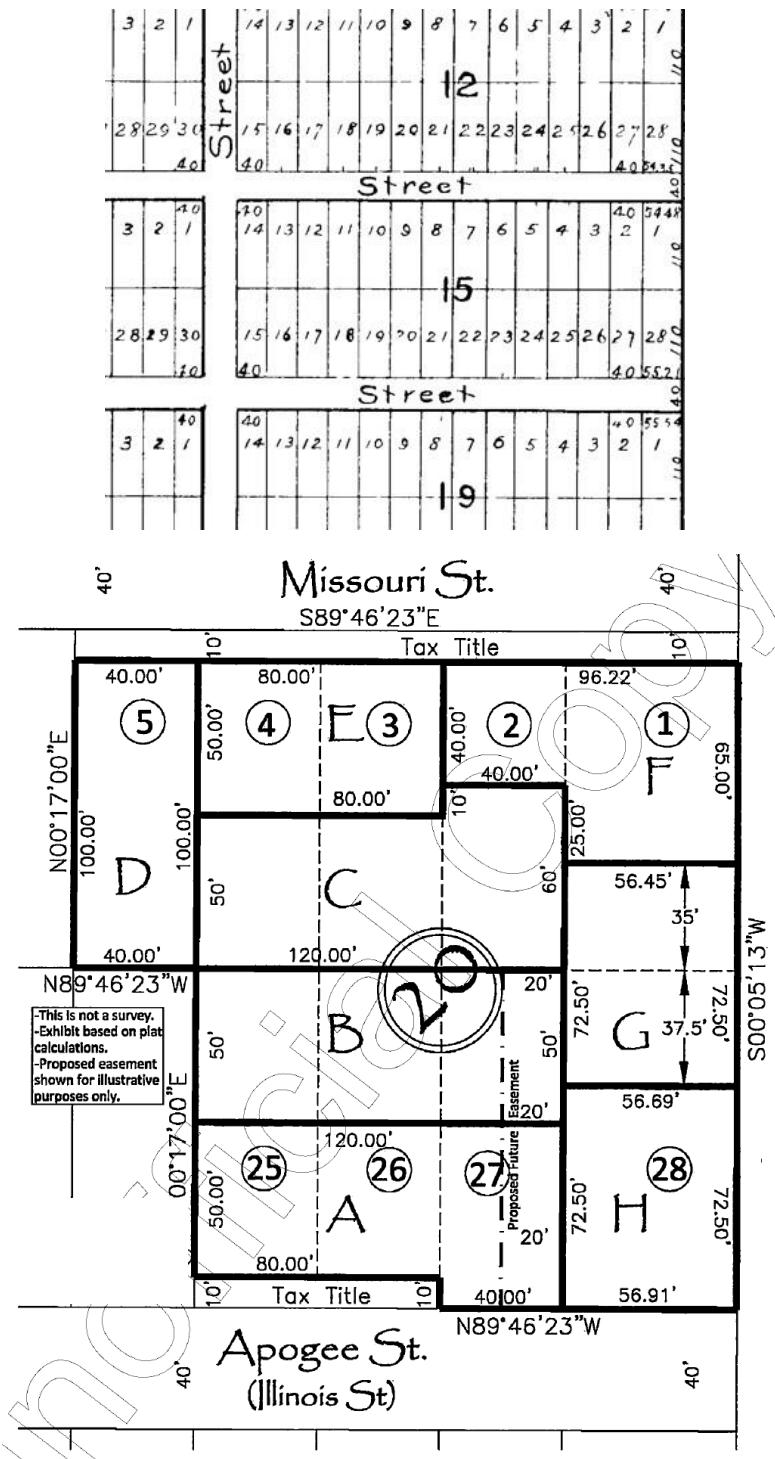


Resultant Lot E of a Boundary Line Agreement being a portion of the original Survey Plot 1561 as re-recorded under AB 0563230000, and the Resultant Lots of the Northeast Quarter of the Southwest Quarter of Section 4, Township 25 N., Range 2 E. W.M., Kitsap County, WA, being the Northeast Quarter of the Northeast Quarter corner of said Section 26; thence North 89°49'15" East 2003.73 feet; thence South 01°38'53" West 117.96 feet; thence North 89°02'28" West 145± feet; thence South 01°44'30" West 160.97 feet to the True Point of Beginning of said Lot E, being a point on the Westerly right-of-way of Indiana Rd NE, and the True Point of Beginning; thence South 03°09'48" West 200.00 feet; thence South 01°44'30" East 309.68 feet to the True East-West fence erected on the South side of an existing driveway and being a point on the Agreed Boundary Line; thence South 01°44'30" East 141± feet East 181.18 feet to a point on the Westerly right-of-way of Indiana Rd NE; thence along said right-of-way South 01°44'30" East 311.71 feet to the True Point of Beginning; Subject to Easements of record.

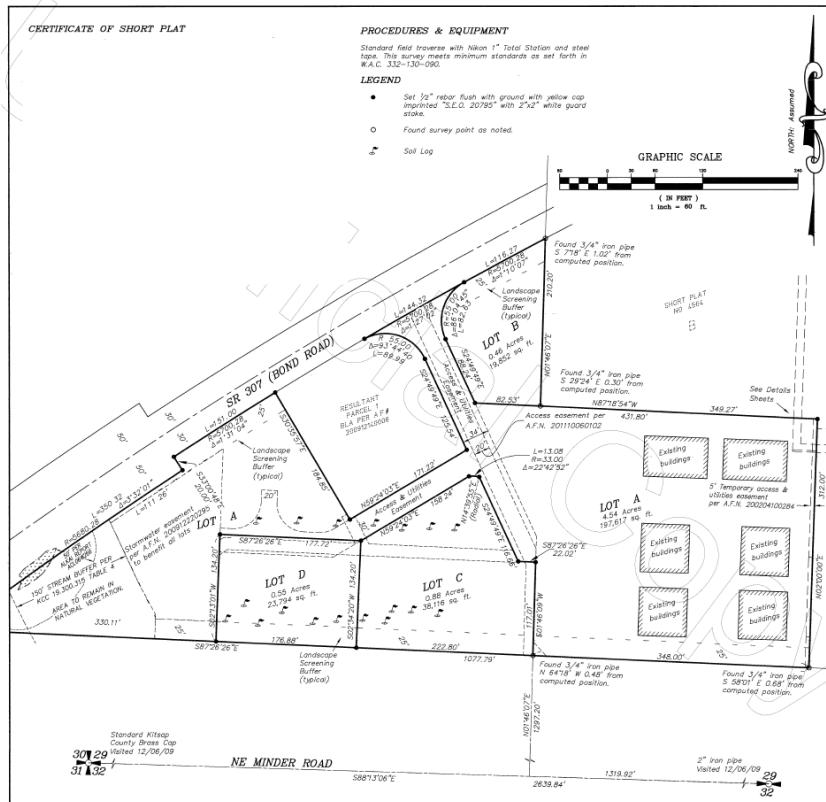
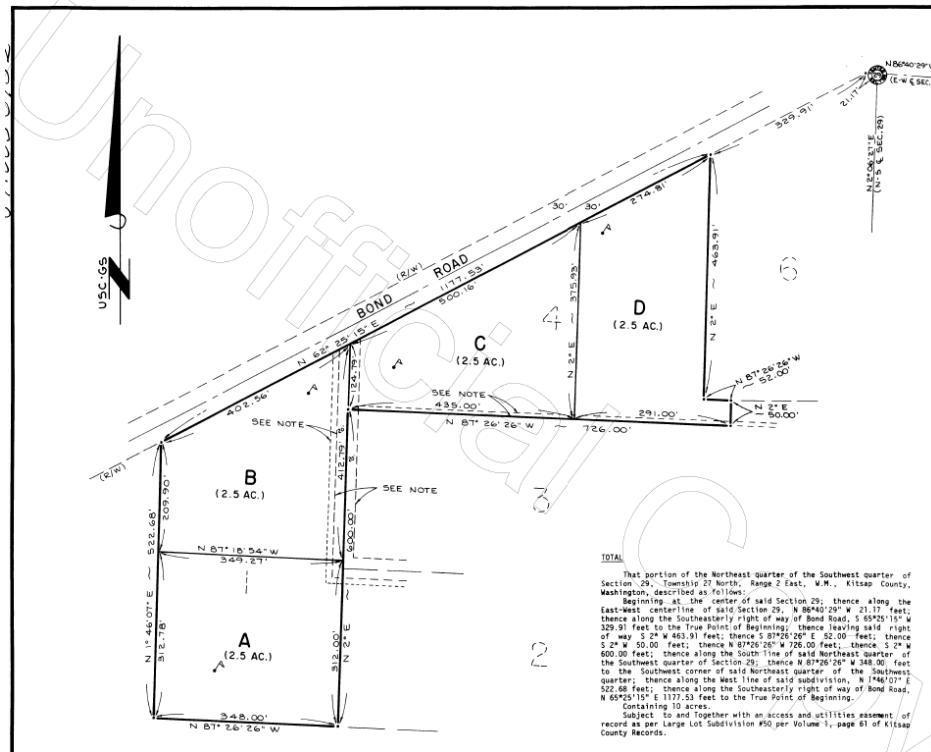
0 80 160 240



## 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

*f<sub>f</sub>fELf  
?-JS- JW  
NWY*

## MAP AFTER

NE<sup>4</sup>

## Sec. 21

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



**r, n, r---t**

*Bearings based upon a bearing of NO 21°24' W  
between the S011/h and Narth 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 vol11111c.i. page 45 of plats

Being a portion of 50th west quarter of the Northeast quarter  
**Section 28-Township 24 North-Range 1 East WM.**

ff. December 21, 2022

Job 6474

Fieldbook None

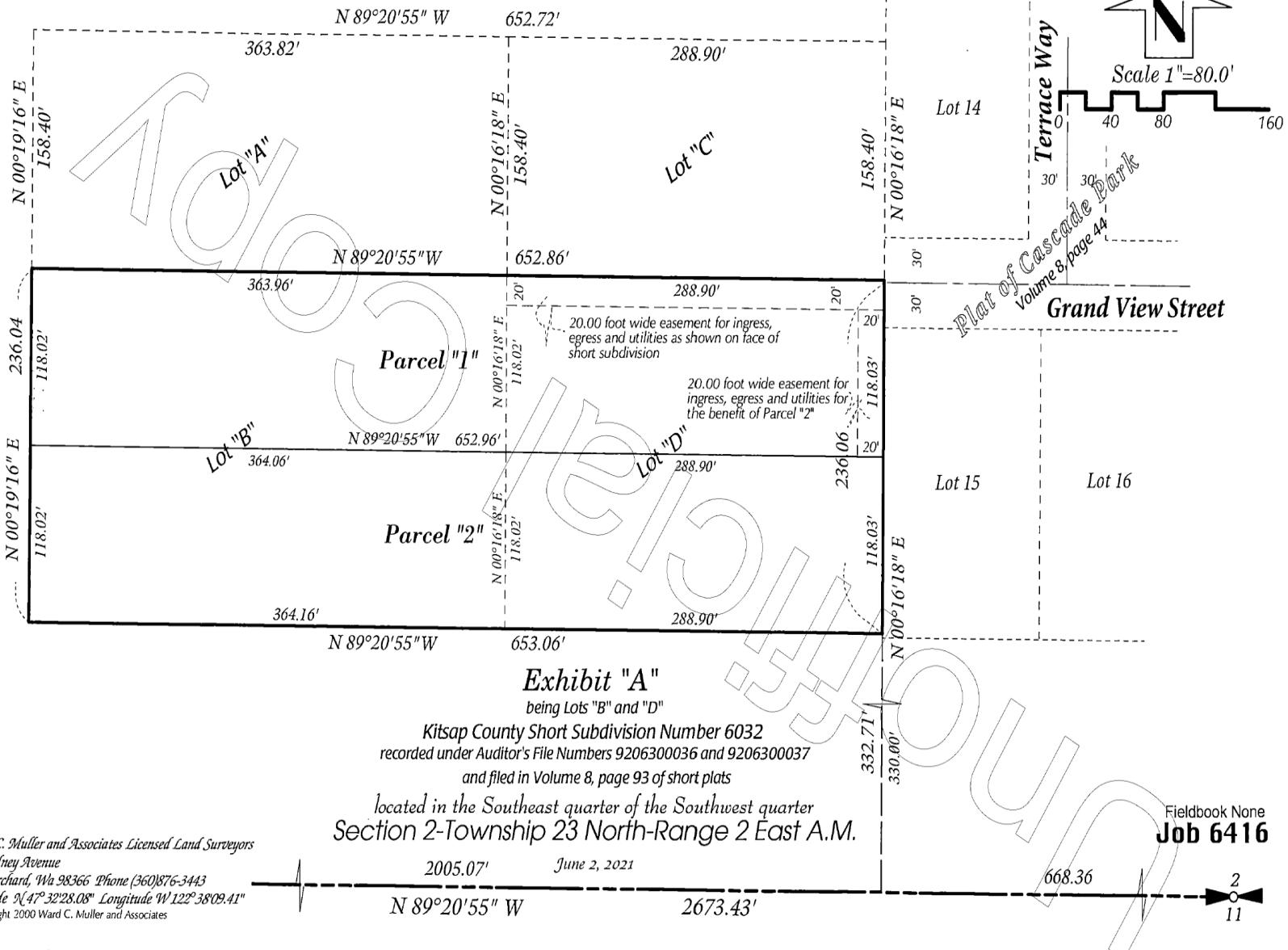


## PART 2

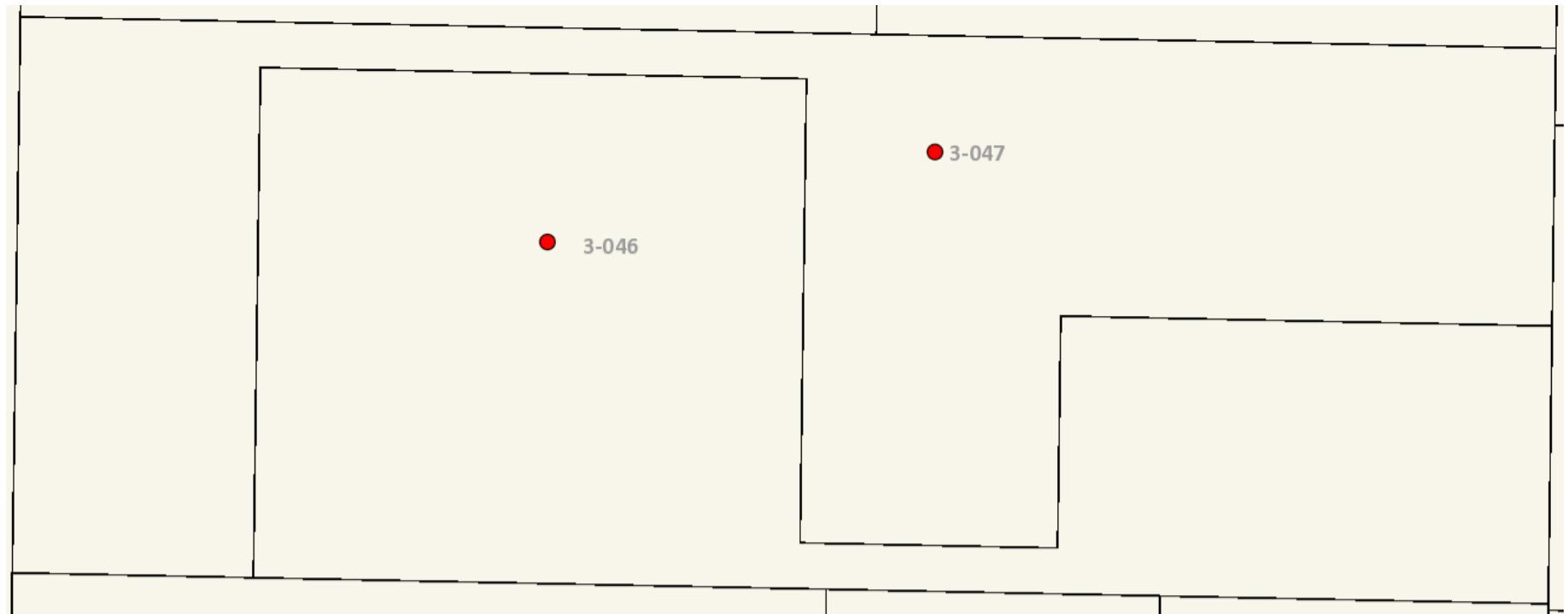
### Created nonconforming lots

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

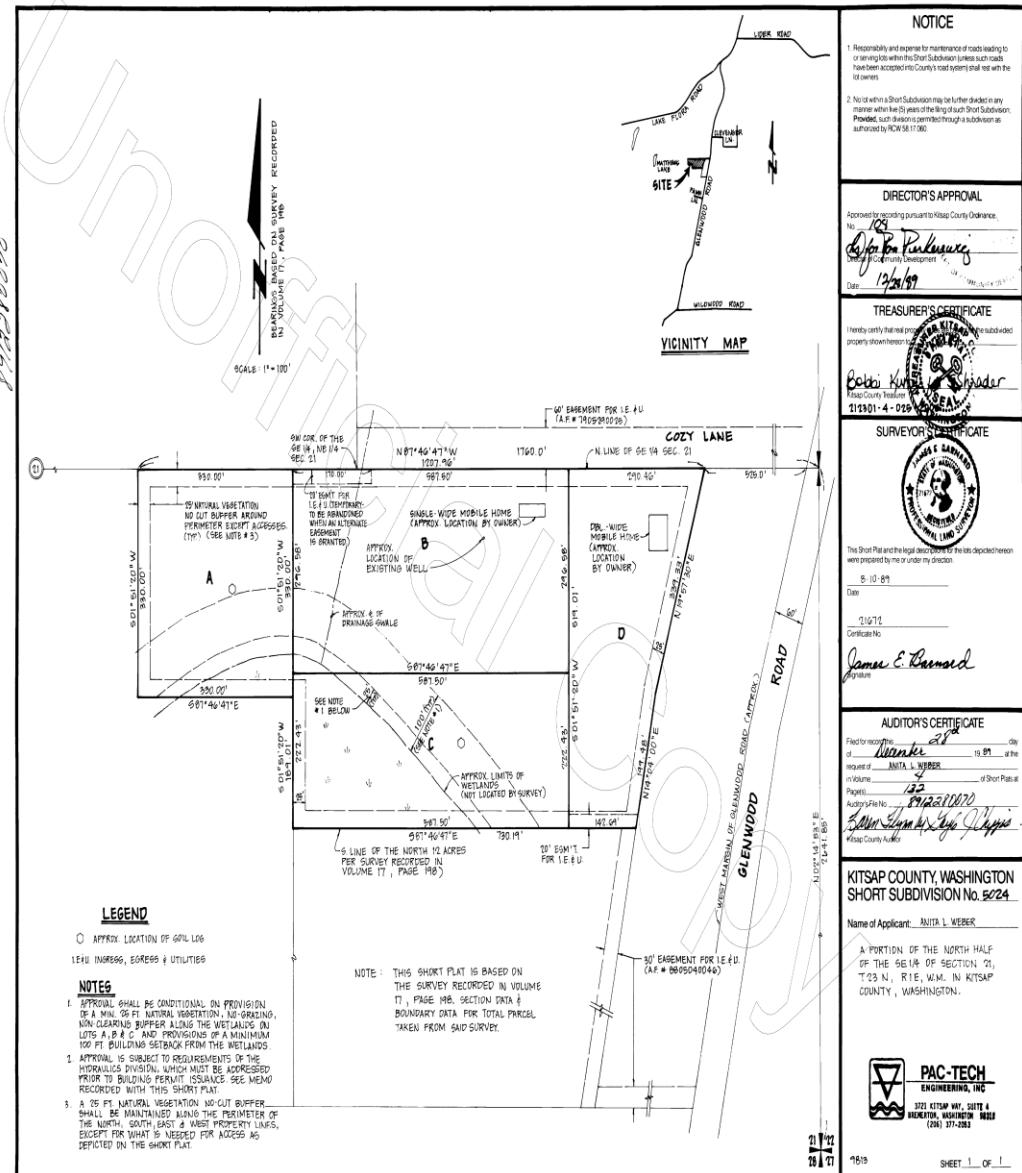
N 00°25'21" E 2655.99



**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)

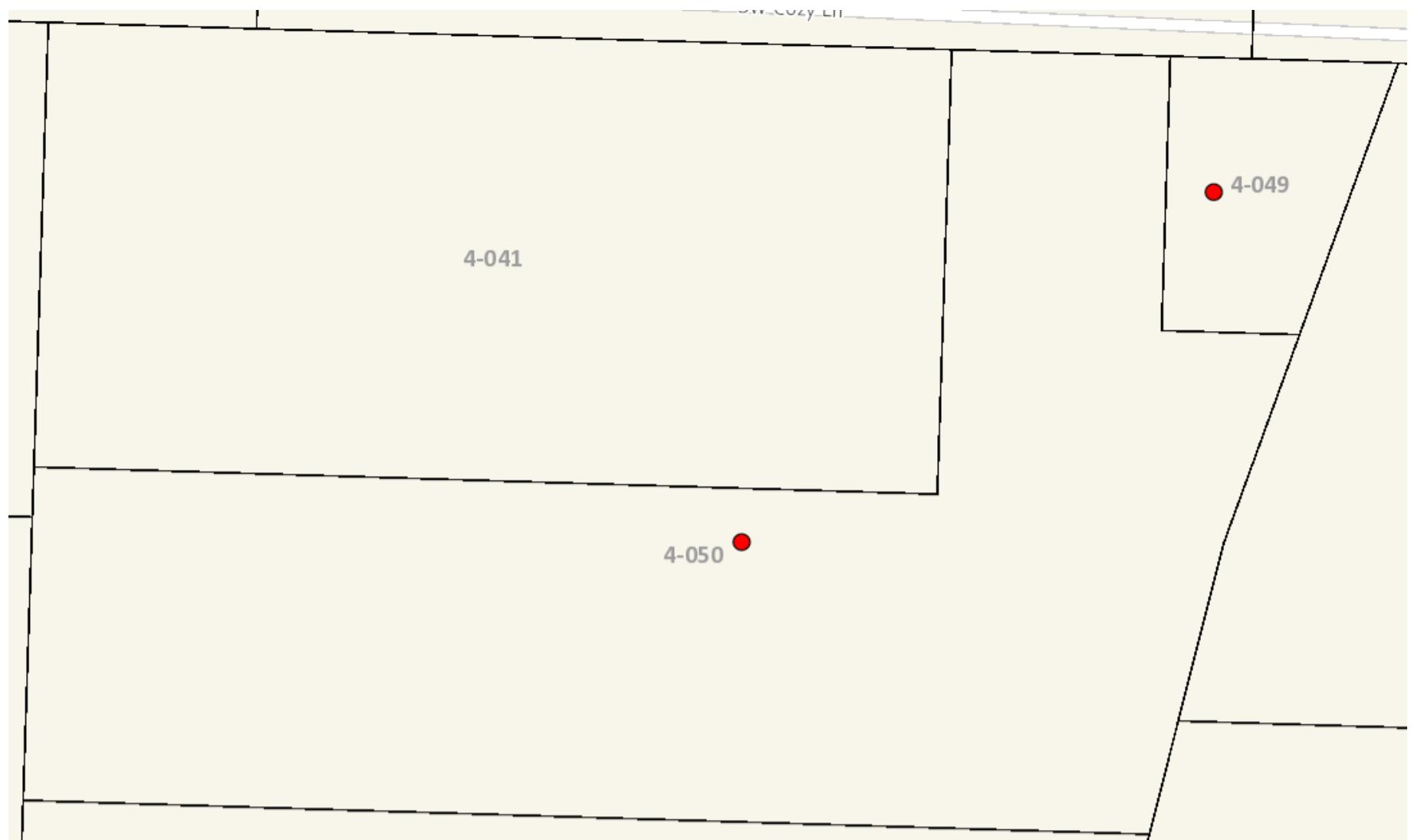


## PART 1 Legal lots

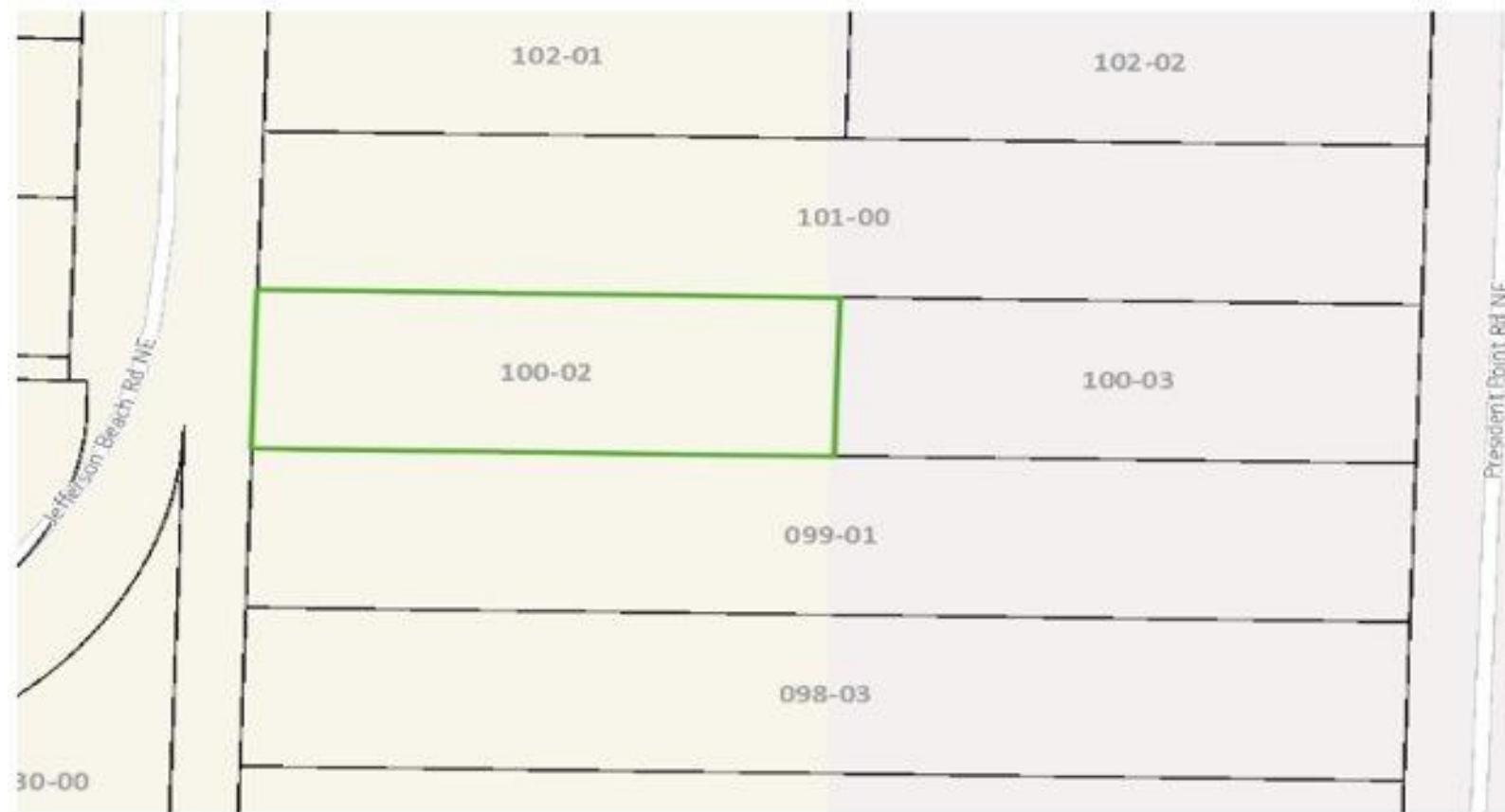


## PART 2

### Created nonconforming lots



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



## **Plat Review – Example of a complicated preliminary plat reviewed by staff**