

A PORTION OF THE NW 1/4, NW 1/4, SECT. 27, T 27 N, R 2 E, W.M. WASHINGTON
KITSAP COUNTY

NOTICE

- Responsibility and expense for maintenance of roads leading to or serving lots within this Short Subdivision (unless such roads have been accepted into the County's road system) shall rest with the lot owners.
- Any future division of lots within this Short Subdivision shall be subject to the requirements of Kitsap County Code 16.48

DIRECTOR'S APPROVAL
Approved for recording pursuant to Kitsap County Code 16.48
Candace L. Nunn
Director of Community Development
Date: **NOVEMBER 30, 2005**

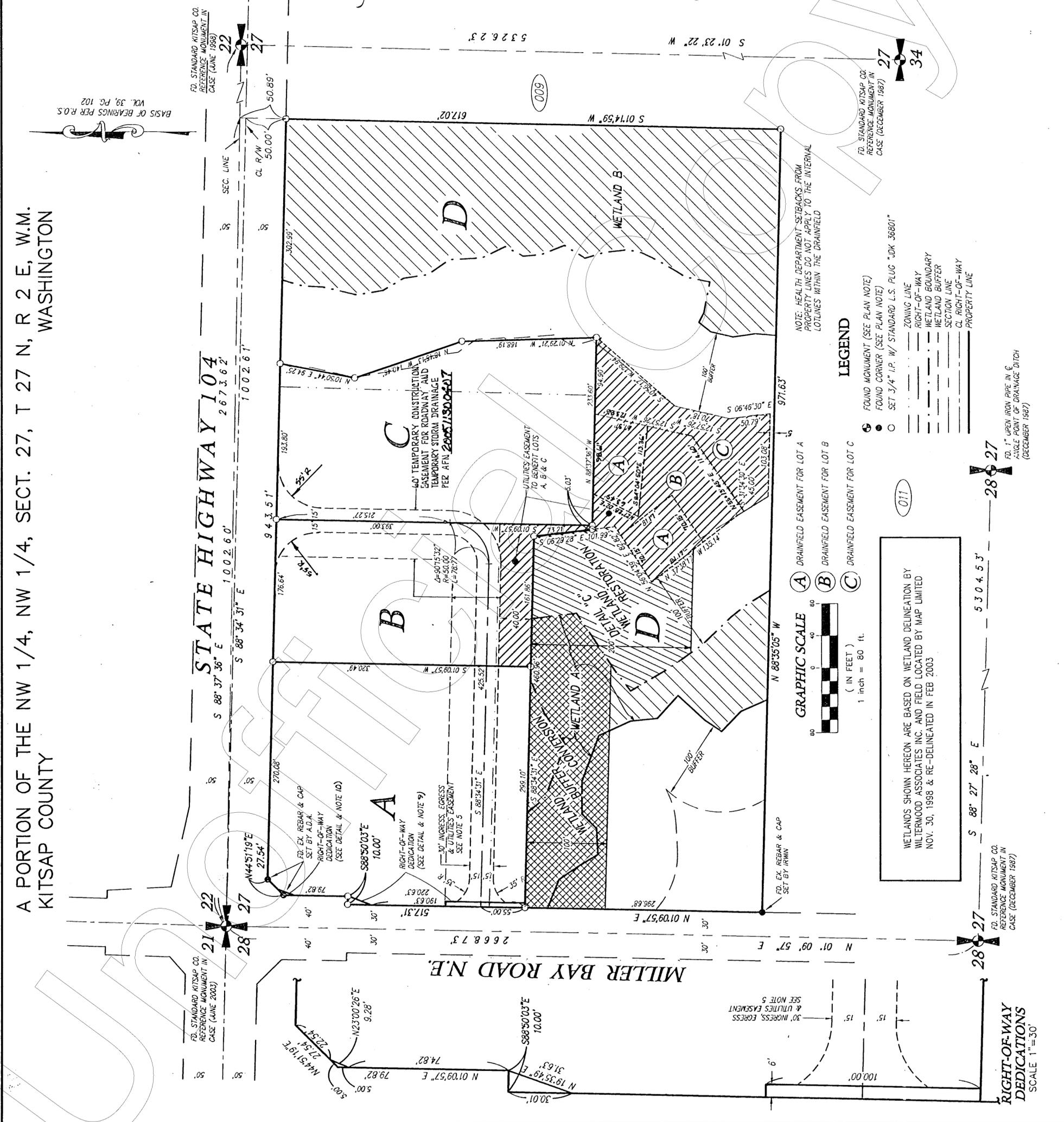
TREASURER'S CERTIFICATE
I, John D. Kieffer, registered as a professional land surveyor by the State of Washington, hereby certify that this Short Plat is based upon an actual survey of the land described herein, conducted by me or under my supervision, during the period of November, 1998, through November, 2005, that the distances, courses, and angles are shown hereon correctly, and the lot corners have been staked on the ground as depicted hereon.

SURVEYOR'S CERTIFICATE
MAP ENGINEERING & SURVEYING PLANNING
11-04-05
Date: *[Signature]*
Signature



FILED FOR RECORD THIS 30th day of November 2005
at the request of **Gary Lindsey**
in VOLUME **19** of Short Plats at PAGE(S) **3-4**
AUDITOR'S FILE NO. **200511300408**
Karen Flynn Auditor
Susan B. Lucia Deputy

KITSAP COUNTY, WASHINGTON
SHORT SUBDIVISION No. 7278
GARY LINDSEY
Name of Applicant(s):
272702-2-010-2006
Assessor's Tax Account No.(s):



A PORTION OF THE NW 1/4, NW 1/4, SECT. 27, T 27 N, R 2 E, W.M.
WASHINGTON
KITSAP COUNTY

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 ELEMENTS AND REQUIREMENTS SET FORTH IN KITSAP COUNTY CODE 16.48 SHALL BE ADHERED TO.
4. ALL BUILDING PERMITS ISSUED ON THESE LOTS SHALL BE SUBJECT TO IMPACT FEES PURSUANT TO CURRENT KITSAP COUNTY CODE.
5. THE 30 FOOT INGRESS, EGRESS AND UTILITIES EASEMENT SHOWN ON THE FACE OF THIS SHORT SUBDIVISION IS HEREBY GRANTED TO LOTS A THROUGH C INCLUSIVE. SAID LOTS SHALL SHARE EQUAL AND UNDIVIDED INTEREST IN SAID EASEMENT AND ARE HEREBY BOUND BY THE TERMS, CONDITIONS AND COVENANTS FOR ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. ~~200511300408~~ **200511300408**.
6. A SITE DEVELOPMENT ACTIVITY PERMIT (SDAP) IS REQUIRED FOR DEVELOPMENT OF THE PARCEL.
7. EACH LOT WITHIN THIS SUBDIVISION IS REQUIRED AN SDAP AT THE TIME OF DEVELOPMENT OF THE LOT.
8. PRIVATE DRIVEWAY APPROACHES TO EXISTING COUNTY ROAD (MILLER BAY ROAD N.E.) SHALL BE REVIEWED AND APPROVED BY KITSAP COUNTY DEVELOPMENT ENGINEERING.
9. PORTION OF ADDITIONAL RIGHT-OF-WAY IS HEREBY DEDICATED TO KITSAP COUNTY.
10. PORTION OF ADDITIONAL RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF WASHINGTON.
11. THE INDIVIDUAL PARCELS CREATED UNDER THIS SHORT SUBDIVISION SHALL COMPLY WITH THE CONDITIONS OF THE O'DELL'S CORNER EUP AND O'DELL'S CORNER MASTER PLAN.
12. EACH INDIVIDUAL PARCEL CREATED THROUGH THIS SHORT SUBDIVISION SHALL REQUIRE AN SDAP AT THE TIME OF DEVELOPMENT OF THE PARCEL.
13. STORMWATER QUANTITY CONTROL, QUALITY TREATMENT, AND EROSION AND SEDIMENTATION CONTROL SHALL BE DESIGNED IN ACCORDANCE WITH KITSAP COUNTY CODE TITLE 12 OR AS AMENDED AT THE TIME OF SDAP APPLICATION. THE SUBMITTAL DOCUMENTS SHALL BE PREPARED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON. THE FEES AND SUBMITTAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH KITSAP COUNTY ORDINANCES IN EFFECT AT THE TIME OF SDAP APPLICATION.
14. AT TIME OF FINAL PERMIT APPLICATION (BUILDING PERMIT OR SDAP); PROVIDE A SET OF PLANS TO THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) FOR THEIR REVIEW. PRELIMINARY AND FINAL PLAN APPROVAL WILL REQUIRE DOCUMENTATION OF WSDOT APPROVAL FOR IMPACTS TO AND ANY REQUIRED MITIGATION ON STATE HIGHWAYS.
15. AT THE TIME OF FINAL PERMIT APPLICATION (BUILDING PERMIT OR SDAP), SUBMIT KCPW FORM 1601 FOR ISSUANCE OF A CONCURRENCE CERTIFICATE, AS REQUIRED BY KCC SECTION 20.40.030, TRANSPORTATION CONCURRENCE.
16. THE SUBJECT PROPERTY IS SUBJECT TO AN EASEMENT FOR POLES, WIRES AND FIXTURES AS GRANTED TO OLYMPIC TELEPHONE COMPANY PER QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 689061.

DESCRIPTION

THE WEST THREE QUARTERS OF THE NORTH ONE HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;
EXCEPT HANSVILLE ROAD N.E. AS CONVEYED TO KITSAP COUNTY IN RIGHT-OF-WAY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 279303;
AND EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON BY DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 7803080015, 7908090036, AND 9212110285.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FRONTIER BANK, OWNER(S) IN FEE SIMPLE OF THE LAND DESCRIBED HEREIN, HEREBY DEDICATE, CONVEY AND WARRANT TO KITSAP COUNTY AND TO THE STATE OF WASHINGTON THOSE PORTIONS OF THE HEREIN DESCRIBED PARCEL MORE PARTICULARLY DELINEATED AND DIMENSIONED ON THE FACE OF THIS SHORT SUBDIVISION MAP FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES.

BY: Michael J. Clematz
TITLE: EUP & Director
FRONTIER BANK

STATE OF WASHINGTON)
COUNTY OF KITSAP)

ON THIS DAY personally appeared before me Michael J. Clematz to me known to be the EUP and Director of Frontier Bank the Corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of November, 2005.
[Signature]
Notary Public in and for the
State of Washington, residing at Port Hadlock
My Commission expires 01/02/09

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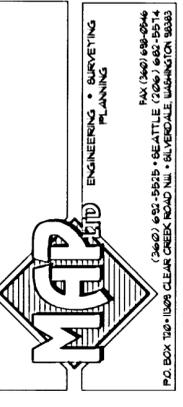
DIRECTOR'S APPROVAL

Approved for recording pursuant to Kitsap County Code 16.48
Constance L. Marshall For: Cindy Baker
Director of Community Development
Date: November 30, 2005

SURVEYOR'S CERTIFICATE

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Date: 11-04-05
[Signature]
Signature

CALCULATED	DRAWN	CHECKED	DATE	SCALE	SHEET NO.
JDK	JDK	JDK	08/16/05	1"=80'	3714

AUDITOR'S CERTIFICATE

Filed for record this 30th day of November 2005
at the request of Gary Lindsey
in VOLUME 19 of Short Plats at PAGE(S) 3-4
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Karen Flynn Susan B. Lucas
Deputy
Kitsap County Auditor

KITSAP COUNTY, WASHINGTON
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