

Records
44-0300

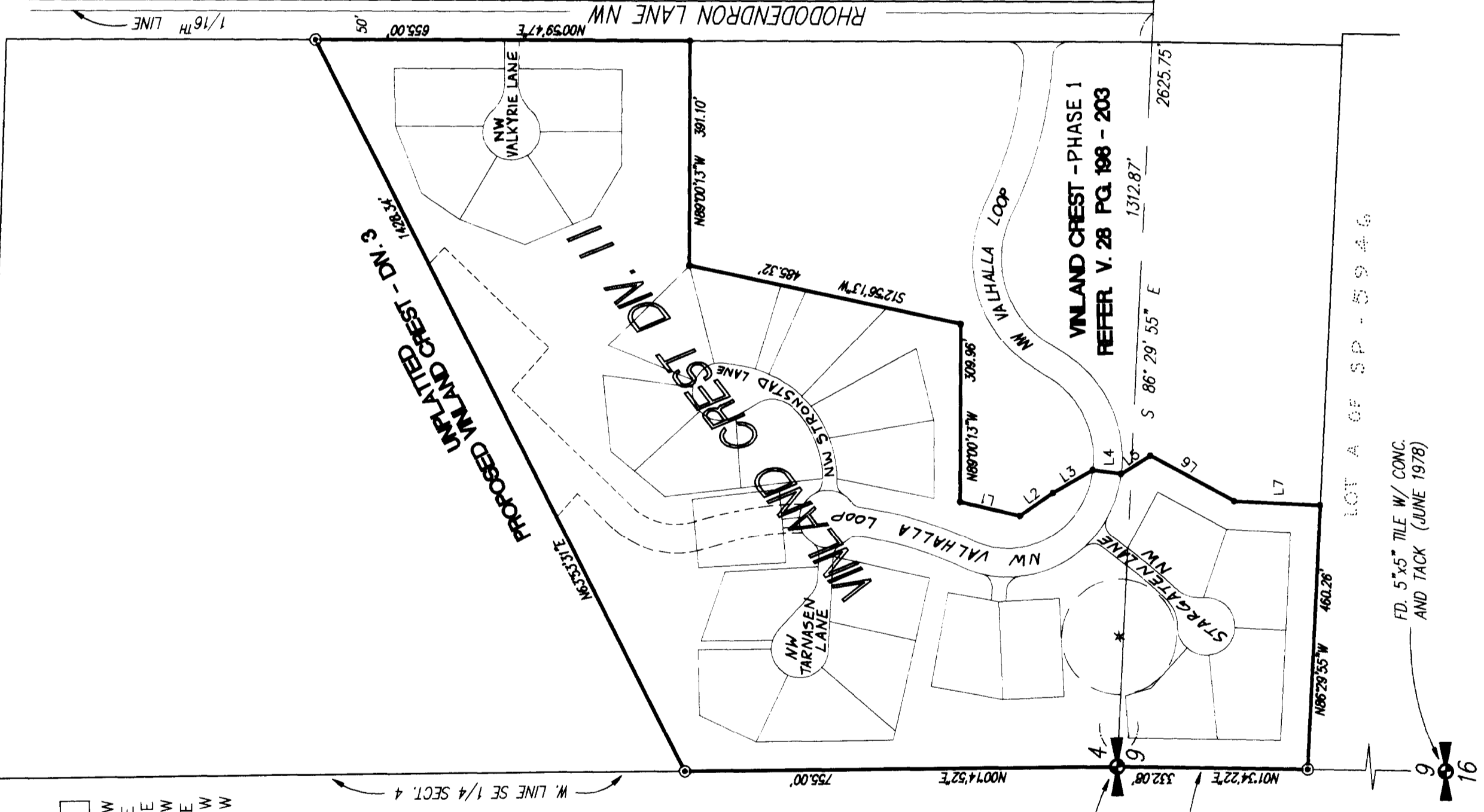
PLAT OF VINLAND CREST DIV. II

A PORTION OF THE NW 1/4 SE 1/4 & SW 1/4 SE 1/4, SECTION 4, AND A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T 26 N, R 1 E, W.M. KITSAP COUNTY, WASHINGTON

33
4
SET 2" I.P. W/ BRASS
CAP IN CONC.
(JUNE 1974)

LINE	DISTANCE	DIRECTION
L1	107.30'	S 13°59'06" W
L2	70.00'	S 33°51'13" E
L3	79.68'	S 28°50'53" E
L4	50.00'	S 08°10'46" W
L5	60.07'	S 31°07'27" E
L6	166.23'	S 29°06'36" W
L7	150.00'	S 03°30'05" W

BEARINGS PER VINLAND CREST PHASE I



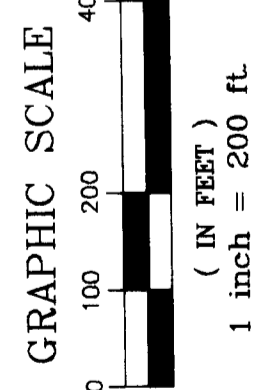
FD. 3/4" I.P. W/
WOOD PLUG and TACK
(APRIL 1995)

FD. AXLE
(APRIL 1995)

W. LINE NE 1/4 SECT. 9

FD. 5"x5" TILE W/ CONC.
AND TACK (JUNE 1978)

16
9



LEGAL DESCRIPTION

A PORTION OF THE NORTH 10 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., AND A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 4 AND 9; THENCE ALONG THE WEST LINE OF THE ABOVE SAID NORTH 10 ACRES, S 01°34'22" W - 332.08 FEET; THENCE ALONG THE SOUTH LINE OF SAID NORTH 10 ACRES, S 86°29'55" E - 460.26 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF VINLAND CREST PHASE I, AS RECORDED UNDER AUDITOR'S FILE NO. 9412190068, RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID PLAT ON THE FOLLOWING TEN (10) COURSES: THENCE N 03°30'05" E - 150.00 FEET; THENCE N 29°06'36" E - 166.23 FEET; THENCE N 31°07'27" W - 60.07 FEET; THENCE N 08°10'46" E - 50.00 FEET; THENCE N 28°30'53" W - 79.68 FEET; THENCE N 33°51'13" W - 70.00 FEET; THENCE N 13°59'06" E - 107.30 FEET; THENCE S 89°00'13" E - 309.96 FEET; THENCE N 12°56'13" E - 485.32 FEET AND THENCE S 89°00'13" E - 391.11 FEET TO THE NORTHEAST CORNER OF THE ABOVE SAID PLAT; THENCE ALONG THE WEST MARGIN OF RIGHT-OF-WAY OF RHODDENDRON LANE N 00°59'47" E - 655.00 FEET; THENCE LEAVING SAID MARGIN OF ROAD, S 63°53'31" W - 1428.34 FEET TO A POINT ON THE WEST LINE OF THE ABOVE SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE ALONG LAST SAID LINE, S 08°14'52" W - 755.00 FEET TO THE POINT OF BEGINNING.

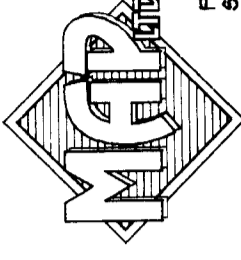
CONTAINING 25.488 ACRES.

- ### LEGEND
- FOUND SECTION CORNER MONUMENT
 - SET 2" I.P. W/ CONCRETE & L.S. TAG (PLAT COR.)
 - SET 3/4" I.P. W/ L.S. PLUG ● LOT COR.
 - ⊖ SET BRASS PLUG IN CONCRETE IN P.V.M.T
 - ⊙ CL. OF ROAD
 - FOUND PLAT MONUMENT (V. 28/P. 200)

SURVEYOR'S CERTIFICATE

I, A.C. BATISTA REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE PERIOD OF APRIL 1995 THROUGH APRIL 1996. 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 LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

A.C. Batista
A.C. BATISTA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 20620
3/7/96 4A/196



ENGINEERING & SURVEYING
PLANNING
P.O. Box 108 • 918 Ridgegate Boulevard NW
Silverdale, Washington 98383

9604160317

V.29 PG 86

J# 4745

PLAT OF VINLAND CREST DIV. II

A PORTION OF THE NW 1/4 SE 1/4 & SW 1/4 SE 1/4, SECTION 4, AND A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T 26 N, R 1 E, W.M. KITSAP COUNTY, WASHINGTON

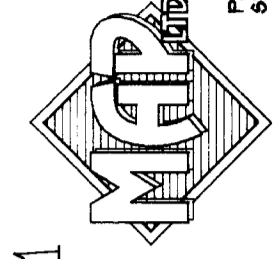
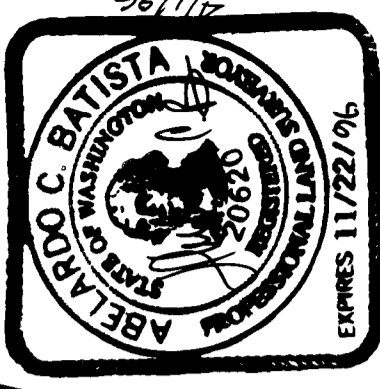
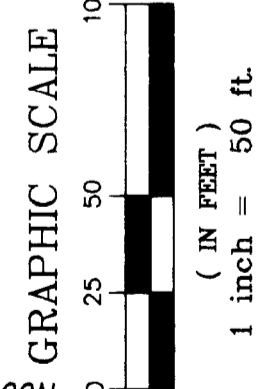
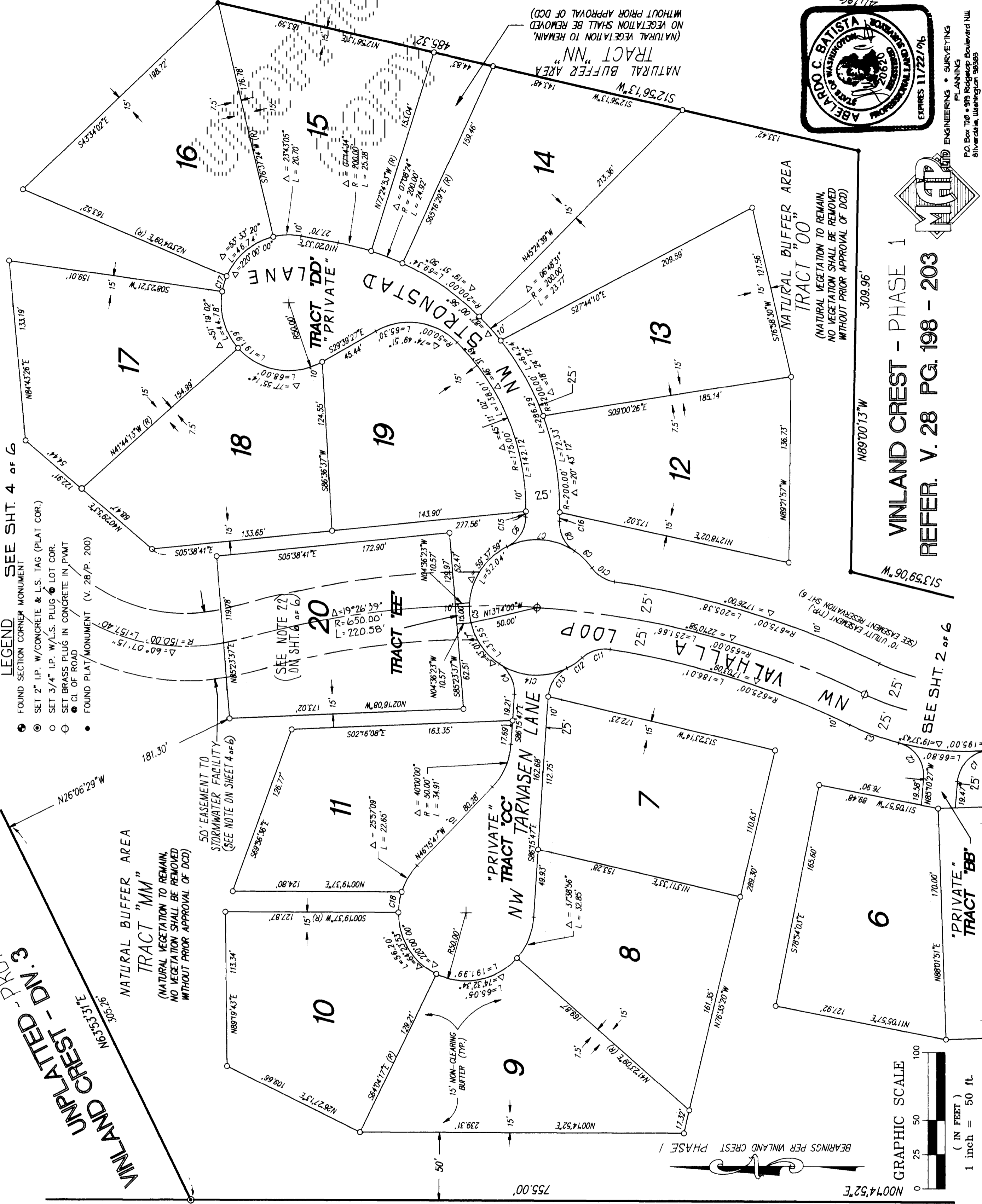
UNPLATTED - PROPOSED
VINLAND CREST - DIV. 3

SHEET 3 OF 6

NOTES:
1. SEE SHEET 1 OF 6 FOR BOUNDARY TIES TO SECTION SUBDIVISION.
2. SEE SHEET 6 OF 6 FOR CURVE TABLE.

LEGEND SEE SHT. 4 OF 6

- FOUND SECTION CORNER MONUMENT
- SET 2" I.P. W/CONCRETE & L.S. TAG (PLAT COR.)
- SET 3/4" I.P. W/L.S. PLUG & LOT COR.
- SET BRASS PLUG IN CONCRETE IN P.V.M.T.
- CL. OF ROAD
- FOUND PLAT MONUMENT (V. 28/P. 200)



VINLAND CREST - PHASE 1
REFER. V. 28 PG. 198 - 203

SEE SHT. 2 OF 6

NATURAL BUFFER AREA TRACT "NN"
(NATURAL VEGETATION TO REMAIN, NO VEGETATION SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF DCD)

NATURAL BUFFER AREA TRACT "OO"
(NATURAL VEGETATION TO REMAIN, NO VEGETATION SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF DCD)

NATURAL BUFFER AREA TRACT "MM"
(NATURAL VEGETATION TO REMAIN, NO VEGETATION SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF DCD)

"PRIVATE" TRACT "CC"
NW TARNASEN LANE

TRACT "EE"
(SEE NOTE 22 ON SHT. 4 OF 6)

TRACT "DD"
PRIVATE LANE

"PRIVATE" TRACT "BB"

9604160817

J # 4745

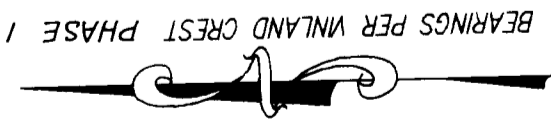
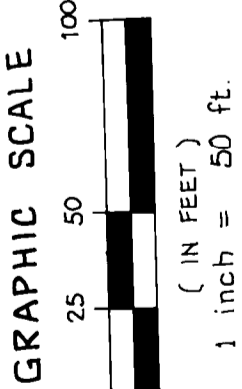
V.29 PG88

PLAT OF VINLAND CREST DIV. II

A PORTION OF THE NW 1/4 SE 1/4 & SW 1/4 SE 1/4, SECTION 4, AND A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T 26 N, R 1 E, W.M. KITSAP COUNTY, WASHINGTON

A PERMANENT STORM SEWER EASEMENT GRANTED TO KITSAP COUNTY AS DESCRIBED IN THE LEGAL DESCRIPTION FOR STORM SEWER PURPOSES FOR VINLAND CREST PHASE 1 FOUND IN BOOK OF PLATS VOLUME 28, PAGE 199.

VINLAND CREST - DIV. 3 PROPOSED

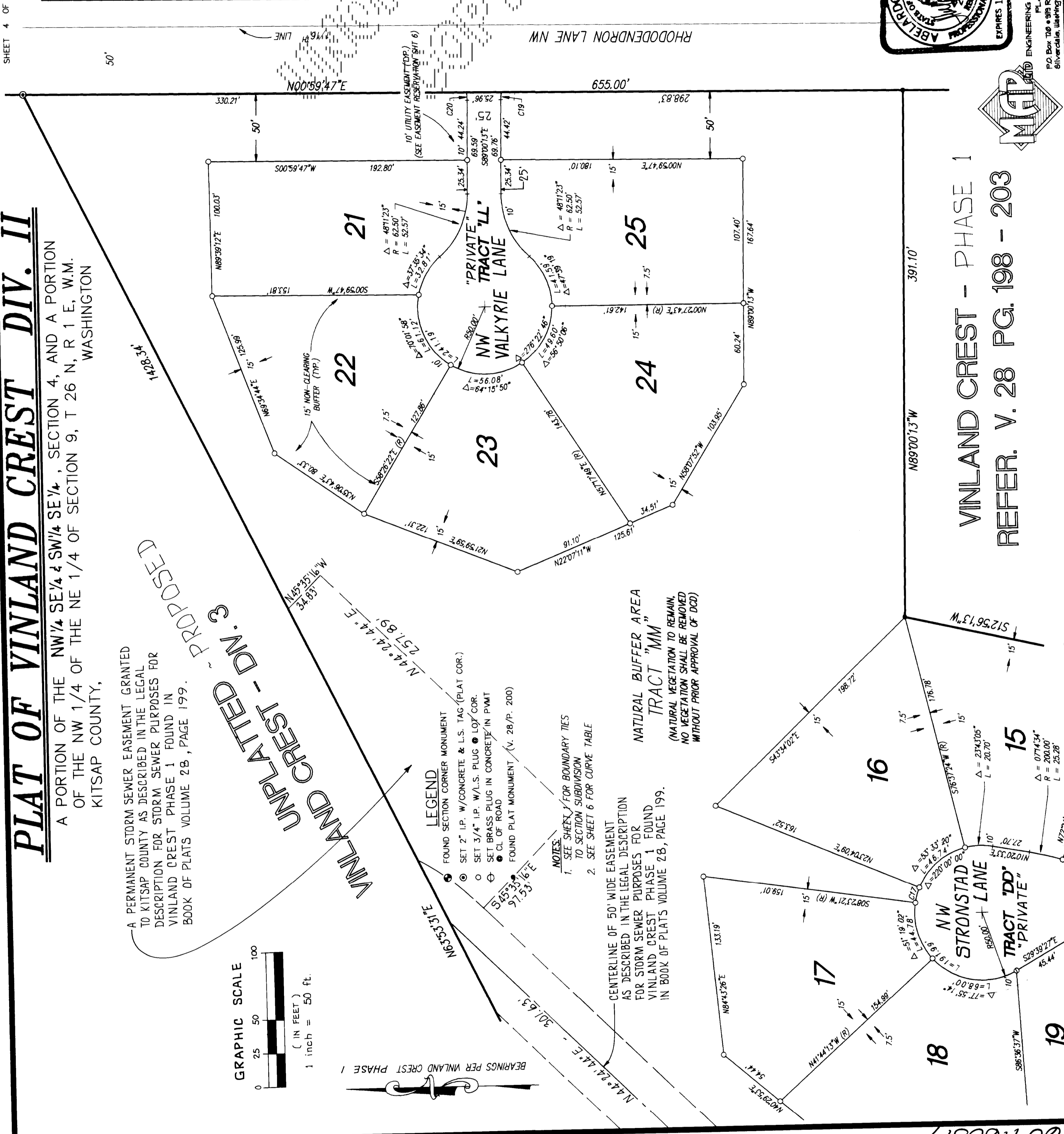


- LEGEND**
- FOUND SECTION CORNER MONUMENT
 - SET 2" I.P. W/CONCRETE & L.S. TAG (PLAT COR.)
 - SET 3/4" I.P. W/L.S. PLUG & LOY COR.
 - SET BRASS PLUG IN CONCRETE IN PMNT
 - CL OF ROAD
 - FOUND PLAT MONUMENT (V. 28/P. 200)

- NOTES:**
- SEE SHEET 3 FOR BOUNDARY TIES TO SECTION SUBDIVISION
 - SEE SHEET 6 FOR CURVE TABLE

CENTERLINE OF 50' WIDE EASEMENT AS DESCRIBED IN THE LEGAL DESCRIPTION FOR STORM SEWER PURPOSES FOR VINLAND CREST PHASE 1 FOUND IN BOOK OF PLATS VOLUME 28, PAGE 199.

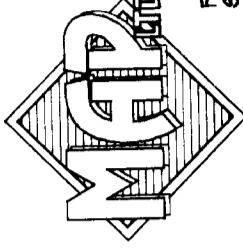
NATURAL BUFFER AREA TRACT "MM" (NATURAL VEGETATION TO REMAIN, NO VEGETATION SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF DCD)



9604160317

SEE SHEET 3 OF 6

VINLAND CREST - PHASE 1
REFER. V. 28 PG. 198 - 203



P.O. Box 710 • 9115 Ridgecrop Boulevard N.E. Silverdale, Washington 98285

SEE SHT. 3 OF 6

J4745

V.29 PG.89



PLAT OF VINLAND CREST DIV. II

A PORTION OF THE NW 1/4 SE 1/4 AND SW 1/4 SECTION 4, AND A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, T 26 N, R 1 E, W.M. WASHINGTON
KITSAP COUNTY,
DEDICATION

A HOMEOWNERS ASSOCIATION AND PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS HAS BEEN ESTABLISHED TO ENSURE PERPETUAL MAINTENANCE OF PRIVATE ROADS, STORM DRAINAGE FACILITIES, RECREATIONAL FACILITIES AND COMMON OPEN SPACE AS RECORDED UNDER AUDITOR'S FILE NO. 9604160339

KNOW ALL MEN BY THESE PRESENT THAT STAFFORD CONSTRUCTION INC., A WASHINGTON CORPORATION, AND U.S. BANK, A WASHINGTON BANKING ASSOCIATION OWNER'S IN FEE SIMPLE OF THE LAND PLATTED HEREBY DECLARE THIS PLAT TO THE USE OF THE PUBLIC FOREVER ALL STREET, ROADS, AND EASEMENTS SHOWN ON THE PLAT AND THEREOF FOR ANY AND ALL PUBLIC PURPOSES, EXCEPT TRACTS "AA", "BB", "CC", "DD", "EE", AND "LL" AS SHOWN ON THE PLAT, 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 HEREON; 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 THE KITSAP COUNTY ZONING REGULATIONS. THE OWNERS HEREOF, 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.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 3rd DAY OF APRIL, 1996, A.D.

Ann Caldwell
BY: ANN CALDWELL
TITLE: V.P.
U.S. BANK
A WASHINGTON BANKING ASSOCIATION

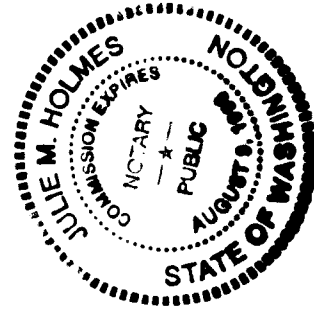
ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF KITSAP } SS

THIS IS TO CERTIFY THAT ON THE 3 DAY OF April, 1996, A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRIEN STAFFORD, TO ME KNOWN TO BE THE C.E.O. OF STAFFORD CONSTRUCTION INC., A WASHINGTON CORPORATION, THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED SAID DEDICATION TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Julie M. Holmes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT:
Menno, WA

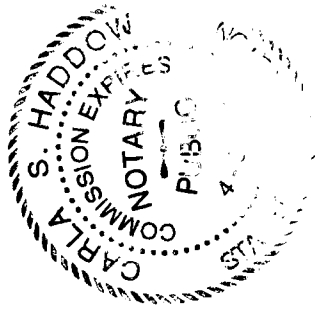


STATE OF WASHINGTON }
COUNTY OF KITSAP } SS

THIS IS TO CERTIFY THAT ON THE 3rd DAY OF APRIL, 1996, A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ANN CALDWELL TO ME KNOWN TO BE THE V.P. OF WEST ONE BANK, A WASHINGTON BANKING ASSOCIATION, THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED SAID DEDICATION TO BE HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Carla S. Haddock
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT:
Edmonds, WA



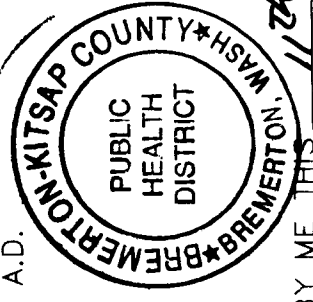
APPROVALS

Robert Wenman, Senior Planner DIRECTOR OF THE KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE COMPREHENSIVE PLAN.

Robert Wenman
DIRECTOR, KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

RON PERKHEWICZ
DIRECTOR

APPROVED BY ME THIS 2nd DAY OF April, 1996, A.D.



Willie A. July, M.D., M.P.H.
DIRECTOR OF HEALTH, BREMERTON-KITSAP HEALTH DEPARTMENT

APPROVED BY ME THIS 11th DAY OF April, 1996, A.D.

Reed C. Reed
KITSAP COUNTY ENGINEER

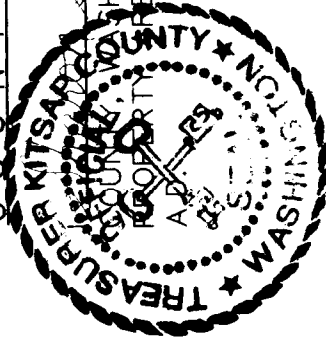
APPROVED BY ME THIS 16th DAY OF April, 1996, A.D.

Edward Moran
CHAIRMAN, BOARD OF KITSAP COUNTY COMMISSIONERS

ATTEST: Karen Nalbeck
CLERK OF THE BOARD OF KITSAP COUNTY COMMISSIONERS

COUNTY TREASURER'S CERTIFICATE

TREASURER OF KITSAP COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 1996.



Marion Schreiber
KITSAP COUNTY TREASURER

FILING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Stafford Const. Inc. ON APRIL 16, 1996, AT 8:22 MINUTES PAST 8 PM AND RECORDED IN VOLUME 89 OF PLATS, PAGE 86-91, RECORDS OF KITSAP COUNTY, WASHINGTON.

BY: NC Jaurace
DEPUTY

9604160317