

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

NOTES

- ALL LOTS ARE OBLIGATED TO ACCEPT ROAD DRAINAGE AT THE NATURAL LOCATIONS AFTER THE GRADING OF THE STREETS IS COMPLETE.
- ROAD APPROACH PERMITS ARE REQUIRED PRIOR TO COMMENCEMENT OF SITE WORK ON THE INDIVIDUAL LOTS.
- ALL BUILDING PERMITS ISSUED WITHIN THIS PLAT SHALL BE SUBJECT TO IMPACT FEES PURSUANT TO KITSAP COUNTY RESOLUTION No. 110-1991.
- THIS SURVEY MEETS MINIMUM REQUIREMENT STANDARDS PER WAC 332-130-090.
- FIELD PROCEDURES ACCOMPLISHED RUNNING CONTROL TRAVERSES AND RADIAL CORNER STAKE OUT WITH A THREE SECOND THEODOLITE, E.D.M. AND CALIBRATED STEEL MEASURING TAPE.
- ALL ROOF AND YARD DRAINS MUST BE DIRECTED SO AS TO NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
- THE MAINTENANCE OF ON-LOT ROOF AND YARD DRAINS AND ASSOCIATED PIPING AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF INDIVIDUAL HOMEOWNERS.
- FOR BASIS OF BEARING AND ADDITIONAL SECTION SUBDIVISION DATA REFER TO PLAT OF VINLAND CREST - PHASE I, V. 28 P. 200
- UPON COMPLETION OF THE STORM DRAINAGE FACILITIES, THE DEVELOPER WILL BE REQUIRED TO POST A TWO YEAR MAINTENANCE BOND FOR THE PUBLICLY MAINTAINED FACILITIES. THE DEVELOPER WILL BE RESPONSIBLE FOR PROVIDING REGULAR AND ADEQUATE MAINTENANCE DURING THIS TWO YEAR PERIOD AS WELL AS SUPPORTIVE MAINTENANCE RECORDS. AT THE END OF THIS TIME, THE COUNTY WILL INSPECT THE SYSTEM AND, WHEN THE FACILITY IS ACCEPTABLE AND 80% OF THE RESIDENCES IN THAT PHASE HAVE BEEN COMPLETED, THE COUNTY WILL TAKE OVER MAINTENANCE AND OPERATION OF THE SYSTEM.
- TRACT "AA"-LOTS 1 THROUGH 4 ARE GRANTED AN EGRESS, INGRESS AND UTILITIES EASEMENT WITH AN EQUAL AND UNDIVIDED INTEREST AND RESPONSIBILITY FOR MAINTENANCE OF ROADWAY, AND LANDSCAPING.
- TRACT "BB"-LOTS 5 AND 6 ARE GRANTED AN EGRESS, INGRESS AND UTILITIES EASEMENT WITH AN EQUAL AND UNDIVIDED INTEREST AND RESPONSIBILITY FOR MAINTENANCE OF ROADWAY, AND LANDSCAPING.
- TRACT "CC"-LOTS 7 THROUGH 11 ARE GRANTED AN EGRESS, INGRESS AND UTILITIES EASEMENT WITH AN EQUAL AND UNDIVIDED INTEREST AND RESPONSIBILITY FOR MAINTENANCE OF ROADWAY, AND LANDSCAPING.
- TRACT "DD"-LOTS 12 THROUGH 19 ARE GRANTED AN EGRESS, INGRESS AND UTILITIES EASEMENT WITH AN EQUAL AND UNDIVIDED INTEREST AND RESPONSIBILITY FOR MAINTENANCE OF ROADWAY, AND LANDSCAPING.
- TRACT "EE"-LOT 20 IS GRANTED AN EGRESS, INGRESS, AND UTILITIES EASEMENT WITH AN EQUAL AND UNDIVIDED INTEREST AND RESPONSIBILITY FOR MAINTENANCE OF ROADWAY, AND LANDSCAPING.
- TRACT "JJ"-LOTS 21 THROUGH 25 ARE GRANTED AN EGRESS, INGRESS AND UTILITIES EASEMENT WITH AN EQUAL AND UNDIVIDED INTEREST AND RESPONSIBILITY FOR MAINTENANCE OF ROADWAY, AND LANDSCAPING.
- LOTS 1 THROUGH 25 OF VINLAND CREST DIVISION TWO AND ANY PREVIOUS OR SUBSEQUENT PHASES SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN TRACT "AA", "BB", "CC", "DD", "EE", "JJ", "MM", "NN" AND "OO". LOTS 1 THROUGH 25 SHALL HAVE AN EQUAL AND UNDIVIDED INTEREST IN ANY COMMON AREA ON ANY PREVIOUS AND SUBSEQUENT PHASES OF VINLAND CREST.
- A PERMANENT STORM DRAINAGE EASEMENT IS GRANTED TO KITSAP COUNTY FOR THE OPERATION AND MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES OVER, UNDER, AND ACROSS TRACTS "AA", "BB", "CC", "DD", "EE", "JJ", "MM", "NN" AND "OO".
- ALL LOTS SHALL ACCESS FROM PRIVATE TRACT ROADS.
- LOTS 5 AND 6 SHALL USE INDIVIDUAL INFILTRATION SYSTEMS.
- LOTS 1, 2, 3, 4, 7, 8, 9, 12, 13, 19, 21 AND 22 SHALL CONNECT TO STORM SYSTEM AT LOT CORNERS.
- LOTS 10, 11, 14, 15, 16, 17, 18, 20, 23, 24 AND 25 SHALL BE DIRECTED TO NATURAL DRAINAGE COURSES SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
- LOT 20 SHALL NOT BE ISSUED A BUILDING PERMIT UNTIL DIVISION III IS BUILT AND THE ACCESS EASEMENT TO THE POND IS EXTINGUISHED.

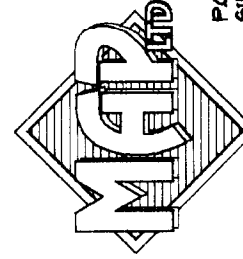
EASEMENT RESERVATIONS

A UTILITY EASEMENT IS HEREBY RESERVED FOR BUT NOT LIMITED TO: ANY UTILITY COMPANY SERVING THIS PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE TEN FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF ELECTRIC, TELEPHONE, AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRICAL CURRENT OR FOR TELEPHONE USE OR CABLE TELEVISION SHALL BE PLACED OR PERMITTED TO BE PLACED UPON ANY LOT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	34.99'	80°11'09"
C2	25.00'	34.99'	80°11'09"
C3	195.00'	11°16'47"	60°00'00"
C4	25.00'	26.18'	17°15'14"
C5	50.00'	15.06'	61°57'00"
C6	25.00'	27.03'	60°01'33"
C7	50.00'	52.38'	58°40'43"
C8	25.00'	25.60'	20°39'58"
C9	50.00'	18.03'	45°51'32"
C10	25.00'	20.01'	50°48'23"
C11	25.00'	22.17'	15°40'33"
C12	50.00'	13.68'	60°00'00"
C13	25.00'	26.18'	60°00'00"
C14	50.00'	52.36'	60°00'00"
C15	175.00'	4.11'	1°20'46"
C16	200.00'	6.41'	1°50'13"
C17	50.00'	11.77'	13°29'19"
C18	50.00'	15.23'	17°27'27"
C19	33.50'	5.60'	9°34'27"
C20	33.50'	5.78'	9°52'41"
C21	195.00'	34.36'	10°05'44"
C22	215.00'	32.77'	8°43'55"

9604160317



MGP ENGINEERING • SURVEYING
PLANNING
P.O. Box 120 • 518 Ridgecrop Boulevard NW
Silverdale, Washington 98383

V.29 PG.91 J# 4745