

Legal Descriptions

(Tax Parcel Nos. 4156-002-005-0203 & 4156-002-007-0003) Resultant Parcels A and B of Boundary Line Adjustment recorded under Auditor's File No. 9511130231, being a portion of the Plat of Manitou Park, recorded in Volume 3 of Plats, Page 31, records of Kitsap County, Washington, lying within Section 14, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington,

(Tax Parcel No. 4156-005-001-0101) That portion of Lots 1, 3 and 4, Block 5, of the plat of Manitou Park, recorded in Volume 3 of plats, Page 31, described as follows: Beginning at a point which is North 00°41'00" West 3.63 feet and North 73°53.5' East 162 feet from the Southwest corner of said Lot 1, thence North along a line which if projected would intersect with the Northerly line of said Lot 1 at a point 152.22 feet Easterly from the Northwest corner of said Lot 1 to an intersection with a line parallel to and 25 feet Southerly from the Northerly line of said Lot 1, thence Westerly along said parallel line to the West line of said Lot 1, thence North to the Northwest corner of said Lot 1, thence Easterly to the Northeast corner of said Lot 4, thence South along the Easterly line of said Lot 4, a distance of 115 feet, thence South 73°53.5' West to the True Point of Beginning; Except therefrom the East 16.5 feet in width of said Lot 4 heretofore deeded to Kitsap County for road purposes; Together with Ocean Drive abutting..

Notes

1. Sanitary and storm drain manholes were not entered. Pipe sizes and materials, where shown, were observed from outside of the manhole only, and should be verified.
2. Subsurface utilities, where shown, represent markout provided by locate services or approximated from old building plans.
3. This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
4. Details in portions of this drawing outside of the primary areas of focus were obtained from aerial scans and may not represent conditions on the ground.
5. This drawing and the information thereon is for the sole use of the client under this contract.
6. This drawing does not constitute a boundary survey of the subject property.
7. All tree labels with (*) are multi-trunk trees with averaged diameter.

Legend

- = Asphalt pavement surface
- = Concrete surface
- = Gravel surface
- = Rock retaining wall

001-01 = Abbreviated Kitsap County Tax Parcel Number

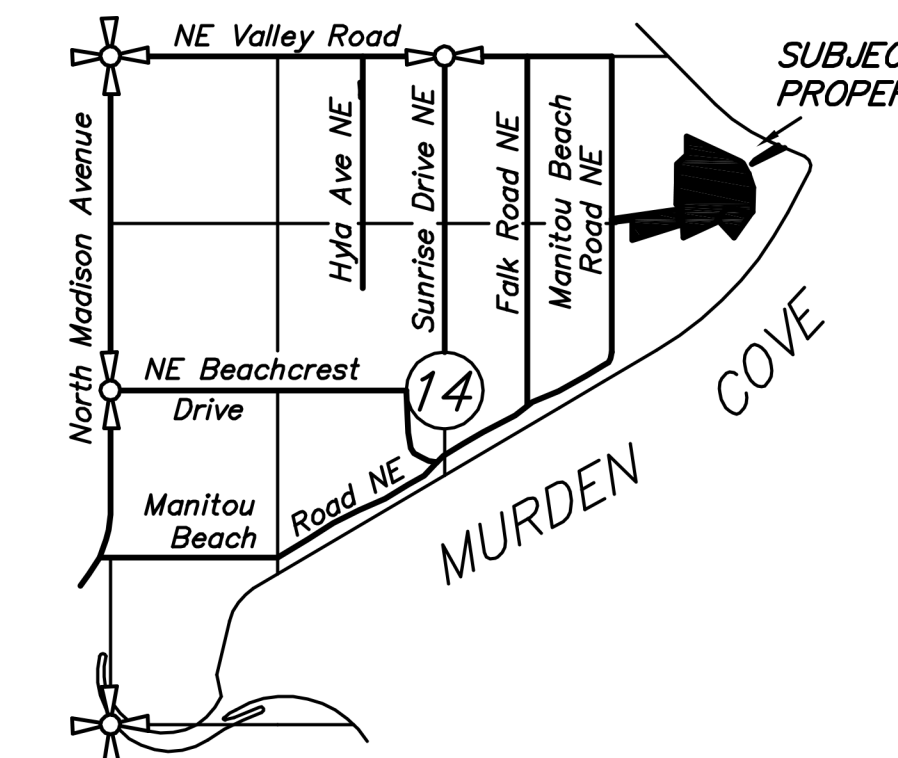
The Elevation Datum for this project is:
NAVD88
(Per on-site GPS Observation)

EXISTING NATIVE VEGETATION ON SURVEY

EXISTING NATIVE VEGETATION INCLUDING:
- NATIVE CONIFER/MAPLE TREES
- VARIED UNDERSTORY OF NATIVE VEGETATION, INCLUDING SOME ORNAMENTAL AND INVASIVE SPECIES
- EXISTING NATIVE VEGETATION: 40,700 SF (0.93 ACRES)

EXISTING ORNAMENTAL VEGETATION:
- LARGE ORNAMENTAL TREE CANOPY UNDERSTORY THAT IS PREDOMINANTLY NON-NATIVE OR INVASIVE SPECIES OR LAWN

NOTES:
- DIAGRAM DOES NOT SHOW EVERY ORNAMENTAL TREE AROUND THE BUILDING OR IN THE PARKING LOT
- DETAILED TREE LOCATION INFORMATION IS PROVIDED ON SUBSEQUENT PAGES.



VICINITY MAP
SEC. 14, T.25N., R.2E., W.M.

Topography
a portion of the plat of
Manitou Park
Volume 3, Page 31
Situate in Government Lots 1 & 2,
Sec. 14, T.25N., R.2E., W.M.
City of Bainbridge Island
Kitsap County, Washington



ADAM GOLDSWORTHY OAK
A G O LAND SURVEYING, LLC
1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598
DATE 1/14/20 FIELD BOOK 1584,1591,1594
DRAWING 7109T SHEET 1/5

Scale: 1" = 40'
Assumed

