

Preliminary Plat of Wallace Way Cottages

Housing Design Demonstration Project

SE 1/4, NE 1/4, Sec.27, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Declaration

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned owner in fee simple of the land hereby platted, dedicates to the use of the public forever the rights of way for Wallace Way NW and NW Loganberry Court as shown on the plat, and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes. We reserve the right to make all slopes for cuts and fills upon the lots shown on the plat in the reasonable original grading of said rights of way and the easements shown hereon and we also reserve the right to allow surface drainage from said rights of way and easements to flow over and across all lots where water might take a natural course after site development is completed. We further dedicate the Open Space as shown on the plat to the private use and enjoyment of the lot owners and Owner's Association.

Dimensions and uses of all lots, tracts or parcels of land embraced in this plat are subject to and shall be in conformance with City of Bainbridge Island Zoning Ordinance. The owner hereof, his successors and assigns, hereby waives all claims for damage against any governmental authority arising from the construction and/or maintenance of public facilities and public property within this development.

In witness whereof we have hereunto set our hands and seals

David Smith, Manager

Acknowledgment

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that David Smith is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the State of Washington
My appointment expires _____

Easement Provisions

Easements shown on the drawings are over, under and across the areas shown for the purposes stated. Access and utilities easements refer to easements for ingress and egress and the construction, maintenance and repair of underground utilities and their appurtenances. Utilities easements refer to easements for the construction, maintenance and repair of underground utilities and their appurtenances. Pedestrian easements refer to easements for pedestrian access.

As shown on Sheets 5-7:

The access and utilities easements are hereby conveyed to the Wallace Way Cottages Owner's Association, City of Bainbridge Island, Puget Sound Energy, Century Link, Comcast of Washington and other utility companies having franchises or permits from the City of Bainbridge Island, and their respective successors and assigns.

The utilities easements are hereby conveyed to the Wallace Way Cottages Owner's Association, City of Bainbridge Island, Puget Sound Energy, Century Link, Comcast of Washington and other utility companies having franchises or permits from the City of Bainbridge Island, and their respective successors and assigns.

The pedestrian easements are hereby conveyed to Wallace Way Cottages Owner's Association, City of Bainbridge Island, and for general public use.

Surveyors Certificate

I, Gavin M. Oak, 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 December, 2016 through March, 2017, that the distances, courses and angles are shown correctly, and that monuments have been set and lot corners staked on the ground as depicted on the plat, except for those that have been approved to be set at a later date.

Gavin M. Oak, PLS
Registered Land Surveyor
Certificate No. 45168

Approvals

Engineer

Approved by the City Engineer this _____ day of _____, 2017.

Janelle Hitch, P.E.

Health District

Examined and approved by the Bremerton-Kitsap County Health District this _____ day of _____, 2017.

Susan Turner, MD
Health Officer, Kitsap Public Health District

Planning and Community Development

Approved by the Director of Planning and Community Development this _____ day of _____, 2017.

Gary Christensen, AICP, Planning Director
Planning and Community Development
City of Bainbridge Island

City Council

Approved by the City Council of Bainbridge Island this _____ day of _____, 2017.

Val Tollefson, Mayor
City of Bainbridge Island

Treasurer's Certificate

I, Meredith Green, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the above described property are fully paid up to and including _____

Meredith Green
Kitsap County Treasurer

Recording Certificate

Filed for record at the request of _____, on this _____ day of _____, 2017 recorded in Volume _____ of plats, Pages _____ records of Kitsap County, Washington.

Dolores Gilmore
Kitsap County Auditor

Attest: _____
Deputy

Covenants

The "Declaration of Easements, Covenants, Conditions and Restrictions for the Plat of "Wallace Way Cottages" is recorded under Auditor's File No. _____ records of Kitsap County, Washington.

Owner's Association

The Homeowner's Association for this plat is a Washington non-profit corporation known as the Wallace Way Cottages Owner's Association, Inc.



4/18/17

ADAM • GOLDSWORTHY • OAK

A G O LAND SURVEYING, LLC

1015 NE HOSTMARK ST. (360)779-4299
POULSBORO, WA 98370 (206)842-9598

DATE 4/18/17 FIELD BOOK --
DRAWING 6173PP1 SHEET 1/7

City of Bainbridge Island

APR 27 2017

Planning and
Community Development



Preliminary Plat of Wallace Way Cottages

Housing Design Demonstration Project

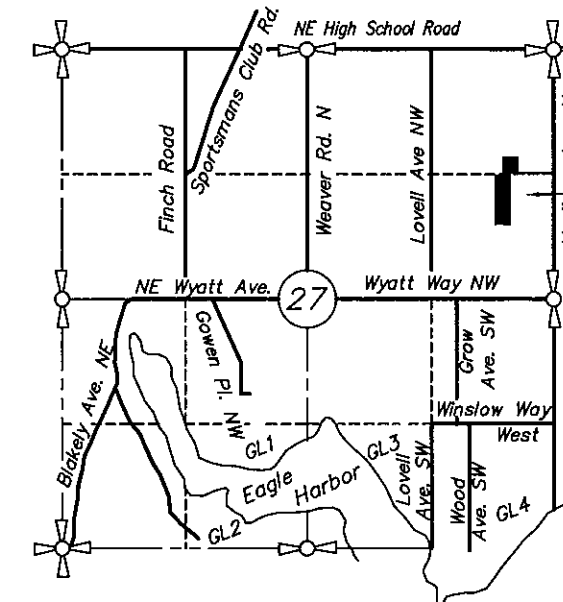
SE 1/4, NE 1/4, Sec.27, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Owner:	Health Poconos Inc. 3500 Lenox Road Suite 510 Atlanta, GA 30326
Applicant:	Central Highlands P. O. Box 2879 Poulsbo, WA. 98370 Nick Smith: 425-877-7627
Current use:	Undeveloped
Proposed water service:	City of Bainbridge Island
Proposed sewer service:	City of Bainbridge Island
Assessor's Account Nos.	272502-1-023-2005 272502-1-153-2007 272502-1-154-2006 272502-1-155-2005
Zoning:	R-4.3
Comprehensive Plan:	UR
Compliance with the fire flow requirements of BIMC 20.04 will be by residential sprinkler systems.	
Storm drainage from new construction on the site will be collected and conveyed to an upgraded City storm drainage system on Madison Avenue North.	
Application File No.	

National Flood Insurance Program Designation

Lots A, B, C and D: Zone X
Flood Insurance Rate Map 53035C0244D
Effective Date: December 18, 2007



Subject Properties

Vicinity Map

Sec. 27, T.25N., R.2E., W.M.

Notes

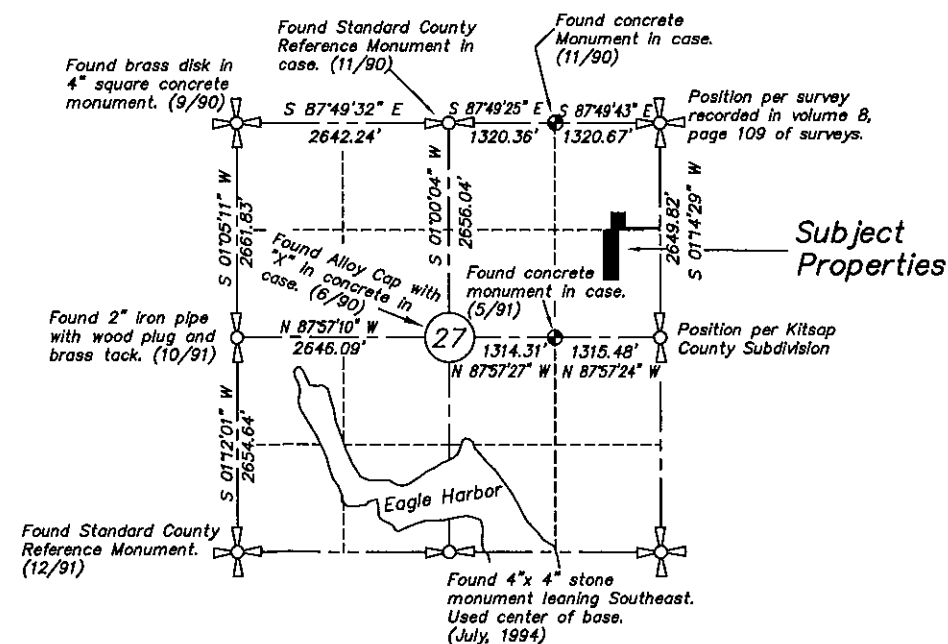
- 1) This survey was accomplished by field traverse with a three second total station.
- 2) This survey conforms to the minimum field traverse standards for land boundary surveys as listed in WAC 332-130-090.

Legal Descriptions

Tax Parcel No. 272502-1-023-2005
Resultant Parcel A of the Boundary Line Adjustment recorded under Kitsap County Auditor's File No. 3013989, and situate in the Southeast quarter of the Northeast quarter of Section 27, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.

Tax Parcels 272502-1-153-2007; 272502-1-154-2006; and 272502-1-155-2005

Lots B, C and D of the City of Bainbridge Island Short Plat W-78 recorded under Kitsap County Auditor's File No. 98204280006, and situate in the Southeast quarter of the Northeast quarter of Section 27, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.



Subject Properties



4/18/17

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POULSBO, WA 98370 (206)842-9598

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DRAWING 6173PP2 SHEET 2 / 7

Section Subdivision
Sec. 27, T.25N., R.2E., W.M.

No Scale

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Conditions

Minimum Building Separation and Setbacks

*Building to building: Minimum 0 feet**
*Building to subdivision boundary: Minimum 5 feet**
Building to right of way and private access: Minimum 10 feet
Building to open space: Minimum 10 feet
**Subject to Building Official and Fire Marshal building permit approval*



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DATE 4/18/17 FIELD BOOK ---
DRAWING 6173PP3 SHEET 3 / 7