

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

- 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.
- Subsurface utilities, where shown, represent markout provided by locate services or approximated from old building plans.
- This drawing does not purport to show all easements, restrictions and reservations burdening or benefiting the subject property.
- 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.
- This drawing and the information thereon is for the sole use of the client under this contract.
- This drawing does not constitute a boundary survey of the subject property.
- All tree labels with (*) are multi-trunk trees with averaged diameter.

Legend

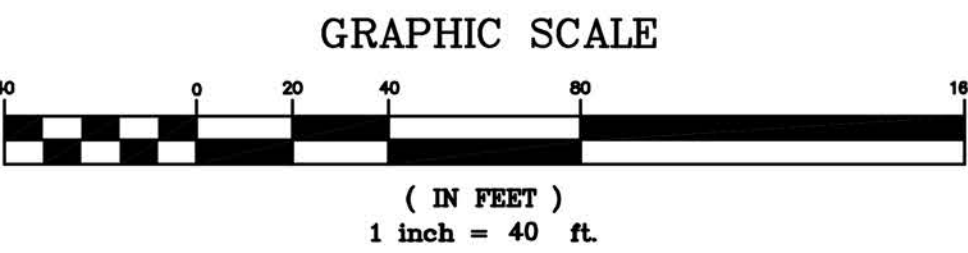
- Asphalt pavement surface
- Concrete surface
- Gravel surface
- Rock retaining wall

001-01 = Abbreviated Kitsap County Tax Parcel Number

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

Scale: 1" = 40' Assumed

NE Manitou Beach Drive NE

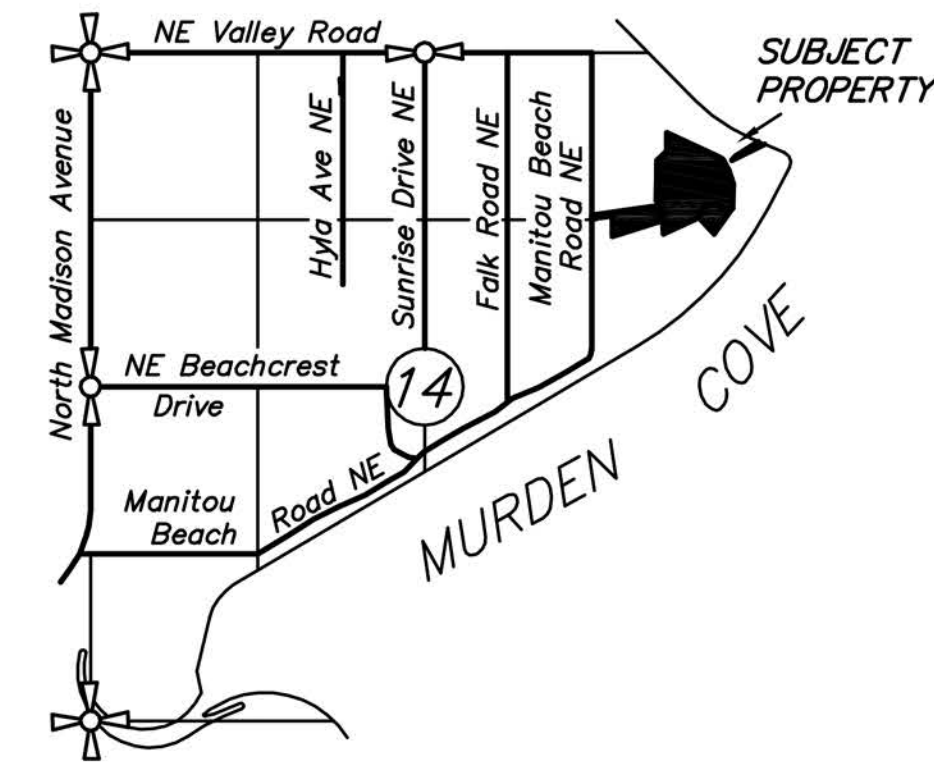


Topography
a portion of the plat of
Manitou Park
Volume 3, Page 31
Situate in Government Lots 1 & 2,
Sec. 14, T.25N., R.2E., W.M.
City of Bainbridge Island
Kitsap County, Washington

EXISTING TREE CANOPY ON SURVEY

- EXISTING NATIVE TREE CANOPY - VARIED NATIVE UNDERSTORY VEGETATION, INCLUDES SOME ORNAMENTAL AND INVASIVE SPECIES
- EXISTING ORNAMENTAL TREE CANOPY - NO NATIVE UNDERSTORY VEGETATION, LAWN ONLY

NOTE:
THE INTENT OF THIS SHEET IS TO SHOW EXISTING TREE STANDS. DETAILED TREE LOCATION INFORMATION IS PROVIDED ON SUBSEQUENT PAGES.

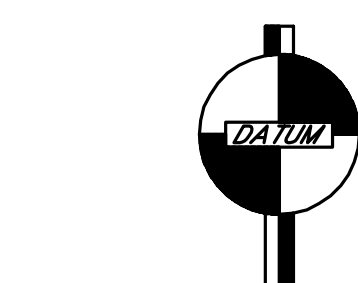


VICINITY MAP
SEC. 14, T.25N., R.2E., W.M.

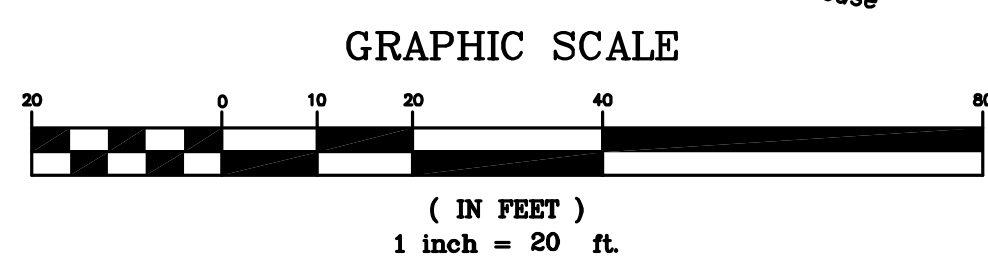


ADAM GOLDSWORTHY OAK
A G O LAND SURVEYING, LLC
1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598
DATE 1/14/20 FIELD BOOK 1584,1591,1594
DRAWING 7109T SHEET 1/5

Scale: 1" = 20'
Assumed

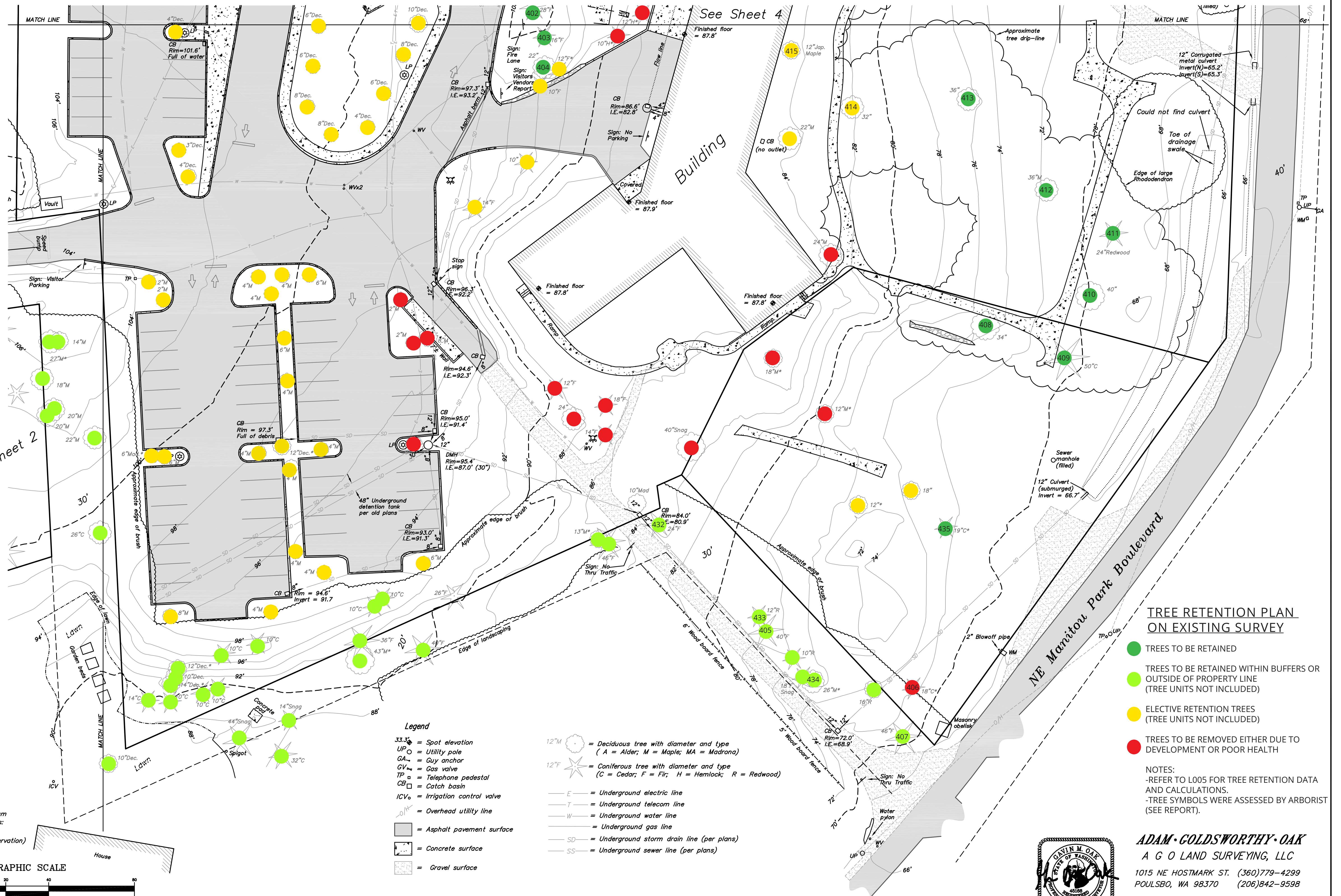


The Elevation Datum
for this project is:
NAVD88
(Per on-site GPS Observation)



See Sheet 2

See Sheet 4



Legend

- 33.3 = Spot elevation
- UP = Utility pole
- CA = Guy anchor
- GV = Gas valve
- TP = Telephone pedestal
- CB = Catch basin
- ICV = Irrigation control valve
- = Overhead utility line
- = Asphalt pavement surface
- = Concrete surface
- = Gravel surface

- 12"MA = Deciduous tree with diameter and type (A = Alder; M = Maple; MA = Madrona)
- 12"R = Coniferous tree with diameter and type (C = Cedar; F = Fir; H = Hemlock; R = Redwood)
- E— = Underground electric line
- T— = Underground telecom line
- W— = Underground water line
- G— = Underground gas line
- SD— = Underground storm drain line (per plans)
- SS— = Underground sewer line (per plans)

TREE RETENTION PLAN
ON EXISTING SURVEY

- TREES TO BE RETAINED
- TREES TO BE RETAINED WITHIN BUFFERS OR OUTSIDE OF PROPERTY LINE (TREE UNITS NOT INCLUDED)
- ELECTIVE RETENTION TREES (TREE UNITS NOT INCLUDED)
- TREES TO BE REMOVED EITHER DUE TO DEVELOPMENT OR POOR HEALTH

NOTES:
-REFER TO L005 FOR TREE RETENTION DATA AND CALCULATIONS.
-TREE SYMBOLS WERE ASSESSED BY ARBORIST (SEE REPORT).



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DATE 1/14/20 FIELD BOOK 1584, 1591, 1594
DRAWING 71907 SHEET 3/5

Scale: 1" = 20'
Assumed

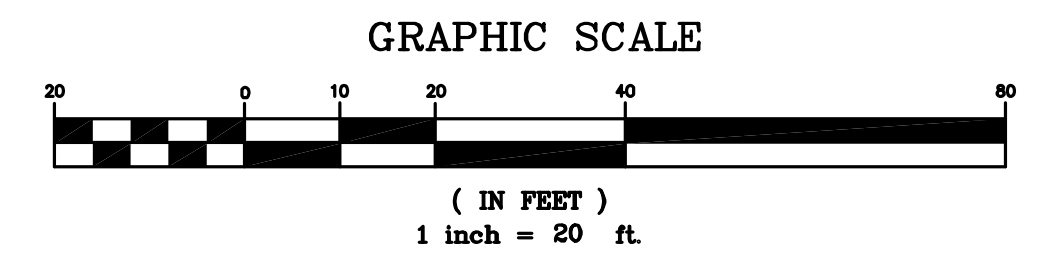
TREE RETENTION PLAN ON EXISTING SURVEY

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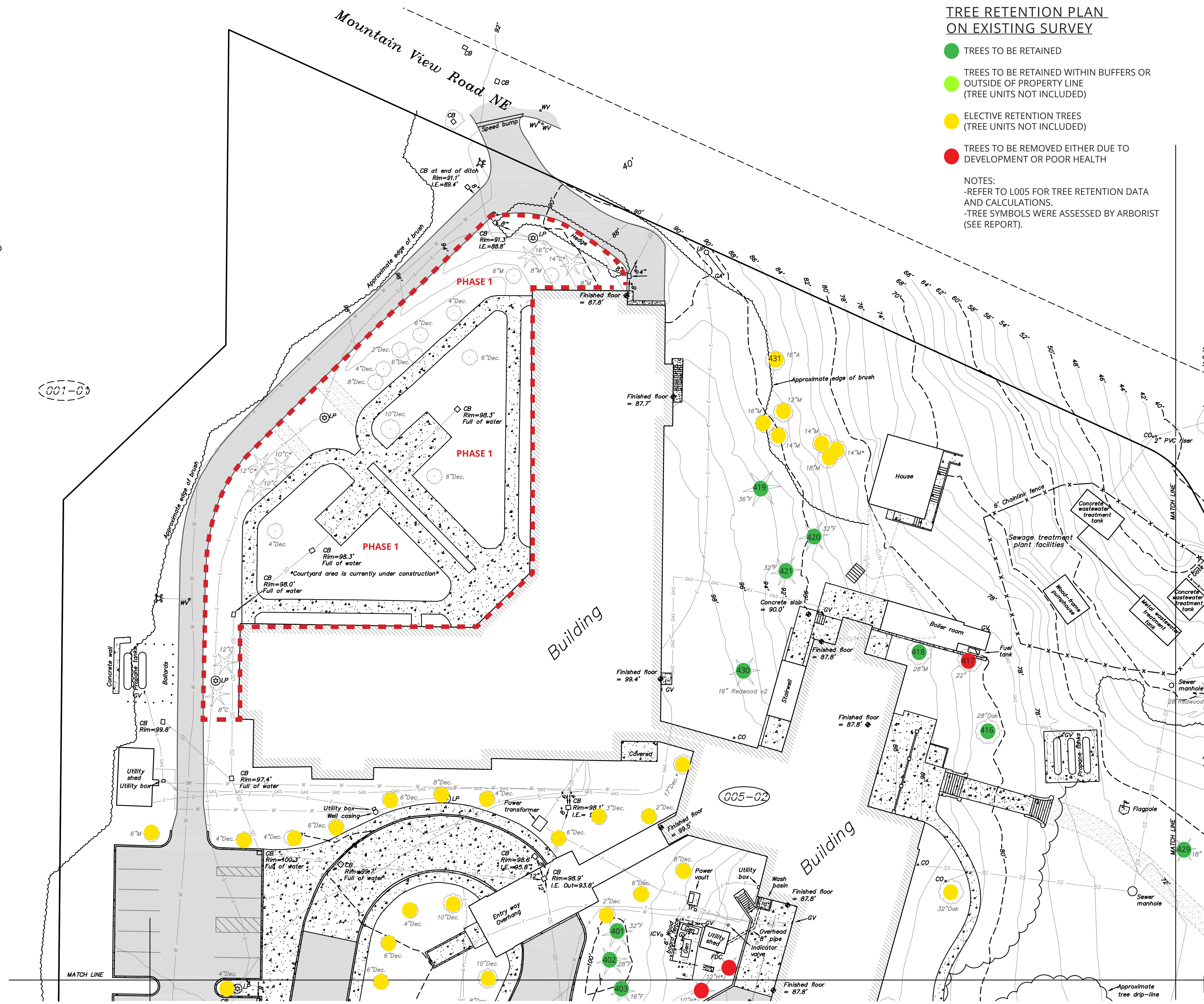
NOTES:
-REFER TO L005 FOR TREE RETENTION DATA AND CALCULATIONS.
-TREE SYMBOLS WERE ASSESSED BY ARBORIST (SEE REPORT).

- Legend
- 33.36 = Spot elevation
 - UP = Utility pole
 - GA = Guy anchor
 - GV = Gas valve
 - TP = Telephone pedestal
 - CB = Catch basin
 - ICV = Irrigation control valve
 - OH = Overhead utility line
 - Asphalt pavement surface
 - Concrete surface
 - Gravel surface
 - 12" M = Deciduous tree with diameter and type (A = Alder; M = Maple; MA = Madrona)
 - 12" F = Coniferous tree with diameter and type (C = Cedar; F = Fir; H = Hemlock)
 - 0-000 = Abbreviated Kitsap County Tax Parcel No. at time of survey
 - E = Underground electric line
 - T = Underground telecom line
 - W = Underground water line
 - G = Underground gas line
 - SD = Underground storm drain line (per plans)
 - SS = Underground sewer line (per plans)

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



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POULSBORO, WA 98370 (206)842-9598
DATE 1/14/20 FIELD BOOK 1584, 1591, 1594
DRAWING 7109T SHEET 4/5





LEGEND

- TREES TO BE RETAINED (SEE TABLE BELOW)
- TREES WITHIN BUFFERS OR OUTSIDE OF PROPERTY LINE THAT WILL BE PROTECTED (TREE UNITS NOT INCLUDED)
- ELECTIVE RETENTION TREES (TREE UNITS NOT INCLUDED IN CALCULATIONS)
- NOT ALL TREES IN THESE AREAS WERE SURVEYED. THEY ARE IN THE BUFFER AND/OR OUT OF THE LIMIT OF WORK. THEY ARE BEING RETAINED PER BUFFER AND/OR ARPA REQUIREMENT/ FUNCTION. (TREE UNITS NOT INCLUDED IN CALCULATIONS)
- NEW TREE UNITS PROPOSED

TREE RETENTION SUMMARY

TOTAL PARCEL AREA (7.0 ACRES)
TREE UNITS REQUIRED 40 T.U.'s/ACRE = 280 T.U.'s REQUIRED

TREE UNITS RETAINED = 171 (PER TABLE BELOW)
NEW TREE UNITS (PROPOSED) = 109 (POTENTIAL LOCATIONS)
TOTAL TREE UNITS (POST-DEVELOPMENT)= 280

1. TOTAL AREA OF 7.0 ACRES INCLUDES BUFFER AREAS. NO TREES IN BUFFERS ARE INCLUDED IN THE T.U. QUANTITIES ABOVE.
2. SEVERAL EXISTING TREES ON NORTH SIDE OF PARKING LOT AND FIRE ACCESS ROAD WILL NOT BE IMPACTED AND WERE NOT SURVEYED (GREEN AREAS).
3. TREE RETENTION PER COBI 18.15.010.G.
4. REFER TO SUPPLEMENTAL SURVEY SHEETS FOR RETENTION/REMOVAL OF EACH TREE.

TREE RETENTION DATA

(SEE DETAILED SHEETS FOR LOCATIONS)

TREE #	SPECIES	DIAMETER (INCHES)	TREE UNITS
401	DOUGLAS FIR	32	9.0
402	DOUGLAS FIR	43	12.0
403	DOUGLAS FIR	18	3.2
404	AMERICAN ELM	22.5	4.6
408	COPPER BEECH	50	13.8
409	WESTERN RED CEDAR	55	13.8
410	AMERICAN ELM	45	12.6
411	CRYPTOMERIA	25	6.2
412	SYCAMORE	39	10.8
413	AMERICAN ELM	45	12.6
416	SCARLET OAK	26	6.2
418	SUGAR MAPLE	28	7.0
419	DOUGLAS FIR	30	7.8
420	DOUGLAS FIR	30	7.8
421	DOUGLAS FIR	35	9.6
424	LAWSONS CYPRESS	45	12.6
425	LAWSONS CYPRESS	28	7.0
428	LIQUIDAMBAR	11.5	1.4
429	CYPRESS	18	3.2
430	CHAMAECYPARIS	17	3.2
435	THREADBRANCH CYPRESS	25	6.2
TOTAL			171.0

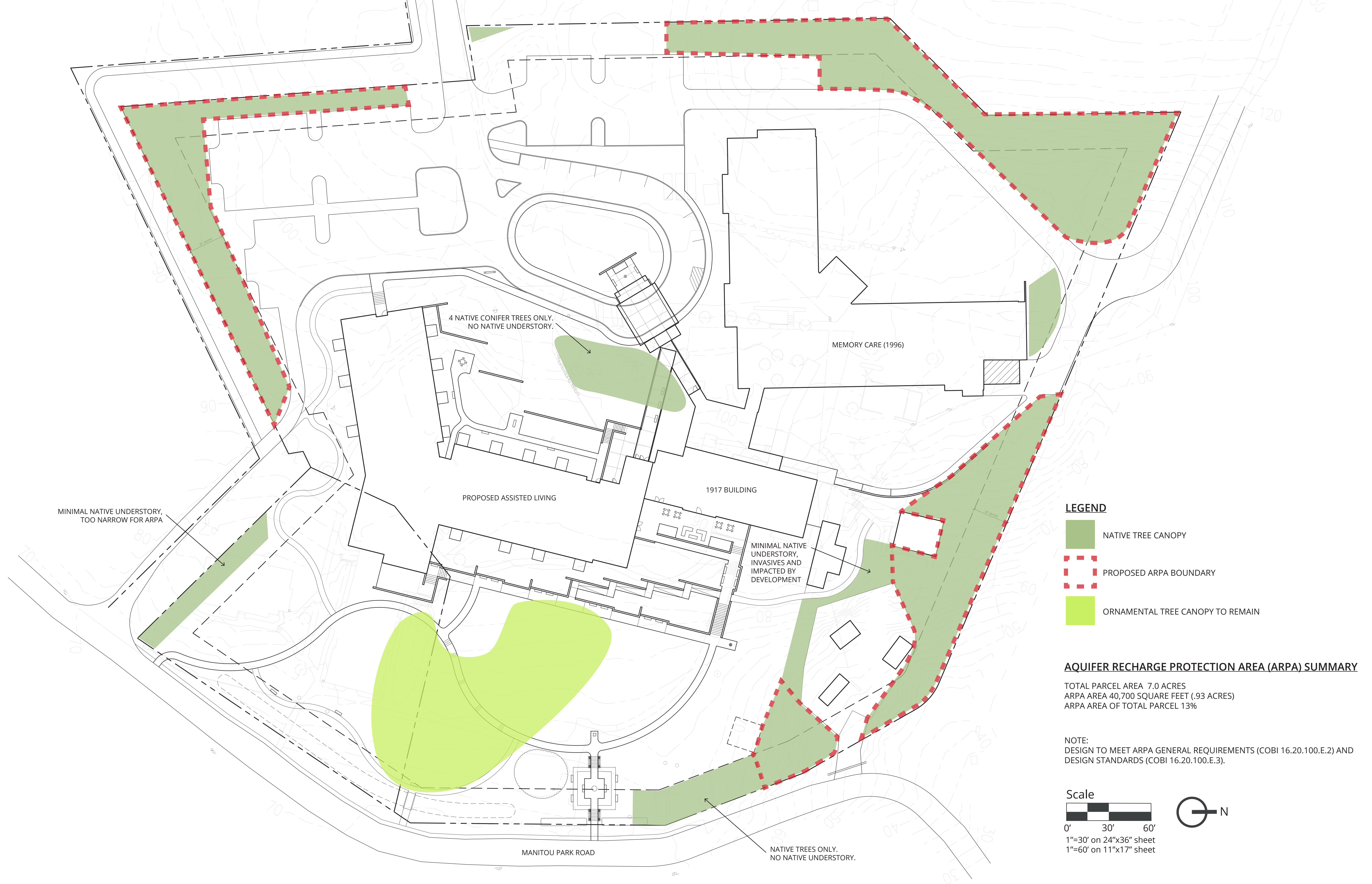
Scale

0'30'60'

1"=30' on 24"x36" sheet
1"=60' on 11"x17" sheet

N

MESSANGER HOUSE PHASE 2 - TREE RETENTION PLAN PER PROPOSED DEVELOPMENT



MESSINGER HOUSE PHASE 2 - ARPA PLAN