

# Preliminary Plat of Madison Grove

Situate in

NE.1/4 NE.1/4 SEC. 27, TWP. 25N., RG. 2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

City of Bainbridge Island

NOV 16 2016

Planning and  
Community Development

## DEDICATION

Know all men by these presents, that we the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets shown on the plat and 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 streets, roads and alleys shown hereon; also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Dimensions and uses of all lots embraced in the plat and subject to and shall be in conformance with the City of Bainbridge Island 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 property within this plat.

Tract A is hereby dedicated to the Public for Access and Utilities.

In witness whereof we have set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

DeNova Northwest LLC  
BY: ITS MANAGER, CIVIC PROPERTY GROUP, INC.  
BY: DAVID SANSON, PRESIDENT AND INCORPORATOR  
OF CIVIC PROPERTY GROUP, INC.

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known (or proven on the basis of satisfactory evidence) to be the \_\_\_\_\_ of \_\_\_\_\_, the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said \_\_\_\_\_ for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS THEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Print Name: \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known (or proven on the basis of satisfactory evidence) to be the \_\_\_\_\_ of \_\_\_\_\_, the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said \_\_\_\_\_ for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

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NOTARY PUBLIC in and for the State of \_\_\_\_\_  
residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Print Name: \_\_\_\_\_

## LEGAL DESCRIPTION

Parcel I  
Lot C of City of Winslow Short Plat No. 6-3-86-1 (W-53R-1) recorded under Auditor's File No. 8706230220, a re-recording of Auditor's File No. 8807180120, being a portion of the Northeast quarter of the Northeast quarter, Section 27, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington.

Parcel II  
The North 29.41 feet of that portion of the Northeast quarter of the Northeast quarter of Section 27, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington, described as follows:

Beginning 10 rods north of the Southeast corner of the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 27; Thence North 10 rods; Thence West 40 rods; Thence South 10 rods; Thence East 40 rods to the point of beginning;

Except the East 20 feet thereof;  
Also except that portion lying within City of Winslow Short Plat No. W-18 recorded under Auditor's File No. 8811180181.

Parcel III  
Parcel C of City of Winslow Short Plat No. W-18 recorded under Auditor's File No. 8312080074, and amended under Auditor's File Nos. 8809010112 and 8811180181, being a portion of the Northeast quarter of the Northeast quarter, Section 27, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington.

Parcel IIIA  
An easement for ingress, egress and utilities as disclosed by City of Winslow Short Plat No. W-18 recorded under Auditor's File No. 8312080074 and amended under Auditor's File Nos. 8809010112 and 8811180181.

Parcel IV  
Parcel D of City of Winslow Short Plat No. W-18 recorded under Auditor's File No. 8312080074, and amended under Auditor's File Nos. 8809010112 and 8811180181, being a portion of the Northeast quarter of the Northeast quarter, Section 27, Township 25 North, Range 2 East, W.M., in Kitsap County, Washington.

Parcel IVA  
An easement for ingress, egress and utilities as disclosed by City of Winslow Short Plat No. W-18 recorded under Auditor's File No. 8312080074 and amended under Auditor's File Nos. 8809010112 and 8811180181.

## EASEMENT PROVISIONS

The undersigned hereby grants, conveys and quit claims to Puget Sound Energy Company, City of Bainbridge Island, Comcast, Century Link and MADISON GROVE Homeowners Association their respective successors and assigns, a non-exclusive easement under, across, through and upon the areas depicted and labeled as "Utility Easement" for the purpose of installation, placement, construction, renewal, operation, use and maintenance of underground conduits, cable, pipeline and wires, together with the necessary facilities and other equipment appurtenant thereto, for the purpose of providing service to MADISON GROVE with electric, water, sewer, telephone, drainage, gas and cable television service, together with the right of reasonable access to said property and to enter upon all tracts and lots located within Winslow Grove to facilitate the purposes set forth herein, to the extent reasonable and practical. Any such utility shall be required, as a condition of the easement granted herein to restore the easement areas following installation, maintenance or repair to the condition existing prior to said activity. All storm drain easements shall favor the MADISON GROVE Home Owners Association and the City of Bainbridge Island.

## COVENANTS

See Declaration of Easements, Covenants, Conditions and Restrictions on the Plat of "MADISON GROVE" as recorded under Auditor's File No. \_\_\_\_\_ records of Kitsap County, Washington.

## PROJECT NOTES

Applicant: DeNova Northwest LLC  
6830 South 220th ST.  
Kent, WA 98032

Atten: John Everett  
john@denovanw.com  
(206)451-8153

## APPLICATION #

ASSESSOR'S #272502-1-126-2001, 272502-1-141-2002  
ASSESSOR'S #272502-1-140-2003, 272502-1-214-2004

## CURRENT USE: RESIDENTIAL/VACANT

WATER SERVICE: CITY OF BAINBRIDGE ISLAND

SEWER SERVICE: CITY OF BAINBRIDGE ISLAND

ZONING: UR 4.3

COMP PLAN: UR

FEMA FLOOD INSURANCE RATE MAP DESIGNATION = X  
AREA: 98,372 Sq.Ft. 2.26 Acres.

STORMWATER: ON-SITE STORM DRAINAGE DISPOSED OF  
VIA RAIN GARDENS/ INFILTRATION.

FIRE FLOW: COMPLIANCE WITH FIRE FLOW  
REQUIREMENTS PER CITY WATER SYSTEM

## SURVEYOR'S CERTIFICATE

I, Steven E. Ottmar, registered as a professional land surveyor by the State of Washington certify that this plat is based on an actual survey of the land herein described conducted by me or under my supervision, during the period Nov. 2016 through \_\_\_\_\_, that the distances, courses, and angles are shown hereon correctly, and that monuments other than those monuments approved for setting at a later date, have been set and the lot corners staked on the ground as depicted on the Plat.

## APPROVALS

### ENGINEER

Approved by the City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Engineer, City of Bainbridge Island

### DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

Approved by the Director of Planning and Community Development this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director of Planning and Community Development  
City of Bainbridge Island

### CITY COUNCIL

Approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Council, City of Bainbridge Island

### HEALTH DEPARTMENT

Approved by the Health Department of Kitsap County this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director of Health, Kitsap County Health Department

### TREASURER'S CERTIFICATE

I, \_\_\_\_\_, Treasurer of Kitsap County, Washington, Hereby certify that all taxes on the herein described property are fully paid to and including the year 20\_\_\_\_.

\_\_\_\_\_  
Kitsap County Treasurer

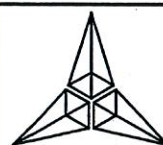
### RECORDING CERTIFICATE

Filed for record at the request of \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ minutes past  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in volume \_\_\_\_\_ of plats,  
pages \_\_\_\_\_, records of Kitsap County, Washington.

\_\_\_\_\_  
Kitsap County Auditor

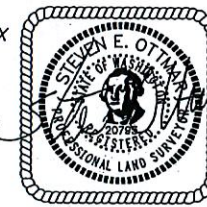
By: Deputy

## PROJECT DATA



**AES**  
CONSULTANTS, INC.  
P.O. BOX 930 • SILVERDALE, WA 98383 • (360)892-8400

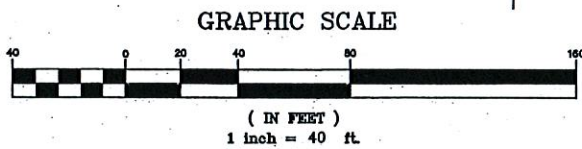
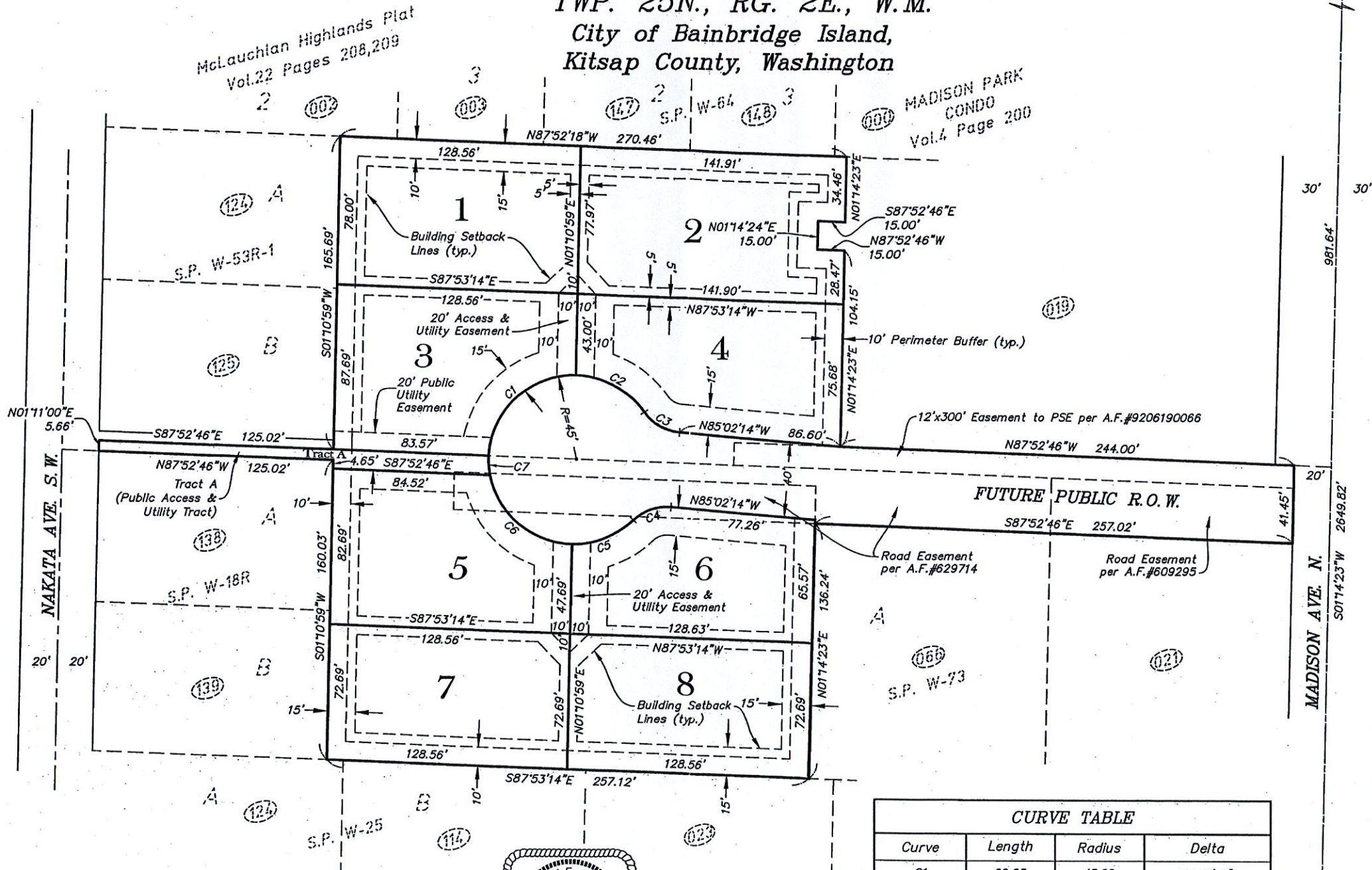
Drawn By: B.J.M.  
Date: 11/14/16  
Checked By: S.E.O.  
Job No. 6474



# Preliminary Plat of Madison Grove

Situate in  
NE.1/4 NE.1/4 SEC. 27,  
TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island,  
Kitsap County, Washington

HIGH SCHOOL RD. 22723  
2726



11-15-2016

| CURVE TABLE |        |        |           |
|-------------|--------|--------|-----------|
| Curve       | Length | Radius | Delta     |
| C1          | 69.65  | 45.00  | 88°41'13" |
| C2          | 42.78  | 45.00  | 54°28'28" |
| C3          | 22.12  | 25.00  | 50°41'41" |
| C4          | 21.51  | 25.00  | 49°17'16" |
| C5          | 35.74  | 45.00  | 45°30'29" |
| C6          | 61.32  | 45.00  | 78°04'30" |
| C7          | 10.40  | 45.00  | 13°14'17" |

LOT DETAILS

**AES**  
CONSULTANTS, INC.  
P.O. BOX 930 • SILVERDALE, WA 98383 • (360)692-6400

Drawn By: B.J.M.  
Date: 11/15/16  
Checked By: S.E.O.  
Job No.: 6474

- LEGEND
- Set 1/2" rebar flush with ground with yellow cap imprinted "S.E.O. 20795" with 2"x2" white guard stake.
  - Found rebar & cap.



# Preliminary Plat of Madison Grove

The plat shows eight lots (1-8) with various boundary measurements and tree locations marked with stars. Key features include:

- Lot 1:** Top left, containing several trees.
- Lot 2:** Top middle, containing several trees.
- Lot 3:** Middle left, containing several trees.
- Lot 4:** Middle right, containing several trees.
- Lot 5:** Bottom left, containing several trees.
- Lot 6:** Bottom middle, containing several trees.
- Lot 7:** Bottom left, containing several trees.
- Lot 8:** Bottom right, containing several trees.

Boundary measurements include:

- Top: N87°52'18"W 270.46'
- Right: N01°14'23"E 34.46', S87°52'46"E 15.00', N87°52'46"W 15.00', N01°14'23"E 104.15'
- Bottom: S87°53'14"E 257.12', N01°14'23"E 136.24'
- Left: S01°10'59"W 165.69', S01°10'59"W 160.03'
- Bottom Right: N87°52'46"W 244.00', S87°52'46"E 257.02', 41.45'

A "FUTURE PUBLIC R.O.W." (Right of Way) is indicated along the bottom right boundary. A north arrow is located on the right side of the plat.

Situate in  
NE.1/4 NE.1/4 SEC. 27,  
TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island,  
Kitsap County, Washington

11-14-2016

GRAPHIC SCALE

0 15 30 60 120  
( IN FEET )  
1 inch = 30 ft.

## TREE RETENTION PLAN

### TREE LEGEND

- \* = Trees to be retained
- \* = Not required for retention

Refer to Tree Inventory and  
Assessment by Tree Solutions  
Inc. for detailed inventory.

**AES**  
CONSULTANTS, INC.  
P.O. BOX 930 • SILVERDALE, WA 98383 • (360)982-8400

Drawn By: B.J.M.  
Date: 11/14/16  
Checked By: S.E.O.  
Job No. 6474

Sheet 3 of 5

# Preliminary Plat of Madison Grove

The plat shows eight lots (1-8) with various boundary measurements and tree locations marked with stars. Key features include:

- Lot 1:** Top left, containing several trees.
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- Lot 6:** Bottom middle, containing several trees.
- Lot 7:** Bottom left, containing several trees.
- Lot 8:** Bottom right, containing several trees.

Boundary measurements include:

- Top boundary: N87°52'18"W 270.46'
- Right boundary: N01°14'23"E 34.46', S87°52'46"E 15.00', N87°52'46"W 15.00', N01°14'23"E 104.15'
- Bottom boundary: S87°53'14"E 257.12', N01°14'23"E 136.24'
- Left boundary: S01°10'59"W 165.69', S01°10'59"W 160.03'
- Future Public R.O.W. boundary: N87°52'46"W 244.00', S87°52'46"E 257.02'
- Madison Ave. N. boundary: 41.45'

Situate in  
NE.1/4 NE.1/4 SEC. 27,  
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11-14-2016

GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

NORTH: Assumed

## TREE RETENTION PLAN

### TREE LEGEND

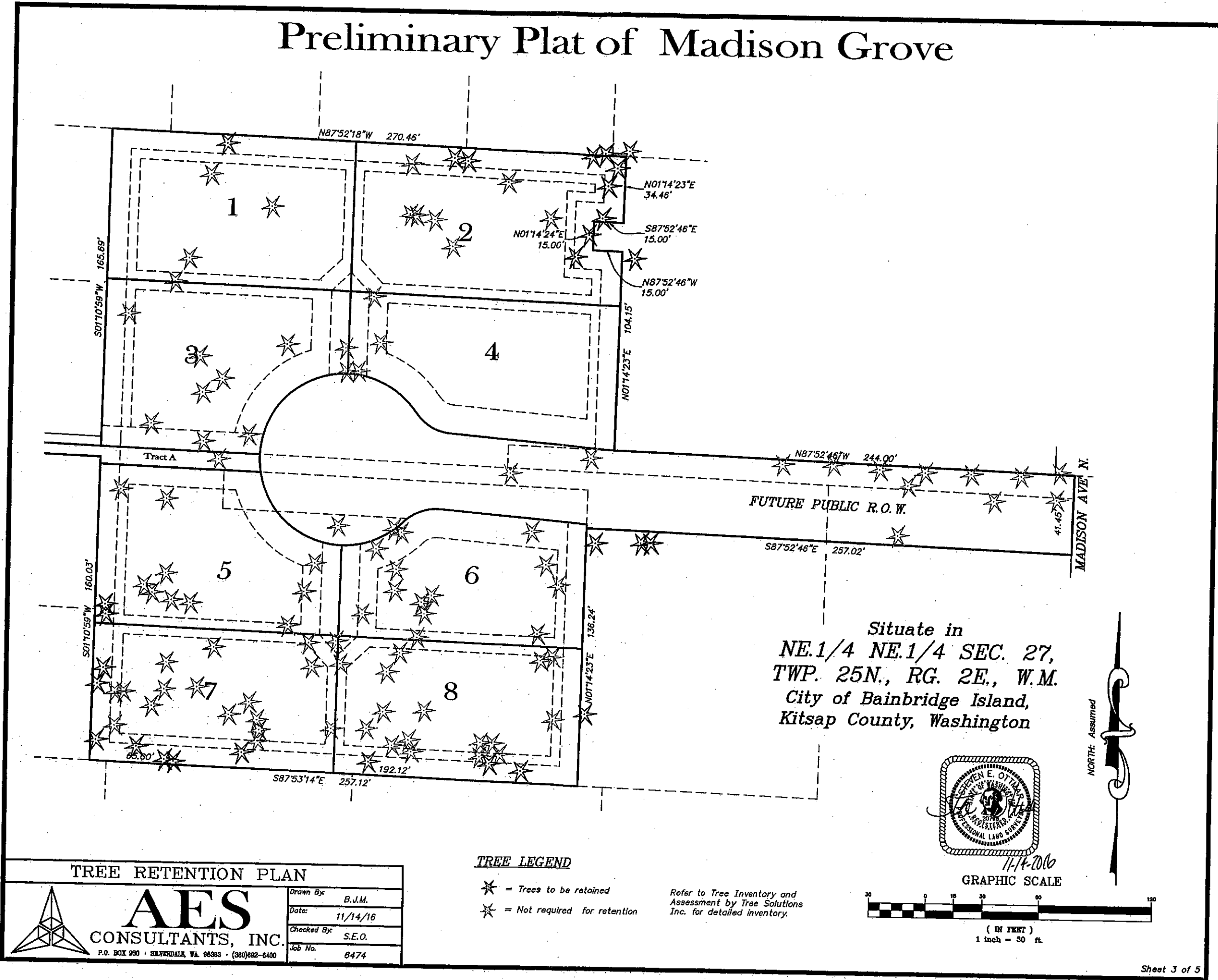
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CONSULTANTS, INC.  
P.O. BOX 930 • SILVERDALE, WA 98383 • (360)982-8400

|             |          |
|-------------|----------|
| Drawn By:   | B.J.M.   |
| Date:       | 11/14/16 |
| Checked By: | S.E.O.   |
| Job No.     | 6474     |

Sheet 3 of 5



# Preliminary Plat of Madison Grove

The plat shows eight lots (1-8) with various boundary measurements and tree locations marked with stars. Key features include:

- Lot 1:** Top left, with boundary N87°52'18"W 270.46'.
- Lot 2:** Top middle, with boundary N01°14'23"E 34.46'.
- Lot 3:** Middle left, with boundary S01°10'59"W 165.69'.
- Lot 4:** Middle right, with boundary N01°14'23"E 104.15'.
- Lot 5:** Bottom left, with boundary S01°10'59"W 160.03'.
- Lot 6:** Bottom middle, with boundary S87°53'14"E 257.12'.
- Lot 7:** Bottom left, with boundary S87°53'14"E 257.12'.
- Lot 8:** Bottom right, with boundary S87°53'14"E 257.12'.

Other measurements and features include:

- Future Public R.O.W.:** N87°52'46"W 244.00'.
- Madison Ave. N.:** 41.45'.
- Tract A:** Indicated on the left side.
- Tree Locations:** Marked with stars throughout the lots.

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11-14-2016

GRAPHIC SCALE

0 15 30 60 120  
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## TREE RETENTION PLAN

### TREE LEGEND

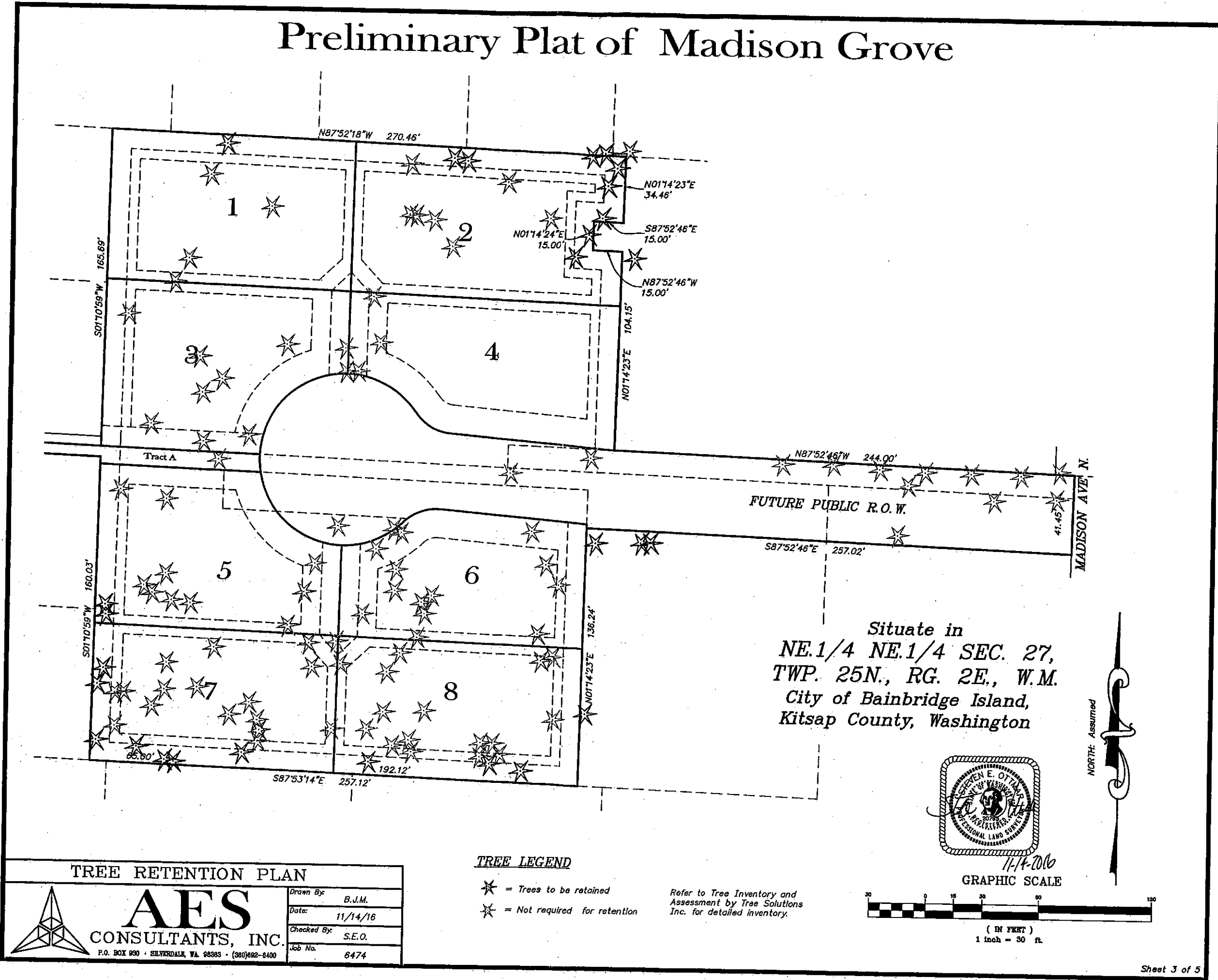
- ★ = Trees to be retained
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Refer to Tree Inventory and  
Assessment by Tree Solutions  
Inc. for detailed inventory.

**AES**  
CONSULTANTS, INC.  
P.O. BOX 930 • SILVERDALE, WA 98383 • (360)682-8400

Drawn By: B.J.M.  
Date: 11/14/16  
Checked By: S.E.O.  
Job No. 6474

Sheet 3 of 5



# Preliminary Plat of Madison Grove

The plat shows eight numbered lots (1-8) with various boundary measurements. Lot 1 is at the top left, Lot 2 is at the top right, Lot 3 is in the middle left, Lot 4 is in the middle right, Lot 5 is at the bottom left, Lot 6 is at the bottom right, Lot 7 is at the bottom left, and Lot 8 is at the bottom right. A 'FUTURE PUBLIC R.O.W.' line runs horizontally across the middle of the plat. Madison Ave. N. is shown on the right side. Tree locations are marked with stars. Measurements include bearings and distances such as N87°52'18"W 270.46', N01°14'23"E 34.46', S87°52'46"E 15.00', N01°14'24"E 15.00', N87°52'46"W 15.00', N01°14'23"E 104.15', N87°52'46"W 244.00', S87°52'46"E 257.02', S01°10'59"W 165.69', S01°10'59"W 160.03', S87°53'14"E 257.12', N01°14'23"E 136.24', and 41.45'.

Situate in  
NE.1/4 NE.1/4 SEC. 27,  
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11-14-2016

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## TREE RETENTION PLAN

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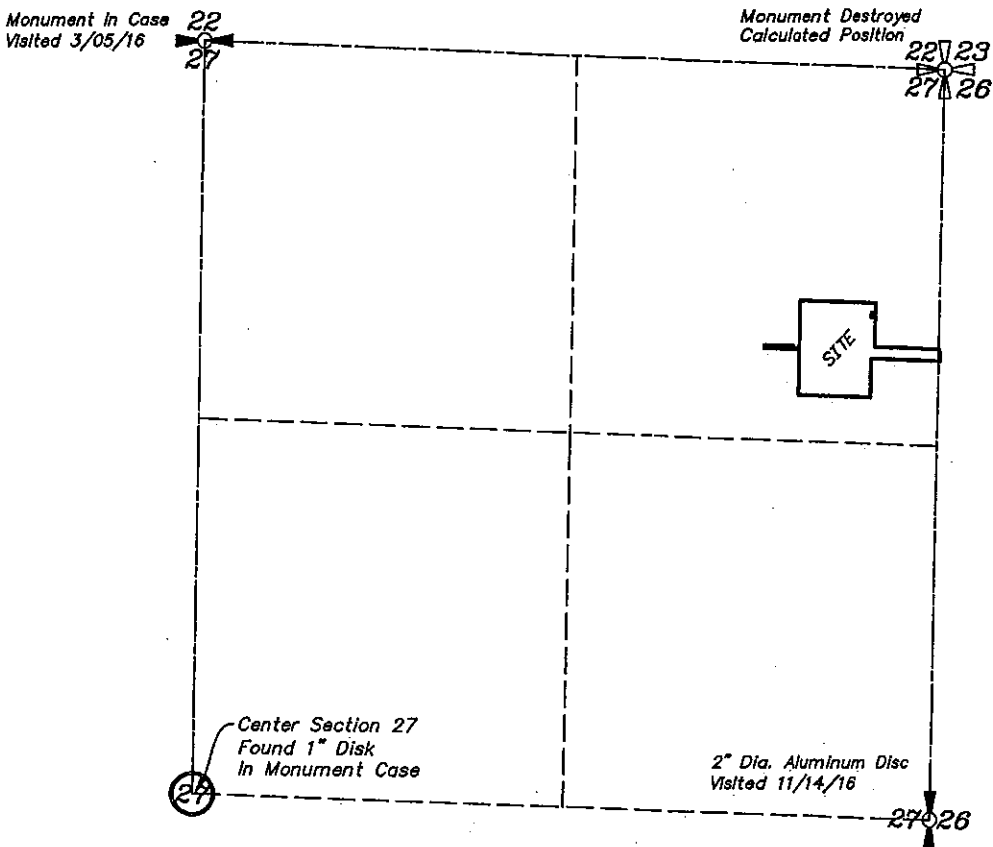
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Sheet 3 of 5

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City of Bainbridge Island, Kitsap County, Washington

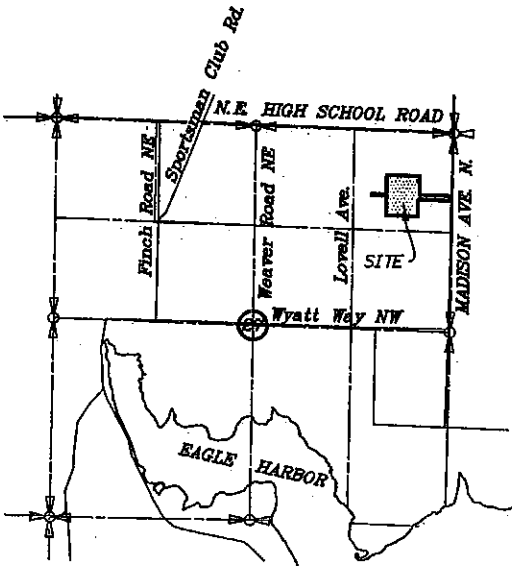


| Lot Areas |                  |
|-----------|------------------|
| TOTAL     |                  |
| Lot 1     | 10,027.2 sq. ft. |
| Lot 2     | 10,832.5 sq. ft. |
| Lot 3     | 9712.2 sq. ft.   |
| Lot 4     | 9404.7 sq. ft.   |
| Lot 5     | 9468.0 sq. ft.   |
| Lot 6     | 8183.7 sq. ft.   |
| Lot 7     | 9343.4 sq. ft.   |
| Lot 8     | 9346.0 sq. ft.   |
| R/W       | 20489.1 sq. ft.  |
| Tract A   | 1572 sq. ft.     |

| Lot Coverage * |                |
|----------------|----------------|
| Lot            | Max. Footprint |
| 1              | 3074 sq. ft.   |
| 2              | 3074 sq. ft.   |
| 3              | 3074 sq. ft.   |
| 4              | 3074 sq. ft.   |
| 5              | 3074 sq. ft.   |
| 6              | 3074 sq. ft.   |
| 7              | 3074 sq. ft.   |
| 8              | 3074 sq. ft.   |

24,593 sq. ft. Total  
(25% of Total site)

|   | Minimum         |
|---|-----------------|
| Building to Building                      | 10 feet         |
| Building to exterior subdivision boundary | 15 feet         |
| Building to Internal street               | 15 feet         |
| Building to Trail or Open Space           | Minimum 10 feet |
| Maximum Lot Coverage per Lot              | See Table       |



VICINITY MAP



PROJECT DATA

**AES**

CONSULTANTS, INC.

P.O. BOX 890 • SILVERDALE, WA 98383 • (360)492-6400

Drawn By: B.J.M.

Date: 11/15/16

Checked By: S.E.O.

Job No. 6474

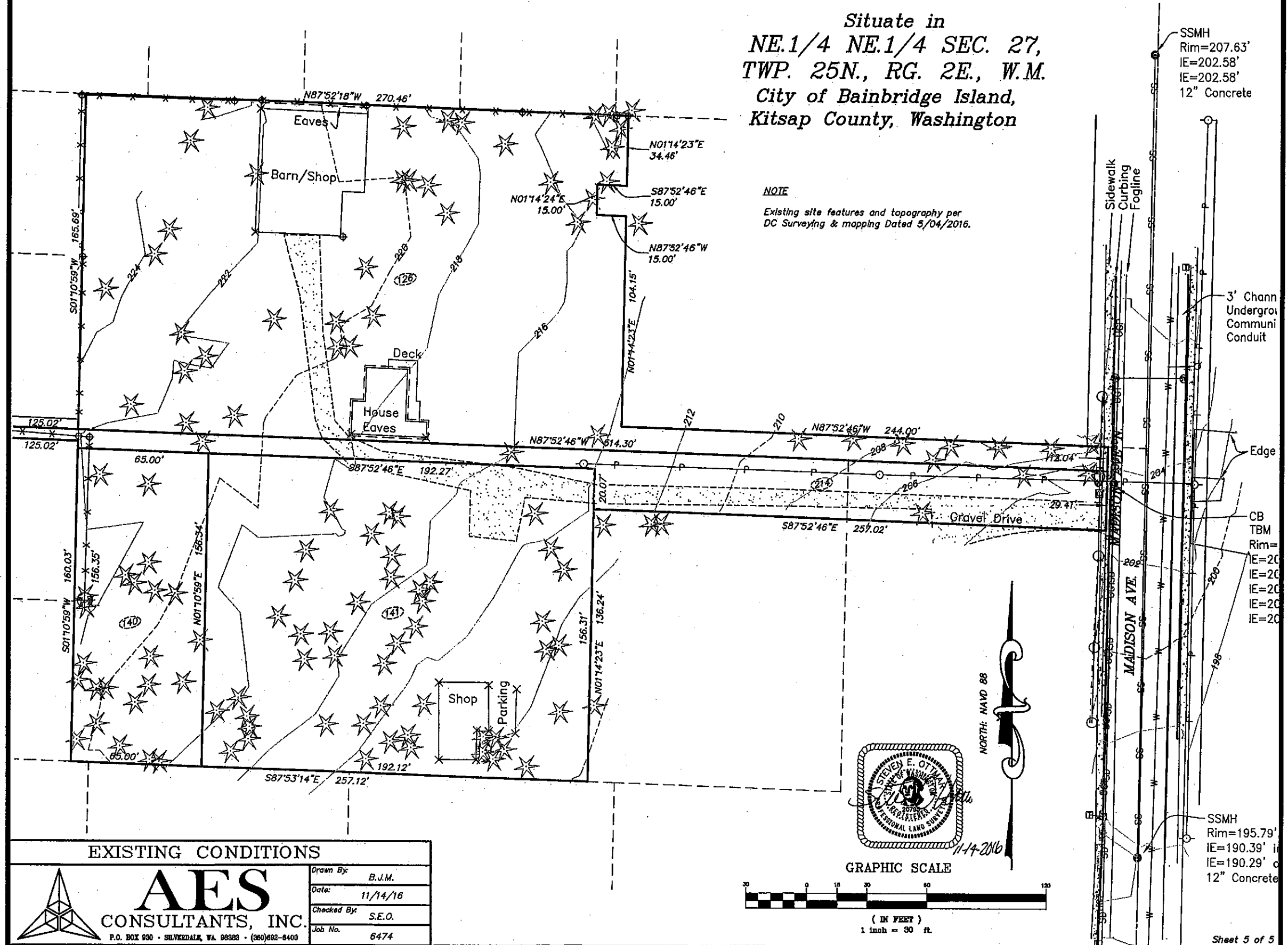


11-15-2016

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Situate in  
NE.1/4 NE.1/4 SEC. 27,  
TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island,  
Kitsap County, Washington

NOTE  
Existing site features and topography per  
DC Surveying & mapping Dated 5/04/2016.



|  |                    |
|--|--------------------|
| EXISTING CONDITIONS  |                    |
|  <b>AES</b><br>CONSULTANTS, INC.<br>P.O. BOX 930 • SILVERDALE, WA 98383 • (360)692-8400 | Drawn By: B.J.M.   |
|  | Date: 11/14/16     |
|  | Checked By: S.E.O. |
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