

AMENDMENT
Plat of Grow Community II
Housing Design Demonstration Project
NE 1/4, SE 1/4
Sec.27, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Declaration

We, the undersigned holders of fee simple land consisting of Lots 31, 32, Tract B and Tract C as shown on the Amended Plat drawings, do hereby agree to this Plat Amendment as stated in the Note on Amendment, and declare this Plat Amendment to be the graphic representation of same, and that said amendment is made with the free consent and in accordance with the desire of these owners.

In witness whereof we have hereunto set our hands and seals.


Bainbridge Community Development, LLC
John Ellis, Manager

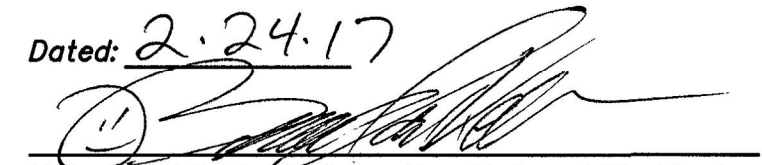
Easement Provisions

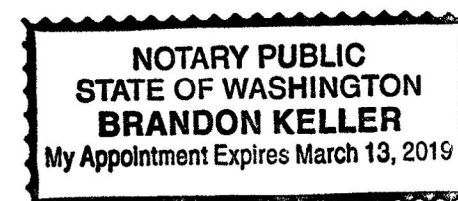
Easements shown on the drawings are over, under and across the areas shown for the purposes stated. Public pedestrian easements refer to easements for pedestrian access. As shown on Sheet 9: The public pedestrian easements are hereby conveyed to the public and the City of Bainbridge Island.

Acknowledgment

State of Washington
County of Kitsap

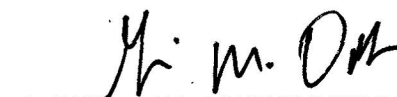
I certify that I know or have satisfactory evidence that John Ellis is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Bainbridge Community LLC, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2.24.17

Notary Public in and for the State of Washington
My appointment expires 3.13.19



Surveyors Certificate

I, Gavin M. Oak, registered as a land surveyor by the State of Washington, certify that this amendment to the plat of Grow Community I, is based on an actual survey of the land described herein, conducted by me, or under my supervision, during the period of October, 2014, that the distances, courses, angles and amendments noted below are shown correctly.


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

Note on Amendment

This Amendment to the Plat of Grow Community II recorded under Kitsap County Auditor's File No. 201412100175 and in Volume 33, Pages 248-256 of plats only amends the following:

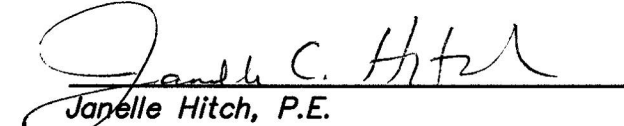
1. The building footprints shown on Lots 31 & 32 have been revised.
2. The calculated lot coverage for Lots 31 & 32 have been revised which then revises the total calculated lot coverage and percentage for the plat.
3. The designated open space areas and total calculated area have been revised.
4. Pedestrian pathway location, alignments, and easements in the Southern portion of the plat have been revised.

All other details and conditions of the Plat of Grow Community II remain unchanged.

Approvals

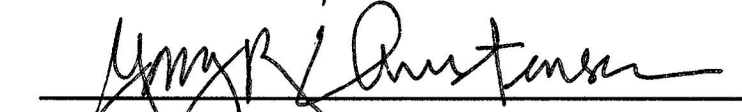
Engineer

Approved by the City Engineer this 23 day of February, 2017.


Janelle Hitch, P.E.

Planning and Community Development

Approved by the Director of Planning and Community Development this 24 day of FEBRUARY, 2017.


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

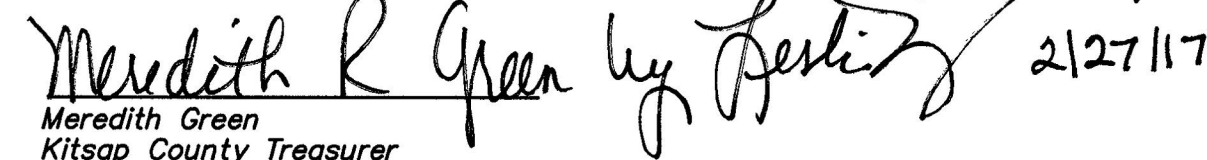
City Council

Approved by the City Council of Bainbridge Island this 24th day of February, 2017.


Val Tolleson
Mayor, City of Bainbridge Island

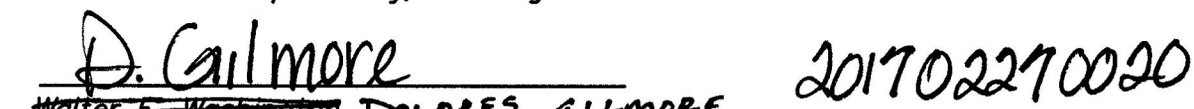
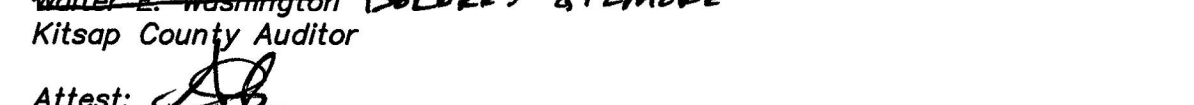
Treasurer's Certificate

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 2015.


Meredith Green
Kitsap County Treasurer

Recording Certificate

Filed for record at the request of Adams Goldsworthy on this 27th day of Feb, 2017 recorded in Volume 34 of plats, Pages 126-129 records of Kitsap County, Washington.


D. Gilmore
Kitsap County Auditor
Attest: 
Deputy

Legal Description

The plat of Grow Community II recorded under Kitsap County Auditor's File No. 201412100175 and in Volume 33, Pages 248-256 of plats, records of Kitsap County, Washington and situate in the Northeast quarter of the Southeast quarter of Section 27, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.



2/23/17

ADAM • GOLDSWORTHY • OAK
A G O LAND SURVEYING, LLC

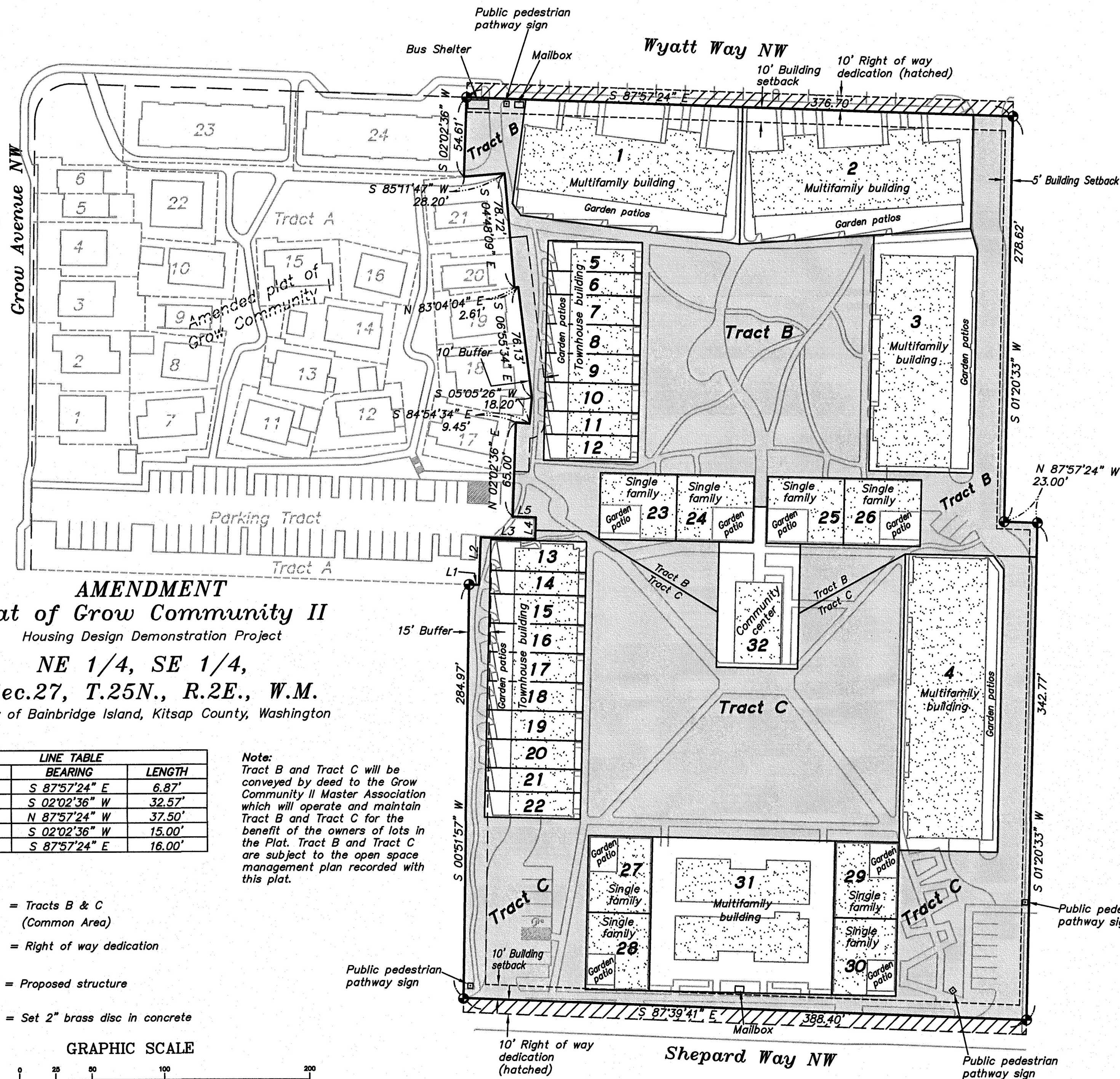
1015 NE HOSTMARK ST. 360-779-4299
POULSBO, WA 98370 206-842-9598

DATE 2/13/17
DRAWING 6139AP1

FIELD BOOK --
SHEET 1 / 4

201702270020 34/126

Scale: 1"=50'
Assumed

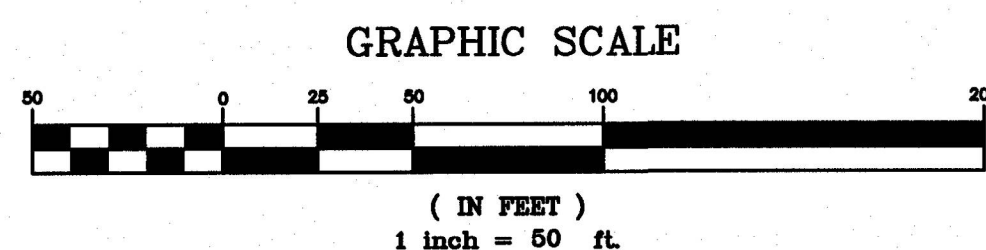


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City of Bainbridge Island, Kitsap County, Washington

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 87°57'24" E	6.87'
L2	S 02°02'36" W	32.57'
L3	N 87°57'24" W	37.50'
L4	S 02°02'36" W	15.00'
L5	S 87°57'24" E	16.00'

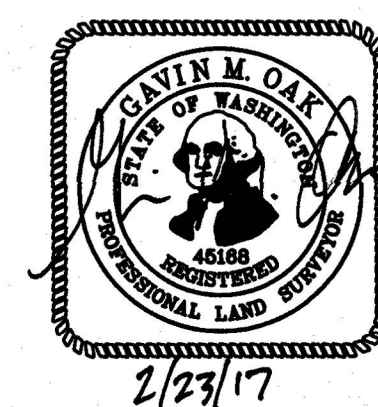
Legend

- = Tracts B & C (Common Area)
- = Right of way dedication
- = Proposed structure
- = Set 2" brass disc in concrete



Note:
Tract B and Tract C will be conveyed by deed to the Grow Community II Master Association which will operate and maintain Tract B and Tract C for the benefit of the owners of lots in the Plat. Tract B and Tract C are subject to the open space management plan recorded with this plat.

Lot Areas	
Total area prior to right of way dedication	235,916 sq. ft.
Total area after right of way dedication	228,266 sq. ft.
Lot 1	13,299 sq. ft.
Lot 2	13,671 sq. ft.
Lot 3	11,760 sq. ft.
Lot 4	13,841 sq. ft.
Lot 5	1,365 sq. ft.
Lot 6	1,040 sq. ft.
Lot 7	1,300 sq. ft.
Lot 8	1,300 sq. ft.
Lot 9	1,300 sq. ft.
Lot 10	1,300 sq. ft.
Lot 11	1,040 sq. ft.
Lot 12	1,170 sq. ft.
Lot 13	1,386 sq. ft.
Lot 14	1,056 sq. ft.
Lot 15	1,320 sq. ft.
Lot 16	1,320 sq. ft.
Lot 17	1,320 sq. ft.
Lot 18	1,320 sq. ft.
Lot 19	1,320 sq. ft.
Lot 20	1,320 sq. ft.
Lot 21	1,056 sq. ft.
Lot 22	1,188 sq. ft.
Lot 23	2,438 sq. ft.
Lot 24	2,438 sq. ft.
Lot 25	2,438 sq. ft.
Lot 26	2,438 sq. ft.
Lot 27	2,332 sq. ft.
Lot 28	2,332 sq. ft.
Lot 29	2,332 sq. ft.
Lot 30	2,332 sq. ft.
Lot 31	13,356 sq. ft.
Lot 32	5,049 sq. ft.
Tract B	48,980 sq. ft.
Tract C	66,811 sq. ft.



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DATE 2/13/17 FIELD BOOK
DRAWING 6139AP2 SHEET 2 / 4






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**Open Space, Lot Coverage
 & Tree Plan**

Scale: 1"=50'
 Assumed

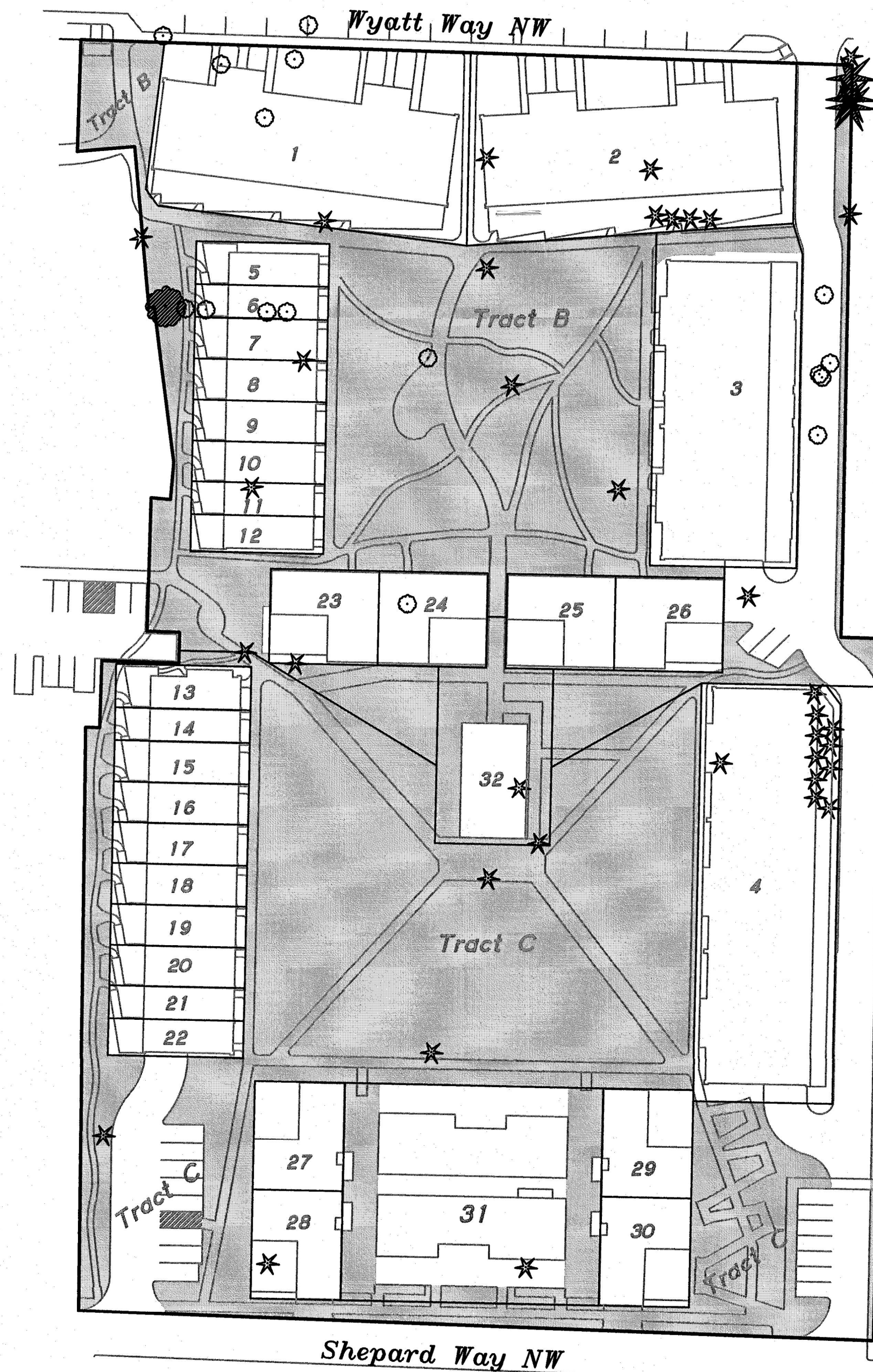
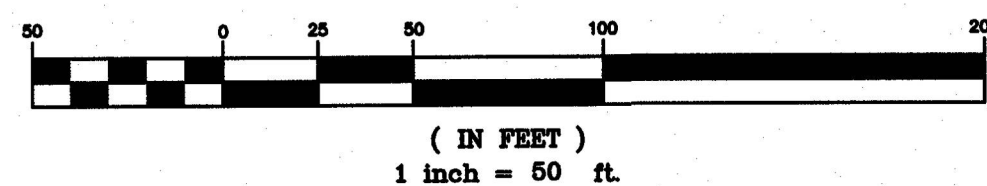
Legend

-  = Open Space
-  = Existing significant deciduous tree
-  = Existing significant evergreen tree
-  = Significant evergreen tree to be retained (3)
-  = Significant deciduous tree to be retained (1)

Tree Plan

1. Total site tree unit requirements for R-14 zoning = 40 units per acre
2. Total site area = 5.26 acres = 211 tree units
3. Final landscaping will result in a minimum of 211 tree units using a combination of retaining existing significant trees and planted trees.

GRAPHIC SCALE



Open Space

Total area after Wyatt Way = 228,266 sq. ft.
 & Shepard Way right of way dedication

Total Open Space Area = 103,382 sq. ft. (45%)

Lot Coverage

Total area prior to Wyatt Way = 235,916 sq. ft.
 & Shepard Way right of way dedication

Maximum lot coverage of 40% = 94,366 sq. ft.

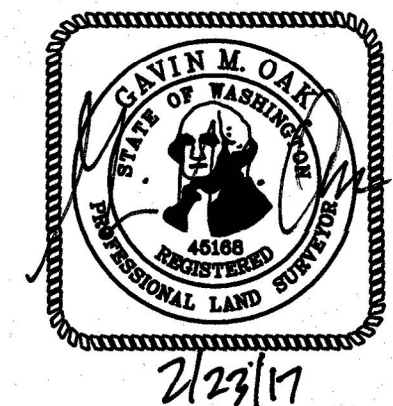
Lot 1	9,100 sq. ft.
Lot 2	9,100 sq. ft.
Lot 3	9,500 sq. ft.
Lot 4	12,500 sq. ft.
Lots 5-12	8,500 sq. ft.
Lots 13-22	10,700 sq. ft.
Lots 23-24	4,500 sq. ft.
Lots 25-26	4,500 sq. ft.
Lots 27-28	4,500 sq. ft.
Lots 29-30	4,500 sq. ft.
Lot 31	7,300 sq. ft.
Lot 32	2,400 sq. ft.
Bus shelter	100 sq. ft.
Total	87,200 sq. ft. (37%)

(As approved or modified under SPR13551
 subject to HDDP BIMC 2.16.020.Q)

Minimum Building Separation and Setbacks

Building to building: 0 feet*
 Building to subdivision boundary 5 feet*
 Building to right of way 10 feet

*Subject to Building Official and Fire Marshal building permit approval



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 DRAWING 6139AP3 SHEET 3 / 4

201702270020 34/128

