

**NOTICE**

1. Responsibility and expense for maintenance of roads leading to or serving lots within this Short Plat Subdivision (unless such roads have been accepted into the County's road system) shall rest with the lot owners.
2. No lot in a Short Plat Subdivision can be divided further without following Kitsap County Code in effect at the time of application for said further division.

**DIRECTOR'S APPROVAL**

Approved for recording pursuant to Kitsap County Code 16.48.

*Paula Luisa Baldo*  
 Director of Community Development

Date: 5/18/18

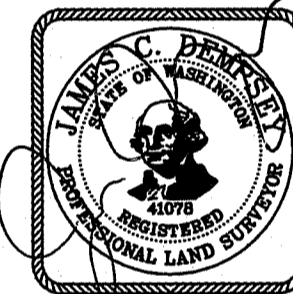
**TREASURER'S CERTIFICATE**

I hereby certify that real property taxes on the above-described property have been paid, satisfied or discharged up to and including the year 2018.

Date May 18, 2018  
*Meredith R. Green By Kathy Gaddis*  
 Kitsap County Treasurer

**SURVEYOR'S CERTIFICATE**

I, James C. Dempsey, registered as a professional land surveyor by the State of Washington, hereby certify that this Short Plat is based upon an actual survey of the land described herein, conducted by me or under my supervision, during the period of December 2016, through December 2018, that the distances, courses, and angles are shown hereon correctly, and the lot corners have been staked on the ground as depicted on the Short Plat.



*James C. Dempsey* 5-15-18  
 JAMES C. DEMPSEY PLS 41078 DATE

**AUDITOR'S CERTIFICATE**

Filed for record this 18<sup>th</sup> day of May, 2018  
 at the request of Kitsap Humane Society  
 in Volume 23 of Large Lot Plats at Page(s) 113-115  
 Auditor's File No. short 201805180199

*Dolores Gilmore by M. Hunter*  
 Kitsap County Auditor Deput

**KITSAP COUNTY, WASHINGTON  
 SHORT PLAT NO. 7436**

192501-1-008-2005

Assessor's Tax Account No(s):

**KITSAP HUMANE SOCIETY**

Name of Applicant(s):

Portion of the Southwest Quarter  
 of the Northeast Quarter of  
 Section 19, Township 25 North,  
 Range 1 East, W.M.,  
 Kitsap County, Washington.

NLO #9899-17 (REF. 9681) SHEET 1 OF 3 SHEETS

**OWNER'S DECLARATION**

WE, THE UNDERSIGNED, HOLDERS OF FEE SIMPLE INTEREST IN THE LAND HEREIN DESCRIBED, DO HEREBY CONSENT TO THIS SHORT PLAT SUBDIVISION AND DECLARE THIS MAP TO BE A GRAPHIC REPRESENTATION OF THE SAME AND THAT SAID SHORT PLAT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH MY WISHES.

DATED THIS 17<sup>th</sup> DAY OF May, 20 18.

*[Signature]*  
 KITSAP COUNTY

**ACKNOWLEDGMENTS**

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF KITSAP

ON THIS 17<sup>th</sup> DAY OF MAY, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Jim Brand, TO ME KNOWN TO BE A MEMBER OF THE ENTITY DESCRIBED HEREIN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

SIGNED AND SWORN BEFORE ME ON THIS 17<sup>th</sup> DAY OF MAY, 20 18.

*Molly Foster*  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT: Port Orchard

MY COMMISSION EXPIRES: 5-5-21



**ORIGINAL PARCEL DESCRIPTION**

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.W.;

EXCEPT THE EAST 50 FEET AND THE SOUTH 30 FEET THEREOF;

ALSO EXCEPT THAT PORTION CONVEYED TO SILVERDALE WATER DISTRICT NUMBER 16 BY DEED UNDER AUDITOR'S FILE NUMBER 7906270159.

SITUATE IN KITSAP COUNTY, WASHINGTON.

**NOTES**

1. HORIZONTAL DATUM: WASHINGTON STATE COORDINATE SYSTEM, NAD 83 (2011) NORTH ZONE, PER GPS TIES TO WASHINGTON STATE RESOURCE NETWORK (WSRN).

2. VERTICAL DATUM: NAVD 88 PER GPS TIES TO WSRN.

3. SURVEY CONTROL:

NLO #1  
 SET MAGNETIC NAIL 0.2' SOUTH OF THE NORTHERLY EDGE OF ASPHALT 67' NORTH OF THE NE CORNER OF THE MAIN BUILDING.  
 N 241238.027 E 1175390.798 ELEV. = 390.58

NLO #3  
 SET MAGNETIC NAIL IN ASPHALT AT THE SE CORNER OF THE SOUTHERN MOST PARKING LOT.  
 N 240857.731 E 1175462.756 ELEV. = 397.49

NLO #901  
 FOUND 3/4" IRON PIPE, EAST QUARTER CORNER SEC. 19, T.25N., R.1E., W.M., VISITED DEC. 2016  
 N 240156.638 E 1176871.771 ELEV. 321.29

4. REFERENCE: LEASE AGREEMENT TO PROVIDE FOR ANIMAL SHELTER FACILITY SMM: 9-25-87, DATED OCTOBER 26, 1987 BETWEEN KITSAP COUNTY AND KITSAP HUMANE SOCIETY AND AMENDMENT TO SAID LEASE AGREEMENT KC-226-88A, DATED MARCH 27, 2006.

5. REFERENCE SURVEYS: RECORDS OF KITSAP COUNTY, WASHINGTON.  
 A. VOLUME 29, PAGE 238, AFN 8906130081  
 B. VOLUME 39, PAGES 168 AND 169, AFN 9307280006

6. REFERENCE: "PAVING AND SANITARY SEWER PLAN, PHASE 2, KITSAP HUMANE SOCIETY" BY DAVID EVANS AND ASSOCIATES, DATED SEPT. 1988.

7. BUILDING PERMITS ISSUED ON A LOT IN THIS SHORT SUBDIVISION SHALL BE SUBJECT TO IMPACT FEES.

8. AT THE TIME OF BUILDING APPLICATION AND/OR ANY ADDITIONAL ROAD CONSTRUCTION OR SITE WORK, THE PROPERTY OWNER SHALL COMPLY WITH KITSAP COUNTY CODE TITLE 12 EFFECTIVE AT THE TIME THE PRELIMINARY LARGE LOT SUBDIVISION APPLICATION WAS DEEMED COMPLETE, OCTOBER 18, 2017. FEES AND SUBMITTAL REQUIREMENTS SHALL BE IN ACCORDANCE WITH KITSAP COUNTY CODE AT THE TIME OF THE BUILDING PERMIT APPLICATION.

9. REFERENCE: SUBDIVISION GUARANTEE ORDER NO. 32164334 ISSUED BY PACIFIC NORTHWEST TITLE, DATED MARCH 7, 2018.

**IMPERVIOUS AREA TABLE**

LOT 'A' AREA: 1,300,219 SF; LOT 'B' AREA: 288,394 SF

TOTAL SITE AREA: 1,588,219 SF

ALLOWABLE IMPERVIOUS AREA: 5,000 SF

ALLOWABLE IMPERVIOUS LOT A: 2,500 SF

ALLOWABLE IMPERVIOUS LOT B: 2,500 SF

NOTE: IF ANY PROPOSED IMPERVIOUS AREA FOR A LOT (NOT INCLUDING THE EXISTING IMPERVIOUS AREA) EXCEEDS THE ALLOWABLE SQUARE FOOTAGE DESIGNATED PER THE TABLE, THEN AN ENGINEERED SITE DEVELOPMENT ACTIVITY PERMIT (SDAP) WILL BE REQUIRED FOR THAT LOT.

201805180199

V. 23 P. 113



SCALE: 1"=100'

**KITSAP HUMANE SOCIETY LEASE DESCRIPTION**

(PER SURVEY RECORDED IN VOLUME 29, PAGE 238, SEE NOTE 4)

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.W. FROM WHICH THE WEST QUARTER BEARS NORTH 87°45'44" WEST AND LIES 5,246.77 FEET DISTANT;  
 THENCE NORTH 87°45'44" WEST ALONG THE EAST-WEST CENTER OF SECTION LINE OF SAID SECTION 19, A DISTANCE OF 1,361.31 FEET TO THE WESTERLY MARGIN OF DICKEY ROAD;  
 THENCE NORTH 1°54'36" EAST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 430.00 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUING NORTH 1°54'36" EAST ALONG SAID MARGIN, A DISTANCE OF 845.00 FEET;  
 THENCE NORTH 87°45'44" WEST, A DISTANCE OF 130.00 FEET;  
 THENCE SOUTH 50°54'36" WEST, A DISTANCE OF 583.00 FEET;  
 THENCE SOUTH 1°54'36" WEST, A DISTANCE OF 150.00 FEET;  
 THENCE SOUTH 87°45'44" EAST, A DISTANCE OF 350.00 FEET;  
 THENCE SOUTH 1°54'36" WEST, A DISTANCE OF 810.00 FEET;  
 THENCE SOUTH 87°45'44" EAST, A DISTANCE OF 220.00 FEET TO THE TRUE POINT OF BEGINNING.

**LOT A**  
1,300,219 S.F.  
29.85 AC.

FOUND 1/2" IRON PIPE AND CK CAP, VISITED DEC. 2016

TRANSMISSION LINE EASEMENT AFN 568340 AND AFN 8704230161

EXISTING LEASE LINE, SEE NOTE 4 AND 5.A

**LEASE**  
288,394 S.F.  
6.92 A.C.  
**LOT B**  
293,961 S.F.  
6.75 AC.

EXISTING LEASE LINE, SEE NOTE 4 AND 5.A

EXISTING LEASE LINE, SEE NOTE 4 AND 5.A

**KITSAP COUNTY RECYCLING AND GARBAGE FACILITY**

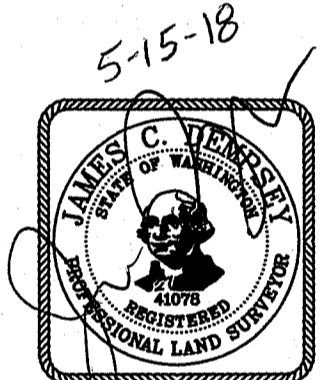
10' POWER EASEMENT AFN 201604190229

FOUND 3/4" IRON PIPE, E. 1/4 CORNER SEC. 19, T.25N., R.1E., W.M., VISITED DEC. 2016 NLO #901

- LEGEND**
- FOUND CORNER AS NOTED
  - SET 5/8" REBAR AND CAP LS 41078
  - ▬ BUILDING LINE
  - ① EXCEPTION ITEM NUMBER

**SUBDIVISION GUARANTEE EXCEPTIONS**  
(PER SUBDIVISION GUARANTEE ORDER NO. 32164334 ISSUED BY PACIFIC NORTHWEST TITLE, DATED MARCH 7, 2018)

1. ELECTRIC TRANSMISSION LINE EASEMENT TO U.S.A. AFN 568340. EASEMENT WAS ASSIGNED TO PUGET POWER (PSE) PER AFN 8704230161. AFFECTS SUBJECT PROPERTY AND IS PLOTTED ON SHEETS 2 AND 3.
2. POWER EASEMENT TO PUGET POWER (PSE) AFN 8902100124 AND RE-RECORDED AFN 8902070141. AN EASEMENT 10 FEET IN WIDTH, CENTERED 5 FEET EACH SIDE OF THE CONSTRUCTED OR TO BE CONSTRUCTED POWER LINE AND FACILITIES. AFFECTS KITSAP HUMANE SOCIETY LEASE AREA (SEE NOTE 4 ON SHEET 1). THE EXACT LOCATION IS NOT DISCLOSED AND CANNOT BE PLOTTED HEREON.
3. WATER LINE EASEMENT TO SILVERDALE WATER DISTRICT NO. 16, AFN 8907180081. AFFECTS NEW LOT 'B'. PLOTTED ON SHEETS 2 AND 3.
4. 10' POWER EASEMENT TO PSE, AFN 201005060220 BY KITSAP HUMANE SOCIETY. AN EASEMENT 10 FEET IN WIDTH, CENTERED 5 FEET EACH SIDE OF THE CONSTRUCTED OR TO BE CONSTRUCTED POWER LINE AND FACILITIES. LEGAL DESCRIPTION THEREIN IS FOR THE ENTIRE SUBJECT PROPERTY. EXACT LOCATION FOR EASEMENT NOT DISCLOSED AND CANNOT BE PLOTTED HEREON.
5. 10' POWER EASEMENT TO PSE, AFN 201604190229. AFFECTS NEW LOT 'A' AND IS PLOTTED ON SHEETS 2 AND 3.
6. SUBJECT TO DECLARATION OF COVENANT ASSOCIATED WITH MULTI-FAMILY /COMMERCIAL RETENTION/DETENTION FACILITIES, AFN 8906200071. AFFECTS KITSAP HUMANE SOCIETY LEASE AREA (SEE NOTE 4 ON SHEET 1).
7. TAXES: NOT A SURVEY ISSUE.
8. NOTICE OF POSSIBLE WATER TAP CONNECTION CHARGES, AFN 8009260105. NOT A SURVEY ISSUE.
9. MATTERS DELINEATED ON SURVEY, AFN 8906130081. NO MATTERS AFFECTING THE SUBJECT PROPERTY DISCLOSED ON SURVEY.



**N.L. Olson & Associates, Inc.**  
Engineering, Planning and Surveying  
(360) 895-2350 or (360) 876-2284  
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366

**KITSAP COUNTY, WASHINGTON**  
**SHORT PLAT NO. 7436**

192501-1-008-2005  
Assessor's Tax Account No(s):  
**KITSAP HUMANE SOCIETY**  
Name of Applicant(s):

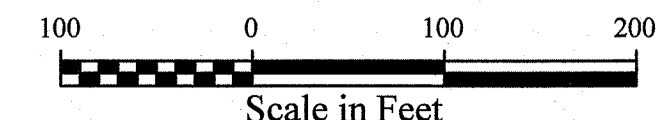
Portion of the Southwest Quarter of the Northeast Quarter of Section 19, Township 25 North, Range 1 East, W.M., Kitsap County, Washington.

NLO #9899-17 (REF. 9681) SHEET 2 OF 3 SHEETS

**PRACTICE/PROCEDURES**

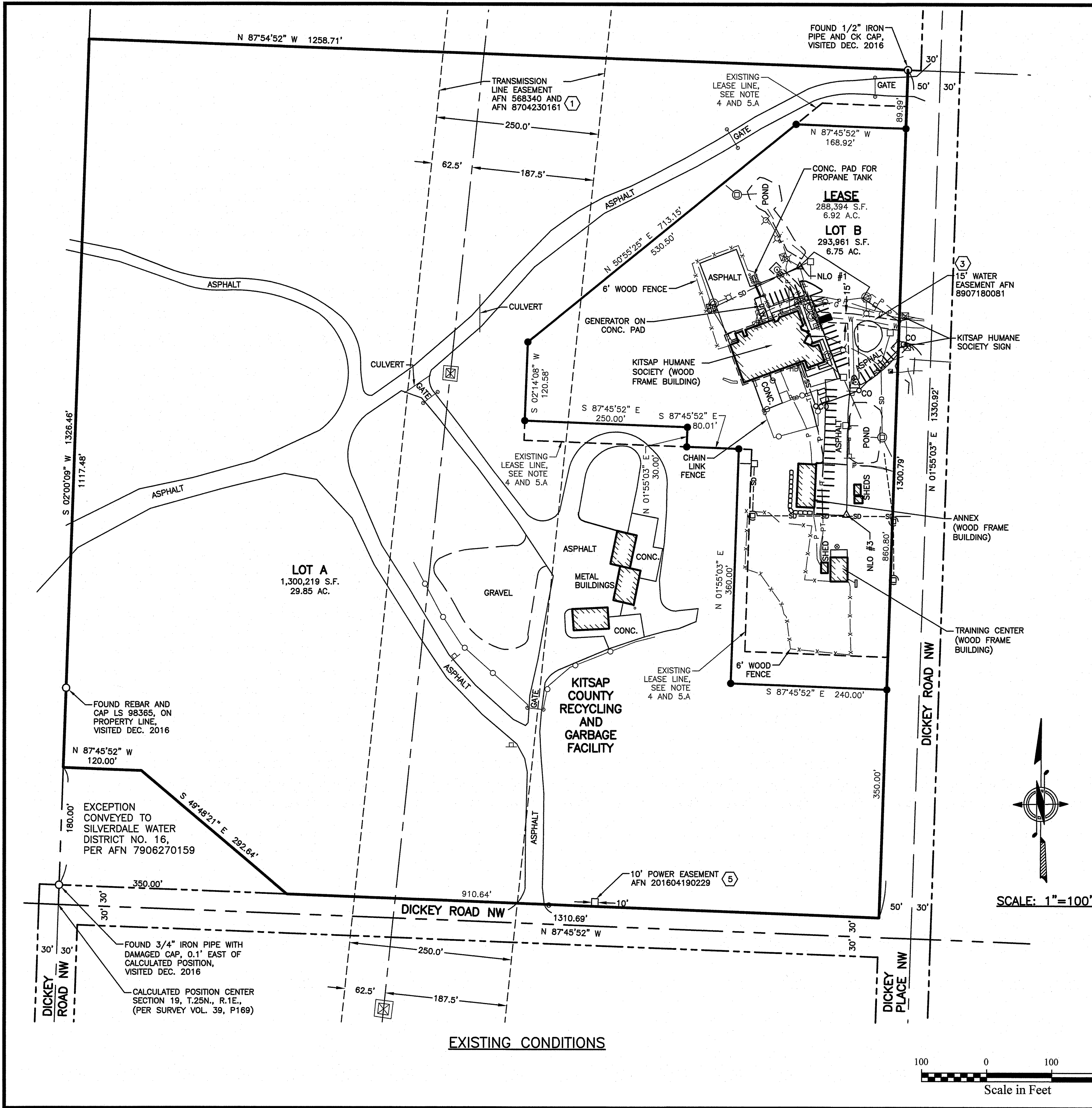
TRIMBLE R4 GPS ROVER AND SLATE CONTROLLER USED FOR GPS TIES TO SURVEY CONTROL. CONVENTIONAL SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A SPECTRA PRECISION FOCUS 30 TOTAL STATION. FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

**BOUNDARY AND SHORT PLAT DETAIL**



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V.23 P.114

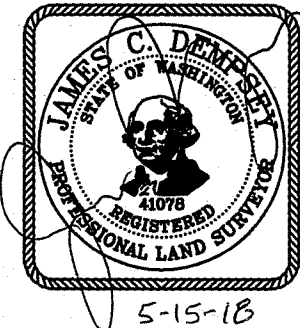


**STORM NOTE**

THE APPROXIMATE LOCATION OF STORM STRUCTURES AND 12" PERFORATED PIPE SHOWN HEREON ARE BASED ON THE "PAVING AND SANITARY SEWER PLAN, PHASE 2, KITSAP HUMANE SOCIETY" BY DAVID EVANS AND ASSOCIATES, DATED SEPT. 1988.

**LEGEND**

- FOUND CORNER AS NOTED
- SET 5/8" REBAR AND CAP LS 41078
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- DS DOWN SPOUT
- CO SANITARY SEWER CLEAN OUT
- ⊠ ELECTRICAL TRANSMISSION TOWER
- ⊠ TRANSFORMER
- ⊠ POWER J-BOX
- ⊠ LIGHT POLE ON CONC. BASE
- ⊠ YARD LIGHT
- ⊠ GAS METER ASSEMBLY
- ⊠ TELEPHONE RISER
- ⊠ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊠ WATER METER
- ⊠ HOSE BIB
- ⊠ IRRIGATION VALVE BOX
- ⊠ BOLLARD
- ⊠ FLAG POLE
- ⊠ SIGN
- ⊠ MAIL BOX
- ▬ BUILDING LINE
- ▬ ROCKERY WALL
- SD STORM DRAIN PIPE
- SS SANITARY SEWER PIPE
- UNDERGROUND UTILITIES PER LOCATOR PAINT MARKS
- P POWER CABLE
- T TELEPHONE CABLE
- G GAS LINE
- W WATER MAIN
- SD---SD APPROXIMATE STORM SEE STORM NOTE
- ① EXCEPTION ITEM NUMBER



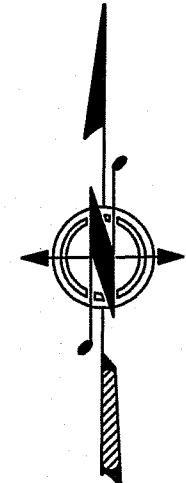
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**KITSAP COUNTY, WASHINGTON**  
**SHORT PLAT NO. 7436**

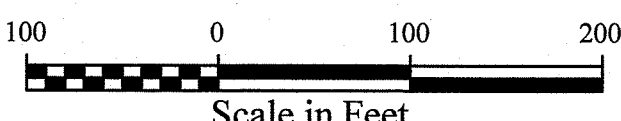
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Portion of the Southwest Quarter  
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 Section 19, Township 25 North,  
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 Kitsap County, Washington.

NLO #9899-17 (REF. 9681) SHEET 3 OF 3 SHEETS



SCALE: 1"=100'



**EXISTING CONDITIONS**

201805180199

V. 23 P. 115