

ALTERATION TO CREEKSIDE BINDING SITE PLAN 07-37 R3

15' WATERLINE EASEMENT
AF NO. 2004-10010149

15' EASEMENT PER AF NO. 8904170087
FOR THE PURPOSE OF WALKWAY AND
SLOPE EASEMENT

(1) NOTE:

ALL DEVELOPMENT AND USE OF THE LAND
DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH
THIS BINDING SITE PLAN, OR AS IT MAY BE
AMENDED WITH THE APPROVAL OF KITSAP COUNTY,
AND IN ACCORDANCE WITH SUCH OTHER
GOVERNMENTAL PERMITS, APPROVALS,
REGULATIONS, REQUIREMENTS, AND RESTRICTIONS
THAT MAY BE IMPOSED UPON SUCH LAND AND THE
DEVELOPMENT AND USE THEREOF. THIS BINDING
SITE PLAN SHALL BE BINDING UPON ALL NOW OR
HEREAFTER HAVING ANY INTEREST IN THE LAND
DESCRIBED HEREIN.

(2) AMENDMENT OF LOT C OF BINDING SITE PLAN 07-37 TO REFLECT THE MODIFIED SITE PLAN / PROPOSED DEVELOPMENT WITHIN LOT C.

3-013

SHEET INDEX

- 1 - THIS SHEET
- 2 - ENGINEERING SITE PLAN, LEGAL DESCRIPTION, ALTA NOTES
- 3- DECLARATION, NOTES

FOUND MONUMENT
IN CASE (THIS SURVEY)

17 16
20 21

N88° 25' 48" W
1306.69

BUCKLIN HILL ROAD

N88° 25' 48" W
1306.69

FOUND MONUMENT
IN CASE (THIS SURVEY)

16 21

N88° 25' 48" W
1306.69

FOUND MONUMENT
IN CASE (THIS SURVEY)

16 21

N88° 25' 48" W
1306.69

FOUND MONUMENT
IN CASE (THIS SURVEY)

16 21

N88° 25' 48" W
1306.69

Scale in Feet
0 60 120



LINE TABLE

LINE NO.	BEARING	LENGTH
L1	S6° 31' 56" W	22.84
L2	S45° 32' 56" W	39.89
L3	S30° 56' 31" E	10.85
L4	S27° 20' 35" E	54.22
L5	S0° 27' 41" W	69.92
L6	S41° 03' 32" W	12.10
L7	NOT USED	
L8	S28° 47' 46" W	37.02
L9	S33° 38' 22" E	31.82
L10	S33° 38' 22" E	12.24

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA
C1	186.70	10.32	03° 10' 01"
C2	139.77	72.67	29° 47' 22"
C3	100.00	48.53	27° 48' 20"
C4	100.00	7.59	04° 20' 55"
C5	100.00	65.71	37° 38' 56"
C6	100.00	7.17	04° 06' 29"
C7	100.00	33.73	19° 19' 33"
C8	100.00	41.88	23° 59' 43"
C9	100.00	40.81	23° 22' 56"
C10	100.00	6.70	03° 50' 19"
C11	186.70	26.39	08° 05' 55"

STORM EASEMENT LINE TABLE

LINE NO.	BEARING	LENGTH
E1	N60° 56' 44" W	29.38
E2	N00° 31' 14" E	35.86
E3	N71° 03' 39" E	16.53
E4	N20° 54' 15" W	28.24
E5	N53° 09' 41" E	10.74

Legend

- SET 5/8" REBAR AND CAP, LS41078
- LOT CORNERS ESTABLISHED UNDER THE ORIGINAL "COASTSIDE PLAYA" BINDING SITE PLAN, NOT VERRIED UNDER THIS AMENDMENT.
- CREEK & WETLAND BUFFER AREA.

DIRECTOR'S APPROVAL
Approved for recording pursuant to Kitsap County Code 16.56
B. Lee G. G. G.
Director of Community Development
Date: *6/11/19*

TREASURER'S CERTIFICATE
I hereby certify that the above-described property is the same as that described in the plat of *07-37 R3* and that the same is duly recorded in the public records of this county.
M. G. G. G.
Kitsap County Treasurer
Date: *6/11/19*

ADDITOR'S CERTIFICATE
Filed for record this *06* day of *June*, 2019
at the request of N. L. Olson & Associates, Inc.
In volume *23* of Short Plat of Page(s) *187-189*
Auditor's File No. *201906060051*
R. Andrews
Kitsap County Auditor
S. Arnold
Deputy

SURVEYOR'S CERTIFICATE

N. L. Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Babel Avenue, P.O. Box 637, Port Orchard, WA 98366
The Attached Site Plan and the Legal Descriptions contained herein were prepared by me or under my supervision and to the best of my knowledge and belief they are true and correct. I hereby certify that this altered Binding Site Plan is based on a survey conducted by me or under my supervision during the period of July, 2012, that the distances, courses, and angles are shown therein correctly.
5.20.19
Date
[Signature]
Certification No.
41078
Signature



**KITSAP COUNTY, WASHINGTON
BINDING SITE PLAN
No. 07-37 R3**

162501-3-133-2002, 162501-3-134-2001,
162501-3-135-2000,
Assessor's Tax Account No(s):

SOUND WEST HOLDINGS LLC.
Name of Applicant(s):

Portion of North Half of the
Southeast Quarter of the
Southwest Quarter of Section
16, Township 25 North, Range
1 East, W.M., in Kitsap County,
Washington.

Project No.: 179903 SHEET 1 OF 3 SHEETS

201906060051

23/187

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE FOLLOWING LISTED OWNER OF THE PROPERTY SHOWN AND LEGALLY DESCRIBED HEREIN DO HEREBY SUBMIT SAID PROPERTY TO THE REQUIREMENTS OF THIS BINDING SITE PLAN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS.

THIS 23rd DAY OF May, 20 19.

MICHAEL BROWN
MANAGER, SOUND WEST HOLDINGS LLC.

David L. Barr
KITAP COUNTY RURAL LIBRARY DISTRICT

ACKNOWLEDGEMENT

STATE OF Washington s.s.
COUNTY OF Kitsap

ON THIS 23rd DAY OF May, 20 19 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DUTY COMMISSIONED AS SHOWN, PERSONALLY APPEARED MICHAEL BROWN, MANAGER OF SOUND WEST HOLDINGS LLC, WASHINGTON, STATE, KNOWN TO ME TO BE THE PERSONAL REPRESENTATIVE OF SOUND WEST HOLDINGS LLC, HEREIN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGE THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF May, 20 19.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
MY COMMISSION EXPIRES: November 30, 2021

**NOTES**

- TRACT A IS HEREBY CONVEYED TO THE CREEKSIDE PLAZA OWNER'S ASSOCIATION FOR THE OPEN SPACE AND WETLANDS PRESERVATION AND MAINTENANCE IN AN UNALTERED STATE BY THE ASSOCIATION FOR THE BENEFIT OF ALL LOTS IN THE PUBLIC.
- AN INGRESS AND EGRESS EASEMENT SHALL BE GRANTED TO KITAP COUNTY ACROSS ALL LOTS OF BINDING SITE PLAN 07-37 FOR THE PURPOSE OF INSPECTION OF ALL STORM WATER FACILITIES CONTAINED THEREIN.
- ALL WATER LINE EASEMENTS SHALL FAVOR SILVERDALE WATER DISTRICT NO. 16 FOR THE CONSTRUCTION, OPERATION, MAINTENANCE AND/OR REPLACEMENT OF A WATER LINE OR LINES AND APPURTENANCES THEREON, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENT AND RIGHTS OF WAY FOR ALL PURPOSES NECESSARY AND RELATED HERETO.
- THE EASEMENTS ARE GRANTED WITH THE UNDERSTANDING THAT THE PROPERTY AFFECTED WILL BE RETURNED TO A CONDITION EQUAL TO ITS ORIGINAL CONDITION UPON COMPLETION OF CONSTRUCTION. THE GRANTEE ALSO AGREES TO INDEMNIFY AND SAVE HARMLESS THE GRANTOR FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION CONTEMPLATED HEREIN.
- TRACT A, COMMON OPEN SPACE IS SUBJECT TO THE CLEAR CREEK TRAIL GENERAL PUBLIC FOR USE AND ENJOYMENT OF THE CLEAR CREEK TRAIL.
- THE OWNERS OF LOTS A, B, AND C GRANT AND CONVEY TO EACH OTHER A RECIPROCAL EASEMENT, FOR THE BENEFIT OF ALL THE LOT OWNERS, THEIR TENANTS, CUSTOMERS, LICENSEES AND INVITEES, OVER THE AREAS OF SAID LOTS NOT COVERED BY BUILDINGS, FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING, STORMWATER FACILITIES AND UTILITIES.
- DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS.
- MAINTENANCE SCHEDULES, FREQUENCY, METHODS AND PROCEDURES SHALL BE CARRIED OUT PURSUANT TO SECTION 8.0 OF THE KITAP COUNTY STORMWATER MANAGEMENT MANUAL, OR TECHNICALLY EQUIVALENT DOCUMENT APPROVED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.
- THE PROPERTY OWNERS GRANT AND CONVEY TO EACH OTHER FOR THE BENEFIT OF ALL PROPERTY OWNERS FOR THE THE SITE CREATED BY THIS BINDING SITE PLAN, THEIR TENANTS, CUSTOMERS, LICENSEES AND INVITEES WITH RESPECT TO THE TOTAL PARCEL, THE RIGHT TO DRAIN ALL ROADS, PARKING AREAS AND LOTS OVER AND ACROSS ANY LOT LOTS AND LOTS DESCRIBED IN THE BINDING SITE PLAN ARE GRADED. PROPERTY OWNERS SHALL NOT ALTER THE FLOW OR ANY STORMWATER FACILITY WITHOUT THE PRIOR WRITTEN APPROVAL FROM KITAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, DEVELOPMENT ENGINEERING DIVISION.
- ALL DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO THAT AS SPECIFICALLY OUTLINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE "CREEKSIDE PLAZA" RECORDED UNDER THE AUDITORS FILE NUMBER 200901260257.

ACKNOWLEDGEMENT

STATE OF Washington s.s.
COUNTY OF Kitsap

ON THIS 28th DAY OF May, 20 19 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DUTY COMMISSIONED AS SHOWN, PERSONALLY APPEARED MICHAEL BROWN, MANAGER OF SOUND WEST HOLDINGS LLC, WASHINGTON, STATE, KNOWN TO ME TO BE THE PERSONAL REPRESENTATIVE OF SOUND WEST HOLDINGS LLC, HEREIN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGE THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

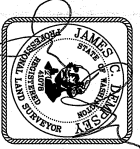
WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF May, 20 19.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
MY COMMISSION EXPIRES: 9-7-2020



- LISTED UNDER SPECIAL EXCEPTIONS OF TITLE COMMITMENT BY LAND TITLE COMPANY OF KITAP COUNTY ORDER NUMBER E-228855, DATED FEBRUARY 9, 2009. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR THE POWER LINE AND ASSOCIATED APPURTENANCES SAID EASEMENT IS OF INDETERMINABLE LOCATION.
- CONDITION OF APPROVAL IS SHOWN ON CREEKSIDE PLAZA BINDING SITE PLAN RECORDED UNDER AN 200812100006, REGARDING TRACT B SHALL APPLY TO THIS AMENDED BINDING SITE PLAN.
- ALL CONDITIONS OF THE ORIGINAL CREEKSIDE PLAZA BINDING SITE PLAN RECORDED UNDER AN 200812100006 AND OF THE CREEKSIDE PLAZA SITE PLAN APPROVAL CASE NO. 000928-044, APPROVED ON MARCH 22, 2004 SHALL APPLY TO THIS BINDING SITE PLAN AMENDMENT.
- TRAIL PLANTING ACTIVITIES COVERED BY THE FINANCIAL SURETY SUBMITTED TO KITAP COUNTY SHALL BE COMPLETED PRIOR TO THE OCCUPANCY FOR ANY LOT IN BINDING SITE PLAN 0-37 OR ANY AMENDMENT THEREON. MONITORING SHALL TAKE PLACE FOR A PERIOD OF 5 YEARS.
- THE BINDING SITE PLAN ALTERATION IS TO ADJUST THE BOUNDARY BETWEEN LOTS A AND B AND TO AND TO ADD A JOINT ACCESS EASEMENT TO ACCOMMODATE NEW DEVELOPMENT ON LOTS B AND C.
- DEVELOPMENT OF EACH LOT IN THIS BINDING SITE PLAN REQUIRES A SITE DEVELOPMENT ACTIVITY PERMIT. THE SITE DEVELOPMENT ACTIVITY PERMIT SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THAT LOT.
- SEWERED BUILDING CLEARANCE WITH BINDING WATER AND SEWER AVAILABILITY LETTERS MUST BE APPROVED BY THE HEALTH DISTRICT PRIOR TO BUILDING PERMIT ISSUANCE.
- SIDEWALK RAMPES SHALL CONFORM TO THE CURRENT REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PER WSDOT STANDARD PLANS AT THE TIME OF CONSTRUCTION.
- THE PROPERTY OWNER WITHIN THIS BINDING SITE PLAN SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPING WITHIN THE EXISTING AND PROPOSED RIGHT OF WAY INCLUDING ANY STRUCTURES OTHER THAN ROADWAY, STORM DRAINAGE FACILITIES, AND TRAFFIC SIGNAGE. MAINTENANCE SHALL INCLUDE, BUT NOT LIMITED TO, MOWING OF LAWN AREAS.
- ANY WORK WITHIN THE COUNTY RIGHT OF WAY SHALL REQUIRE A PUBLIC WORKS PERMIT AND POSSIBLY A MAINTENANCE OR PERFORMANCE BOND. THIS APPLICATION TO PERFORM WORK IN THE RIGHT OF WAY SHALL BE SUBMIT AS PART OF THE SITE DEVELOPMENT ACTIVITY PERMIT PROCESS. THE NEED FOR AND SCOPE OF BONDING WILL BE DETERMINED AT THAT TIME.

N.L. Olson & Associates, Inc.
Engineering, Planning and Surveying

(360) 895-2350 or (360) 876-2284
2453 Deland Avenue, P.O. Box 637, Port Orchard, WA 98366



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No. 07-37 R3**

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Name of Applicant(s):
Portion of North Half of the
Southeast Quarter of the
Southwest Quarter of Section
16, Township 25 North, Range
1 East, W.M., in Kitsap County,
Washington.