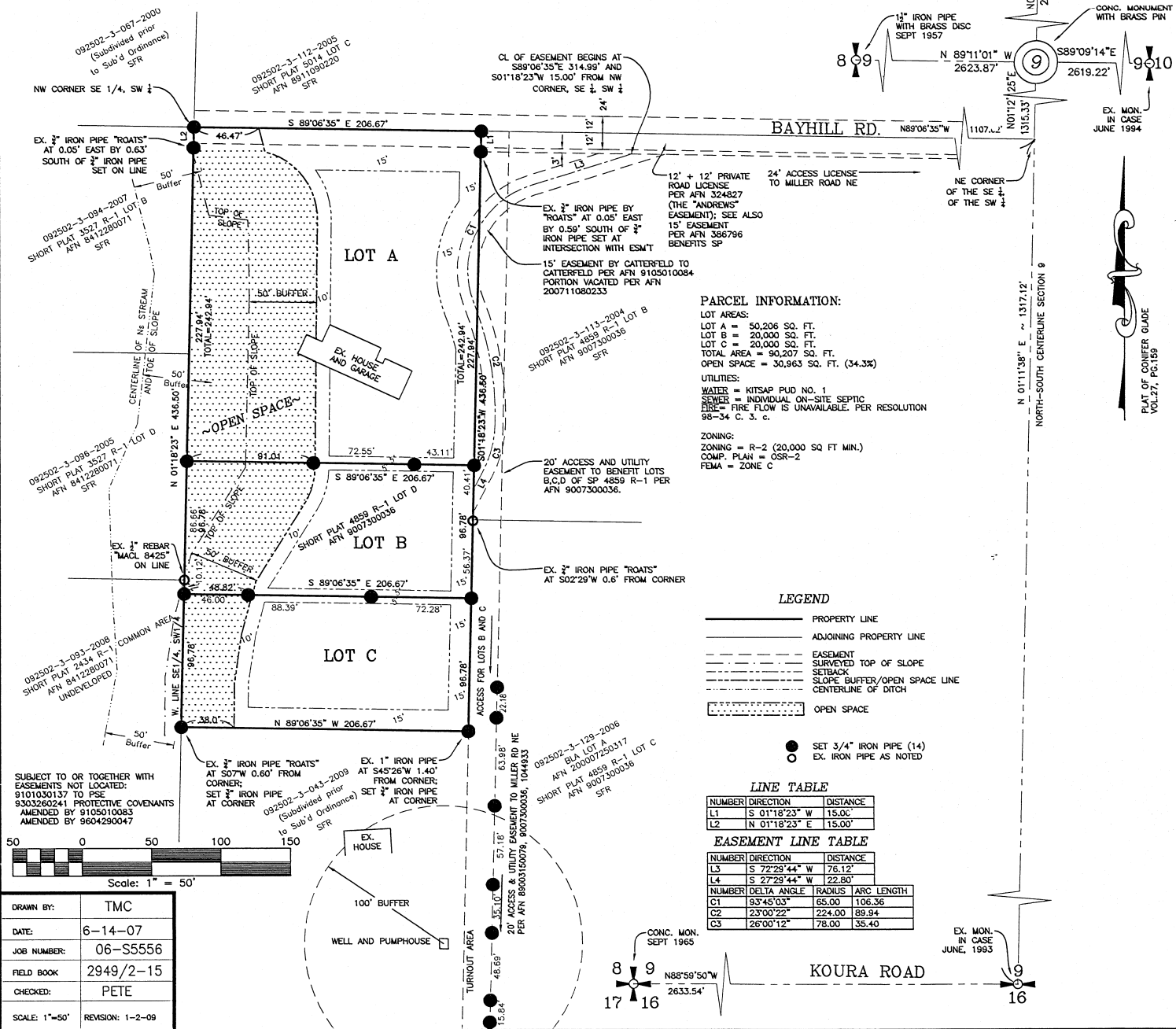


CATTERFELD SHORT PLAT SURVEY

NOTES:

- 1) This survey meets the minimum required surveying standards per WAC 332-130-090.
- 2) This survey accomplished by field traverse procedures using a two second total station.



PARCEL INFORMATION:

LOT AREAS:
 LOT A = 50,206 SQ. FT.
 LOT B = 20,000 SQ. FT.
 LOT C = 20,000 SQ. FT.
 TOTAL AREA = 90,207 SQ. FT.
 OPEN SPACE = 30,963 SQ. FT. (34.3%)

UTILITIES:
 WATER = KITSAP PUD NO. 1
 SEWER = INDIVIDUAL ON-SITE SEPTIC
 FIRE = FIRE FLOW IS UNAVAILABLE. PER RESOLUTION 98-34 C. 3. c.

ZONING:
 ZONING = R-2 (20,000 SQ FT MIN.)
 COMP. PLAN = OSR-2
 FEMA = ZONE C

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EASEMENT
- - - SURVEYED TOP OF SLOPE
- - - SETBACK
- - - SLOPE BUFFER/OPEN SPACE LINE
- - - CENTERLINE OF DITCH
- OPEN SPACE

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 01°18'23" W	15.00'
L2	N 01°18'23" E	15.00'

EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L3	S 72°28'44" W	76.12'
L4	S 27°28'44" W	22.80'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	93°45'03"	65.00'	106.36'
C2	23°00'22"	224.00'	89.94'
C3	26°00'12"	78.00'	35.40'

NOTICE

1. Responsibility and expense for maintenance of streets serving lots within this Short Subdivision (unless such roads have been accepted into the City) shall rest with the lot owners.
2. Any further division of lots within this Short Subdivision shall be subject to the requirements of Section 17.12.270 A, B, and C of City of Bainbridge Island Short Subdivision Ordinance.

DIRECTOR'S APPROVAL

Approved for recording pursuant to City of Bainbridge Island Ordinance No. 17.12.200.

Christopher Wierzbicki
 Deputy Director, Christopher Wierzbicki

Date: *June 16, 2009*

TREASURER'S CERTIFICATE

I hereby certify that real property taxes are current for the subdivided property shown hereon to:

11/8/09
 Date: *2009*
Barbara Stokerson by Paul J...
 Kitsap County Treasurer

SURVEYOR'S CERTIFICATE

A. D. A. ENGINEERING
 SURVEYORS ~ ENGINEERS ~ PLANNERS
 P.O. BOX 847, POULSBORO, WA 98370

I, Herbert A. Armstrong, registered as a professional land surveyor by the State of Washington, 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 September 20, 2006, through October 25, 2007, that the distances, courses and angles are shown hereon correctly, and the lot corners have been staked on the ground as depicted.

8894
 Certificate Number

206-842-6123
 360-779-7031 (fax)
 adallic@embarqmail.com

1-6-09

CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON
 SHORT SUBDIVISION NO. 14529

092502-3-115-2002

Assessor's Tax Account No.
BERTRUDE CATTERFELD

Name of Applicant
 7089 Bayhill Rd., Bainbridge Island, WA

Address of Applicant
 206-842-8575

SE 1/4, SW 1/4
 SEC. 9, T. 25 N., R. 2 E., W.M.

SHEET 1 OF 4 SHEETS

AUDITOR'S CERTIFICATE

BERTRUDE CATTERFELD 200901080171
 Other Short Subdivision Rec Fee: \$ 121.00
 01/08/2009 02:59 PM Page 1 of 4 20 p 234
 Heather Washington, Kitsap Co Auditor

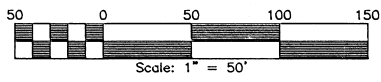
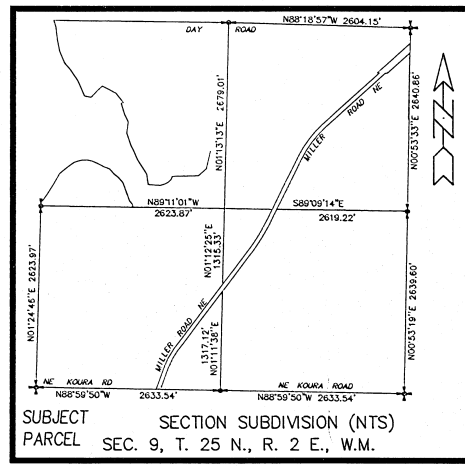
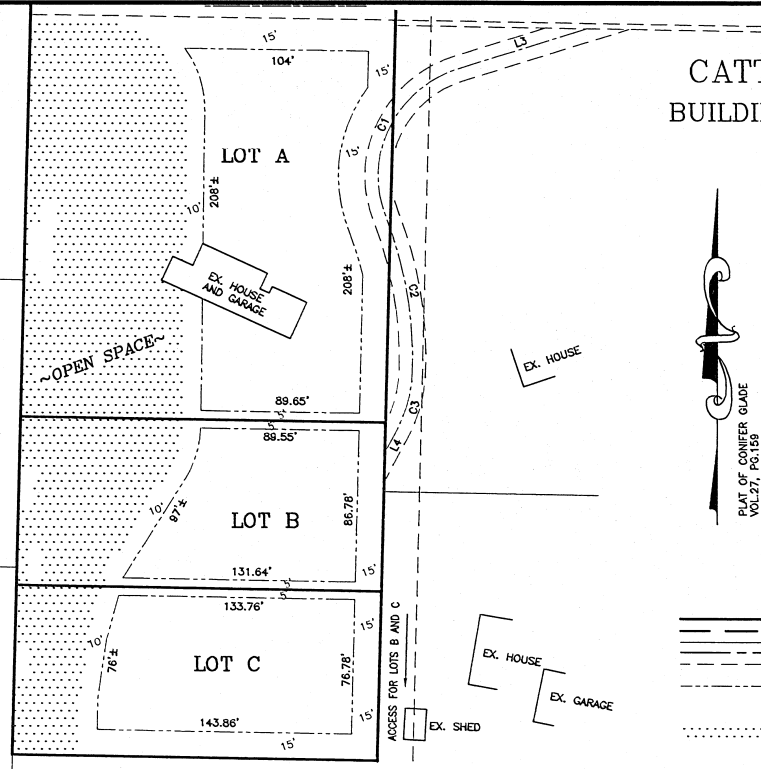
Heather Washington by Paul J...

DRAWN BY:	TMC
DATE:	6-14-07
JOB NUMBER:	06-S5556
FIELD BOOK:	2949/2-15
CHECKED:	PETE
SCALE: 1"=50'	REVISION: 1-2-09

200901080171 Vol 20 Pg 234

DRAWN BY:	TMC
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FIELD BOOK:	2949/2-15
CHECKED:	PETE
SCALE: 1"=50'	REVISION: 1-2-09

CATTERFELD SHORT PLAT BUILDING ENVELOPES' DIMENSIONS SECTION MAP



LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	ADJOINING PROPERTY LINE
	CENTERLINE
	EASEMENT
	SETBACK
	OPEN SPACE

CONDITIONS OF APPROVAL

- Non-SEPA Conditions**
- Prior to any construction activities, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, and / or building permits.
 - Prior to final plat approval, the applicant shall pay one half of the school impact fee for Lot B and Lot C. An applicant constructing a residence on each of these lots shall pay one half of the school impact fee in effect at the time of building permit issuance.
 - At the time of residential building permit application, the applicant shall submit stormwater plans demonstrating compliance with BIMC Chapter 15.20. An applicant for construction shall follow the recommendations of a geotechnical engineer to avoid adverse impacts to the geologic hazard area; concentrated discharge of storm water shall only be allowed where specially recommended in the report and authorized by the City Engineer.
 - The building setbacks are as follows and shall be noted on the face of the final plat. The homesite areas shall reflect the following setbacks:

Dwelling to dwelling	Minimum 50 feet
Dwelling to property line	Minimum 40 feet
Dwelling to access easement	Minimum 40 feet
Building to building (other than dwellings)	Minimum 10 feet
Building to subdivision boundary	Minimum 15 feet
Building to open space	Minimum 10 feet
Building to access easements	Minimum 10 feet
 - The maximum lot coverage of 20 percent shall be allocated equally between the lots; 6,013 square feet of lot coverage per lot.
 - The open space is protected through restrictive covenant. See Auditor's File Number 200811240169.
 - Prior to any construction activities the applicant shall install signage designating the open space along the open space boundary. The signs shall provide for the protection of the stream located on the adjacent property to the west. The signs shall not be less than 8.5 inches by 12 inches in size. A minimum of six signs shall be placed on Lot A, a minimum of two signs on Lot B, and a minimum of two signs on Lot C. Within each lot, the signs shall be placed at approximate 50 foot intervals to the satisfaction of the Department of Planning and Community Development.
 - A final Open Space Management Plan has been submitted prepared for Final Short Plat application. The plan includes: A list of all approved uses for the open space areas; frequency and scope of maintenance activities; provisions for replanting significant trees that become diseased or die or are determined to be a hazard; provisions for the protection of existing native vegetation and the replacement of existing native vegetation that may be damaged, especially during construction; an irrigation plan for any newly established vegetation; provisions for the removal of invasive species; provisions for maintenance of the stream protection signs.
 - Significant tree canopy designated for preservation is shown on sheet two of the final plat. A minimum of 30 percent of the significant tree canopy on the site shall be retained. No building, clearing or grading shall occur within the critical root zone of a significant tree without a report from a consulting arborist indicating how the tree will be preserved. If any significant trees are determined to be hazardous by a professional arborist, they may be removed after a replanting plan has been approved by the Department of Planning and Community Development.

A. D. A. ENGINEERING

8894
Certificate Number



206-842-6123
360-779-7031 (fax)
adallc@embarqmail.com

CITY OF BAINBRIDGE ISLAND,
KITSAP COUNTY, WASHINGTON
SHORT SUBDIVISION NO. 14529
092502-3-115-2002

Assessor's Tax Account No.
BERTRUDE CATTERFELD
Name of Applicant
7089 Bayhill Rd., Bainbridge Island, WA
Address of Applicant
206-842-8575

SE 1/4, SW 1/4
SEC. 9, T. 25 N., R. 2 E., W.M.

SHEET 3 OF 4 SHEETS

AUDITOR'S CERTIFICATE

BERTRUDE CATTERFELD 200901080171
Bainbridge Short Subdivision Plat Fee: \$ 121.50
01/08/2009 02:59 PM Page 3 of 4 B* 20 P: 236
11/18/08 10:00 AM

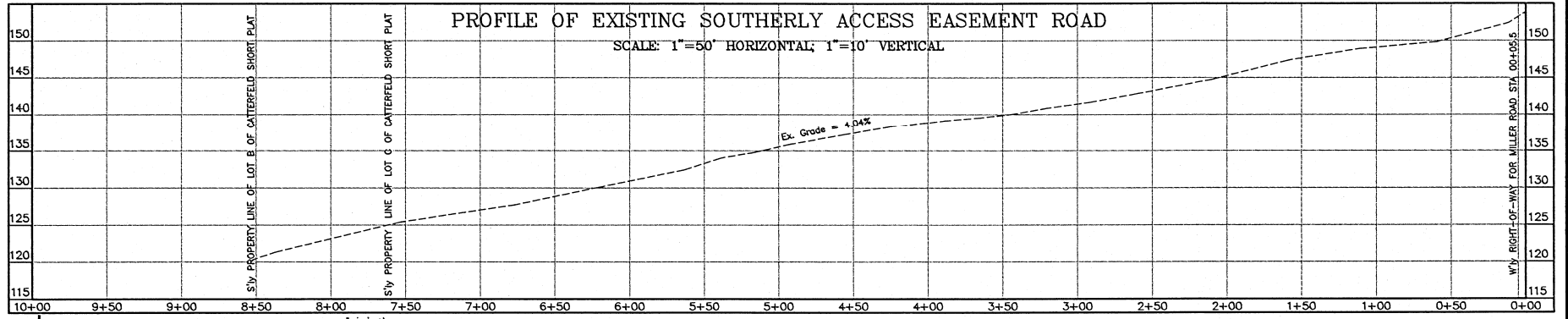


200901080171

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PROFILE OF EXISTING SOUTHERLY ACCESS EASEMENT ROAD

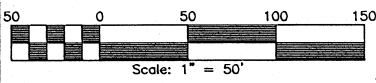
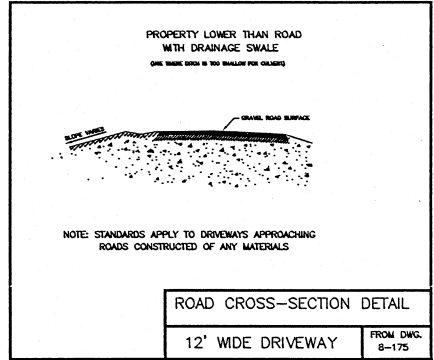
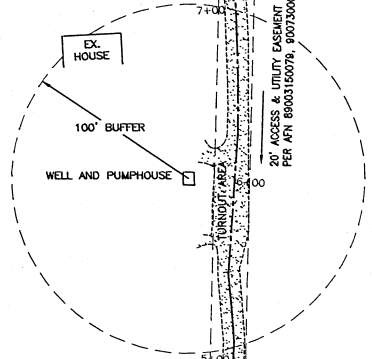
SCALE: 1"=50' HORIZONTAL; 1"=10' VERTICAL



LOT B
SHORT PLAT
CATTERFELD
LOT C

- LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY
 - ADJOINING PROPERTY LINE
 - CENTERLINE
 - EASEMENT
 - EDGE OF GRAVEL DRIVE

CATTERFELD SHORT PLAT
20' SOUTHERN ACCESS EASEMENT



DRAWN BY:	TMC
DATE:	6-14-07
JOB NUMBER:	06-S5556
FIELD BOOK:	2949/2-15
CHECKED:	PETE
SCALE: 1"=50'	REVISION: 10-9-08

A. D. A. ENGINEERING

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SHEET 4 OF 4 SHEETS

AUDITOR'S CERTIFICATE

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Mylar Short Subdivision Rec Fee: \$ 121.00
01/08/2009 02:59 PM Page: 4 of 4 B 20 P. 237
Walter Washington, Kitsap Co Auditor

200901080171 vol 20 pg 237