

OWNER'S DECLARATION

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

DATED THIS _____ DAY OF _____ 2021

STATE OF _____ }
 COUNTY OF _____ } s.s.

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____, RESIDING AT _____

MY COMMISSION EXPIRES: _____

STATE OF _____ }
 COUNTY OF _____ } s.s.

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED HEREIN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE SIGNED THE SAME AS HIS/HER 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____, RESIDING AT _____

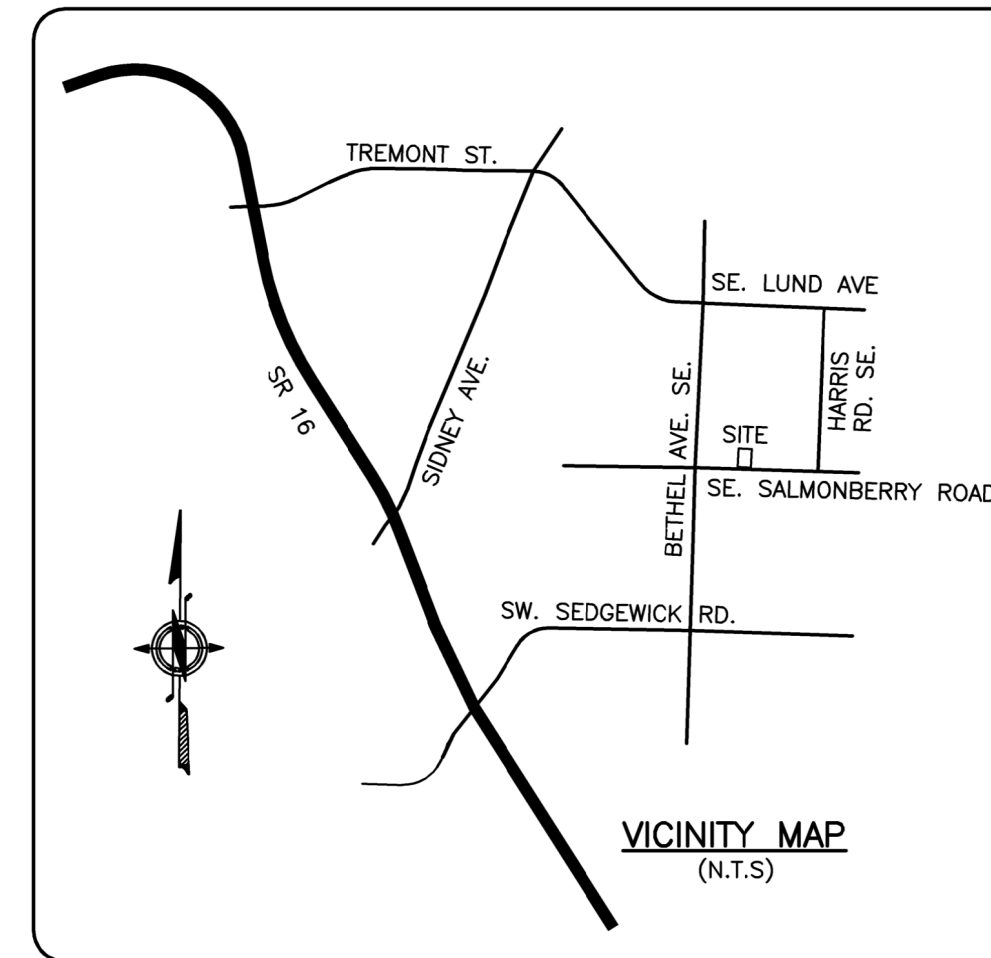
MY COMMISSION EXPIRES: _____

DESCRIPTION

(THIS PARCEL IS ALSO KNOWN AS THE FUTURE PHASES OF AUTUMN CREST TOWNHOMES CONDOMINIUMS AS RECORDED UNDER AUDITOR'S FILE NO. 200706270377)
 PARCEL 1: THE WEST HALF, EXCEPT THE EAST 20 FEET THEREOF, OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT SOUTH 89°12' EAST 799.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE NORTH 1°38' EAST 332 FEET; THENCE SOUTH 89°12' EAST 264 FEET; THENCE SOUTH 1°38' WEST 332 FEET; THENCE NORTH 89°12' WEST 264 FEET TO THE POINT OF BEGINNING; EXCEPT S.E. SALMONBERRY ROAD;

PARCEL 2: THE EAST HALF, EXCEPT THE WEST 20 FEET THEREOF, OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT WHICH IS SOUTH 89°12' EAST 535.77 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; THENCE NORTH 1°38' EAST 332.0 FEET; THENCE SOUTH 89°12' EAST 264.0 FEET; THENCE SOUTH 1°38' WEST 332.0 FEET; THENCE NORTH 89°12' WEST 264.0 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION USED FOR ROAD PURPOSES;

AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL 2; THENCE SOUTH 88°25'38" EAST ALONG THE SOUTH LINE OF PARCELS 1 AND 2 A DISTANCE OF 127.00 FEET; THENCE NORTH 2°24'22" EAST 159.84 FEET; THENCE NORTH 87°35'38" WEST 126.99 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED PARCEL 2; THENCE SOUTH 2°24'22" WEST ALONG SAID LINE 161.69 FEET TO THE POINT OF BEGINNING.



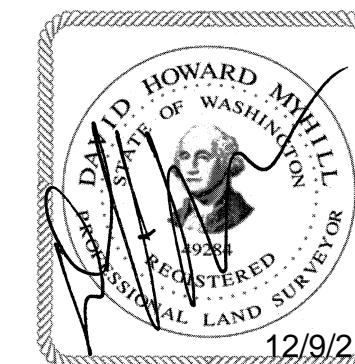
NOTES

1. BASIS OF BEARINGS: SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M. BEARS SOUTH 88°10'38" EAST.
2. HORIZONTAL DATUM: WASHINGTON STATE COORDINATE SYSTEM NAD83/91 NORTH ZONE PER GPS TIES TO WSRN.
3. VERTICAL DATUM: NGVD29
 BENCH MARK: RIM OF SANITARY SEWER MANHOLE NEAR THE INTERSECTION OF SE SALMONBERRY ROAD AND THIMBLEBERRY PLACE SE.
 ELEVATION = 324.62
4. REFERENCE: AUTUMN CREST TOWNHOMES PHASE 1, RECORDED UNDER AUDITOR'S FILE NUMBER 200706270377, RECORDS OF KITSAP COUNTY, WASHINGTON.
5. REFERENCE: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AUTUMN CREST TOWNHOMES, A CONDOMINIUM, RECORDED UNDER AUDITOR'S FILE NUMBER 200706270378, RECORDS OF KITSAP COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF McWILLIAMS ROAD LLC ON _____ (DATE). I HEREBY CERTIFY THAT THIS MAP IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

DAVID H. MYHILL, P.L.S. NO. 49284



RECEIVED
 Permit Center
 DEC 09, 2021
 City of Port Orchard
 Community Development

CITY ENGINEER'S APPROVAL

I hereby certify that this Binding Site Plan is consistent with all applicable Town/City improvement standards and requirements in force on the date of preliminary Binding Site Plan approval. I have approved this final/short plat as to the layout of streets, alleys, and other rights-of-way, design of bridges, sewage and water systems and other structures. Examined and approved by me this _____ day of _____, 20_____.

City Engineer

CITY FINANCE DIRECTOR APPROVAL

I hereby certify that all taxes and delinquent assessments for which the property may be liable as of the date of certification have been fully paid, satisfied or discharged.
 Executed this _____ day of _____, 20_____.

Finance Director

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

Executed this _____ day of _____, 20_____.

Community Development Director

TREASURER'S CERTIFICATE

I hereby certify that all taxes heretofore levied and which has become a lien upon the lands herein described, have been fully paid and discharged, according to the records of my office, up to and including the year _____.
 Executed this _____ day of _____, 20_____.

Kitsap County Treasurer

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 20____
 at the request of _____
 in Volume _____ of Surveys at at Page(s) _____
 Auditor's File No. _____

Kitsap County Auditor Deputy

CITY OF PORT ORCHARD PRELIMINARY BINDING SITE PLAN No.

012301-2-183-2002

Assessor's Tax Account No(s):

LA WILLIAMS CONSTRUCTION LTD.

Name of Applicant(s):

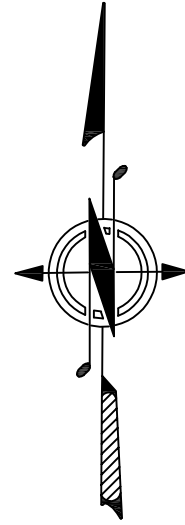
PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON.

JOB No.: 11407-21

SHEET 1 OF 4 SHEETS

PROPOSED LOT LAYOUT

RECEIVED
Permit Center
DEC 09, 2021
City of Port Orchard
Community Development



SCALE: 1"=30'

LEGEND

- CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEANOUT
- ⊙ GAS METER
- ⊙ ELECTRICAL METER
- △ TRANSFORMER
- P POWER VAULT
- BURIED POWER MARKER
- TELEPHONE RISER
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- W □ WATER LINE MARKER
- ⊙ IRRIGATION VALVE BOX
- MAIL BOX
- SD — SD — STORM DRAIN PIPE
- SS — SS — SANITARY SEWER PIPE
- P — P — BURIED POWER CABLE
- T — T — BURIED TELEPHONE CABLE
- W — W — WATER LINE
- G — G — GAS LINE
- — ○ — FENCE LINE AS NOTED
- ASPHALT
- CONCRETE
- BUILDING LINE
- STORM DETENTION PIPE, APPROXIMATE LOCATION
- NRS NON RESIDENTIAL BUILDING

EPOCH WELLNESS CENTER LLC
012301-2-077-2001

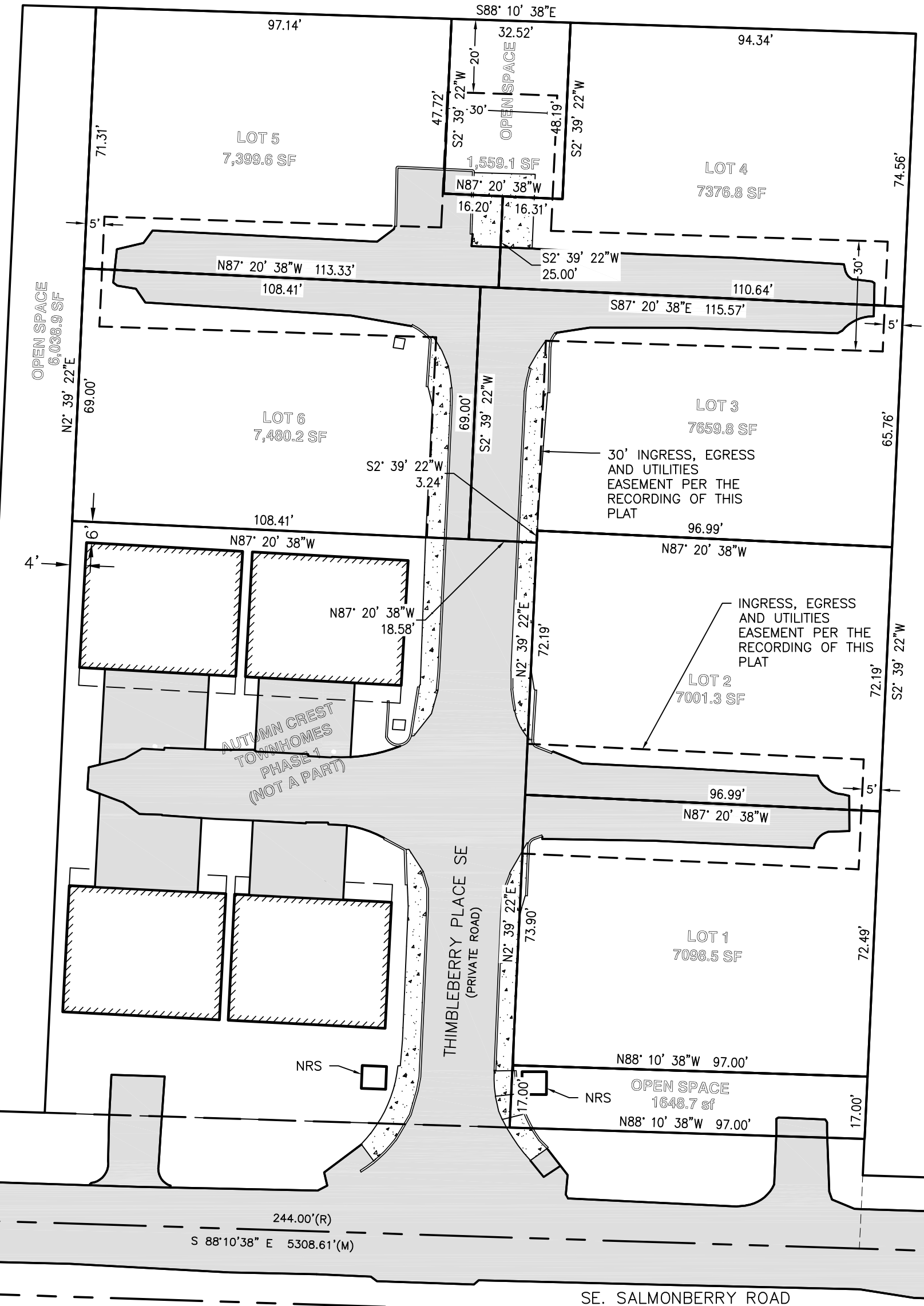
HOME DEPOT USA, INC.
012301-2-069-2001

ROBERT & BARBARA BACON
012301-2-074-2004

ZONING: COMMERCIAL MIXED USE

ZONING: RESIDENTIAL 3

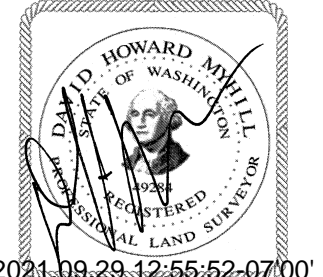
ZONING: COMMERCIAL HEAVY



SITE DATA

TAX ACCOUNT NOS.	012301-2-183-2002
SITE ADDRESS	3993 THIMBLEBERRY PLACE SE
SITE AREA	53,264 SF (1.22 AC)
MINIMUM LOT AREA	7,000 SF (0.16 AC)
AVERAGE LOT AREA	7,336 SF (0.17 AC)
NUMBER OF LOTS	6
ZONING	RESIDENTIAL 3
WATER	WEST SOUND UTILITY DISTRICT
SANITARY SEWER	PORT ORCHARD UGA
BUILDING SETBACKS	STREET RIGHT-OF-WAY - 10 FEET SIDE YARD (STREET) - 10 FEET SIDE YARD (INTERIOR) - 5 FEET REAR YARD - 10 FEET

TOTAL AREA 53,264.7 SF



2021.09.29 12:55:52-07:00'

CITY OF PORT ORCHARD PRELIMINARY BINDING SITE PLAN No.

012301-2-183-2002
Assessor's Tax Account No(s):
LA WILLIAMS CONSTRUCTION LTD.
Name of Applicant(s):

PORTION OF THE SOUTHWEST
QUARTER OF THE NORTHWEST
QUARTER OF SECTION 1,
TOWNSHIP 23 NORTH, RANGE 1
EAST, W.M., KITSAP COUNTY,
WASHINGTON.

NLO No.: 11407 SHEET 2 OF 4 SHEETS

ZONING: RESIDENTIAL 1

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WEST QUARTER CORNER
SEC. 1, T.23N., R.1E.,
W.M., FOUND K.C.
MONUMENT IN CASE,
VISITED AUGUST 2021

