

Johnson ALTA/NSPS Land Title Survey

Subject Property

Lots B of Bainbridge Island Short Plat No. BI-282 (PLN50700), recorded under Auditor's File Nos. 201805220218 & 201805220219, in Volume 23 of Short Plats, Pages 116 thru 119, being a portion of the Southeast quarter of the Northeast quarter, Section 22, Township 25 North, Range 2 East, W.M., records of Kitsap County, Washington, together with and subject to the easements as depicted on said short plat.

ALTA/NSPS Table A Items

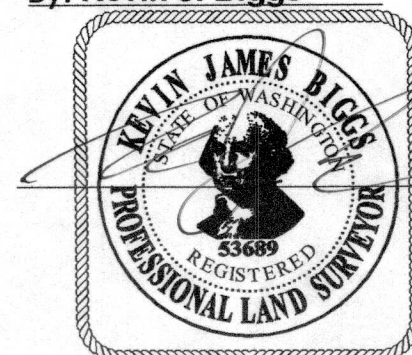
1. No monuments were set for this survey, monuments found as noted.
2. No address found or observed for this site.
3. Flood zone classification X, retrieval date 22.7.27
4. Gross Land Area shown on page 2.

No other Table A items requested

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 **Dave Johnson** in July, 20 22

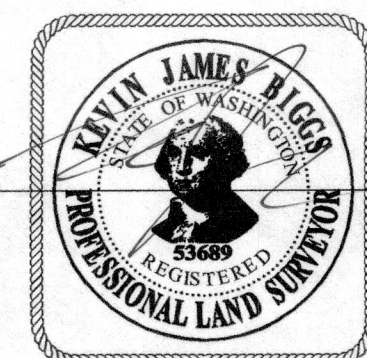
By: **Kevin J. Biggs**



Date: 7/28/22
Certificate No. 53689

To Dave Johnson, Old Republic National Title Insurance Company, and Pacific Northwest Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 thru 4 of Table A thereof. The fieldwork was completed on July 26th 2022.



Date: 7/28/22
Certificate No. 53689

Special Exceptions to Title

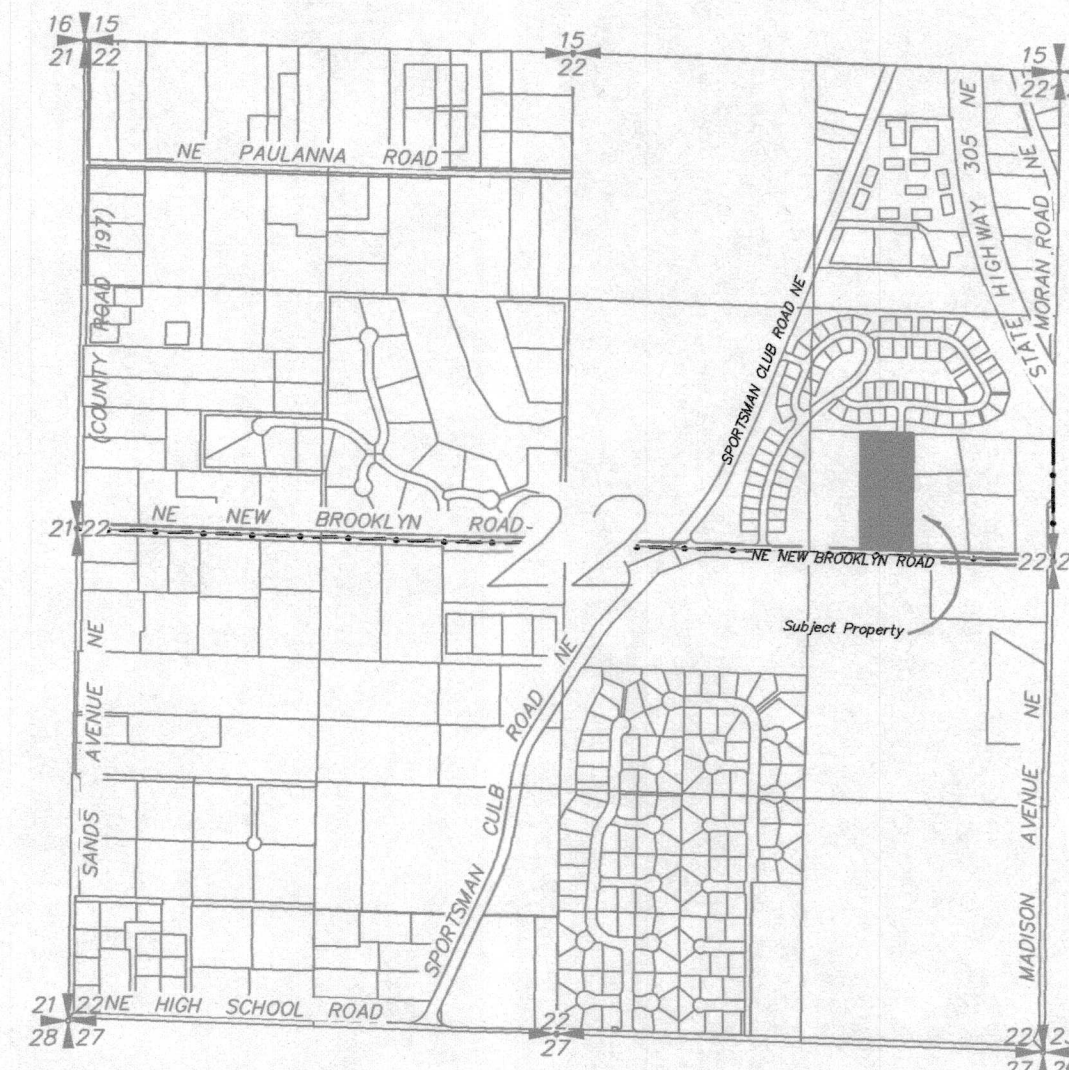
Per Pacific Northwest Title report, order No.: 2-512241 dated May 5th 2022

1. Covenants, conditions, restrictions, easements and matters delineated, described, and noted, if any, in short plat: Recorded: May 22, 2018 Auditor's File No(s): 201805220218 and 201805220219

Surveyors Notes regarding Special Exceptions.

Per Pacific Northwest Title report, order No.: 2-512241 dated May 5th 2022

1. Item 2 of the Short Plat Recorded under AFN 201805220218 (50' Perimeter buffer) on page 1, conflicts with the buffer depicted graphically on page 4. I have displayed the buffer on lot B as depicted on page 4, believing it matches the Cities intent based off the approval of said short plat.
2. Item 7 of the Short Plat Recorded under AFN 201805220218 (Open space) Page 4, references an "Open Space" area, the area in question is not delineated sufficiently to determine exact boundaries. The Open Space location was determined by scale and depicted hereon and is an approximation only.
3. Page 4 depicts a 20' easement abutting lot B but is silent on who it benefits or burdens. It appears to conform to a 20' Utility easement depicted on the Bainbridge Island Short plat No. BI-241 Recorded under AFN 200912080211, Volume 21 of Plats, Pages 77-79. Said short plat does not list the parent parcel of Lot B as being benefited, nor burdened by said easement. As such, it is not depicted hereon.



Vicinity Map
Not to scale

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT	
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE)
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS OF FLOOD HAZARD	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levees, See Notes, Zone X
	Area with Flood Risk due to Levees Zone D
	NO SCREEN Area of Minimal Flood Hazard Zone X
OTHER AREAS	Effective LOMR
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transact
	Base Flood Elevation Line (BFE)
MAP PANELS	Limit of Study
	Jurisdiction Boundary
	Coastal Transact Baseline
	Profile Baseline
OTHER FEATURES	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/27/2022 at 8:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unrecorded areas cannot be used for regulatory purposes.

Client

Dave Johnson

This survey employed the use of a Carlson CR 2+ 3" robotic total station.

Drawn by	KJB	Date	7/14/2022	Job No.	1388
Checked by	KJB	Scale	1" = 60'	Sheet	1 of 2



Team4 Engineering
5819 NE Minder Road
Poulsbo, WA 98370
phone: 360 297-5560
fax: 360 297-7951

SE ¼, NE ¼, Sec. 22, T. 25 N., R. 2 E., W.M.
Auditor's Certificate

TEAM4 ENGINEERING 202207280152
Survey Rec Fee: \$ 293.50 Page 1 of 2 B: 96 P: 059
Paul Andrews, Kitsap Co Auditor

Original Signed by auditor

County Auditor Auditor's File No.

Johnson ALTA/NSPS Land Title Survey

Abbreviated Legal Description
Lot B, Bainbridge Island SP FSPT 50700, AF Nos.
201805220218 & 201805220219, Ptn SE/NE,
Section 22, Township 25 North, Range 2 East

NOTES

1. This survey complies with all standards and guidelines of the "Survey Recording Act" RCW Chapter 58.09 and WAC 332-130-145.
2. Current Title report provided by Pacific Northwest Title on May 1, 2022.
3. Source of boundary information: Coultas-Richards Short Plat, recorded under AFN 201805220218 and AFN 201805220219, records of Kitsap County, WA.
4. No determination of underground utilities or other such underground features has been made regarding their possible alignment.
5. No buildings observed other than as depicted
6. North Town Loop is a 40' wide right of way per plat with no right of way improvements within approximately 150 feet of Lot B of BI Short Plat FSPT 50700.

Legend

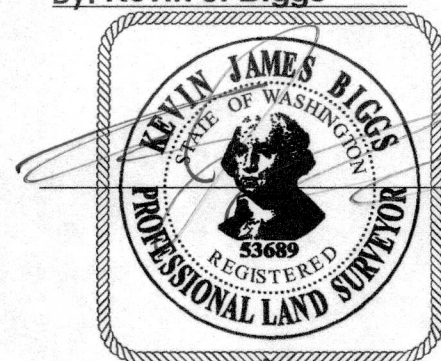
- Found iron pipe as noted.
- Found post as noted.
- Stormdrain Manhole
- < Storm Pipe Outfall
- X- Barbwire Fence
- // Pedestrian Railing
- >> 12" N-12 Storm Pipe
- FM 4" Sewer Force main per utility locates
- Asphalt driving surface
- Gravel driving surface
- Building
- Concrete
- Unpaved Driving Surface
- * Wetland, and associated buffer and setback locations derived by scaled Short Plat recorded under AFN 201805220218.

Italicized bearings and distances hereon are per deeds of record.

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By: **Kevin J. Biggs**



Date: 7/28/2022
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1388 MAP

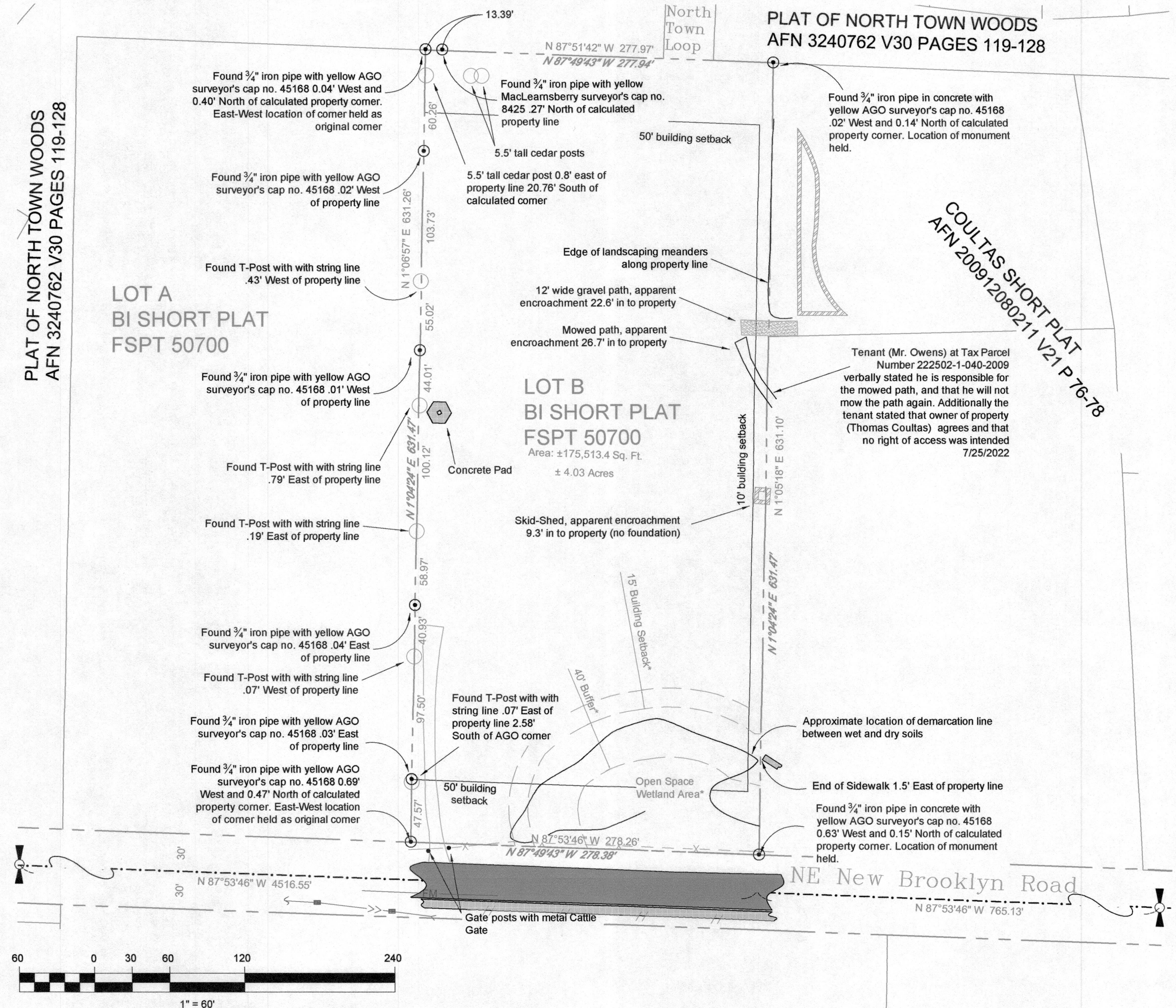
PLAT OF NORTH TOWN WOODS
AFN 3240762 V30 PAGES 119-128

LOT A
BI SHORT PLAT
FSPT 50700

LOT B
BI SHORT PLAT
FSPT 50700
Area: ±175,513.4 Sq. Ft.
± 4.03 Acres

PLAT OF NORTH TOWN WOODS
AFN 3240762 V30 PAGES 119-128

COULTAS SHORT PLAT
AFN 200912080211 V21 P 76-78



Wash. Grid System North

Wash. Grid System North

Client

Dave Johnson

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Drawn by	KJB	Date	7/14/2022	Job No.	1388
Checked by	KJB	Scale	1" = 60'	Sheet	2 of 2



Team4 Engineering
5819 NE Minder Road
Poulsbo, WA 98370
phone: 360 297-5560
fax: 360 297-7951

SE ¼, NE ¼, Sec. 22, T. 25 N., R. 2 E., W.M.
Auditor's Certificate
Filed for record this _____ day of _____, 20____
at _____ m., in Book 96 of Surveys, on
page 059 at the request of Team4 Engineering.
Original Signed by Auditor
County Auditor Auditor's File No.