



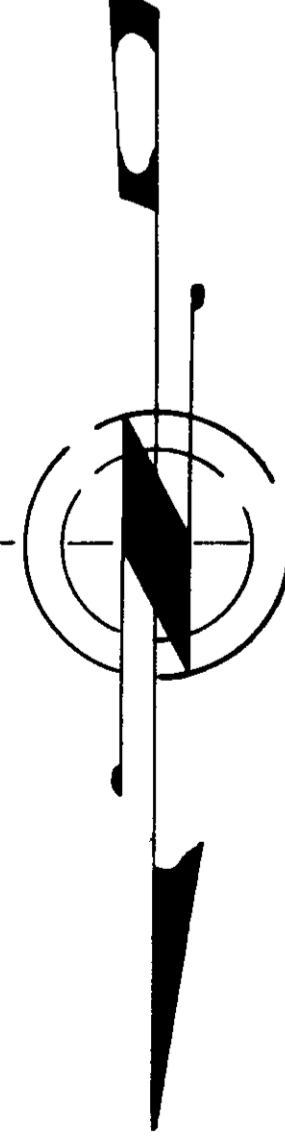
Vol 23 Pg 78

WARD C MULLER-LAND SURVEYOR

# DELTA LONG LAKE ACRE TRACTS

SITUATE WITHIN THE NW 1/4, SEC 20, T23N, R2E, WM  
A PLANNED UNIT DEVELOPMENT  
KITSAP COUNTY, WASHINGTON

SHEET 2 OF 4



SCALE I" = 100'

1/4 Section Corner Axle in Concrete & One Bearing Tree

17

N89°20'30"W

780.00

62-03-22-0086

Unplatted

N122°56'E 1480.74

Unplatted

N122°56'E 1480.74

Unplatted

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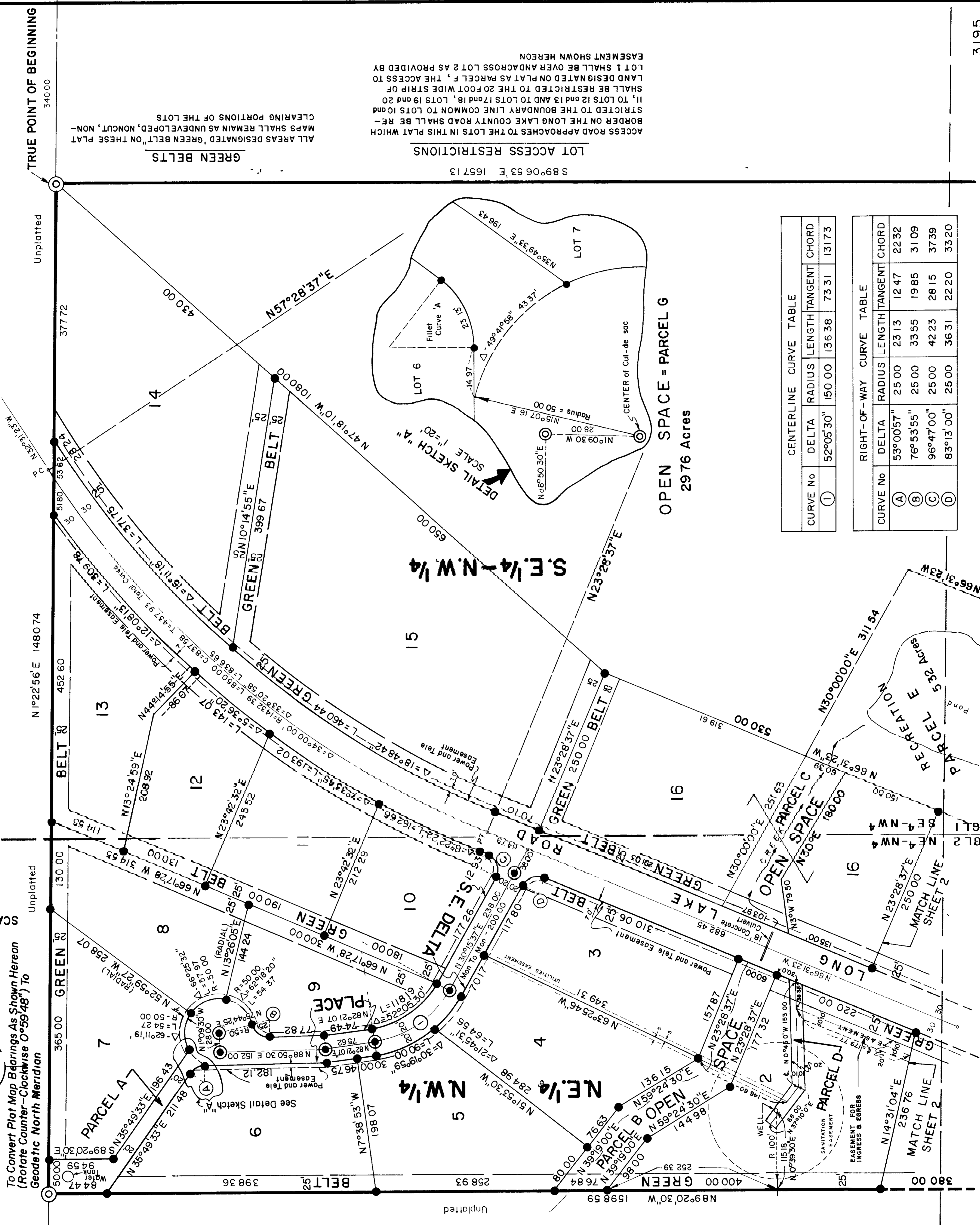
Unplatted

## GREEN BELTS

ALL AREAS DESIGNATED "GREEN BELT" ON THESE PLATS SHALL REMAIN AS UNDEVELOPED, NONCUT, NON-CLEARING PORTIONS OF THE LOTS

## LOT ACCESS RESTRICTIONS

ACCESS ROAD APPROACHES TO THE LOTS IN THIS PLAT WHICH BORDER ON THE LONG LAKE COUNTY ROAD SHALL BE RESTRICTED TO THE BOUNDARY LINE COMMON TO LOTS 10 AND 11, TO LOTS 12 AND 13 AND TO LOTS 17 AND 18, LOTS 19 AND 20 LAND DESIGNATED ON PLAT AS PARCEL F, THE ACCESS TO LOT 1 SHALL BE OVER AND ACROSS LOT 2 AS PROVIDED BY EASEMENT SHOWN HEREON

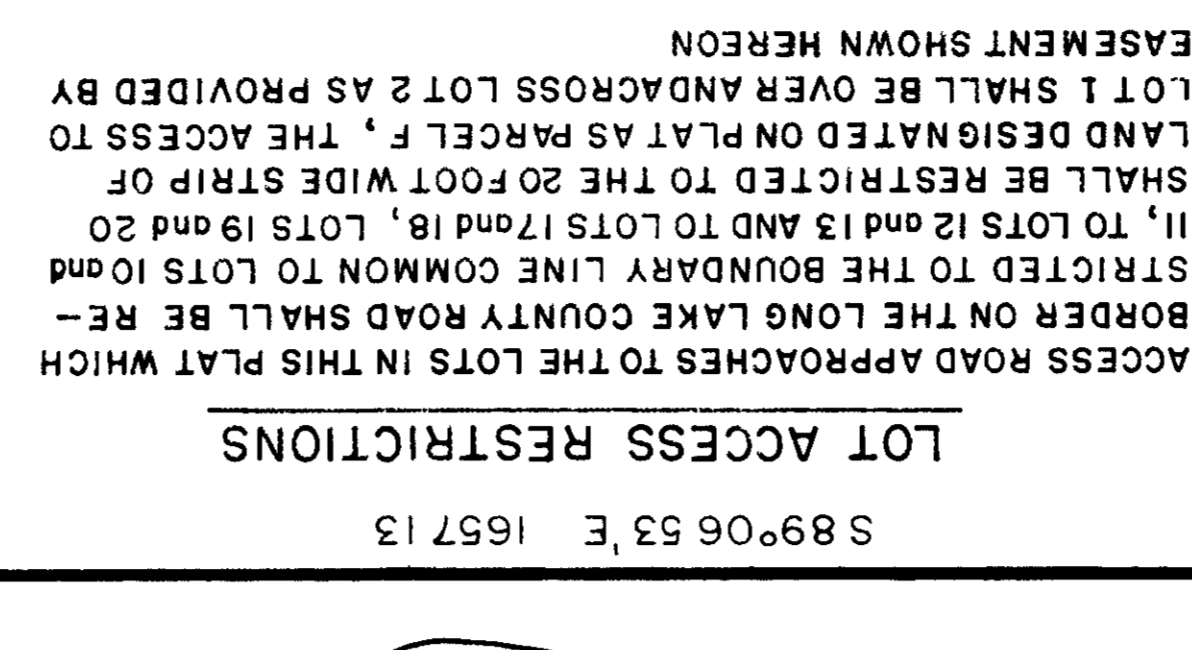


CURVE No	DELTA	RADIUS	LENGTH	TANGENT	CHORD
1	52°05'30"	150.00	136.38	73.31	131.73

CURVE No	DELTA	RADIUS	LENGTH	TANGENT	CHORD
A	53°00'57"	25.00	23.13	12.47	22.32
B	76°53'55"	25.00	33.55	19.85	31.09
C	96°47'00"	25.00	42.23	28.15	37.39
D	83°13'00"	25.00	36.31	22.20	33.20

OPEN SPACE = PARCEL G  
29.76 Acres

S.E. 1/4 - N.W. 1/4





# DELTA LONG LAKE ACRE TRACTS SITUATE WITHIN THE NW 1/4, SEC 20, T23N, R2E, WM A PLANNED UNIT DEVELOPMENT KITSAP COUNTY, WASHINGTON

## DESCRIPTION

This plat of DELTA LONG LAKE ACRE TRACTS comprises the following described parcels A, B, C and D in the northwest quarter of Section 20, T23N, R2E, WM

### PARCEL "A"

Government Lot 1, Section 20, T23N, R2E, WM, in Kitsap County, Washington, EXCEPT the south 340.0 feet lying east of the west 971.20 feet thereof, also EXCEPT the south 200.0 feet of the west 971.20 feet of said Government Lot 1, also EXCEPT that portion of said Government Lot 1 lying west of the following described line, Commencing at the southwest corner of said Government Lot 1, thence S89°06'53"E along the south line thereof 391.57 feet to the TRUE POINT OF BEGINNING of said line, thence N1°53'01"E parallel with the west line of said Government Lot 1 a distance of 399.71 feet to the balanced Government meander line, thence N25°00'W 350 feet more or less to the shoreline of Long Lake and end of said line

### PARCEL "B"

The southeast quarter of the northwest quarter, Section 20, T23N, R2E, WM, in Kitsap County, Washington, EXCEPT the south 30 feet thereof conveyed to Kitsap County for county road by deed recorded under Auditor's file No 534018, also EXCEPT portion conveyed to Kitsap County for Long Lake Road by deed recorded under Auditor's file No 456438, also EXCEPT the south 340 feet thereof

### PARCEL "C"

The northeast quarter of the northwest quarter, Section 20, T23N, R2E, WM, in Kitsap County, Washington, EXCEPT portion conveyed to Kitsap County for Long Lake Road by deed recorded under Auditor's file No 411367, also EXCEPT the north 790 feet thereof

### PARCEL "D"

Government Lot 2, Section 20, T23N, R2E, WM, in Kitsap County, Washington, EXCEPT the north 790 feet thereof, also EXCEPT that portion of the south 75 feet of the north 855 feet as measured along the east line of said Government Lot 2 that lies west of Long Lake Road, also EXCEPT the following described tract conveyed to Edward Wallis and Mary Wallis, his wife, by deed recorded under Auditor's file No 735566 Commencing at a point on the west side of Long Lake County Road that is S1°32'46"W 955.0 feet from the north line of said Section 20, thence parallel to the north section line running N99°16'49"W 435 feet, thence S63°38'E 303.98 feet, thence N57°04'E 208.20 feet, more or less, to the west side of the county road, thence N35°13'W 20.0 feet to the point of beginning All being more particularly described as follows

Commencing at the center of Section 20, T23N, R2E, WM, said center being the southeast corner of the northwest quarter of said Section 20 and which bears S89°06'53"E 2631.30 feet from the west one-quarter corner of said Section 20, thence N1°22'56"E along the east line of said northwest quarter 340.00 feet to the southeast corner of this plat of Delta Long Lake Acre Tracts, the TRUE POINT OF BEGINNING, thence continue along the east line of said northwest quarter N1°22'56"E 1480.74 feet, thence N89°20'30"W along the south line of the north 790.00 feet of said northwest quarter 1598.59 feet to a point on the northeasterly right-of-way line of the Long Lake County Road, said point being on the arc of a curve concave to the northeast and whose radius point bears N52°33'26"E 686.20 feet, thence S2°10'36"W 99.12 feet to the most easterly point of a tract of land conveyed to Robert T. Pilger and Gail M. Pilger, his wife, by deed recorded under Auditor's File No 1103935, said corner being on the southwesterly right-of-way line of said Long Lake County Road, thence S56°54'07"W along the southeasterly line of said Pilger tract 211.82 feet, thence N63°41'42"W along the southwesterly line of said Pilger tract 226.94 feet to a point called "A" on the balanced Government meander line of said Section 20, thence along said

meander line with the following courses, S48°52'28"W 40.24 feet, thence S38°37'32"E 322.97 feet, thence S5°37'32"E 303.58 feet, thence S51°52'28"W 126.05 feet, thence S1°52'28"W 77.21 feet, thence S43°22'28"W 56.76 feet, thence S13°52'28"W 215.80 feet, thence S77°22'28"W 97.67 feet, thence S67°22'28"W 48.18 feet, thence S2°37'32"E 77.21 feet, thence S19°52'28"W 271.24 feet to an angle point of said meander line being called "B" for the purpose of this description, thence leaving said meander line run S1°53'01"W parallel with the west line of said Government Lot 1 a distance of 199.71 feet, thence S89°06'53"E along the north line of the south 200.0 feet of said Government Lot 1 a distance of 579.63 feet, thence N1°53'01"E 140.04 feet, thence S89°06'53"E along the north line of the south 340.00 feet of Government Lot 1 and of the southeast quarter of the northwest quarter of said Section 20, a distance of 1657.13 feet to the true point of beginning

TOGETHER WITH that portion of the wetlands and/or shorelands of Government Lots 1 and 2 of Section 20, T23N, R2E, WM, lying between the aforesaid balanced Government meander line and the outer limits of the shorelands on Long Lake, the side lines of which shall extend N63°41'42"W and N25°00'00"W from the aforesaid points "A" and "B", respectively, to said outer limits

## DEDICATION

Know all men by these presents that DELTA DEVELOPMENT CO., INC., A WASHINGTON CORPORATION, the undersigned, owner in fee simple of the land hereby platted, hereby declares this plat and dedicates to the use of the public forever all streets, avenues, places or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon, also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded

No permanent structure or building shall be constructed on any lot or parcel of this plat which does not conform to the Kitsap County zoning and platting regulations

In witness whereof I have hereunto set my hand and seal this 26<sup>th</sup> day of February 19 82  
DELTA DEVELOPMENT CO., INC.

*James A. Egan*

## CORPORATE ACKNOWLEDGMENT

STATE OF WASHINGTON) SS  
COUNTY OF KITSAP )

This is to certify that on this 26<sup>th</sup> day of February, 19 82 A. D., before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared James A. Egan, to me known to be the officer of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument, and that the seal affixed is the corporate seal of said corporation

In witness whereof I have hereunto set my hand and seal the day and year first above written

*Paul Orchard, Notary*  
Notary Public

820322066

# DELTA LONG LAKE ACRE TRACTS

SITUATE WITHIN THE NW 1/4, SEC. 20, T23N, R2E, W.M.  
A PLANNED UNIT DEVELOPMENT  
KITSAP COUNTY, WASHINGTON

## EASEMENT PROVISIONS

(A) Easements are hereby granted to PUGET SOUND POWER AND LIGHT COMPANY and PACIFIC NORTHWEST BELL TELEPHONE COMPANY, their respective successors and assigns, under and upon the exterior 7 feet, parallel with and adjoining the street frontage of all lots in which to install, lay and maintain their facilities for the purpose of serving this plat and other property.

(B) An easement for ingress and egress is hereby reserved for the owners of Lot 1, their successors and assigns, over and across a strip of land 20 feet in width across Lot 2, and being 10 feet on each side of the following described line: Commencing at the southeast corner of said Lot 2, thence N66°31'22"W along the south line thereof 30.00 feet to the TRUE POINT OF BEGINNING, thence N0°45'43.39 feet, thence N66°31'23"W 179.77 feet to the line common to said Lots 1 and 2, the end of said easement.

(C) An easement for ingress and egress is hereby reserved for the owners of Lots 19 and 20, their successors and assigns, over and across the northerly 100 feet, as measured along the northwesterly line, of that certain 20 foot wide strip of land designated Parcel F on this plat.

(D) An easement for water supply purposes is hereby reserved for the DELTA LONG LAKE HOMEOWNERS ASSOCIATION, a Washington Nonprofit Corporation, its successors and assigns, under and upon a strip of land 10 feet in width, and being 5 feet on each side of the following described line: Beginning at the northeast corner of Lot 3, thence N63°25'46"W along the north line thereof 349.71 feet to the northwest corner of said Lot 3, thence continuing N63°25'46"W across Parcel B and a portion of Lot 2, of said plat, 136 feet, more or less, to the east line of Parcel D of said plat.

(E) An easement for ingress and egress is hereby reserved for the owners of Lot 2, their successors and assigns, over and across that certain 20 foot wide strip of land designated Parcel D on this plat.

## SANITATION COVENANT

All homes built upon Lots 2, 8, 12, 13, 14 and 15 of this plat shall have septic tanks and drain fields in conformance with the policies of the Kitsap County Health Department. Preliminary locations of drain fields are on file with the aforesaid Kitsap County Health Department.

## SURVEYOR'S CERTIFICATE

I HEREBY certify that this plat of DELTA LONG LAKE ACRE TRACTS is based upon an actual survey and subdivision of Section 20, Township 23 North, Range 2 East, W.M., that the distances and bearings are shown thereon correctly, the monuments have been set and all lot and block corners staked on the ground.

Ward C. Muller  
WARD C. MULLER - Licensed Land Surveyor  
License No. 4217

## TREASURER'S CERTIFICATE

I, Robin E. Sain, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the above property are fully paid up to and including the year 1982 A D.

Robin E. Sain  
County Treasurer

## APPROVALS

Approved by me this 17 day of MARCH A D 1982

Don Perkins  
Director, Kitsap County Planning Commission

Approved by me this 22<sup>nd</sup> day of February A D 1982

Willa A. Fisher, M.D.  
Director of Health, Kitsap County Health Dept.

Approved by me this 18<sup>th</sup> day of MARCH A D 1982

Paul G. Dwyer  
Kitsap County Engineer



Approved by the Board of County Commissioners this 23<sup>rd</sup> day of March A D 1982

W. H. Mahan  
Chairman of the Board of County Commissioners

Janet R. Benach  
Clerk of the Board of County Commissioners

## FILING

Filed for record at the request of Ward Muller of this 22<sup>nd</sup> day of March, 1982 A D, at 5 minutes past 2<sup>00</sup> o'clock P.M. and recorded in Volume 23 of plat, PAG. 2275, 79 + 80, records of Kitap County, Washington.

Sharon Huff  
Kitsap County Auditor