FORT WARD PARADE GROUNDS
Situate in
SW1/4 SW1/4 SEC. 11, TWP. 24N, RG. 2E, W.M.
City of Bainbridge Island, Kitsap County, Washington

DEDICATION
Know all men by these presents, that we the undersigned, owners of the land hereby pledged, hereby declare this plot and dedicate to the use of the public forever of all streets shown on the plot and all streets from the said streets to the main street, for all purposes, for the right to make all necessary changes for cuts and fills upon the said streets shown on this plot in the reasonable original grading of all streets, roads and streets shown herein, 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. Dimensions and uses of all lots embraced in this plot and subject to use shall be in conformance with the City of Bainbridge Island Zoning Regulations. The owners, their heirs and their successors and assigns hereby waive all claims for damages against any governmental authority arising from the construction and maintenance of any public improvement on the street.

Parcel A and B (Open Space) is hereby dedicated to the City of Bainbridge Island.

As witness whereof we have set our hands and seals this ___ day of 20___.

Kitsap County Consolidated Housing Authority
A Washington Municipal Corporation

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF ___ as
On this ___ day of 20___ before me personally appeared

PARCEL A: Lute 17, Suite B, and Lute 20 and 21, Williamerville Estate of Fort Ward Estates, according to plot recorded in Volume 5 of Flats, Pages 30 and 31, in Kitsap County, Washington, being a part of Lute 15 through 16, inclusive, Block 2 and Lute 12 through 17, inclusive, Block 1, Fort Ward Estates, Division No. 5 according to plot recorded in Volume 11 of Flats, Page 25, in Kitsap County, Washington.

PARCEL B: Lute 2 and 3, Block 3, Fort Ward Estates Division No. 2, according to plot recorded in Volume 9 of Flats, Page 52, in Kitsap County, Washington.

PARCEL C: Lute 3, 2 and 3, Block 2, Fort Ward Estates Division No. 2, according to plot recorded in Volume 9 of Flats, Page 52, in Kitsap County, Washington.

TOTAL AREA: 4.96 Acres
TOTAL LOT AREA: 0.00 Acres
TOTAL OPEN SPACE: 2.35 Acres
TOTAL ROADWAY: 0.43 Acres

EASEMENT PROVISIONS

The undersigned hereby grants, conveys and quitt claims to Puget Sound Energy Company, U.S. West, City of Bainbridge Island, Kitsap County Sewer District No. 2, the Fort Ward Parade Grounds Homeowners Association and any cable television company providing cable television to the Plat of Fort Ward Parade Grounds, behalf of the owners and residents, respectively, under, across, through and upon the areas dedicated and reserved as "Utility Easement," for the purpose of installation, placement, construction, maintenance and operation of underground conduits, cables, pipelines and wires, together with the necessary facilities and other equipment appurtenant thereto, for the purpose of providing service to the Plat of Fort Ward Parade Grounds with electric, water, sewer, telephone, drainage, gas and cable television service, together with the right of reasonable access to said property and to enter upon all lots and lots located within the Plat of Fort Ward Parade Grounds to facilitate the installation, construction, maintenance and operation of said conduits, cables, pipelines and wires. Any such use shall be subject to all conditions and restrictions as herein stated. All repairs and maintenance shall be performed in a manner that will not damage existing facilities or interfere with the purpose herein stated.

HOMEOwner's ASSOCIATION

The Homeowner's Association for this plot is a Washington nonprofit corporation known as the Fort Ward Parade Grounds Homeowners' Association Inc. incorporated under the Washington Unified Business I.D. No.

COVENANTS

The "Declaration of Easements, Covenant, Conditions and Restrictions on the Plat of Fort Ward Parade Grounds Homeowners' Association Inc.", recorded in the records of Kitsap County, Washington.

APPROVALS

ENGINEER

Approved by the City Engineer this ___ day of 200__.

CITY, City of Bainbridge Island

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
Approved by the Planning and Community Development this ___ day of 200__.

Director of Planning and Community Development
City of Bainbridge Island

CITY COUNCIL

Approved by the City Council this ___ day of 200__.

City Council, City of Bainbridge Island

HEALTH DEPARTMENT

Approved by the Health Department of Kitsap County this ___ day of 200__.

Director of Health, Kitsap County Health Department

TREASURER'S CERTIFICATE

The undersigned, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the herein described property are fully paid to and including the year 20__.

Kitsap County Treasurer

RECORDING CERTIFICATE

Filed for record at the request of the ___ day of 20__ at ___ o'clock of ___ A.M., and recorded in Volume ___ of Flats, Pages ___ of Kitsap County, Washington.

Kitsap County Auditor

RECEIVED

DEPT. OF PLANNING & COMMUNITY DEVELOPMENT

Preliminary Plot Application No. SUB05-14-00-1

ATTACHMENT E
FORT WARD PARADE GROUNDS
Situated in
SW1/4 SW1/4 SEC. 11, TWP. 24N., RG. 2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

NOTES:
1.) The maintenance of roof and yard drainage and associated piping and appurtenances shall be the responsibility of the individual homeowners.

2.) The property owners within the plot shall be responsible for maintenance of all landscaping within the vicinity and proposed right-of-way including any sidewalks other than roadway, alleys, street, storm drainage facilities and appurtenances.

3.) The 20-foot wide corridor between Evergreen Avenue and the main portion of the open space shall provide pedestrian access to the open space. Pedestrian access to the open space shall not be impeded by fire breaks, trees, building, or other barriers. For aesthetic and safety reasons, the corridor shall be landscaped with grass, greenhouses, shrubs and shrubbery four feet in height. For aesthetic and safety reasons, the portion of lot 1 abutting between the residence and the open space corridor shall not contain fences and/or landscaping exceeding four feet in height. These provisions shall appear as notes on the final plat.

4.) As no new residential lots are being created by this plat reconfiguration, subdivision approval is not dependent on approval of school impact fees. However, as with any such subdivision, an impact fee will be assessed in accordance with the school impact fee ordinance to cover the cost of building permit issuance. The applicant may request exemption from payment of the school impact fee for a portion of the affordable housing units.

5.) To ensure parking shall be permitted where necessary to provide a minimum of two off-site parking spaces for each residential unit.

6.) Each residence shall provide at least two parking spaces. Each space shall be at least 9' x 20'.

7.) Building plans for the residences shall be submitted to the "City of Bainbridge Island, Historic Preservation" for review in order to assure adherence to "The Secretary of the Interior's Standards for Rehabilitation" and identification of any concerns about adverse effect to the historic district. Written documentation of state review shall accompany each building permit application.

8.) Pitched roofs with a slope of 6:12 or less shall not be permitted. Roof overhangs of at least 18 inches shall be incorporated. Pitched roofs for porches between 3:12 up to 12:12 are encouraged. Long buildings facing the street, suburban facades, and large bank walls are discouraged. Large panels of glass and picture windows are also discouraged.

9.) If a subdivision sign is desired, it should be located on the property line of the Bainbridge Island Historical Society prior to applying for a sign permit application with the city.

10.) Open space is to be limited to informal recreation such as bird watching, walking, photography, nature study, and kite-flying. Upon recommendation of the Fort Ward Neighborhood Association, a portion of the open space may be developed as a children's playground consistent with historic use. Organized sporting events, the creation of formal sports fields, and the use of motor vehicles (except related to maintenance activities) shall be prohibited. Open space is to be retained as an area of views and gardens.

11.) Lot setbacks, buffers, and dimensional requirements:

   Building to building: Minimum 20 feet separation
   Building to centerline: Minimum 15 feet
   Building to roadway: Minimum 15 feet from all streets
   Building to front of open space: Minimum 5 feet
   Building height: Two stories and/or 30 feet, whichever is lower
   Minimum lot coverage: 35 percent

12.) At least six of the lots shall be developed with affordable housing units in compliance with the provisions of SBCC 18:00, as amended by Ordinance 2007:40. The affordable housing units shall be reserved for construction prior to construction of the second non-market rate units. The affordable units shall be dispersed among the market rate units so that no more than two affordable units connect each other.

13.) F.E.A.S. designation: Zone C.

Preliminary Plat Application No. SUB90-14-00-1 Sheet 3 of 3

A.E.S. CONSULTANTS
P.O. BOX 350, BAINBRIDGE ISLAND, WA 98343-0350

Drawn By R.L.D.
Date: 6/27/92
Checked By S.C.O.

Plan No. 0484