

# FORT WARD PARADE GROUNDS

Situate in  
SW.1/4 SW.1/4 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 in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets shown on the plat and the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of all streets, roads and alleys 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. Dimensions and uses of all lots embraced in the plat and subject to and shall be in conformance with the City of Bainbridge Island Zoning Regulations. The owners hereof and their successors and assigns hereby waive all claims for damages against any governmental authority arising from the construction and maintenance of public property within this plat.

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

In 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 \_\_\_\_\_ } ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known (or proven on the basis of satisfactory evidence) to be the \_\_\_\_\_ of KITSAP COUNTY CONSOLIDATED a Washington Municipal Corporation, the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said limited partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS THEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC in and for the State of  
Washington, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Print Name: \_\_\_\_\_

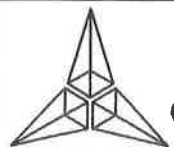
## LEGAL DESCRIPTION

**PARCEL A:**  
Lots 1-17, inclusive, and Lots 20 and 21, Millennium Replat of Fort Ward Estates, according to plat recorded in Volume 30 of Plats, Pages 30 and 31, in Kitsap County, Washington, Being a replat of Lots 15 through 26, inclusive, Block 2 and Lots 12 through 17, inclusive, Block 1, Fort Ward Estates, Division No. 5 according to plat recorded in volume 11 of Plats, Page 20, in Kitsap County, Washington;

**PARCEL B:**  
Lots 2 and 3, Block 3, Fort Ward Estates Division No. 2, according to plat recorded in Volume 9 of Plats, Page 52, in Kitsap County, Washington.

**PARCEL C:**  
Lots 1, 2 and 3, Block 2, Fort Ward Estates division No. 2, According to plat recorded in Volume 9 of Plats, Page 52, in Kitsap County, Washington.

TOTAL AREA: 4.99 Acres  
TOTAL LOT AREA: 2.02 Acres  
TOTAL OPEN SPACE: 2.55 Acres  
TOTAL ROADWAY: 0.42 Acres



**AES**  
CONSULTANTS, INC.  
P.O. BOX 630 · SILVERDALE, WA 98283 · (360)862-6460

Drawn By:	R.L.J.
Date:	5/23/02
Checked By:	S.E.O.
Job No.	3014

## EASEMENT PROVISIONS

The undersigned hereby grants, conveys and quit claims to Puget Sound Energy Company, U.S. West, City of Bainbridge Island, Kitsap County Sewer District No. 7, The Fort Ward Parade Grounds Homeowners Association and any cable television company providing cable television to the Plat of Fort Ward Parade Grounds, their respective successors and assigns, a non-exclusive easement under, across, through and upon the areas depicted and labeled as "Utility Easement" for the purpose of installation, placement, construction, renewal, operation, use and maintenance of underground conduits, cable, pipeline 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 tracts and lots located within the Plat of Fort Ward Parade Grounds to facilitate the purposes set forth herein, to the extent reasonable and practical. Any such utility shall be required, as a condition of the easement granted herein to restore the easement areas following installation, maintenance or repair to the condition existing prior to said activity. Within the "Utility Easement" no structure, planting or other material shall be placed or permitted to remain which may damage existing facilities or interfere with the purpose herein stated.

All storm drain easements shall favor the City of Bainbridge Island.

## HOMEOWNER'S ASSOCIATION

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

## COVENANTS

The "Declaration of Easements, Covenants, Conditions and Restrictions on the Plat of Fort Ward Parade Grounds" is recorded under Auditor's File Number \_\_\_\_\_ records of Kitsap County, Washington.

## SURVEYOR'S CERTIFICATE

I, Steven E. Ottmar, registered as a professional land surveyor by the state of Washington certify that this plat is based on an actual survey of the land herein described conducted by me or under my supervision, during the period \_\_\_\_\_ through \_\_\_\_\_ that the distances, courses, and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and the lot corners staked on the ground as depicted on the Plat.



## APPROVALS

ENGINEER  
Approved by the City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
City Engineer, City of Bainbridge Island

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT  
Approved by the Director of Planning and Community Development this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director of Planning and Community Development  
City of Bainbridge Island

CITY COUNCIL  
Approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
City Council, City of Bainbridge Island

HEALTH DEPARTMENT  
Approved by the Health Department of Kitsap County this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director of Health, Kitsap County Health Department

## TREASURER'S CERTIFICATE

I, \_\_\_\_\_, 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 \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in volume \_\_\_\_\_ of plats, pages \_\_\_\_\_, records of Kitsap County, Washington.

\_\_\_\_\_  
Kitsap County Auditor

By: Deputy



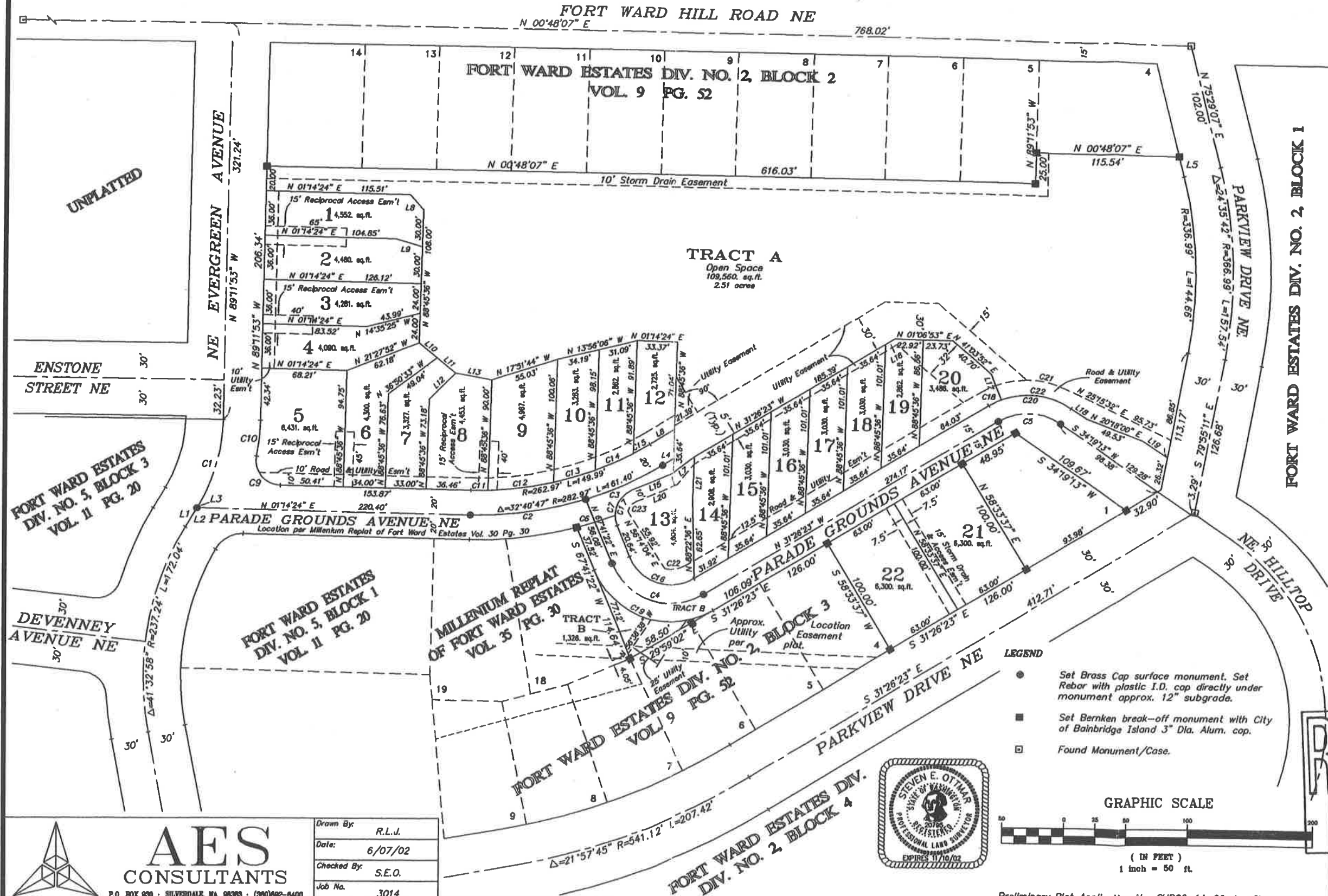
VICINITY MAP  
NTS



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 City of Bainbridge Island, Kitsap County, Washington

NORTH: NAD 83 (1991)



UNPLATTED

ENSTONE STREET NE

FORT WARD ESTATES DIV. NO. 5, BLOCK 3 VOL. 11 PG. 20

DEVENNEY AVENUE NE

FORT WARD ESTATES DIV. NO. 5, BLOCK 1 VOL. 11 PG. 20

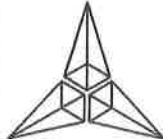
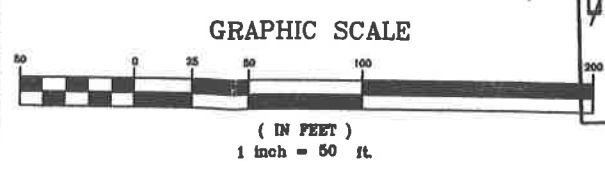
MILLENNIUM REFLAT OF FORT WARD ESTATES VOL. 5 PG. 30

FORT WARD ESTATES DIV. NO. 2, BLOCK 3 VOL. 9 PG. 52

FORT WARD ESTATES DIV. NO. 2, BLOCK 4

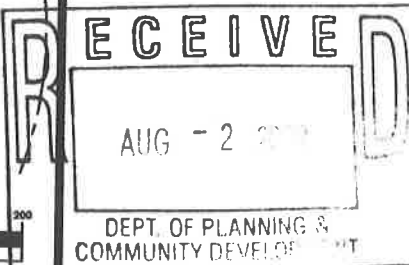
FORT WARD ESTATES DIV. NO. 2, BLOCK 1

- LEGEND**
- Set Brass Cap surface monument. Set Rebar with plastic I.D. cap directly under monument approx. 12" subgrade.
  - Set Bernken break-off monument with City of Bainbridge Island 3" Dia. Alum. cap.
  - Found Monument/Case.



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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 59°23'40" W	19.31'
L2	N 59°23'40" W	17.78'
L3	N 59°23'40" W	1.52'
L4	N 31°26'23" W	10.84'
L5	S 75°29'07" W	16.90'
L6	N 31°26'23" W	4.45'
L7	N 37°57'48" W	21.83'
L8	S 48°19'35" W	16.38'
L9	S 16°48'07" W	22.36'
L10	S 39°09'31" W	19.32'
L11	S 39°09'31" W	19.32'
L12	N 45°04'55" W	30.18'
L13	S 10°19'17" W	29.53'
L14	N 37°36'50" W	23.06'
L15	N 22°48'22" W	36.73'
L16	N 31°26'23" W	8.42'
L17	S 68°48'02" W	22.44'
L18	S 34°19'13" W	14.66'
L19	S 34°19'13" W	24.21'
L20	N 22°48'22" W	36.73'
L21	N 88°45'36" W	36.43'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	142.51'	74.13'	29°48'08"
C2	282.97'	93.60'	18°57'06"
C3	282.97'	67.80'	13°43'41"
C4	52.00'	89.97'	99°07'45"
C5	46.00'	52.80'	65°45'36"
C6	302.97'	31.59'	5°58'57"
C7	22.00'	26.21'	68°16'18"
C9	20.00'	34.66'	99°17'47"
C10	172.50'	29.31'	9°44'04"
C11	262.97'	13.54'	2°57'04"
C12	262.97'	52.69'	11°28'49"
C13	262.97'	34.77'	7°34'31"
C14	262.97'	33.30'	7°15'17"
C15	262.97'	15.69'	3°25'05"
C16	37.00'	64.01'	99°07'45"
C17	22.00'	34.37'	89°30'16"
C18	61.00'	10.90'	10°14'25"
C19	67.00'	115.92'	99°07'45"
C20	61.00'	70.01'	65°45'36"
C21	70.50'	32.14'	26°07'11"
C22	24.50'	18.26'	42°42'40"
C23	12.00'	11.12'	53°05'19"

## NOTES:

- The maintenance of roof and yard drains and associated piping and appurtenances shall be the responsibility of the individual homeowners.
- The property owners within the plat shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, sidewalks, storm drainage facilities and signage.
- 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 the construction of fences, landscaping, or other barriers. For aesthetic and safety reasons, the corridor shall be landscaped with grass, groundcover, and shrubs not exceeding four feet in height. For aesthetic and safety reasons, the portion of lot 1 situated between the residence and the open space corridor shall not contain fencing and/or landscaping exceeding four feet in height. These provisions shall appear as notes on the final plat.
- As no new residential lots are being created by this plat reconfiguration, subdivision approval is not dependent on payment of school impact fees. However, as with any existing lot of record, school impact fees will be assessed in accordance with the school impact fee ordinance in effect at the time of building permit issuance. The applicant may request exemption from payment of the school impact fee for any of the affordable housing units.
- Tandem parking shall be permitted where necessary to provide a minimum of two on-site parking spaces for each residential lot.
- Each residence shall provide at least two on-site parking spaces. Each space shall be at least 8' x 20'.
- Building plans for the residences shall be provided to the "State Office of Archaeology and Historic Preservation" for review in order to assess adherence to "The Secretary of 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.
- Pitched roofs between 6:12 up to 12:12 are encouraged for all new development. Roof overhangs of at least 18 inches should be incorporated. Pitched roofs for porches between 3:12 up to 12:12 are encouraged. Long buildings facing the street, unbroken facades, and large blank walls are discouraged. Large panes of glass and picture windows are also discouraged.
- If a subdivision sign is desired, the applicants shall discuss the matter with the Bainbridge Island Historical Society prior to filing a sign permit application with the city.
- Open space—A shall be limited to informal recreation such as bird watching, walking, photograph, picnicking, 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 historical use. Organized sporting events, the creation of formal sports fields, and the use of motorized vehicles (except related to maintenance activities) shall be prohibited. Open space—B shall be retained as an area of lawns and gardens.
- Lot setbacks, buffers, and dimensional requirements:
 

Building to building	Minimum 10 feet separation
Building to exterior property lines	Minimum 15 feet
Building to roadways	Minimum 15 feet from all streets
Building to trail or open space	Minimum 5 feet
Building height	Two stories and/or 30 feet, whichever is lower
Maximum lot coverage	35 percent
- At least six of the lots shall be developed with affordable housing units in compliance with the provisions of BIMC 18.90, as amended by Ordinance 2000-40. The affordable units shall be under construction prior to construction of the second nine-market rate units. The affordable units shall be dispersed among the market rate units so that no more than two affordable units adjoin each other.
- F.E.M.A. designation: Zone C.



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