



Title Insurance
Escrow Services
Real Estate Resources

Silverdale
Main Office
(360) 692-4141
1-800-464-2823
Fax (360) 692-5569

2021 NW Myhre Rd., Suite 300
P.O. Box 3607
Silverdale, WA 98383

Bainbridge Island
(206) 842-2082
1-800-884-7636
Fax (206) 842-2125

921 Hildebrand Ln. NE, Suite 200
Bainbridge Island, WA 98110

OWNER NAME:

Tarmo P. Roosild &
Samantha Castronovo

PROPERTY ADDRESS:

20250 Bond Road NE
Poulsbo, WA 98370
152601-1-131-2008

PROVIDED ESPECIALLY FOR:

Virgil Valdez & Nilla MacNealy
John L. Scott Real Estate
Silverdale, WA

Abby Gannon
Customer Service Representative

AbbyG@PNWTKitsap.com
Phone: (360) 692-4141
Fax: (360) 692-8001



Parcel Information	
Parcel #:	152601-1-131-2008
Tax Id:	2149078
Site Address:	20250 Bond Rd NE Poulsbo WA 98370 - 9077
Owner:	Roosild, Tarmo P
Owner2:	
Owner Address:	4052 Mahaila Ave Unit C San Diego CA 92122
TwN/Range/Section:	T: 26N R: 01E S: 15 Q: NE
Parcel Size:	0.48 Acres (20,909 SqFt)
Plat:	
Book/Page:	Book: Page:
Neighborhood:	7400
Census Tract/Block:	090501 / 2002
Map Grid:	166
Waterfront:	
Land Use:	111 - SINGLE FAMILY RES
Building Use:	Single family
Building Type:	Avg Rambler
Total Land Value:	\$93,580.00
Total Impr Value:	\$200,950.00
Total Value:	\$294,530.00



Tax Information	
Tax Year:	2020
Levy Code:	0415
Levy Rate:	10.2328
Annual Tax:	\$3,013.86
Total Taxes & Fees:	\$3,015.86

Legal

LOT C CITY OF POULSBO SHORT PLAT P-51 RECORDED UNDER AUDITOR'S FILE NO. 9202200072; BEING THAT PORTION OF GOVERNMENT LOT 3, LYING IN SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE EAST LINE OF SAID SECTION 15, S1*28'50 W 497.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N88*39'53 W 167.20 FEET TO POINT C ; THENCE CONTINUING N88*39'53 W 14.13 FEET; THENCE S4*08'57 E 120.55 FEET; THENCE S88*39'53 E 169.50 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE ALONG SAID EAST LINE N1*28'50 E 120.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH A 70 FOOT WIDE ACCESS EASEMENT, THE WEST BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT C ; THENCE S2*09'53 E 15.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE N2*09'53 W 105.92 FEET TO POINT B AND THE TERMINUS. TOGETHER WITH A 30 FOOT ACCESS AND UTILITY EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT B ; THENCE S88*39'53 E 15.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE N2*09'53 W 155.41 FEET TO POINT X BEING A POINT OF INTERSECTION WITH THE CENTERLINE OF THE FOLLOWING DESCRIBED EASEMENT AND THE TERMINUS. TOGETHER WITH A 30 FOOT ACCESS EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT X ; THENCE S66*35'33 E 24.00 FEET; THENCE N66*35'33 W 51.18 FEET; THENCE N21*13'38 W 113.49 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BOND ROAD NE AND THE TERMINUS. EXCEPT THAT PORTION FOR BOND ROAD NE .

Land

Property Class:	111	Zone:	RL - Residential Low	Dwelling Count:	0	Other Impr:	0
Electric:		Gas:		Water:		Sewer:	
Cable:		Well:		Septic:		Recreation:	
Watershed:	1711001907 - Olalla Valley-Frontal Puget Sound			School Dist:	400 - North Kitsap		
Primary School:	Poulsbo Elementary School			Middle School:	Poulsbo Middle School		
High School:	North Kitsap High School						

Improvement

Building Type: Avg Rambler	Year Built: 1992	Bsmt Fin SqFt: 752	Bsmt Unfin SqFt: 0
Use Desc: Single family	Stories: 1	Above Ground SqFt: 1,734	Garage SqFt: 576
Roof Material: Comp sh to 235#	Heating: Forced hot air	1st Floor SqFt: 982	Carport SqFt: 0
Bedrooms: 3	Full/Half Baths: 1 / 0	2nd Floor SqFt: 0	Deck SqFt: 0
		Total SqFt: 1,734	

Assessed Value History.

Year	Total	Land	Impr	Levy Rate	Annual Tax	FFP Assmnt	SSWM Assmnt	NOX Weed Assmnt	Total
2020	\$294,530.00	\$93,580.00	\$200,950.00		3013.86	0	0	2	3015.86
2019	\$276,340.00	\$87,460.00	\$188,880.00		2828.02	0	0	2	2830.02
2018	\$285,160.00	\$92,230.00	\$192,930.00		3122.76	0	0	2	3124.76

Transfer Information

Loan Date: 10/17/2006	Loan Amt: \$227,000.00	Doc Num: 200610170277	Doc Type: Deed Of Trust
Loan Type:	Finance Type: Conventional	Lender: BANK OF AMERICA	
Rec. Date: 05/09/1995	Sale Price:	Doc Num: 199505090227	Doc Type: Quit Claim
Buyer: SAMANTHA CASTRONOVO		Seller: ROOSILD TARMO P	
Rec. Date: 05/27/1993	Sale Price: \$135,000.00	Doc Num: 199305270006	Doc Type: Deed
Owner: Tarmo P Roosild		Grantor:	
Orig. Loan Amt: \$108,000.00		Title Co:	
Finance Type:	Loan Type: Conventional	Lender: KEYCORP MTG INC	

Sales

Excise #	Date	Price	Deed Type
1995EX03047	04/05/1995	0	Q
1993EX03778	05/19/1993	135000	W

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

View: [Receipt\(s\) on file](#)
[\[Click here to Print\]](#)

[\[Click here to Pay by Credit Card - 3rd party fee applies\]](#)
[\[Click here to Pay by E-Check - 3rd party fee applies\]](#)



Meredith R. Green, CPA
 MAKE REMITTANCES PAYABLE TO:
 Kitsap County Treasurer
 614 Division Street, MS-32
 Port Orchard, WA 98366

2020 WEB TAX STATEMENT

Printed:11/19/2020

ROOSILD TARMO P
 4052 MAHAILA AVE UNIT C
 SAN DIEGO, CA 92122-5810

Account Number	** For Informational Purposes Only **
152601-1-131-2008	Process Number 2149078
	Taxpayer Name: ROOSILD TARMO P

Tax Property Description

15261E
 LOT C CITY OF POULSBO SHORT PLAT P-51 RECORDED UNDER AUDITOR'S FILE NO. 9202200072; BEING THAT PORTION OF GOVERNMENT LOT 3, LYING IN SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE EAST LINE OF SAID SECTION 15, S1*28'50 W 497.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N88*39'53 W 167.20 FEET TO POINT C ; THENCE CONTINUING N88*39'53 W 14.13 FEET; THENCE S4*08'57 E 120.55 FEET; THENCE S88*39'53 E 169.50 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE ALONG SAID EAST LINE N1*28'50 E 120.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH A 70 FOOT WIDE ACCESS EASEMENT, THE WES

VALUE INFORMATION FOR TAX

	2019	2020
Land:	\$87,460	\$93,580
Buildings, etc.:	\$188,880	\$200,950
TOTAL VALUE:	\$276,340	\$294,530
TOTAL TAXABLE VALUE:(Land + Buildings, etc. minus Qualifying Exemptions)	\$276,340	\$294,530

Levy Code 0415	General Levy Rate per \$1000
[Click here for Levy Information]	10.2328
Voted Rate -- 23.8 % Voter Approved	

Parcel Location: 20250 BOND RD NE

GENERAL TAX DISTRIBUTION

	2019		2020
STATE GENERAL	\$735.54	STATE GENERAL	\$877.63
REGIONAL LIBRARY	\$108.82	REGIONAL LIBRARY	\$108.72
LOCAL SCHOOL	\$701.08	LOCAL SCHOOL	\$716.57
COUNTY	\$257.00	COUNTY	\$256.60
CITY	\$379.54	CITY	\$390.16
PORT	\$67.23	PORT	\$69.17
FIRE	\$561.17	FIRE	\$577.40
PUD	\$17.64	PUD	\$17.61
2019 Total:	\$2,828.02	2020 Total:	\$3,013.86

Current Taxes		
ASSESSMENT	2019	2020
Noxious Weed	\$2.00	\$2.00
Asmt Total	\$2.00	\$2.00

2020 General Property Tax + Assessments = \$3,015.86

TOTAL AMOUNT DUE: **No Taxes Owing**

First half taxes paid after April 30th will incur interest plus penalty computed on the FULL year amount (RCW 84.56.020).

General

Parcel #: 152601-1-131-2008

20250 BOND RD NE
POULSBO, WA 98370

Taxpayer Name	ROOSILD TARMO P
Mailing Address	4052 MAHAILA AVE UNIT C SAN DIEGO, CA 92122
Parcel No.	152601-1-131-2008
Account ID	2149078
Site Address	20250 BOND RD NE POULSBO, WA 98370
Status	Active
Property Class	111 - Single family residence

Tax Description

Parcel #: 152601-1-131-2008

20250 BOND RD NE
POULSBO, WA 98370

LOT C CITY OF POULSBO SHORT PLAT P-51 RECORDED UNDER AUDITOR'S FILE NO. 9202200072; BEING THAT PORTION OF GOVERNMENT LOT 3, LYING IN SECTION 15, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE EAST LINE OF SAID SECTION 15, S1*28'50 W 497.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N88*39'53 W 167.20 FEET TO POINT C ; THENCE CONTINUING N88*39'53 W 14.13 FEET; THENCE S4*08'57 E 120.55 FEET; THENCE S88*39'53 E 169.50 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE ALONG SAID EAST LINE N1*28'50 E 120.00 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH A 70 FOOT WIDE ACCESS EASEMENT, THE WEST BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT C ; THENCE S2*09'53 E 15.74 FEET TO THE TRUE POINT OF BEGINNING; THENCE N2*09'53 W 105.92 FEET TO POINT B AND THE TERMINUS. TOGETHER WITH A 30 FOOT ACCESS AND UTILITY EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT B ; THENCE S88*39'53 E 15.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE N2*09'53 W 155.41 FEET TO POINT X BEING A POINT OF INTERSECTION WITH THE CENTERLINE OF THE FOLLOWING DESCRIBED EASEMENT AND THE TERMINUS. TOGETHER WITH A 30 FOOT ACCESS EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT X ; THENCE S66*35'33 E 24.00 FEET; THENCE N66*35'33 W 51.18 FEET; THENCE N21*13'38 W 113.49 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BOND ROAD NE AND THE TERMINUS. EXCEPT THAT PORTION FOR BOND ROAD NE .

Land & Location

Parcel #: 152601-1-131-2008

20250 BOND RD NE
POULSBO, WA 98370

Last Inspected	10/5/2017 - 1142 days ago
View Rating	N/A - No View
Waterfront	No
Property Use	111 - Single family residence
Neighborhood	7400203 - Poulsbo
Sec-Twn-Rng-Qtr	SEC 15, TWP 26, RNG 1E (NE/4)
Acres	0.48 (approx. 20,909 sq. ft.)
Latitude, Longitude	47.74661237, -122.64988755
Zoning	<input type="text" value="Incorporated City"/>
Jurisdiction	City of Poulsbo
Design District	N/A

Buildings & Improvements

Parcel #: 152601-1-131-2008

20250 BOND RD NE
POULSBO, WA 98370

Dwelling (R02)

Type	One story
Construction Quality	Average
Condition	Fair as of 10/5/2017
Year Built	1992
Percent Complete	100
Roof Material	Composition
Exterior Wall	Lap siding
Heating	Forced hot air
Fireplace or Stove	Yes
Bedrooms	3
Half Baths	0
Full Baths	2

Floor	Area	Finished
B	752	752
1.0	982	982
Total	1,734	1,734

Bldgs, etc.	Size	Year Built
Detached garage	576	1992

Value & Tax History

Parcel #: 152601-1-131-2008

20250 BOND RD NE
POULSBO, WA 98370

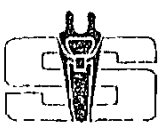
Tax Year	Land	Bldgs, etc.	Market Value	Taxable Value	Exemption	Tax	Tax Without Exemption	FFP	SSWM	Nox Weed	Other	Total Billed
2021	\$97,960	\$209,390	\$307,350	\$307,350	None	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$93,580	\$200,950	\$294,530	\$294,530	None	\$3,013.86	\$3,013.87	\$0.00	\$0.00	\$2.00	\$0.00	\$3,015.86
2019	\$87,460	\$188,880	\$276,340	\$276,340	None	\$2,828.02	\$2,828.04	\$0.00	\$0.00	\$2.00	\$0.00	\$2,830.02
2018	\$92,230	\$192,930	\$285,160	\$285,160	None	\$3,122.76	\$3,122.74	\$0.00	\$0.00	\$2.00	\$0.00	\$3,124.76
2017	\$83,840	\$176,830	\$260,670	\$260,670	None	\$2,994.16	\$2,994.16	\$0.00	\$0.00	\$2.00	\$0.00	\$2,996.16
2016	\$83,840	\$165,020	\$248,860	\$248,860	None	\$3,102.96	\$3,102.97	\$0.00	\$0.00	\$2.00	\$0.00	\$3,104.96
2015	\$83,840	\$159,650	\$243,490	\$243,490	None	\$3,020.48	\$3,020.46	\$0.00	\$0.00	\$2.00	\$0.00	\$3,022.48
2014	\$83,840	\$152,140	\$235,980	\$235,980	None	\$2,932.16	\$2,932.19	\$0.00	\$0.00	\$2.00	\$0.00	\$2,934.16

Sales History

Parcel #: 152601-1-131-2008

20250 BOND RD NE
POULSBO, WA 98370

Sale Date	Price	Excise No.	Instrument
4/5/1995	\$0.00	1995EX03047	Quit Claim Deed
Sale Date	Price	Excise No.	Instrument
5/19/1993	\$135,000.00	1993EX03778	Statutory / Warranty Deed



STEWART TITLE COMPANY

A Tradition of Excellence

FILED FOR RECORD AT REQUEST OF

TARMO PAUL ROOSILD AND SAMANTHA CASTRONOVO

NO 3047
KITSAP COUNTY
TRANSACTION EXCISE TAX

WHEN RECORDED RETURN TO

PAID MAY 0 1995

Name TARMO P. ROOSILD

AMOUNT NONE
COUNTY TREASURER

Address 20250 BOND RD

City, State, Zip PULLMAN WA 99130

THIS SPACE PROVIDED FOR RECORDER'S USE

KITSAP COUNTY

FILED BY: SAMANTHA CASTROVO
MAY 7, 1995, 4:24 PM
KAREN FLYNN, AUDITOR
CLERK: HEINEMAN

A. F. #: 9505090227

Quit Claim Deed

LPB No 12

THE GRANTOR

TARMO PAUL ROOSILD

REEL 0859 FR 1731

for and in consideration of CREATING COMMUNITEE PROPERTY

conveys and quit claims to

SAMANTHA CASTRONOVO AND TARMO PAUL ROOSILD, JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

the following described real estate, situated in the County of
together with all after acquired title of the grantor(s) therein.

KITSAP

State of Washington.

LOT C OF SHORT PLAT RECORDED FEBRUARY 20, 1992 UNDER AUDITOR'S FILE
NO. 9202200072, BEING A PORT. OF GOVERNMENT LOT 3, SECTION 15
TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR ACCESS AS DELINEATED ON AND DESCRIBED IN
SAID SHORT PLAT.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND PROVISIONS OF RECORD, IF ANY.

Dated 25 APRIL, 19 95

Tarmo P. Roosild
TARMO P. ROOSILD

By

President

Secretary

STATE OF WASHINGTON

County of Kitsap

STATE OF WASHINGTON

County of

I hereby certify that I know or have satisfactory evidence that

Tarmo P. Roosild

is the person(s) who appeared before me

and said person(s) acknowledged that (he she they) signed this instrument and
acknowledged it to be (his her their) free and voluntary act for the uses and
purposes mentioned in this instrument

Dated 4-25-95

Teresa Steves

Notary Public in and for the State of Washington

residing at Silverdale, WA

My appointment expires 8-11-97

I certify that I know or have satisfactory evidence that

is the person(s) who appeared before

me, and said person(s) acknowledged that (he, she (they) signed this instrument, on
oath stated that _____ authorized to execute

the instrument and acknowledged it as the

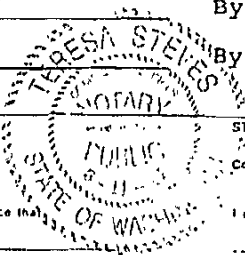
of _____ to be the free and voluntary act
of such party for the uses and purposes mentioned in this instrument

Dated

Notary Public in and for the State of Washington,

residing at

My appointment expires



KITSAP COUNTY
\$42.00 CHCK
FILED-BY: POULSBO CITY OF
FEB 20, 1992, 10:03 AM
KAREN FLYNN, AUDITOR
CLERK: GILMORE

A. F. #: 9202200072
REEL 0631 FR 0164

CITY OF POULSBO



POST OFFICE BOX 98
POULSBO, WASHINGTON 98370

Administration	779-3901	Fire	779-3997	Police	779-3113	Bremerton	479-8441
Engineering	779-3111	Planning	779-3006	Public Works	779-4078	Seattle	223-5259

SHORT SUBDIVISION

FOR CITY USE ONLY

=====
Date received: 9-18-91
Checked by: MZ
Fee paid: \$275⁰⁰ (278) Date: 9-25-91-1
File number: 9-18-91-1
=====

CODE: This short subdivision will be processed in accordance with Ordinance 79-41 as amended.

FEE: Per PMC 3.12 or current fee schedule, the application must be accompanied by a fee of \$80 for one division, plus \$20 for each additional division, plus \$50 storm drain plan check fee, plus \$100 consultant expense deposit, plus survey costs (if required) for City dedications, easements or right of ways, and a SEPA checklist fee of \$25 plus \$1 per dwelling unit and/or 1,000 square feet of gross non-dwelling floor space (if a SEPA checklist is required).

APPLICANT: NAME OF APPLICANT: BEN RUCKLE
ADDRESS: 3463 STATE STREET No. 314
SANTA BARBARA, CALIF. 93105
PHONE: 805-682-0251

Short Subdivision
Page Two

OWNER OF
RECORD:

NAME AND ADDRESS OF
OWNER OF RECORD IF
OTHER THAN ABOVE*:

SAME

PHONE:

*The applicant must be the Owner of Record or the Contract Purchaser of the property. If a contract purchaser is the applicant, the owner of record must sign a statement stating the short subdivision has been initiated with the free consent of and in accordance with the desires of the owner(s).

CONTACT
PERSON

CONTACT PERSON/
REPRESENTATIVE (if
other than applicant):

AE # 9202208072
REEL 0631 FR 0165

ADA ENGINEERING

ADDRESS: P.O. Box 847, Poulsbo, WA. 98370

PHONE: 206-779-6633

LOCATION/
LEGAL:

COMMON ADDRESS AND/OR

LOCATION OF PROPERTY: EAST OF INTERSECTION
OF "NW LINDVIG WAY" AND "BOUD ROAD NE"

LEGAL DESCRIPTION OF TOTAL PROPERTY TO BE SHORT
PLATTED (attach additional sheets if necessary):

SEE ATTACHED

Short Subdivision
Page Three

LOCATION/
LEGAL:

ASSESSOR'S ACCOUNT NUMBER: 152691-1-096-2001

APPROXIMATE SIZE (Acres): 1.71 ± Ac.

ZONING CLASSIFICATION: RESIDENTIAL SINGLE FAMILY R-1

GENERAL
INFO:

PROPOSED MINIMUM LOT SIZE: 0.38 AC.

PROPOSED SOURCE OF WATER
(Name of district/system,
if applicable): CITY OF POULSBORO

PROPOSED METHOD OF
SEWERAGE DISPOSAL
(Name of district/
system if applicable): CITY OF POULSBORO

REQUIRED
DOCUMENTS:

A.E. #: 2202200072
REEL # D631 FR 0166

- (1) Two signed application forms.
- (2) One copy of a completed and signed Environmental Checklist (forms are obtained in the Planning Department).
- (3) Drawing: In addition to the original, three copies of a drawing to scale, no larger than 8-1/2" by 14", depicting the following must be furnished with each application:
 - (A) The entire contiguous tract owned by the applicant showing the name(s) of any adjacent subdivision(s).
 - (B) Lines marking the original boundaries of the site and the proposed lots, including all dimensions which shall coincide with the legal descriptions.
 - (C) Dimensions, names, and locations of existing roads and ways proposed by the applicant or easements for such roads and ways within or adjacent to the tract.
 - (D) The location(s) of existing structures with respect to all existing and proposed property boundaries.

Short Subdivisions
Page Four

(E) North point

(F) Scale

- (4) If the proposed short subdivision contains dedications it shall be accompanied by a narrative of each dedication and survey data compiled as a result of a survey made by or under the supervision of a registered land surveyor. Such surveys shall be duly certified and shall conform to professional standards and practices.

Legal descriptions of proposed individual parcels (legal descriptions must include reference to easements for ingress and/or egress for all proposed parcels not having street frontage). Attach additional sheets if necessary:

(1) SEE ATTACHED

A.F. #: 9202200072
REEL 0631 FR 0167

(2) SEE ATTACHED

(3) SEE ATTACHED

(4) _____

Short Subdivision
Page Five

Any person aggrieved by the decision of the City Engineer may request a review of that decision by the City Council. Such request must be in writing within ten (10) working days from the date the decision was made. Appeal procedures are outlined in Ordinance 79-41.

SIGNATURE: I, the undersigned, state that to the best of my knowledge the above information that I have presented is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Ben Ruckle Revocable Living Trust
Ben Ruckle - Trustee
Signature of Applicant

STATE OF WASHINGTON)
) ss:
COUNTY OF KITSAP)

A.E. #: 9202200072
REEL 0631 FR 0168

On this 20th day of May, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Ben Ruckle - Revocable Living Trust, Ben Ruckle, Trustee to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed this day and year in the certificate above written.

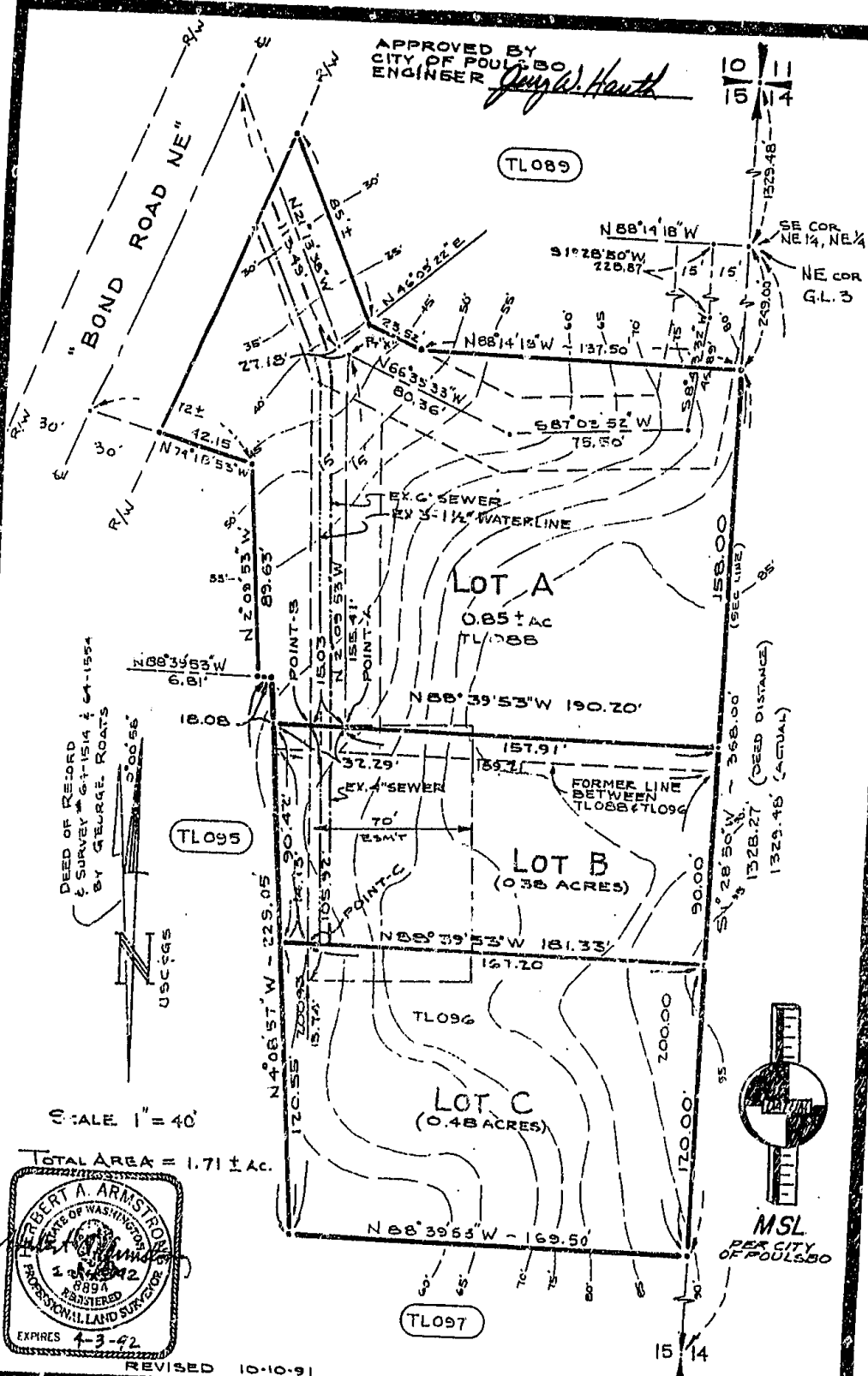


Eida L. Armstrong
Notary Public in and for the
State of Washington, residing
at Poulsbo.

APPROVED BY
CITY OF POULSBO
ENGINEER *Joseph W. Hawth*



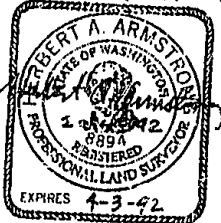
TL089



DEED OF RECORD
& SURVEY 61-1514 & 61-1554
BY GEORGE ROATS

SCALE 1" = 40'

TOTAL AREA = 1.71 ± ac.



REVISED 10-10-91



SHORT PLAT
FOR BEN RUCKLE
3463 STATE ST. NO. 314
SANTA BARBARA, CALIF 93105
SEC 15, TWP 26N, R1E, W.M.
KITSAP CN'TY, WASH.



ENGINEERING

P.O. BOX 847
POULSBO, WASHINGTON 98370

DRAWN F.M.M.	DATE 8-26-91	FIELD BOOK NONE	JOB ORDER 91-573	CHECKED PETE
-----------------	-----------------	--------------------	---------------------	-----------------

A.F. #: 2202200073
REEL 0631 FR 0169

A.D.A ENGINEERING

(ARMSTRONG, DeGROOT & ASSOCIATES)

ENGINEERS AND SURVEYORS

HERBERT A. ARMSTRONG
PETER C. DeGROOT

Serving You Since 1960

P.O. BOX 847
POULSBO, WASHINGTON 98370
TELEPHONE 779-8833
(371 NW LINDVIG WAY)OCTOBER 16, 1991
PROPERTY DESCRIPTION FOR BEN RUCKLE - SHORT PLAT
JOB NO. 91-573

TOTAL

PARCEL 1 (TAX LOT 152601-1-088-2001):

That portion of Government Lot 3 lying in Section 15, Township 26 North, Range 1 East, W.M., Kitsap County, Washington, described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 15; thence South 1*29'48" West 249 feet to the True Point of Beginning; thence continuing South 1*29'48" West 160 feet; thence North 88*38'55" West 190 feet; thence North 4*08' West 20.09 feet; thence North 88*38'55" West 6.81 feet; thence North 2*08'55" West 89.63 feet; thence on a line North 74*17'55" West 72 feet, more or less to its point of intersection with the centerline of the County Road; thence Northerly along the centerline of said County Road to its point of intersection with the North line of a 30 foot road easement as recorded under Auditor's File No. 935821; thence Southeasterly along the North line of said 30 foot road easement to an intersection with the South line of the Tract conveyed to Thomas M. Ewald under Auditor's File No. 838740; thence South 88*13'20" East 175 feet, more or less, to the True Point of Beginning. EXCEPT that portion lying within the right-of-way of said County road and except the South 20 feet thereof.

PARCEL 2 (TAX LOT 152601-1-096-2001):

A.E. #: 9202200072
REEL 0631 FR 0170

That portion of Section 15, Township 26 North, Range 1 East, W.M., Kitsap County, Washington, described as follows:

Beginning at a point 389 feet South of the Northeast corner of the Southeast quarter of the Northeast quarter; thence South 228 feet; thence west 169.50 feet; thence to a point 192 feet West of the Point of Beginning; thence East to the True Point of Beginning.

LOT A

That portion of Government Lot 3, lying in Section 15, Township 26 N, Range 1 East, W.M., Kitsap County, Washington, described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 15; thence along the East line of said Section 15, South 1*28'50" West 249 feet; thence leaving said East line, North 88*14'18" West 137.50 feet to a point of the Northerly margin of a 30 foot easement below described; thence along said Northerly margin North 66*35'33" West 23.52 feet to the True Point of Beginning; thence along said Northerly margin South 66*35'33" East 23.52 feet; thence leaving said Northerly margin South 88*14'18" East 137.50 feet to the East line of said Section 15; thence along said East line South 1*28'50" West 158.00

R3

RUCKLE SHORT PLAT (con't)

feet; thence leaving said East line North 88°39'53" West 157.91 feet to Point "A"; thence continuing North 88°39'53" West 32.29 feet; thence North 4°08'57" West 18.08 feet; thence North 88°39'53" West 6.81 feet; thence North 2°09'53" West 89.63 feet; thence North 74°18'53" West 42.15 feet to the Easterly right-of-way of "Bond Road NE"; thence Northerly along said Easterly right-of-way to a point that lies North 21°13'38" West from the True Point of Beginning; thence South 21°13'38" East 85 feet, more or less to the True Point of Beginning.

SUBJECT to a 30 foot access and utility easement, the centerline of which is described as follows:

Beginning at said Point "A"; thence North 2°09'53" West 155.41 feet to Point "X" being a point of intersection with the centerline of the following described easement and the terminus.

SUBJECT to that portion of a 30 foot access easement, lying within the above described parcel, the centerline of which is described as follows:

Beginning at the East quarter corner of said Section 15; thence along the East line of said Section 15, North 1°29'48" East 1328.27 feet, more or less, to the Northeast corner of said Government Lot 3; thence North 88°14'18" West 15 feet to the True Point of Beginning; thence South 1°28'50" West 228.87 feet; thence South 8°43'32" West 46.89 feet; thence South 87°03'52" West 75.50 feet; thence North 66°35'33" West 80.36 feet; thence North 21°13'38" West 113.49 feet to a point on the existing centerline of the County Road, said point being the terminus.

Together with and subject to a 70 foot wide access easement, the West boundary of which is described as follows:

Beginning at said Point "A"; thence North 88°39'53" West 15.03 feet to Point "B" and the True Point of Beginning; thence South 2°09'53" East 105.92 feet to the terminus.

LOT B

A.F. #: 9202200072
REEL 0631 FR 0171

That portion of Government Lot 3, lying in Section 15, Township 26 North, Range 1 East, W.M., Kitsap County, Washington, described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 15; thence along the East line of said Section 15, South 1°28'50" West 407.00 feet to the True Point of Beginning; thence leaving said East line, North 88°39'53" West 157.91 feet to Point "A"; thence continuing North 88°39'53" West 32.29 feet; thence South 4°08'57" East 90.42 feet; thence South 88°39'53" East 181.33 feet to the East line of said Section 15; thence along said East line North 1°28'50" East 90.00 feet to the True Point of Beginning.

R3

RUCKLE SHORT PLAT (con't)

SUBJECT to and together with a 70 foot wide access easement, the West boundary of which is described as follows:

Beginning at said Point "A"; thence North 88*39'53" West 15.03 feet to Point "B" and the True Point of Beginning; thence South 2*09'53" East 105.92 feet to the terminus.

SUBJECT to and together with a 30 foot access easement, the centerline of which is described as follows:

Beginning at said Point "A"; thence North 2*09'53" West 155.41 feet to Point "X" being a point of intersection with the centerline of the following described easement and the terminus.

TOGETHER with a 30 foot access easement, the centerline of which is described as follows:

Beginning at said Point "X"; thence South 66*35'33" East 24.00 feet; thence North 66*35'33" West 51.18 feet; thence North 21*13'38" West 113.49 feet to a point of intersection with the centerline of "Bond Road NE" and the terminus. Except that portion for "Bond Road NE".

A.E. #: 9202200072
REEL 0631 PR 0172

LOT C

That portion of Government Lot 3, lying in Section 15, Township 26 North, Range 1 East, W.M., Kitsap County, Washington, described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 15; thence along the East line of said Section 15, South 1*28'50" West 497.00 feet to the True Point of Beginning; thence leaving said East line, North 88*39'53" West 167.20 feet to Point "C"; thence continuing North 88*39'53" West 14.13 feet; thence South 4*08'57" East 120.55 feet; thence South 88*39'53" East 169.50 feet to the East line of said Section 15; thence along said East line North 1*28'50" East 120.00 feet to the True Point of Beginning.

SUBJECT to and together with a 70 foot wide access easement, the West boundary of which is described as follows:

Beginning at said Point "C"; thence South 2*09'53" East 15.74 feet to True Point of Beginning; thence North 2*09'53" West 105.92 feet to Point "B" and the terminus.

TOGETHER with a 30 foot access easement, the centerline of which is described as follows:

Beginning at said Point "B"; thence South 88*39'53" East 15.03 feet to the True Point of Beginning; North 2*09'53" West 155.41 feet to Point "X" being a point of intersection with the centerline of the following described easement and the terminus.

TOGETHER with a 30 foot access easement, the centerline of which is described as follows:

RUCKLE SHORT PLAT (con't)

Beginning at said Point "X"; thence South 66°35'33" East 24.00 feet; thence North 66°35'33" West 51.18 feet; thence North 21°13'38" West 113.49 feet to a point of intersection with the centerline of "Bond Road NE" and the terminus. Except that portion for "Bond Road NE".

REEL # 2202200073
0631 FR 0173

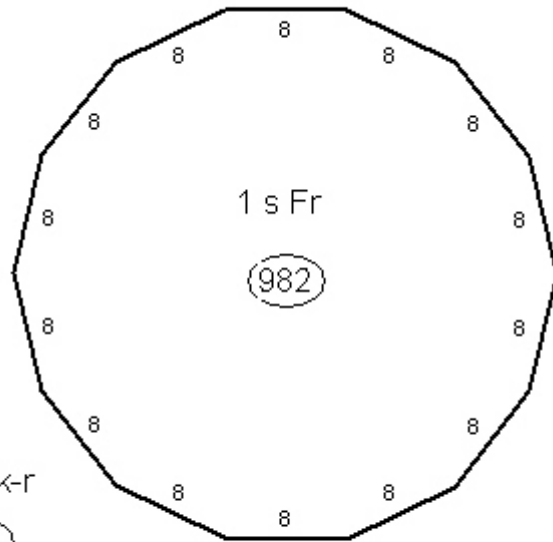
Photos & Sketches

Parcel #: 152601-1-131-2008

20250 BOND RD NE
POULSBO, WA 98370

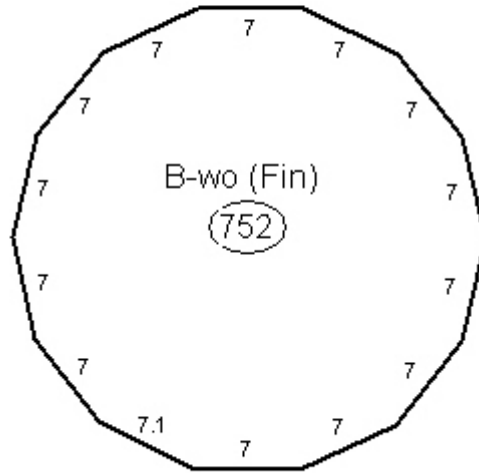


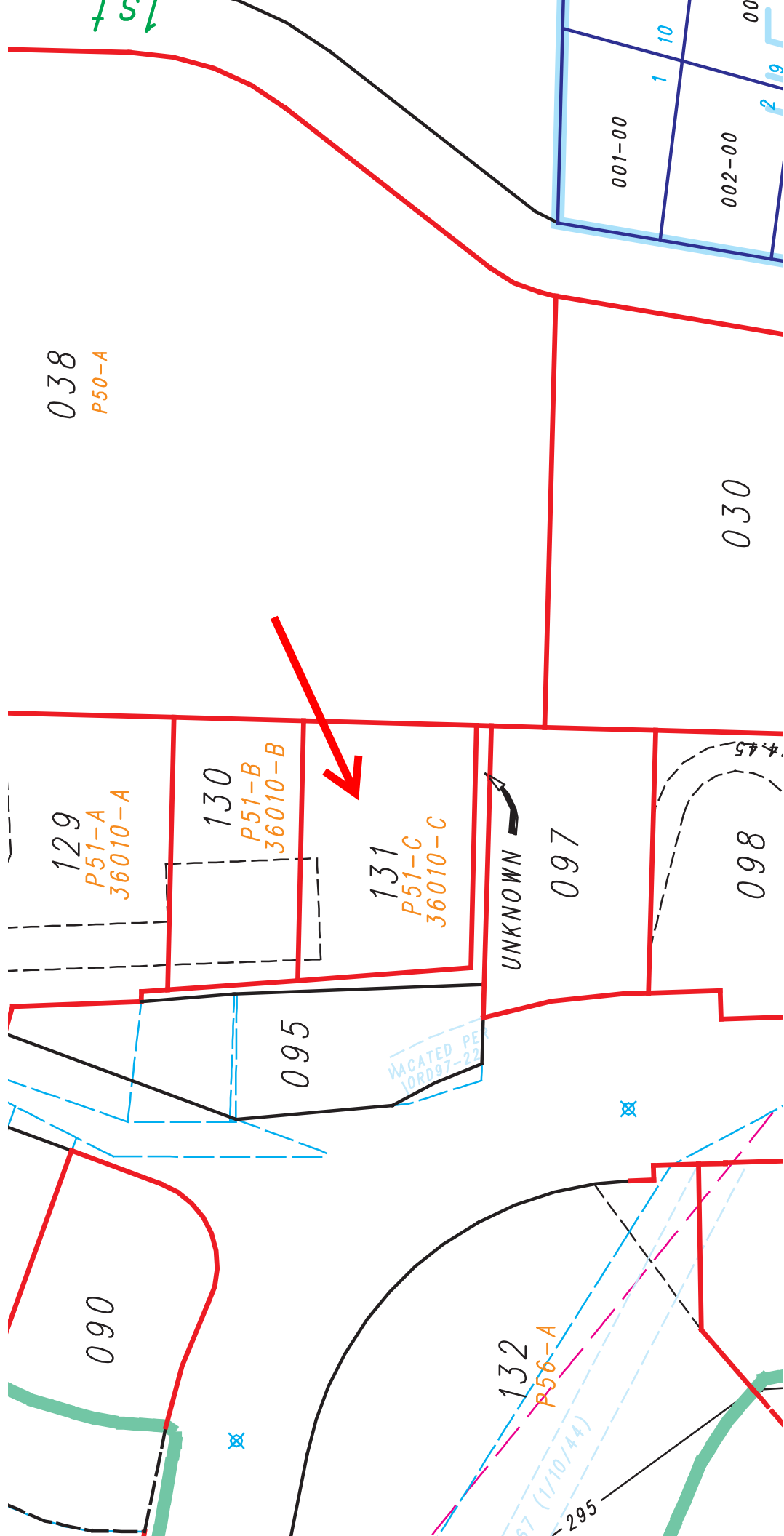
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Wd Dk-r

(326)





038
P50-A

030

129
P51-A
36010-A

130
P51-B
36010-B

131
P51-C
36010-C

UNKNOWN

097

098

095

VACATED PE
10RD97-22

090

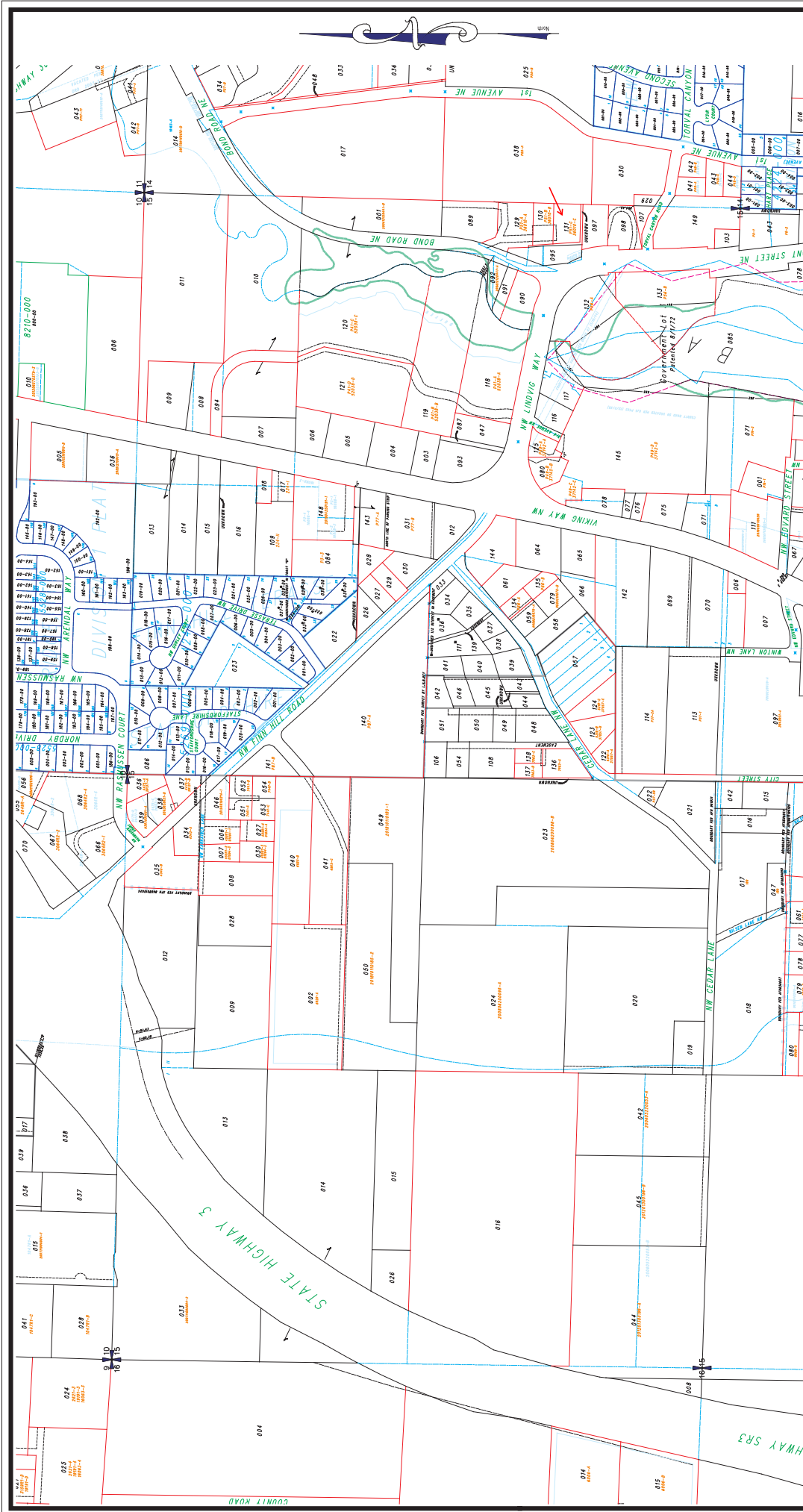
132
P56-A

97 (1/10/44)

295

151

4.45



North 1/2 Section 15-26-1E

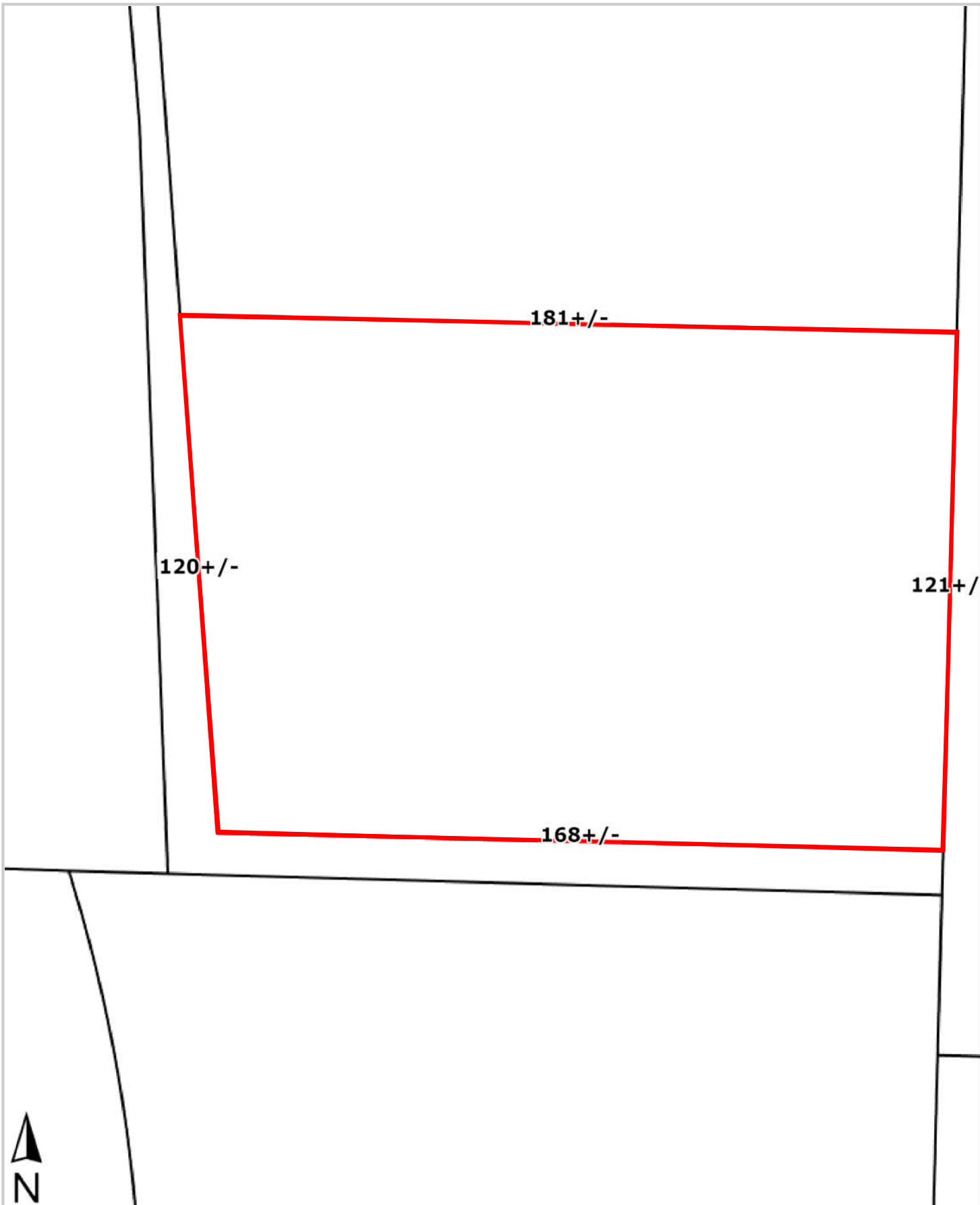
Scale: 1 = 200'
February 20, 2020

Map Number **F15N**

LEGEND	
	006 SURVEYED BOUNDARY
	006-711 ASSESSED BOUNDARY
	010 EASEMENT
	015 RIGHT-OF-WAY
	020 UTILITY
	030 WATER
	040 WETLAND
	050 FOREST
	060 ROAD
	070 BOUNDARY
	080 SURVEY
	090 OTHER
	1042-001 UNASSESSED BOUNDARY

This map was compiled for the Kitsap County Assessor's Office. It is not a survey map.





This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

