RESOLUTION NO. 025-14

A RESOLUTION OF THE CITY OF PORT ORCHARD, WASHINGTON, GRANTING FINAL PLAT APPROVAL FOR A 26 LOT PLAT KNOWN AS HORSTMANN HEIGHTS PHASE 1

WHEREAS, on August 21, 2006, the Port Orchard City Council passed Resolution No. 035-06, which gave conditional approval to preliminary plat for a subdivision and planned residential development known as Horstman Heights; and

WHEREAS, the Horstman Heights subdivision will consist of two phases, with Phase 1 consisting of 26 lots; and

WHEREAS, the director of the Port Orchard Public Works Department has determined that the proposed means of sewage disposal and water supply for Horstman Heights Phase 1 are adequate and recommends approval of the final plat; and

WHEREAS, the City Engineer recommends approval of the final plat; and

WHEREAS, the City Council finds that Horstman Heights Phase 1 conforms to all terms and conditions of the preliminary plat approval and that said subdivision meets the requirements of Chapter 58.17 RCW and other applicable state laws and local ordinances; and

WHEREAS, the City Council finds that Horstman Heights Phase 1 conforms to the applicable zoning requirements and Port Orchard's comprehensive plan, now, therefore;

THE CITY COUNCIL OF THE CITY OF PORT ORCHARD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

THAT: the Port Orchard City Council approves the final plat for Horstman Heights Phase 1, as illustrated in Exhibit A and as legally described in Exhibit B.

THAT: the Horstman Heights Phase 1 subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of approval for a period of seven (7) years after final plat approval unless the City Council finds that a change in
conditions has created a serious threat to the public health or safety in the subdivision.

PASSED by the City Council of the City of Port Orchard, SIGNED by the Mayor and attested by the City Clerk in authentication of such passage this 9th day of September 2014.

Timothy C. Matthes
Mayor

Brandy Rinearson, CMC, City Clerk

ATTEST:
EXHIBIT “B”

LEGAL DESCRIPTION

302402-3-020-2000

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION SOUTH 89°38'39" EAST 966.92 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°38'39" EAST 100.00 FEET; THENCE NORTH 5°12'00" WEST 230.00 FEET; THENCE NORTH 89°38'39" WEST 100.00 FEET; THENCE SOUTH 5°12'00" WEST 230.00 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KITSAP COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR’S FILE NUMBER 862225.

302402-3-021-2009

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON. DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER, SAID SECTION 30; THENCE EAST ALONG THE SOUTH LINE SAID SUBDIVISION 670 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING EAST 396.92 FEET; THENCE NORTH 5°12'00" WEST 218.92 FEET TO THE TOP OF THE HILL; THENCE NORTH 75°38'27" EAST 86.33 FEET; THENCE SOUTH 75°31'33" EAST 65.64 FEET; THENCE SOUTH 5°59'04" EAST 30.00 FEET; THENCE EAST 56.16 FEET; THENCE NORTH 15° WEST TO THE SOUTH MARGIN OF HORSTMAN COUNTY ROAD (COUNTY ROAD NUMBER 41); THENCE WESTERLY ALONG SAID MARGIN TO A POINT 670 FEET EAST OF THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTHERLY PARALLEL TO SAID WEST LINE TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE SOUTH 30 FEET OF SAID TRACT AS CONVEYED TO KITSAP COUNTY FOR RIGHT OF WAY PURPOSES FOR ORLANDO STREET BY DEED RECORDED UNDER AUDITOR’S FILE NUMBER 862225;

AND EXCEPT TRACT DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION SOUTH 89°38'39" EAST 966.92 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE
CONTINUING ALONG SAID SOUTH LINE SOUTH 89°38'39" EAST 100.00 FEET; THENCE NORTH 5°12'00" WEST 230.00 FEET; THENCE NORTH 89°38'39" WEST 100.00 FEET; THENCE SOUTH 5°12'00" EAST 230.00 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KITSAP COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 862225;

302402-3-025-2005

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE RUNNING NORTH 89°52'00" EAST 245.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°06'00" EAST 455.00 FEET; THENCE NORTH 89°52'00" EAST 107.60 FEET; THENCE SOUTH 00°06'00" WEST 35 FEET; THENCE EAST PARALLEL WITH HORSTMAN ROAD 101 FEET; THENCE NORTH 00°06'00" EAST 200 FEET TO THE SOUTHERLY MARGIN OF SAID HORSTMAN ROAD; THENCE NORTH 89°52'00" EAST ALONG THE SOUTHERLY MARGIN OF SAID HORSTMAN ROAD, A DISTANCE OF 215.49 FEET; THENCE SOUTH 00°06'00" WEST 620 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°52'00" WEST ALONG SAID SOUTH LINE 424.09 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 89°52'00" EAST 670 FEET; THENCE NORTH 00°06'00" EAST 620 FEET TO THE SOUTHERLY MARGIN OF HORSTMAN ROAD; THENCE ALONG THE SOUTHERLY MARGIN OF HORSTMAN ROAD SOUTH 89°52'00" WEST 215.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID MARGIN OF SAID ROAD SOUTH 89°52'00" WEST 10.00 FEET; THENCE SOUTH 00°06'00" WEST 200.00 FEET; THENCE NORTH 89°52'00" EAST 10.00 FEET; THENCE NORTH 00°06'00" EAST 200.00 FEET; TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPT THE SOUTH 30 FEET CONVEYED TO KITSAP COUNTY FOR RIGHT OF WAY PURPOSES FOR ORLANDO STREET BY AUDITOR'S FILE NUMBER 862225; SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.