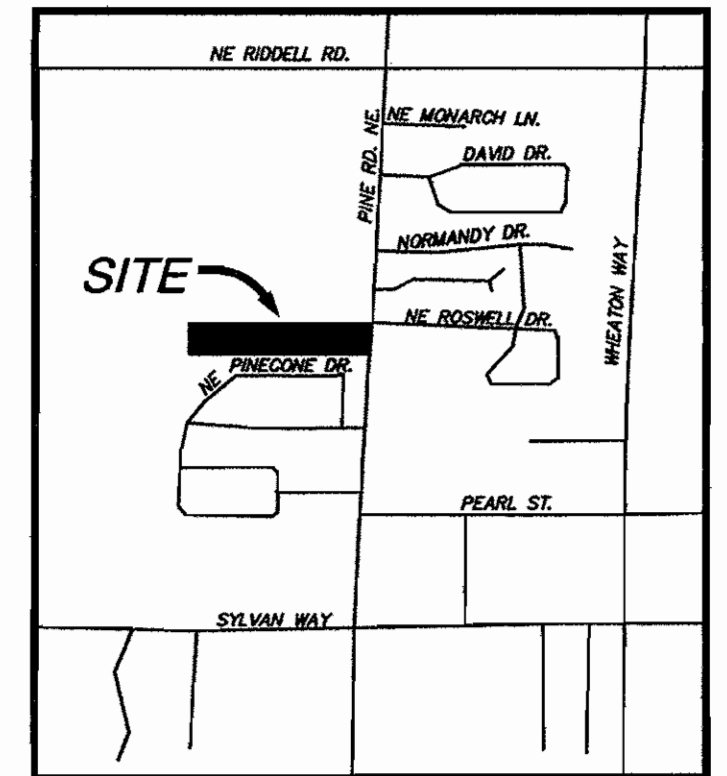
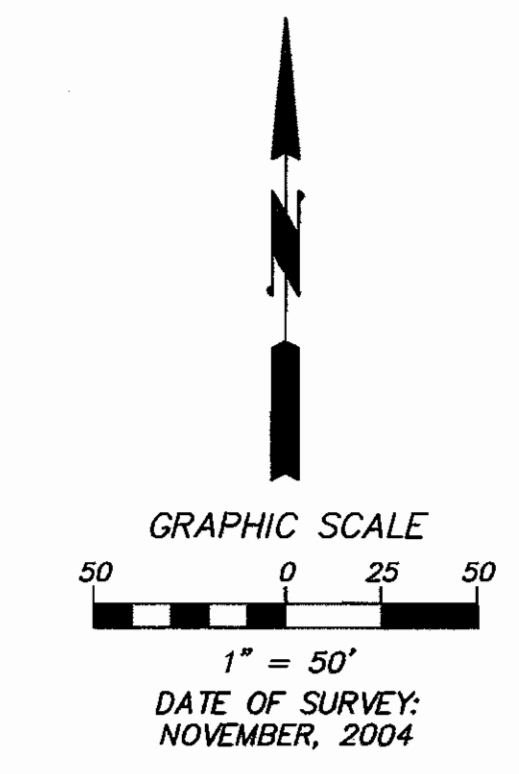
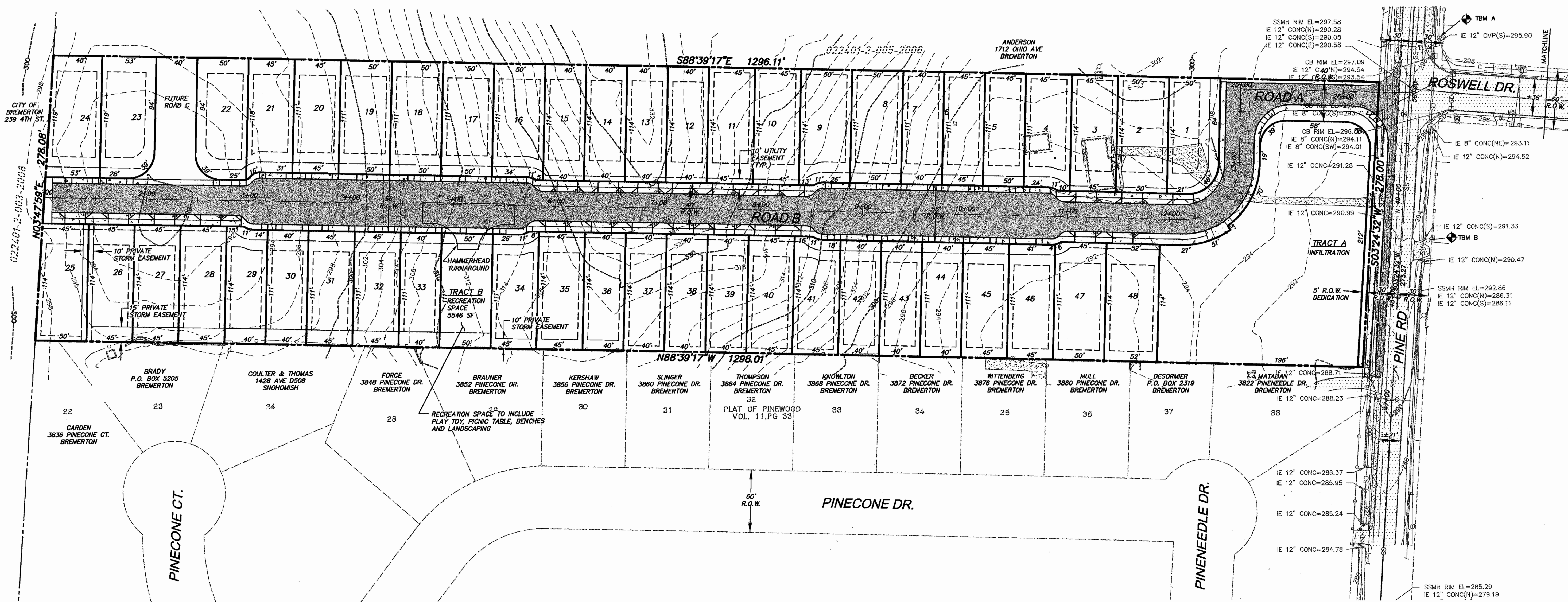


TRACYTON PLACE



VICINITY MAP
(NOT TO SCALE)



GENERAL NOTES:

OWNER/DEVELOPER: M.J.F. HOLDINGS
215 E. MEEKER
KENT, WASHINGTON 98032
(253) 859-8897
CONTACT: MICHAEL J. FEUERBORN

PROJECT MANAGER: CENTURION DEVELOPMENT SERVICES
22617 8TH DR SE
BOTHELL, WASHINGTON 98021
(425) 486-2563
CONTACT: MICHAEL J. ROMANO

ENGINEER/SURVEYOR: PETERSON CONSULTING ENGINEERS, INC.
4030 LAKE WASHINGTON BLVD NE
SUITE 200
KIRKLAND, WASHINGTON 98033
(425) 827-5874
CONTACT: HAROLD F. PETERSON, P.E.
MICHAEL G. MICKIEWICZ, PLS

SECTION, TOWNSHIP, RANGE: NW 1/4 SEC. 2, TWP. 24 N., RGE. 1 E.
ACREAGE: 8.27
TOTAL NUMBER OF LOTS: 48
PROPOSED DENSITY: 5.8 DU/AC
ZONING: UL (5-9 DU/AC)
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
SEWAGE DISPOSAL: CITY OF BREMERTON
WATER SYSTEM: CITY OF BREMERTON
SCHOOL DISTRICT: CENTRAL KITSAP
FIRE DISTRICT: KITSAP #7
TELEPHONE: QUEST
POWER: PUGET SOUND ENERGY
NATURAL GAS: CASCADE NATURAL GAS
CABLE TV: COMCAST

LEGAL DESCRIPTION:

THE SOUTH 277.82 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;
EXCEPT THE EAST 30 FEET FOR PINE ROAD.

DATUM AND BASIS OF BEARING:

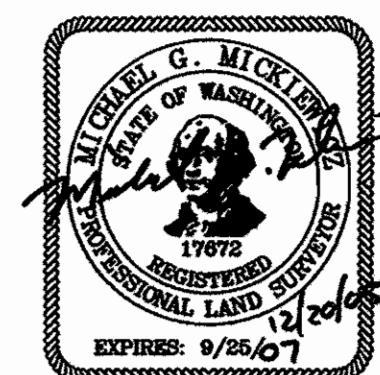
CITY OF BREMERTON 67-19C(NAVD 88) ELEV.=328.78
FOUND CHISELED SQUARE IN THE SOUTHWEST CORNER OF CONCRETE CURBING WITH FENCE ON PROPERTY LINE, EAST SIDE OF PINE ROAD, APPROXIMATELY 100 FEET NORTH OF DAVID DRIVE.

TBM A ELEV.=299.00
SET RAILROAD SPIKE IN THE NORTH FACE OF THE POWER POLE FOUND AT THE NORTHEAST CORNER OF THE INTERSECTION OF PINE RD NE AND NE ROSWELL DR.

TBM B ELEV.=292.84
FOUND RAILROAD SPIKE IN THE NORTH FACE AND .5 FEET ABOVE THE GROUND IN THE POWER POLE FOUND ON THE EAST SIDE OF PINE RD APPROXIMATELY 140 FEET SOUTH OF THE CENTERLINE OF NE ROSWELL DR.

- NOTES:**
1. LOTS 1-48 SHALL HAVE ACCESS FROM ROAD B ONLY.
 2. NO EX. WELLS WERE LOCATABLE WITHIN 100' OF SITE.
 3. ALL BUILDINGS AND APPURTENANCES ON SITE TO BE REMOVED.

LEGEND	
—	BOUNDARY
—	LOT LINE
—	RIGHT-OF-WAY CENTER LINE
—SD—SD	STORM DRAINAGE
—SS—SS	SANITARY SEWER
—W—W	WATER
—G—G	GAS
—OHP—	OVERHEAD POWER
—	WETLAND BOUNDARY
—	WETLAND BUFFER
—X—X	SWALE OR DITCH
—	FENCE
—	10' CONTOURS
—	2' CONTOURS
—	ROCKERY
○	DECIDUOUS TREE
★	EVERGREEN TREE
□	SIGN
□	MAILBOX
□	IRRIGATION SPRINKLER
□	CABLE PEDESTAL
□	TELEPHONE PEDESTAL
□	TELEPHONE MANHOLE
□	UTILITY POLE
□	GUY ANCHOR
□	AREA LIGHT
□	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEANOUT
○	TYPE II CATCH BASIN
□	TYPE I CATCH BASIN
—	CULVERT
□	WATER VALVE
□	FIRE HYDRANT
□	WATER METER
□	GAS VALVE
□	EXISTING PAVEMENT
□	EXISTING CONCRETE
□	WETLAND
—	GUTTER, FLOW, & CURB LINE
—	EASEMENT
—	BUILDING SETBACK LINE (BSBL)
□	ASPHALT PAVEMENT
□	CONCRETE



TRACYTON PLACE

48 LOT PRELIMINARY PLAT

SCALE: 1"=50'
DATE: 1/26/05

PREPARED FOR: M.J.F. HOLDINGS, 215 E. MEEKER, KENT, WA 98032

CENTURION DEVELOPMENT SERVICES
22617 - 8TH DR. SE., BOTHELL, WA 98021 (425) 486-2563 OFF.(425) 486-3273 FAX

DRAWN BY: FRB
REVISED: