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ORDINANCE NO. 2009-10

AN ORDINANCE of the City of Bainbridge Island, Washington, relating to Local Improvement District No. 21 (Horizon View LID), approving and adopting the findings, conclusions and recommendation of the Hearing Officer appointed to conduct the final assessment roll hearing in the Horizon View LID, created by Ordinance No. 2005-16; levying, confirming, and assessing the cost and expense of the Horizon View LID against the several lots, tracts, parcels of land and other property as shown on the assessment roll; providing for the use of assessment proceeds when collected; and fixing the assessment interest rate.

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON DO ORDAIN, as follows:

Section 1. The City Council makes the following findings:

A. Local Improvement District No. 21, known as the Horizon View LID ("LID") in the City of Bainbridge Island, Washington ("City"), was created by Ordinance No. 2005-16, for the purpose of improving the Horizon View neighborhood within the City by the construction and connection of sanitary sewer facilities ("Project" or "Improvements"). The final assessment roll proposing the special assessments to be levied against the property located in the LID was filed with the City Clerk as provided by law.

B. Pursuant to Ordinance No. 2006-14 (codified as BIMC Chapter 3.50) the City Council adopted Resolution No. 2009-07 on April 8, 2009, appointing a Hearing Officer to conduct the final assessment roll hearing in the LID.

C. Notice of the time and place of hearing and for making written objections and protests to the final assessment roll was published at the times and in the manner provided by law, fixing the time and place of commencement of the hearing thereon for May 7, 2009, at 7:00 p.m. in the Council Chambers at City Hall, located at 280 Madison Avenue North in Bainbridge Island, Washington, and further notice thereof was mailed to each property owner shown on the roll as required by law.

D. At the time and place fixed and designated in the notices, the hearing was convened and commenced before the Hearing Officer. All persons appearing at the hearing who wished to be heard by the Hearing Officer were heard, for the propose of considering the roll and the special benefits to be received by each lot parcel and tract of land shown upon such roll, including the increase and enhancement of the fair market value of each such parcel of land by reason of the Project and Improvements.

E. On May 12, 2009, the Hearing Officer issued his Findings of Fact, Conclusions of Law and Recommendation to the City Council ("Recommendation"). A complete record of proceedings before the Hearing Officer, including the Recommendation, is on file with the City Clerk.

F. No owner of property in the LID filed a written protest or objection with the City Clerk or the Hearing Officer prior to or at the hearing. Thus, no owner of property in the LID had a right to appeal the Recommendation regarding such property to the City Council.

Section 2. The Hearing Officer's Findings of Fact, Conclusions of Law and Recommendation dated May 12, 2009, attached as Exhibit A and made a part of this Ordinance, are accepted and incorporated by reference.

Section 3. Each of the lots, tracts and parcels of land and other property shown upon the Final Assessment Roll is determined, found and declared by the City Council, sitting and acting as a Board of Equalization, to be specially benefited by the Project and Improvements installed or financed in LID No. 21 in at least the amount charged against the same, and the assessment appearing against the same is in proportion to the several assessments appearing upon the roll. There is levied, confirmed and assessed against each lot, tract or parcel of land and other property appearing upon the Final Assessment Roll the amount finally charged against the same thereon for a total of \$181,870.00. A copy of the Final Assessment Roll is attached and made a part hereof as B.

Section 4. The Final Assessment Roll as approved and confirmed shall be filed with the City Finance Director for collection. The City Finance Director shall mail and publish notice as required by law stating that the roll is in the Finance Director's possession for collection and that payment of any assessment thereon or any portion of such assessment can be made at any time within 30 days from the date of first publication of such notice without penalty, interest or cost. Thereafter the sum remaining unpaid may be paid in 20 equal annual installments of principal. The assessment interest rate is fixed at 2.5% per annum.

Section 5. The first annual installment of assessments on the Final Assessment Roll shall become due and payable during the 30-day period succeeding the date one year after the date of first publication by the City Finance Director of notice that the assessment roll is in the Finance Director's possession for collection and annually thereafter each succeeding installment shall become due and payable in like manner. If the whole or any portion of any assessment remains unpaid after the first 30-day period, interest upon the whole unpaid sum shall be charged at the rate as established above, and each year thereafter one of the installments of principal together with interest due on the unpaid balance, shall be collected. Any installment not paid prior to expiration of the annual 30-day period during which such installment is due and payable shall thereupon become

delinquent. Each delinquent installment shall be subject, at the time of delinquency, to a charge of 7.5% penalty levied on both principal and interest due upon the installment and all delinquent installments also shall be charged interest at the rate as determined above. The collection of such delinquent installments shall be enforced in the manner provided by law.

Section 6. Assessments, together with interest thereon and any penalties ("Assessment Proceeds") shall be deposited when collected in the Sewer Utility Fund. Assessment Proceeds thus deposited shall be used to pay the cost and expense of Improvements. Thereafter, any Assessment Proceeds remaining in the Sewer Utility Fund may be applied to such lawful purposes as the City Council may direct by ordinance, pursuant to RCW 35.45.090 as now in effect or hereafter amended, or other applicable legislation.

Section 7. No property may connect directly or indirectly to the Project or Improvements constructed, acquired for, or made a part of the LID unless either that party shall have been subject to special assessment or the assessment roll for the LID or the owners of that property shall have paid prior to such connection a charge in lieu of assessment which shall be at least the equivalent of those assessments which would have been applied to that property had it been assessed within the LID.

Section 8. Any actions taken consistent with the purpose and authority but prior to the effective date of this ordinance are ratified, approved, and confirmed.

Section 9. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 10. This ordinance shall take effect five (5) days after passage and publication as required by law.

PASSED by the City Council of the City of Bainbridge Island, Washington on June 24, 2009.



Christopher Snow, Mayor

ATTEST/AUTHENTICATE:

Rosalind D. Lassoff
Rosalind D. Lassoff, City Clerk

FILED WITH THE CITY CLERK:	May 4, 2009
PASSED BY THE CITY COUNCIL:	June 24, 2009
PUBLISHED:	July 3, 2009
EFFECTIVE DATE:	July 8, 2009
ORDINANCE NUMBER:	2009-10

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EXHIBIT A

THE HEARING OFFICER FOR THE

CITY OF BAINBRIDGE ISLAND CITY COUNCIL

In the Matter of:)	
Final Assessment Roll)	FINDINGS OF FACT,
Local Improvement District)	CONCLUSIONS OF LAW
<u>No. 21 (Horizon View Sewer LID)</u>)	AND RECOMMENDATION

A hearing on the above-captioned matter was held on May 7, 2009 in Bainbridge Island, Washington before Rodney M. Kerslake serving as the Hearing Officer for the City of Bainbridge Island City Council.

Having considered the evidence presented and being otherwise fully advised, the Hearing Officer enters the following:

FINDINGS OF FACT

1. This Final Assessment Roll for Local Improvement District (LID) 21 (Horizon View Sewer LID) is being considered pursuant to City of Bainbridge Island ("City") Resolution No. 2009-07. Exhibit 6.

2. On March 9, 2005 the Bainbridge Island City Council ("City Council") initiated LID No. 21 by adoption of Resolution No. 2005-14 declaring its intention to order certain sanitary sewer improvements in the Horizon View Place neighborhood and to order the costs of said improvements to be charged against the property owners specially benefited by the improvements. Exhibit 1.

Thereafter, the City Council, by Ordinance No. 2005-16 adopted April 13, 2005 formed LID No. 21 and ordered the improvements. Exhibit 4.

1 3. Construction of all sewer and related improvements has been
2 completed.

3 4. Pursuant to applicable laws and the direction of the City Council
4 (Exhibit 6), a public hearing was held before Rodney M. Kerslake serving as the
5 Hearing Officer for the City Council (Exhibit 6) on May 7, 2009, to consider the
6 Final Assessment Roll for LID No. 21. Notice of the Final Assessment Roll
7 hearing was published in the *Bainbridge Island Review* on April 10th and 17th,
8 2009 (Exhibit 8) and mailed to all owners of property within LID 21 on April 10,
9 2009. Exhibit 9.

10 5. All procedures, as provided for by law, with respect to adoption of
11 the Final Assessment Roll have been followed.

12 6. The sewer line constructed under LID No. 21 extends from an
13 existing sewer main in Weaver Avenue and then in Horizon View Place and
14 terminated at a manhole located in Horizon Vew Place situated a short distance
15 from Lovell Avenue. Exhibit 13. In addition to the eight-inch sewer line, four
16 manholes and side sewer connections to the 13-lots¹ served by the sewer line
17 were constructed under LID No. 21. Exhibit 13.

18 7. The total amount assessed to property owners within LID No. 21,
19 including engineering and administrative costs directly related to the LID, is
20 \$181,870. Exhibit 10.

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¹ At the time LID No. 21 was formed, 12 lots were to be served by the sewer line; however, subsequent to formation, one of the lots was subdivided into two lots which resulted in 13 lots being served by the sewer improvements.

1 8. Each of the 13 lots, under the Final Assessment Roll, would be
2 assessed \$13,990. Exhibit 11.

3 9. In arriving at the Final Assessment proposed for each lot, the City
4 did not employ the "zone and termini" formula provided at RCW 35.44.030 and
5 .040, but, rather, assessed each lot equally for the cost of the improvements and
6 related administrative costs. Since each lot, under the sanitary sewer
7 improvements constructed, receives a connection to the City sanitary sewer
8 system (thus receiving the same special benefit), the methodology employed by
9 the City more fairly and correctly reflects the special benefits to each property
10 within LID No. 21 flowing from the improvements constructed than application of
11 a purely mathematical formula such as the statutory "zone and termini" formula
12 or the use of square footage values.

13 10. No protests to the assessments as set forth in the Final
14 Assessment Roll were filed.

15 11. The fair cash market value of the properties specially benefited by
16 LID No. 21 has been increased in an amount equal to or greater than the
17 proposed assessments.

18 12. Any Conclusion of Law hereinafter set forth which may be deemed
19 to be a Finding of Fact is hereby adopted as such.

20 From these Findings of Fact come the following:
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1 1. The Hearing Officer has jurisdiction over the parties and subject
2 matter of these proceedings. *RCW 35.44.070* and City of Bainbridge Island
3 Resolution No. 2009-07.

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5 2. If a city employs a method of assessment pursuant to a LID other
6 than the "zone and termini" method provided by statute², a finding must be made,
7 supported by the record, that the alternate method more fairly reflects the special
8 benefit resulting from the improvement. *RCW 35.44.047*; *See also Bellevue*
9 *Plaza v. Bellevue*, 121 Wn.2d 397, 414, 851 P.2d 662 (1993). The basis for
10 choosing an alternate method is satisfied by slight evidence supporting the
11 fairness of the method chosen. *Hansen v. LID*, 54 Wn.App 257, 261-62, 773
12 P.2d 436 (1989). Here, the Hearing Officer has entered the requisite finding
13 based on substantial and unchallenged evidence in the hearing record. *See*
14 *Finding 9*.

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17 3. As no protests were filed challenging the assessments as set forth
18 in the Final Assessment Roll and the Roll has been prepared consistent with
19 applicable law, the City Council should adopt an ordinance assessing the
20 properties within LID No. 21 for the special benefits conferred by the
21 improvements constructed under said LID previously created by the City Council.

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23 4. Any Finding of Fact hereinbefore stated which may be deemed to be
24 a Conclusion of Law herein is hereby adopted as such.

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² See Finding 9.

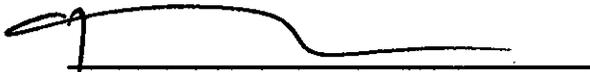
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From these Conclusions of Law is entered the following:

RECOMMENDATION

It is the recommendation of the Hearing Officer that the assessments as set forth in the Final Assessment Roll be approved and confirmed.

DATED this 12TH day of May 2009.



RODNEY M. KERSLAKE
Hearing Officer For LID No. 21

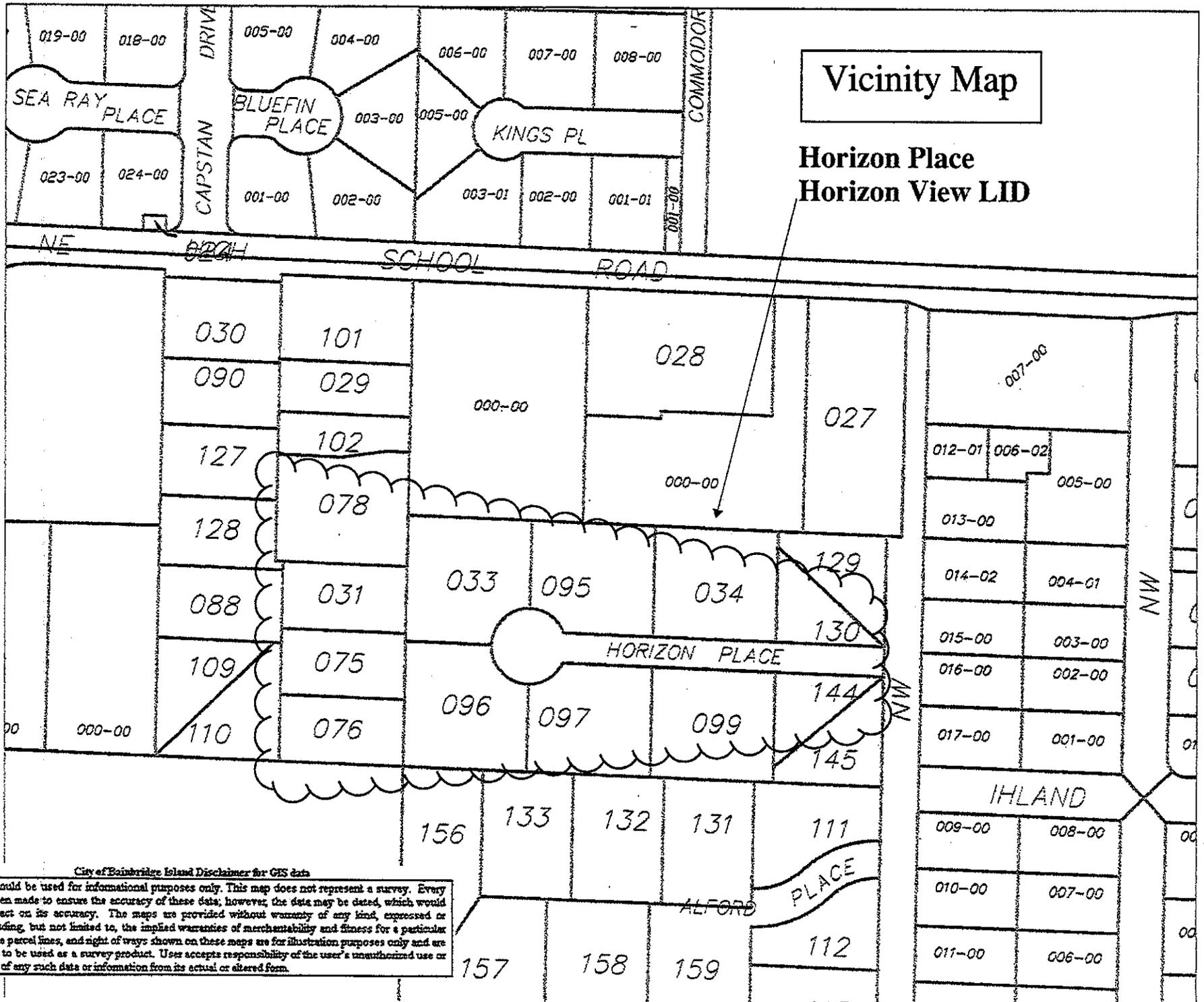
EXHIBIT B

ACCT. NO.	NAME	TR. ADDR.	LEGAL DESCRIPTION	ASSESSMENT
272502-1-033-2003	YETTE GAIL & KENNETH	Gail and Kenneth Yette 650 Horizon View Place NW Bainbridge Island, WA 98110	LOT 1 OF CITY OF WINSLOW SHORT PLAT RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 8012090080 W-29 BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON; EXCEPT THAT PORTION DEEDED TO THE CITY OF BAINBRIDGE ISLAND BY DEED RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 9303240240; SITUATE IN KITSAP COUNTY, WASHINGTON.	\$ 13,990.00
272502-1-034-2002	MS. MARY K. ROMEO	550 Horizon View Place NW Ms. Mary K. Romeo 10770 Arrow Point Dr. NE Bainbridge Island, WA 98110	(LOT A OF CITY OF WINSLOW SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8012090081) A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE S87°51'18 E 1320.49 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 27; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION S1°05'40 W 331.61 FEET; THENCE N87°52'15 W 174.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N87°52'15 W 154.98 FEET; THENCE S1°03'53 W 165.86 FEET; THENCE S87°52'44 E 154.83 FEET; THENCE N1°04'46 E 165.84 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION DEEDED TO THE CITY OF BAINBRIDGE ISLAND BY DEED RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 9303240242; SITUATE IN KITSAP COUNTY, WASHINGTON.	\$ 13,990.00
272502-1-095-2008	WATTS LARRY M & M RENEE	M. Renee and Larry M. Watts 610 Horizon View Place NW Bainbridge Island, WA 98110	PARCEL 2 OF CITY OF WINSLOW SHORT PLAT RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 8012090080 W-29 BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON; EXCEPT THAT PORTION DEEDED TO CITY OF BAINBRIDGE ISLAND BY DEED RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 9303240241; SITUATE IN KITSAP COUNTY.	\$ 13,990.00
272502-1-097-2006	MARY KATE SILVESTRI	Mary Kate Silvestri 605 Horizon View Place NW Bainbridge Island, WA 98110	PARCEL 4 OF CITY OF WINSLOW SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8012090080 W-29 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON; EXCEPT THAT PORTION DEEDED TO THE CITY OF BAINBRIDGE ISLAND BY DEED RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 9303240238, SITUATE IN KITSAP COUNTY, WASHINGTON.	\$ 13,990.00
272502-1-099-2004	VANDERSTOEP J & CEDERWALL E R	J. & Cederwall Vanderstoep 547 Horizon View Place NW Bainbridge Island, WA 98110	LOT C CITY OF WINSLOW SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8012090081, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON; SITUATE IN THE CITY OF BAINBRIDGE ISLAND IN KITSAP COUNTY, WASHINGTON; EXCEPT THAT PORTION DEEDED TO THE CITY OF BAINBRIDGE ISLAND UNDER KITSAP COUNTY AUDITOR'S FILE NO. 9303240237.	\$ 13,990.00
272502-1-130-2005	MATTSON DORIS E & PRICE KATHY E	520 Horizon View Place NW Mattson Doris E & Price Kathy E Post Office Box 4542 Rolling Bay, WA 98061	PARCEL B OF CITY OF WINSLOW SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8610020084 (W-55) A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, KITSAP COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 87°51'16 EAST, 1320.49 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, SOUTH 01°05'40 WEST, 331.61 FEET; THENCE NORTH 87°52'15 WEST, 174.97 FEET; THENCE SOUTH 01°04'46 WEST, 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°04'46 WEST, 145.84 FEET; THENCE SOUTH 87°52'44 EAST, 154.93 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF LOVELL AVENUE NE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY NORTH 01°05'40 EAST, 20.80 FEET; THENCE NORTH 48°12'42 WEST, 201.36 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THAT PORTION DEEDED TO THE CITY OF BAINBRIDGE ISLAND BY DEED RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 9303240243; SITUATE IN KITSAP COUNTY, WASHINGTON.	\$ 13,990.00

ACCT. NO.	NAME	STR. ADDR.	LEGAL DESCRIPTION	ASSESSMENT
272502-1-144-2009	THOMPSON MARIANNE	Marianne Thompson 505 Horizon View Place NW Bainbridge Island, WA 98110	(PARCEL A OF CITY OF WINSLOW SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8902240081 W-62) A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE S87°51'16 E 1320.49 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, S1°05'40 W 663.23 FEET; THENCE N87°53'14 W 200.00 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF LOVELL AVENUE N.W.; THENCE CONTINUING N87°53'14 W 154.88 FEET; THENCE N1°04'46 E 20.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N1°04'46 E 145.83 FEET; THENCE S87°52'44 E 154.93 FEET TO THE WESTERLY MARGIN OF LOVELL AVENUE N.W.; THENCE S1°05'40 W, ALONG SAID WESTERLY ROAD MARGIN, 20.00 FEET; THENCE S52°37'31 W 197.80 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO THE CITY OF BAINBRIDGE ISLAND BY DEED RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 9303240236.	\$ 13,990.00
272502-1-078-2009	McNULTY FABBRI	1263 Patmos LN. NW Jacklyn M. Fabbri 725 High School Rd. NW Bainbridge Island, WA 98110	THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF SAID SUBDIVISION, THENCE SOUTH ALONG THE EASTERLY LIMITS OF SAID SUBDIVISION, A DISTANCE OF 660 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION, THENCE WEST, A DISTANCE OF 165 FEET; THENCE NORTH, A DISTANCE OF 284 FEET; THENCE WEST, A DISTANCE OF 10 FEET; THENCE NORTH, A DISTANCE OF 396 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LIMITS OF SAID SUBDIVISION WHICH LIES 175 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE EAST, A DISTANCE OF 175 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF LYING NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, WHICH CORNER BEARS S 87°48'21 E FROM THE QUARTER CORNER COMMON TO SAID SECTION AND SECTION 22; THENCE S 1°05'10 W ALONG THE EASTERLY LIMITS OF SAID SUBDIVISION, A DISTANCE OF 258 FEET TO THE TRUE POINT OF BEGINNING; THENCE N87°48'20 W, A DISTANCE OF 30.00 FEET; THENCE S 82°32'38 W, A DISTANCE OF 60.17 FEET; THENCE N 87°48'21 W, PARALLEL WITH THE NORTHERLY LIMITS OF SAID SECTION 27, A DISTANCE OF 85.55 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LIMITS OF AFOREMENTIONED PARCEL AND THE TERMINUS OF THIS LINE. AND EXCEPT THAT PORTION THEREOF LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH, A DISTANCE OF 284 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST, A DISTANCE OF 165 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LIMITS OF AFOREMENTIONED PARCEL. A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER AND ACROSS THE FOLLOWING PROPERTY: A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-EAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE WEST 30 FEET; THENCE SOUTH 258 FEET; THENCE EAST 30 FEET; THENCE NORTH 258 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH 20 FEET FOR HIGH SCHOOL ROAD.	\$ 13,990.00
272502-1-031-2005	Morris H. Graydon	1257 Patmos LN. NW Morris H. Graydon 3310 Crystal Springs Drive Bainbridge Island, WA 98110	LOT 1 OF CITY OF WINSLOW SHORT PLAT NO. W-74 RECD UNDER AUD. NO. 1165187; BEING TH PTN OF NW1/4 NW1/4 NE1/4 CNVYD BY EXCISE NO. 3467 DAF, BAT N1/4 COR OF SD SEC TH ALG N LN OF SD SEC S88°58'49E 660.48 FT TO NE COR OF SD NW1/4 NW1/4 NE1/4 TH ALG LN OF SD SUB S0°06'22E 399.55 FT TO TPOB TH CONT S0°06'22E 88 FT TH LEAVING SD E LN N89°00'50W 165 FT TH N0°06'22W 88 FT TH S89°00'50E 165 FT TO TPOB TGW ESMT	\$ 13,990.00

ACCT. NO.	NAME	STR. ADDR	LEGAL DESCRIPTION	ASSESSMENT
272502-1-076-2001	Brumley	1245 Patmos LN. NW Danna J. and Matthew D. Brumley 10129 Ewing Street NE Bainbridge Island, WA 98110	LOT 3 OF CITY OF WINSLOW SHORT PLAT NO. W-74 RECORDED APRIL 8, 1977 UNDER AUDITOR'S FILE NO. 1165187; BEING THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED FOR TAX PURPOSES ONLY AS FOLLOWS: BEGINNING AT THE NORTHQUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH LINE OF SAID SECTION 27, S88°58'49" E 660.48 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, S0°06'22" E 575.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S0°06'22" E 88 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION, N89°00'50" W 165 FEET; THENCE LEAVING SAID SOUTH LINE, N0°06'22" W 88 FEET; THENCE S89°00'50" E 165 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH A 30 FOOT ROAD EASEMENT THE EAST LINE THEREOF IS DESCRIBED AS FOLLOWS: BEGINNING AT SAID TRUE POINT OF BEGINNING OF THE ABOVE DESCRIBED PROPERTY; THENCE N0°06'22" W 555.55 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF HIGH SCHOOL ROAD AND THE TERMINUS.	\$ 13,990.00
272502-1-216-2002	Curran	647 Horizon View Place NW Tom and Judy Curran 9951 Lake Washington Blvd. NE #34 Bellevue, WA 98110	LOT B, CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-235, (CURRAN SHORT PLAT SPT11738), RECORDED UNDER AUDITOR'S FILE NO. 200903100033 & 200903100034, IN VOLUME 21 OF SHORT PLATS, PAGES 3 THRU 7, BEING A PORTION OF LOT 3 OF CITY OF WINSLOW SHORT PLAT NO. W-29, AS RECORDED UNDER AUDITOR'S FILE NO. 8012090080, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS AS DEPICTED ON SAID SHORT PLAT.	\$ 13,990.00
272502-1-215-2003	Curran	XXX Horizon View Place NW and Judy Curran 9951 Lake Washington Blvd. NE #34 Bellevue, WA 98110	RECORDED UNDER AUDITOR'S FILE NO. 200903100033 & 200903100034, IN VOLUME 21 OF SHORT PLATS, PAGES 3 THRU 7, BEING A PORTION OF LOT 3 OF CITY OF WINSLOW SHORT PLAT NO. W-29, AS RECORDED UNDER AUDITOR'S FILE NO. 8012090080, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON. TOGETHER WITH AND SUBJECT TO EASEMENTS AS DEPICTED ON SAID SHORT PLAT.	\$ 13,990.00
272502-1-075-2002	Nash	1251 Patmos LN. NW C and Roy S. Nash 8421 Katy Lane NE Bainbridge Island, WA 98110	Marjorie LOT 2 OF CITY OF WINSLOW SHORT PLAT NO. W-74 RECORDED UNDER AUDITOR'S FILE NO. 1165187; BEING THAT PORTION OF THE NW1/4, NW1/4, NE1/4, SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M. CONVEYED BY EXCISE NO. 7448 DESCRIBED AS FOLLOWS: BEGINNING AT THE N 1/4 CORNER OF SAID SECTION 27, THENCE ALONG THE NORTH LINE OF SAID SECTION 27, S 88°58'49" E 660.48 FEET TO THE NE CORNER OF SAID NW 1/4, NW 1/4, NE 1/4, THENCE ALONG THE EAST LINE OF SAID SUBDIVISION S 0°06'22" E 487.55 FEET TO THE POINT OF BEGINNING THENCE CONTINUING S 0°06'22" E 88 FEET THENCE LEAVING SAID EAST LINE N 89°00'50" W 165 FEET, THENCE N 0°06'22" W	\$ 13,990.00

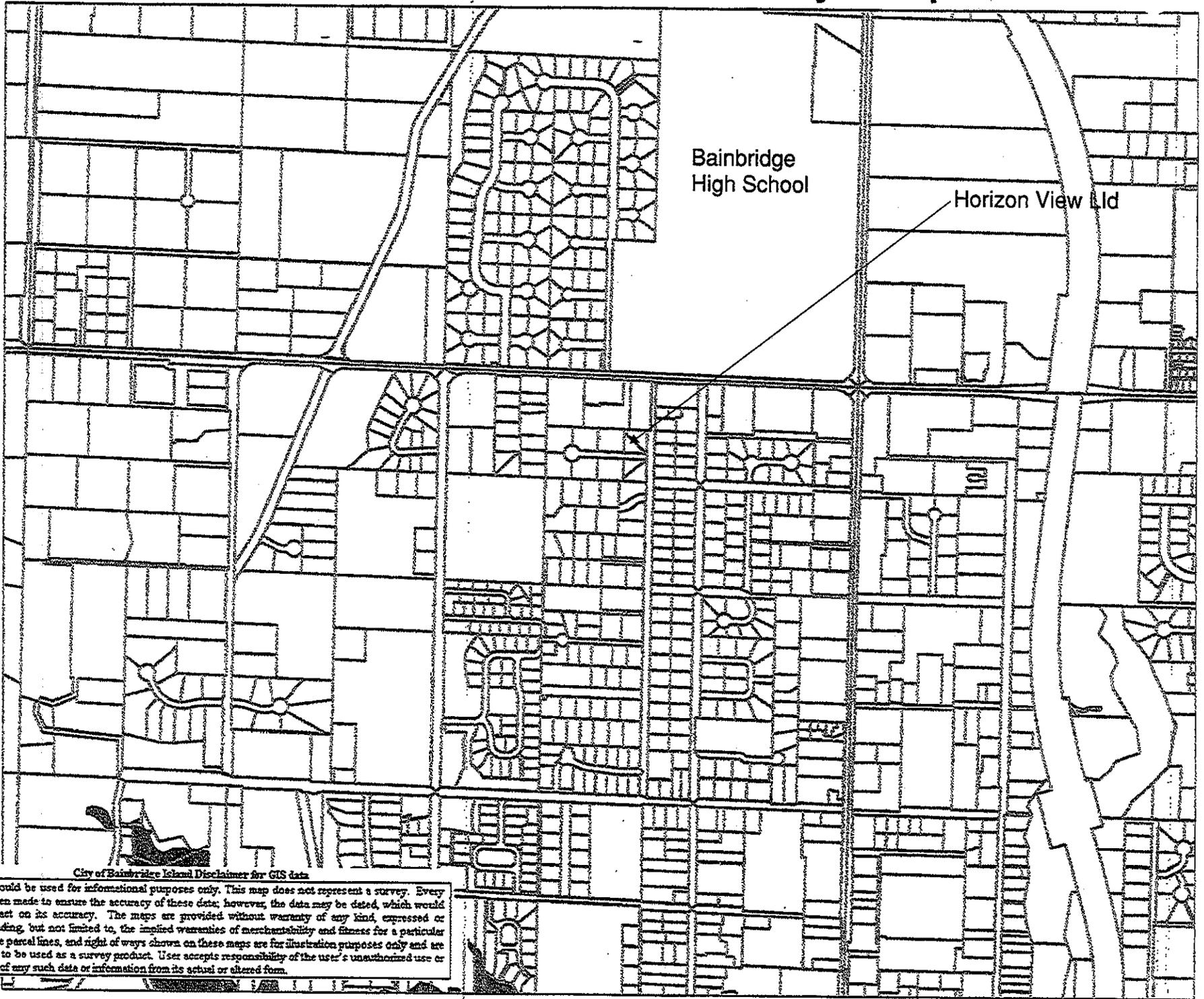
Horizon Place..... Horizon View LID



City of Bainbridge Island Disclaimer for GIS data

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Horizon View I D Vicinity Map



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