RESOLUTION NO. 2011-16

A RESOLUTION of the City of Bainbridge Island declaring certain real property to be surplus to the needs of the City of Bainbridge Island, and authorizing the transfer of said surplus property to Bainbridge Island Metropolitan Park and Recreation District for use as public parks.

WHEREAS, the City owns a 2.51 acre parcel, commonly known as the Fort Ward Parade Grounds, with Kitsap County Auditor's Parcel No. 5451-000-023-0006 ("Open Space A") that was dedicated to the City by Kitsap County Consolidated Housing Authority ("KCCHA") in the plat; and

WHEREAS, on April 15, 2003, KCCHA and the City entered into an exchange, and the City acquired a .06 acre parcel with Kitsap County Auditor's Parcel No. 5451-000-019-0002 and a .08 acre parcel with Kitsap County Auditor's Parcel No. 5451-000-020-0009 adjacent to the Fort Ward Parade Grounds (the "Adjacent Parcels," together with the Open Space A, the "Fort Ward Parade Grounds"); and

WHEREAS, on August 16, 2005, the City, through the Open Space Commission with funding from the General Fund and the Open Space Bond, acquired a 3.32 acre parcel with Kitsap County Auditor's Parcel No. 322502-4-009-2000 on Sullivan Road NE adjacent to Gazzam Lake Park & Wildlife Preserve, a .90 acre parcel with Kitsap County Auditor's Parcel No. 042402-1-060-2007 on Point White Drive approximately 500 feet west of the Pleasant Beach Drive and Point White intersection, and a beach and tideland parcel with Kitsap County Auditor's Parcel No. 042401-1-061-2006 separated from the previously described upland parcel by Point White Drive (collectively, the "Blossom Parcels"); and

WHEREAS, on February 15, 2000, the City acquired a 3.22 acre parcel with Kitsap County Auditor's Parcel No. 4178-000-001-0304, a 2.57 acre parcel with Kitsap County Auditor's Parcel No. 272502-3-008-2000 and a .04 tidelands parcel with Kitsap County Auditor's Parcel No. 4178-000-042-0206 at the head of Eagle Harbor for purposes of open space (the "Lumpkin Parcels"); and

WHEREAS, on November 1, 2001 the City purchased a 4.79 acre parcel with Kitsap County Auditor's Parcel No. 152502-1-020-2002 off of Wardell Road west of Highway 305 from James and Lucile Salter for use as open space (the "Meigs/Salter Parcel"); and

WHEREAS, on May 10, 2007, the City purchased a 19.83 acre parcel with Kitsap County Auditor's Parcel No. 152502-1-065-2008 ("Meigs Farm/Lovell") and a 5 acre parcel

with Kitsap County Auditor's No. 152502-4-005-2005 ("Meigs Farm/Lowery") through the Open Space Commission with financing through an LGTO bond and a $425,000 grant (collectively, "Meigs Farm"); and

WHEREAS, on January 24, 2007, the City purchased a 31.8 parcel on the west side of Toe Jam Hill Road with Kitsap County Auditor's No. 112402-4-002-2003 through the Open Space Commission with financing from the General Fund ("Nute's Pond"); and

WHEREAS, on December 16, 2003, the City purchased a .74 acre parcel with Kitsap County Auditor's No. 042402-1-075-2000 together with an easement on a .01 beachfront parcel with Kitsap County Auditor's No. 042402-1-086-2007 and a trail easement on three parcels with Kitsap County Auditor's Nos. 042402-1-072-2003, 042402-1-073-2002 and 042402-1-074-2001 (the "Schel-Chelb Parcel and Easements") through the Open Space Commission with funding from the Open Space Bond; and

WHEREAS, on May 14, 2003, the Trust for Public Land and the City entered into an Option Agreement under which the City purchased, in successive phases, two parcels of approximately 49.5 acres of the Wycoff-Eagle Harbor Superfund Site in the years 2004-2006. The parcels with Kitsap County Auditor's Parcel Nos. 352502-1-001-2001 and 352502-1-035-2001 are jointly held by the Park District and the City. The parcel with Kitsap County Auditor's Parcel No. 352502-1-034-2002 is owned by the City (this parcel, together with the City's interest in the jointly-held parcels, "Pritchard Park"); and

WHEREAS, on March 12, 2003, the City acquired a .13 acre tideland parcel with Kitsap County Auditor's Parcel No. 142502-3-107-2005 on Manitou Beach Drive NE from Peter and Elyse Kane with funds from the Open Space Bond (the "Manitou Beach Tidelands"); and

WHEREAS, on August 13, 2001, the City entered into a Real Estate Contract with Kitsap County for the purchase of three parcels, including a 14.39 acre site with Kitsap County Auditor's Parcel No. 092502-4-002-2006 (the "Lovgren Pit").

WHEREAS, the Fort Ward Parade Grounds, the Blossom Parcels, the Lumpkin Parcels, the Meigs/Salter Parcel, Meigs Farm, Nute's Pond, the Schel-Chelb Parcel and Easements, Pritchard Park, Manitou Beach Tidelands and Lovgren Pit are collectively referred to as the "Park Properties;" and

WHEREAS, the City and the Bainbridge Island Metropolitan Park and Recreation District (the "District") staff have recommended that the City transfer to the District the Park Properties for maintenance as public open space and/or public parks in alignment with the District's mission, and other property acquisition requirements and restrictions; and

WHEREAS, said Park Properties are surplus to the needs of the City; and

WHEREAS, upon transfer of ownership, it is understood that the District will continue to maintain and utilize the Park Properties as public parks in perpetuity, and will assume the costs of maintenance, operations and improvement of the Park Properties, thereby saving the City these expenses; and

WHEREAS, the District has expressed a desire to accept the Park Properties subject to the terms and conditions set forth herein; and

WHEREAS, pursuant to Chapter 39.33 RCW, the City has conducted a public hearing on August 10, 2011 regarding the proposed transfer of the Park Properties to the District; and

WHEREAS, the City Council finds that it is in the best interest of the City of Bainbridge Island to declare the Park Properties surplus and authorize their transfer to the District, now, therefore,

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

1. The Park Properties, as legally described on Exhibit A attached hereto, are hereby declared surplus to the needs of the City.

2. It is in the best interest of the citizens of Bainbridge Island to transfer the Park Properties to the District to be used and maintained as public parks in perpetuity.

3. The transfer of the City's interest in the Park Properties shall include a further condition that the Park Properties, or any portion thereof, shall not be sold, transferred or conveyed without the prior consent of the City.

4. The transfer of the Park Properties to the District shall include a "right of reverter" to the City, whereby if the District fails to satisfy any of the conditions of the transfer with respect to any of the Park Properties, the title to said property shall revert back to the City.

5. The transfer of the Park Properties to the District shall be conditioned upon the District's agreement to comply with and satisfy all conditions, restrictions or terms established or agreed to by the City at the time of the City's acquisition of the Park Properties, and such other restrictions and covenants which are otherwise of record.

6. The City will retain any necessary access and utility easements on the Park Properties at the time of their transfer to the District.

7. If recommended by the City administration, the City will retain water rights on the Meigs Farm/Lovell Property and Pritchard Park.

8. The City Manager is hereby authorized to take all necessary and appropriate steps to transfer the Park Properties in accordance with applicable federal, state, and local law, including executing all documents required to carry out the transfers.

PASSED by the City Council this 10th day of August, 2011.

APPROVED by the Mayor this 10th day of August, 2011.

Kirsten Hytopoulos, Mayor

ATTEST/AUTHENTICATE:

Rosalind D. Lassoff, City Clerk

FILED WITH THE CITY CLERK:	July 15, 2011
PASSED BY THE CITY COUNCIL:	August 10, 2011
RESOLUTION NO.	2011-16

EXHIBIT A

Legal Descriptions

Fort Ward Open Space A (Parade Grounds)

Kitsap County Auditor's Parcel No. 5451-000-023-0006

OPEN SPACE A, FORT WARD PARADE GROUNDS, ACCORDING TO THE PLAT RECORDED IN VOLUME 31 OF PLATS, PAGES 13, 14 AND 15, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN THE CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON.

Parcel Adjacent to Fort Ward Parade Grounds

Kitsap County Auditor's Parcel No. 5451-000-019-0002

LOT 19, FORT WARD PARADE GROUNDS, ACCORDING TO THE PLAT RECORDED IN VOLUME 31 OF PLATS, PAGES 13, 14, AND 15 OF KITSAP COUNTY, WASHINGTON, SITUATE IN THE CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON

Parcel Adjacent to Fort Ward Parade Grounds

Kitsap County Auditor's Parcel No. 5451-000-020-0009

LOT 20, FORT WARD PARADE GROUNDS, ACCORDING TO THE PLAT RECORDED IN VOLUME 31 OF PLATS, PAGES 13, 14 AND 15, RECORDS OF KITSAP COUNTY, WASHINGTON; SITUATE IN THE CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON.

Blossom/Gazzam

Kitsap County Auditor's Parcel No. 322502-4-009-2000

THAT PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 32, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 1°15'16" EAST 1047.62 FEET; THENCE NORTH 88°34'36" WEST 1317.06 FEET, MORE OR LESS, TO THE EAST LINE OF SAID GOVERNMENT LOT 4, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°34'36" WEST 243.51 FEET MORE OR LESS TO THE EAST LINE OF THE PLAT OF GAZZAM VIEW TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 71, IN KITSAP COUNTY, WASHINGTON; THENCE NORTH 1°21'08" EAST ALONG SAID EAST LINE, 589.80 FEET; THENCE SOUTH 88°32'49" EAST 241.32 FEET, MORE OR LESS, TO THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE SOUTH 1°08'22" WEST ALONG SAID EAST LINE AND THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 589.62 FEET TO THE TRUE POINT OF BEGINNING.

Blossom/Point White

Kitsap County Auditor's Parcel Nos. 042402-1-060-2007 and 042401-1-061-2006

ALL THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 250 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4, SAID POINT BEING HEREINAFTER DESIGNATED AS POINT "A"; THENCE WESTERLY ALONG SAID NORTH LINE 200 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 640 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "B" AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH PARALLEL WITH SAID EAST LINE 341 FEET, MORE OR LESS, TO THE HIGH TIDE LINE OF RICH PASSAGE; THENCE EASTERLY ALONG SAID HIGH TIDE LINE 202 FEET, MORE OR LESS, TO A POINT HEREINAFTER DESIGNATED AS POINT "C" WHICH BEARS SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4 FROM SAID POINT "A", SAID PARALLEL LINE BEING HEREINAFTER DESIGNATED AS LINE "A-C"; THENCE NORTH PARALLEL WITH SAID EAST LINE 313 FEET, MORE OR LESS, TO A POINT WHICH BEARS EASTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4 FROM SAID POINT "B" AND THE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE ABOVE-DESIGNATED POINT "B"; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE NORTHERLY MARGIN OF CRYSTAL SPRINGS ROAD NE DISTANCE 100 FEET FROM, AS MEASURED ALONG SAID NORTHERLY MARGIN, THE POINT OF INTERSECTION OF SAID NORTHERLY MARGIN WITH THE ABOVE DESIGNATED LINE "A-C"; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4 TO THE HIGH TIDE LINE OF RICH PASSAGE AND THE TERMINUS OF THE LINE DESCRIBED HEREIN;

AND EXCEPT CRYSTAL SPRINGS ROAD NE (ALSO KNOWN AS POINT WHITE DRIVE).

TOGETHER WITH THE TIDELANDS OF THE SECOND CLASS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING THEREON.

Lumpkin

Kitsap County Auditor's Parcel No. 4178-000-001-0304

STETSON'S, H A, 5 ACRE TRACTS

THAT PORTION OF TRACT 1, H.A. STETSON'S 5 ACRE TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 26, IN KITSAP COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 1 WHICH BEARS S1*02'51 W DISTANT 120.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE N87*58'43 W ON A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 1 FOR A DISTANCE OF 100.00 FEET; THENCE S1*02'51 W ON A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT 1 FOR A DISTANCE OF 260.00 FEET; THENCE S65*28'07 W TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID TRACT 1; THENCE SOUTHERLY ALONG SAID SOUTHWESTERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID TRACT 1; THENCE N1*02'51 E ALONG THE EASTERLY LINE OF SAID TRACT 1 TO THE POINT OF BEGINNING.

Kitsap County Auditor's Parcel No. 272502-3-008-2000

PARCEL A: THAT PORTION OF THE WEST 200 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING NORTHERLY OF A 60-FOOT EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED AND RECORDED UNDER AUDITOR'S FILE NO. 744192 AND RE-RECORDED UNDER AUDITOR'S FILE NO. 744443; EXCEPT THE NORTH 140 FEET OF THE WEST 100 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; ALSO EXCEPT THE NORTH 400 FEET OF THE EAST 100 FEET OF THE WEST 200 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER.

PARCEL B: THE NORTH 60 FEET OF THE SOUTH 532 FEET OF THE WEST 200 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

Kitsap County Auditor's Parcel No. 4178-000-042-0206

PARCEL I:

THAT PORTION OF TRACT 1, H.A. STETSON'S 5 ACRE TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 26, RECORDS OF KITSAP COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 1 WHICH BEARS SOUTH 1°02'51" WEST DISTANT 120.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE NORTH 87°58'43" WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 1 FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH 1°02'51" WEST ON A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT 1 FOR A DISTANCE OF 260.00 FEET; THENCE SOUTH 65°28'07" WEST TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF SAID TRACT 1; THENCE SOUTHERLY ALONG SAID SOUTHWESTERLY LINE TO THE MOST SOUTHERLY CORNER OF SAID TRACT 1; THENCE NORTH 1°02'51" EAST ALONG THE EASTERLY LINE OF SAID TRACT 1 TO THE POINT OF BEGINNING.

PARCEL II:
THAT PORTION OF TRACT 42, H.A. STETSON'S 5 ACRE TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 26, RECORDS OF KITSAP COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED SEGREGATION LINE:

COMMENCING AT A POINT ON THE EAST LINE OF TRACT 1 IN SAID PLAT OF H.A. STETSON'S 5 ACRE TRACTS WHICH BEARS SOUTH 1°02'51" WEST DISTANT 120.00 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 1; THENCE NORTH 87°58'43" WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID TRACT 1 FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH 1°02'51" WEST ON A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT 1 FOR A DISTANCE OF 260.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID SEGREGATION LINE; THENCE SOUTH 65°28'07" WEST THROUGH A PORTION OF SAID TRACTS 1 AND 42 FOR A DISTANCE OF 322.58 FEET TO A POINT WHICH IS APPROXIMATELY 30 FEET SOUTH TO THE SOUTH END OF A DOCK; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY DEED TO EVALD ELIASON AND MILDRED ELIASON AND RECORDED NOVEMBER 22, 1955, UNDER AUDITOR'S FILE NO. 629394; THENCE SOUTH 6°22'53" EAST ALONG THE EAST LINE OF SAID ELIASON TRACT, 190.49 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 44°38'54" WEST ALONG THE SOUTHWESTERLY LINE OF SAID ELIASON TRACT TO THE EASTERLY LINE OF TRACT 3 1/2 OF SAID ADDITION AND THE TERMINUS OF SAID LINE;

EXCEPT ANY PORTION THEREOF LYING WITH OYSTER TRACT AS CONVEYED BY THE STATE OF WASHINGTON, RECORDED IN VOLUME 37 OF DEEDS, PAGE 516, RECORDS OF KITSAP COUNTY, WASHINGTON;

ALSO EXCEPT THAT PORTION OF TRACT 42 LYING WITHIN THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF TRACT 4-1/2 AND TRACT 42 IN H.A. STETSON'S 5 ACRE TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 26, RECORDS OF KITSAP COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY MARGIN OF BUCKLIN HILL ROAD, AS ESTABLISHED 60 FEET IN WIDTH, AND THE NORTH LINE OF TRACT 4 OF SAID PLAT EXTENDED EASTERLY; THENCE NORTH 89°58'05" EAST ALONG SAID EXTENDED LINE 103.00 FEET; THENCE SOUTH 9°00' EAST 265.00 FEET; THENCE SOUTH 17°00' WEST 57.00 FEET; THENCE SOUTH 13°00' EAST TO AN INTERSECTION WITH THE SOUTH LINE EXTENDED EASTERLY OF SAID TRACT 4 1/2; THENCE SOUTH 89°51'55" WEST TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY MARGIN OF EAGLE HARBOR ROAD; THENCE NORTHERLY ALONG SAID MARGIN AND THE EAST RIGHT-OF-WAY MARGIN OF BUCKLIN HILL ROAD TO THE POINT OF BEGINNING.

Meigs Farm/Salter

Kitsap County Auditor's Parcel No. 152502-1-020-2002

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 15, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON.

Meigs Farm/Lovell

Kitsap County Auditor's Parcel No. 152502-1-065-2008

THAT PORTION OF THE EAST HALF OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING WEST OF S.R. 305 AND BOUNDED ON THE SOUTH, WEST ANDNORTH BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST MARGIN OF RIGHT-OF-WAY OF S.R. 305, WHICH BEARS NORTH 00°09'35" EAST 125.77 FEET FROM THE SOUTHEAST CORNER OF LOT 10 OF LARGE LOT SUBDIVISION NO. 43, AS RECORDED UNDER AUDITOR'S FILE NO. 8710060056, RECORDS OF KITSAP COUNTY, WASHINGTON; THENCE SOUTH 00°09'35" WEST 125.77 FEET TO SAID SOUTHEAST CORNER OF LOT 10; THENCE ALONG THE SOUTH LINE OF SAID LOT NORTH 88°55'10" WEST 592.65 FEET; THENCE LEAVING SAID SOUTH LINE OF LOT 10, NORTH 40°00'00" WEST 91.53 FEET; THENCE NORTH 32°10'19" WEST 43.01 FEET; THENCE NORTH 76°16'43" WEST 165.07 FEET;THENCE NORTH 35°58'11 WEST 144.53 FEET; THENCE NORTH 51°50'40" EAST 29.37FEET; THENCE NORTH 12°19'39" EAST 59.36 FEET; THENCE SOUTH 75°58'15" EAST 97.37 FEET; THENCE SOUTH 42°53'28" EAST 49.38 FEET; THENCE NORTH 54°26'21" EAST 260.26 FEET; THENCE NORTH 12°09'06" WEST 81.72 FEET; THENCE NORTH 62°10'43" EAST 93.22 FEET; THENCE NORTH 23°54'58 EAST 37.28 FEET; THENCE SOUTH 83°51'36" EAST 77.11 FEET; THENCE NORTH 06°59'13" WEST 187.07 FEET; THENCE NORTH 51°22'05" WEST 59.19 FEET; THENCE NORTH 25°28'55" WEST 203.36 FEET; THENCE SOUTH 89°03'13" WEST 51.48 FEET; THENCE NORTH 05°15'13" EAST 71.86 FEET; THENCE NORTH 54°44'17" WEST 89.57 FEET; THENCE NORTH 46°13'37" EAST 179.84 FEET; THENCE NORTH 04°47'14" WEST 94.94 FEET; THENCE NORTH 33°35'53" WEST 138.06 FEET; THENCE NORTH 19°43'19" WEST 25.98 FEET; THENCE NORTH 59°57'08" EAST 470.48 FEET TO A POINT ONTHE WEST MARGIN OF RIGHT-OF-WAY OF S.R. 305 AND THE TERMINUS.

Meigs Farm/Lowery

Kitsap County Auditor's Parcel No. 152502-4-005-2005

THE SOUTH QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, EXCEPT HIGHWAY 21.

Nute's Pond

Kitsap County Auditor's Parcel No. 112402-1-010-2009

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; EXCEPT THE FOLLOWING:

EXCEPT THAT PARCEL OF PROPERTY BEGINNING AT A POINT ON THE NORTHERN BOUNDARY LINE 224 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 11, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.; RUNNING THENCE WEST 467 FEET; THENCE SOUTH 467 FEET; THENCE EAST 467 FEET; THENCE NORTH 467 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES MORE OR LESS;

AND EXCEPT THAT PORTION OF THE NORTH 50 FEET LYING WEST OF THE ABOVE EXCEPTION;

AND ALSO EXCEPT THE EAST 208 FEET OF THE NORTH 416 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.;

EXCEPT TOE JAM HILL ROAD (COUNTY ROAD NO. 370).

Pritchard Park

Kitsap County Auditor's Parcel No. 352502-1-001-2001

Owned by City and Park District

RESULTANT PARCEL OF BOUNDARY LINE AGREEMENT AND QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 200908030200, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200906080052, IN VOLUME 72 OF SURVEYS, PAGES 146 - 147, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200411240195, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: PARCEL A: THAT PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 35, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 35, SOUTH 88°57'00" EAST 2636.39 FEET TO THE CENTER OF SAID SECTION 35; THENCE ALONG THE NORTH LINE OF THE PLAT OF EAGLE HARBOR ACRE TRACTS AS RECORDED IN VOLUME 2, PAGE 80 OF PLATS, RECORDS OF SAID KITSAP COUNTY, SOUTH 89°01'49" EAST 1000.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, NORTH 01°39'59" EAST 288.38 FEET TO THE NORTHERLY RIGHT-OF-WAY OF NE EAGLE HARBOR DRIVE; THENCE EASTERLY ALONG SAID RIGHT OF WAY ON A

1462.39 FOOT RADIUS CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 02°39'18" WEST THROUGH A CENTRAL ANGLE OF 05°33'28", AN ARC, DISTANCE OF 141.86 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 81°47'14" EAST 299.49 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 30°28'39" EAST 567.00 FEET TO THE WEST FACE OF THE SOUTH END OF A STEEL SHEET PILE BULKHEAD; THENCE ALONG SAID WEST FACE AND ITS NORTHERLY EXTENSION NORTH 02°17'00" EAST TO THE NORTHERLY LIMITS OF SAID GOVERNMENT LOT 4 AND THE TERMINUS; EXCEPT NE EAGLE HARBOR DRIVE; TOGETHER WITH SECOND CLASS TIDELANDS TO THE LINE OF EXTREME LOW TIDE AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING THEREON; EXCEPT ANY PORTION OF SAID TIDELANDS LYING WESTERLY OF THE BOUNDARY LINE DESCRIBED IN THE INSTRUMENT RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NUMBER 8208020105; AND TOGETHER WITH ANY PORTION OF SAID TIDELANDS LYING EASTERLY OF THE BOUNDARY LINE DESCRIBED IN THE INSTRUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 8208020105; SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD; TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 2 SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WA, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 35, A CONCRETE MONUMENT IN CASE, THENCE ALONG THE EAST-WEST CENTERLINE THEREOF SOUTH 88°58'06" EAST 2636.25 FEET TO THE CENTER OF SAID SECTION 35; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 35 NORTH 01°28'09" EAST 309.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88°31'51" WEST 5.72 FEET; THENCE NORTH 01°21'54" EAST 291.33 FEET; THENCE SOUTH 88°31'51" EAST 6.25 FEET; THENCE SOUTH 01°28'09" WEST 291.33 FEET TO THE TRUE POINT OF BEGINNING; SUBJECT TO AND TOGETHER WITH A ROAD EASEMENT, A UTILITY EASEMENT, A VEGETATION EASEMENT, A STORM WATER CONVEYANCE EASEMENT, AND A PIER EASEMENT, ALL AS DEFINED IN THE MASTER EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 200908030199.

Kitsap County Auditor's Parcel No. 352502-1-035-2001

<u>Owned by City and Park District</u>

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF NORTHEAST EAGLE HARBOR DRIVE AND ROCKAWAY BEACH ROAD NORTHEAST;

RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200411240195, BEING A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 35, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 35;
THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 35, SOUTH 88°57'00" EAST 2636.39 FEET TO THE CENTER OF SAID SECTION 35;

THENCE ALONG THE NORTH LINE OF THE PLAT OF EAGLE HARBOR ACRE TRACTS AS RECORDED IN VOLUME 2, PAGE 80 OF PLATS, IN KITSAP COUNTY, SOUTH 89°01'49" EAST 1000.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID NORTH LINE, NORTH 01°39'59" EAST 288.38 FEET TO THE NORTHERLY RIGHT OF WAY OF NE EAGLE HARBOR DRIVE;
THENCE EASTERLY ALONG SAID RIGHT OF WAY ON A 1462.39 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 02°39'18" WEST THROUGH A CENTRAL ANGLE OF 05°33'28", AN ARC DISTANCE OF 141.86 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 81°47'14" EAST 299.49 FEET;
THENCE LEAVING SAID RIGHT OF WAY, NORTH 30°28'39" EAST 567.00 FEET TO THE WEST FACE OF THE SOUTH END OF A STEEL SHEET PILE BULKHEAD;
THENCE ALONG SAID WEST FACE AND ITS NORTHERLY EXTENSION NORTH 02°17'00" EAST TO THE NORTHERLY LIMITS OF SAID GOVERNMENT LOT 4 AND THE TERMINUS.

EXCEPT NE EAGLE HARBOR DRIVE;

EXCEPT ROCKAWAY BEACH ROAD NE;

EXCEPT CREOSOTE PLACE NE;

EXCEPT NE CREOSOTE ROAD:

TOGETHER WITH SECOND CLASS TIDELANDS TO THE LINE OF EXTREME LOW TIDE AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING THEREON; THE EASTERLY BOUNDARY THEREOF BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE MEANDER CORNER BETWEEN SECTION 35 AND 36, SAID TOWNSHIP AND RANGE, WHICH MEANDER CORNER WAS LOCATED AND MARKED WITH A STONE MONUMENT BY GARDNER AND GARDNER, CIVIL ENGINEERS, IN APRIL 1909, SAID BOUNDARY LINE EXTENDING FROM SAID MEANDER CORNER NORTH 73°26'30" EAST TO THE LOW TIDE LINE OF PUGET SOUND, WHICH LINE WAS ESTABLISHED BY THE DECREE ENTERED IN KITSAP COUNTY SUPERIOR COURT CAUSE NO. 2025.

Kitsap County Auditor's Parcel No. 352502-1-034-2002

<u>Owned by City</u>

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF NORTHEAST EAGLE HARBOR DRIVE AND ROCKAWAY BEACH ROAD NORTHEAST;

RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200411240195, BEING A PORTION OF GOVERNMENT LOTS 3 AND 4, SECTION 35, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 35, SOUTH 88°57'00" EAST 2636.39 FEET TO THE CENTER OF SAID SECTION 35; THENCE ALONG THE NORTH

LINE OF THE PLAT OF EAGLE HARBOR ACRE TRACTS AS RECORDED IN VOLUME 2, PAGE 80 OF PLATS, IN KITSAP COUNTY, WASHINGTON, SOUTH 89°01'49" EAST 1000.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, NORTH 01°39'59" EAST 288.38 FEET TO THE NORTHERLY RIGHT OF WAY OF NORTHEAST EAGLE HARBOR DRIVE; THENCE EASTERLY ALONG SAID RIGHT OF WAY ON A 1462.39 FOOT RADIUS CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 02°39'18" WEST THROUGH A CENTRAL ANGLE OF 05°33'28", AN ARC DISTANCE OF 141.86 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 81°47'14" EAST 299.49 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 30°28'39" EAST 567.00 FEET TO THE WEST FACE OF THE SOUTH END OF A STEEL SHEET PILE BULKHEAD; THENCE ALONG SAID WEST FACE AND ITS NORTHERLY EXTENSION NORTH 02°17'00" EAST TO THE NORTHERLY LIMITS OF SAID GOVERNMENT LOT 4 AND THE TERMINUS;

EXCEPT NORTHEAST EAGLE HARBOR DRIVE;

EXCEPT ROCKAWAY BEACH ROAD NORTHEAST;

EXCEPT CREOSOTE PLACE NORTHEAST;

EXCEPT NORTHEAST OLD CREOSOTE ROAD;

TOGETHER WITH SECOND CLASS TIDELANDS TO THE LINE OF EXTREME LOW TIDE AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO AND ABUTTING THEREON, THE EASTERLY BOUNDARY THEREOF BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE MEANDER CORNER BETWEEN SECTIONS 35 AND 36, SAID TOWNSHIP AND RANGE, WHICH MEANDER CORNER WAS LOCATED AND MARKED WITH A STONE MONUMENT BY GARDNER AND GARDNER, CIVIL ENGINEERS, IN APRIL 1909, SAID BOUNDARY LINE EXTENDING FROM SAID MEANDER CORNER NORTH 73°26'30" EAST TO THE LOW TIDE LINE OF PUGET SOUND, WHICH LINE WAS ESTABLISHED BY THE DECREE ENTERED IN KITSAP COUNTY SUPERIOR COURT CAUSE NUMBER 2025.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD

Schel-Chelb

Kitsap County Auditor's Parcel No. 042402-1-075-2000

LOT D CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. SPT 11-28-94-1, RECORDED MAY 25, 1999 UNDER AUDITOR'S FILE NOS. 3181501 AND 3181502, BEING A PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON, TOGETHER WITH AN ACCESS AND UTILITY EASEMENT AS DESCRIBED IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 3128282.

Beachfront Easement (Kitsap County Auditor's Number 200312310253)

Kitsap County Auditor's Parcel No. 042402-1-086-2007

UPLAND PORTION LYING SOUTH OF POINT WHITE DRIVE AND EAST OF THE OUTLET CHANNEL CORRIDOR:

THOSE PORTIONS OF THE FOLLOWING DESCRIBED PARCELS 1 AND 2 SITUATE IN GOVERNMENT LOT 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, WHICH LIE SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF POINT WHITE DRIVE NE AND EASTERLY OF THE EASTERLY BOUNDARY OF THAT PARCEL B "OUTLET CHANNEL CORRIDOR" AS DESCRIBED IN THE WARRANTY DEED RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 9601310314:

PARCEL 1:

THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING EASTERLY OF THE WESTERLY RIGHT OF WAY OF THAT CERTAIN COUNTY ROAD 30 FEET IN HALF WIDTH, CONVEYED BY DEED RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 804507 AND THE SOUTHERLY PRODUCTION OF SAID RIGHT OF WAY TO THE SOUTHERLY LIMITS OF SAID GOVERNMENT LOT 4 (THE CENTERLINE OF WHICH COUNTY ROAD IS DESCRIBED IN SAID DEED AS BEING THE NORTH-SOUTH CENTERLINE OF SAID GOVERNMENT LOT 4);

EXCEPT THE EAST 450.00 FEET OF SAID GOVERNMENT LOT 4, SECTION 4;

PARCEL 2:

THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 250 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4, SAID POINT BEING HEREINAFTER DESIGNATED AS POINT "A"; THENCE WESTERLY ALON SAID NORTH LINE 200 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 640 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "B" AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH PARALLEL WITH SAID EAST LINE 341 FEET, MORE OR LESS, TO THE HIGH TIDE LINE OF RICH PASSAGE; THENCE EASTERLY ALONG SAID HIGH TIDE LINE 202 FEET, MORE OR LESS, TO A POINT HEREINAFTER DESIGNATED AS POINT "C" WHICH BEARS SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4 FROM SAID POINT "A", SAID PARALLEL LINE BEING HEREINAFTER DESIGNATED AS LINE "A-C"; THENCE NORTH PARALLEL WITH SAID EAST LINE 313 FEET, MORE OR LESS, TO A POINT WHICH BEARS EASTERLY ON A LINE PARALLEL WHT THE NORTH LINE OF SAID GOVERNMENT LOT 4 FROM THE TRUE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE ABOVE DESIGNATED POINT "B"; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE NORTHERLY RIGHT OF WAY OF POINT WHITE DRIVE NE, 100 FEET WESTERLY, AS MEASURED ALONG SAID NORTHERLY RIGHT OF WAY, OF THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT OF WAY WITH THE ABOVE DESIGNATED LINE "A-C"; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4 TO THE HIGH TIDE OF RICH PASSAGE AND THE TERMINUS OF THE LINE DESCRIBED HEREIN.

PARCEL IV

UPLAND PORTION LYING SOUTH OF POINT WHITE DRIVE AND WEST OF THE OUTLET CHANNEL CORRIDOR:

THOSE PORTIONS OF THE FOLLOWING DESCRIBED PARCELS 1 AND 2 SITUATE IN GOVERNMENT LOT 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, WHICH LIE SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY OF POINT WHITE DRIVE NE AND EASTERLY OF THE EASTERLY BOUNDARY OF THAT PARCEL B "OUTLET CHANNEL CORRIDOR" AS DESCRIBED IN THE WARRANTY DEED RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 9601310314:

PARCEL 1:

THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, LYING EASTERLY OF THE WESTERLY RIGHT OF WAY OF THAT CERTAIN COUNTY ROAD 30 FEET IN HALF WIDTH, CONVEYED BY DEED RECORDED UNDER KITSAP COUNTY AUDITOR'S FILE NO. 804507 AND THE SOUTHERLY PRODUCTION OF SAID RIGHT OF WAY TO THE SOUTHERLY LIMITS OF SAID GOVERNMENT LOT 4 (THE CENTERLINE OF WHICH COUNTY ROAD IS DESCRIBED IN SAID DEED AS BEING THE NORTH-SOUTH CENTERLINE OF SAID GOVERNMENT LOT 4);

EXCEPT THE EAST 450.00 FEET OF SAID GOVERNMENT LOT 4, SECTION 4;

PARCEL 2:

THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 250 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 4, SAID POINT BEING HEREINAFTER DESIGNATED AS POINT "A"; THENCE WESTERLY ALON SAID NORTH LINE 200 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 640 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "B" AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH PARALLEL WITH SAID EAST

LINE 341 FEET, MORE OR LESS, TO THE HIGH TIDE LINE OF RICH PASSAGE; THENCE EASTERLY ALONG SAID HIGH TIDE LINE 202 FEET, MORE OR LESS, TO A POINT HEREINAFTER DESIGNATED AS POINT "C" WHICH BEARS SOUTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4 FROM SAID POINT "A", SAID PARALLEL LINE BEING HEREINAFTER DESIGNATED AS LINE "A-C"; THENCE NORTH PARALLEL WITH SAID EAST LINE 313 FEET, MORE OR LESS, TO A POINT WHICH BEARS EASTERLY ON A LINE PARALLEL WHT THE NORTH LINE OF SAID GOVERNMENT LOT 4 FROM THE TRUE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 200 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE ABOVE DESIGNATED POINT "B"; THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE NORTHERLY RIGHT OF WAY OF POINT WHITE DRIVE NE, 100 FEET WESTERLY, AS MEASURED ALONG SAID NORTHERLY RIGHT OF WAY, OF THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT OF WAY WITH THE ABOVE DESIGNATED LINE "A-C"; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 4 TO THE HIGH TIDE OF RICH PASSAGE AND THE TERMINUS OF THE LINE DESCRIBED HEREIN.

Trail Easement (Kitsap County Auditor's Number 200312310253)

Kitsap County Auditor's Parcel Nos. 042402-1-072-2003, 042402-1-073-2002 and 042402-1-074-2001

LOTS A, B AND C OF CITY OF BAINBRIDGE ISLAND SHORT PLAT NO. BI-100 (SPT 11-28-94-1), RECORDED UNDER AUDITOR'S FILE NOS. 3181501/502, IN VOLUME 15 PAGE 137 OF SHORT PLATS. BEING A PORTION OF GOVERNMENT LOT 4 IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON. TOGETHER WITH EASEMENTS AS DEPICTED ON THE SHORT PLAT.

Manitou Beach Tidelands

Kitsap County Auditor's Parcel No. 142502-3-107-2005

RESULTANT PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITORS FILE NUMBER 200305220140, A RE-RECORDING OF AUDITORS FILE NUMBER 200304210200, BEING A PORTION OF GOVERNMENT LOT 4, SECTION 14, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS 761 FEET SOUTH AND 48.4 FEET EAST OF THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4, SECTION 14 (POINT A); THENCE EAST 193.60 FEET; THENCE SOUTH TO THE SOUTHERLY RIGHT OF WAY OF MANITOU BEACH ROAD NE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH TO THE SOUTHERLY LIMITS OF SAID GOVERNMENT LOT 4; THENCE WESTERLY, ALONG SAID SOUTHERLY LIMITS, TO A POINT WHICH BEARS

SOUTH FROM THE ABOVE DESCRIBED POINT A; THENCE NORTH TO THE SOUTHERLY RIGHT OF WAY OF MANITOU BEACH ROAD NE; THENCE EASTERLY ALONG SAID RIGHT OF WAY TO THE TRUE POINT OF BEGINNING;
TOGETHER WITH TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Lovgren Pit

Kitsap County Auditor's Parcel No. 092502-4-002-2006

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 0°11'22" EAST 495.25 FEET TO A POINT WHICH IS 834 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°48'34" EAST 200.00 FEET; THENCE SOUTH 35°31'56" EAST 607.49 FEET; THENCE SOUTH 89°58'42" WEST 554.69 FEET TO THE POINT OF BEGINNING;
AND THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 25, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 100 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTHEASTERLY TO A POINT 100 FEET EAST OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE TERMINUS OF SAID LINE;

AND THE NORTH 100 FEET OF THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING EAST OF THE COUNTY ROAD TRAVERSING SAID PROPERTY IN A GENERAL NORTHERLY AND SOUTHERLY DIRECTION, THAT IS TO SAY:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 25, RANGE 2 EAST, W.M., KITSAP COUNTY, WASHINGTON; THENCE SOUTH 214.50 FEET; THENCE EAST 884 FEET; THENCE SOUTH 26.50° WEST 394 FEET; THENCE EAST 606 FEET; THENCE NORTH 569.91 FEET; THENCE WEST 1320 FEET TO PLACE OF BEGINNING.