

**WEST SOUND UTILITY DISTRICT
RESOLUTION 714-18**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF WEST SOUND UTILITY DISTRICT
ACCEPTING THE WATER AND SEWER IMPROVEMENTS
OF PROSPERITY PLACE DEVELOPMENT**

WHEREAS, West Sound Utility District (“District”) and Mr. Andrew Schell, Sound Developers Group, Inc., entered into development extension agreement on October 19, 2015, for the private developer water and sewer system extensions for the Prosperity Place development; and

WHEREAS, the water and sewer system improvements of this utility development project have been constructed by Mr. Andrew Schell, Sound Developers Group, Inc. in accordance with the standards of the District and approved by the District’s Operations staff; and

WHEREAS, on March 20, 2017, the Board of Commissioners approved Resolution 647-17 which accepted the Prosperity Place plat water & sewer systems; however, such conveyance documents contained incorrect water and sewer system assets and values; and

WHEREAS, the revised water and sewer systems to be conveyed to the District consist of the following: water system – 2,220’ of 8” DI water main and appurtenances, seven (7) valves, three (3) hydrants, and thirty five (35) taps; and sewer system – 1,713’ of 8” sewer main, 344’ of 8” ductile iron main, 694’ of 6” PVC sewer main, twelve (12) manholes, and eighteen (18) sewer laterals; and

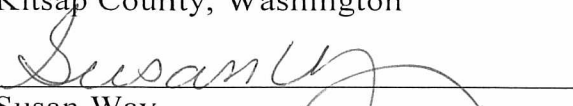
WHEREAS, the water main system for a value of \$238,725 and sewer main system for a value of \$213,050 will be conveyed to the District upon the acceptance of the water and sewer system by the District’s Board of Commissioners; and

THE BOARD OF COMMISSIONERS OF WEST SOUND UTILITY DISTRICT HEREBY RESOLVES:

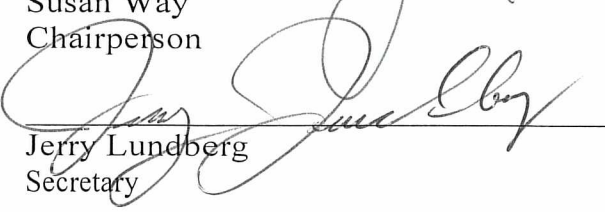
Section 1. West Sound Utility District accepts the water and sewer utility system extensions for the Prosperity Place development and hereby authorizes the District’s General Manager to sign the attached conveyance document. Furthermore, WSUD Resolution 647-17 is hereby repealed.

APPROVED and ADOPTED by the Board of Commissioners of West Sound Utility District at a regular scheduled meeting on April 16, 2018.

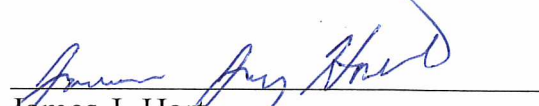
WEST SOUND UTILITY DISTRICT
Kitsap County, Washington



Susan Way
Chairperson



Jerry Lundberg
Secretary



James J. Hart
Vice Chairperson

**DEVELOPER EXTENSION CONTRACT /
BILL OF SALE AND CONVEYANCE**

Project Name: Prosperity Place Plat

The Developer, namely, Sound Developers Group, Inc and Housing Kitsap,
for and in consideration of the mutual promises contained in the Contract, hereby grants,
bargains, sells, conveys, delivers, and warrants to West Sound Utility District, the
following described personal property and real property located in Kitsap County,
Washington, to wit:

(Itemized description of Developer Improvements to be conveyed):

SEE EXHIBIT "A"

2. Legal description and tax parcel numbers of all real property and easements to
be conveyed:

SEE EXHIBIT "B"

Together with any easements or other existing interests in real property incident thereto
and necessary for the ownership, operation, and maintenance of the Developer
Improvement.

The Developer covenants and warrants to the District, its successors, and assigns, that the
Developer is the owner of the said real and personal property and has good right and
authority to sell the same, and that it will and does hereby warrant and agree to defend the
sale thereof to the District, its successors, and its assigns against all and every person
and/or entity claiming the same, whether said claim is with or without merit.

The Developer further warrants the Developer Improvement is fit for purposes intended,
i.e., for use as a water collection and conveyance system or wastewater distribution
system, and that the same has been constructed in accordance with this Contract.

The Developer further covenants, warrants, and agrees to repair, correct and bear the cost
of any defect concerning any work or material associated with construction of the

Developer Improvement which may arise for a two year period from the District's date of acceptance of this Bill of Sale, and to hold the District harmless from any and all costs arising in connection therewith or any and all liability of every kind and nature arising therefrom. When corrections of defects occurring within the warranty period are made, the Developer shall further warrant corrected work for two years after acceptance of the corrected work by the District.

Dated this 12th Day of April, 2018.

Sound Developers Group, Inc. of

5105 Grand Loop. Tacoma, WA 98407
Contact # 253.606.0135

by: Print Name: Andrew W. Schell
State Title: President

Its duly authorized representative for entry
into this Exhibit

Signature 

Housing Kitsap of

2244 NW Bucklin Hill Rd. Silverdale, WA 98383
Contact # 360.535.6100

by: Print Name: Dean Nail
State Title: Director of Single
Family Housing

Its duly authorized representative for entry
into this Exhibit

Signature _____

Accepted by WEST SOUND UTILITY DISTRICT on this _____ day of _____,
20____.

WEST SOUND UTILITY DISTRICT

By _____
General Manager

EXHIBIT "A"

Itemized list of Materials

Project Name: ___Prosperity Place Plat_____

Parcel # 302402-4-061-2008

ITEM NO.	ITEM DESCRIPTION	QTY.	UNIT
SEWER			
1	Sanitary Sewer Manhole - 48" Diameter	12	EA
2	8" PVC Pipe	1,713	LF
3	8" DI Pipe	344	LF
4	Cleanout	1	EA
5	SS Side Service Connections (700 LF)	18	EA
SUBTOTAL			
WATER			
1	8-inch DI Pipe Including 7-Gate Valves	2,223	LF
2	Water Services w/ Meter Box	35	EA
3	Fire Hydrant Assembly	3	EA

EXHIBIT "B"

LOCATION OF DEVELOPER IMPROVEMENT

Project Name: ___Prosperity Place Plat_____

The said real property is described as follows:

Parcel # 302402-4-061-2008

NW Quarter, SE Quarter Section 30, Township 24 North, Range 2E, W.M., Kitsap County, Washington Plat # 5637

BEGINNING 666.25 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.; RUNNING THENCE NORTH 660 FEET; THENCE EAST 381.855 FEET; THENCE SOUTH 660 FEET; THENCE WEST 382.56 FEET TO THE BEGINNING; RESERVING A RIGHT OF WAY OVER THE SOUTH, WEST AND NORTH FIFTEEN FEET THEREOF FOR ROAD PURPOSES. BEING TRACT 5 OF GEORGE E. MILLER'S GARDEN TRACTS (EVERGREEN ACRES) UNRECORDED; EXCEPT THAT PORTION CONVEYED UNDER AUDITOR'S FILE NO. 752556, DATED JULY 15TH, 1961; EXCEPT THAT PORTION LYING SOUTHERLY OF COUNTY ROAD NO. 41; ALSO EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 30, TOWNSHIP 24, RANGE 2 EAST, W.M., IN KITSAP COUNTY, WASHINGTON LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT WHICH IS N1*44'08 E 1656 FEET AND S89*38'13 E 658.17 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE S89*38'13 E 20.14 FEET MORE OR LESS, TO THE PROJECTED NORTH OF THE EAST MARGIN OF WARNER ROAD; THENCE SOUTHERLY ALONG THE PROJECTION TO THE NORTH MARGIN OF HORSTMAN ROAD SE; THENCE WESTERLY ALONG SAID MARGIN TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO BRET C. ZINK AND JANET L. ZINK BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8708070216; THENCE NORTHERLY ALONG THE EAST LINE OF SAID ZINK TRACT TO THE POINT OF BEGINNING.

Prosperity Plat						
Water & Sewer Engineers Estimate						
By: Bannon Engineering, Inc.						
3/19/2018						
Project Construction Cost						
ITEM NO.	ITEM DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL COST	
SEWER						
1	Sanitary Sewer Manhole - 48" Diameter	12	EA	\$ 4,000.00	\$ 48,000.00	
2	8" PVC Pipe	1,713	LF	\$ 50.00	\$ 85,650.00	
3	8" DI Pipe	344	LF	\$ 150.00	\$ 51,600.00	
4	Cleanout	1	EA	\$ 800.00	\$ 800.00	
5	SS Side Service Connections (700 LF)	18	EA	\$ 1,500.00	\$ 27,000.00	
SUBTOTAL					\$ 213,050.00	
WATER						
1	8-inch DI Pipe Including 7-Gate Valves	2,223	LF	\$ 75.00	\$ 166,725.00	
2	Water Services w/ Meter Box	35	EA	\$ 1,800.00	\$ 63,000.00	
3	Fire Hydrant Assembly	3	EA	\$ 3,000.00	\$ 9,000.00	
SUBTOTAL					\$ 238,725.00	
TOTAL					\$ 451,775.00	

TITLE
 PROSPERITY PLAT
 PRIVATE ROAD "A" PLAN & PROFILE

CLIENT
 ANDREW SCHULZ
 1504 WASHINGTON AVENUE
 OAK HARBOR, WA 98332
 (206) 806-0133



REV NO	REVISION DESCRIPTION	DATE	BY
1	RECORD DRAWINGS	10/17/11	DJB

DESIGN: DAVID BANNON
 DRAWN: DJB
 CHECKED: MFR
 DATE: 8/11/11
 SCALE: 1"=30'

FILE NO
 SHEET 15 OF 22
 RECORD DRAWINGS

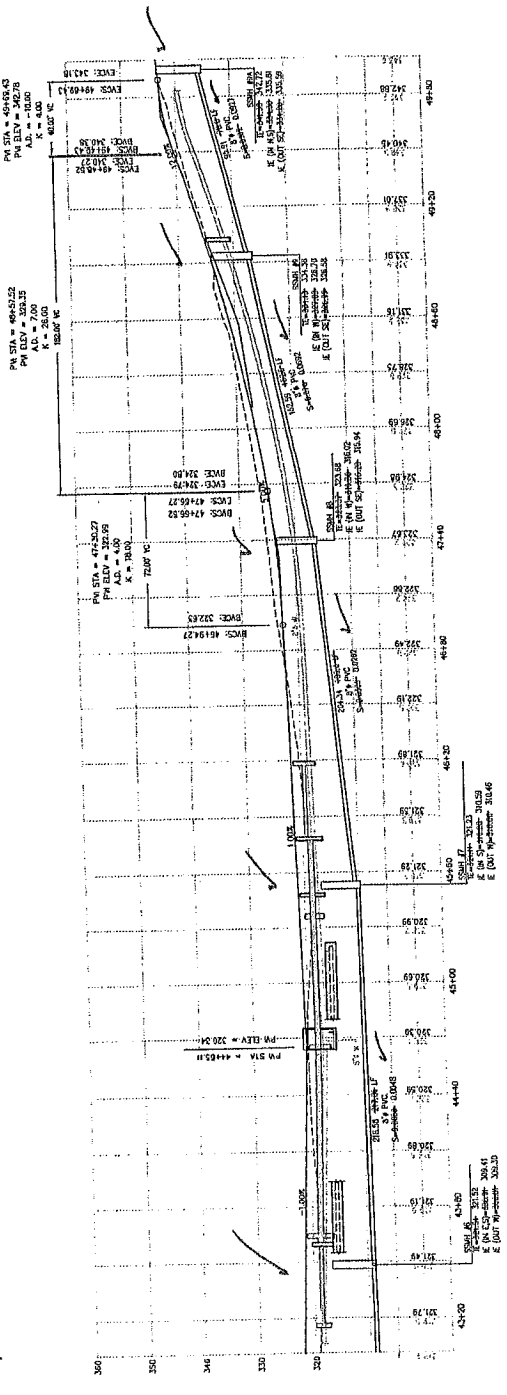
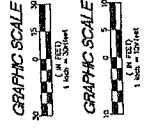
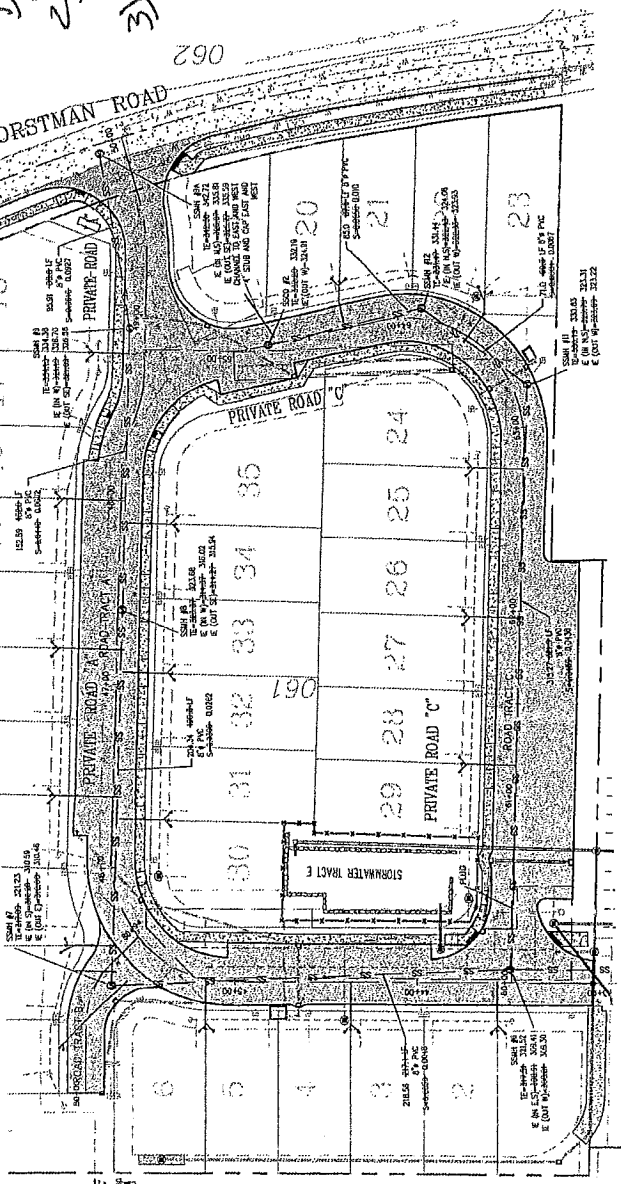
QUANTITIES

1) 55 MM = 5

2) 8" PVC = 631.42 LF

3) 55 SERVICES = 12

PROSPERITY PLAT
 PRIVATE ROAD "A" SEWER PLAN & PROFILE



PRIVATE ROAD "A" PROFILE