1169 Lease Harbor Area City of Bremerton Kitsap County

PREFIX 22

BARCODE # E83070903000179
BOX # 179
JACKET # HA1169

AB
BOX ID E83070903000179 83
TITLE 1169
FILE ID
F898983

APPLICATION No. 1169

County Kitsap

To ..... Lease Harbor Area Lands

Applicant City of Bremerton

Filed May 17, 1938

Description In front part Lots 1 and 2

Sec. 14 Twp. 24 N., R. 1E

Referred to ....., 19....

Report Inspection Filed ....., 19....

Appraised ....., 19....

Protest Filed ....., 19....

....., 19....

Notice of Leasing Mailed ....., 19....

Date of Lease Fixed ....., 19....

Notice of Leasing with App. No. .....

Report of Leasing Filed ....., 19....

Report of Leasing with App. No. .....

Lease No. 1140

To .....

OTHER SPECIAL PROCEEDINGS

MISCELLANEOUS MEMORANDA

~~Port of Bremerton~~

12-21-38 No Port Dist

City of Bremerton

S. F. No. 1590—1937. 10532. STATE PRINTING PLANT, OLYMPIA, WASH.

L. 1140 noted 10-18-38 EBT.

DNR-00033899

1294

December 3, 1948.

City of Bremerton,
Bremerton, Washington.

Gentlemen:-

We apparently have overlooked notifying you of the expiration of Harbor Area Lease No. 1140 covering the harbor area in front of the East 30 Feet of Lot 1, Section 14 and the West 30 Feet of Lot 2, section 14, township 24 north, range 1 east, W.M.

The lease which was issued August 9, 1938 expired in August of this year. It is assumed that the City is interested in continuing the use of this harbor area and, if so, an application to re-lease should be filed. Enclosed you will find the proper application blank which you may return with the original of expired Lease No. 1140 and a deposit of $10.00. Upon receipt of this data, we will determine the annual rental for a new lease for an additional period.

Very truly yours,

OTTO A. CASE, Commissioner

By
Frank O. Sether
Assistant Commissioner

FOS:ht
encl.
App. 1169

attach

City of Bremerton
Bremerton, Washington

App. 1169
KITSAP COUNTY

ALL H.A. in front of
portion of Lot 1,2,
14-24-1E.

PORT OF BREMERTON

Ex. ~~Oct. 28,~~ Aug. 9- 1948
1940-41-42-43-44-45
HARBOR AREA 46-47

Lease 1140

Rental $~~18.00~~
first period.
~~1940-41 Rental 18.00~~
~~1942-43 Rental 18.00~~
~~1944-45 " 24.00~~

A.R.L. not filed 8-10-48
WFM.

LEASE NO. 1169 APPLICATION NO. 1194

OLD VALUATION 5000.00

OLD RENTAL 300.00

NEW VALUATION 6250.00

NEW RENTAL 375.00

PERCENTAGE 6%

DUE DATE July 8

LEASE NO. 1140 APPLICATION NO. 1169

OLD VALUATION 300.00

OLD RENTAL 18.00

NEW VALUATION 400.00

NEW RENTAL 24.00

PERCENTAGE 6%

DUE DATE August 9 - 1944

Pt of Bremerton

Make Checks Payable to and Address all communications to

COMMISSIONER of PUBLIC LANDS

P.O. BOX 17
OLYMPIA, WASHINGTON

JACK TAYLOR
COMMISSIONER

Steed

IMPORTANT

Leases not paid when due are subject to cancellation without further notice.

Your current rental will be due on August 9 1944

It is necessary to return both copies of this statement with remittance. When properly signed and dated this notice becomes an official receipt.

The Commissioner of Public Lands will not be responsible for cash remittances—use check or money order.

City of Bremerton
Bremerton, Washington

Receipt #18482 mailed 8-14-44 mg.

Receipt Number

PORT Bremerton COUNTY Kitsap

22430

APPLICATION NO. 1169

GRANT Harbor Area LEASE NO. 1140

CURRENT RENTAL		DELINQUENT AMOUNT DUE	TOTAL AMOUNT DUE
YEAR ENDING	AMOUNT		
Aug. 9, 1945	$ 24.00	$	$

AMOUNT RECEIVED	CASHIER'S STAMP
$	
OFFICE NUMBER	M.O. – CHECK

JACK TAYLOR
COMMISSIONER OF PUBLIC LANDS

BY

AUDITOR & CASHIER

FORM 6520

DNR-00033903

LEASE NO. 1140

APPLICATION NO. 1169.

OLD VALUATION $300.00

OLD RENTAL 18.00

NEW VALUATION $300.00

NEW RENTAL 18.00

PERCENTAGE 6%

DUE DATE August 9, 1942.

Lease No. 1140

App. No. 1169

	$
Old Valuation -	300.00
Old Rental -	18.00
	$
New Valuation	300.00
New Rental	18.00
	6%

Due Date - August 9, 1940

DNR-00033904

a
7-

December 15, 1939

Mr. J. W. Bryan
Bremerton
Washington

Dear Sir:

I received your letter of December 11, asking about payments that have been made on lease No. 977 issued to the City of Bremerton.

The City has two leases, the first, No. 977, covering the harbor area in front of the vacated portion of the northerly waterway adjoining Public Place No. 1 of Bremerton. This lease was issued August 1, 1932 for a period of thirty years. Rental is $10.00 under this lease and it has been paid each year. Nothing further is due under this lease until August 1, 1940. The payment dates are shown on the attached slip.

Lease No. 1140 was issued August 9, 1938 and covers the harbor area in front of parts of lots 1 and 2, section 14, township 24 north, range 1 East. The rental is $18.00 per year and was paid for the two years ending August 4, 1940.

I trust this gives you the information you need.

Very truly yours,

Commissioner.

attach

FOS:VK
#6398
App. 991
1169

DNR-00033905

5294
K

August 31, 1939

City Clerk
City of Bremerton
Bremerton, Washington

Dear Sir:

Enclosed you will find receipt No. 256643 in the amount of $18.00 showing payment of the annual rental under Harbor Area Lease No. 1140. I am also returning herewith the voucher which accompanied your remittance.

Very truly yours,

Commissioner.

FOS:MG
Enc. 2.
app. # 1169.

attach

DNR-00033906

5294

May 25, 1939

City Engineer
City of Bremerton
Bremerton, Wash.

ATTENTION: J. L. BERRY.

Dear Sir:

I have your letter of May 18, regarding construction of a sewer over the harbor area in front of lot 1, section 14, township 24 north, range 1 east W. M.

The basis of the laws affecting harbor area is found in article 15 of the State Constitution. No provision is made for the granting of easements over harbor area. A lease is the only instrument that can be issued. It appears, then, that wherever the harbor area is covered by a lease to a private party that it will be necessary to obtain an assignment of the portion of the lease covering the area desired, submit the assignment to this office for approval and then two lieu leases can be issued, one to the city for the part assigned, and the other to the private party for the portion retained. There will be a fee of $1.00 for the approval of each assignment and a $5.00 fee for each of the two lieu leases, making a total of $11.00 required in each of such transactions. We are enclosing herewith assignment forms for use in such cases. Do not fill out the bond or surety form on the back of the assignment blanks because in these cases lieu leases will be issued and the bond is a part of the lease form.

Where the harbor area is open a lease can be issued directly to the city as was done in the case of lease No. 1140, issued to the City on August 9, 1938, for a term of ten years, covering the area in front of the East 30 feet of Lot 1 and the W 30 feet of Lot 2 of section 14.

The leases covering the area between High and Naval Avenues in front of Lot 7, section 11 and Lot 1, section 14 are as follows:

Lease No. 1044, issued November 1, 1934, under application No. 1074, for a term of ten years to C. G. Hansen, Box 165, Bremerton, Washington, the area in front of a portion of Lots 6 and 7, section 11 between the easterly line of Waterway No. 4 and a line running across the harbor area to the outer harbor line and at right angles

attach

DNR-00033907

thereto from an intersection with the west line of lot 15, Bay View Garden Tracts, with the inner harbor line.

Lease No. 935, issued November 25, 1930, under application No. 952, for a term of fifteen (15) years and held by Western Gas Co., of Washington, Bremerton, Washington, covers the area in front of lots 11 to 15, inclusive, and intervening Renn Stroll, in the plat of Bay View Garden Tracts between two lines extending across the harbor area at right angles to the outer harbor line, one of said lines passing through the meander corner to sections 11 and 14 and the other through the point of intersection of the west line of said Lot 15 with the inner harbor line.

Lease No. 1123, issued January 25, 1938, under application No. 1156, for a term of ten years, to Duncan J. Clark, 1743 Penn Avenue, Bremerton, Washington, covers the area in front of Tract 23 and the N½ of Pennsylvania Avenue (Daly's Avenue) in the plat of Jos. Daly's Garden Tract in Lot 1, section 14, between two lines extending across the harbor area at right angles to the outer harbor line, one of said lines passing through the point of intersection of the center line of Pennsylvania Avenue with the inner harbor line and the other through the point of intersection of the west line of said tract 23 with the inner harbor line.

Lease No. 1124, issued March 18, 1938, under application No. 1153, for a term of 10 years to John P. Kuphal, 201 Bremerton Trust & Savings Bank Building, Bremerton, Washington, covers the area in front of Tract 1 and the S½ of Pennsylvania Avenue in the plat of Jos. Daly's Garden Tract in Lot 1, section 14, between two lines extending across the harbor area at right angles to the outer harbor line, one of said lines passing through the point of intersection of the east line produced of said tract 1 with the inner harbor line and the other through the point of intersection of the center line of Pennyslvania Avenue with the inner harbor line.

The area between lease No. 1124 and lease No. 1140 is open.

We are also enclosing a blank for use in making an application to lease covering any portion that is open.

Very truly yours,

Commissioner.

RFR:VK
#2819
encl

DNR-00033908

C. S. HALVERSON
COMMISSIONER OF FINANCE AND ACCOUNTING

JESSE KNABB
MAYOR AND SUPERINTENDENT OF PUBLIC SAFETY

C. C. CASAD
COMMISSIONER OF STREETS AND PUBLIC IMPROVEMENTS

City of Bremerton

OFFICE OF THE CITY ENGINEER
BREMERTON, WASHINGTON

RECEIVED
MAY 19 1939
Commissioner of Public Lands
2819

May 18th, 1939

Mr. A. C. Martin,
Commissioner of Public Lands,
Olympia, Washington.

ATTENTION MR. REED

Dear Sir:-

On Wednesday, May 17th., the City Commission of the City of Bremerton passed a resolution of intention to improve the area bounded by High and Naval Avenues, from 15th Street, North to Port Washington Narrows, by a system of storm and sanitary sewers.

This improvement will contemplate the installation of a collection sewer fronting Government Lot 1, Section 14, Twp. 24 N., R. 1 E., W. M. This collection sewer will be not less than three feet under ground and will be located just beyond the Gov't. Meander Line.

It is our intention to secure an easement for this sewer from the State of Washington, which will of course be subject to any Harbor Area leases already granted by your department. On said leases, I believe it will be necessary for the City to secure the easement from the lessee and on frontage not covered by Harbor Area leases, the easement can be secured from the State.

We will appreciate information from your department as to the number and location of all harbor area leases fronting Govt. Lot 1, and also the form of easement that would be acceptable to the Commissioner of Public Lands.

The State Department of Health is vitally interested in this district as they are anxious to keep all sanitary flows away from Port Washington Narrows. We will therefore appreciate any cooperation you may give us in order to expedite this improvement.

Yours truly,

CITY OF BREMERTON

J. S. Berry
Construction Engineer

ECS

5294

October 14, 1938

Mr. C. C. Casad
City Engineer
City of Bremerton
Bremerton, Washington

Dear Sir:

I have your letter of October 10th with which you returned Lease 1221-38 properly executed. The lease is being entered on our records and the original together with the receipt for the payment that has been made will be forwarded to you within a few days.

Very truly yours,

Commissioner.

FOS:MG

Give to Kelly

5111

DNR-00033910

C. S. HALVERSON
COMMISSIONER OF FINANCE
AND ACCOUNTING

JESSE KNABB
MAYOR AND SUPERINTENDENT
OF PUBLIC SAFETY

C. C. CASAD
COMMISSIONER OF STREETS AND
PUBLIC IMPROVEMENTS

City of Bremerton

OFFICE OF THE CITY ENGINEER

BREMERTON, WASHINGTON

RECEIVED
OCT 13 1938
Commissioner of Public Lands
5111

October 10, 1938

Dec B

Mr. Albert C. Martin, Commissioner
State of Washington
Department of Public Lands
Olympia, Washington

Dear Sir:-

In accordance with your letter of August 9th, attached find Harbor Area Lease 1221-38 which has been signed in duplicate as per your instructions.

Also note that the bond form has been executed by the American Surety Company of New York.

Trusting you will find the attached satisfactorily completed, we are,

Very truly yours,

CITY OF BREMERTON

C.C. Casad, City Engineer

by [signature]

ECS/rb

Enc:4

1221-38

DUPLICATE

No. 1140

LEASE AND BOND

—OF—

Harbor Areas

STATE OF WASHINGTON

—TO—

City of Bremerton

Address Bremerton, Wash.

Harbor of Bremerton

Application No. 1169

DNR-00033912

DUPLICATE ORIGINAL

STATE OF WASHINGTON, }
County of KING } ss.

We, CITY OF BREMERTON

of Bremerton, Washington, *as principal*, *and* ~~we~~ AMERICAN SURETY COMPANY OF NEW YORK, a corporation organized under the laws of the State of New York and authorized to transact business in the State of Washington *as sureties*, ~~*all of the State of Washington, County of*~~, *do confess ourselves indebted to the State of Washington in the penal sum of Five Hundred ($500) Dollars, and to the payment of which we are held and firmly bound, and do by these presents bind ourselves, our and each of our heirs, executors, administrators or assigns, jointly and severally, firmly by these presents.*

Sealed with our seals this 8th *day of* October, *A. D. 19*38

The condition of the above obligation is such that, Whereas, the principal, *in the foregoing bond did enter into a certain lease and contract with the State of Washington (which is hereto attached and made part of this instrument, and all the conditions of which are written into and made part of this instrument), whereby the above bounden principal* ha *leased from the State of Washington the part, lot or parcel of property described in said hereto attached lease and contract, upon all the conditions set up in said lease and contract: Now, therefore, if the said above named lessee*, *the principal*, *herein, shall well and truly perform all the conditions set up and prescribed in the said lease and contract hereto attached, in all and every part thereof, then this bond shall be considered satisfied and discharged; otherwise it shall have full force and effect.*

Signed with our hands and sealed with our seals, this day and year first above written.

Witness
E. J. McCaee
City Clerk

CITY OF BREMERTON
By Jesse A. Knabb [SEAL]

[SEAL]

AMERICAN SURETY COMPANY OF NEW YORK
By S. H. Melrose [SEAL]
S.H. Melrose-Resident Vice President
Attest: B. L. Jolly [SEAL]
B.L. Jolly-Resident Asst Secretary

The foregoing bond and the sureties thereon approved this OCT 24 1938 *day of*, *192*

Albert C. Martin
Commissioner of Public Lands.

TO BE EXECUTED BY SURETIES ONLY

STATE OF WASHINGTON, }
County of } ss.

,
being first duly sworn, each for himself, and not one for the other, deposes and says: That he is a citizen of the State of Washington and is not barred by any statute of said State from executing bonds or becoming a surety; that he is one of the persons named in and who executed the foregoing obligation as surety, and that the same is his free and voluntary act and deed for the uses and purposes therein mentioned; that he is worth the sum of $500.00, over and above all his just debts and liabilities, in separate property situated in said State, and not exempt from sale on execution.

Subscribed and sworn to before me this *day of*, *A. D. 192*

Notary Public in and for the State of Washington,

Residing at

DNR-00033913

DUPLICATE

State of Washington, County of Thurston, ss.

THIS INDENTURE, Made this 9th *day of* August, *A. D. 19*38

by and between the State of Washington, party of the first part, lessor, and

City of Bremerton, *party* y *of the second part, lessee*

WITNESSETH, That the State of Washington, lessor, does hereby lease, demise and let unto said party of the second part the following described property, situate in said State, County of

Kitsap, *and being that part of the harbor area in front of the following described property, to-wit:*

~~Lot~~ Parts of Lots 1 and 2, Section 14, Township 24 North, Range 1 East, W. M. ~~Lands~~,

and more particularly described as follows:

All harbor area in front of the east 30 feet of Lot 1, section 14 and the west 30 feet of Lot 2, (High Avenue) section 14, township 24 north, range 1 east, W. M., and bounded by the inner and the outer harbor lines and the side lines of said portions of Lots 1 and 2 produced to and across the harbor area to the outer harbor line, as shown on the official maps of Bremerton Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Annual rental, $18.00 - first period

Payable August 9th annually

Application No. 1169

DNR-00033914

To have and to hold for the term of Ten *years from the date of this instrument, for the purpose of building and maintaining upon the above described harbor area, wharves, docks and other structures for the convenience of navigation and commerce, as may be determined by legislative enactment or by rule of the Commissioner of Public Lands.*

This indenture is executed in consideration of the covenants and stipulations herein contained, and of the payment annually in advance of rental in the amount Six *% of the true value, in money, of the harbor area (exclusive of improvements) as fixed by the assessor of* Kitsap *County in accordance with the provisions of Sec. 5, Chap. 171 of the Laws of 1923 as follows:*

"The assessor shall thereupon in accordance with section 11121 of Remington's Compiled Statutes determine the true and fair value in money of such harbor area (exclusive of the improvements thereon) as of March 1st preceding the date of the filing of such application and certify the same to the commissioner. Such value shall be the basis of rental until the assessor's next valuation as herein provided. The assessor shall thereafter in every even numbered year as of March 1st place a valuation on such harbor area (exclusive of improvements) in accordance with said section 11121, Remington's Compiled Statutes, and certify the same to the commissioner and such valuation shall be the basis of rental for the two-year period following such valuation."

The State of Washington shall have the right to regulate, either under rules established by the Commissioner of Public Lands, or by legislative enactment, or by both methods, the rates of wharfage, dockage and other tolls, to be imposed by the lessee..... upon commerce for any of the purposes for which said leased harbor area may be used, and to change such regulations and rates from time to time, and the right to prevent by such means and in such manner as it may adopt, extortion, discrimination, unequal or exclusive privileges, and to cancel this lease for the violation of any law, rule, regulation or order governing the same.

The State of Washington shall have the power by the Commissioner of Public Lands to cancel this lease upon a breach of any of its conditions by the lessee..... or for the failure or refusal of the said lessee..... to erect, within a reasonable time hereafter, and continuously to operate and maintain in and upon the above described harbor area the wharves, buildings or other structures described and represented in the exhibits of improvements proposed to be erected therein by said lessee....., which have heretofore been filed with the Commissioner of Public Lands, or as altered with the consent and approval of said Commissioner entered upon his records.

The State of Washington reserves unto itself, port district, county, city or other public agency in the territory where the portion of the harbor area described in this lease is located, the right to assume and thereafter hold this lease upon acquirement of the tide lands contiguous thereto and fronting thereon, without any value for said lease except for improvements thereon: Provided, That this covenant shall not be held to apply to any cancellation of this lease ordered by the Commissioner of Public Lands on account of fraud or breach of any of the covenants of this lease, or a failure to file and keep therewith a good and sufficient bond as provided by law, but in such case the improvements upon the said leased area shall become the property of the State.

The lessee..... shall not make or suffer to be made any artificial filling in of said leased area or any deposit of rock, earth, ballast, refuse, garbage or other matter within such area, except as provided by law or as approved in writing by the Commissioner of Public Lands.

If the said lessee..... shall fail to pay to the State the rental hereinbefore provided on the date when the same is due, or within sixty days thereafter, the Commissioner of Public Lands may declare this lease canceled and all rights or claims of the said lessee..... under this lease in and to the said area or in or to any improvement therein or thereon, shall immediately thereupon vest in the State of Washington.

The lessee..... herein shall not sub-let the whole or any part of said leased area except upon the written permission of the Commissioner of Public Lands.

All the conditions and covenants set forth in this indenture are declared to be of the essence of the contract, and a breach of any one is a breach of the whole.

Executed in duplicate this day and year above written.

THE STATE OF WASHINGTON.

By Albert C. Martin
Commissioner of Public Lands.

City of Bremerton
by
Jesse A. Knabb
Mayor *Lessee*

P. O. Address Bremerton

Kitsap *County, State of* Washington

DNR-00033915

a/7

October 5, 1938

Mr. A. E. Krull
Assistant Manager
502-5 Hoge Building
705 Second Avenue
Seattle, Washington

Dear Sir:

I have your letter of October 3, asking that we give you copies of our harbor area lease and bond form. I am enclosing the two copies as requested and if you will examine these and prepare the proper bond for the City of Bremerton we will appreciate your pushing it along as much as possible.

Very truly yours,

Commissioner.

FOS:VK
#4999
encls

attach

DNR-00033916

COMPANY'S
HOME OFFICE BUILDING

American Surety Company
of New York

RECEIVED
OCT 4 1938
Commissioner of Public Lands
4999

F. W. LAFRENTZ
CHAIRMAN OF THE BOARD
A. F. LAFRENTZ
PRESIDENT

S. H. MELROSE, MANAGER
A. E. KRULL, ASSISTANT MANAGER

BRANCH OFFICE FOR WASHINGTON AND ALASKA
502-5 HOGE BUILDING
TELEPHONE ELIOT 2345

Rec B

SEATTLE, WASH. October 3, 1938

RE:- City of Bremerton - Harbor Area Lease Bond

Department of Public Lands,
State of Washington,
Olympia, Washington.

Gentlemen:

We have been requested by the City of Bremerton to execute bond in duplicate on behalf of the City of Bremerton in favor of the State of Washington in connection with harbor area lease #1221-38.

Will you be so kind as to send us two copies of this lease form, which includes the bond form on the third page. It is necessary that we keep copies of bonds executed.

Yours very truly,

A. E. Krull

A. E. Krull,
Asst Manager.

j

DNR-00033917

5294
X

September 19, 1938

City of Bremerton
Bremerton, Wash.

Attention Mr. C. C. Casad, Engineer

Gentlemen:

On August 9th we sent you the original and duplicate of Harbor Area Lease No. 1221-38 and asked that you sign both copies, execute the bond, and return to this office. On September 6th we wrote you, again asking for the return of the lease, but to date have not received a reply from you.

As we mentioned in our previous letter, this lease will not become effective and you have no right to use the area until both copies of the lease have been signed and returned to this office for execution by the Commissioner.

Please give this matter your immediate attention as we wish to complete this transaction upon our records.

Very truly yours,

Commissioner

DG

DNR-00033918

xxmxmxmxmxmxmxmxmxmxm

September 6, 1938

City of Bremerton
Bremerton, Wash.

Gentlemen:

Our records show that H. A. Lease No. 1221-38 which was forwarded to you in duplicate for signature, has not been returned to this office.

This instrument will not become effective until both copies have been signed by you in the presence of two witnesses, and returned to this office to be executed by the Commissioner on behalf of the state. The original will then be returned to you.

Kindly give this matter your immediate attention, that we may complete the same upon our records.

Very truly yours,

Commissioner

DNR-00033919

August 9, 1938

City of Bremerton
Bremerton, Wash.

Dear Sir~~s~~:

Enclosed you will find **Harbor Area Lease 1221-38** in duplicate for your signature.

Please sign both copies, in the presence of two witnesses, on the line designated for the purchaser or lessee, and return both copies to this office. The original will then be executed by the Commissioner and returned to you.

Be sure that the signature on the line designated is executed exactly the same as the name as written into the body of the instrument. This is essential because the document will be returned to you if the signature is incorrect.

Remember that you are not entitled to possession of this property until you have signed this instrument and returned it to the Commissioner of Public Lands for final execution.

Please sign this instrument with INK.

NOTE:
The third page of the lease is the bond form, which must be filled out before the lease will be in force. This bond must be executed by a bonding company or by two business associates each of whom is worth not less than $500.00. Please do not fail to execute this bond.

Very truly yours,

ALBERT C. MARTIN

Commissioner

DNR-00033920

APPLICATION NO. 1169

ISSUE GRAVEL)
TIMBER) _____

CERTIFICATE _____

CONTRACT _____

DEED _____

LEASE Harbor area

TO City of Bremerton

CONSIDERATION Rental $18.00 per year - first period

DESCRIPTION _____

REMARKS _____

_____

RETURN TO

SECRETARY OF BOARD
by D. G.
8/9/38

DG

DEPARTMENT OF PUBLIC LANDS
Office of Commissioner

In re Application No. 1169, Filed by the City of Bremerton for the Lease of Harbor Area in Kitsap County	August 9, 1938 O R D E R

It appearing to the Commissioner at this time that Application No. 1169 was filed in this office by the City of Bremerton for the lease of the harbor area in front of part of Lots 1 and 2, section 14, township 24 north, range 1 east, W. M., in Kitsap County, more particularly described as follows:

> All harbor area in front of the east 30 feet of Lot 1, section 14 and the west 30 feet of Lot 2, (High Avenue) section 14, township 24 north, range 1 east, W. M., and bounded by the inner and the outer harbor lines and the side lines of said portions of Lots 1 and 2 produced to and across the harbor area to the outer harbor line, as shown on the official maps of Bremerton Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington;

and

It further appearing that said application was referred to the County Assessor of Kitsap County and to the Port Commission of the Port of Bremerton; that from information obtained it appears that the harbor area has a valuation of $300.00, and that the rental value of the harbor area is $18.00 per year for the first period, for a term of ten years; that this amount is 6% of the valuation of the harbor area as fixed by the County Assessor; and

It further appearing that the applicant has submitted exhibits showing the proposed improvements to be placed on the above described harbor area; that said exhibits are satisfactory in substance and form, and the Commissioner being fully advised and believing that the application should be granted, it is therefore

ORDERED and DETERMINED that the rental for a lease to be issued under Application No. 1169, be and the same is here-

DNR-00033922

by fixed at 6% of the valuation as determined by the Assessor of Kitsap County, according to the provisions of Section 11121, Remington's Compiled Statutes; and that the rental for the first period based accordingly is $18.00 per year; and that upon payment of the amount of the first year's rental and the statutory fee, a lease be issued to the applicant for a period of ten years; and it is further

ORDERED and DETERMINED that the exhibits be and the same are hereby approved as the exhibits under this application, and that a good and sufficient bond be approved on the lease to be issued under said Application No. 1169.

Dated this 9th day of August, A. D., 1938.

_____
Commissioner of Public Lands

SALES PENDING MEMO.

NAME City of Bremerton ADDRESS Bremerton Wash
Harbor Area

LEASE or CONTRACT NO._____ APPLICATION NO. 1169

REASONS FOR PLACING IN SALES PENDING_____

Check

SALES PENDING $ 13.00

ENTERED
AUG 8 1938
Commissioner of Public Lands
Office No. 179021

APPLIED
OCT 19 1938

DNR-00033924

5294
X

August 6, 1938.

Mr. C. C. Casad,
City Engineer,
City of Bremerton,
Bremerton, Washington.

Dear Sir:

I have your letter of August 4th and note that the warrant in the amount of $13.00 can be presented to any Bremerton bank for payment at the present time. We will accordingly attempt to have it cashed and when we have received the money will proceed with the issuance of a lease under application No. 1169.

Yours very truly,

COMMISSIONER.

FOS:FBM
3961

Waiting

C. S. HALVERSON
COMMISSIONER OF FINANCE
AND ACCOUNTING

JESSE KNABB
MAYOR AND SUPERINTENDENT
OF PUBLIC SAFETY

C. C. CASAD
COMMISSIONER OF STREETS AND
PUBLIC IMPROVEMENTS

City of Bremerton

OFFICE OF THE CITY ENGINEER

BREMERTON, WASHINGTON

Sec B

RECEIVED
AUG 5 1938
Commissioner of Public Lands
3961

August 4, 1938

Mr. Albert C. Martin, Commissioner
State of Washington
Department of Public Lands
Olympia, Washington

Dear Sir:

In reply to your letter of August 2nd, regarding the warrant covering the balance due for a lease under application No. 1169, we wish to advise that this warrant can be presented for payment in any bank in the City of Bremerton immediately.

Trusting that you will put this warrant through for payment and issue the lease, we are,

Very truly yours,

CITY OF BREMERTON

C.C. Casad, City Engineer

by E C Charles

ECS/rb

5294

August 2, 1938.

Mr. C. C. Casad,
City Engineer,
City of Bremerton,
Bremerton, Washington.

Dear Sir:

I received your letter of August 1st with which you sent in a warrant issued by the City of Bremerton to cover the balance due for a lease under application No. 1169.

It is noted that the warrant was registered July 28th and not paid for want of funds. We would like to know how soon this warrant can be presented for payment because we have no facilities for holding it and we cannot issue a lease until we have the actual money. The warrant is being held with the application and I would like to have you advise me as soon as possible when it should be presented. No lease will be issued until the warrant has been cashed.

Yours very truly,

COMMISSIONER.

FOS:FBM

Watching

Do Not Attach

C. S. HALVERSON
COMMISSIONER OF FINANCE
AND ACCOUNTING

JESSE KNABB
MAYOR AND SUPERINTENDENT
OF PUBLIC SAFETY

C. C. CASAD
COMMISSIONER OF STREETS AND
PUBLIC IMPROVEMENTS

City of Bremerton

OFFICE OF THE CITY ENGINEER

BREMERTON, WASHINGTON

August 1, 1938

Albert C. Martin, Commissioner
State of Washington
Department of Public Lands
Olympia, Washington

Dear Sir:

In accordance with your letter regarding application No. 1169 covering harbor area lease in front of parts of Lots 1 and 2, Section 14, Township 24 North, Range 1 East, W.M., we are enclosing warrant #564 amounting to $13.00, covering the balance due.

Very truly yours,

CITY OF BREMERTON

C.C. Casad, City Engineer

by [signature]

ECS/rb

Enc: 1

ENTERED

AUG 2 1938

Commissioner of Public Lands

Office No. 178889

Returned

~~SALES PENDING $ 13.00~~

DNR-00033928

1801

July 14, 1938

Mr. C. C. Casad,
City Engineer,
City of Bremerton,
Bremerton, Washington.

Dear Sir:-

Reference is made to application No. 1169 filed in the name of the City of Bremerton, for the lease of the harbor area in front of part of Lots 1 and 2, section 14, township 24 north, range 1 east, W.M.

A lease will be prepared for a period of ten years and the rental will be 6% of the valuation determined by the County Assessor. This valuation is $300.00 and the annual rental on that basis will be $18.00.

The first years rental, together with the fee for issuing a lease will be $23.00 and as there is a $10.00 deposit under the application, the additional amount required to be paid is $13.00. If you will arrange to forward a remittance of that amount, the lease will be prepared.

Very truly yours,

Commissioner.

Waiting file

FOS:HLW

DNR-00033929

S. F. No. 455—1937. Form No. 18. 5M—4-16-37. 9852.

6-3-38

E

COMMISSIONER OF PUBLIC LANDS
OLYMPIA, WASH.

RECEIVED
JUN 15 1938
Commissioner of Public Lands

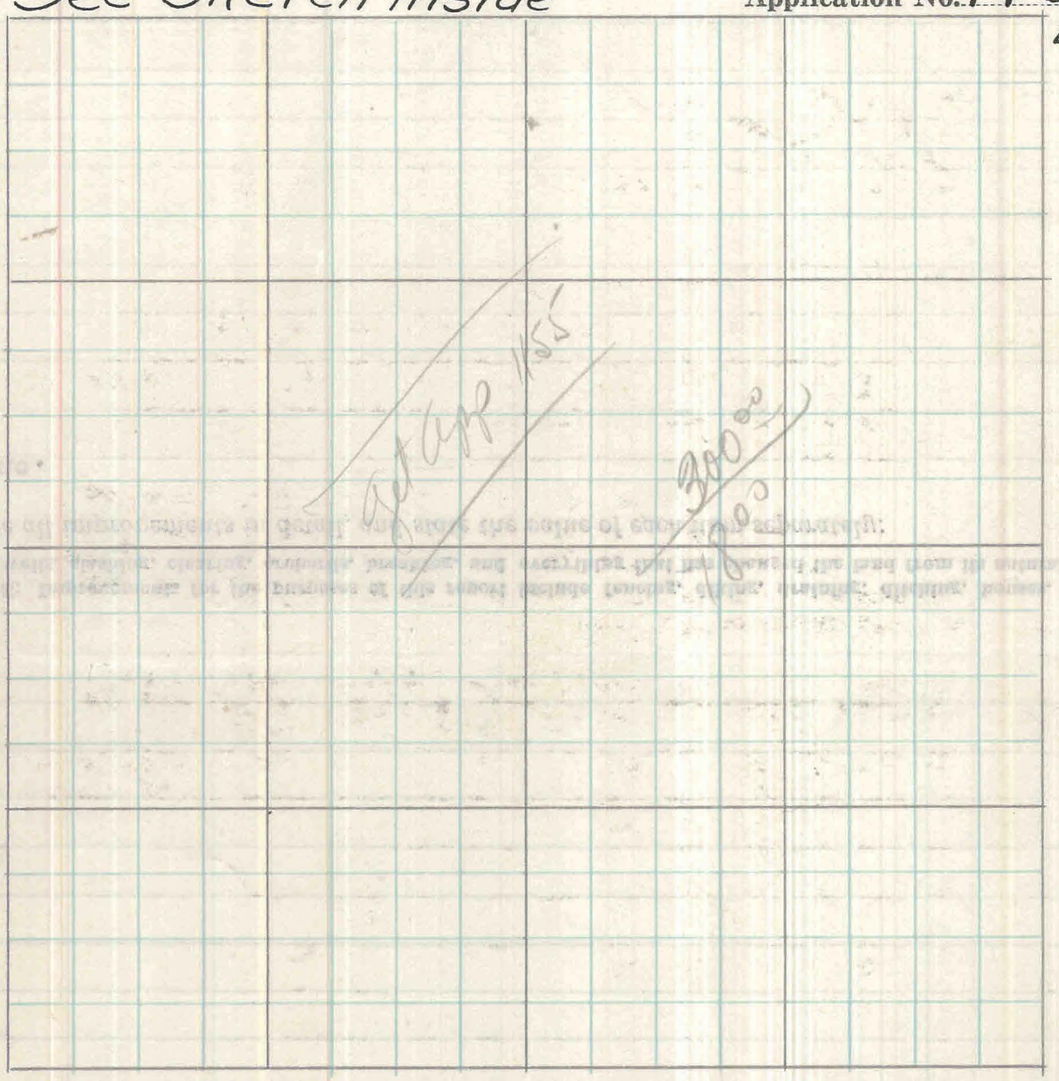
INSPECTOR'S REPORT

Name of Grant Harbor Area County of Kitsap

The In front part Lots 1 and 2 Sec. 14 Town 24N Range 1E

TOPOGRAPHY

See Sketch Inside Application No. 1169 Lease



DISTANCE and DIRECTION from corporate limits of any incorporated city or town, navigable lake, stream or body of water.

DISTANCE In the northwest corner of Bremerton.

DIRECTION #

BACKGROUND—COLORS

Use dark green to represent green timber; vermillion, burnt-over timber land; blue for water, with appropriate indications of swamp or marsh land; yellow, sand, or very poor soil suitable for grazing only, with appropriate indications of scab rock, etc., burnt sienna, flat tint, to represent land and soil suitable for growing crops and where actually cultivated, use the same color ruled with brown suggestive furrows.

Inspected June 14, 1938 C. A. Mills *Inspector.*

Report written June 14, 1938 C. A. Mills *Inspector.*

DNR-00033930

SOIL.—Examine closely, and make soil tests by ten-acre tracts, and report fully as to the character of soil and subsoil, surface conditions, kinds of crops or products the land will yield, with estimates or amounts per acre. Also, whether the land requires irrigation, and, if so, whether water is available and how or by what method can water be applied.

How many acres agricultural? # ; *pastoral?* # ; *scab?* #

Can the land be irrigated? # *If so, state the source and condition of the water supply*

#

What is the present market value of the land, exclusive of timber and improvements? (Answer by legal subdivisions and, if necessary, by ten-acre tracts.)

See Assessor's valuations.

NOTE: Improvements for the purposes of this report include fencing, diking, draining, ditching, houses, barns, shelters, wells, slashing, clearing, orchards, breaking, and everything that has changed the land from its natural state.

Describe all improvements in detail, and state the value of each item separately:

None.

DNR-00033931

(Read questions carefully before commencing to answer. Full, correct and complete answers to all questions must be made.)

On what government forty-acre tracts are the improvements situated? (Answer by items).....

.....#.....

.....#.....

When were the improvements made and by whom? (Answer fully as to each item).....

.....#.....

.....#.....

Who is the owner of the several items of improvement? (Answer fully as to each item, giving P. O. address of owner).....#.....

.....#.....

Name of nearest railroad and distance therefrom.....#.....*miles*

Nearest river or water course and how far distant.....#.....*miles*

Nearest shipping point.....#.....*miles*

If there is timber on the land, what is its extent, character and value?.....#.....

.....#.....

(Report fully any indications of the presence of minerals, including coal; also, building stone, lime stone, etc.)

Value of stone on land, $.....#.....*; kind, quality and extent*.....#.....

.....#.....

Present rental value:

Agricultural land, $.....#.....*per acre per annum.*

Grazing land, $.....#.....*per acre per annum.*

What are the number of acres of tillable and arable land.....#.....*, and on what government 40-acre tracts situated?*.....#.....*Show in topography*.....#.....

What are the number of acres of grazing land.....#.....*, and on what government 40-acre tract situated?* .....#.....

What are the number of acres of natural hay land.....#.....*, and on what government 40-acre tract situated?* .....#.....

Is any person occupying said land? If so, who?.....#.....

P. O address.....#.....*, what portion?*.....#.....

and how long has he occupied same?.....#.....*and under what claim?*.....#.....

Can payment for use and occupancy be collected if the land is being used without authority?.....

.....#.....

How many acres are under cultivation?.....#.....

How many acres are being used as grazing lands?.....#.....

What is being raised on the land?.....#.....

.....#.....

What is the.....#.....*annual yield per acre?*.....#.....

Market price at nearest shipping point?.....#.....

Does the land contain stock water?.....#.....

NOTE: Do not omit information reasonably called for by the brief headings, or questions printed herein. Be sure and insert all information even though you may think it unimportant. Write fully and specifically.

DNR-00033932

NOTE: INSPECTOR READ AND REMEMBER—Answer every question fully, or if it does not apply to the case check it, thus indicating it has not been overlooked. If you do not find sufficient space following question, number question and complete answer under "General Report." Inspector, remember you do not appraise values. You merely furnish information that will enable the Department to determine values.

GENERAL REMARKS

This H. A. is practically the tidelands as it starts only a little ways off shore, I believe the meander line here is on the upland a short distance. This pipe line is staked out but no actual construction has started as yet. I see no objection for a proposition of this kind as this is a storm and not a sanitary sewer. ~~There is no building of any kind along this beach only a small traffic moved here occasionally~~

IF INSPECTOR DOES NOT ANSWER ALL QUESTIONS (or check them, thus indicating they have not been overlooked) THIS REPORT WILL BE RETURNED FOR CORRECTION.

DNR-00033933

S. F. No. 1556—1935. 5792.

STATE OF WASHINGTON
OFFICE OF
COMMISSIONER OF PUBLIC LANDS

REPORT OF ENGINEER

Olympia, June 1, 1938

To the Honorable Commissioner of Public Lands, Olympia Wash.:

Sir—I herewith submit the following report on Application No. 1169 by the City of Bremerton to lease harbor area in front of the east 30 feet of Lot 1 and the west 30 feet of Lot 2, section 14, township 24 north, range 1 east on Port Washington Narrows, near Bremerton, in central Kitsap County.

The harbor area in front of the east 123 feet of Lot 1, section 14 was recently applied for by Thomas J. O'Mara under Application No. 1155 but was rejected by Commissioner's Order dated March 26, 1938.

This application covers the harbor area in front of the west 30 feet of Lot 2 which is High Avenue and the east 30 feet of Lot 1, both in section 14.

The application states that the harbor area is wanted for a 12 inch cast iron storm water outfall, which is to be buried in the beach and also for the installation of a pump station for a period of 30 years. The application further states that the tide lands abutting High Avenue are owned by the City of Bremerton and states that there are no improvements on the desired harbor area.

Exhibit "A" was received in this office May 16, 1938. The pump station appears to be on the uplands, not in the harbor area as stated in the application, showing the pipe line only in the harbor area.

The County Assessor under letter of May 25, 1938, in response to office letter of May 20, 1938, places a valuation of $300.00 upon the desired 60 foot strip of harbor area or at the rate of $5.00 a foot. Under the O'Mara application No. 1155, which covers part of the same harbor area, a valuation of $1.00 a foot was made by the Assessor. See Assessor's letter of September 18, 1937, under Application No. 1153.

The harbor area is now open and subject to application and may be described as follows:

All harbor area in front of the east 30 feet of Lot 1, section 14 and the west 30 feet of Lot 2, (High Avenue) section 14, township 24 north, range 1 east, W.M., and bounded by the inner and the outer harbor lines and the side lines of said portions of Lots 1 and 2 produced to and across the harbor area to the outer harbor line, as shown on the official maps of Bremerton Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Approximate Dimensions

Length along inner harbor line- - - - - -	86 feet
" " outer " " - - - - - - -	62 feet
Average width of harbor area- - - - - - -	220 feet
Approximate area- - - - - - - - - - - - - -	.3 acre.

Respectfully submitted,

Frank M. Stocking,
Chief Engineer.

EBT:MG
#1169.

EBT. R.F.R.

S. F. No. 1556—1935. 5792.

STATE OF WASHINGTON
OFFICE OF
COMMISSIONER OF PUBLIC LANDS

REPORT OF ENGINEER

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Approximate Dimensions

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Average width of harbor area- - - - - - -	220 feet
Approximate area- - - - - - - - - - - - - -	.3 acre.

Respectfully submitted,

Frank M. Stocking,
Chief Engineer.

EBT:MG
#1169.

EBT. R.F.R.

DOUGLAS T. BUBAR
ASSESSOR

OFFICE OF

COUNTY ASSESSOR

KITSAP COUNTY, WASHINGTON

PORT ORCHARD

IRENE BOLTAN
CHIEF DEPUTY

Gray

May 25, 1938

RECEIVED
MAY 26 1938
Commissioner of Public Lands
2716

Albert C. Martin, Commissioner
Department of Public Lands,
State of Washington
Olympia, Washington

Gentlemen:

In reply to your letter of May 20th, requesting the valuation on a 60 foot strip of harbor area in front of the east 30 feet of lot 1 and the west 30 feet of lot 2, section 14, township 24 north, range 1, east, W.M. and bounded by the inner and the outer harbor lines and side lines of said portion of said section 14 produced northerly across the harbor area to the outer harbor line, the City of Bremerton, we herewith give you a valuation of $300.00.

Very truly yours,

D. Bubar

D. Bubar
County Assessor

No reply
Rpt Engr
App 1163

8
2

May 20, 1938.

Mr. Douglas T. Bubar,
County Assessor, Kitsap County,
Port Orchard, Washington.

Dear Sir:

We have received an application from the City of Bremerton to lease a 60 foot strip of harbor area in front of the east 30 feet of lot 1 and the west 30 feet of lot 2, section 14, township 24 north, range 1, east, W.M., and bounded by the inner and the outer harbor lines and side lines of said portion of said section 14 produced northerly across the harbor area to the outer harbor line.

Please forward your valuation pursuant to the provisions of Section 130 of Chapter 255 of the Laws of 1927.

Yours very truly,

COMMISSIONER.

RFR:FBM

Det

DNR-00033939

1801

May 20., 1938.

Mr. C. C. Casad,
City Engineer,
Bremerton, Washington.

Dear Sir:

The application of the City of Bremerton for a lease covering harbor area in front of parts of lots 1 and 2, section 14, township 24 north, range 1 east, W.M., accompanied by exhibit "A" has been filed under serial No. 1169 and we are enclosing herewith receipt No. 53408 covering the special deposit of $10.00.

Yours very truly,

COMMISSIONER.

RFR:FBM
Encl-1

Ret

DNR-00033940

APPLICATION
for
APPRAISEMENT AND SALE OR LEASE
OF TIDE OR SHORE LANDS

ttance Received and Credited to
Special Deposits $
Open on Eng. Plat by Reed Date 5-16-38.

red on
Application Reg. by EH Date 5-17-38
Inspection Reg. by [illegible] Date

ial Deposit Receipt No. 53408
ipt of App. Acknowledged by Date

red on Engineers
Register by EBT Date 5-18-38
Index Maps by " Date "
Index Card by " Date "
Jacket Made by " Date "
Engineer's Report by Date
Inspection Blank Made by Date
Appraisal of Comm'r by Date
Instrument Prepared by Date
Engineer's Check by Date

act Sent out for Signature by Date
act, Deed or Lease No. 1140
Index Made by Date

act, Deed or Lease Entered on
pplication Reg. by [illegible] Date 10/19/38
ransfer Journal by [illegible] Date
ndex Map by EBT Date 10-18-38
ickler Card by Date

Entry Receipt No.
uments Checked by Eng. by EBT Date 10-18-38.
Contract or Lease Mailed on

177609

DNR-00033941

$10.00

No. 1169 County KITSAP

APPLICATION FOR LEASE OF HARBOR AREA

Of CITY OF BREMERTON

Address BREMERTON: WASHINGTON

In front of lots 1 & 2, block Orto
Sec 14 - Twp. 24 N - Rge 1 E.

of BREMERTON (City) tide lands.

JAY THOMAS, PUBLIC PRINTER

May 17 - 1938

RECEIVED
MAY 17 1938
Commissioner of Public Lands
Office No. 177609

APPLIED
OCT 19 1938

Rules Governing the Submission of Plats, Plans and Specifications in the Matter of Leasing Harbor Areas

1. Accompanying each application and made a part thereof shall be: (a) A map marked "Exhibit A," showing the location of the portion of the harbor area desired to be leased; (b) a plat marked "Exhibit B," showing detail plans of improvements to be made or already existing on such area; (c) specifications marked "Exhibit C" to accompany the detail plans in "Exhibit B."

2. "Exhibit A" must be on good quality of mounted paper, 18x24 inches, and must show the location of the area desired to be leased, with the frontage of the adjoining lots or blocks of the shore or tide lands; also the ground plan of docks or wharves to be constructed or existing; also showing buildings located on such wharves. All courses and distances must be clearly marked.

3. "Exhibit B" must be on a good quality of mounted paper, 18x24 inches, and shall show a detail plan of the improvements to be made or already existing, showing distances from center to center of piles, depth of water, height above water, and details of superstructures; also showing methods of bracing, where any is used; also a plan of slips; but no buildings need be shown on the detail plans.

4. "Exhibit C" must give length and dimensions of piling and depth driven, dimensions of caps, dimensions and spacing of stringers, thickness of planking, length and dimensions of drift bolts, size and number of spikes, and details of construction.

5. "Exhibits B and C," here called for, are intended to cover all details of the construction of docks, wharves and other structures, and such plans and specifications must be such as would be used in actual construction, and no detail, whether here called for or not, must be omitted that would be necessary to such construction.

A. C. MARTIN,
Commissioner of Public Lands.

DNR-00033942

S. F. No. 1825—1933. Approved as to Form by Dept. of Efficiency. 1M—3-7-33. 12451.

No. .....

Application for Lease of Harbor Area

To the Commissioner of Public Lands, Olympia, Washington:

The undersigned CITY OF BREMERTON, *a* MUNICIPALITY *entitled to acquire and hold lands under the laws of the State of Washington, residing at* BREMERTON: WASHINGTON, *hereby applies for the lease of the following described harbor area, situate in* BREMERTON, KITSAP *county, State of Washington, to-wit, being the area in front of lot* ....., *block* ....., *of* ..... *tide lands, according to the official plat thereof, and more particularly described as follows:*

HARBOR AREA FRONTING PART OF GOVERNMENT LOTS 1 AND 2, LOCATED IN SECTION 14, TOWNSHIP 24 N., R. 1 E., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE GOVERNMENT MEANDER LINE WHICH IS NORTH 0°17'00" W., 1081.15 feet AND EAST 30 feet, FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 2 SECTION 14, TOWNSHIP 24 N., R. 1 E., W. M., SAID POINT BEING ON THE EAST MARGIN OF HIGH AVENUE, AND FOLLOWING SAID GOVERNMENT MEANDER LINE NORTH 45°44'37" W., A DISTANCE OF 84.18 FEET

the same being shown on the plat herewith and made a part hereof, and marked "ExhibitA."

(See reverse side for rules governing submission of Exhibits "A" "B" and "C".)

For what purpose is the harbor area wanted? FOR A 12" CAST IRON STORM WATER OUTFALL, WHICH IS BURIED IN THE BEACH: ALSO FOR THE INSTALLATION OF A PUMP STATION

For how many years is the lease desired? ~~TEN YEARS WITH OPTION TO BUY~~ Thirty years.

Are you the owner of the abutting tide lands? ABUTTING HIGH AVENUE: OWNED BY CITY OF BREMERTON

If not, give name and last known P. O. address of such owner .....

Are there any improvements on the area covered by the application? NO

If so, state character and value of same .....

By whom are the improvements claimed? .....

Are the lands located within a Port District? NO

Are you a citizen of the United States or have you declared your intention to become such? .....

Dated at BREMERTON, *Washington, this* 11th *day of* MAY, *193*8

(Sign here) THE CITY OF BREMERTON

C. C. Casad City Engineer

Ten dollars must accompany this application.

P. O. Address BREMERTON: WASHINGTON

NOTE—All remittances should be payable to A. C. Martin, Commissioner of Public Lands.

DNR-00033943