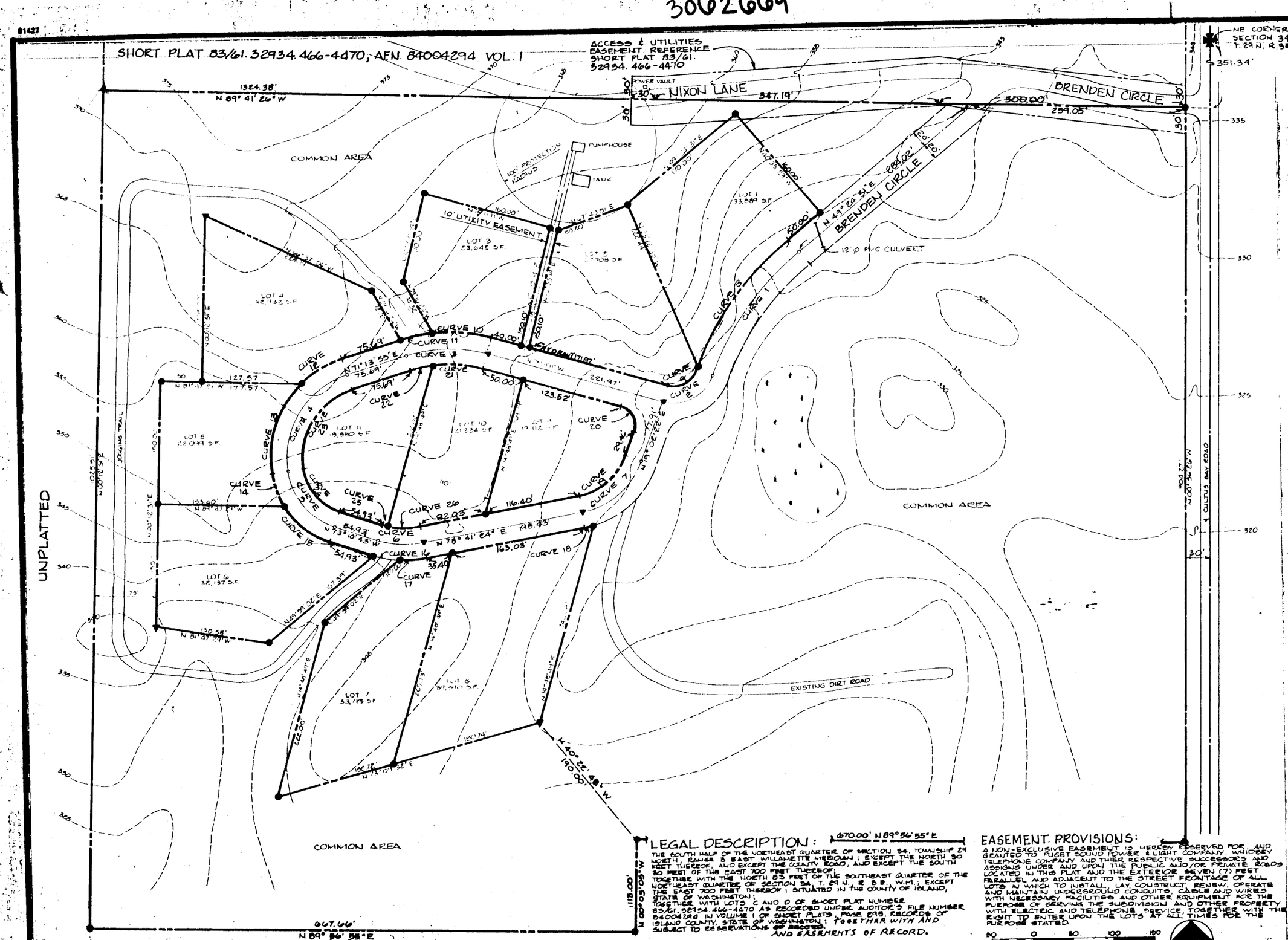
30062669

PRD - BRENDEN WOODS VOL 1 P 1 COPY

88011178



PLANNED RESIDENTIAL DEVELOPMENT NO. _____

DEDICATION

Know all men by these present that the undersigned subdivider hereby certifies that this PRD is made as HIS free and voluntary act and deed.

Northwest Partners

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
County of Island) ss.

This is to certify that on this EIGHTH day of JANUARY of 1988, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared WILLIAM J. GOKE

to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Denice L. Miller

Notary Public in and for the State of Washington, residing at LANGLEY

SURVEYOR'S CERTIFICATE

This plat correctly represents a survey made by me or under by direction in conformance with the requirements of Island County and the Washington State Survey Recording Act in the month of NOVEMBER, 1987

Registered Land Surveyor
Certificate No. 10140

TREASURER'S CERTIFICATE

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, including taxes for the current year, 19 88.

by: Bernice E. Bainbridge, Deputy
County Treasurer

APPROVALS

This Planned Residential Development conforms to the PRD as established by Chapter 16.17 Island County Code, and is hereby approved this _____ day of _____, 198_.

Gordon H. Fortes
County Commissioner

County Commissioner

County Commissioner

Roy L. Allen 18 JAN 88
County Engineer

LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 3 EAST WILLAMETTE MERIDIAN; EXCEPT THE NORTH 30 FEET THEREOF, AND EXCEPT THE COUNTY ROAD; AND EXCEPT THE SOUTH 30 FEET OF THE EAST 700 FEET THEREOF;
TOGETHER WITH THE NORTH 83 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, T. 29 N., R. 3 E. W.M.; EXCEPT THE EAST 700 FEET THEREOF; SITUATED IN THE COUNTY OF ISLAND, STATE OF WASHINGTON;
TOGETHER WITH LOTS 1 AND 2 OF SHORT PLAT NUMBER 83/61, 32934.466-4470 AS RECORDED UNDER AUDITOR'S FILE NUMBER 84004294 IN VOLUME 1 OF SHORT PLATS, PAGE 61/8, RECORDS OF ISLAND COUNTY, STATE OF WASHINGTON; TOGETHER WITH AND SUBJECT TO EASEMENTS AS RECORDED AND EASEMENTS OF RECORD.

EASEMENT PROVISIONS:

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO puget sound power & light company, western telephone company and their respective successors and assigns under and upon the public and/or private roads located in this plat and the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service together with the right to enter upon the lots at all times for the purpose stated.

SCALE IN FEET

NOTES:

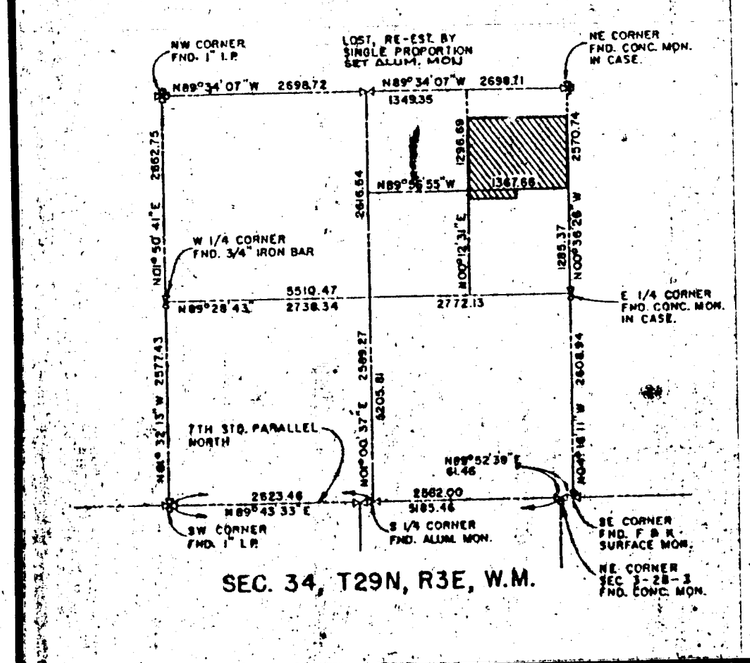
1) ISLAND COUNTY HAS NO RESPONSIBILITIES TO MAINTAIN, REPAIR OR IMPROVE ANY PRIVATE ROADS LEADING TO OR WITHIN THIS DEVELOPMENT.

2) OWNERS OF LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO ROAD, WATER, AND DRAINAGE SYSTEM MAINTENANCE RESPONSIBILITES AS DELINEATED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 88011179 VOLUME 54 PAGES 2295 TO 2311 RECORDS OF ISLAND COUNTY WASHINGTON.

3) TOPOGRAPHIC CONTOURS ILLUSTRATED HEREON WERE NOT PREPARED BY DATUM PACIFIC INC. WHICH ACCEPTS NO RESPONSIBILITY FOR THEIR ACCURACY.

SYMBOL LEGEND:

▼ CAST ALUMINUM MAGNETIC MONUMENT
● IRON PIPE WITH PLASTIC CAP MARKED L.S. 18640



CURVE DATA:

CURVE NO.	Δ	R	L
1	31° 30' 00"	355.68'	184.55'
2	84° 54' 15"	50.00'	75.09'
3	39° 34' 54"	170.00'	99.[illegible]
4	80° 59' 47"	107.00'	150.53'
5	69° 54' 51"	55.81'	67.49'
6	25° 07' 53"	110.00'	50.01'
7	59° 34' 02"	95.00'	98.90'
8	31° 30' 00"	355.68'	195.55'
9	84° 55' 27"	30.00'	44.[illegible]
10	21° 54' 41"	190.00'	71.[illegible]
11	12° 00' 12"	190.00'	39.[illegible]
12	54° 59' 03"	127.00'	54.[illegible]
13	54° 00' 44"	127.00'	124.[illegible]
14	21° 52' 15"	109.81'	39.43'
15	42° 02' 39"	109.81'	76.19'
16	14° 30' 31"	130.00'	32.93'
17	13° 37' 12"	130.00'	30.90'
18	04° 13' 55"	115.00'	8.49'
19	59° 34' 02"	75.00'	78.09'
20	94° 15' 53"	25.00'	41.11'
21	53° 54' 56"	150.00'	99.65'
22	10° 00' 19"	150.00'	26.20'
23	80° 59' 47"	87.00'	122.53'
24	63° 54' 51"	69.81'	77.16'
25	04° 05' 37"	90.00'	6.43'
26	54° 02' 16"	90.00'	57.76'

AUDITORS CERTIFICATE

This development is subject those Covenants, Conditions and Restrictions as recorded under Auditors File Number 88001179, Vol. 54, Pages 2295, Records of Island County, State of Washington.

Harry H. Teesier, by Kim Armstrong Deputy
County Auditor

RECORDED 2/1/88
AF# 88011178
VOL. 1 PAGE 1

PLAT CERT# 88001177

Attest: Harry H. Teesier
Clerk of the Board

REVISIONS

SITE PLAN
BRENDEN WOODS
PLANNED RESIDENTIAL DEVELOPMENT

Key #524996
#524969
#524978

DRAWN BY JBB	datum pacific Inc. 5291 ST. HWY. 20 • OAK HARBOR, WA 98277 (206) 675-7060 • 678-5006	SCALE SHOWN	DWG NO 5189
APPROVED BY:		DATE 12-9-1987	SHEET NO