3222651

54

Planned Residential Development

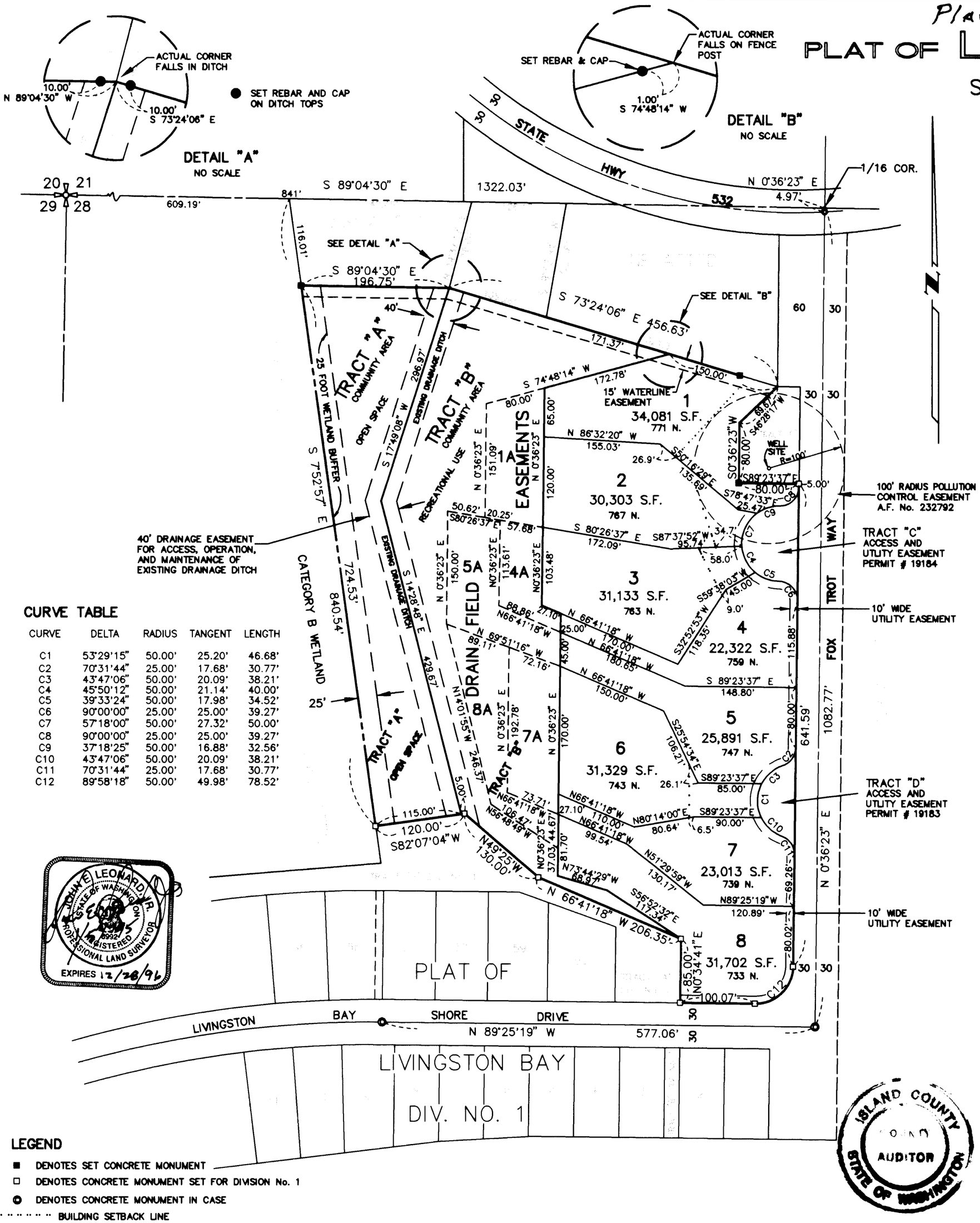
PRD 008/90

PLAT OF LIVINGSTON BAY DIV. NO. 2

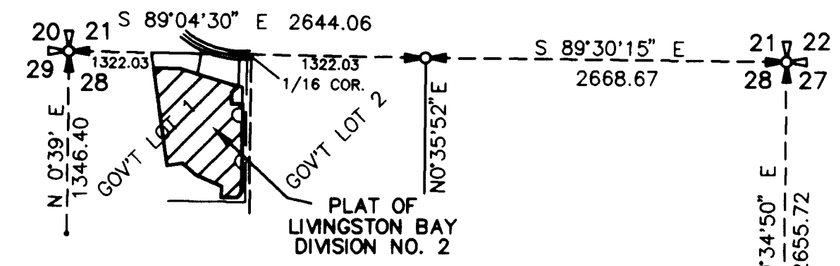
SECTION 28, T. 32 N., R. 3 E., W.M.

CAMANO ISLAND, WA

SCALE 1" = 100'



VICINITY SKETCH



NOTE

ALL LOT CORNERS HAVE BEEN MARKED ON THE GROUND WITH A 1/2" REBAR AND YELLOW CAP STAMPED "LEONARD LS 8992".

LEGAL DESCRIPTION

THE PLAT OF LIVINGSTON BAY DIVISION NO. 2 IS SITUATED IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, THENCE SOUTH 89°04'30" EAST ALONG THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 609.19 FEET; THENCE SOUTH 7°52'57" EAST A DISTANCE OF 116.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 7°52'57" EAST A DISTANCE OF 724.53 FEET TO A POINT ON THE NORTH LINE OF TRACT "A" OF THE PLAT OF LIVINGSTON BAY DIVISION NO. 1, RECORDED IN VOLUME 11 OF PLATS, PAGE 27, ISLAND COUNTY RECORDS; THENCE NORTH 82°07'04" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 120.00 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT "A", SOUTH 49°25' EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 66°41'18" EAST, A DISTANCE OF 206.35 FEET; THENCE SOUTH 0°34'41" WEST, A DISTANCE OF 85.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A", ON THE NORTH RIGHT-OF-WAY LINE OF LIVINGSTON BAY SHORE DRIVE; THENCE SOUTH 89°25'19" EAST, ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.07 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'18", A DISTANCE OF 78.52 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FOX TROT WAY, THENCE NORTH 0°36'23" EAST ALONG THE SAID WEST RIGHT-OF-WAY, A DISTANCE OF 641.59 FEET TO THE SOUTHEAST CORNER OF TRACT "C" OF SAID PLAT OF LIVINGSTON BAY DIVISION NO. 1; THENCE NORTH 89°23'37" WEST ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "C"; THENCE NORTH 0°36'23" EAST ALONG THE WESTERLY LINE OF SAID TRACT "C", A DISTANCE OF 80.00 FEET; THENCE NORTH 46°28'17" EAST, A DISTANCE OF 69.67 FEET; THENCE NORTH NORTH 73°24'06" WEST, A DISTANCE OF 456.63 FEET; THENCE NORTH 89°04'30" WEST, A DISTANCE OF 196.75 FEET TO THE TRUE POINT OF BEGINNING.

APPROVALS

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 13th DAY OF FEB., 1995.

WILLIAM L. McDOWELL, CHAIRMAN

TOM SHAUGHNESSY, COMMISSIONER

MICHAEL SHELTON, COMMISSIONER

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 6th DAY OF February, 1995.

PLANNING DIRECTOR

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01 ICC THIS 10th DAY OF FEBRUARY, 1995.

ISLAND COUNTY ENGINEER

EXPIRES 4/11/96

AUDITOR'S CERTIFICATE

AF# 95002204

FILED FOR RECORD THIS 13TH DAY OF FEBRUARY, 1995, AT THE REQUEST OF LEONARD, BOUDINOT & SKODJE, INC., AND RECORDED IN VOLUME 1 OF PRD PAGES 54-55 RECORDS OF ISLAND COUNTY, WASHINGTON.

ISLAND COUNTY AUDITOR

BY DEPUTY

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	53°29'15"	50.00'	25.20'	46.68'
C2	70°31'44"	25.00'	17.68'	30.77'
C3	43°47'06"	50.00'	20.09'	38.21'
C4	45°50'12"	50.00'	21.14'	40.00'
C5	39°33'24"	50.00'	17.98'	34.52'
C6	90°00'00"	25.00'	25.00'	39.27'
C7	57°18'00"	50.00'	27.32'	50.00'
C8	90°00'00"	25.00'	25.00'	39.27'
C9	37°18'25"	50.00'	16.88'	32.56'
C10	43°47'06"	50.00'	20.09'	38.21'
C11	70°31'44"	25.00'	17.68'	30.77'
C12	89°58'18"	50.00'	49.98'	78.52'

LEGEND

- ■ DENOTES SET CONCRETE MONUMENT
- □ DENOTES CONCRETE MONUMENT SET FOR DIVISION No. 1
- ◉ DENOTES CONCRETE MONUMENT IN CASE
- BUILDING SETBACK LINE

759 N. DENOTES LOT ADDRESS: 759 N. FOX TROT WAY, CAMANO ISLAND, WA 98292

DWN. BY: D.E.L. DATE: 1/4/95	LEONARD, BOUDINOT & SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273	SCALE: 1" = 100'
FIELD BOOK: BK 468, pp.10-18, 23-25		JOB NO.: 91162

LIVINGSTON BAY DIVISION No. 2

SHEET 1 OF 2

3222651

PRD 008/90

PLAT OF LIVINGSTON BAY DIV. NO. 2

SECTION 28, T. 32 N., R. 3 E., W.M.
CAMANO ISLAND, WA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLANNED RESIDENTIAL DEVELOPMENT AND DECLARE THE COMMUNITY OPEN SPACE IDENTIFIED HEREON AS TRACT "A" AND TRACT "B", AND THE ACCESS AREAS IDENTIFIED HEREON AS TRACT "C" AND TRACT "D", TO THE OWNERS OF THE LOTS WITHIN SAID PLANNED RESIDENTIAL DEVELOPMENT FOR THE USES AND PURPOSES PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED HEREWITH.
GRANTED HEREBY IS A WAIVER OF CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, MAINTENANCE AND DRAINAGE OF THE ROADS SHOWN HEREON.
ALL LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 9500 2205 RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 18 DAY OF Jan., 19 95.

William Williams
WILLIAM WILLIAMS, PRESIDENT

Harold Warsinske
HAROLD E. WARSINSKE, SECRETARY

Donald K. Moa
DONALD K. MOA Partner
Fox Hill Development Co.

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF Snohomish } S.S.

THIS IS TO CERTIFY THAT ON THE 18th DAY OF January, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED:
William Williams, Pres.
Harold E. Warsinske, Sec
Donald K. Moa
THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT they AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR ABOVE MENTIONED.

NOTARY PUBLIC
RESIDING AT: Skagit Co.

BRETT WILLIAMS NOTARY PUBLIC STATE OF WASHINGTON

STATE OF WASHINGTON
COUNTY OF _____ } S.S.

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 19___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED:

THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR ABOVE MENTIONED.

NOTARY PUBLIC
RESIDING AT: _____

RESERVATIONS

TRACT "A", HEREON IDENTIFIED AS "OPEN SPACE" IS RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE AND LEFT IN AN UNDISTURBED, NATURAL STATE. TRACT "B", HEREON IDENTIFIED AS "RECREATIONAL USE" AND "DRAINFIELD EASEMENTS", IS RESERVED FOR PASSIVE RECREATIONAL USE AND DRAINFIELDS, AS SHOWN HEREON, AND TO BE MAINTAINED AND USED AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS.

RESTRICTIONS

1. DIRECT VEHICULAR ACCESS TO FOX TROT WAY FROM LOTS 1 – 7 IS RESTRICTED TO THE APPROVED ACCESS SHOWN HEREON AS TRACTS "C" AND "D". PRIOR TO DIRECT VEHICULAR ACCESS TO LIVINGSTON BAY SHORE DRIVE FROM LOT 8, AN APPROVED ACCESS PERMIT IS REQUIRED.
2. NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
3. ALL UTILITIES SYSTEMS SHALL BE UNDERGROUND EXCLUSIVELY.
4. UTILIZATION OF WATER CONSERVATION PLUMBING FIXTURES AND WATER METERS IS REQUIRED.

NOTES

1. ISLAND COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS (TRACTS "C" AND "D") DESCRIBED IN THIS DEVELOPMENT.
2. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ON-SITE SEWAGE DISPOSAL PERMITS OR THE AVAILABILITY OF POTABLE WATER.
3. LIVINGSTON BAY DIVISION No. 2 MAY BE SUBJECT TO NOISE, DUST, SMOKE AND ODORS RESULTING FROM HARVESTING, PLANTING, FERTILIZATION AND PEST CONTROL ASSOCIATED WITH PERMITTED AGRICULTURAL PRACTICES. WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS, SAID AGRICULTURAL PRACTICES SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.

EASEMENT PROVISION

AN EASEMENT SHALL BE RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES; TOGETHER WITH OTHER NECESSARY FACILITIES AND EQUIPMENT, FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR PURPOSES HEREIN STATED.

BASIS OF BEARING

PLAT OF "LIVINGSTON BAY DIVISION No. 1", AS FILED IN VOLUME 11 OF PLATS, PAGE 27, RECORDS OF ISLAND COUNTY, WASHINGTON, NORTH – SOUTH CENTERLINE OF FOX TROT WAY BEARS NORTH 0° 36' 23" EAST.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THIS MONTH OF July, 1993.

JOHN E. LEONARD, JR., P.E. & P.L.S.
LEONARD, BOUDINOT & SKODJE, INC.
CERTIFICATE No. 8992

JOHN E. LEONARD, STATE OF WASHINGTON, REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 12/28/96

TREASURER'S CERTIFICATE

Parcel #R33228-333-0950
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 95.

THIS 27th DAY OF January, 19 95.

by: Beaniece E. Bainbridge, Chief Deputy
ISLAND COUNTY TREASURER

TREASURER ISLAND COUNTY OFFICIAL WASHINGTON

DWN. BY: D.E.L. DATE: 1/4/95	LEONARD, BOUDINOT & SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273	SCALE: N/A	LIVINGSTON BAY DIVISION No. 2
FIELD BOOK: BK 468, pp. 10–18, 23–25		JOB NO.: 91162	

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