LEGEND

SEE SHORT PLAT BOOK VOLUME 1, PAGE 370

- DENOTES BUILDING ENVELOPE
- DENOTES CONCRETE MONUMENT WITH YELLOW CAP MARKED 6992.
- DENOTES REBAR IN MONUMENT CASE.
- DENOTES REBAR WITH YELLOW CAP LABELED "LEDUARD 6992" SET THIS SURVEY.
- DENOTES FOUND IRON PIPE

0 20 40 100

SCALE IN FEET

NOTES:

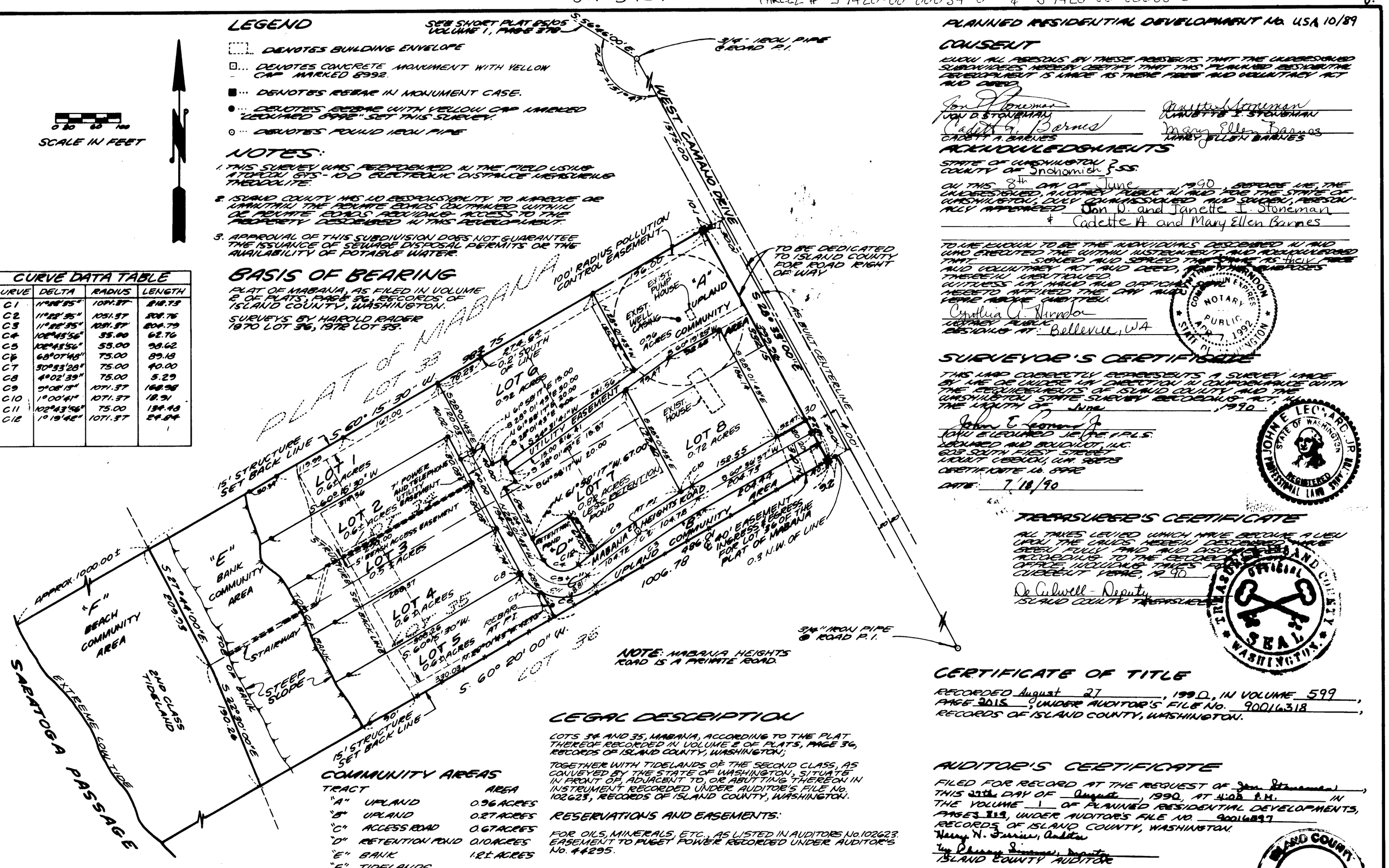
1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A TOPCON GTS-100 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS. CONTINUED CUTTING OF PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
3. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL PERMITS OR THE AVAILABILITY OF POTABLE WATER.

BASIS OF BEARING

PLAT OF MABANA, AS FILED IN VOLUME 2 OF PLATS, PAGE 36, RECORDS OF ISLAND COUNTY, WASHINGTON.

SURVEYS BY HAROLD RADER 1970 LOT 36, 1972 LOT 35.

CURVE DATA TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°58'35"	1071.37	218.73
C2	11°58'35"	1051.37	214.76
C3	11°58'35"	1051.37	214.79
C4	102°45'56"	35.00	62.76
C5	102°45'56"	55.00	98.62
C6	68°07'48"	75.00	89.18
C7	30°33'28"	75.00	40.00
C8	4°02'39"	75.00	5.29
C9	9°08'13"	1071.37	168.98
C10	1°00'41"	1071.37	18.91
C11	102°43'56"	75.00	134.48
C12	10°19'42"	1071.37	24.84



NOTE: MABANA HEIGHTS ROAD IS A PRIVATE ROAD.

COMMUNITY AREAS

TRACT		AREA
"A"	UPLAND	0.36 ACRES
"B"	UPLAND	0.27 ACRES
"C"	ACCESS ROAD	0.67 ACRES
"D"	RETENTION POND	0.10 ACRES
"E"	BANK	1.82± ACRES
"F"	TIDELANDS	

LEGAL DESCRIPTION

LOTS 34 AND 35, MABANA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 36, RECORDS OF ISLAND COUNTY, WASHINGTON;

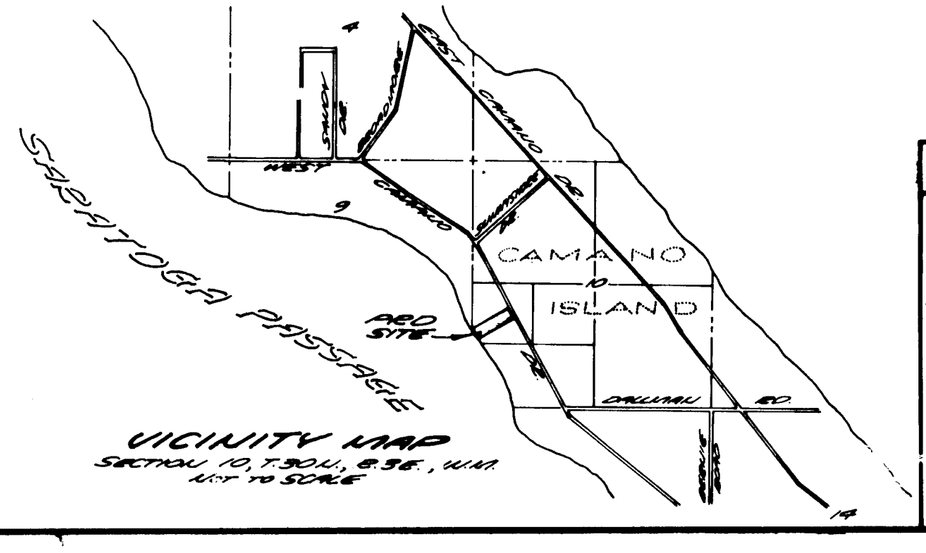
TOGETHER WITH TIDELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING THEREON IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 102623, RECORDS OF ISLAND COUNTY, WASHINGTON.

RESERVATIONS AND EASEMENTS:

FOR OILS, MINERALS, ETC., AS LISTED IN AUDITORS No. 102623.
EASEMENT TO PUGET POWER RECORDED UNDER AUDITOR'S No. 44295.

RESTRICTIONS

1. DIRECT VEHICULAR ACCESS TO WEST CAMANO DRIVE IS RESTRICTED TO THE EASEMENTS SHOWN HEREON.
2. A PORTION OF THIS PROPERTY IS ENCUMBERED BY STEEP SLOPES (>15% BY DEFINITION). NO GRADING (CLEARING, EXCAVATION, FILLING) IS PERMITTED WITHIN 50 FEET OF SAID AREAS UNTIL SUCH TIME AS ALL APPROVED GRADING REPORT OR WAIVER THEREFROM IS OBTAINED FROM THE ISLAND COUNTY ENGINEERING DEPARTMENT, UNLESS SAID GRADING HAS BEEN APPROVED AS PART OF THE PRD PROCESS.
3. 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.



VICINITY MAP
SECTION 10, T.30N., R.2E., W.M.
NOT TO SCALE

PLANNED RESIDENTIAL DEVELOPMENT No. USA 10/89

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS PLANNED RESIDENTIAL DEVELOPMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Don D. Stoneman — Janette I. Stoneman
DON D. STONEMAN — JANETTE I. STONEMAN
Cadette A. Barnes — Mary Ellen Barnes
CADETT A. BARNES — MARY ELLEN BARNES

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF Snohomish } SS.

ON THIS 8th DAY OF June, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Don D. and Janette I. Stoneman & Cadette A. and Mary Ellen Barnes

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL HEREBY AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

Cynthia A. Hirsch
NOTARY PUBLIC
RESIDING AT: Bellevue, WA

CYNTHIA A. HIRSCH NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES APR 7 1992

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 THE MONTH OF June, 1990.

John E. Leonard Jr.
JOHN E. LEONARD JR. PE & P.L.S.
LEONARD AND BOUDIKOFF, INC.
603 SOUTH FIRST STREET
MOUNT VERNON, WA. 98273
CERTIFICATE No. 6992
DATE 7/18/90

JOHN E. LEONARD JR. STATE OF WASHINGTON 6992 REGISTERED PROFESSIONAL LAND SURVEYOR

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, 1990.

De Gilwell - Deputy
ISLAND COUNTY TREASURER

ISLAND COUNTY TREASURER OFFICIAL SEAL WASHINGTON

CERTIFICATE OF TITLE

RECORDED August 27, 1990, IN VOLUME 599, PAGE 2015, UNDER AUDITOR'S FILE No. 90016318, RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Jon Stoneman, THIS 27th DAY OF August, 1990, AT 4:05 P.M. IN THE VOLUME 1 OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGES 8 & 9, UNDER AUDITOR'S FILE NO. 90016897 RECORDS OF ISLAND COUNTY, WASHINGTON.

Harry W. Jarvis, Auditor
by Sherry Simmons, Deputy
ISLAND COUNTY AUDITOR

ISLAND COUNTY AUDITOR STATE OF WASHINGTON

USA 10/89 USE APPROVAL
INCORPORATING PLANNED RESIDENTIAL DEVELOPMENT

MABANA HEIGHTS

PLANNED RESIDENTIAL DEVELOPMENT
IN GOVERNMENT LOT 2, SECTION 10, T.30N., R.2E., W.M., PLAT OF MABANA
REPLAT OF LOTS 34 AND 35
ISLAND COUNTY, WA.
JON STONEMAN

DRAWN BY: S. GOOD — SCALE: 1" = 100'
FIELD BK: 599/11 — DATE:

PREPARED BY:
LEONARD AND BOUDIKOFF
603 So. FIRST ST., MT. VERNON, WA.

SHEET 1 OF 2

JOB No. 89210

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLANNED RESIDENTIAL DEVELOPMENT AND DEDICATE TO THE USE OF THE COMMUNITY AREAS IDENTIFIED HEREON AS TRACTS A, B, E AND F, ARE HEREBY CONVEYED TO THE OWNERS OF THE LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT AS REFERENCED WITHIN THE RESTRICTIVE AND PROTECTIVE COVENANTS REFERENCED HEREIN. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLANNED RESIDENTIAL DEVELOPMENT IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO, THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MAY TAKE A NATURAL COURSE AFTER THE ROAD IS GRADED. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLANNED RESIDENTIAL DEVELOPMENT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

ALL PERMANENT UTILITY SYSTEMS SHALL BE UNDERGROUND EXCLUSIVELY.

THE PRIVATE ROADS SHOWN HEREON AS TRACT C IS HEREBY CONVEYED TO THE OWNERS OF THE LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT AS REFERENCED WITHIN THE RESTRICTIVE AND PROTECTIVE COVENANTS REFERENCED HEREIN. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.

ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIONS AND PROTECTIVE COVENANTS RECORDED IN VOLUME 599, PAGE 148 UNDER AUDITOR'S FILE NO. 90016049 RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 21st DAY OF AUGUST, 1990.

JON D. STONEMAN — JANETTE I. STONEMAN

CADETT A. BARNES — MARY ELLEN BARNES

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NUMBER ONE, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, NORTHLAND CABLE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT C AND A STRIP TEN FEET IN WIDTH AS SHOWN ON "EXHIBIT A" OF EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 9000 9417 AND ALSO THAT 18.00 FOOT UTILITY EASEMENT SHOWN ON THE FACE OF THIS PLANNED RESIDENTIAL DEVELOPMENT LYING BETWEEN LOTS 7 AND 8 & LOT 6 AND TRACT A, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, WIRES, VAULTS, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

RESERVATION

TRACTS A, B, E AND F IDENTIFIED HEREIN AS "UPLAND COMMUNITY AREA" (A AND B), "BANK COMMUNITY AREA" (E) AND "BEACH COMMUNITY AREA" (F) ARE EACH RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE AND LEFT IN AN UNDISTURBED, NATURAL STATE OR MAINTAINED AS SPECIFIED IN THE RESTRICTIVE AND PROTECTIVE COVENANTS. RECREATIONAL USE OF THE COMMUNITY AREAS IS LIMITED AS SPECIFIED IN THE RESTRICTIVE AND PROTECTIVE COVENANTS.

APPROVALS

BOARD OF COUNTY COMMISSIONERS

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 BY THE BOARD OF ISLAND COUNTY COMMISSIONERS THIS 27 DAY OF August, 1990.

BOARD OF CO. COMMISSIONERS ISLAND COUNTY WASHINGTON

DERWIN COLBY, CHAIRMAN

GORDON H. KORTUM, COMMISSIONER

C.E. CALDWELL, COMMISSIONER

ROY L. ALLEN STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

ISLAND COUNTY ENGINEER

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160(1) AND CHAPTER 11.01 ICC THIS 27th DAY OF AUGUST, 1990.

Roy L. Allen
COUNTY ENGINEER

PLANNING DIRECTOR

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 24th DAY OF August, 1990.

FOR LK
LARRY KRAMESICK, PLANNING DIRECTOR

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } S.S.
COUNTY OF ISLAND }

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF August 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED JON D. STONEMAN AND JANETTE I. STONEMAN, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION, 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 HERETO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

GAYLE R. JOHNSON COMMISSION EXPIRES SEP. 3, 1992 NOTARY PUBLIC STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Snoqualmie.

STATE OF WASHINGTON } S.S. Whatcom Co.
COUNTY OF ISLAND }

THIS IS TO CERTIFY THAT ON THIS 22nd DAY OF August 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CADETT A. BARNES AND MARY ELLEN BARNES, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION, 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 HERETO SET MY HAND AND SEAL FIRST ABOVE WRITTEN.

LAURA J. BECK COMMISSION EXPIRES AUG. 2, 1993 NOTARY PUBLIC STATE OF WASHINGTON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Lynnwood
Commission expires 8-2-93

USA 10/89 USE APPROVAL
INCORPORATING PLANNED RESIDENTIAL DEVELOPMENT

MABANA HEIGHTS

PLANNED RESIDENTIAL DEVELOPMENT

IN GOVERNMENT LOT 2, SECTION 10, T.30N., R.3E., W.M., PLAT OF MABANA
REPLAT OF LOTS 34 AND 35
ISLAND COUNTY, WA.
JON STONEMAN

DRAWN BY: M. COBB
FIELD BK: 399/11

SCALE: 1" = 100'
DATE: AUG 27, 1990

PREPARED BY:
LEONARD AND BOUDINOT
603 So. FIRST ST., MT. VERNON, WA.