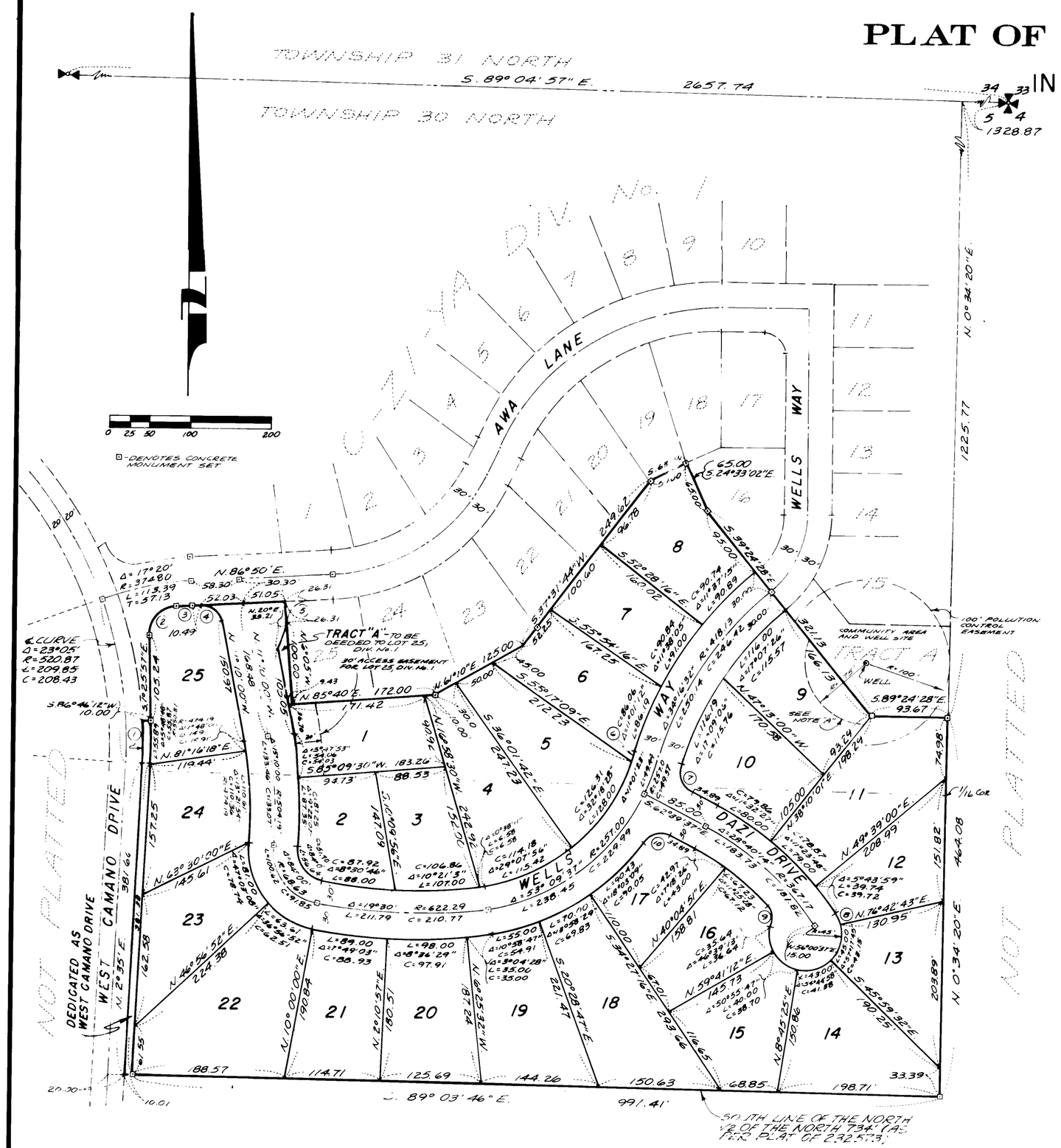
3999178

90.

O-Zi-Ya Div. #2
Sec. 5 Twp. 30N Rge. 3E

PLAT OF O-ZI-YA DIV. NO. 2

IN SECTION 5, T.30N., R.3E., W.M.
ISLAND COUNTY, WASH.
SCALE: 1" = 100'



LEGAL DESCRIPTION

THIS PLAT OF O-ZI-YA DIVISION No. II EMBRACES A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 5 TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A" OF THE PLAT OF O-ZI-YA DIV. No. 1 AS THE SAME PLAT RECORDED IN VOLUME 11 OF PLATS AT PAGE 48, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE NORTH 89°24'28" WEST ALONG THE SOUTH LINE OF SAID TRACT "A" A DISTANCE OF 93.67 FEET; THENCE NORTH 54°49'28" WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A" AND SOUTHWESTERLY LINE OF LOT 16 OF SAID PLAT OF O-ZI-YA DIVISION No. 1 A DISTANCE OF 32.13 FEET; THENCE NORTH 24°59'03" WEST A DISTANCE OF 65 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF SAID PLAT OF O-ZI-YA DIVISION No. 1; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PLAT OF O-ZI-YA DIVISION No. 1 THROUGH THE FOLLOWING COURSES: SOUTH 63°30' WEST A DISTANCE OF 20 FEET; THENCE SOUTH 37°47'44" WEST A DISTANCE OF 249.62 FEET; THENCE SOUTH 61°10' WEST A DISTANCE OF 125.00 FEET; THENCE SOUTH 85°40'00" WEST A DISTANCE OF 79.00 FEET; THENCE NORTH 6°05' WEST A DISTANCE OF 124.31 FEET TO THE SOUTH LINE OF AWA LANE; THENCE SOUTH 86°50' WEST ALONG THE SOUTH LINE OF SAID AWA LANE A DISTANCE OF 32.13 FEET TO THE SE CORNER OF LOT 1 OF SAID PLAT OF O-ZI-YA DIV. No. 1; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°19'24" A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 37.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°26'33" AN ARC DISTANCE OF 54.55 FEET; THENCE SOUTH 6°46'12" WEST A DISTANCE OF 212.75 FEET; THENCE SOUTH 86°46'12" WEST A DISTANCE OF 100 FEET TO THE INTERSECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 10 FEET BEARING SOUTH 86°46'12" WEST A DISTANCE OF 540.87 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°49'48" AN ARC DISTANCE OF 54.88 FEET; THENCE SOUTH 6°35'00" WEST A DISTANCE OF 38.66 FEET; THENCE SOUTH ALONG THE WEST LINE OF THE NORTH 1/2 OF THE NORTH 1/4 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 A DISTANCE OF 1225.77 FEET; THENCE SOUTH 89°03'46" EAST ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH 1/4 A DISTANCE OF 991.41 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE NORTH 0°34'20" EAST A DISTANCE OF 464.08 FEET TO THE POINT OF BEGINNING.

DEDICATION AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES, AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED. LOT OWNERS SHALL BE PROHIBITED FROM BLOCKING, DIVERTING, OR RESTRICTING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSES FOLLOWING REASONABLE GRADING OF ROADS. ALL LOTS, TRACTS, OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE FOLLOWING RESTRICTIONS: DIRECT ACCESS TO WEST CAMANO DRIVE FROM LOTS 22, 23, 24, AND 25 IS RESTRICTED. THESE LOTS WILL HAVE ACCESS ON ADJOINING WELLS WAY. AS APPLICABLE, NO LOT, TRACT, OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 9,600 SQ. FT. OR LESS THAN 70 FEET IN WIDTH AT THE BUILDING LINE. CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, GRADING, AND MAINTENANCE OF SAID ROADS. IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED ON THIS 17th DAY OF Aug, 1979. #376026

Junior Ralph Wells — Betty J. Wells
JUNIOR RALPH WELLS — BETTY J. WELLS

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } ss
COUNTY OF SKAGIT }

THIS IS TO CERTIFY THAT ON THE 17th DAY OF Aug, A.D. 1979, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Junior Ralph Wells and Betty J. Wells, husband and wife

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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 THEREIN. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

John E. Leonard
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Burlington, WA

RECORDED #376025

FILED FOR THE RECORD AT THE REQUEST OF J.R. Wells ON December 10, A.D. 1980 MINUTES PAST 4 O'CLOCK AND RECORDED IN VOLUME 12 OF PLATS, PAGE 90, RECORDS OF ISLAND COUNTY, WASHINGTON.

E. Duane Kemp — BY Quincy Simms
COUNTY AUDITOR — DEPUTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF O-ZI-YA DIV. No. 2 IS BASED UPON AN ACTUAL SURVEY OF SECTION 5, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M. THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY. THE MONUMENTS HAVE BEEN SET AND ALL LOT AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND. THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN COMPLIED WITH.

John E. Leonard Jr. L.S. No. 8992
JOHN E. LEONARD JR.
PROFESSIONAL ENGINEER & LAND SURVEYOR

RESTRICTIONS #376026

FOR RESTRICTIONS SEE RESTRICTIVE COVENANTS FILED IN THE ISLAND COUNTY AUDITOR'S OFFICE, VOLUME 425 AT PAGE 378.

TREASURER'S CERTIFICATE

I, Patricia A. Barker TREASURER OF ISLAND COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED IN THIS PLAT ARE FULLY PAID TO AND INCLUDING THE YEAR 1980.

COUNTY TREASURER — BY Eunice E. Bainbridge, Deputy
DEPUTY

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 10th DAY OF NOVEMBER, A.D. 1980.

CHAIRMAN
Delmon K. Anderson
Ken L. Jones
BOARD OF COUNTY COMMISSIONERS

ATTEST
COUNTY AUDITOR

APPROVED BY THE COUNTY PLANNING DIRECTOR THIS 10TH DAY OF NOVEMBER, A.D. 1980.

COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY ME IN ACCORDANCE WITH RCW 58.17.160 (1) THIS 10th DAY OF DEC, A.D. 1980.

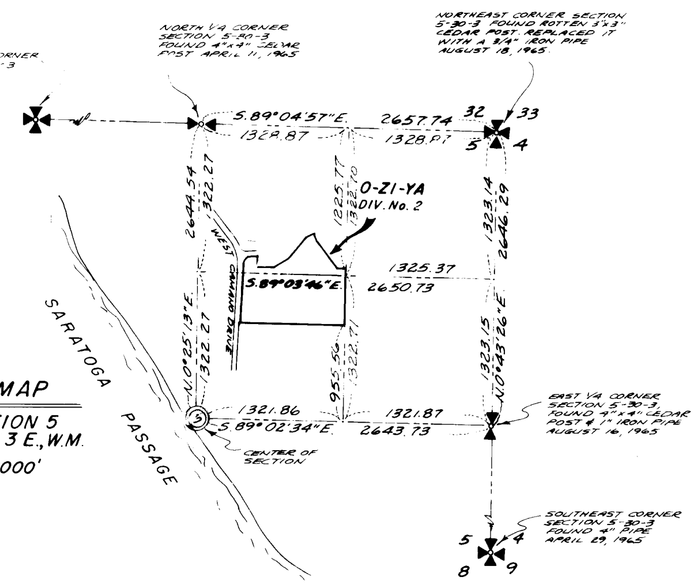
COUNTY ENGINEER

CURVE TABLE

Δ=5°48'48" R=540.87 L=54.88 C=54.85	Δ=90°26'33" R=37.00 L=54.55 C=49.97 T=33.87	Δ=3°19'24" R=344.80 L=20.00 C=20.00 T=10.00	Δ=82°00'00" R=25.00 L=35.78 C=32.80 T=21.73	Δ=92°55' R=25.00 L=40.54 C=36.24 T=26.81
Δ=28°44'36" R=227.00 L=113.87 C=112.67	Δ=79°50'48" R=25.00 L=34.84 C=32.09	Δ=20°42'06" R=45.00 L=16.26 C=16.17	Δ=60°16'11" R=25.00 L=26.30 C=25.10	Δ=79°50'48" R=25.00 L=34.84 C=32.09

NOTE "A"

THE HOUSE PLUMBING SET BACK IS REDUCED TO 7½ FEET ON LOT 9 PROVIDED ALL BURIED SEWER LINES BETWEEN 100' & 75' RADIUS OF THE WELL LOCATED ON TRACT A OF PLAT OF O-ZI-YA DIVISION No. 1, IS CONSTRUCTED OF WATER MAIN MATERIAL AND IS PRESSURE CHECKED FOR LEAKAGE AT 20 PSI. LEAKAGE AT 20 PSI IS NOT TO EXCEED ALLOWABLE LEAKAGE AS SET FORTH IN AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD C-600.



VICINITY MAP

N.E. 1/4 SECTION 5
TWP. 30 N., RGE. 3 E., W.M.
SCALE: 1" = 1000'

PLAT OF
O-ZI-YA
DIV. No. 2

77119