

PLANNED RESIDENTIAL DEVELOPMENT NO. 004/91  
 REPIAT OF A PORTION OF LOT 2, BLOCK B AND TRACTS 13  
 AND 14 OF PLAT OF SARATOGA, VOL. 2 OF PLATS, P. 25

3197586

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, owners in fee simple of the land herein described, hereby certify that this Planned Residential Development is made on his/her free and voluntary act and deed and declare this Planned Residential Development and dedicate to the use of the public forever, all streets and whatever public property there is shown on the Planned Residential Development and the use thereof for all public purposes not inconsistent with the use thereof for public roads. The private roads shown hereon as Tract C 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, and the right to drain said roads over and across any tract, lot or lots where water might take a natural course over the public roads graded are hereby granted to the public along the public roads and to the owners of the lots along the private roads.

Granted hereby is a waiver of all claims for damages against Island County and the homeowners association 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. 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, and parcels of land embraced in this Planned Residential Development are subject to and shall be sold only under the Restrictive and Protective Covenants recorded in Volume 1 of Island County, Washington, Tracts A and B one to be left in their undisturbed natural state, except those portions designated as recreational areas, utility facilities, or access and/or utility easements; also, Tracts A and B are reserved and permanently committed as OPEN SPACE in perpetuity and shall be conveyed to the owners of the lots in this PRD, as described within the Restrictive and Protective Covenants referenced herein.

*John Slapka*  
 John Slapka, Sheriff  
 Mary E. Wallace  
 Mary E. Wallace

*Ben Kemp*  
 Ben Kemp, Loan Officer

*James A. Oliver*  
 James A. Oliver, Attorney-in-fact for  
 LAVERDE INDUSTRIES, a Joint Venture

ACKNOWLEDGEMENTS

The Acknowledgments for the above signatures are on sheet 4 of 4 of this Planned Residential Development.

EASEMENT PROVISIONS (SEE ADD FILE NO. 22008942)

An easement is hereby reserved for and granted to Saratoga Water District, Puget Sound Power and Light Company, Whidbey Telephone Company, and TO Cablevision of Washington, Inc., and their respective successors with designs said Tract C on all sides within herein described portion of Plot of SARATOGA, in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, wires, and 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 of all times for the purposes stated.

ALSO an easement is hereby reserved for and granted to the owners of the lots in the Plat of FOSS ADDITION, DIVISION NO. 1, and the owners of Tract 15 lying West of Saratoga Road and the East 1/2 of Tract 14 in the Plat of SARATOGA, said easement being for access and utility purposes over, across, and under that portion of Tract C lying North of said Tract 15 and East 1/2 of Tract 14.

ALSO an easement is hereby reserved for and granted to Roger Shaffer, his heirs, and assigns, and to the owners of Tract D in this P.R.D. for access and utility purposes over, across, and under TRACT C.

ALSO an easement for benefit of Whidbey Telephone Co. as described in that instrument recorded April 22, 1989 under Add File No. 219335, records of Island County, Washington, also an easement for water pipe as described in that deed recorded Sept. 17, 1945 under Add File No. 63364, records of Island County.

LAND DESCRIPTION

The Planned Residential Development No. 004/91 is a replat of those portions of Lot 2, Block B and Tracts 13 and 14 in Island County, Washington, in the Plat of SARATOGA, according to the plat thereof recorded in Volume 2 of Plats, page 25, records of Island County, Washington, as follows: Beginning at the Southwest corner of said Lot 2, Block B, Plat of SARATOGA, thence: East along the South line of said Lot 2, a distance of 635.75 feet to the West line of the Plat of FOSS ADDITION DIVISION NO. 1, according to the plat thereof recorded in Volume 11 of Plats, page 86, records of Island County, Washington, as extended Southerly; thence North 42° 56' 54" West along said West line, a distance of 362.34 feet to the beginning of a curve to the left, the radius point of which bears South 47° 03' 06" West and having a radius of 45.00 feet and a central angle of 79° 58' 19"; thence Northwesterly along said curve, a distance of 62.81 feet; thence North 32° 55' 13" West 113.87 feet to the most Westerly corner of aforesaid Plat of FOSS ADDITION DIVISION NO. 1, thence South 49° 17' 04" West 8.32 feet to the most Easterly corner of that certain Tract of land Claimed to Pauline K. Greenleaf in that instrument recorded April 30, 1981, under Auditor's File No. 352284, records of Island County, Washington; thence continuing South 49° 17' 04" West along the Southerly line of said Greenleaf Tract, a distance of 149.68 feet to the most Southerly corner of said Tract; thence North 42° 56' 54" West along the Southerly line of said Greenleaf Tract, a distance of 100.00 feet to the most Westerly corner of said Tract, also being a point on the Southerly right-of-way margin of Wells Road; thence South 49° 17' 04" West along said right-of-way margin, a distance of 18.64 feet, thence continuing along said right-of-way margin 177' 06' 47" West 63.90 feet to the West line of aforesaid Lot 2, Block B, thence West along said West line, a distance of 342.15 feet to the Point of Beginning.

ALSO aforesaid Tract 13 and the West 1/2 of aforesaid Tract 14.

ALSO those portions of aforesaid Island County Roads lying South and North of the West 1/2 of aforesaid Tract 14 and North of aforesaid Tract 13 and South of aforesaid Lot 2, Block B, Plat of SARATOGA and South and Southeast of aforesaid Plat of FOSS ADDITION DIVISION NO. 1 as would attach by law.

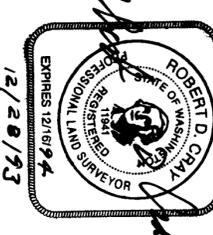
ALSO that portion of the East 1/2 of said Tract 14 and vacated County Road lying North of Tract 15 and said E 1/2 of Tract 14 in the Plat of SARATOGA described as follows:

Beginning at the Northwest corner of said East 1/2 of Tract 14; thence South 00° 57' 01" West along the West line of said East 1/2, a distance of 12.94 feet to a point on a curve from which a radial line bears South 37° 48' 02" East to the radius point; thence easterly along said curve, being to the right, having a radius of 184.00 feet, through a central angle of 20° 54' 29", an arc distance of 67.14 feet; thence North 89° 48' 57" East 194.22 feet; thence South 75° 05' 13" East 43.50 feet to the beginning of a curve to the left from which a radial line bears North 14° 54' 47" First to the radius point; thence easterly along said curve to the left, having a radius of 180.00 feet, through a central angle of 15° 05' 50", an arc distance of 47.43 feet to a point of tangency with the North line of aforesaid Tract 15; thence North 89° 48' 57" East along said North line, a distance of 167.98 feet to the West right-of-way margin of Saratoga Road; thence North 42° 56' 54" West along said West margin, a distance of 27.24 feet to the centerline of said vacated road; thence South 89° 48' 57" West along said centerline, a distance of 491.34 feet to the West line, extended northerly, of said East 1/2 of Tract 14; thence South 00° 57' 01" West along said West line, a distance of 20.00 feet to the point of Beginning.

LAND SURVEYOR'S CERTIFICATE

I, Robert D. Gray, hereby certify that this map of Planned Residential Development No. 004/91, PASSAGE VIEW ESTATES, DIV. NO. 1, 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 October, 1994.

*Robert D. Gray*  
 Robert D. Gray  
 Registered Land Surveyor  
 Certificate No. 1216194



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, 1994.

*W. M. Kingma*  
 W. M. Kingma  
 Island County Treasurer

APPROVALS

Examined and approved in accordance with P.C.W. 59.17.160 on this 21 day of February, 1994.

*Roy L. Allen*  
 Roy L. Allen, PE  
 County Engineer

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 19 day of February, 1994.

*Patricia R. Boudin*  
 Patricia R. Boudin  
 County Planning Director

CERTIFICATE OF TITLE

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 19 day of February, 1994.

*W. M. Kingma*  
 W. M. Kingma  
 Board of County Commissioners

*Art Hyland*  
 Art Hyland  
 County Auditor

RECORDING CERTIFICATE

File for record at the request of R. S. Wallace this 14 day of February, 1994, at 10 minutes past 11:00 P.M., and recorded in Volume 48 of Planned Residential Developments, pages 48 and 49 of Island County Auditor's File No. 94003623.

*Art Hyland*  
 Art Hyland  
 County Auditor

NOTES:

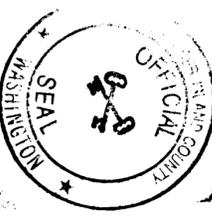
Equipment used for Survey: TOPCON GTS-4, 1" Theo. w/EDM & TOPCON GTS-2, 6" Theo. w/EDM, calibrated at NGS Baseline, Aug 4, 1993.

Survey Method: All angles doubled; on control traverse; all distances double measured.

RESTRICTIONS

1. A portion of this property is encumbered by steep slopes (greater than 15% by definition). No grading (clearing, excavation, or filling) is permitted within said slopes until such time as an approved Grading Permit, or a waiver therefrom, is obtained from the Island County Engineering Department.
2. The areas designated as OPEN SPACE are for passive recreational uses only, except those portions thereof noted as picnic or play areas.
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.
4. Approval of this subdivision does not guarantee the issuance of on-site sewage disposal permits or the availability of potable water.
5. Use of water conservation plumbing fixtures and water meters is required.

ISLAND COUNTY PARCEL NOS.  
 58085-00-00041 58085-00-00013  
 58085-00-00042 58085-00-00032  
 58085-00-00025 58085-00-00035  
 58085-00-00023 58085-00-00014

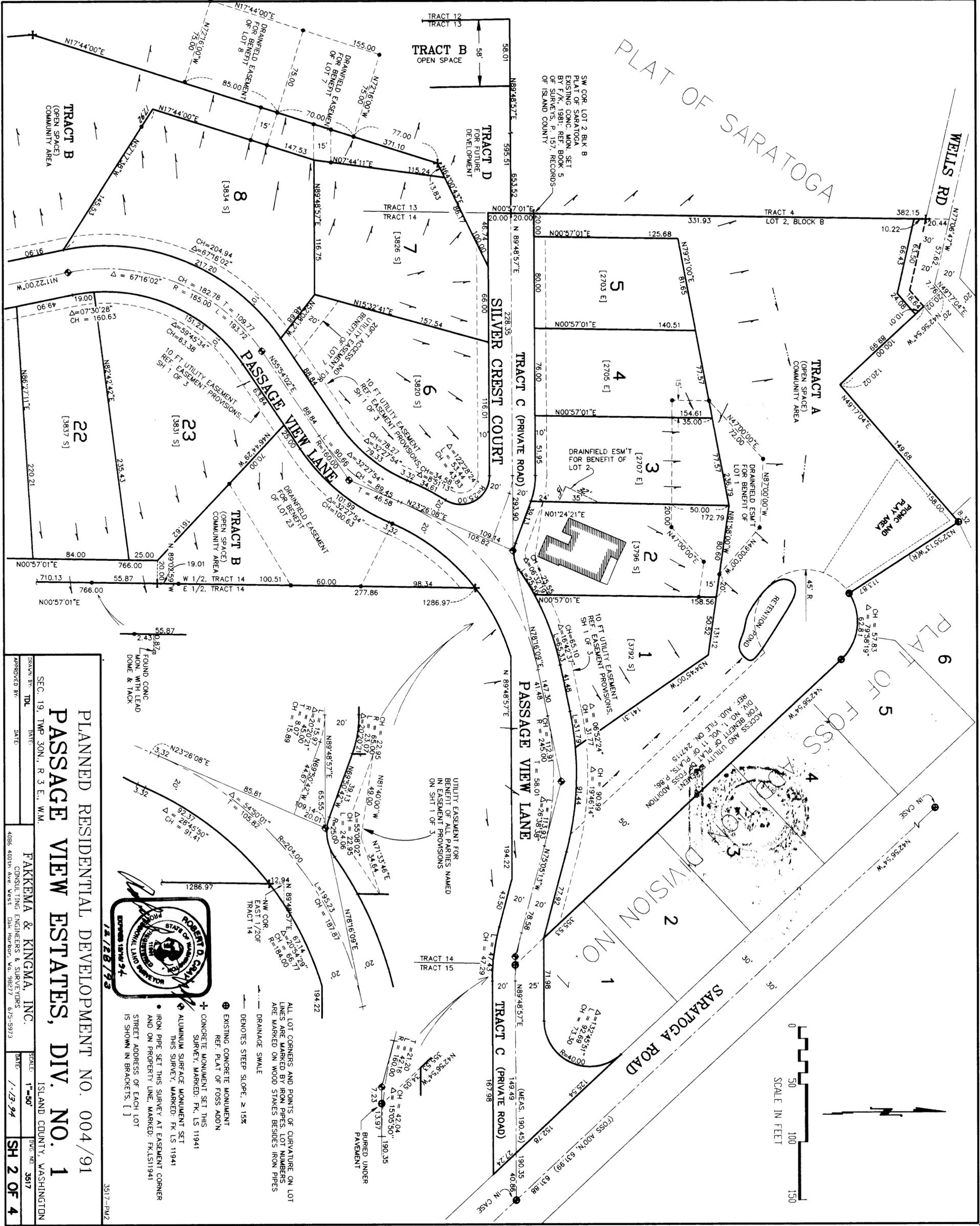


PLANNED RESIDENTIAL DEVELOPMENT NO. 004/91  
 PASSAGE VIEW ESTATES, DIV. NO. 1

ISLAND COUNTY, WASHINGTON

APPROVED BY: FAKKEMA & KINGMA, INC. DATE: 1-23-94 SHEET: SH 1 OF 4

CONSULTING ENGINEERS & SURVEYORS 675-5974  
 408B 400th Ave. West, John Hooker, WA 98277



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PLANNED RESIDENTIAL DEVELOPMENT NO. 004/91  
**PASSAGE VIEW ESTATES, DIV. NO. 1**  
 ISLAND COUNTY, WASHINGTON

SCALE: 1"=50'  
 DATE: 1-23-94  
 SHEET: SH 2 OF 4

DRAWN BY: TDL  
 CHECKED BY: JAK  
 APPROVED BY: [Signature]

SEC. 19, TWP. 30N., R. 3E., W.M.  
 FAKKEMA & KINGMA, INC.  
 CONSULTING ENGINEERS & SURVEYORS  
 4086 408th Ave. West, Dan. Hill, WA 98227, 509-529-7323



ALL LOT CORNERS AND POINTS OF CURVATURE ON LOT LINES ARE MARKED BY IRON PIPES. LOT NUMBERS ARE MARKED ON WOOD STAKES BESIDES IRON PIPES.

- CONCRETE MONUMENT SET THIS SURVEY, MARKED: FK, LS 11941
- ALUMINUM SURFACE MONUMENT SET THIS SURVEY, MARKED: FK, LS 11941
- IRON PIPE SET THIS SURVEY AT EASEMENT CORNER AND ON PROPERTY LINE, MARKED: FK, LS 11941
- STREET ADDRESS OF EACH LOT IS SHOWN IN BRACKETS. [ ]

— DENOTES STEEP SLOPE, ≥ 15%

⊕ EXISTING CONCRETE MONUMENT

⊙ REF. PLAT OF FOSS ADDN

— DRAINAGE SWALE

3517-PW2



