3174381

.43

PLANNED RESIDENTIAL DEVELOPMENT
NO. PRD 005/90

## LEGAL DESCRIPTION

GOVERNMENT LOT 6 IN SECTION 25, TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN; TOGETHER WITH TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON SITUATE IN FRONT OF, ADJACENT TO, AND ABUTTING THEREON, AS DESCRIBED IN INSTRUMENT RECORDED FEBRUARY 2, 1935 IN VOLUME 49 OF DEEDS, PAGE 146, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN ISLAND COUNTY, WASHINGTON.

## BASIS OF BEARING

SEE RECORD OF SURVEY FILED IN BOOK 4 OF SURVEYS AT PAGES 133 AND 134, RECORDS OF ISLAND COUNTY, WASHINGTON.

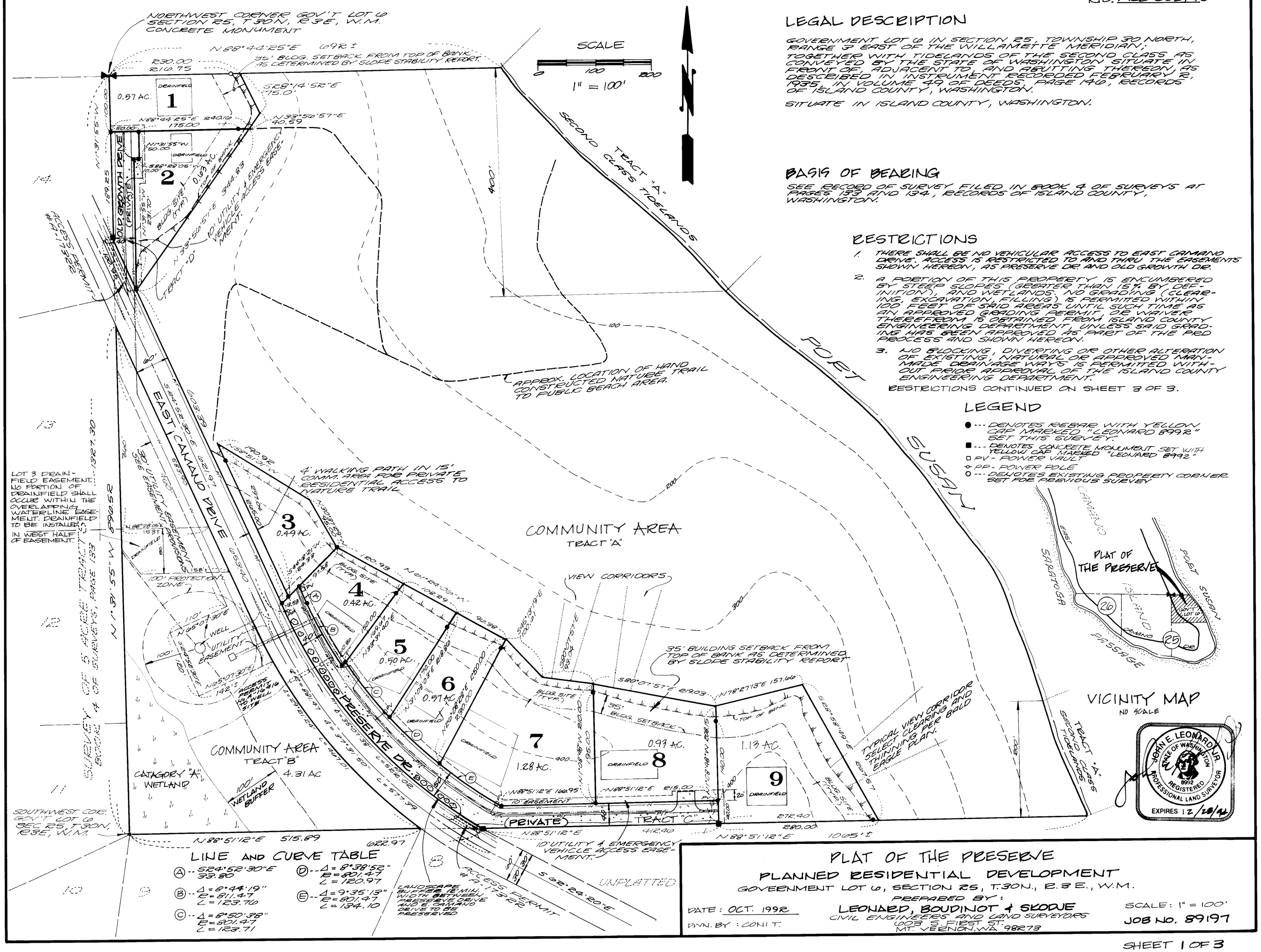
## RESTRICTIONS

1. THERE SHALL BE NO VEHICULAR ACCESS TO EAST CAMANO DRIVE. ACCESS IS RESTRICTED TO AND THRU THE EASEMENTS SHOWN HEREON, AS PRESERVE DR. AND OLD GROWTH DR.
2. A PORTION OF THIS PROPERTY IS ENCUMBERED BY STEEP SLOPES (GREATER THAN 15% BY DEFINITION), AND WETLANDS. NO GRADING (CLEARING, EXCAVATION, FILLING) IS PERMITTED WITHIN 100 FEET OF SAID AREAS UNTIL SUCH TIME AS AN APPROVED GRADING PERMIT OR WAIVER THEREFROM IS OBTAINED FROM ISLAND COUNTY ENGINEERING DEPARTMENT, UNLESS SAID GRADING HAS BEEN APPROVED AS PART OF THE PRD PROCESS AND SHOWN HEREON.
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.

RESTRICTIONS CONTINUED ON SHEET 3 OF 3.

## LEGEND

- ●--- DENOTES REBAR WITH YELLOW CAP MARKED "LEONARD 8992" SET THIS SURVEY.
- ■--- DENOTES CONCRETE MONUMENT SET WITH YELLOW CAP MARKED "LEONARD 8992"
- □ PV - POWER VAULT
- PP - POWER POLE
- O--- DENOTES EXISTING PROPERTY CORNER SET FOR PREVIOUS SURVEY




## LINE AND CURVE TABLE

| | |
|---|---|
| (A) -- S24°52'30"E 33.80 | (D) -- Δ = 8°38'52" R = 801.47 L = 120.97 |
| (B) -- Δ = 8°44'19" R = 811.47 L = 123.70 | (E) -- Δ = 9°35'13" R = 801.47 L = 134.10 |
| (C) -- Δ = 8°50'38" R = 801.47 L = 123.71 | |

# PLAT OF THE PRESERVE

PLANNED RESIDENTIAL DEVELOPMENT

GOVERNMENT LOT 6, SECTION 25, T.30N., R.3 E., W.M.

PREPARED BY:

LEONARD, BOUDINOT & SKODJE
CIVIL ENGINEERS AND LAND SURVEYORS
1023 S. FIRST ST.
MT. VERNON, WA 98273

DATE: OCT. 1992
DWN. BY: CONI T.

SCALE: 1" = 100'
JOB NO. 89197

SHEET 1 OF 3

9300 7324 PRESERVE P.R.D. 43 vol 1 1063

PRESERVE P.R. VOL 1 PG 44

263

93007529

## 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 THE COMMON AREAS IDENTIFIED HEREIN AS TRACT A AND B 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. ALSO SIMILARLY DEDICATED ARE THE PRIVATE ROADS KNOWN AS RESERVE DRIVE TRACT C, AND OLD GROWTH DRIVE TRACT D, AS SHOWN HEREON, FOR THE USES AND PURPOSES SET FORTH IN SAID COVENANTS. 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. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, TRACTS, ETC. SHOWN ON THIS PLANNED RESIDENTIAL DEVELOPMENT IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. DEDICATION CONTINUED BELOW:

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 UTILITIES SYSTEMS SHALL BE UNDERGROUND EXCLUSIVELY.

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 645, PAGE _____, UNDER AUDITOR'S FILE NUMBER 93007525, RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 19 ____.

R. Robert Davis
R. ROBERT DAVIS

Iva S. Davis
IVA S. DAVIS

Ann C. Eide
ANN EIDE THOMPSON
By Ann C. Eide attorney in fact

Marty Mehl
MARTY MEHL

Mary J. Mehl
MARY J. MEHL

John E. Willard
JOHN E. WILLARD

DEDICATION CONTINUED FROM ABOVE:

ALSO THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY LOT, LOTS, AND/OR TRACTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROADS ARE GRADED.

## NOTES:

1. THIS SURVEY WAS PERFORMED IN THE FIELD WITH THE USE OF A TOPCON GTS 2-B ELECTRONIC MEASURING THEODOLITE.
2. 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.
3. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL PERMITS OR THE AVAILABILITY OF POTABLE WATER.

## 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 26th DAY OF April, 1993.

Gary Kowalchuk
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 BY THE BOARD OF ISLAND COUNTY COMMISSIONERS THIS 26th DAY OF APRIL, 1993.

Dwain A. Colby
DWAIN A. COLBY, CHAIRMAN

William L. McDowell
WILLIAM L. MCDOWELL, COMMISSIONER

J. Michael Shelton
J. MICHAEL SHELTON, COMMISSIONER

## ENGINEER'S APPROVAL

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.100 (1) AND CHAPTER 11.01 ICC THIS _____ DAY OF _____, 1993.

Roy L. Allen 23 APRIL 1993
ISLAND COUNTY ENGINEER

ROY L. ALLEN — STATE OF WASHINGTON — 14768 — PROFESSIONAL ENGINEER

## RECORDING CERTIFICATE

FILE FOR RECORD AT THE REQUEST OF ~~RESERVED~~ GRONINOT AND SKODJE INC., THIS 26TH DAY OF APRIL, 1993, AT 3:33 P.M., IN VOLUME 1 OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGE 43-45 UNDER AUDITOR'S FILE NO. 93007529 RECORDS OF ISLAND COUNTY, WASHINGTON.

EXPIRES 4/11/1994

ISLAND COUNTY AUDITOR — STATE OF WASHINGTON

## CERTIFICATE OF TITLE

RECORDED APRIL 26, 1993, IN VOLUME 645 PAGE _____ UNDER AUDITOR'S FILE NO. 93007523 RECORDS OF ISLAND COUNTY, WASHINGTON.

## TREASURER'S CERTIFICATE

R 33025-450-3160

ALL TAXES LEVIED WHICH HAVE BECOME A LEIN 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 93.

Nancy Pastory
ISLAND COUNTY TREASURER

## 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 APRIL, 1993.

John E. Leonard Jr.
JOHN E. LEONARD, JR.
PE & PLS

8992
CERT. NO.

JOHN E. LEONARD JR. — STATE OF WASHINGTON — 8992 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 12/20/94

## EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE PLANNED RESIDENTIAL DEVELOPMENT HOMEOWNERS ASSOCIATION, SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NUMBER ONE, GENERAL TELEPHONE COMPANY OF THE NORTHWEST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT C, TRACT D, AREAS AS INDICATED ON TRACT B, AND THE FRONT TEN FEET OF ALL LOTS, AS INDICATED, ABUTTING TRACT C AND TRACT D, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, WIRES, VAULTS, PIPE LINES, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION WITH WATER, ELECTRIC AND TELEPHONE SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

## RESERVATIONS

TRACTS A AND B ARE IDENTIFIED HEREON AS COMMUNITY AREAS AND ARE RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE AND AS SPECIFIED IN THE RESTRICTIVE AND PROTECTIVE COVENANTS. RECREATIONAL USE OF THE COMMON AREAS IS LIMITED AS SPECIFIED IN THE RESTRICTIVE AND PROTECTIVE COVENANTS.

PRESERVE P.R.A. 93007327 363 VOL 1 PG 45

## RESTRICTIONS CONT. (FROM SHT. 1 OF 3)

4) THE CATEGORY "A" WETLAND AND WETLAND BUFFER IN THE SOUTHWEST CORNER OF THE P.B.D. SHALL BE MAINTAINED IN ITS NATURAL STATE.

5) THE DRAINFIELD LOCATIONS AS INDICATED ON THE FINAL PLANNED RESIDENTIAL DEVELOPMENT PLAT MAP ARE FROM SOILS WORK PERFORMED ON FEBRUARY 2, 1991. THESE LOCATIONS MAY BE REVISED BY THE FUTURE LOT OWNER PROVIDING ADEQUATE SOILS INFORMATION IS SUBMITTED TO AND APPROVED BY ISLAND COUNTY HEALTH DEPARTMENT. ANY REVISED DRAINFIELD LOCATIONS ON LOTS 8 AND 9 MUST BE APPROVED BY ISLAND COUNTY HEALTH AND PLANNING DEPARTMENTS AND CONFORM TO THE BALD EAGLE MANAGEMENT PLAN.

6) THE BUILDING SITES ON LOTS 1 TO 7 ARE APPROXIMATE ONLY. THESE LOCATIONS CAN BE ADJUSTED BY THE FUTURE LOT OWNER PROVIDING ALL SETBACKS FROM ROADS, UTILITIES, DRAINFIELDS AND TOP OF BANK CONFORM TO ISLAND COUNTY STANDARDS.

7) THE BUILDING SITES ON LOTS 8 AND 9 ARE PLACED ACCORDING TO THE BALD EAGLE MANAGEMENT PLAN DEVELOPED BY THE WASHINGTON STATE DEPT. OF WILDLIFE. ANY REVISION TO THESE BUILDING SITES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT OF WILDLIFE AND ISLAND COUNTY.

8) UTILIZATION OF WATER CONSERVING PLUMBING FIXTURES AND WATER METERS IS REQUIRED.

9) ALL BUILDINGS SHALL BE SETBACK A MINIMUM OF 35 FEET FROM THE TOP OF THE BLUFF. STREET-FRONT AND STREET-SIDE YARD SETBACKS SHALL BE:

A. SIXTY THREE (63) FEET FROM THE CENTERLINE OF EAST CAMANO DRIVE.

B. TEN (10) FEET FROM THE PROPERTY LINE ADJACENT TO PRESERVE DRIVE AND OLD GROWTH DRIVE, EXCEPT LOT NO. 4, WHICH SHALL BE SEVEN (7) FT.

10) ALL TREE CLEARING AND UTILITY / BUILDING CONSTRUCTION ACTIVITIES ARE SUBJECT TO CONDITIONS OF THE CAMANO HEAD BALD EAGLE NESTING TERRITORY MANAGEMENT PLAN AND APPROVAL BY THE ISLAND COUNTY PLANNING DEPARTMENT.

11) ALL DRAINFIELDS SHALL COMPLY TO THE FOLLOWING SETBACKS:

A. FIFTY (50) FEET FROM THE TOP OF THE BLUFF.

B. TEN (10) FEET FROM ALL BUILDINGS

C. FIVE (5) FEET FROM ALL PROPERTY LINES.

12) THE APPROXIMATE BUILDING LOCATION ON LOT 8 MAY BE REVISED TO THE NORTHWEST CORNER OF LOT PROVIDING A 75' SETBACK FROM TOP OF BLUFF IS PROVIDED. THIS ALTERNATE LOCATION SHALL CONFORM TO REQUIRED DRAINFIELD AND PROPERTY LINE SETBACKS TOGETHER WITH THE REQUIREMENTS OF THE ISLAND COUNTY PLANNING DEPARTMENT.

## ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF King

ON THIS 10th DAY OF February, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED: Marty A. Mehl, Mary Jo Mehl

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

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

Dorothy Capaul
NOTARY PUBLIC

RESIDING AT: Kirkland, WA.

STATE OF WASHINGTON

## ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF King

ON THIS 10th DAY OF February, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED: O. Robert Davis, Iva S. Davis

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN MENTIONED.

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

Dorothy Capaul
NOTARY PUBLIC

RESIDING AT: Kirkland, WA.

STATE OF WASHINGTON

## ACKNOWLEDGMENT

STATE OF MINNESOTA } S.S.
COUNTY OF HENNEPIN

ON THIS 7th DAY OF February, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF MINNESOTA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED: JOHN E. WILLARD

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

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

Nancy E. Roddy
NOTARY PUBLIC

RESIDING AT: BLOOMINGTON, MINN.

## ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF Snohomish

ON THIS 12th DAY OF February, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED: Ole C. Eide as attorney in fact for Ann Eide Thompson

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, upon oath is authorized, AND ACKNOWLEDGED THAT he SIGNED AND SEALED THE SAME AS his FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN MENTIONED.

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

Shelley A. Perritt
NOTARY PUBLIC

RESIDING AT: Mt. Vernon, WA.