

PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1

A PORTION OF G.L. 1, SECTION 3 AND A PORTION OF SECTION 10 ALL IN TOWNSHIP 32 NORTH, RANGE 2 EAST, W.M. ISLAND COUNTY, WA

LONG PLAT NO. PLP 096/99, R23203-029--2860
R23203-034-3420
R23203-032-3140
R23203-036-3800

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS, IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1, AND DEDICATE TO THE USE OF THE PUBLIC FOR ALL PUBLIC ROADS, BEING THE SOUTH 30.00 FEET OF THE COUNTY ROAD KNOWN AS POWELL ROAD, AS SHOWN HEREON OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC PURPOSES AND TO THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION FOREVER, ALL PRIVATE ROADS SHOWN HEREON AS TRACT A, AND WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THIS PLAT, ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE PRIVATE 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 AFTER THE ORIGINAL GRADING OF SAID ROADS IS HEREBY GRANTED TO THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION, ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE PUBLIC ROADS OVER AND ACROSS ANY TRACT LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING OF SAID ROADS IS HEREBY GRANTED TO THE PUBLIC.

GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY AND THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE SOFT PUBLIC AND PRIVATE ROADS, CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PUBLIC AND PRIVATE ROADS. THE DRAINFIELD EASEMENTS ON LOT 2 ARE HEREBY DEDICATED TO LOTS 3, 4, 5, 16, 17, 18 AND 22 OF THIS PLAT AS SHOWN HEREON AND ARE SUBJECT TO THE RESTRICTIVE AND PROTECTIVE COVENANTS, ALSO, ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS, SAID RESTRICTIVE AND PROTECTIVE COVENANTS BEING RECORDED IN VOLUME _____ PAGES _____ UNDER AUDITOR'S FILE NO. 40277808 RECORDS OF ISLAND COUNTY, WASHINGTON.

ALL COMMON ACCESS EASEMENTS, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS SHOWN ON ISLAND COUNTY SHORT PLAT NO. 052/90 R23203-036-3350, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 310, AND ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS FOR OFFSITE DRAINFIELD DESCRIBED IN THOSE INSTRUMENTS RECORDED FEB. 15, 1991, AND FEB. 20, 1991, UNDER AUDITOR'S FILE NO. S 91002326 AND 91002482, RECORDS OF ISLAND COUNTY, ARE HEREBY RENOUNCED AND EXTINGUISHED.

William L. Massey
WILLIAM L. MASSEY
KATHLEEN A. MASSEY
BY WILLIAM L. MASSEY
HER ATTORNEY-IN-FACT

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF October, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DID BE THE COMMISSIONED AND SWORN, APPEARED WILLIAM L. MASSEY, TO ME KNOWN, TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR HIMSELF AND AS ATTORNEY-IN-FACT FOR KATHLEEN A. MASSEY ALSO THEREIN DESCRIBED, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID PRINCIPAL, FOR THE USES AND PURPOSES HEREIN MENTIONED, AND ON OATH STATED THAT THE INSTRUMENT WAS NOT BEING AUTHORIZED BY THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID PRINCIPAL IS NOT DECEASED NOR INCOMPETENT.

Garmen E. Garmen
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT 1000 1st Ave., NE, 2003
MY COMMISSION EXPIRES 12/31/03



LAND DESCRIPTION

LOTS 1 THROUGH 4 OF ISLAND COUNTY SHORT PLAT NO. 052/90 R23203-036-3350 AS APPROVED AUGUST 19, 1991, AND RECORDED AUGUST 19, 1991, IN VOLUME 2 OF SHORT PLATS, PAGE 310, UNDER AUDITOR'S FILE NO. 91012329, RECORDS OF ISLAND COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 3 IN SECTION 10, TOWNSHIP 32 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN AND GOVERNMENT LOT 1 IN SECTION 3, TOWNSHIP 32 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THE WEST 93 FEET OF LOT 1 OF ISLAND COUNTY SHORT PLAT NO. 52/90 R23203-036-3350 AS CONVEYED BY DEED RECORDED JUNE 16, 1995, UNDER AUDITOR'S FILE NO. 95009379, RECORDS OF ISLAND COUNTY, WASHINGTON. SHULATE IN ISLAND COUNTY, WASHINGTON.

NOTES

1. ALL DEVELOPMENT ON INDIVIDUAL LOTS SHALL OCCUR IN CONFORMANCE WITH THE ISLAND COUNTY SHORT-TERM MANAGEMENT MASTER PROGRAM AND ACCOMPANYING SHORELINE USE AND DEVELOPMENT REGULATIONS.
2. ISLAND COUNTY APPROVAL MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY LAND - DISTURBING ACTIVITY (INCLUDING CLEARING, FILLING, OR EXCAVATION IN ANY QUANTITIES, AND TIMBER HARVEST) ON STEEP SLOPES, AS SHOWN HEREON.
3. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
4. ALL LOTS ARE SUBJECT TO PRIVATE ROAD MAINTENANCE AGREEMENTS RECORDED UNDER APLN 40117808.
5. ALL LOTS ARE SUBJECT TO DRAINAGE MAINTENANCE AGREEMENTS RECORDED UNDER APLN 40277808.
6. A 15.00 FT UTILITY EASEMENT FOR INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF SANITARY SEWER EFFLUENT LINES INCLUDING INGRESS AND EGRESS TO THE OFFSITE DRAINFIELDS FOR THE BENEFIT OF LOTS 16, 17, 18, 22 OF THIS PLAT AND SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION.
7. A WALKING TRAIL HAVING A MAXIMUM WIDTH OF 6 FEET TO BE DEVELOPED BY THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION. THE TRAIL IS TO BE TO THE BENEFIT OF ALL THE LOTS IN THE PLAT. THE TRAIL IS TO RUN PARALLEL TO THE BLUFF AND BE A MINIMUM OF 10 FEET AND MAXIMUM OF 25 FEET LANDWARD OF IT. ALSO A WALKING TRAIL HAVING A MAXIMUM WIDTH OF 6 FEET WITHIN THE 15 FOOT AND 25 FOOT DRAINAGE EASEMENT AS SHOWN ON LOTS 14 AND 15. SAID TRAIL TO BE DEVELOPED BY THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION. THE TRAIL IS TO BE TO THE BENEFIT OF ALL THE LOTS.
8. THE SOUTH 89.39 FT. OF THE EAST 30.00 FT. OF LOT 4 OF THIS PLAT IS SUBJECT TO AN ACCESS EASEMENT FOR BENEFIT OF LOTS 3 AND 5 FOR PURPOSE OF INGRESS AND EGRESS TO AND FROM THE DRAINFIELD EASEMENTS ON LOT 2.
9. PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:
- A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
- A PERMIT FOR A SEWAGE DISPOSAL SYSTEM MUST BE ISSUED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
10. A TEN FOOT SETBACK FROM THE TOP OF THE SLOPE BREAK THAT DEFINES THE EDGE OF THE SWALE IN LOT 2 AND SEPTIC SYSTEM DRAINFIELD LATERALS MUST BE MAINTAINED FOR THE OFF-SITE DRAINFIELDS IN THE EASEMENTED AREAS SERVING PROPOSED LOTS 5 AND 16.

RESTRICTIONS

1. DIRECT VEHICULAR ACCESS FROM ALL LOTS TO POWELL ROAD IS RESTRICTED TO THE PRIVATE ROAD SHOWN HEREON.
2. A PORTION OF THE PROPERTY IS ENCLUMBERED BY GEOLOGICALLY HAZARDOUS AREAS, STEEP SLOPES, AND SHORELINE CLEARING, FILLING, OR EXCAVATION, IN ANY QUANTITIES, WHICH MAY BE SUBJECT TO REGULATIONS OF THE STATE OF WASHINGTON, OR WHICH GEOLOGICALLY HAZARDOUS AREAS WILL REQUIRE A CLEARING AND GRADING PERMIT.
3. NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING NATURAL OR APPROVED CHANNELS OR DRAINAGEWAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.

DECLARATION OF GEOLOGICALLY HAZARDOUS AREA

ALL LAND-DISTURBING ACTIVITIES (INCLUDING CLEARING, FILLING, OR EXCAVATION IN ANY QUANTITIES, CONSTRUCTION, AND TIMBER HARVEST) WITHIN 100 FEET OF THE INNERMOST EDGE OF THE BLUFF, AS SHOWN HEREON, SHALL OCCUR IN COMPLIANCE WITH THE APPROVED TREE CLEARING LIMITATIONS PLAN AND ALL LOCAL AND STATE REGULATIONS IN EFFECT AT THE TIME THE ACTIVITY IS PROPOSED. IT IS THE LANDOWNER'S RESPONSIBILITY TO BE AWARE OF AND TO COMPLY WITH APPLICABLE REGULATIONS.

THE FOUNDATIONS FOR RESIDENCES ON LOTS 6 THROUGH 18 SHALL BE SET BACK FROM THE EDGE OF THE BLUFF A MINIMUM DISTANCE OF 100 FEET FROM THE GREAT EDGE OF THE BLUFF, AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING EVALUATION PERFORMED BY BEK ENGINEERING AND ENVIRONMENTAL, INC.

DECLARATION

DECLARANT AND DECLARANT'S HEIRS, LEGAL REPRESENTATIVES, ASSIGNS, AND LESSEES, HEREBY ACKNOWLEDGE AND AGREE TO ACCEPT BY THE PLACEMENT OF THIS COVENANT, OR THE ACCEPTANCE AND RECORDING OF THIS INSTRUMENT, THAT THE PROPERTY HEREIN DESCRIBED IS SITUATED WITHIN FIVE HUNDRED (500) FEET OF AGRICULTURAL, FOREST LAND, OR LANDS DESIGNATED MINERAL LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE, AND AS SUCH MAY BE SUBJECT TO NOISE, DUST, SMOKE AND ODORS RESULTING FROM HARVEST, PLANTING, FERTILIZATION, WASTE DISPOSAL AND PEST CONTROL ASSOCIATED WITH PERMITTED AGRICULTURAL, SURFACE MINING, OR FOREST PRACTICES. FOR MINERAL LANDS THESE ACTIVITIES MAY INCLUDE MINING, EXTRACTION, SORTING, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. THESE PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.

THIS COVENANT SHALL RUN WITH THE LAND UNTIL SUCH TIME AS ALL AGRICULTURAL OR FORESTRY ZONED LAND WITHIN 500 FEET OF THE PROPERTY HEREIN DESCRIBED IS REZONED FROM RURAL, AGRICULTURE, RURAL FOREST, OR COMMERCIAL AGRICULTURE TO A ZONE DESIGNATION THAT DOES NOT REQUIRE PROTECTION PURSUANT TO ICC 16.25, AND/OR ALL MINERAL LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE ARE NO LONGER PROTECTED PURSUANT TO ICC 16.25.

EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION, SILVER LAKE WATER CO. INC, PUGET SOUND ENERGY, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON TRACT "A" AND THE FRONT 10 FEET OF EACH LOT AND TRACT ABUTTING THE STREETS AS SHOWN HEREIN IN WHICH TO INSTALL, LAY CONSTRUCT, RENEW, OPERATE MAINTAIN AND REMOVE EFFLUENT LINES, UNDERGROUND CONDUITS, CABLES, WIRES AND VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DRAINFIELD EFFLUENT LINES, ELECTRIC, TELEPHONE, WATER, GAS, CABLE TELEVISION AND POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED. (REFERENCE AUDITOR'S FILE NO. 4030787, RECORDS OF ISLAND COUNTY, FOR CONVEYANCE OF FOREDESCRIBED EASEMENT TO PUGET SOUND ENERGY).

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1 IS BASED UPON AN ACTUAL SURVEY OF SECTIONS 3 AND 10, ALL IN TOWNSHIP 32 N, RANGE 2 E, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Robert D. Gray
ROBERT D. GRAY, PLAT SURVEYOR
CERTIFICATE NO. 11941



TREASURER'S CERTIFICATE

ALL TAXES DUE WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF WASHINGTON, INCLUDING TAXES FOR THE CURRENT YEAR, 2003.

Dana E. Rife
DANA E. RIFE, ISLAND COUNTY TREASURER

DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.09, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 14th DAY OF October, 2003.

Phillip Bakke
PHILIP BAKKE, ISLAND COUNTY PLANNING DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 14th DAY OF October, 2003.

Richard K. Snyder
RICHARD K. SNYDER, ISLAND COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.17 OF THE ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 14th DAY OF October, 2003.

BOARD OF COUNTY COMMISSIONERS, ISLAND COUNTY, WASHINGTON

Wm L. McDowell
WM L. MCDOWELL, CHAIRMAN

William J. Byard
WILLIAM J. BYARD, MEMBER

Elaine Warton
ELAINE WARTON, CLERK OF THE BOARD

Mike Shelton
MIKE SHELTON, MEMBER



CERTIFICATE OF TITLE

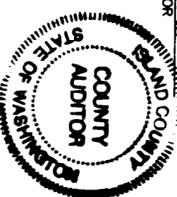
RECORDED October 14th, 2003, IN VOLUME _____ RECORDS OF ISLAND COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 40277808.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2003, AT 11:22 A.M. IN VOL. 13 OF PLATS, UNDER AUDITOR'S FILE NO. 40277808 RECORDS OF ISLAND COUNTY, AT THE REQUEST OF THE ISLAND COUNTY PLANNING DIRECTOR.

Suzanne Sinclair
SUZANNE SINCLAIR
ISLAND COUNTY AUDITOR

Deputy County Auditor
DEPUTY COUNTY AUDITOR



OWNER

William L. Massey
WILLIAM L. MASSEY
P.O. BOX 339
P.O. BOX 339
FAKEMA, WASHINGTON 98277
PH: (509) 575-8091

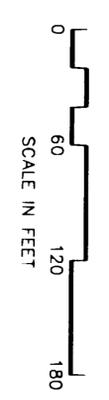
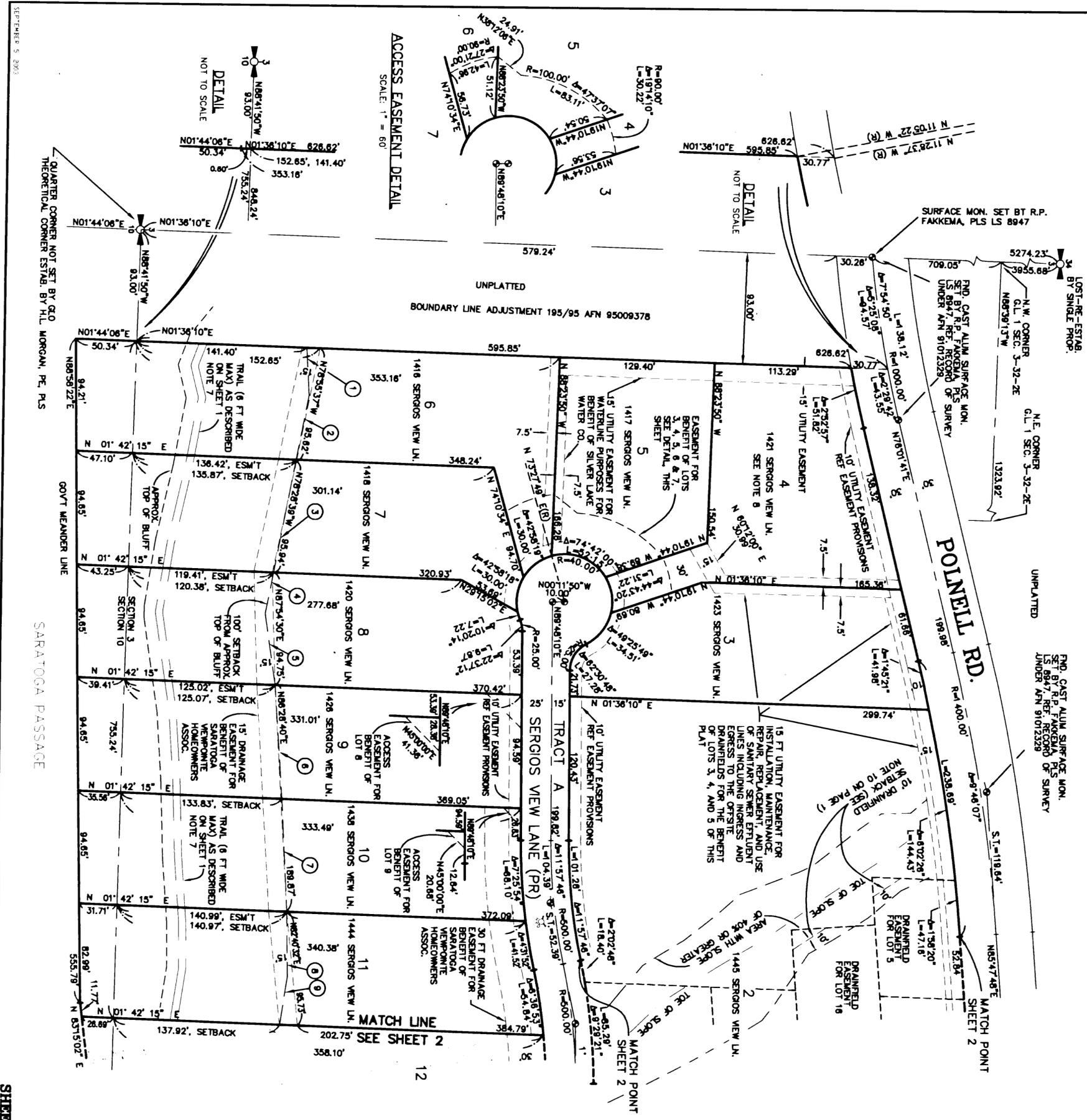
PLAT OF SARATOGA VIEWPOINTE, DIV. 1

FAKEMA & KINGMA, INC.

PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1

A PORTION OF G.L. 1, SECTION 3 AND A PORTION OF SECTION 10 ALL IN TOWNSHIP 32 NORTH RANGE 2 EAST W.M. ISLAND COUNTY, WA

LONG PLAT NO. P.L.P. 096/99, R23203-029-2860
 R23203-034-3420
 R23203-032-3140
 R23203-036-3800



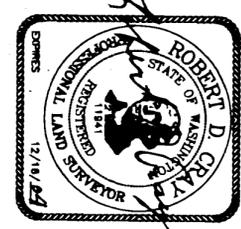
① SET CAST ALUM. SURFACE MONUMENT THIS SURVEY, MARKED FAKKEMA/RING/INC. LS 11541. UNLESS NOTED OTHERWISE.

SUBDIVISION OF SECTION 3 IS BASED UPON THAT SHOWN UPON THE PLAT OF POINELL SHORES, DIVISION NO. 1 (SEE VOL. 10 OF PLATS, PAGES 14 & 15, RECORDS OF ISLAND COUNTY, WASHINGTON). THE BEARING SYSTEM REFERENCES THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE, AS NOTED UPON THOSE SURVEYS RECORDED IN BOOK 5 OF SURVEYS, AND SHORT PLAT 092/90 UNDER AUDITOR'S FILE NO. 91012338.

SURVEY EQUIPMENT USED FOR FIELD SURVEY IS THE LEICA TCB02L WITH RETRO PRISMS, CALIBRATED AGAINST NGS BASELINE 'BAVIEW' IN JAN. OF 2002 AND FEB. 12, 2003.

METHOD OF SURVEY WAS A CLOSED FIELD TRAVERSE. ALL ANGLES WERE DOUBLED AND ALL DISTANCES WERE DOUBLED MEASURED.

- 100 FOOT OFFSET LINE FROM TOP OF BLUFF
- ① N86°27'03"E -40.03'
 - ② N79°23'04"W -55.13'
 - ③ N79°23'04"W -95.70'
 - ④ N79°23'04"W -35.02'
 - ⑤ N81°30'41"E -80.91'
 - ⑥ N86°00'48"E -95.01'
 - ⑦ N86°58'18"E -94.86'
 - ⑧ N89°05'31"E -54.57'
 - ⑨ N81°21'01"W -40.32'



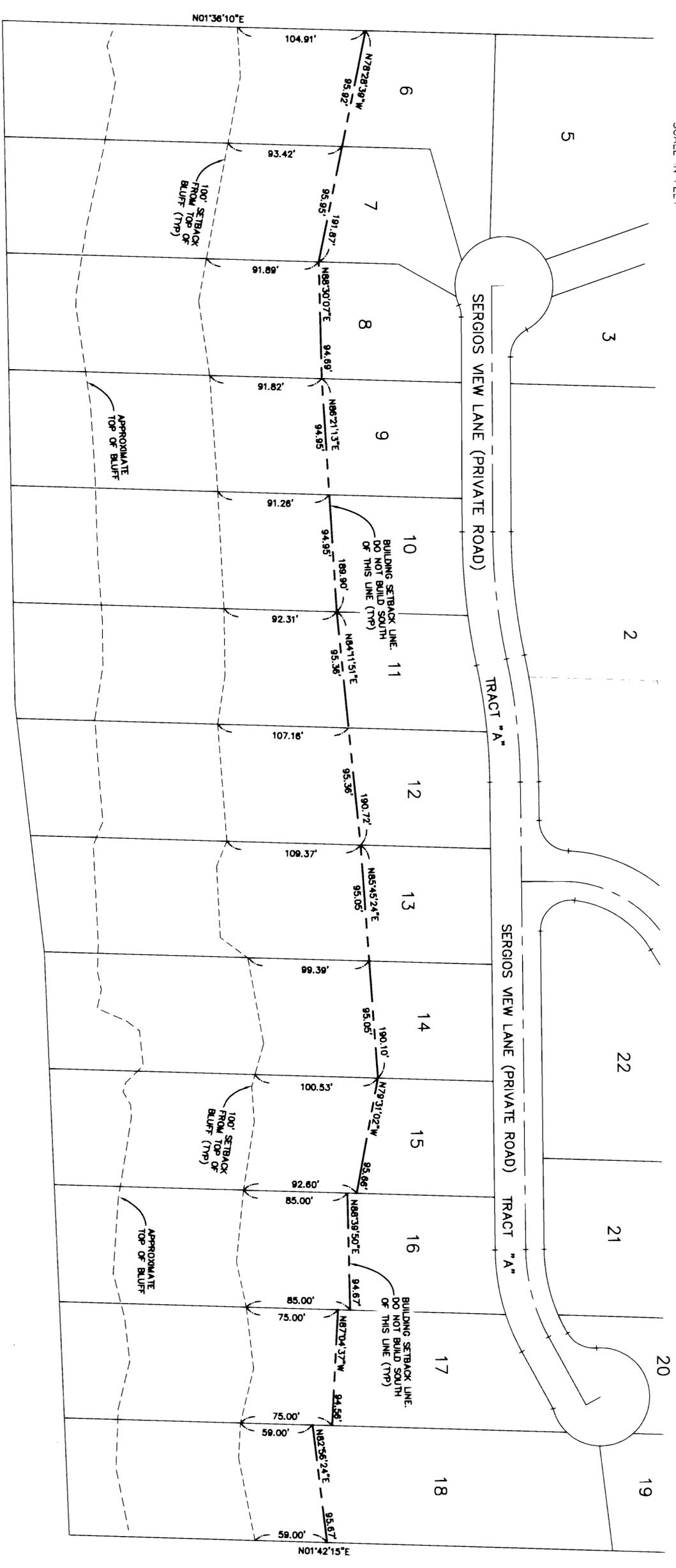
9/15/13

PLAT OF
SARATOGA VIEWPOINTE, DIV. 1
FAKKEMA & KINGMA, INC.
 CONSULTING ENGINEERS & SURVEYORS
 640 SE 8th Ave #102 Oak Harbor, WA 98277 675-5973

PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1

A PORTION OF G.L. 1, SECTION 3 AND A PORTION OF SECTION 10 ALL IN
TOWNSHIP 32 NORTH, RANGE 2 EAST W.M. ISLAND COUNTY, WA

LONG PLAT NO. PLP 096/99, R23203-029-2860
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SARATOGA PASSAGE



12/15/03
BUILDING SETBACKS,
LOTS 6-18

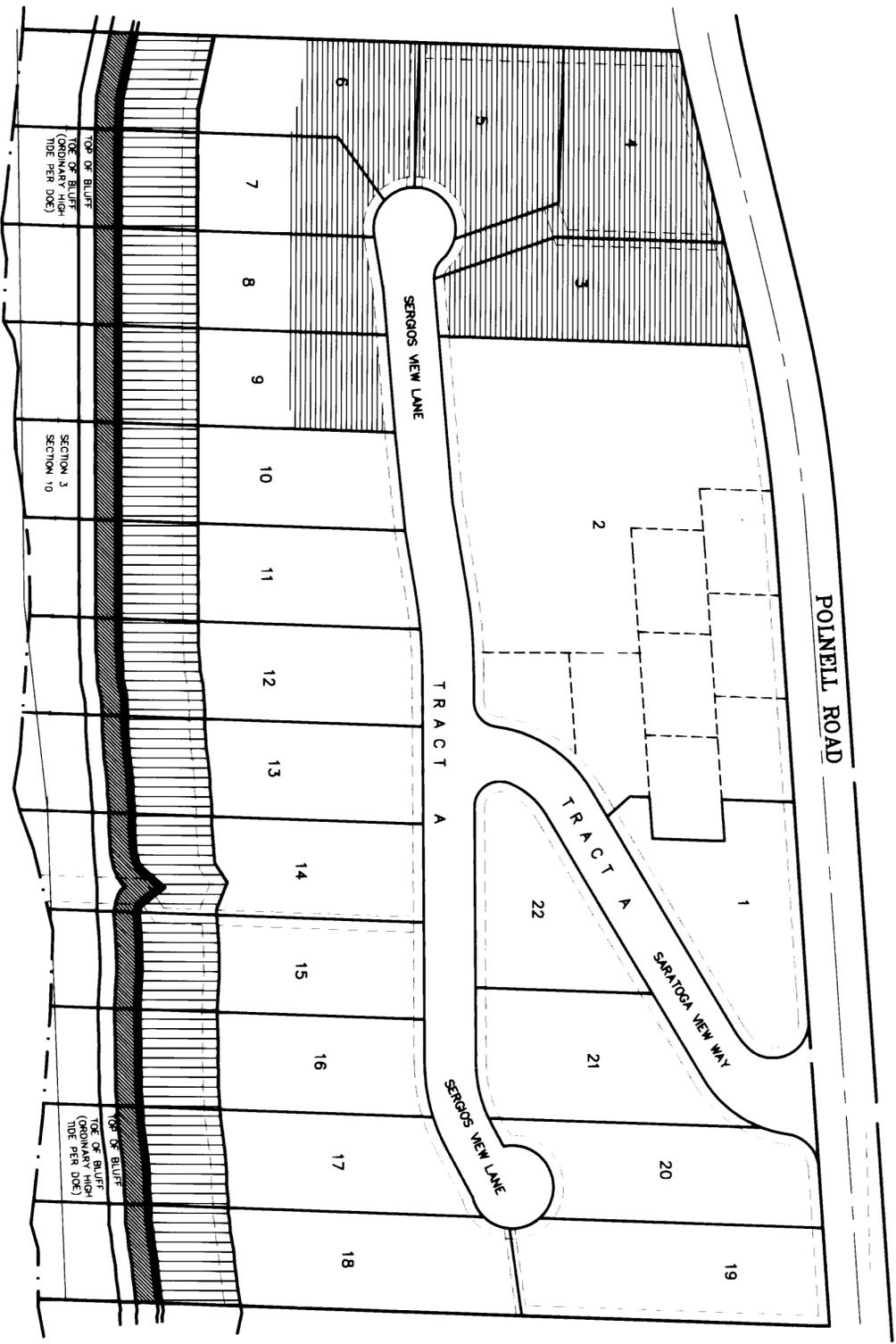
PLAT OF
SARATOGA VIEWPOINTE, DIV. 1

FARRKEMA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
547 SE 8TH AVE. #102 DEER TRAIL WOODBINE WA 98007-3789

PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1

A PORTION OF G.L. 1, SECTION 3 AND A PORTION OF SECTION 10 ALL IN TOWNSHIP 32 NORTH, RANGE 2 EAST W.M. ISLAND COUNTY, WA

LONG PLAT NO. PLP 096/99 R23203-029-2860
R23203-034-3420
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TREE CLEARING LIMITATIONS:

THE RETENTION AND CLEARING LIMITS ARE IMPOSED ON THIS LONG PLAT IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER AND THE DEPARTMENT OF FISHERY AND WILDLIFE BASED ON THE BLUFF EDGE AS OF FEBRUARY 2000. THE END OF CONSTRUCTION ARE ESTABLISHED IN ACCORDANCE WITH BLUFF STABILITY AND PROVIDED AS A GUIDE FOR BOUNDARIES. IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO RETAIN DOCUMENTS TO ENSURE DEMONSTRATE CARE AND PROTECT THE REMOVAL OF TREES TO ENSURE COMPLIANCE WITH THESE CONSTRUCTION RESTRICTIONS. THE PROPERTY OWNER IS RESPONSIBLE TO CONTACT THE DEPARTMENT OF NATURAL RESOURCES (DNR) AND ISLAND COUNTY PRIOR TO ANY TREE REMOVAL. ADDITIONALLY, FOR THIS CLEARING DOCUMENT DOUGLAS FIR TREES ARE DEFINED AS TREES OF THIS SPECIES 3 FT. AND GREATER IN HEIGHT. DBH IS DEFINED AS DIAMETER AT BREAST HEIGHT AND A BUILDING ENVELOPE IS DEFINED AS AN AREA WITHIN A LOT IN WHICH A RESIDENCE MAY BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE REGULATIONS.

THE ZONE DEFINED 0-25' LANDWARD OF THE BLUFF EDGE IS ESTABLISHED TO PROTECT THE INTEGRITY OF THE BLUFF. PROPERTY OWNERS MUST ABIDE BY THE FOLLOWING CONSTRAINTS, PERCENTAGES INDICATED BELOW ARE APPLICABLE TO SINGLE OR MULTIPLE LOTS, AS MAY SUIT THE SITUATION.

Construction equipment is prohibited in this area except for the following: During construction/maintenance of the outfall a back hoe or low bearing weight excavator is permitted in the area from 0-20', heavier construction equipment is permitted landward of the 20' setback line.

SARATOGA PASSAGE

Individual lots are permitted a 6' wide walking trail from landward of 100' of bluff edge to 10' landward of bluff edge, generally described as perpendicular to the bluff face (removal of vegetation shall be by hand and limited to shrub-scrub species).

The Saratoga Viewpointe Homeowners Association may establish a community walking trail. A 6' wide walking trail located at least 10' landward of bluff edge is permitted, generally described as running parallel to the bluff face (removal of vegetation shall be by hand and limited to shrub-scrub species).

With the exception of walking trails described above shrub-scrub removal is prohibited. It is permitted to trim no more than 1/3 rd of shrub-scrub vegetation branches on an annual basis for view enhancement. No trimming, however, shall be permitted which will impact the long-term survival of shrub-scrub in this area.

It is permitted to remove dead/diseased trees, as long as damage to shrub-scrub vegetation is minimized. Where possible, dead/diseased trees are to be removed by bucking/lifting. Slash burning is prohibited.

Retain topsoil & vegetation from outfall construction and reestablish after construction/maintenance. Douglas fir trees may have their lower limbs removed to enhance view, so long as not more than 30% of the fir trees original canopy is removed. This restriction does not apply to non-Douglas fir trees.

THE ZONE DEFINED 25-100' LANDWARD OF THE BLUFF EDGE IS ESTABLISHED TO PROTECT THE INTEGRITY OF THE BLUFF AND THE HABITAT OF BALD EAGLES. PROPERTY OWNERS MUST ABIDE BY THE FOLLOWING CONSTRAINTS, PERCENTAGES INDICATED BELOW ARE APPLICABLE TO SINGLE OR MULTIPLE LOTS, AS MAY SUIT THE SITUATION.

No more than 30% of the combined non-Douglas fir and Douglas fir tree population may be removed within this zone for view enhancement, of which the following three constraints apply.

1. Douglas fir trees greater than 16" dbh may NOT be removed.
 2. No more than 30% of the total Douglas fir tree population within this zone may be removed for view enhancement; none of which may be larger than 16" dbh.
 3. No more than 30% of the non-Douglas fir tree population may be removed for view enhancement, none of which may be larger than 24".
- Douglas fir trees may have their lower limbs removed to enhance view, so long as not more than 30% of the fir trees original canopy is removed. This restriction does not apply to non-Douglas fir trees.
- Where possible removed trees are to be transported landward of 100' setback by bucking/lifting slash burning is prohibited.
- Individual lots are permitted a 6' wide walking trail from landward of 100' of bluff edge to 10' landward of bluff edge, generally described as perpendicular to the bluff face.
- Purchasers of lots within the Bluff Zone, lots 6-18, must obtain and sign bald eagle management plans with the applicable conditions listed.

EXAMPLE:

Assume area of interest has 100 trees of which:

30 are Douglas Fir < 16" dbh	
20 are Douglas Fir > 16" dbh	
40 are Non Douglas Fir < 24" dbh	
10 are Non Douglas Fir > 24" dbh	

Problem: Determine the Maximum number of trees which can be removed for view enhancement.

30 Douglas Fir < 16" dbh X 30%	=	9
20 Douglas Fir > 16" dbh X 0%	=	0
40 Non Douglas Fir < 24" dbh X 30%	=	12
10 Non Douglas Fir > 24" dbh X 0%	=	0
Trees which can be removed	=	21

THE ZONE DEFINED AS GREATER THAN 100' LANDWARD OF THE BLUFF EDGE IS ESTABLISHED TO PROTECT THE HABITAT OF BALD EAGLES. PROPERTY OWNERS MUST ABIDE BY THE FOLLOWING CONSTRAINTS, PERCENTAGES INDICATED BELOW ARE APPLICABLE TO SINGLE OR MULTIPLE LOTS, AS MAY SUIT THE SITUATION.

Douglas fir trees greater than 20" dbh may NOT be removed outside of the building/driveway footprint.

No more than 50% of Douglas firs 10"-12" dbh are to be removed for view enhancement outside of the building/driveway footprint.

Purchasers of lots within the Eagle Zone, lots 3-9, must obtain and sign site specific bald eagle management plans showing the location of the building/driveway footprint relative to the trees > 20" dbh to be removed and retained.

The building footprint is defined as the outer wall of the foundation plus five feet. The driveway footprint is defined as the outer edge of the pavement plus five feet.

Note- where feasible driveways and lesser appurtenances (i.e. sheds, play areas, etc.) shall be placed so as to not damage existing trees/firs.



TREE CLEARING LIMITATIONS

PLAT OF SARATOGA VIEWPOINTE, DIV. 1

FAKEMA & KINGMA, INC.

