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VESEL COURT PRD

Vol 1 PRD

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PLANNED RESIDENTIAL DEVELOPMENT NO. 003/92

ISLAND CO. PARCEL NO. 58290-00-00055-2

A REPLAT OF SOUTH HALF OF TRACT 55, SYNDICATE ADDITION TO FREELAND AS RECORDED IN VOL. 2 OF PLATS PAGE 23 A PORTION OF THE SE 1/4, SW 1/4, SEC. 10 TWP. 29 N., R. 2 E.W.M.

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 as 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 Part A are hereby conveyed to the owners of the lots in this Planned Residential Development and the owners of the lots in this Planned Residential Development shall be responsible for the maintenance of said roads.

Granted hereby is a waiver of all claims for damages against Island County and the homeowners association which may be occasioned by 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 449 page 1000 under Auditor's File No. 94021247 of Island County, Washington. TRACT B is to be left in its undisturbed natural state, except those portions designated as recreational areas, utility facilities, or access and/or utility easements, also. Tract B is reserved and permanently committed to 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 P. Akins, husband and wife, or the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument. DATED: 9-24-92. Notary Public in and for the State of Washington, residing at 1001 1/2 Ave. B13195.

ACKNOWLEDGEMENTS STATE OF WASHINGTON COUNTY OF

I certify that I know or have satisfactory evidence that John P. Akins and Leslie L. Akins, husband and wife, or the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument. DATED: 9-24-92. Notary Public in and for the State of Washington, residing at 1001 1/2 Ave. B13195.

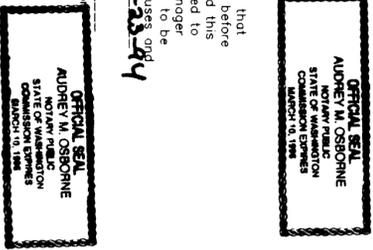


ACKNOWLEDGEMENTS STATE OF WASHINGTON COUNTY OF

I certify that I know or have satisfactory evidence that Roger Shaffer and Jon Shaffer, husband and wife, or the persons who appeared before me, and said persons acknowledged that they signed this instrument, and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument. DATED: 9-23-92. Notary Public in and for the State of Washington, residing at Langley, WA 98026-1516-96. My appointment expires 9-23-96.

ACKNOWLEDGEMENTS STATE OF WASHINGTON COUNTY OF

I certify that I know or have satisfactory evidence that Susan M. Wrightsmom is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument on behalf of the Island County Board of County Commissioners, and that she is duly qualified to execute the same. DATED: 9-23-92. Notary Public in and for the State of Washington, residing at Langley, WA 98026-1516-96. My appointment expires 9-23-96.



EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Freeland Water District, Prudal Sound Power and Light Company, Windy Telephone Company, and TCU Television of Washington, Inc., Tract A, consisting of approximately 1000 feet in width adjoining said Tract A on all sides within herein described portion of Plat of Syndicate Addition to Freeland, 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 lots at all times for the purposes stated.

ALSO an easement for benefit of Windy Telephone Co. as described in that instrument recorded Nov 2, 1993, under Aud. File No. 93022285, records of Island County, Washington.

NOTES:

- 1. Direct vehicular access to Cameron Road is restricted to the easement shown herein.
2. No blocking, diverting, or other alteration of existing, natural or man-made drainage ways is permitted without prior approval of the Island County Engineering Department.
3. Approval of this subdivision does not guarantee the issuance of sewage disposal system permits.

LAND DESCRIPTION

The South one-half of Tract 55, Syndicate Addition to Freeland according to the plat hereof recorded in Volume 2 of Plats, page 23 records of Island County, Washington.

LAND SURVEYOR'S CERTIFICATE

I, Robert D. Gray, hereby certify that this map of Planned Residential Development No. 003/92, VESEL COURT 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 September, 1992. Registered Land Surveyor, Certificate No. 11941. Expires 12/16/1994.

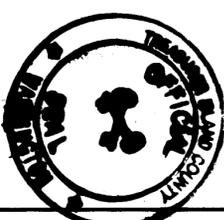


TREASURER'S CERTIFICATE

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, 1992. Mayor, Mayor Pro Tem, and County Treasurer. Island County Treasurer.

APPROVALS

Examined and approved in accordance with R.C.W. 58.17.160 on this 24th day of September, 1992. Mayor, Mayor Pro Tem, and County Engineer.



This Planned Residential Development conforms to the requirements of the Island County Code, and I hereby approved this 19th day of October, 1992. Vincent Moore, County Planning Director.

This Planned Residential Development conforms to the requirements of the Island County Code, and I hereby approved this 19th day of October, 1992. Paul Hutton, Chairman.



copy of plat. Notary Public, State of Washington, Commission Expires 12/31/93.

CERTIFICATE OF TITLE

Recorded Oct 10, 1992, in Volume 449 page 1000 under Auditor's File No. 94021247, records of Island County, Washington.

RECORDING CERTIFICATE

Filed for record at the request of Vessel Court's 10th day of Oct., 1992, at 4:30 minutes past 1 P.M., and recorded in Volume 1 of Planned Residential Developments, pages 52, 53, under Auditor's File No. 94021247 records of Island County, Washington. Notary Public, State of Washington, Commission Expires 12/31/93.



PLANNED RESIDENTIAL DEVELOPMENT NO. 003/92

VESEL COURT

Form with fields for DRAWN BY, DATE, SCALE, DATE, DWG. NO., and SHEET NUMBER (SH 1 OF 2).

