VOL 1 P. 11

WILKINSON TRACE P.R.D.

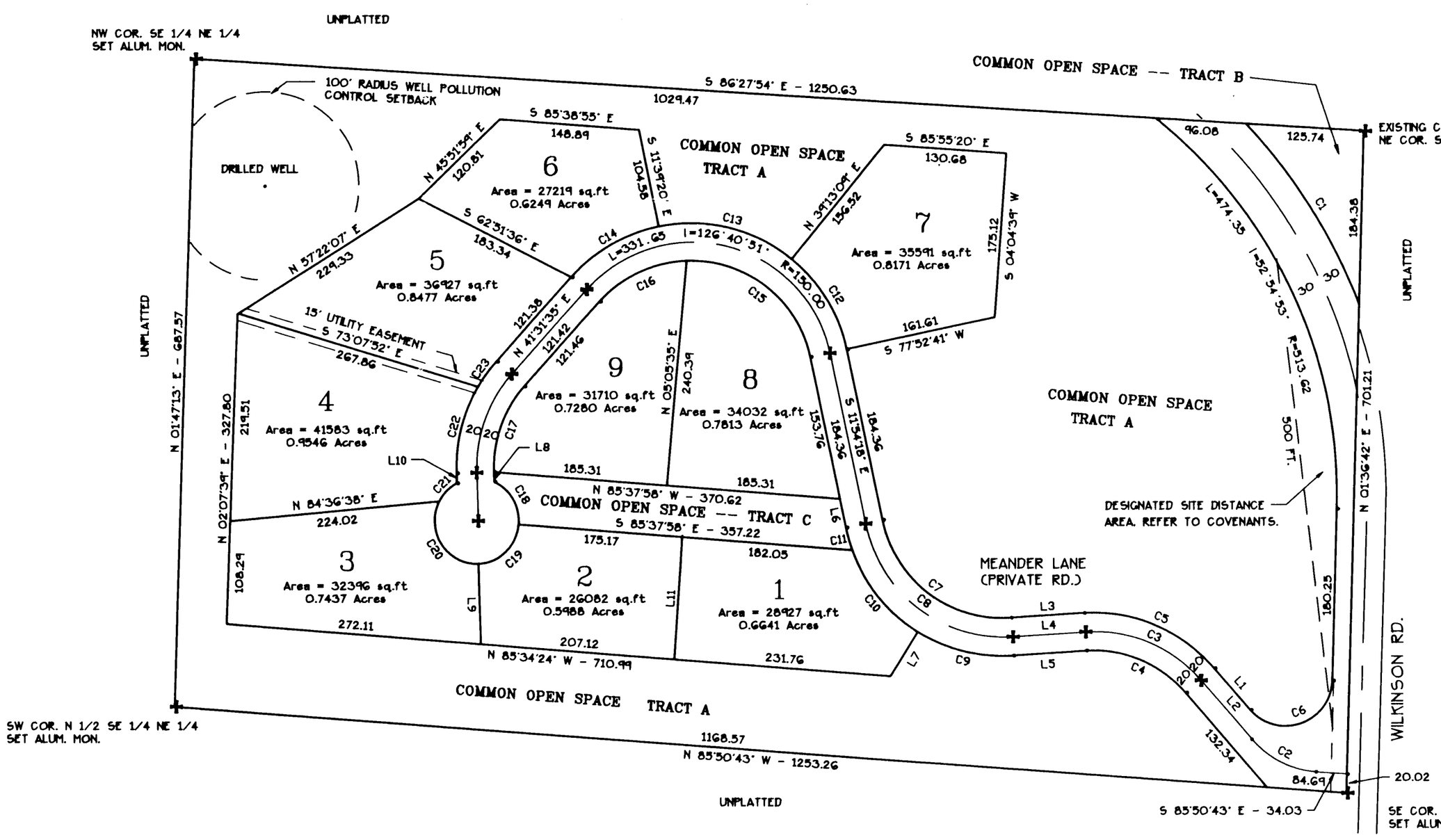
11.

311 7408

REVISIONS:
6/20/90 — CHANGED WEST LINES LOT 3 AND 4
9/17/90 — PLAT CHECK AND INFO PER COUNTY ENGINEER
10/09/90 — REVISIONS PER PLANNING DEPARTMENT

WILKINSON TRACE P.R.D.

A PORTION OF SECTION 11, T. 29 N., R. 3 E.W.M.



CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	22°45'29"	574.35	228.13	115.59	N 32°03'50" W	226.63
C2	45°03'07"	100.00	78.63	41.47	N 63°19'09" W	76.62
C3	53°01'18"	150.00	138.81	74.82	N 67°18'15" W	133.91
C4	53°01'18"	130.00	120.30	64.85	N 67°18'15" W	116.06
C5	53°01'18"	170.00	157.32	84.80	N 67°18'15" W	151.76
C6	137°26'54"	50.00	119.95	128.40	S 70°28'57" W	93.18
C7	81°54'36"	130.00	185.85	112.83	S 52°51'35" E	170.42
C8	81°54'36"	150.00	214.44	130.19	S 52°51'35" E	196.64
C9	35°35'47"	170.00	105.62	54.58	N 76°01'00" W	103.93
C10	37°57'16"	170.00	112.61	58.46	N 39°14'28" W	110.57
C11	08°21'32"	170.00	24.80	12.42	N 16°05'04" W	24.78
C12	38°52'34"	170.00	115.35	59.99	S 31°20'34" E	113.15
C13	50°52'29"	170.00	150.95	80.86	N 76°13'06" W	146.04
C14	36°55'48"	170.00	109.57	56.77	S 59°52'46" W	107.69
C15	80°05'00"	130.00	181.70	109.24	N 51°56'47" W	167.27
C16	46°35'51"	130.00	105.73	55.98	S 64°42'47" W	102.84
C17	43°25'02"	130.00	98.51	51.76	S 19°49'04" W	96.17
C18	70°04'16"	45.00	55.03	31.55	S 30°28'02" E	51.67
C19	83°32'28"	45.00	65.61	40.19	S 46°20'19" W	59.95
C20	119°17'23"	45.00	93.69	76.84	N 32°14'45" W	77.66
C21	34°19'21"	45.00	26.96	13.90	N 44°33'37" E	26.56
C22	32°12'36"	170.00	95.57	49.08	N 14°12'52" E	94.32
C23	11°12'26"	170.00	33.25	16.68	N 35°55'23" E	33.20

LINE	BEARING	DISTANCE
L1	S 40°47'36" E	58.74
L2	S 40°47'36" E	82.57
L3	N 86°11'07" E	77.74
L4	N 86°11'07" E	77.74
L5	N 86°11'07" E	77.74
L6	N 11°54'18" W	30.60
L7	S 31°46'54" W	55.30
L8	S 01°53'27" E	10.24
L9	N 01°53'27" W	84.76
L10	N 01°53'27" W	10.24
L11	N 03°53'05" E	129.15

SCALE 1" = 100'

100 0 100 200 300 feet

IRON PIPES MARKED 'DPAC. L.S. 15640' SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED

✚ DENOTES ALUMINUM MONUMENT. UNLESS OTHERWISE NOTED

HORIZONTAL DATUM: WASHINGTON COORDINATE SYSTEM, NORTH ZONE

EQUIPMENT USED FOR SURVEY: ELECTRONIC TOTAL STATION

METHOD: FIELD TRAVERSE

DPAC JOB NO. 8410 -- E:\LANDRAW\EAGLEVIN

ISLAND COUNTY FILE USA 08/89

PAGE 2 OF 2

WILKINSON TRACE P.R.D.

VOL 1 P.10

10.

311 7408

R 32911.386.4540

WILKINSON TRACE P.R.D.

A PORTION OF SECTION 11, T. 29 N., R. 3 E.W.M.

ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, T. 29 N., R. 3 E.W.M., ISLAND COUNTY, WASHINGTON; EXCEPT WILKINSON ROAD

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 OPEN AREAS IDENTIFIED HEREON AS TRACTS A, B, AND C, 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 IS THE PRIVATE ROAD KNOWN AS MEANDER LANE AS SHOWN HEREON, FOR THE USES AND PURPOSES SET FORTH IN SAID COVENANTS.
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 UTILITY SYSTEMS SHALL BE UNDERGROUND EXCLUSIVELY.
ALL LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 9001 9823 RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS THEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 16th DAY OF Oct, 1990.

ROGER SHAFFER JAN SHAFFER

Cheri Christensen, V.P.
EVERETT MUTUAL SAVINGS BANK

RESERVATION

TRACTS A, B, AND C, INDENTIFIED HEREON AS COMMON OPEN SPACE ARE EACH RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE AND LEFT IN UNDISTURBED NATURAL STATE OR MAINTAINED AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS, AND IS FOR PASSIVE RECREATION ONLY.

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 LAND SURVEY RECORDING ACT IN THE MONTH OF JULY, 1990.

DANIEL E. BEARDSLEE, P.L.S.
WASHINGTON CERTIFICATE NO. 15640

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, 1990.

Marcia Long Deputy
ISLAND COUNTY TREASURER

NOTES AND RESTRICTIONS:

DIRECT VEHICULAR ACCESS TO WILKINSON RD. IS RESTRICTED TO THE EASEMENT (PRIVATE ROAD) SHOWN HEREON.

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 DEPT.

ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN, OR PRIVATE ROADS PROVIDING ACCESS TO THIS DEVELOPMENT.

APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL PERMIT OR THE AVAILABILITY OF POTABLE WATER

THIS PLANNED RESIDENTIAL DEVELOPMENT MAY BE SUBJECT TO NOISE, DUST, SMOKE, AND ODORS RESULTING FROM HARVESTING, PLANTING, FERTILIZATION AND PEST CONTROL ASSOCIATED WITH PERMITTED FOREST PRACTICES. THESE PRACTICES WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE, AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.

ALL TREE CLEARING AND CONSTRUCTION ACTIVITIES ON LOTS 1, 2, AND 3 ARE SUBJECT TO THE CONDITIONS OF THE LANGLEY BALD EAGLE NES TERRITORY MANAGEMENT PLAN.

NO TRAILS ARE ALLOWED WITHIN THE SOUTH 25 FEET OF THE COMMON OPEN SPACE SOUTH OF LOTS 1, 2, AND 3.

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, TCI CABLEVISION, WHIDBY TELEPHONE COMPANY AND B & W PUMP COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PUBLIC AND/OR PRIVATE ROADS LOCATED IN THIS PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUIT, CABLE, WIRES, AND WATER DISTRIBUTION FACILITIES, WITH NECESSARY UNDERGROUND AND/OR GROUND MOUNTED FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE P.R.D. AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, CABLE T.V. SERVICE, AND DOMESTIC WATER, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE STATED.

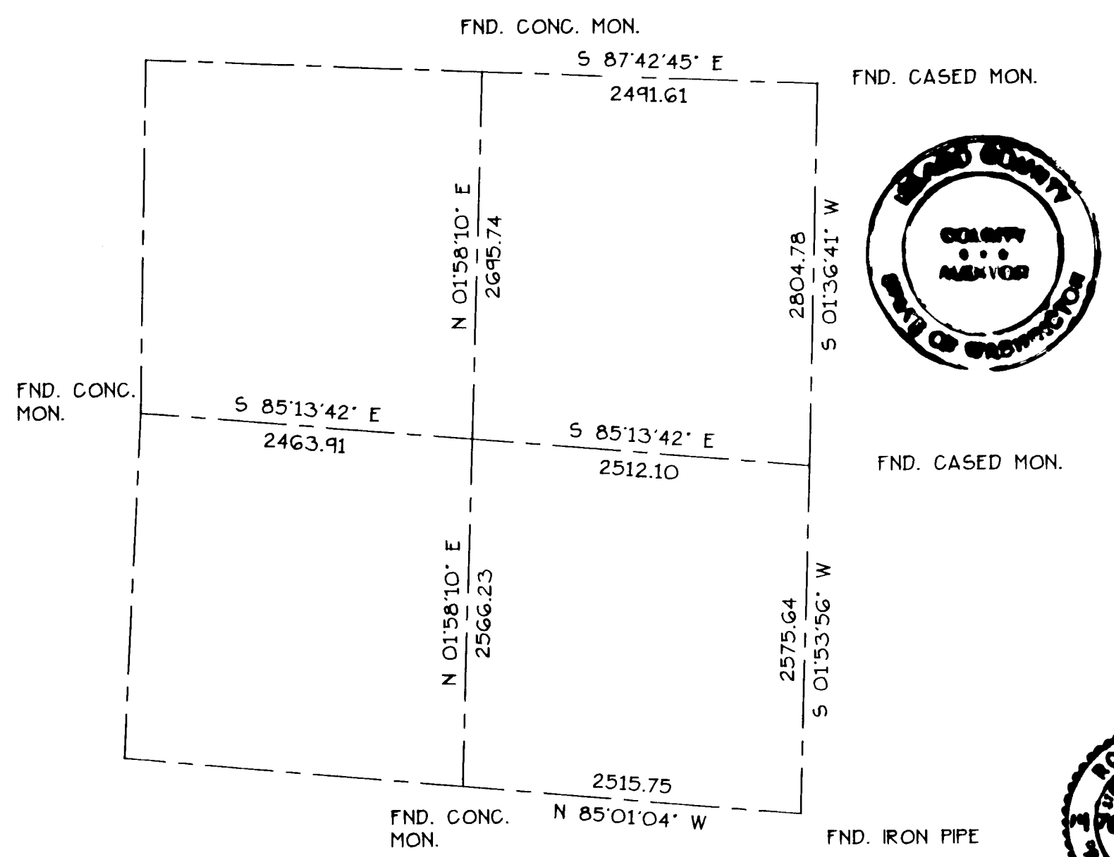
APPROVALS

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 16th DAY OF October, 1990.

LARRY KWARSICK, 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 22nd DAY OF OCTOBER, 1990.

DWAIN COLBY, CHAIRMAN GORDON H. KOETJE, COMMISSIONER G.R. CALDWELL, COMMISSIONER



SECTION SUBDIVISION

SECTION 11, T. 29 N., R. 3 E.W.M.

ACKNOWLEDGMENT

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, HEREBY CERTIFY THAT ON THIS 16th DAY OF October 1990, PERSONALLY APPEARED BEFORE ME, ROGER SHAFFER AND JAN SHAFFER, AND _____
ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THIS PLANNED RESIDENTIAL DEVELOPMENT DECLARATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT COUPEVILLE

DANIEL E. BEARDSLEE, STATE OF WASHINGTON, COMMISSION EXPIRES APR. 1, 1994, NOTARY PUBLIC

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, HEREBY CERTIFY THAT ON THIS 16th DAY OF Oct., 1990, PERSONALLY APPEARED BEFORE ME, _____
Carl Christensen
ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THIS PLANNED RESIDENTIAL DEVELOPMENT DECLARATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT

KAREN M. LARSON, COMMISSION EXPIRES OCT 19 93, NOTARY PUBLIC, STATE OF WASHINGTON

CERTIFICATE OF TITLE

RECORDED Oct. 22, 1990, IN VOLUME 602, PAGE _____, UNDER AUDITOR'S FILE NO. 90019821, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILE FOR RECORD AT THE REQUEST OF ROGER AND JAN SHAFFER THIS 22nd DAY OF Oct, 1990 AT 4:15 P. M. IN VOLUME 1 OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGES 10 & 11, UNDER AUDITOR'S FILE NO. 90019822, RECORDS OF ISLAND COUNTY, WASHINGTON.

Nancy W. Spencer, Auditor
By Deanna Simmons, Deputy
ISLAND COUNTY AUDITOR

ENGINEER'S APPROVAL

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160(1) AND CHAPTER 11.01, ICC THIS 22nd DAY OF October, 1990.

Roy L. Allen

ROY L. ALLEN, P.E.
ISLAND COUNTY ENGINEER

ISLAND COUNTY FILE NO. USA 08/89

SHEET 1 OF 2

DATUM PACIFIC, JOB NO. 5410 -- E:\LANDRAW\EAGFIN1