

01/91  
Pg 102

3181412

# WOODLANDS P.R.D. 001/91

## A PARCEL OF LAND SITUATE IN THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 22 AND IN THE N.W. 1/4 OF THE N.W. 1/4 OF SEC 27, T. 29 N., R. 3 E., W.M. ISLAND COUNTY, WASHINGTON

### LEGAL DESCRIPTION

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON:

PARCEL A: THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 3 E.W.M., THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 3 E.W.M., EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 3 E.W.M., THENCE NORTH 209 FEET, THENCE EAST 48 FEET, THENCE SOUTH 209 FEET, THENCE WEST 48 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT THE EAST 133 FEET THEREOF, ALSO EXCEPT THAT COUNTY ROAD KNOWN AS MAXWELTON ROAD.

PARCEL B: THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 3 E.W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 3 E.W.M., THENCE NORTH 209 FEET, THENCE EAST 48 FEET, THENCE SOUTH 209 FEET, THENCE WEST 48 FEET TO POINT OF BEGINNING, LYING IN SECTION 22, TOWNSHIP 29 NORTH, RANGE 3 E.W.M., EXCEPT THAT COUNTY ROAD KNOWN AS MAXWELTON ROAD.

PARCEL C: THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 3 E.W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 3 E.W.M., THENCE SOUTH 208.7 FEET, THENCE EAST 417.4 FEET, THENCE NORTH 208.7 FEET, THENCE WEST 417.4 FEET TO PLACE OF BEGINNING, LYING IN SECTION 27, TOWNSHIP 29 NORTH, RANGE 3 E.W.M., EXCEPT THAT COUNTY ROAD KNOWN AS MAXWELTON ROAD.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DEDICATE THIS PLANNED RESIDENTIAL DEVELOPMENT AND DEDICATE TO THE PUBLIC OPEN SPACE IDENTIFIED HEREON AS TRACTS A, B, C AND E TO THE OWNERS OF THE LOTS WITHIN SAID PLANNED RESIDENTIAL DEVELOPMENT FOR THE USES AND PURPOSES PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED HERewith ALSO SIMILARLY DEDICATED IS THE PRIVATE ROAD KNOWN AS RED TAIL LANE AND WOODLAND HALL LANE AS SHOWN HEREON FOR THE USES AND PURPOSES SET FORTH IN SAID COVENANTS ALSO. THE RIGHT OF THE HOMEOWNERS ASSOCIATION WITHIN SAID PLANNED RESIDENTIAL DEVELOPMENT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS BLOCKS, TRACTS ETC. SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON ALSO. THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY TRACT LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS COMPLETED AND SURFACED, GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PRD BY THE ESTABLISHED CONSTRUCTION DRAINAGE AND MAINTENANCE OF THE ROADS SHOWN HEREON. ALL UTILITY SYSTEMS SHALL BE UNDERGROUND EXCLUSIVE, 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. 93014520 RECORDS OF ISLAND COUNTY.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 14th DAY OF July 1993.

*Shayne Thatcher*  
Shayne Thatcher, P.L.S.  
RESERVATION

TRACTS A, B, C, D AND E IDENTIFIED HEREON AS COMMUNITY OPEN SPACE IS RESERVED AND PERMANENTLY DEDICATED AS OPEN SPACE AND LEFT IN UNDISTURBED NATURAL STATE OR MAINTAINED AND USED AS SHOWN HEREON AND AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AND IS FOR PLEASURE OR RECREATION ONLY EXCEPT AS SPECIFIED IN SAID DECLARATION OF COVENANTS CONDITIONS EASEMENTS AND RESTRICTIONS.

### EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, WHIDBEY TELEPHONE COMPANY, TCI CABLEVISION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FT. OF THE FRONT OF EACH LOT AND THE PRIVATE ROADS SHOWN HEREON IN WHICH TO INSTALL LAY CONSTRUCT RENEW OPERATE AND MAINTAIN UNDERGROUND CONDUITS CABLE WIRES AND VAULTS WITH NECESSARY UNDERGROUND AND/OR GROUND MOUNTED FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PRD AND OTHER PROPERTY WITH ELECTRIC TELEPHONE AND CABLE TELEVISION SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED ALSO EACH LOT SHALL BE SUBJECT TO AN EASEMENT 2.5 FEET IN WIDTH PARALLEL WITH AND ADJACENT TO ALL INTERIOR LOT LINES FOR PURPOSES OF UTILITIES AND DRAINAGE.

### CERTIFICATE OF TITLE

RECORDED July 26 1993 IN VOLUME 651  
UNDER AUDITOR'S FILE NO. 93014520  
RECORDS OF ISLAND COUNTY, WASHINGTON.

### RECORDING CERTIFICATE

FIELD FOR RECORDING THIS 14th DAY OF July 1993  
IN VOLUME 651 OF PLANNER RESIDENTIAL DEVELOPMENT RECORDS, PAGES 46-47 UNDER AUDITOR'S FILE NO. 93014520 RECORDS OF ISLAND COUNTY WASHINGTON AT THE REQUEST OF DATUM PAPER, INC.  
*Donna Rasmussen*  
Donna Rasmussen, Auditor  
COUNTY AUDITOR

### 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, 1993. L.A.N. # R32922-082-0670 R32922-044-0240 AND R32927-50000.

*Shayne Thatcher*  
Shayne Thatcher, Treasurer  
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 July, 1993.

*Shayne Thatcher*  
Shayne Thatcher, P.L.S.  
WASHINGTON CERTIFICATE NO 2844

### RESTRICTIONS

DIRECT ACCESS TO MAXWELTON ROAD IS RESTRICTED TO THE PRIVATE ROADS SHOWN HEREON.

NO BLOCKING, DIVERTING OR OTHER ALTERATION OF EXISTING NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE SAID COUNTY ENGINEERING DEPARTMENT.

### ACKNOWLEDGEMENT

STATE OF WASHINGTON)  
COUNTY OF ISLAND, WIS  
THIS IS TO CERTIFY THAT ON THIS 14th DAY OF July 1993 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN PERSONALLY APPEARED Shayne Thatcher TO ME KNOWN TO me TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THIS INSTRUMENT AND SEALED THE SAME TO BE THE REAL AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

*Shayne Thatcher*  
Shayne Thatcher, Notary Public  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT 14th DAY OF July 1993.



### APPROVALS

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF THE PLANNED RESIDENTIAL DEVELOPMENT AS ESTABLISHED BY CHAPTER 16.12 ISLAND COUNTY CODE. THIS IS HEREBY APPROVED THIS 14th DAY OF July 1993.

*Donna Rasmussen*  
Donna Rasmussen, Director  
PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160(1) AND CHAPTER 16.12 ISLAND COUNTY CODE THIS 14th DAY OF July 1993.

*Roy L. Allen*  
Roy L. Allen  
ISLAND COUNTY ENGINEER

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF CHAPTER 16.12 ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 14th DAY OF July 1993.

BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON

*Dwain A. Colby*  
Dwain A. Colby, Chairman

*William L. McDowell*  
William L. McDowell, Commissioner

*J. Michael Shelton*  
J. Michael Shelton, Commissioner



### NOTES

ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN AND OR, PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLANNED RESIDENTIAL DEVELOPMENT.

APPROVAL OF THIS PRD DOES NOT GUARANTEE THE ISSUANCE OF ON-SITE SEWAGE DISPOSAL PERMITS NOR THE AVAILABILITY OF POTABLE WATER.

SHEET 1 OF 2

datum pacific  
(206) 678-6363  
FAX (206) 678-6366  
P.O. Box 308  
604 N. Main St.  
Capeville, WA 98239

3181412

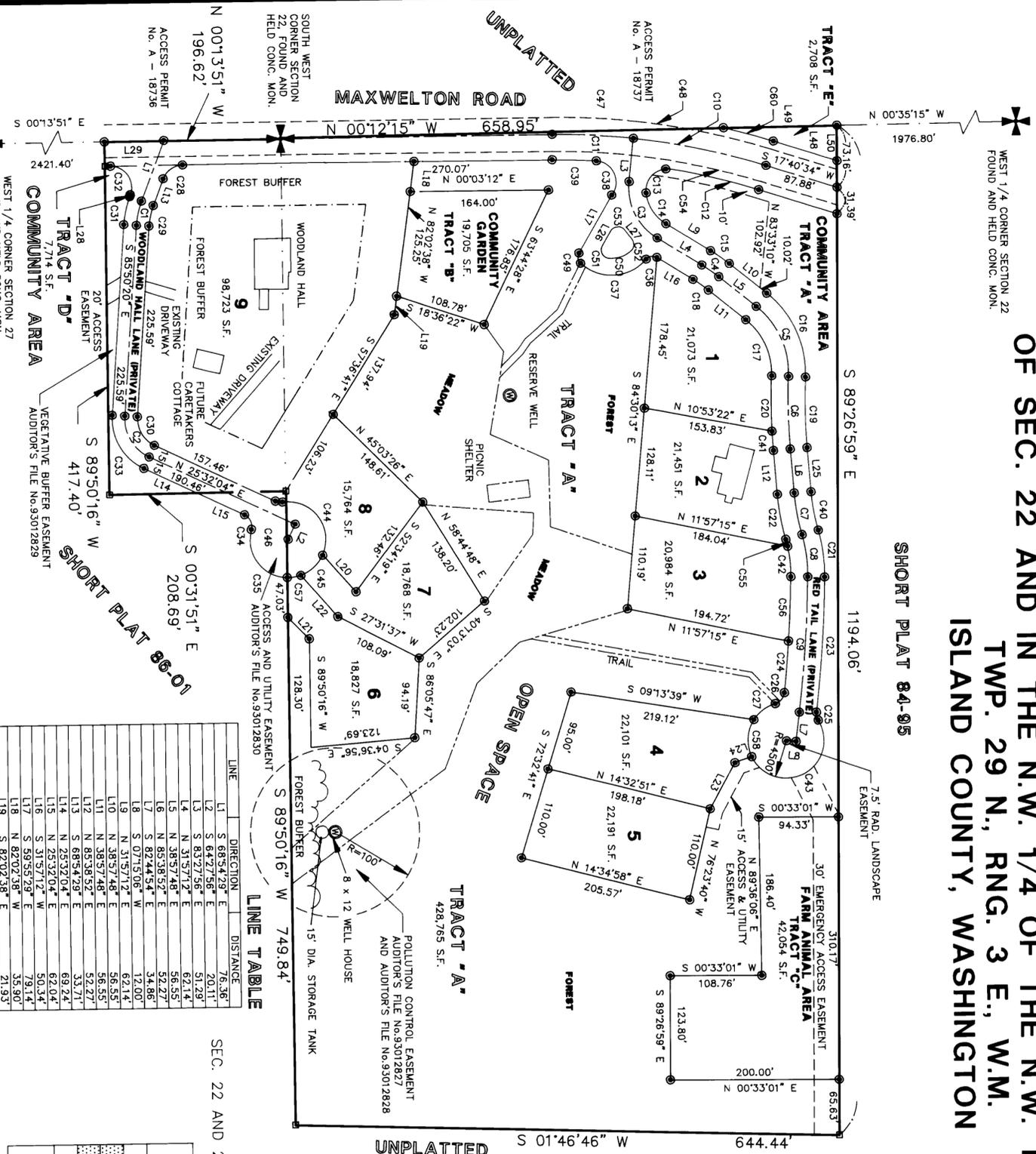
# WOODLANDS P.R.D. 001/91

## A PARCEL OF LAND SITUATE IN THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 22 AND IN THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 27, TWP. 29 N., RNG. 3 E., W.M. ISLAND COUNTY, WASHINGTON

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.00'	29.55'	29.44'	S 77°22'44" E	65°51'50"
C2	50.00'	59.89'	58.57'	N 99°50'52" E	68°37'36"
C3	70.00'	78.90'	74.79'	N 64°14'58" E	64°34'52"
C4	200.00'	24.47'	24.45'	S 32°12'30" W	0°7'00"36"
C5	100.00'	94.12'	90.88'	S 63°55'53" E	53°55'31"
C6	678.95'	85.80'	85.75'	N 88°16'05" E	0°74'42"27"
C7	260.19'	50.68'	50.26'	N 80°04'10" E	11°09'23"
C8	172.11'	159.78'	159.71'	S 82°59'26" W	16°47'54"
C9	1535.48'	159.78'	159.71'	N 63°43'26" W	0°55'74"
C10	840.20'	160.42'	160.18'	S 72°12'48" W	10°56'23"
C11	840.20'	96.76'	96.70'	S 103°28'18" W	0°75°8'03"
C12	810.20'	112.66'	112.57'	S 103°41'30" W	0°42'29"21"
C13	25.14'	41.41'	36.88'	S 59°20'52" E	51°30'56"
C14	50.00'	44.95'	43.45'	N 57°32'30" E	0°7'00"36"
C15	220.00'	26.92'	26.90'	S 32°12'30" W	0°7'00"36"
C16	112.92'	75.29'	72.53'	S 69°59'32" W	53°55'31"
C17	80.00'	112.92'	108.82'	S 69°59'32" W	0°7'00"36"
C18	180.00'	22.02'	22.02'	S 32°12'30" W	0°74'42"27"
C19	698.95'	83.28'	83.22'	N 88°16'05" E	0°52'21"3"
C20	180.00'	68.95'	65.32'	S 69°59'32" W	11°09'23"
C21	192.11'	56.32'	56.12'	S 69°59'32" W	0°52'21"3"
C22	1555.48'	159.44'	159.37'	N 63°43'26" W	10°56'23"
C23	1515.48'	159.44'	159.37'	N 63°43'26" W	10°56'23"
C24	1515.48'	10.04'	9.86'	N 77°59'58" E	68°06'02"
C25	15.00'	17.83'	16.80'	N 49°29'01" E	41°02'01"
C26	45.00'	32.23'	31.54'	S 32°12'30" W	68°40'58"
C27	45.00'	29.97'	28.20'	S 34°54'42" E	68°37'36"
C28	85.00'	25.12'	25.03'	S 77°59'58" E	16°55'50"
C29	35.00'	41.92'	39.46'	N 59°59'52" E	16°55'50"
C30	115.00'	33.98'	33.86'	S 62°52'46" W	11°19'22"
C31	115.00'	48.57'	47.29'	S 58°25'52" W	68°37'36"
C32	25.00'	77.85'	73.28'	S 58°25'52" W	80°30'45"
C33	65.00'	21.08'	21.05'	N 69°41'28" W	104°05'12"
C34	15.00'	14.14'	14.14'	S 34°54'42" E	81°00'31"
C35	45.00'	17.85'	17.85'	N 02°51'12" W	125°02'43"
C36	53.99'	86.95'	86.95'	N 02°51'12" W	9°16'17"
C37	53.99'	86.95'	86.95'	N 02°51'12" W	125°02'43"
C38	810.20'	52.15'	52.14'	S 66°49'12" W	11°05'05"
C39	240.19'	46.47'	46.40'	N 89°34'56" E	01°52'14"
C40	998.95'	22.82'	22.82'	S 64°26'42" W	13°40'57"
C41	152.11'	36.32'	36.24'	S 64°26'42" W	186°05'57"
C42	45.00'	146.16'	146.16'	N 22°59'28" W	122°56'46"
C43	45.00'	96.58'	79.07'	S 52°38'28" W	45°53'47"
C44	45.00'	36.05'	35.09'	N 48°28'10" E	33°32'00"
C45	45.00'	8.74'	8.61'	N 02°51'12" W	06°35'53"
C46	860.20'	99.00'	163.99'	S 12°42'28" W	10°56'23"
C47	860.20'	29.14'	28.28'	N 82°45'52" E	49°07'19"
C48	10.00'	13.41'	12.43'	N 82°45'52" E	76°51'33"
C49	33.99'	29.14'	28.28'	N 82°45'52" E	114°37'58"
C50	10.00'	13.41'	12.43'	N 82°45'52" E	88°00'33"
C51	10.00'	13.41'	12.43'	N 82°45'52" E	11°16'18"45"
C52	10.00'	13.41'	12.43'	N 82°45'52" E	17°32'05"
C53	16.99'	250.03'	250.03'	S 02°51'12" W	03°06'57"
C54	820.20'	251.01'	8.27'	S 78°27'57" W	02°52'13"
C55	152.11'	8.27'	8.27'	N 83°30'53" W	20°56'57"
C56	1515.48'	75.92'	76.38'	N 83°30'53" W	58°57'11"
C57	45.00'	46.04'	46.04'	S 03°46'33" W	04°01'39"
C58	45.00'	61.17'	61.16'	S 15°59'46" W	

SEC. 22 AND 27 TWP. 29 N., RNG. 3 E., W.M.

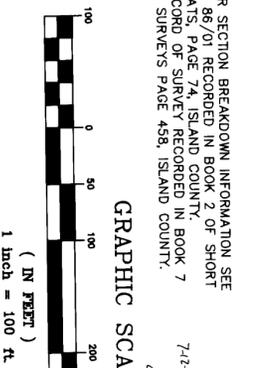
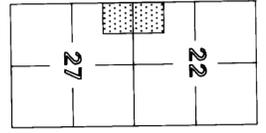


**NOTE**  
 HORIZONTAL DATUM: WASHINGTON COORDINATE SYSTEM  
 NORTH ZONE  
 EQUIPMENT USED: ELECTRONIC TOTAL STATION  
 METHOD OF SURVEY: FIELD TRAVERSE  
**BASIS OF BEARING**  
 SHORT PLAT 86/01 RECORDED IN BOOK 2 PAGE 74, ISLAND COUNTY

**LEGEND**  
 DENOTES SECTION MON. FOUND AS NOTED  
 DENOTES 1/2" REBAR AND CAP SET  
 DENOTES FOUND 1/2" I.P. AND CAP  
 DENOTES EXISTING WELL

**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S 68°54'29" E	76.36'
L2	S 64°27'56" E	20.11'
L3	S 83°27'56" E	51.29'
L4	N 31°57'12" E	62.14'
L5	N 38°57'48" E	56.55'
L6	S 85°38'52" E	52.27'
L7	S 82°44'54" E	34.86'
L8	S 07°15'06" W	12.00'
L9	N 31°57'12" E	62.14'
L10	N 38°57'48" E	56.55'
L11	N 38°57'48" E	56.55'
L12	S 85°38'52" E	52.27'
L13	S 88°54'29" E	33.71'
L14	N 25°32'04" E	69.24'
L15	S 31°57'12" W	50.34'
L16	S 82°02'38" W	9.14'
L17	S 59°55'29" E	21.93'
L18	N 82°02'38" W	35.90'
L19	S 82°02'38" W	21.93'
L20	S 48°25'00" W	58.46'
L21	S 45°26'05" W	35.67'
L22	S 48°46'04" W	65.54'
L23	N 61°12'36" W	62.23'
L24	N 18°59'16" W	20.87'
L25	N 85°38'52" E	52.57'
L26	S 59°55'29" E	20.43'
L27	S 52°20'58" W	12.88'
L28	S 68°54'29" E	2.48'
L29	S 00°31'51" E	37.55'
L48	N 17°40'38" E	78.84'
L49	N 00°35'15" W	134.22'
L50	S 89°26'59" E	41.77'



**WOODLANDS P.R.D. OF A PORTION OF SEC. 22 & 27, TWP. 27 N., RNG. 3 E., W.M. WASHINGTON**

604 N. MAIN ST.  
 P.O. Box 308  
 Coupeville, VA  
 98228  
 (206) 678-6383

DATE: 7/7/83 FOR: KIM HOELTING  
 APPROVED BY: 1ST P.R. No. TILENAME: V:\4577\0000\ DWG. NO. 447SP

SCALE: 1" = 100'