LONG PLAT NO. PLP 256/95.R22903-501-4580

PLAT OF SANDY SHORES

LEGAL DESCRIPTION

(PER AUDITOR'S FILE NO. 93025680)

THAT PORTION OF THE NORTH 538.85 FEET OF GOVERNMENT LOT 1, SECTION 3, TOWNSHIP 29 NORTH., RANGE 2 EAST, W.M., LYING EAST OF THE PLAT OF HOLMES HARBOR GOLF AND YACHT CLUB DIVISION NO. 9, AS PER PLAT RECORDED IN VOLUME 9, OF PLATS, PAGE 33, RECORDS OF ISLAND COUNTY; EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE NORTH 300 FEET OF THE SOUTH 800 FEET, OF SAID GOVERNMENT LOT 1. TOGETHER WITH TIDELANDS OF THE SECOND CLASS AS CONVEYED BY THE STATE OF WASHINGTON, SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON; (TAX PARCEL NO. R22903-501-4580), SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE PLAT OF HOLMES HARBOR GOLF & YACHT CLUB DIVISION #9.

SURVEYOR'S NOTES

THE FIELD CONTROL FOR THIS SURVEY WAS PERFORMED AND THE CORNERS AS SHOWN WERE FOUND BETWEEN APRIL 17 AND MAY 19, 2006.

SURVEY REFERENCES

SR1 = PLAT OF HOLMES HARBOR GOLF & YACHT CLUB DIVISION #7, RECORDED IN VOL., 9 OF PLATS, PAGE 5, RECORDS OF ISLAND COUNTY, WASHINGTON, DATED JULY 18, 1966.
SR2 = PLAT OF HOLMES HARBOR GOLF & YACHT CLUB DIVISION #9, RECORDED IN VOL., 9 OF PLATS, PAGE 33, RECORDS OF ISLAND COUNTY, WASHINGTON, DATED APRIL 17, 1967.

EQUIPMENT & PROCEDURES

THIS SURVEY WAS PERFORMED WITH A 5 SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES.

NOTES:

1. THE HEALTH DEPARTMENT DOES NOT GUARANTEE THE ISSUANCE OF CERTIFICATES OF SEWER AVAILABILITY OR THE AVAILABILITY OF POTABLE WATER.

2. 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.

3. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STORMWATER FACILITIES CONTAINED WITHIN THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.

4. IF ANY SIGNIFICANT ADDITIONAL EROSION OR SLIDE ACTIVITY OCCURS THAT WOULD ALTER THE TOP OF BLUFF LOCATION SHOWN HEREON THE SETBACK DISTANCES SHOULD BE REEVALUATED.

5. FILL MATERIALS WITHIN THE BUILDING PAD AREAS ARE NOT CONSIDERED SUITABLE FOR STRUCTURAL SUPPORT.

6. ALTERNATIVE FIRE FLOW REQUIREMENTS PER ADDENDUM A OF ICC 13.03A. STRUCTURES ON THE SUBJECT PARCEL SHALL HAVE ISLAND COUNTY APPROVED FIRE SPRINKLER SYSTEMS, SHALL NOT EXCEED 2 STORIES IN HEIGHT, AND SHALL HAVE APPROVED FIRE RESISTANT ROOFS.

MINIMUM WATER SUPPLY REQUIREMENTS
WATER SYSTEMS SUPPLYING SINGLE FAMILY HOME FIRE SPRINKLER SYSTEMS SHALL SUPPLY A MINIMUM OF 26 GPM FOR A MINIMUM OF 10 MINUTES ABOVE THE REQUIRED DOMESTIC FLOWS. WATER SUPPLIES SHALL BE PROVIDED WITH A MINIMUM RESIDUAL PRESSURE OF 30 PSI. THE WATER SYSTEM SHALL PROVIDE A MEANS OF AUXILLARY POWER TO SUPPLY ELECTRICAL POWER FOR THE WELL PUMP AND/OR BOOSTER PUMPS IN THE EVENT OF POWER OUTAGES. A MINIMUM 1.0 INCH WATER SERVICE PIPE SHALL BE INSTALLED TO EACH INDIVIDUAL HOME.

SPRINKLER SYSTEM STANDARDS
SPRINKLER SYSTEMS AT A MINIMUM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13D. SPRINKLER SYSTEMS SHALL PROVIDE AN APPROVED WATER FLOW ALARM MOUNTED ON THE EXTERIOR OF THE HOME.

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 10 DAY OF SEPT., 2007.

~~MIKE SHELTON~~, COMMISSIONER PHILLIP BAKKE

WILLIAM L. MCDOWELL, COMMISSIONER

JOHN DEAN, COMMISSIONER

ELAINE MARLOW
CLERK OF THE BOARD

CERTIFICATE OF TITLE

RECORDED SEPT. 10, 2007 UNDER THE AUDITOR'S FILE NUMBER 4211525, RECORDS OF ISLAND COUNTY, WASHINGTON.

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED APPLICANT(S) HEREBY CERTIFIES THAT THIS PLAT IS MADE AS HIS FREE AND VOLUNTARY ACT AND DEED.

FRANK FREEZE, A DELEWARE CORPORATION
CHARLES KLAR, PRESIDENT

RESTRICTIONS

1. NO VARIANCES OF ISLAND COUNTY SETBACK REQUIREMENTS SHALL BE GRANTED FOR LOTS 1-7. ALL STRUCTURAL CONSTRUCTION SHALL TAKE PLACE WITHIN THE PADS IDENTIFIED FOR EACH LOT ON THE FINAL PLAT.

2. DIRECT VEHICULAR ACCESS FROM LOTS 1-7 TO JOSEPH LANE IS RESTRICTED TO THE APPROVED LOCATION SHOWN HEREON.

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

4. A PORTION OF THE PROPERTY IS ENCUMBERED BY STEEP SLOPES (GREATER THAN 40% BY DEFINITION), GEOHAZARDOUS AREAS, AND REGULATED SHORELINES. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN SAID AREAS UNTIL THE APPROPRIATE PERMIT OR WAIVER HAS BEEN OBTAINED FROM ISLAND COUNTY.

5. PRIOR TO FUTURE BUILDING PERMIT APPROVALS EACH APPLICANT SHALL RECORD A GEOHAZARDOUS COVENANT AND PROVIDE A COPY TO THE PLANNING DEPARTMENT.

6. ALL FUTURE BUILDING PERMITS SHALL ADHERE TO STRUCTURAL SETBACKS, AT A MINIMUM, AS SHOWN ON THE PLAT FACE.

7. VEGETATION MANAGEMENT WITHIN BLUFF SETBACK AREAS SHALL BE CONSISTENT WITH APPROVED GEOTECHNICAL REPORTS.

8. IT IS THE RESPONSIBILITY OF THE FUTURE HOMEOWNERS TO CONNECT THEIR ROOF DRAINAGE SYSTEMS WITH THE EXISTING STORMWATER SYSTEM.

9. THE TREES IN THE 5' LANDSCAPE BUFFER MUST BE OF A HEIGHT THAT DOES NOT OBSTRUCT THE VIEW OF THE NEIGHBORS TO THE WEST.

ALL OR PART OF THE LAND BEING PLATTED HEREON IS SUBJECT TO:

1) AN AGREEMENT AND COVENANTS RELATING TO ROAD MAINTENANCE, AFN 93018550
2) AN AGREEMENT RELATING TO A CONSERVATION EASEMENT, AFN 95002252
3) AN AGREEMENT RELATING TO ULID GUARANTEE, AFN 96002083
4) AN AGREEMENT AND COVENANTS PROVIDING FOR DEVELOPMENT WITHIN RAID, AFN 4090367
5) AN AGREEMENT AND COVENANTS RELATING TO DRAINAGE AND MAINTENANCE, AFN 4147845
6) AN AGREEMENT RELATING TO COMMUNICATIONS FACILITIES, AFN 4191336
7) AN EASEMENT FOR SEWER, AFN 4192255
8) AN AGREEMENT RELATING TO PRIVATE DRAINAGE FACILITY MAINTENANCE, AFN 4193696
9) COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO PRIVATE ROAD MAINTENANCE, AFN 4193697
10) COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DISCLOSURE AND COVENANT-ALTERNATIVE FIRE PROTECTION, AFN 4193698
11) COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING PROPERTY LOCATED WITHIN A GEOLOGICALLY HAZARDOUS AREA, AFN 4193699
12) AN EASEMENT FOR ELECTRICITY, AFN 4194594
13) AN EASEMENT FOR ACCESS AND UTILITIES, AFN 4202866
14) AN EASEMENT FOR DRAINAGE AND MAINTENANCE, AFN 4205282
15) AN EASEMENT FOR DRAINAGE AND MAINTENANCE, AFN 4205480
16) AN EASEMENT FOR SEWER, AFN 4209967

EASEMENTS GRANTED

1) THE PRIVATE ROAD EASEMENT, SHOWN HEREON, IS HEREBY GRANTED TO THE OWNERS OF LOTS WITHIN THIS SUBDIVISION TO PROVIDE A MEANS OF INGRESS AND EGRESS.

2) AN EASEMENT FOR A WATERLINE IS HEREBY GRANTED TO HARBOR HILLS WATER DISTRICT OVER THE PRIVATE ROAD, SHOWN HEREON, FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, AND OPERATION OF WATERLINES.

3) AN EASEMENT FOR DRAINAGE IS HEREBY GRANTED TO ISLAND COUNTY OVER THE PRIVATE ROAD, SHOWN HEREON, FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, AND OPERATION OF DRAINAGE FACILITIES.

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01 OF THE ISLAND COUNTY CODE THIS 4TH DAY OF SEPTEMBER, 2007.

ISLAND COUNTY ENGINEER

ADDRESSES

LOT 1, 4805 SANDY SHORES LANE
LOT 2, 4811 SANDY SHORES LANE
LOT 3, 4817 SANDY SHORES LANE
LOT 4, 4823 SANDY SHORES LANE
LOT 5, 4829 SANDY SHORES LANE
LOT 6, 4835 SANDY SHORES LANE
LOT 7, 4841 SANDY SHORES LANE

PLANNING DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 6 DAY OF SEPT, 2007.

DIRECTOR

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF AUGUST, 2007.

REGISTERED LAND SURVEYOR
LICENSE NO. 12904

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, 2008.

C. Koot Dept 8/31/07
ISLAND COUNTY TREASURER

TREASURER OFFICIAL SEAL ISLAND COUNTY WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS SEPT. 10 DAY OF SEPT. 2007, AT 2:32 P.M., IN VOLUME — OF LONG PLATS, PAGE — AND — UNDER AUDITOR'S FILE NO. 4211526, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF ISLAND COUNTY.

Suzanne Sinclair by Kim Armstrong
ISLAND COUNTY AUDITOR DEPUTY AUDITOR

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF Arizona)SS
COUNTY OF Maricopa)

THIS IS TO CERTIFY THAT ON THIS 29TH DAY OF August, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Arizona, DULY COMMISSIONED AND SWORN, APPEARED Charles Klar TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT _____ SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Scottsdale, AZ.

"OFFICIAL SEAL" Tari Fitzgibbons Notary Public-Arizona Maricopa County My Commission Expires 5/3/2010

DANIEL B. CLARK STATE OF WASHINGTON 12904 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/09
8-27-07

09/10/2007 02:32:34 PM 4211526
Recording Fee $116.00 Page 1 of 3
Plat
Island County Washington

SHEET 1 OF 3

ADAMS & CLARK INC.
1720 W. FOURTH AVE.
SPOKANE, WA 99204
PH: (509) 747-4600 FAX: (509) 747-8913

PLAT OF SANDY SHORES
A PORTION OF GOVT. LOT 1 OF SEC. 3, TWP. 29 N., RNG. 2 E., W.M.

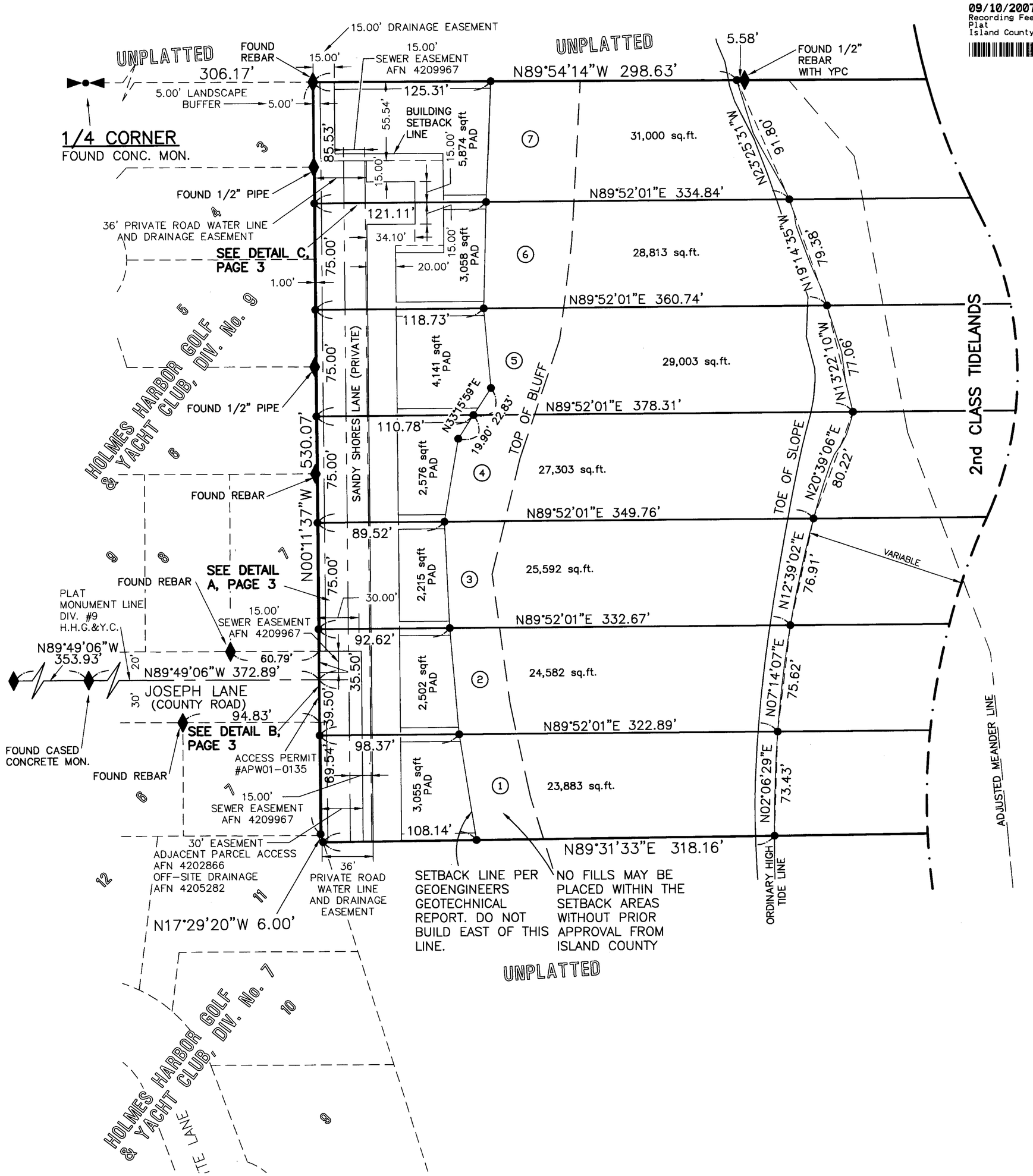
ISLAND COUNTY WASHINGTON

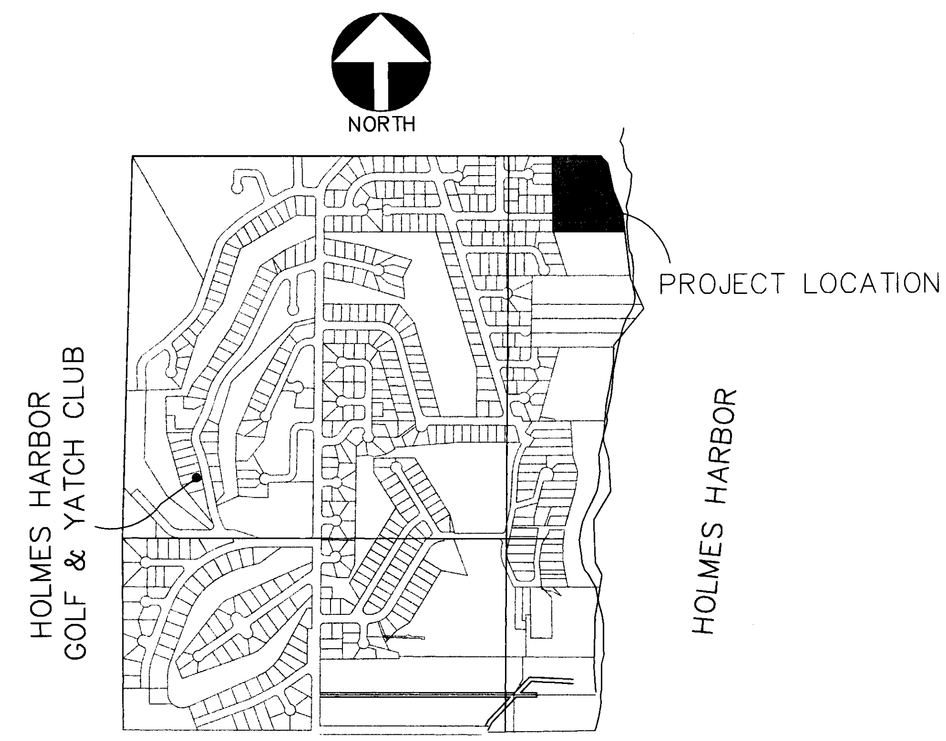
F.B. No.		FOR: CHARLES KLAR	
APPROVED BY: DC	DRAWN BY: BDM	6034-final-plat.dwg 8-22-07	SCALE: 1" = 60'

LONG PLAT NO. PLP 256/95.R22903-501-4580

09/10/2007 02:32:34 PM
Recording Fee $116.00 Page 2 of 3
Plat
Island County Washington
4211526

PLAT OF SANDY SHORES

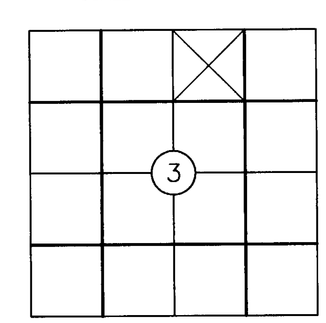




VICINITY MAP
N.T.S.

N

0 30 60 120
SCALE: 1" = 60'



SEC. 3, TWP. 29 N., RNG. 2 E., W.M.

DANIEL B. CLARK
STATE OF WASHINGTON
12904
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/09
8-27-07

NOTE

LOT AREAS ARE CALCULATED TO POINTS SET ON THE LINE OF ORDINARY HIGH TIDE

LEGEND

———	PLAT BOUNDARY
♦	FOUND AS SHOWN
•	SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904"
AFN	AUDITOR FILE NUMBER

SHEET 2 OF 3

ADAMS & CLARK INC.
1720 W. FOURTH AVE.
SPOKANE, WA 99204
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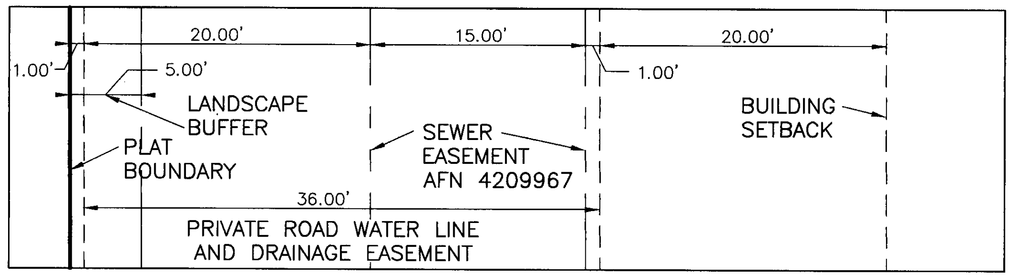
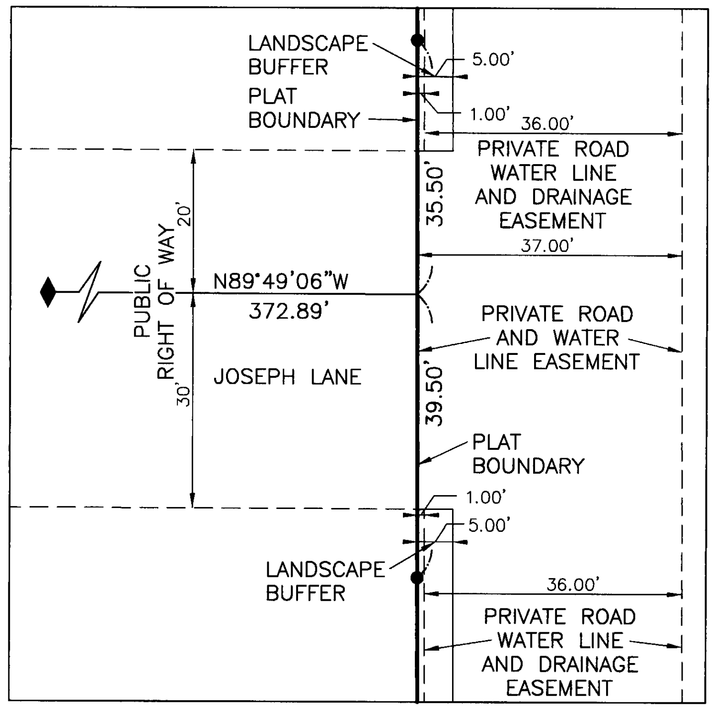
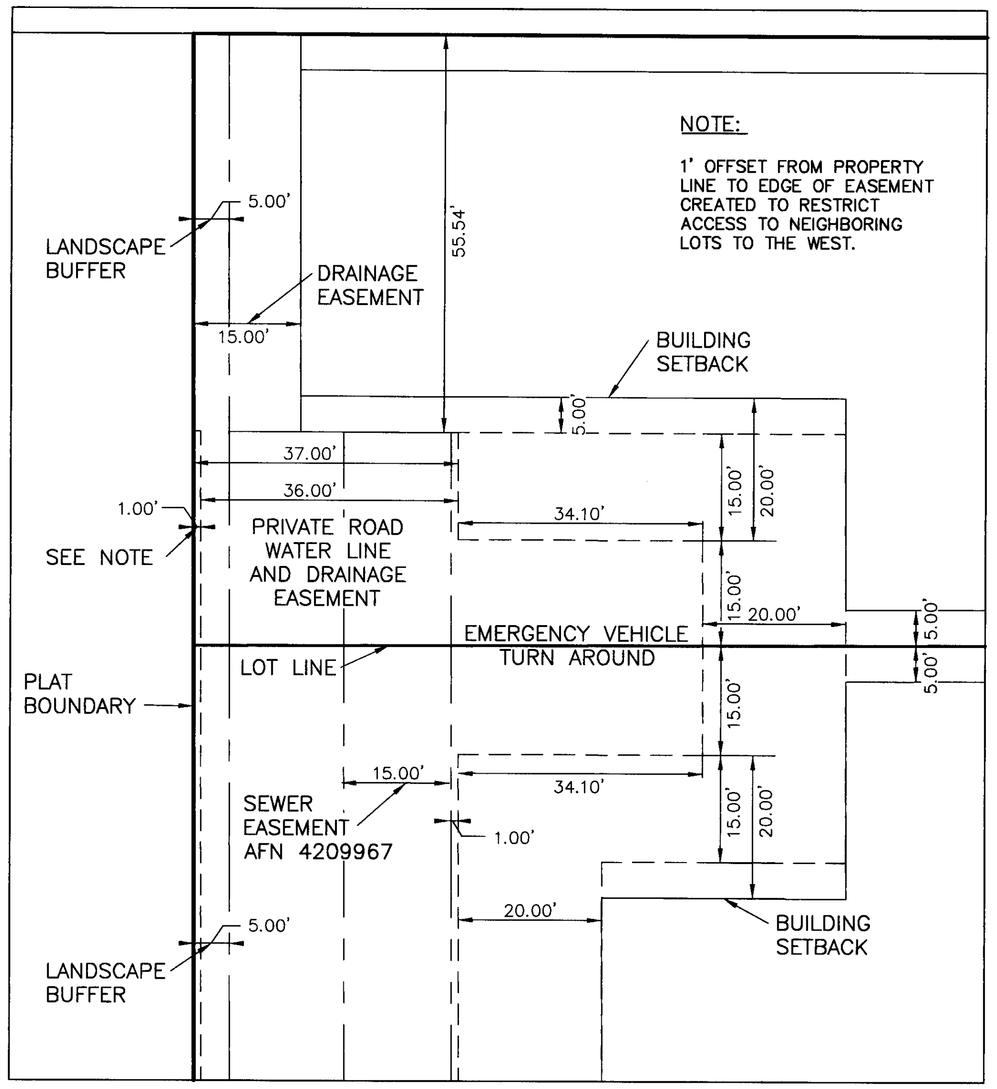
Recording Fee $116.00 Page 3 of 3
Plat
Island County Washington



DETAIL A
SCALE: 1" = 10'



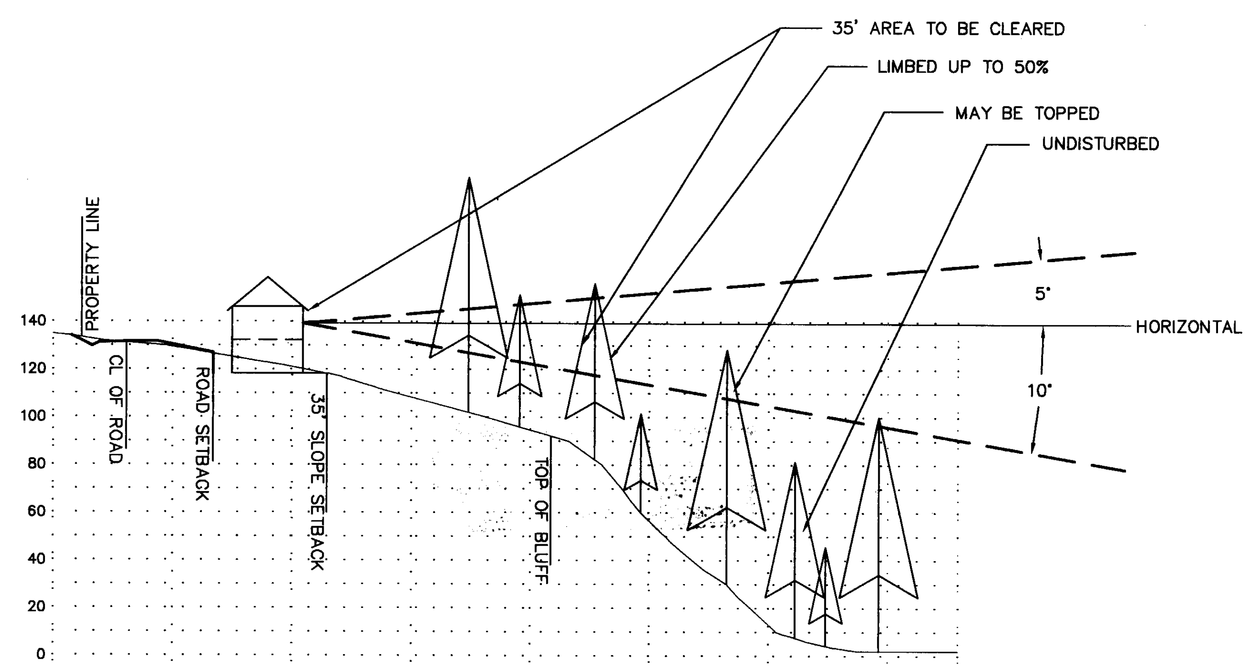
DETAIL B
SCALE: 1" = 20'



DETAIL C
SCALE: 1" = 20'

NOTE:

1. TREE REMOVAL, TOPPING AND LIMBING WITHIN THE OPEN SPACE OF SANDY SHORES IS PROPOSED AS FOLLOWS:
AN IMAGINARY VIEW CONE IS DEFINED AS THE AREA CREATED BY LINED FIVE (5) DEGREES ABOVE AND TEN (10) DEGREES BELOW A HORIZONTAL LINE PROJECTED FROM ANY VIEW LOT IN SANDY SHORES. THEREFORE, THE TOTAL VIEW CONE PROPOSED FOR AN AVERAGE VIEW LOT IS DEFINED BY A FIFTEEN (15) DEGREE ANGLE. TREES WITHIN A 35 FOOT AREA TO TOP OF BLUFF MAY BE REMOVED. THE REMAINING TREES MAY BE TOPPED OR LIMBED IF WITHIN THE FIFTEEN (15) DEGREE CONE AS NOTED. FOR THE PURPOSE OF THE TREE TRIMMING AND LIMBING RESTRICTION, THE ORIGINAL OWNER OF THE HOME WILL IDENTIFY THE VIEW FLOOR FROM WHICH THE VIEW CONE WILL ORIGINATE. THE VERTEX WILL BE DEFINED AS THE POINT 5 FEET ABOVE THE FLOOR IDENTIFIED. THE ARCHITECTURAL REVIEW COMMITTEE WILL DETERMINE THE OVERALL ACCEPTABILITY OF THE VIEW CONE VERTEX IDENTIFIED. THE VERTEX SELECTED WILL BE ASSIGNED FOR THE LIFE OF THE HOME.



DETAIL D
SCALE: 1" = 60'

DANIEL B. CLARK
STATE OF WASHINGTON
12904
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 4/2/09
8-27-07

SHEET 3 OF 3

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