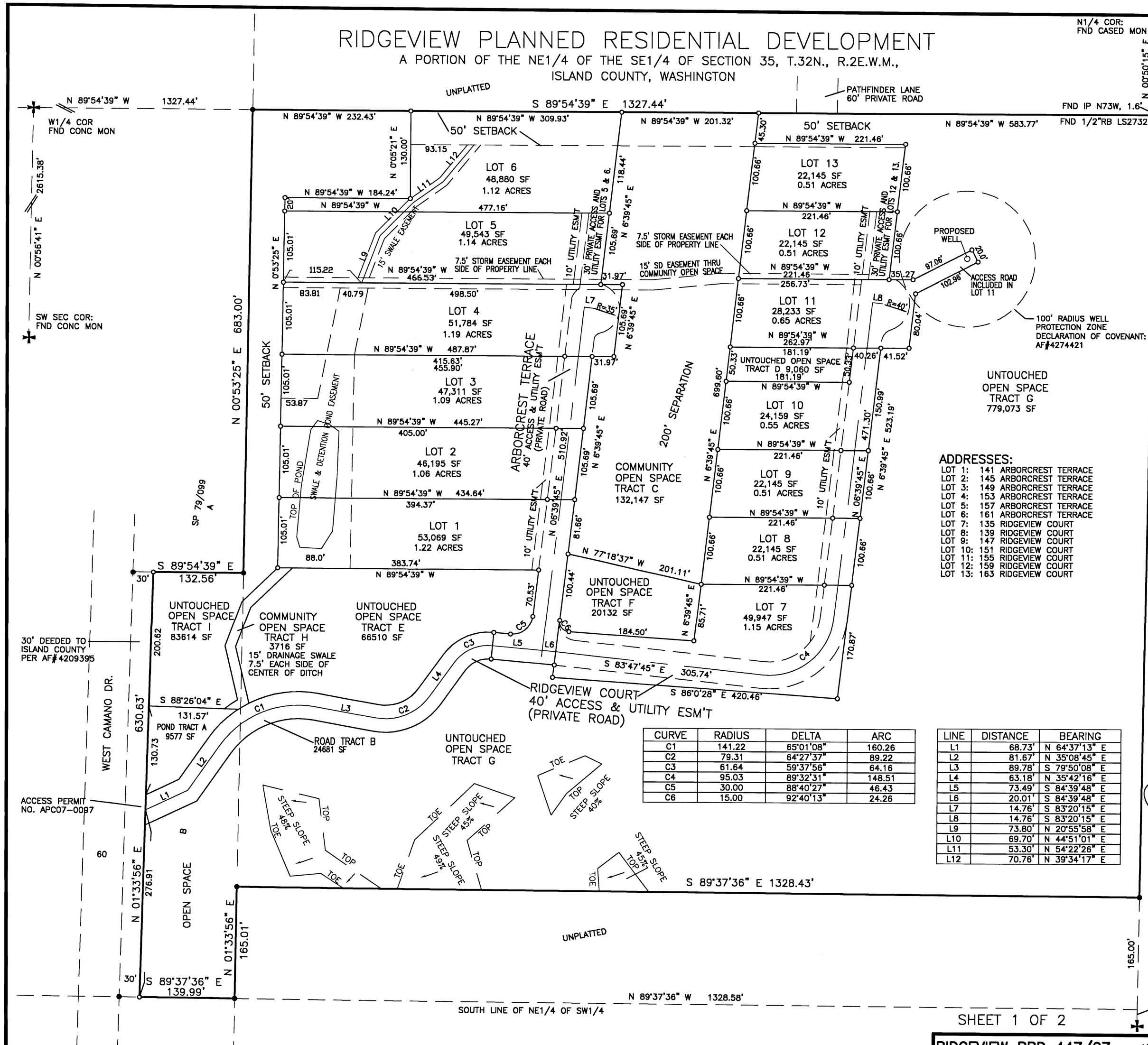
RIDGEVIEW PLANNED RESIDENTIAL DEVELOPMENT

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 35, T.32N., R.2E.W.M.,
ISLAND COUNTY, WASHINGTON

PLANNED RESIDENTIAL DEVELOPMENT
NO. PRD 447/07.R23235-205-1980,
R23235-161-1250



NOTES

- DENOTES 1/2" REBAR MARKED "DUNSMORE LS 24216" SET THIS SURVEY
- DENOTES FOUND RB&CAP LS19631 EXCEPT AS NOTED
- DENOTES FOUND MONUMENT

BASIS OF BEARINGS: S89°54'39"E ALONG E-W CENTERLINE OF SECTION PER ROS VOL. 14, PG. 63.

EQUIPMENT USED: TOPCON GTS 603

METHOD OF SURVEY: FIELD TRAVERSE

FOR ADDITIONAL SECTION INFORMATION SEE ROS VOL. 14, PG. 63.

ADDRESSES:

LOT 1: 141 ARBORCREST TERRACE
LOT 2: 145 ARBORCREST TERRACE
LOT 3: 149 ARBORCREST TERRACE
LOT 4: 153 ARBORCREST TERRACE
LOT 5: 157 ARBORCREST TERRACE
LOT 6: 161 ARBORCREST TERRACE
LOT 7: 135 RIDGEVIEW COURT
LOT 8: 139 RIDGEVIEW COURT
LOT 9: 147 RIDGEVIEW COURT
LOT 10: 151 RIDGEVIEW COURT
LOT 11: 155 RIDGEVIEW COURT
LOT 12: 159 RIDGEVIEW COURT
LOT 13: 163 RIDGEVIEW COURT

CURVE	RADIUS	DELTA	ARC
C1	141.22	65°01'08"	160.26
C2	79.31	64°27'37"	89.22
C3	61.64	59°37'56"	64.16
C4	95.03	89°32'31"	148.51
C5	30.00	88°40'27"	46.43
C6	15.00	92°40'13"	24.26

LINE	DISTANCE	BEARING
L1	68.73'	N 64°37'13" E
L2	81.67'	N 35°08'45" E
L3	89.78'	S 79°50'08" E
L4	63.18'	N 35°42'16" E
L5	73.49'	S 84°39'48" E
L6	20.01'	S 84°39'48" E
L7	14.76'	S 83°20'15" E
L8	14.76'	S 83°20'15" E
L9	73.80'	N 20°55'58" E
L10	69.70'	N 44°51'01" E
L11	53.30'	N 54°22'26" E
L12	70.76'	N 39°34'17" E

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 THE WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF SEPTEMBER 2009.

DONALD R. DUNSMORE
STATE OF WASHINGTON
24216
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 10/12/10

4/16/10

DONALD R. DUNSMORE, P.L.S.
CERTIFICATE NO. 24216

SHEET 1 OF 2

06/17/2010 11:24:45 AM 4275694
Recording Fee $133.00 Page 1 of 2
Planned Residential Development
Island County Washington

NOTE:

CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGEMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESS OR IMPLIED; NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS AND ORDINANCES.

RIDGEVIEW PRD 447/07 FOR: HOLBECK CONSTRUCTION & DESIGN, INC.
A PORTION OF THE NE1/4 OF THE SW1/4 OF
SECTION 35, TOWNSHIP 32 NORTH, RANGE 2 EAST, W.M.
ISLAND COUNTY, WASHINGTON

DUNSMORE AND ASSOCIATES
P.O. Box 1403 COUPEVILLE, WA. 98239 (360) 678-3459

DWG.	1580HOLBECK1
DWN. BY	DRD
FB:	4/4
DATE	4/10
SCALE:	1"=100'
JOB NO.	1580

RIDGEVIEW PLANNED RESIDENTIAL DEVELOPMENT

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 35, T.32N., R.2E.W.M.,
ISLAND COUNTY, WASHINGTON

PLANNED RESIDENTIAL DEVELOPMENT
NO. PRD 447/07.R23235-205-1980,
R23235-161-1250

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY CERTIFY THAT THIS PLANNED RESIDENTIAL DEVELOPMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

HOLBECK CONSTRUCTION & DESIGN, INC. — WHIDBEY ISLAND BANK

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss
COUNTY OF ISLAND)

THIS IS TO CERTIFY THAT ON THIS 2ND DAY OF JUNE, 2010, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JEFFREY J. HOLBECK TO ME KNOWN TO BE THE PRESIDENT OF HOLBECK CONSTRUCTION & DESIGN, INC., A WASHINGTON CORPORTION DESCRIBED IN AND WHO EXECUTED THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN, AND STATED ON OATH THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

DONALD R. DUNSMORE
(NOTARY NAME TO BE PRINTED)
RESIDING AT COUPEVILLE
MY COMMISSION EXPIRES 1/1/2012

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss
COUNTY OF ISLAND)

THIS IS TO CERTIFY THAT ON THIS 2ND DAY OF JUNE, 2010, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JANICE E. VAUGHAN TO ME KNOWN TO BE THE VP Branch Manager OF WHIDBEY ISLAND BANK, DESCRIBED IN AND WHO EXECUTED THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN, AND STATED ON OATH THAT SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

DONALD R. DUNSMORE
(NOTARY NAME TO BE PRINTED)
RESIDING AT COUPEVILLE
MY COMMISSION EXPIRES 1/1/2012

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 THE WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF SEPTEMBER 2009.

DONALD R. DUNSMORE, P.L.S.
CERTIFICATE NO. 24216

4/16/10

DECLARATION:

APPLICANT AND APPLICANT'S HEIRS, LEGAL REPRESENTATIVES, ASSIGNS, AND LESSEES, HEREBY ACKNOWLEDGE AND AGREE TO ACCEPT BY THE PLACEMENT OF THIS NOTICE, AND THE ACCEPTANCE AND RECORDING OF THIS INSTRUMENT, THAT 1) THE PROPERTY HEREIN DESCRIBED IS SITUATED WITHIN FIVE HUNDRED (500) FEET OF AGRICULTURAL, FOREST LAND, OR A SURFACE MINING OPERATION, OR LANDS DESIGNATED MINERAL LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE; 2) A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR ON THESE LANDS THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION, AND THEREFORE THE PROPERTY 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; 3) FOR MINERAL LANDS THESE ACTIVITIES MAY INCLUDE MINING, EXTRACTION, SCREENING, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS; AND 4) THESE PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE UNLESS THE ACTIVITY HAS A SUBSTANTIAL ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY. BY THE RECORDING OF THIS NOTICE, THE COUNTY DOES NOT INTEND TO AFFECT OR IMPAIR ANY RIGHT TO SUE FOR DAMAGES UNDER NEW RCW 7.48.305.

LEGAL DESCRIPTION:

PARCEL A:
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 32 NORTH, RANGE 2 E.W.M.; EXCEPT THE SOUTH 165 FEET THEREOF; ALSO EXCEPT THE WEST 30 FEET THEREOF; TOGETHER WITH VACATED ROAD BY FINAL ORDER OF VACATION RECORDED AS AUDITOR'S FILE NO. 4209395, A RE-RECORDING OF AUDITOR'S FILE NO. 4202791, DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 32 NORTH, RANGE 2 E.W.M.; EXCEPT THE SOUTH 165 FEET THEREOF;

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

PARCEL B;
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 32 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF THE BOUNDARY OF THE COUNTY ROAD IN ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 89°24'07"EAST A DISTANCE OF 1,328.43 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 0°11'15" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 683.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°11'15" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 630.53 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89°41'04" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 169.99 FEET; THENCE NORTH 0°52'42" EAST ALONG THE EASTERLY MARGIN OF COUNTY ROAD A DISTANCE OF 629.84 FEET; THENCE NORTH 89°24'07" EAST A DISTANCE OF 162.41 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE WEST 30 FEET OF THE ABOVE DESCRIBED PARCEL AS DEEDED TO ISLAND COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED AS AUDITOR'S FILE NO. 4202791.
(BEING ALSO KNOWN AS A PORTION OF TRACT B OF ISLAND COUNTY SHORT PLAT NO. 79/099.4.35/32/2 APPROVED SEPTEMBER 6, 1979, RECORDED SEPTEMBER 13, 1979 UNDER AUDITOR'S FILE NO. 359016, RECORDS OF ISLAND COUNTY, WASHINGTON).

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

RESTRICTIONS:

DIRECT VEHICULAR ACCESS FROM ALL THIRTEEN OF THE SITE'S LOTS IS RESTRICTED TO THE TWO ROAD EXTENTION CUL-DE-SACS, AND FROM THEIR ACCESS POINT LOCATIONS ONTO THE MAIN PRIVATE ACCESS ROAD/ACCESS & UTILITY EASEMENT, RIDGEVIEW PLACE AND ITS SINGLE, APPROVED ACCESS POINT LOCATION ONTO WEST CAMANO DRIVE 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 ISLAND COUNTY PUBLIC WORKS DEPARTMENT.

THE PRD HEREIN SHOWN SHALL BE LIMITED TO THE NUMBER OF LOTS PROPOSED; NO FURTHER SUBDIVISION WITHIN THE PRD SHALL BE ALLOWED.

THE OPEN SPACE IS TO BE LEFT IN ITS UNDISTRUBED NATURAL STATE, EXCEPT FOR THOSE PORTIONS DESIGNATED FOR THE COMMUNITY AREA AND THE REMOVAL OF DEAD OR DYING TREES THAT ARE AN IMMEDIATE THREAT TO FALL ON POWER LINES, A BUILDING OR OTHER IMPROVEMENTS. THE ONLY CLEARING ONSITE SHALL CONSIST OF THE CLEARING OF THE INTERIOR LOTS, THE LAND DESIGNATED AS THE ROAD TRACT, AND THE LAND WITHIN THE DESIGNATED COMMUNITY AREA.

ANY FUTURE TRAILS CONSTRUCTED WITHIN THE DESIGNATED OPEN SPACE AREAS ARE RESTRICTED TO PEDESTRIAN USE ONLY; NO MOTORIZED VEHICLES ALLOWED, EXCEPT FOR MAINTENANCE PURPOSES ONLY. MAXIMUM WIDTH OF TRAILS SHALL BE 5 FEET.

DURING ALL INSTALLATION, MAINTENANCE, OR REPAIR OF DRAINAGE FACILITIES IN THE OPEN SPACE, THE ONLY CLEARING, CUTTING, OR REMOVAL OF VEGETATION SHALL BE WITHIN THE AREA WHICH IS THE MINIMUM NEEDED. ALL OTHER VEGETATION MUST REMAIN AND MEET THE OPEN SPACE RESTRICTIONS AS NOTED HEREIN. NO CLEARING, CUTTING, OR REMOVAL OF VEGETATION OUTSIDE THE DRAINAGE AREA SHALL BE ALLOWED.

MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: THE INTERIOR LOTS 1 THROUGH 13 SHALL HAVE A MINIMUM BUILDING SETBACK OF TWENTY (20) FEET FROM THE LOCAL ACCESS ROAD EASEMENT THAT SERVES THOSE LOTS AND A MINIMUM BUILDING SETBACK OF FIVE (5) FEET FROM EACH INTERIOR LOT BOUNDARY. NO VARIANCES SHALL BE GRANTED TO PLACE STRUCTURES WITHIN THESE SETBACKS.

PRIOR TO ISSUANCE OF A BUILDING PERMITS FOR LOT 10 AND LOT 11, A SIGHT-OBSCURING BUFFER SHALL BE INSTALLED IN THE 50-FOOT SEPARATION BETWEEN SAID LOTS. THE EXISTING NATIVE VEGETATION SHALL REMAIN, AND ANY AUGMENTATION OF THE EXISTING VEGETATION SHALL BE WITH NATIVE VEGETATION.

NOTES:

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.

PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:
1. A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY PUBLIC HEALTH.
2. A PERMIT FOR A SEWAGE DISPOSAL SYSTEM MUST BE ISSUED BY THE ISLAND COUNTY PUBLIC HEALTH.

ADDRESSES ASSIGNED PURSUANT TO RCW 58.17.280 ARE APPROXIMATE. BEFORE, OR AT THE TIME OF BUILDING PERMIT APPLICATION SUBMITTAL, AN APPLICATION FOR ADDRESS SHALL BE APPLIED FOR WITH A PLOT PLAN SHOWING THE LOCATION OF THE DRIVEWAY. ONLY THEN WILL A DETERMINATION BE MADE IF THE ADDRESSES ASSIGNED TO MEET THE REQUIREMENTS OF RCW 58.17.280 ARE ACCURATE OR IF THEY NEED TO BE CHANGED.

AN EMERGENCY VEHICLE TURNAROUND WILL BE REQUIRED FOR ANY INDIVIDUAL OR COMMOM APPROACH DRIVEWAY, OR COMBINATION THEREOF, THAT EQUAL RO EXCEEDS 150 FEET IN LENGTH, AND SAID EMERGENCY VEHICLE TURNAROUND MUST BE A CONSTRUCTED CUL-DE-SAC WITH A RADIUS OF THIRTY (30) FEET OR AN EQUIVALENT TURNAROUND AREA. THIS SPECIFICALLY AFFECTS LOTS 5 AND 6 AND 12 AND 13.

LOT 11 IS SUBJECT TO DECLARATION OF COVENANT RECORDED UNDER AUDITOR'S FILE NO. 4274421, RECORDS OF ISLAND COUNTY, WASHINGTON.

UTILITY EASEMENT

A 10.00 FOOT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THIS PRD AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT OF ALL LOTS ADJACENT TO THE PRIVATE ROADS THEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENACES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION. TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIIONS AS ESTABLISHED BY CHAPTER 16.06 OF ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 6TH DAY OF JUNE, 2010.

ROBERT H. PEDERSON
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 6 DAY OF JUNE, 2010.

6/4/2010
W.E.OAKES, ISLAND COUNTY ENGINEER

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, 2010.

ISLAND COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF June 2010, AT 11:24 AM, UNDER AUDITOR'S FILE NO. 4275694 RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY PLANNING DIRECTOR.

06/17/2010 11:24:45 AM 4275694
Recording Fee $133.00 Page 2 of 2
Planned Residential Development
Island County Washington

ISLAND COUNTY AUDITOR

BOARD OF COUNTY COMMISSIONER'S APROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIIONS AS ESTABLISHED BY CHAPTER 16.06 OF ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 14 DAY OF JUNE, 2010.

JOHN DEAN, ~~CHAIRMAN~~ MEMBER

ANGIE HOMOLA, MEMBER

HELEN PRICE JOHNSON, ~~MEMBER~~ CHAIR

ELAINE MARLOW, CLERK OF THE BOARD

CERTIFICATE OF TITLE

RECORDED JUNE 17, 2010,
UNDER AUDITOR'S FILE NO. 4275693
RECORDS OF ISLAND COUNTY, WASHINGTON.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THE LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED MAY 25, 2010, UNDER AUDITOR'S FILE NO. 4274421.

SHEET 2 OF 2

RIDGEVIEW PRD 447/07 FOR: HOLBECK CONSTRUCTION & DESIGN, INC. A PORTION OF THE NE1/4 OF THE SW1/4 OF SECTION 35, TOWNSHIP 32 NORTH, RANGE 2 EAST, W.M. ISLAND COUNTY, WASHINGTON	DWG. 1580HOLBECK2 DWN. BY DRD DATE 4/10
DUNSMORE AND ASSOCIATES P.O. Box 1403 COUPEVILLE, WA. 98239 (360) 678-3459	JOB NO. 1580