

CAMANO HILLS P.R.D. 001/90 DIVISION NO. ONE

A PORTION OF SECTION 1, T. 31 N., R. 2 E., W.M. AND
A PORTION OF SECTION 6, T. 31 N., R. 3 E. OF THE W.M.
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A
THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 2 EAST OF THE W.M.

PARCEL B
THE SOUTH 613.15 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 31 NORTH, RANGE 3 EAST W.M. LYING WEST OF CAMANO HILL ROAD, AS MEASURED ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6.

TOGETHER WITH ALL THAT PORTION OF GOVERNMENT LOT 2 OF SAID SECTION NO 6 LYING NORTHWESTERLY OF SAID CAMANO HILL ROAD.

THE ABOVE LEGAL REPRESENTS LOT C AS SHOWN ON THAT RECORD OF SURVEY MAP FILED IN BOOK 4 OF SURVEYS AT PAGE 129, RECORDS OF ISLAND COUNTY, WASHINGTON.

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 COMMUNITY OPEN SPACE AND AREAS IDENTIFIED HEREIN AS TRACTS A, B, C, D, E, F, AND G, 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 ROADS KNOWN AS GLACIER PEAK DRIVE, BLUE MOUNTAIN ROAD, JIM CREEK ROAD, WHITEHORSE COURT, AND JACK'S PASS COURT 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. _____ RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 30th DAY OF December, 1991.

Jeffrey J. Hallbeck _____
NAME NAME
Paul H. Holbeck _____
NAME NAME
Edward S. _____
NAME NAME
President, Skagit State Bank _____
NAME NAME
Ole C. Eide _____
NAME NAME
Personal Representative _____
Estate of Ingeborg Eide _____
NAME NAME

NAME NAME

RESERVATION

TRACTS A, D, E, AND F, IDENTIFIED HEREON AS COMMUNITY OPEN SPACE ARE EACH RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE AND LEFT IN UNDISTURBED NATURAL STATE OR MAINTAINED AND USED, AS SHOWN HEREON, AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS, AND IS FOR PASSIVE RECREATION ONLY. TRACT B IDENTIFIED HEREON AS RECREATIONAL AREA IS RESERVED AND PERMANENTLY COMMITTED AS A RECREATIONAL AREA AND MAINTAINED AND USED, AS SHOWN HEREON, AND IS FOR PASSIVE AND NON-PASSIVE RECREATION ONLY. TRACT G IDENTIFIED HEREON AS A WELL SITE IS RESERVED TO SUPPLYING WATER AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS.

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 DEC, 1991.

Donald R. Dunsmore P.L.S.
WASHINGTON CERTIFICATE NO. 24216

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, 1991. 3.8. PARCEL NOS. R33106-294-0160, R23101-330-2000, R23101-461-1990, R23101-330-4610, R23101-330-3290, R23101-461-4580, R23101-461-3270.

Sandra E. Rosen
ISLAND COUNTY TREASURER Bernice E. Bainbridge
2/25/92

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, NORTHLAND CABLE, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, CAMANO HILLS WATER COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PUBLIC AND/OR PRIVATE ROADS AND UTILITY EASEMENTS AS SHOWN HEREON 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 24th DAY OF April, 1992.

Jerry Kwanack
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 13th DAY OF April, 1992.

Robert H.
CHAIRMAN COMMISSIONER COMMISSIONER

NOTES AND RESTRICTIONS:

LOTS 37 THROUGH 47 INCLUSIVE ARE SUBJECT TO A 50-FOOT BUILDING SETBACK AS SHOWN HEREON AND LOTS 19 THROUGH 36 INCLUSIVE ARE SUBJECT TO A 100-FOOT BUILDING SETBACK AS SHOWN HEREON. LOTS 1, 36 AND 37 ARE SUBJECT TO A 25-FOOT BUILDING SETBACK FROM THE SOUTH BOUNDARY AS SHOWN HEREON. THESE SETBACKS ARE A REQUIREMENT OF ISLAND COUNTY AND SHALL BE ENFORCED BY ISLAND COUNTY.

LOTS 1 THROUGH 64 INCLUSIVE ARE SUBJECT TO A 40-FOOT BUILDING SETBACK AS SHOWN HEREON. LOTS 18 THROUGH 36 INCLUSIVE AND LOTS 47 THROUGH 59 INCLUSIVE ARE SUBJECT TO BUILDING HEIGHT RESTRICTIONS AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. _____. ISLAND COUNTY IS NOT RESPONSIBLE FOR ENFORCING RESTRICTIVE COVENANTS AND SHALL NOT ENFORCE THE 40-FOOT SETBACK.

DIRECT VEHICULAR ACCESS TO CAMANO HILL ROAD IS RESTRICTED TO THE EASEMENTS (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.

A PORTION OF THE PROPERTY IS ENCLUMBERED BY STEEP SLOPES $\geq 15\%$ BY DEFINITION, AND WETLANDS. NO GRADING (CLEARING, EXCAVATION, FILLING) IS PERMITTED WITHIN 100 FEET OF SAID AREAS UNTIL SUCH TIME AS AN APPROVED GRADING PERMIT, OR WAIVER THEREFROM IS OBTAINED FROM ISLAND COUNTY ENGINEERING DEPARTMENT --- UNLESS SAID GRADING HAS BEEN APPROVED AS PART OF THE PRD PROCESS.

ACCESS TO CARP LAKE ROAD/COTTONWOOD DRIVE IS RESTRICTED TO EMERGENCY ACCESS ONLY.

THIS PLANNED RESIDENTIAL DEVELOPMENT MAY BE SUBJECT TO NOISE, DUST, SMOKE, AND ODDORS 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.

UTILIZATION OF WATER-CONSERVING PLUMBING FIXTURES AND WATER METERS IS REQUIRED.

RESTRICTIONS ON THE USE OF WATER FOR LANDSCAPE IRRIGATION PURPOSES ARE RECORDED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 92006446.

CERTIFICATE OF TITLE

RECORDED April 13, 1992, IN VOLUME _____ PAGE _____ UNDER AUDITOR'S FILE NO. 92006444, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILE FOR RECORD AT THE REQUEST OF HOLBECK LIMITED PARTNERSHIP THIS 13th DAY OF April, 1992, AT 11:00 A.M. IN VOLUME 1 OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGE 17 UNDER AUDITOR'S FILE NO. 92006445, RECORDS OF ISLAND COUNTY, WASHINGTON.

...
ISLAND COUNTY AUDITOR

ENGINEER'S APPROVAL

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.V. 58.17.160(1) AND CHAPTER 11.01, ICC THIS 13th DAY OF April, 1992.

Roy L. Allen
ISLAND COUNTY ENGINEER

ACKNOWLEDGMENT

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, HEREBY CERTIFY THAT ON THIS 30th DAY OF December, 1991, PERSONALLY APPEARED BEFORE ME, _____

Jeffrey J. Hallbeck
Paul H. Holbeck
Edward S.

WE 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.

Howard D. Jensen

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

ACKNOWLEDGMENT

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, HEREBY CERTIFY THAT ON THIS 30th DAY OF December, 1991, PERSONALLY APPEARED BEFORE ME, _____

J.E. Bishop

WE 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 _____

ACKNOWLEDGMENT

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Edward S. ...
...
...

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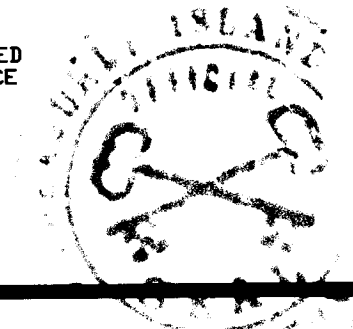
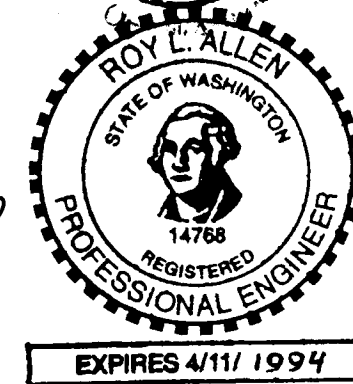
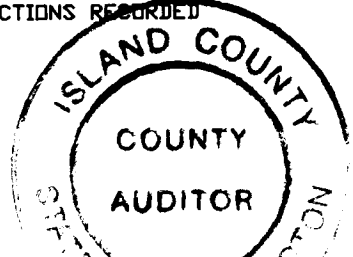
GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Edward S. ...

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

DEDICATION CONTINUED:

KNOWALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, HEREBY DECLARE AND DEDICATE TO THE HOMEOWNER'S ASSOCIATION, WHATEVER PROPERTY THERE IS SHOWN ON THE PRD AND THE USE THEREOF FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PRIVATE ROADS. ALSO, THE RIGHT OF THE HOMEOWNERS ASSOCIATION TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PRD 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 GRADED. 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 SAID ROADS.

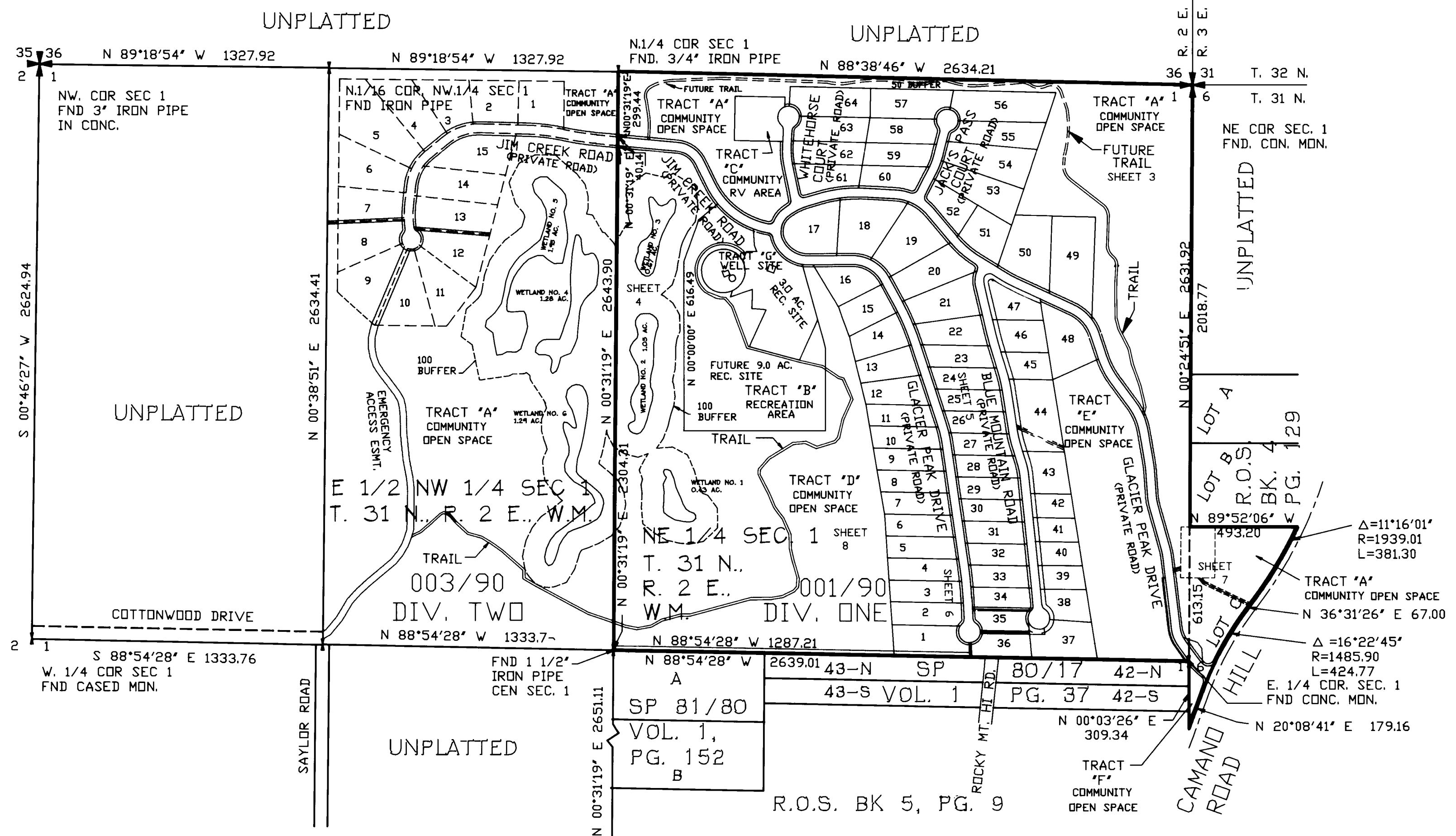
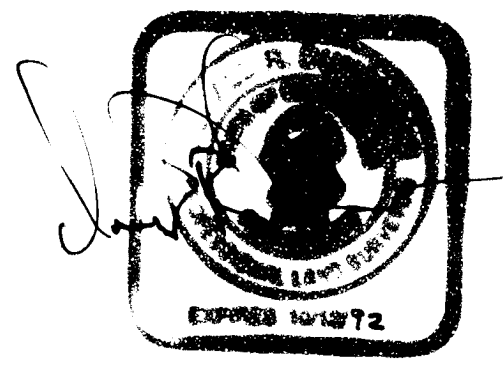


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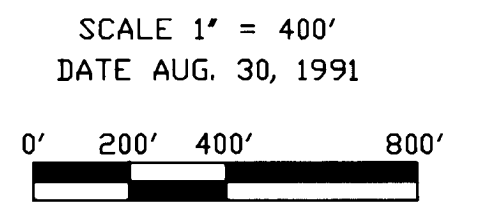
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CAMANO HILLS P.R.D. 001/90 DIVISION NO. ONE

A PORTION OF SECTION 1, T. 31 N., R. 2 E., W.M. AND
A PORTION OF SECTION 6, T. 31 N., R. 3 E. OF THE W.M.
ISLAND COUNTY, WASHINGTON



- NOTES:
1. HORIZONTAL DATUM: EAST-WEST CENTER-LINE AS SHOWN ON THE R.O.S. BOOK 5, AT PAGE 9, ISLAND COUNTY RECORDS.
 2. EQUIPMENT USED: ELECTRONIC TOTAL STATION.
 3. METHOD OF SURVEY: FIELD TRAVERSE MONUMENTS VISITED 1991.
 4. SET 3/8" REBAR AND CAP L.S. NO. 24216 AT ALL LOT CORNERS.



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CAMANO HILLS APRA No. 1

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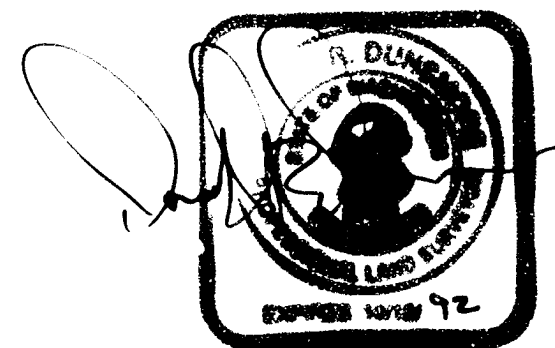
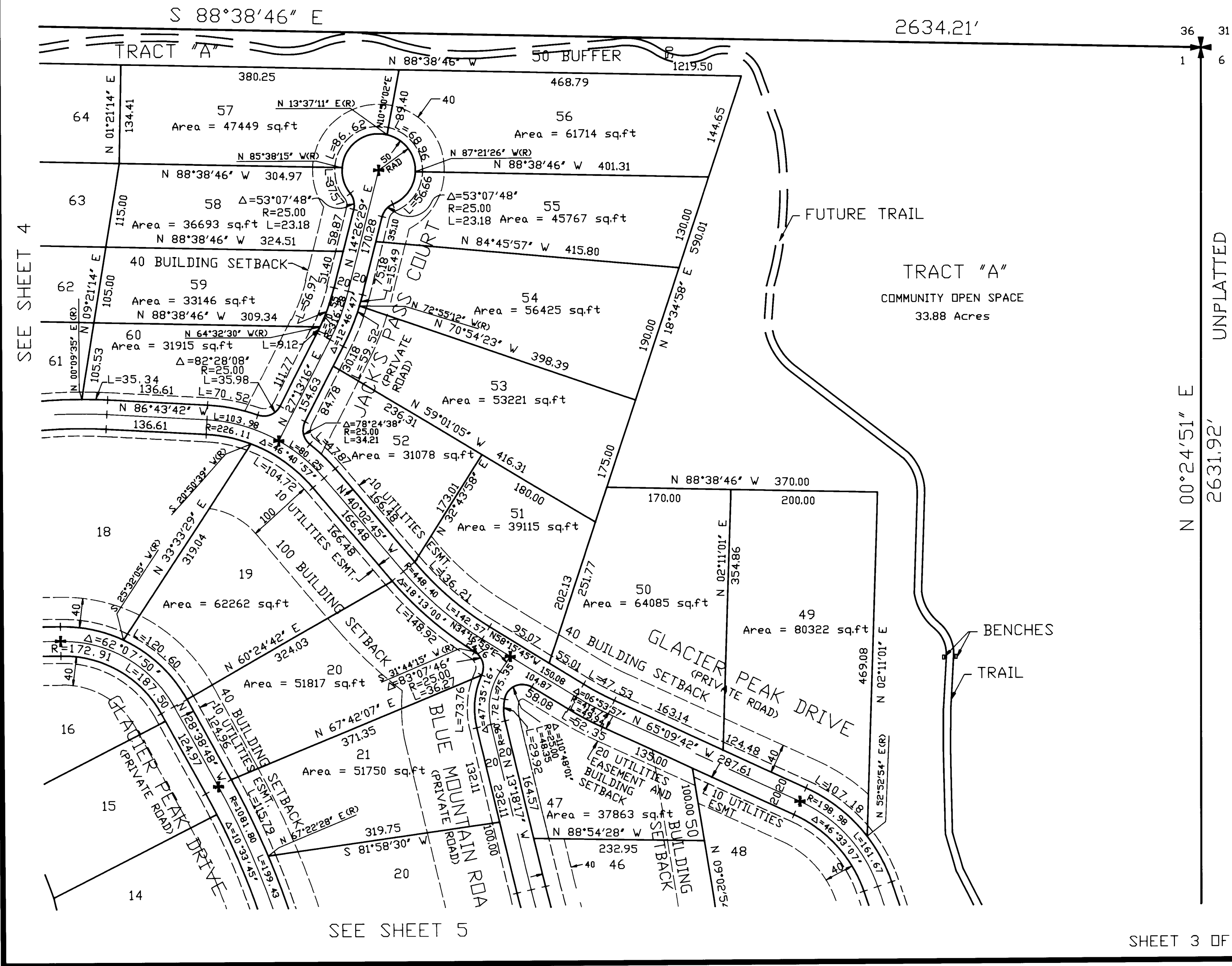
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CAMANO HILLS P.R.D. 001/90 DIVISION NO. ONE

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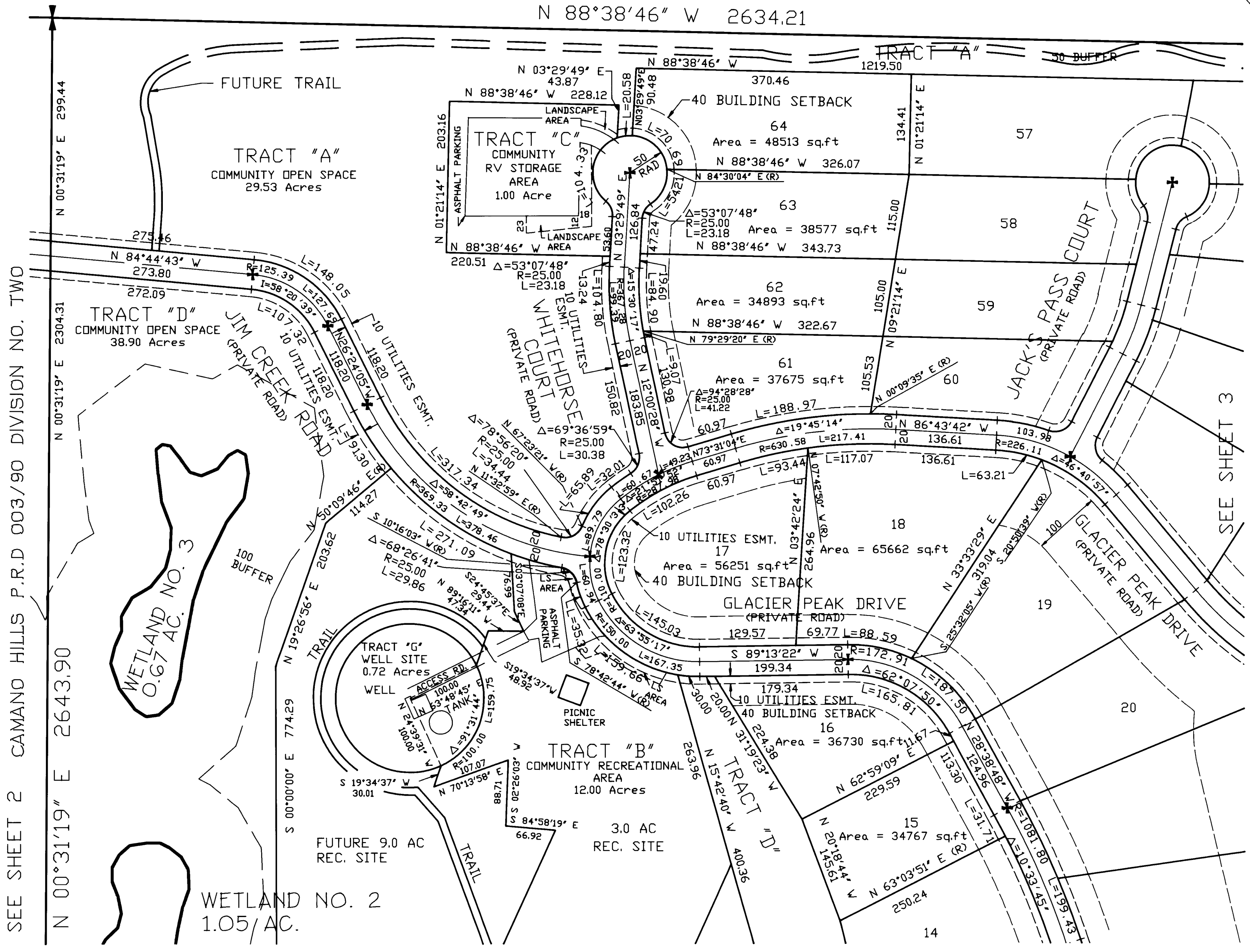
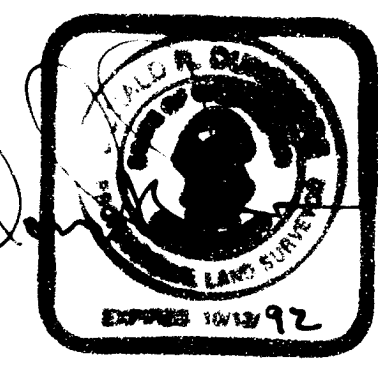


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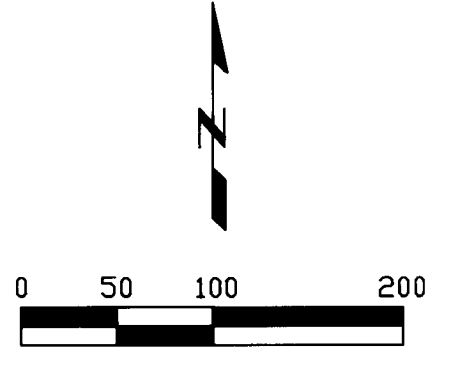
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LEGEND:

+ SET SURFACE MONUMENT.
LS LANDSCAPE



SEE SHEET 2 CAMANO HILLS P.R.D. 003/90 DIVISION NO. TWO

N 00°31'19" E 2643.90

SEE SHEET 8

SEE SHEET 5

SHEET 4 OF 8

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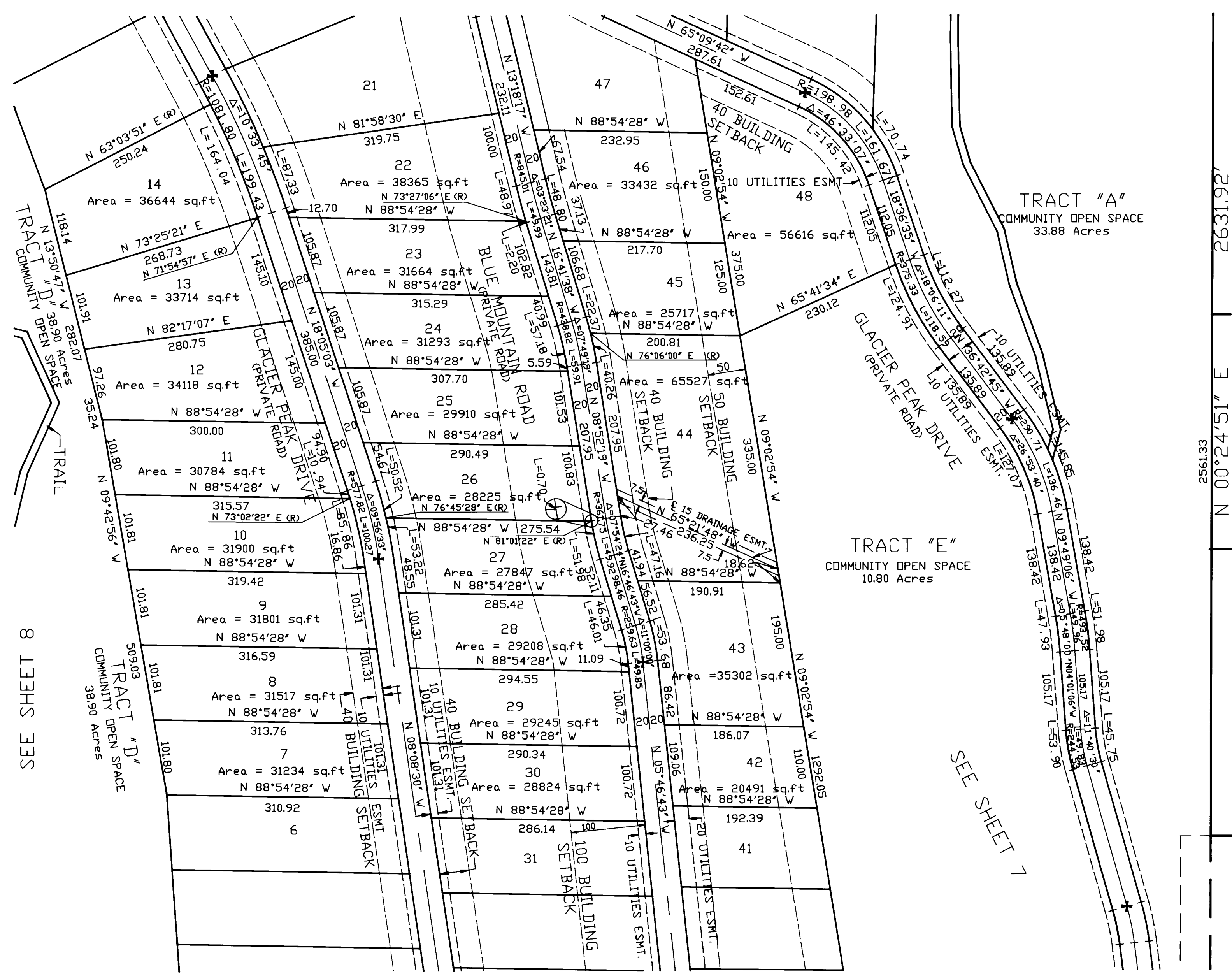
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A PORTION OF SECTION 1, T. 31 N., R. 2 E., W.M. AND A PORTION OF SECTION 6, T. 31 N., R. 3 E. OF THE W.M. ISLAND COUNTY, WASHINGTON

SEE SHEET 3

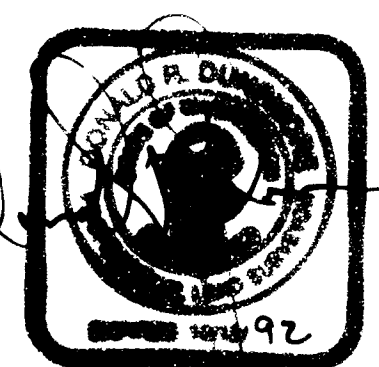


SEE SHEET 8

SEE SHEET 6

SEE SHEET 7

SHEET 5 OF 8



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LEGEND:

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- LS LANDSCAPE

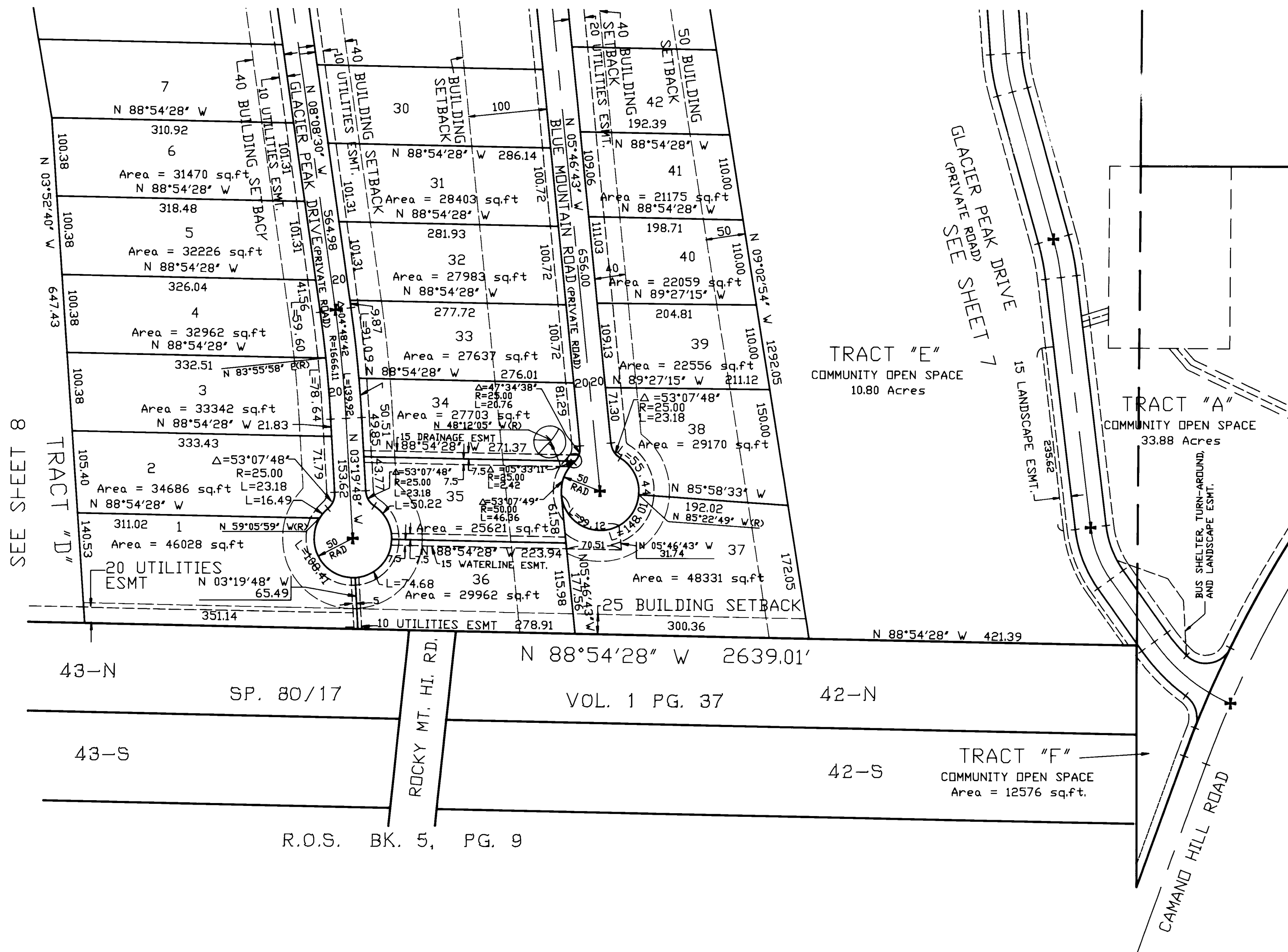
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 DIVISION NO. ONE
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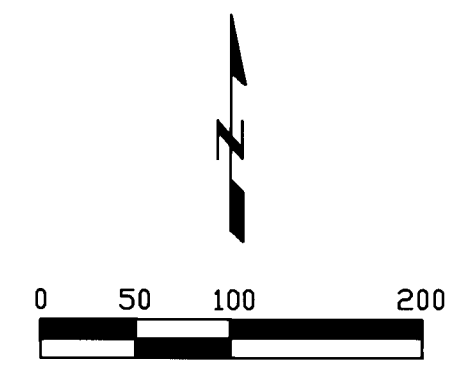
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SEE SHEET 5



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SHEET 6 OF 8

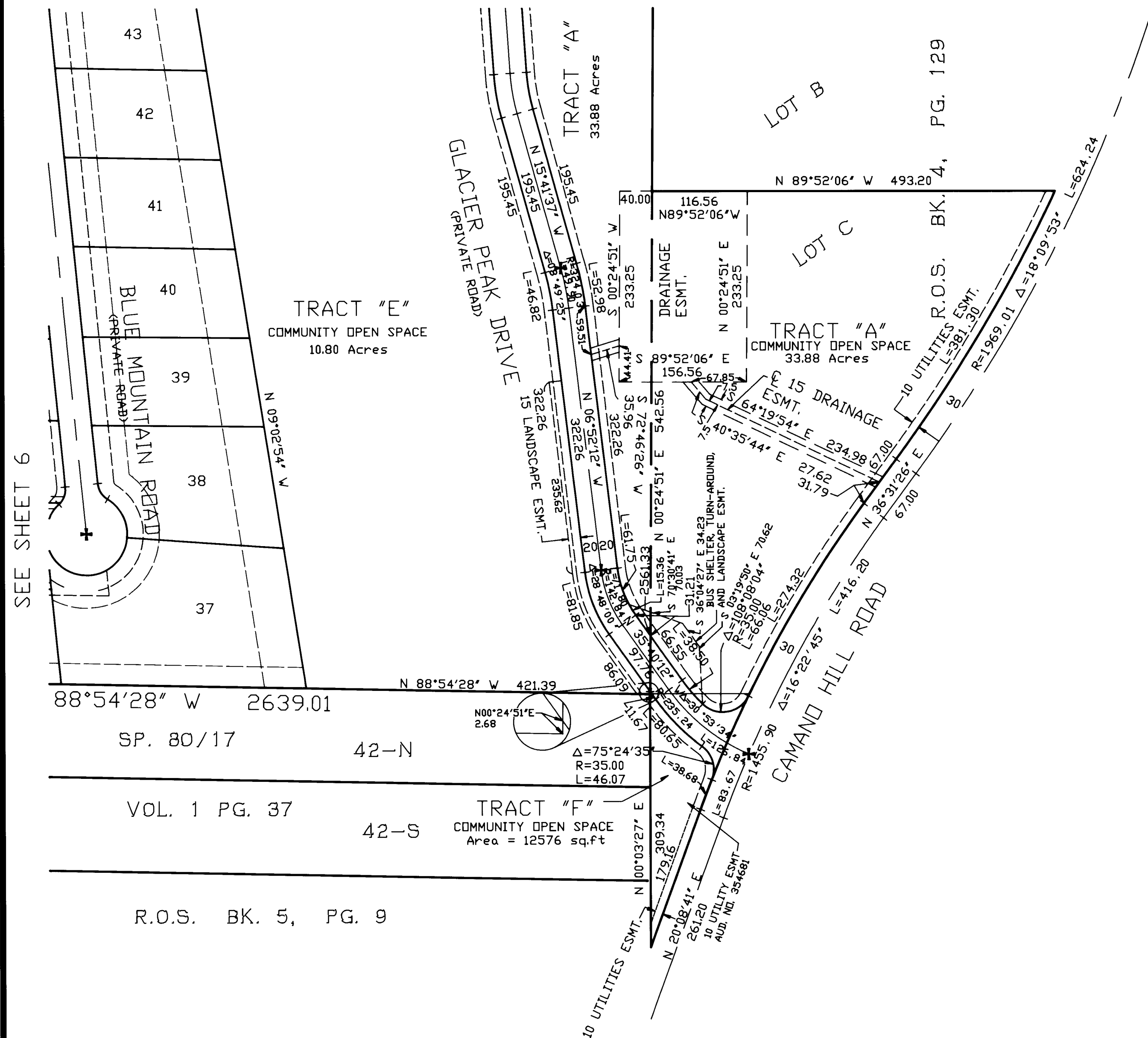
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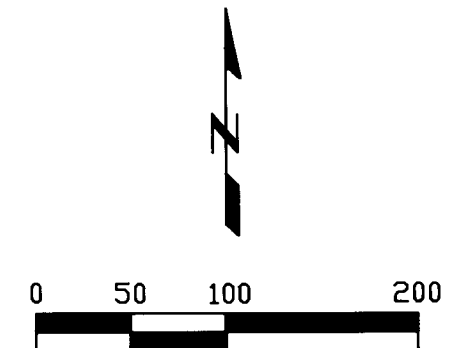
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 - LS LANDSCAPE



SEE SHEET 6

88°54'28" W 2639.01
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 R.O.S. BK. 5, PG. 9

SHEET 7 OF 8

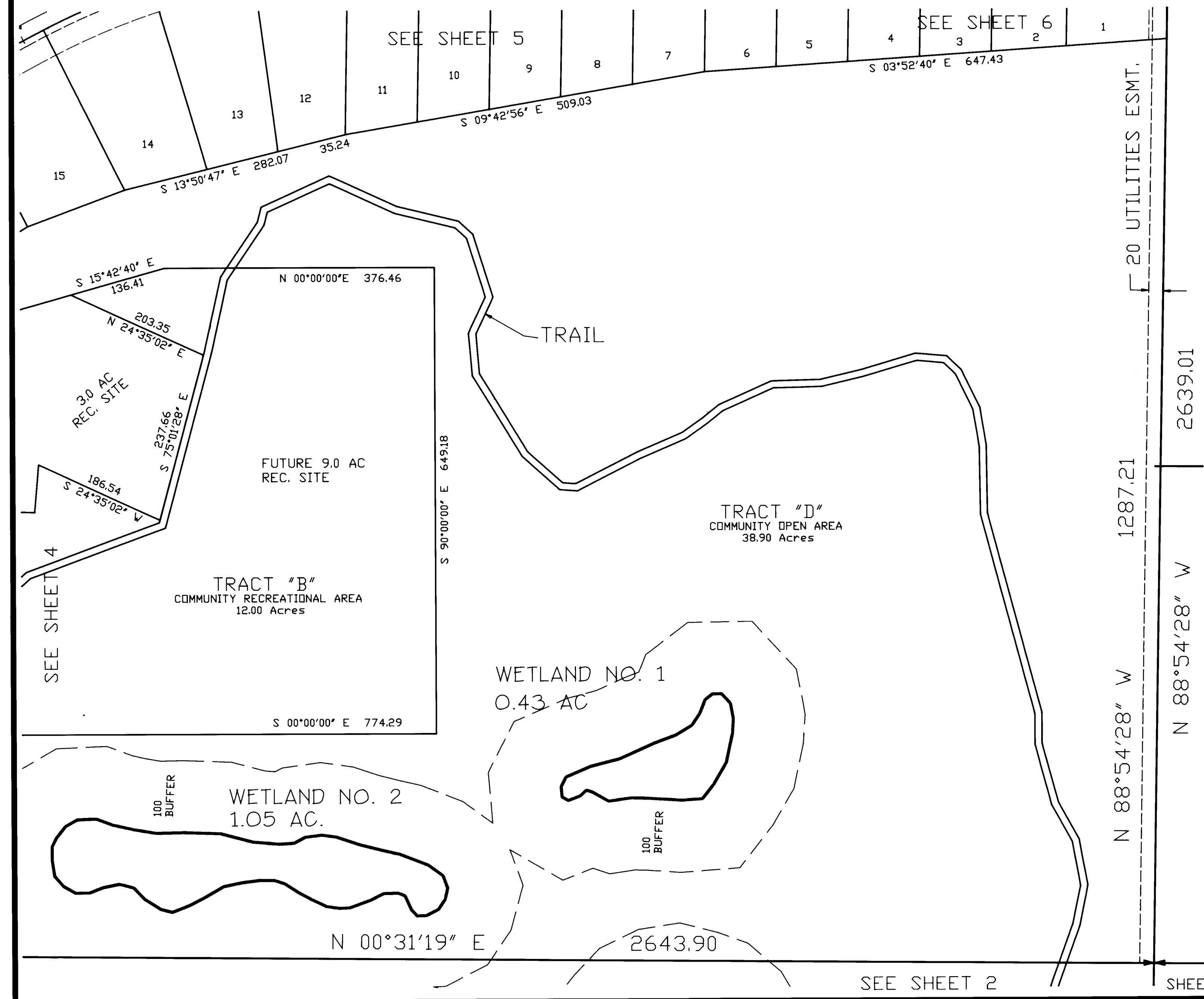
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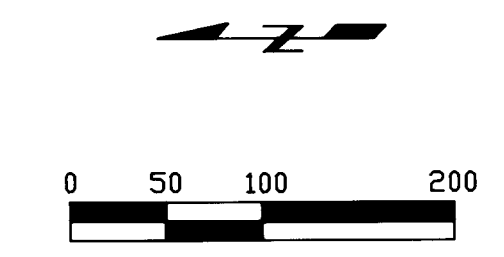
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