

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

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

LEGAL DESCRIPTION

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

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 30th DAY OF December 1991.

Sherry Kurosch
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 28th DAY OF December 1991.

Gordon H. Kozja *B. Caldwell* *M. Kelly*
CHAIRMAN COMMISSIONER COMMISSIONER

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 IDENTIFIED HEREON AS TRACT A 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 JIM CREEK ROAD 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. 93000722 RECORDS OF ISLAND COUNTY, WASHINGTON.

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

Jeffrey J. Hallock _____
NAME NAME
Laurel L. Holbeck _____
NAME NAME
J. Donsey Sr. _____
NAME NAME
J. B. Baker _____
NAME NAME
Oliver C. Eide _____
NAME NAME
Personal Representative _____
Estate of Ingeborg Eide _____
NAME NAME

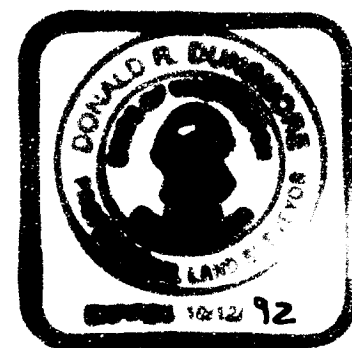
RESERVATION

TRACT A, IDENTIFIED HEREON AS COMMUNITY OPEN SPACE IS 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.

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

Bonnie E. Boan
Bonnie E. Boan
ISLAND COUNTY TREASURER
2/28/92

NOTES AND RESTRICTIONS:

LOTS 1 THROUGH 15 INCLUSIVE ARE SUBJECT TO A 40-FOOT BUILDING SETBACK AS SHOWN HEREON AND SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 93000722 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 ENCUMBERED BY STEEP SLOPES >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 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.

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. 93000722.

CERTIFICATE OF TITLE

RECORDED _____, 1991, IN VOLUME _____ PAGE _____ UNDER AUDITOR'S FILE NO. _____, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILE FOR RECORD AT THE REQUEST OF HOLBECK LIMITED PARTNERSHIP THIS 14th DAY OF March, 1992 AT 12:10 P.M. IN VOLUME _____ OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGE 3 2-35 UNDER AUDITOR'S FILE NO. 93000722, RECORDS OF ISLAND COUNTY, WASHINGTON.

Roy L. Allen
ISLAND COUNTY AUDITOR

ENGINEER'S APPROVAL

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.V. 58.17.160(1) AND CHAPTER 1101, ICC THIS 23rd DAY OF December 1991.

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. Hallock
Laurel L. Holbeck
J. Donsey Sr.

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.

William A. 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 Dec., 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.

Terri L. Elwell
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 30 DAY OF Dec, 1991, PERSONALLY APPEARED BEFORE ME, _____
Dist. E. Ipe Personal Representative of the Estate of Ingeborg Eide

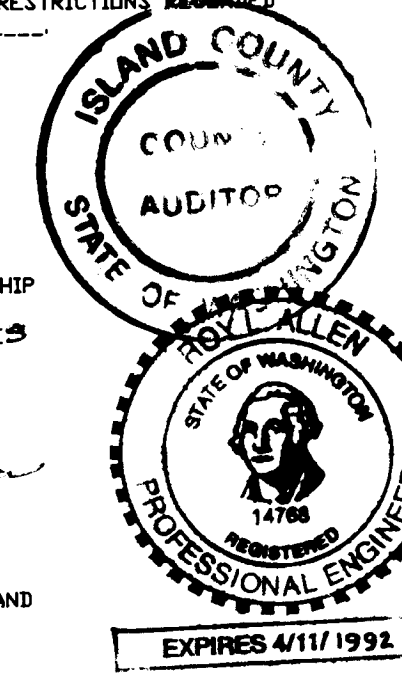
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Edward J. Jones
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

DEDICATION CONTINUED:

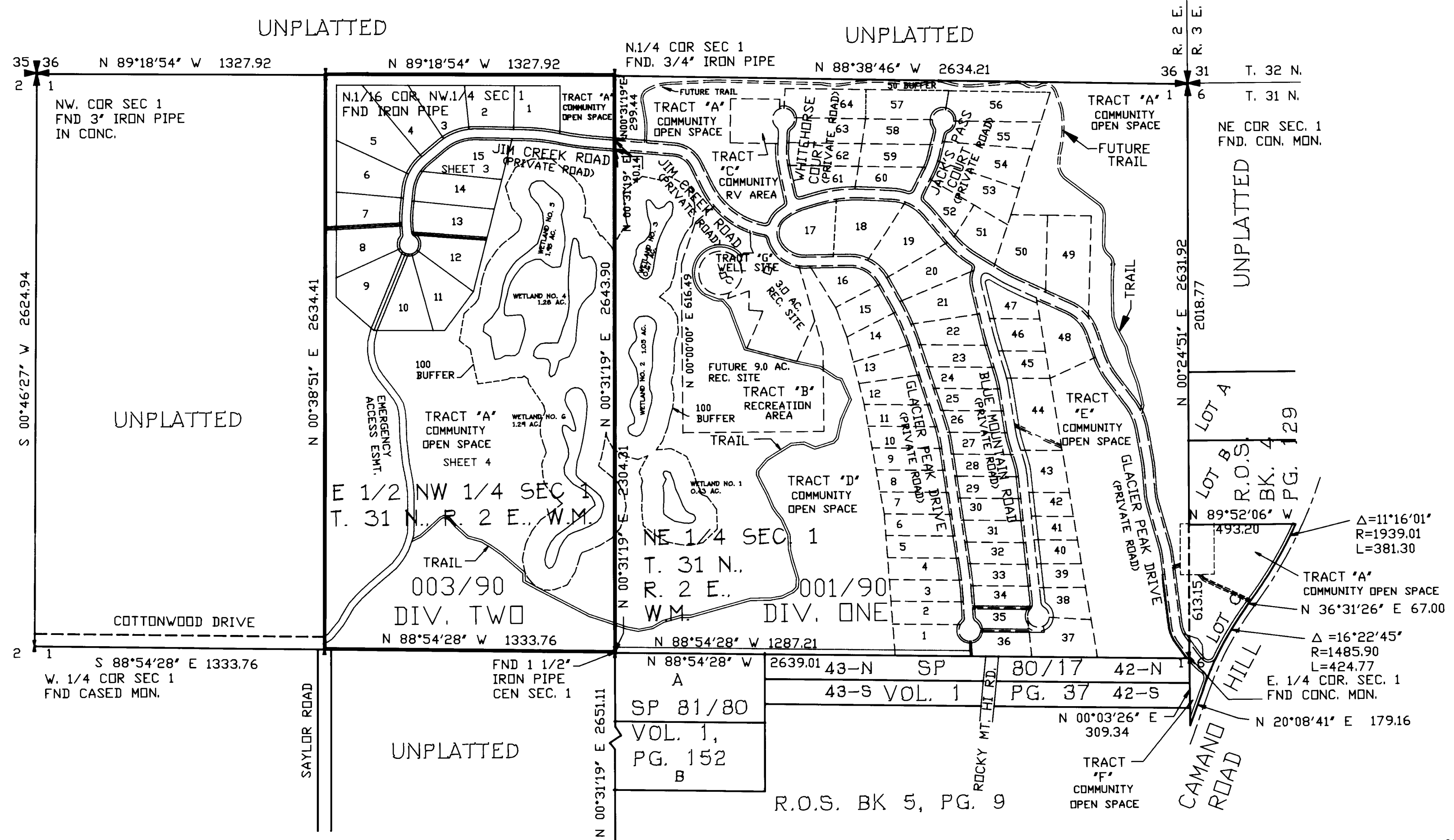
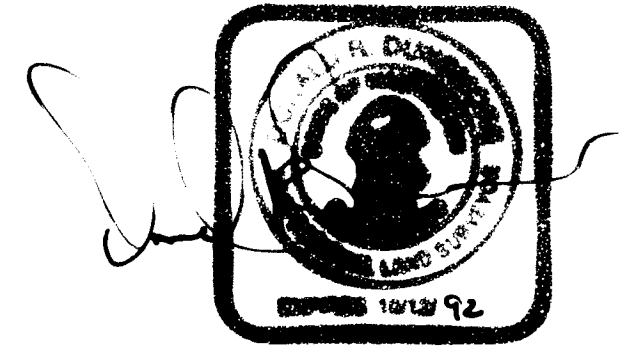
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY DECLARE AND DEDICATE TO THE HOMEOWNERS ASSOCIATION, WHATEVER PROPERTY THERE IS SHOWN ON THE PRD AND THE USE THEREOF FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PRIVATE ROADS. ALSO, THE RIGHT OF THE HOMEOWNERS ASSOCIATION TO 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.



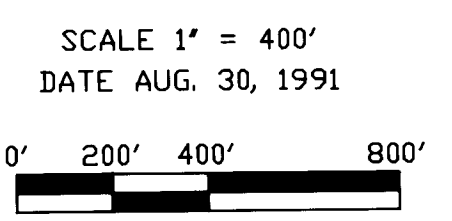
93000722 CAMANO HILLS PRD NO 2 1064

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

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ISLAND COUNTY, WASHINGTON



- NOTES:
1. HORIZONTAL DATUM: EAST-WEST CENTER-LINE AS SHOWN ON THE R.D.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.



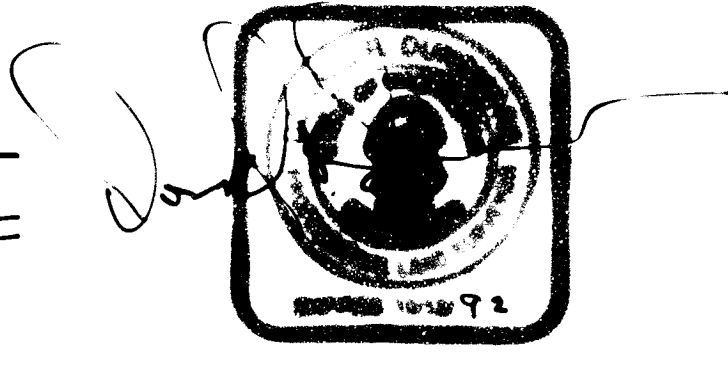
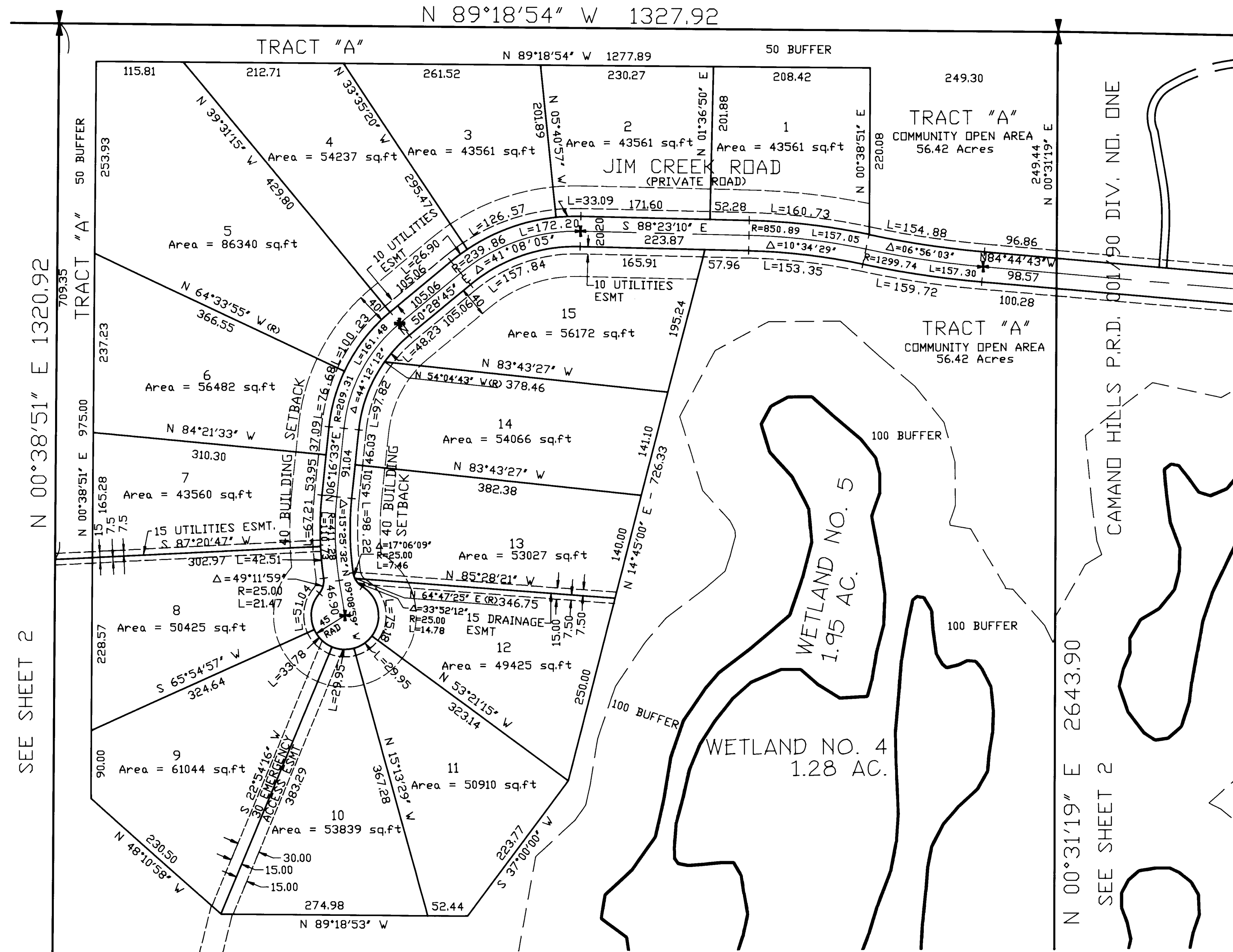
DP datum pacific Inc.
P.O. Box 308
Coupeville, WA 98239
678-6363

SHEET 2 OF 4

93000722 CAMANO HILLS PRD NO 2 PREP VOL 1 PG 33
 284

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

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ISLAND COUNTY, WASHINGTON



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- LEGEND:
- + SET SURFACE MONUMENT.
 - LS LANDSCAPE

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SEE SHEET 2

SEE SHEET 4

SEE SHEET 2

SHEET 3 OF 4

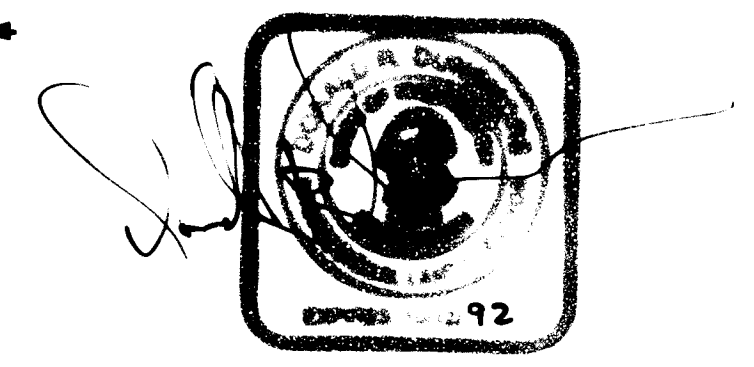
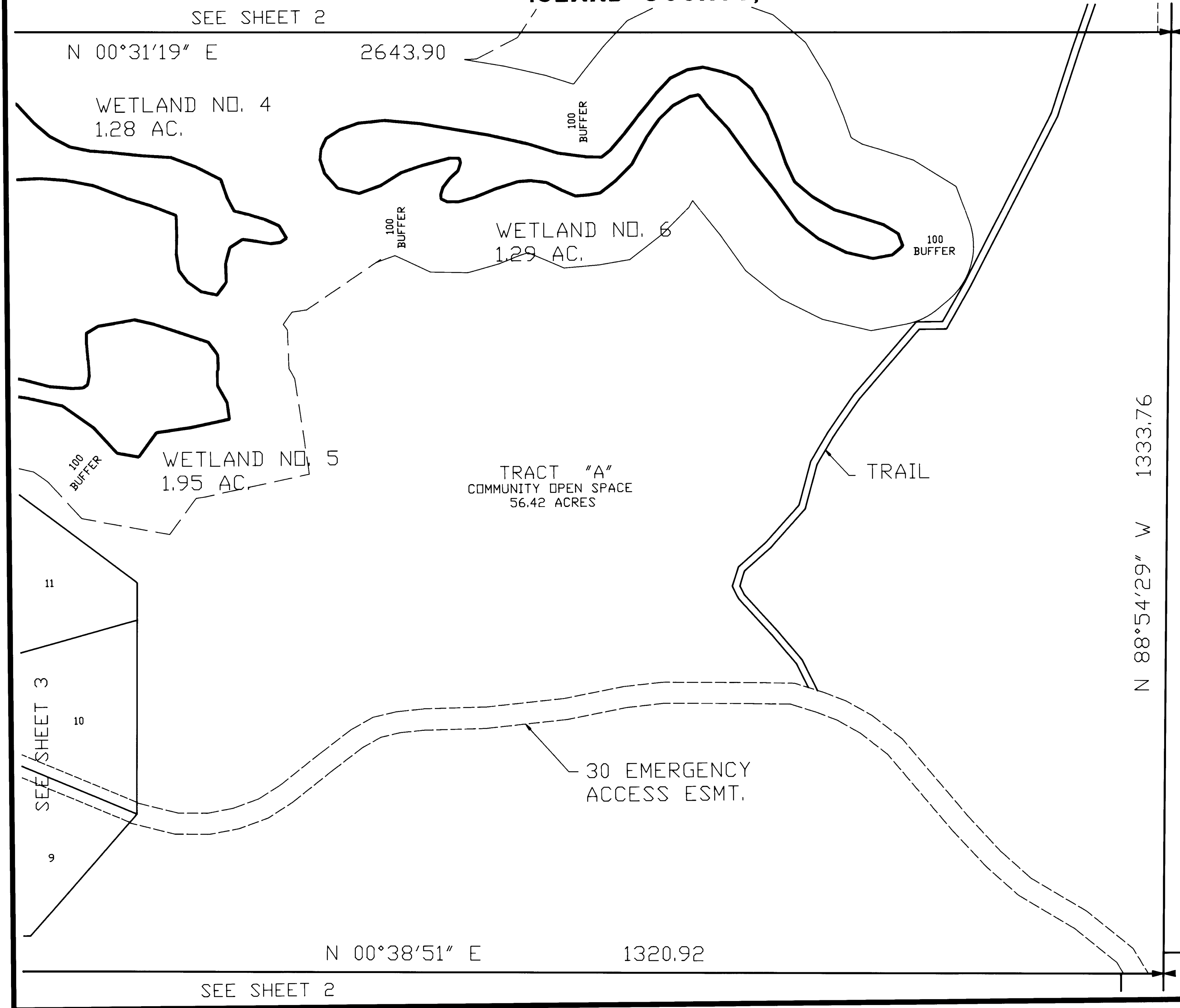
93000722 CAMANO HILLS P.R.D. NO 2 P.R.D. NO 1 AC 34

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13000722 CAMANO HILLS PRD NO 2 464

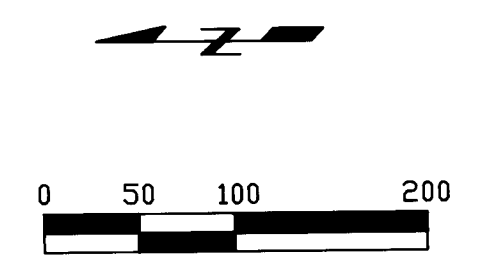
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LEGEND:
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SHEET 4 OF 4

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