

Bonnie Brae - A Private Subdivision

on Orcas Island in
San Juan County, Washington State

Survey Notes

This survey was conducted using a Topcon 015-70 two second geodetic total station, serviced at least yearly, with a one second readout and electronic distance meter specifications of +/-0.008 + (3ppm) m.e.s. measuring 1:1. It has with curvature and refraction corrections applied using precise formulas and taking known offset reflections on 1/2 mile for three dimensional control traverse. An overcast, obscured by fogging with less than ten seconds difference. First angle, horizontal and vertical distance measurements are collected for the forward and reverse traverse direction in 1/2 mile and collected. Standard and appropriate survey methods use the same total station measuring to a hard find prism pole with a 30mm 100g reflector with the first set position collected as stated above.

The basis for bearings of this survey is State Plane Grid computed in the Washington State Plane North Zone NAD 83(11). A simultaneous weighted least squares adjustment was used constrained to the three San Juan County High Precision GPS stations on fixed positions. Derivative GPS stations used to add additional horizontal and vertical positional errors applied based on the results of data processing and are listed in the GPS reports for San Juan County in July 1992 and July 1993. The horizontal adjustment used in this survey has been linear, conditioned with Hillier's angle observations and robust cross tie. Derivatives used in State Plane Grid coordinates are based on the third order benchmarks set by R. L. Hillier in 1973 on Orcas and Lopez Islands for the U.S. Department of Interior Geodetic Survey. Unadjusted differential satellite run with a Topcon AT-020 geodetic total station and vertical distance with the Topcon 015-70 as adjusted with appropriate standard errors being used based on field conditions, procedures and equipment.

To establish the northwest quarter of Section 14, I intersected the line from the fourth quarter corner to the center of section as shown on the Plat of Marney Bay Addition to East Sound, Volume 2 of plats as page 1, with the line between the East and west quarter corners of said section.

This survey does not purport to show any easements other than those shown.

Restrictions and Covenants

- The subdivision has been approved by the reasonable county officials on the promise that each lot will be occupied by no more than one single family dwelling and lawfully related outbuildings. No lot shall be otherwise occupied unless the owner has first obtained the county subdivision plat provisions for water supply, sewage disposal, fire protection, lot size and related planning considerations or, adequate to serve the proposed use. Compliance with the provision shall be effected by written application to the Plat Administrator who shall be responsible for coordinating the review of such requests and for making the required determination.
- If any private dated restrictions are in conflict with the restrictions which appear on the face of this plat, the more restrictive provisions shall govern. However, this county shall not be a party to any private restriction.
- Maintenance of the post road roadside ditch, water distribution system, utilities, the common area and all facilities located within the common area and any easements serving the lots in the subdivision shall be provided by the OPAL. If Bonnie Brae maintenance association, of which all property owners within the plat shall be members.
- The approved water source for the lots within this subdivision shall be the Eastsound water system. In the future, another source of water is desired for any or all of the lots within the subdivision, the source shall be approved by the County Health Department, or other applicable authority for quality and quantity prior to installation.
- Roadside brush shall be controlled by mechanical means only. No herbicides or other chemical means shall be used for weed control.
- Approved erosion and sedimentation control devices such as filter fabric and silt traps shall be used during construction of all roads and structures.
 - All utilities shall be placed underground.
- Brush or other appropriate vegetation shall be established in the roadside ditches to provide bio-filtration of stormwater runoff.
 - If during excavation or development of the site, an area of potential archaeological significance is discovered, all activity in the immediate vicinity of the find shall be halted and the Planning Administrator shall be notified.
 - Development within the common area shall be restricted to commonly owned facilities, except as may be altered through further approval of the 20 acre property and existing the existing structure located in the adjacent corner, which may be used as permitted under the Eastsound Land Use Plan. Residential utility and residential accessory structures shall be prohibited in the common area.
 - The 20-foot strip of land located between the Enclosed Forest Road right-of-way and the western-most lot shall be retained as undeveloped open space, except for utilities and road access.
 - Buildings shall be set back a minimum of 20 feet from all public and private roads, 40 feet from the centerline of all public right-of-ways, 10 feet from all side setback lines, and 20 feet from all rear setback lines. Building setbacks are not required where a building is located adjacent to a common area. Provided that an adequate right-of-way, or easement, the lot or adjacent adjacent lot is located within the otherwise required building setback.

Dedication

Know all persons by these presents that we, the undersigned owners of the lands herein proposed of our true consent and in accordance with our desire do hereby dedicate to the plat of Bonnie Brae, and hereby grant to the lot owners and their heirs and assigns a non-exclusive easement over, under and across the roadway and utility easements designated herein or in more fully defined and agreed and for the location, installation and maintenance of utilities with the right to make all necessary slopes for cuts and fills upon the lots shown on the plat in the reasonable grading of said roadway. Also the right to drain said roadway over and across any lot where the water right shall be a natural corner after said roadway is graded. Also the easements hereby created and provided for are privately owned and the County of San Juan is not responsible for the construction or maintenance of any easements within the plat, and that all persons occupying property in this subdivision agree to hold said easements free from all costs of construction, repair, maintenance or all easements within the subdivision. Further, the undersigned owners hereby grant to the lot owners a non-exclusive parking easement over the approved driveway located between the Enclosed Forest Road Drive Lane, and a non-exclusive easement for construction of drop tanks within the common area for any or all of the subdivision lots within the plat as shown on the common area and building setback, detail map.

The Common Areas are dedicated to the future holders of lots 124, Common Area 10 is reserved for future development as noted in restriction "I" shown herein. At such time Common Area 10 is developed, lease holders rights to Common Area 10 will be altered. The wetland and wetland buffer in Common Area 11 and Common Area 12 shall be non-developable areas.

In witness whereof we have set our hands this ____ day of _____, 1992

OPAL Community Land Trust, A Washington non-profit corporation

President Date

Secretary Date

Treasurer Date

Legal Description:

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 37 North, Range 2 West, Heceta Meridian.

Enclosing therefrom that portion conveyed to the County of San Juan State of Washington, for use of the public forever on a public road and highway by Sub Court Decree, recorded November 20, 1974, Volume 81 of Official Records, at page 517, Auditor's File No. 102300, records of San Juan County, Washington.

State in San Juan County, Washington.

Auditor's Certificate
Filed for record the 20th day of May, 1992, at 11:00 AM, of Plats, at page 82, 82A, 82B, under APL 1992020003, at the request of Islands Surveying, Inc.

Jim Robb
San Juan County Auditor

Surveyor's Certificate

This plat correctly represents a survey made by me or under my direction in accordance with the requirements of San Juan County Resolution No. 274-1983, as amended and the Washington State Survey Recording Act, in January, 1992.

William G. RB
WILLIAM G. ROBERTS, P.L.L.C.
CERTIFICATE NUMBER: 29223
W/M G, RB

Treasurer's Certificate

All taxes levied for the current year, 1992, and any delinquent taxes which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office. If any party feels one due under the provisions of the Open Space Law (Chapter 84-24 RCW), she does not guarantee that they have been paid.

Sandra Prasad Deputy Treasurer, 5-15-92
San Juan County Treasurer Date

Board of County Commissioner's Certificate

Examined and approved this ____ day of _____, 1992.

Chairman, Board of County Commissioners

Members of the Board

NOTE: The Original statement of Disclosure for this subdivision has been recorded in the County Auditor's Office under File No. _____ and may be examined upon request. This disclosure statement contains additional information regarding water, floodability, and sewage disposal, as well as other items of importance regarding this property.

Health Department Certificate

Examined and approved this 13 day of May, 1992.

William G. RB
San Juan County Sanitarian Date

County Engineer's Certificate

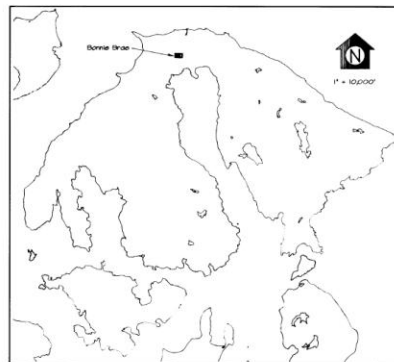
Examined and approved this 10 day of May, 1992.

San Juan County Engineer Date

Section Index:



Vicinity Map:



A private subdivision for
OPAL Community Land Trust

POB 715, Eastsound, WA 98245-7715
(509) 376-5100 FAX: (509) 376-5101
Jan. 1992 Job #14006 Sheet 1 of 3

