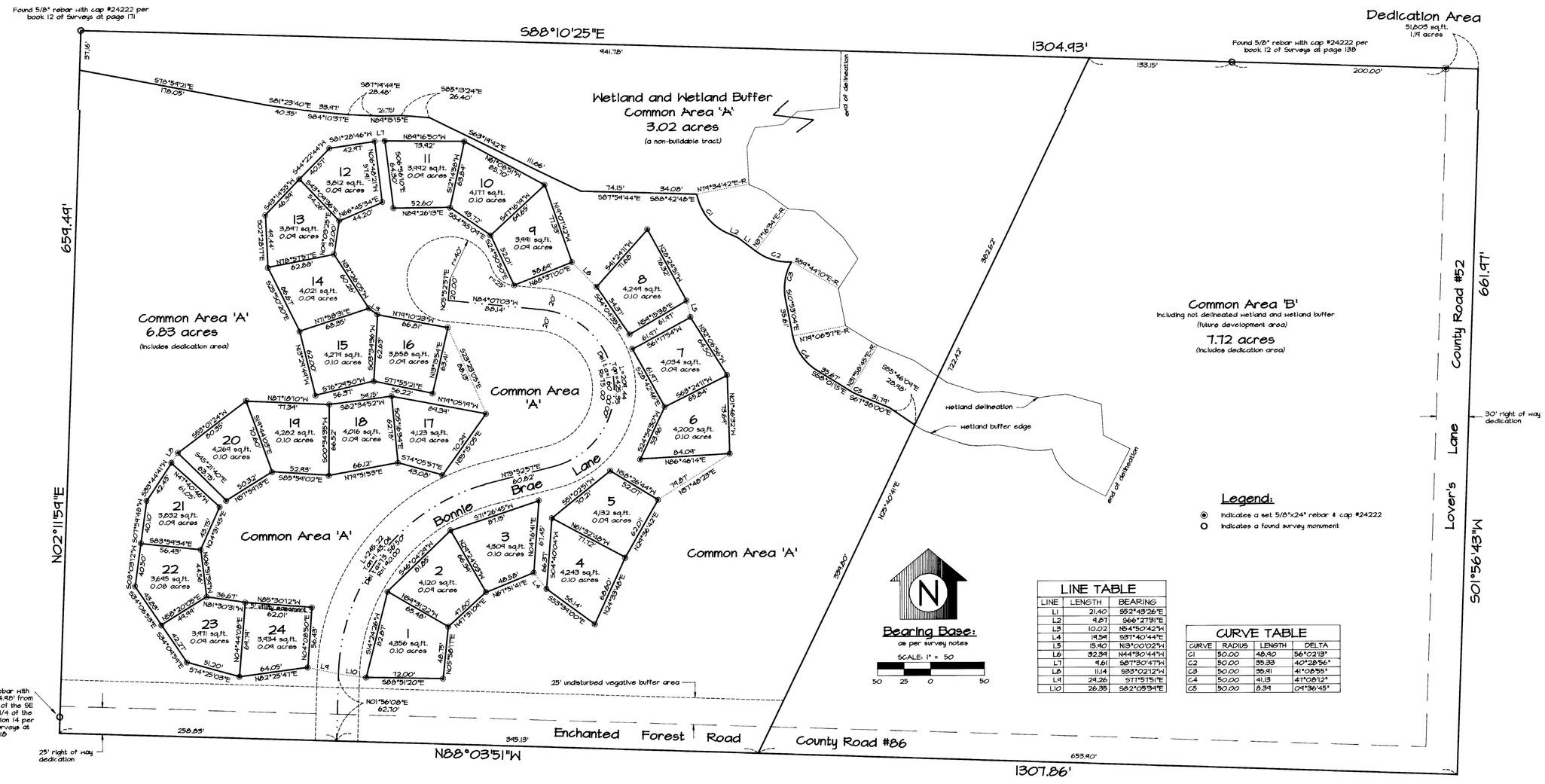
Bonnie Brae - A Private Subdivision

on Orcas Island in
San Juan County, Washington State



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.40	S52°48'26"E
L2	9.87	S66°12'31"E
L3	10.02	N54°50'42"W
L4	19.58	S37°40'44"E
L5	15.40	N13°00'02"W
L6	52.34	N44°30'44"W
L7	9.61	S87°30'47"W
L8	11.14	S33°02'12"W
L9	24.26	S71°51'51"E
L10	26.35	S82°05'34"E

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	50.00	48.90	56°02'13"
C2	50.00	35.33	40°28'56"
C3	50.00	35.91	41°08'55"
C4	50.00	41.13	47°08'12"
C5	50.00	8.39	09°36'45"

Notes

Buildings shall be set back a minimum of 20 feet from all public and private roads, 40 feet from the centerline of all public roads, and 10 feet from all side leasehold lines. For lots 1-14 and 20-24, buildings are not required to be set back from rear leasehold lines. For lots 15-19, rear of buildings shall not be closer than 40 feet to each other and shall be set back a minimum of 10 feet from rear leasehold lines. No buildings within Common Area 'A' shall be within 20 feet of a rear leasehold line.

The area of Common Area 'A' plus the area of all the leasehold lots is equal to 12.09 acres. This area is greater than 1/2 acre per lot.

05-14-99
M&YG,98

A private subdivision for:

OPAL Community Land Trust

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(360) 376-5100 FAX: (360) 376-5701

ISLANDS SURVEYING INC.

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