

OBERON MEADOW SHORT PLAT

PTN. OF THE SE 1/4 OF THE SE 1/4, SEC. 11 T. 37 N., R. 2 W., W.M.

DEVELOPMENT PROVISIONS AND RESTRICTIONS

- 1) THIS ALTERATION HAS BEEN APPROVED BY THE RESPONSIBLE COUNTY OFFICIALS ON THE PREMISE THAT TWO OF THE LOTS WILL BE OCCUPIED BY NO MORE THAN ONE SINGLE FAMILY DWELLING EACH AND LAWFULLY RELATED OUTBUILDINGS AND THE REMAINING TWO LOTS WILL BE OCCUPIED BY NO MORE THAN ONE DUPLEX EACH AND LAWFULLY RELATED OUTBUILDINGS. NO LOT SHALL BE OTHERWISE OCCUPIED UNLESS THE OWNER CAN FIRST DEMONSTRATE TO THE COUNTY'S SATISFACTION THAT THE PROVISIONS FOR WATER SUPPLY, SEWAGE DISPOSAL, CIRCULATION, LOT SIZE AND RELATED PLANNING CONSIDERATIONS ARE ADEQUATE TO SERVE THE PROPOSED USE. COMPLIANCE WITH THIS PROVISION SHALL BE EFFECTED BY WRITTEN APPLICATION TO THE SUBDIVISION ADMINISTRATOR WHO SHALL BE RESPONSIBLE FOR COORDINATING THE REVIEW OF SUCH REQUESTS AND FOR MAKING THE REQUIRED DETERMINATION.
- 2) MAINTENANCE OF OBERON LANE, PARKING AREAS, PATHWAYS, UTILITIES INCLUDING THE WATER SOURCE AND DISTRIBUTION SYSTEM (APPROVED BY SAN JUAN COUNTY RESOLUTION NO. 80-2002), STORM DRAINAGE, AND ALL ELEMENTS OF THE COMMON AREAS IN THIS SUBDIVISION SHALL BE SHARED EQUALLY BY ALL LOT OWNERS OR IN ACCORDANCE WITH A DULY RECORDED ROAD MAINTENANCE AGREEMENT FOR OBERON LANE.
- 3) OBERON LANE SHALL BE CONSIDERED A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE AREAS DESIGNATED ON THE PLAT AS PRIVATE ROAD RIGHTS-OF-WAY. IT SHALL PROVIDE FOR THE RIGHT OF ENTRY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES WITHIN THE EASEMENT AND THE RIGHT TO CUT AND FILL ON AND DRAIN SURFACE RUNOFF OVER THE LOTS WITHIN THIS SUBDIVISION.
- 4) THERE MAY BE ADDITIONAL PRIVATE CONDITIONS, COVENANTS OR RESTRICTIONS IN ADDITION TO THOSE SHOWN ON THE FACE OF THIS PLAT. SUCH PRIVATE CONDITIONS MAY NOT BE SHOWN ON PLATS. ANY PRIVATE DEED RESTRICTIONS ARE SUPPLEMENTAL TO THE REQUIREMENTS OF THIS CODE. THE COUNTY SHALL NOT BE PARTY OF ANY PRIVATE RESTRICTIONS.
- 5) THE APPROVED WATER SOURCE FOR THE LOTS WITHIN THIS SUBDIVISION SHALL BE THE EASTSOUND WATER USERS ASSOCIATION. IF 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 HEALTH AND COMMUNITY SERVICES FOR QUALITY AND QUANTITY.
- 6) ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 7) THE COMMON AREAS SHOWN HEREON ARE HEREBY DEDICATED TO ALL OWNERS OF LOTS WITHIN THIS SUBDIVISION. THE COMMON AREAS ARE NOT RESIDENTIAL LOTS, OTHER THAN DRIVEWAYS, PATHS, UTILITIES, AND UTILITY STRUCTURES, NO CONSTRUCTION SHALL OCCUR WITHIN THE COMMON AREAS.
- 8) IF DURING EXCAVATION OR DEVELOPMENT OF THE SITE AN AREA OF POTENTIAL ARCHAEOLOGICAL SIGNIFICANCE IS UNCOVERED, ALL ACTIVITY IN THE IMMEDIATE VICINITY OF THE FIND MUST BE HALTED IMMEDIATELY, AND THE ADMINISTRATOR MUST BE NOTIFIED AT ONCE.
- 9) BEST MANAGEMENT PRACTICES FOR CONTROLLING EROSION AND SEDIMENTATION SHALL BE USED DURING CONSTRUCTION OF ALL ROADS AND STRUCTURES.
- 10) ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-PROJECT CONFIGURATIONS, REPLANTED WITH LOCAL VEGETATION, AND THE VEGETATION MAINTAINED UNTIL IT IS FIRMLY ESTABLISHED.
- 11) ANY OUTSTANDING ASSESSMENTS (IF ANY LAND WITHIN THE ALTERATION IS PART OF AN ASSESSMENT DISTRICT) SHALL BE EQUITABLY DIVIDED AND LEVIED AGAINST THE REMAINING LOTS, PARCELS, OR TRACTS, OR LEVIED EQUITABLY ON THE LOTS RESULTING FROM THE ALTERATION.
- 12) THE STORMWATER DESIGN REVISIONS RECOMMENDED BY GREGG BRONN IN HIS APRIL 18, 2011 MEMORANDUM, EX. 2 OF THE SAN JUAN COUNTY HEARING EXAMINER'S FINDINGS, CONCLUSIONS AND DECISIONS, SHALL BE INCORPORATED INTO THE PROJECT DESIGN IF NOT ALREADY DONE SO.

LEGAL DESCRIPTION

(PER SAN JUAN TITLE ORDER NO. 156196)

LOTS 6, 7, 8, AND COMMON AREA B, PLAT OF OBERON WOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, AT PAGE 111 & 111A IN THE OFFICE OF THE AUDITOR OF SAN JUAN COUNTY, WASHINGTON.

EXCEPTING THEREFROM ALL EXISTING IMPROVEMENTS LOCATED UPON AS DEFINED BY AND DESCRIBED WITHIN OPAL COMMUNITY LAND TRUST MASTER GROUND LEASE DATED JULY, 2001, RECORDED JULY 26, 2001 UNDER AUDITOR FILE NUMBER 20010726025 RECORDS OF SAN JUAN COUNTY, WASHINGTON.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS THE ROADWAY "OBERON LANE" AS A MEANS OF INGRESS, EGRESS AND UTILITIES AS GRANTED IN THE DEDICATION AND SHOWN ON THE PLAT MAP OF OBERON WOOD.

SITUATE IN SAN JUAN COUNTY, WASHINGTON.

DECLARATION

OPAL COMMUNITY LAND TRUST, BEING THE OWNER OF RECORD OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS SHORT PLAT AND EASEMENTS HEREIN IN FAVOR OF THE INDICATED PARCELS, LOTS, AND/OR PARTIES. THIS INCLUDES THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS, IN ANY REASONABLE GRADING OF ROADS, RIGHT-OF-WAY AND EASEMENTS; AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SUCH RIGHT-OF-WAY AND EASEMENTS.

Elisabeth C. Byers
 ELISABETH C. BYERS, EXECUTIVE DIRECTOR
 OPAL COMMUNITY LAND TRUST

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF SAN JUAN) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ELISABETH C. BYERS, EXECUTIVE DIRECTOR OF OPAL COMMUNITY LAND TRUST, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC *Guthrie H. Anderson*
 MY APPOINTMENT EXPIRES 8-9-2014



ADMINISTRATOR'S CERTIFICATE

THIS SHORT PLAT CONFORMS TO THE REQUIREMENTS ESTABLISHED BY THE SAN JUAN COUNTY UNIFIED DEVELOPMENT CODE.

EXAMINED AND APPROVED THIS 16th DAY OF February, 2012.

Paula M. ...
 ADMINISTRATOR OF PLATS / DIRECTOR OF COMMUNITY
 DEVELOPMENT AND PLANNING DEPARTMENT
 SAN JUAN COUNTY, WASHINGTON

COUNTY TREASURER'S CERTIFICATE

I, JAN SEARS, TREASURER OF SAN JUAN COUNTY, WA, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OR REAL ESTATE EMBRACED WITHIN THIS "OBERON MEADOW SHORT PLAT", AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 16 DAY OF February, 2012.

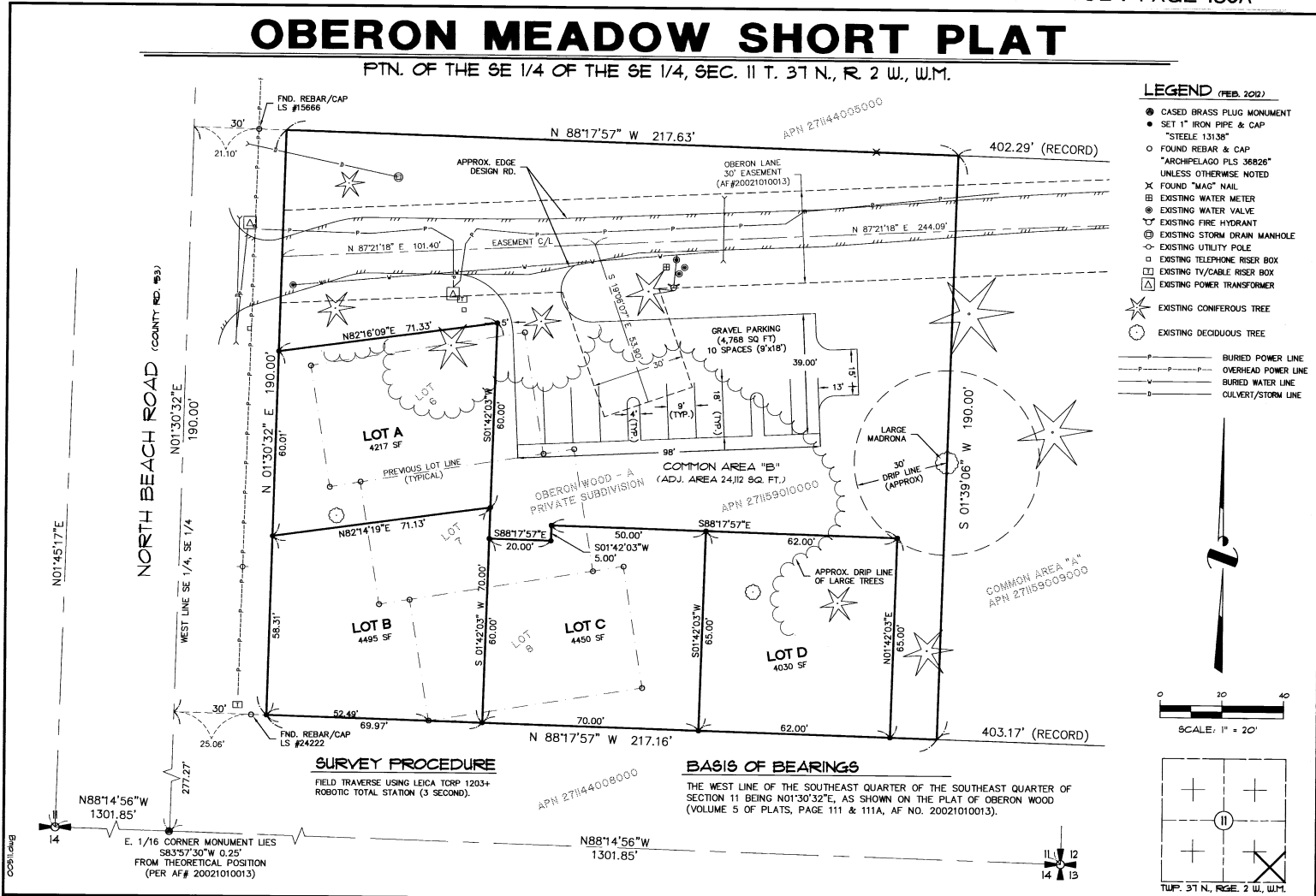
Jan Sears
 TREASURER, SAN JUAN COUNTY, WASHINGTON

OCPS/10/11

<p style="text-align: center;">AUDITOR'S CERTIFICATE</p> <p>I HEREBY CERTIFY THAT THIS SHORT PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SAN JUAN COUNTY, WASHINGTON THIS <u>16th</u> DAY OF <u>FEBRUARY</u> 2012 AT <u>10:04 A.M.</u> AT THE REQUEST OF LARRY STEELE & ASSOCIATES, LAND SURVEYOR'S AND IS RECORDED UNDER AUDITOR'S FILE NO. <u>2012-0216002</u></p> <p style="text-align: right;">SAN JUAN COUNTY AUDITOR <i>by Lisa Joble</i></p>	<p style="text-align: center;">SURVEYOR'S CERTIFICATE</p> <p>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF OPAL COMMUNITY LAND TRUST, IN FEBRUARY, 2012.</p> <p style="text-align: right;"><i>Erch A. Klennecht</i> ERCH A. KLENNECHT, P.L.S., CERTIFICATE NO. 45781</p>			<p style="text-align: center;">OBERON MEADOW SHORT PLAT FOR OPAL COMMUNITY LAND TRUST</p> <p>BEING A PTN. OF THE SE 1/4 OF THE SE 1/4, SEC. 11, TOWNSHIP 37 NORTH, RANGE 2 WEST, W.M., ORCAS ISLAND, SAN JUAN COUNTY, WA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">DRAWN BY</td> <td style="font-size: 8px;">DATE</td> <td style="font-size: 8px;">JOB NO.</td> </tr> <tr> <td style="font-size: 8px;">EAK</td> <td style="font-size: 8px;">2/13/2012</td> <td style="font-size: 8px;">00511</td> </tr> <tr> <td style="font-size: 8px;">CHKD BY</td> <td style="font-size: 8px;">SCALE</td> <td style="font-size: 8px;">SHEET</td> </tr> <tr> <td style="font-size: 8px;">LUB/EAK</td> <td style="font-size: 8px;">1" = 20'</td> <td style="font-size: 8px;">1 OF 2</td> </tr> </table>	DRAWN BY	DATE	JOB NO.	EAK	2/13/2012	00511	CHKD BY	SCALE	SHEET	LUB/EAK	1" = 20'	1 OF 2
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LUB/EAK	1" = 20'	1 OF 2														

OBERON MEADOW SHORT PLAT

PTN. OF THE SE 1/4 OF THE SE 1/4, SEC. 11 T. 31 N., R. 2 W., W.M.



- LEGEND (FEB. 2012)**
- CASED BRASS PLUG MONUMENT
 - SET 1" IRON PIPE & CAP
 - STEELE 13136"
 - FOUND REBAR & CAP
 - *ARCHIPELAGO PLS 36826" UNLESS OTHERWISE NOTED
 - ✕ FOUND "MAG" NAIL
 - ⊠ EXISTING WATER METER
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING STORM DRAIN MANHOLE
 - ⊕ EXISTING UTILITY POLE
 - ⊕ EXISTING TELEPHONE RISER BOX
 - ⊕ EXISTING TV/CABLE RISER BOX
 - ⊕ EXISTING POWER TRANSFORMER
 - ★ EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
 - BURIED POWER LINE
 - OVERHEAD POWER LINE
 - BURIED WATER LINE
 - GULVERT/STORM LINE



SURVEY PROCEDURE
FIELD TRAVERSE USING LEICA TOPP 1203+ ROBOTIC TOTAL STATION (3 SECOND).

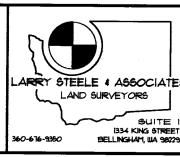
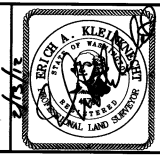
BASIS OF BEARINGS
THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 BEING N01°30'32"E, AS SHOWN ON THE PLAT OF OBERON WOOD (VOLUME 5 OF PLATS, PAGE 111 & 111A, AF NO. 20021010013).

AUDITOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SHORT PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SAN JUAN COUNTY, WASHINGTON THIS 16TH DAY OF FEBRUARY, 2012, AT 10:09 AM, AT THE REQUEST OF LARRY STEELE & ASSOCIATES, LAND SURVEYORS AND IS RECORDED UNDER AUDITOR'S FILE NO. 2012-0216-002.

SAN JUAN COUNTY AUDITOR *Kim Goble*

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF OPAL COMMUNITY LAND TRUST, IN FEBRUARY, 2012.

Eric A. Kleinnicht
ERIC A. KLEINNECHT, P.L.S., CERTIFICATE NO. 46181



BEING A PTN. OF THE SE 1/4 OF THE SE 1/4, SEC. 11, TOWNSHIP 31 NORTH, RANGE 2 WEST, W.M., ORCAS ISLAND, SAN JUAN COUNTY, WA

OBERON MEADOW SHORT PLAT FOR OPAL COMMUNITY LAND TRUST			
DRAWN BY	DATE	JOB NO.	
EAK	2/13/2012	00811	
CHECKED BY	SCALE	SHEET	
LUS/EAK	1" = 20'	2	OF 2