

Oberon Wood - A Private Subdivision

on Orcas Island, San Juan County, Washington

AUDITOR'S CERTIFICATE

Filed this 10 day of October, 2002 at 7:42 A.M.
in Volume 5 of Plats at pages 111 & 111A under
Auditor's file number 20020101013 at the request
of OPA, Community Land Trust,
87 Ravenna Graveside
San Juan County Auditor

ADMINISTRATOR'S CERTIFICATE

This plat conforms to the requirements established by San Juan County
Commissioner's resolution 60-2002 for Oberon Wood Land Subdivision
file number OAP001, dated June 25, 2002.
Joseph M. Kline 9/16/02
Administrator of Plats - Permit Center Director date

REPAIRER'S CERTIFICATE

All taxes levied for the current year 2002, and any delinquent taxes
which have become a lien upon the lands herein described have been fully
paid and disbursed according to the records of my office. If any party
feels are due under the provisions of the open space law (chapter 84.54 RCW),
this does not guarantee that they have been paid.
Joseph M. Kline 9/16/02
San Juan County Treasurer

HEALTH DEPARTMENT CERTIFICATE

Examined and approved this 16th day of September, 2002
9/16/02
San Juan County Sanitarian

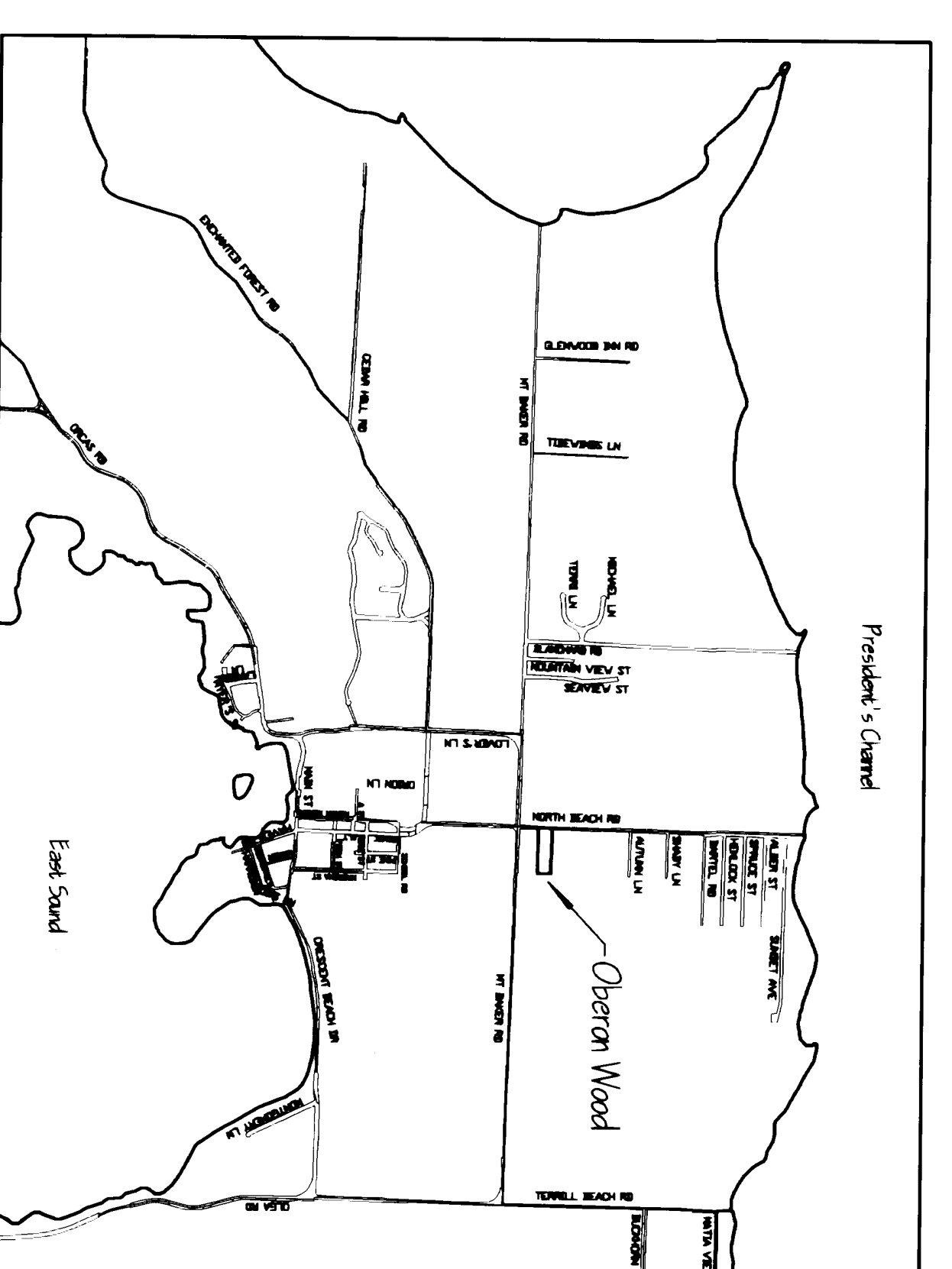
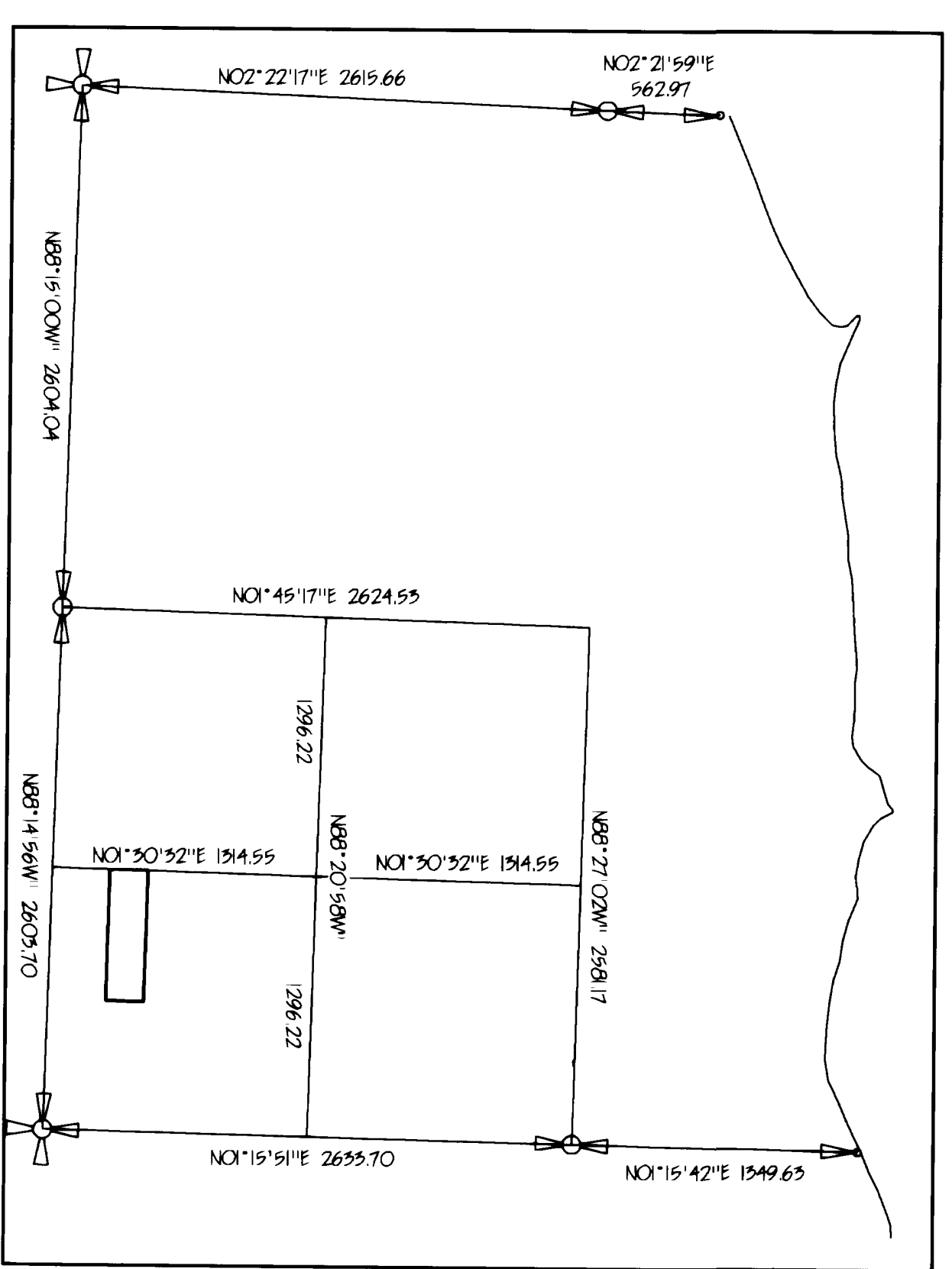
COUNTY ENGINEER'S CERTIFICATE

Examined and approved this 16th day of September, 2002
Garrett P. Rasmussen
San Juan County Engineer

COUNTY COMMISSIONER'S CERTIFICATE

Examined and approved this 16th day of September, 2002
John S. Siano
Chairman, Board of County Commissioners
William J. Carter
Alcock, Clerk of the Board

NOTE: The original statement of disclosure for this subdivision has been
recorded in the San Juan County Auditor's Office under file number
20020101014 and may be examined upon request.
This disclosure statement contains additional information regarding water
availability and sewer disposal, as well as other items of importance
regarding this property.



RESTRICTIONS AND COVENANTS

- 1) This subdivision has been approved by the responsible county officials on the premise that each lot will be occupied by no more than one single-family dwelling and lawfully related outbuildings on lots 1-5, Lots 6, 7 and 8 are each to be occupied by no more than one single residence 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, sewer disposal, circulation, lot size and related permit 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 conducting the review of such requests and for making the required determination. This restriction reduces the verbatim one in Section 18.070(C)(3)(2)(D)(i).
- 2) Maintenance of the road serving the lots in this subdivision is shared equally by the lot owners.
- 3) 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 to any private restrictions.
- 4) The approved water source for the lots within this subdivision shall be the Eastford water system. 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.
- 5) All utilities shall be placed underground.
- 6) The common areas are not residential lots. Other than roads and driveways to construction shall occur within the common areas.
- 7) If during evaluation or development of the site and area of potential archaeological significance is discovered, all activities in the immediate vicinity of the find must be halted immediately, and the Administrator must be notified at once.
- 8) Best management practices for controlling erosion and sedimentation shall be used during construction of all roads and structures.
- 9) All disturbed areas shall be restored to project specifications, riprapped with local vegetation, and the vegetation maintained until it is finally established.

LEGAL DESCRIPTION

The South 90 feet of the North 380 feet of the Southwest quarter of the Southwest quarter of Section 11, Township 37 North, Range 2 West, W.M., in San Juan County, Washington, EXCEPT County roads.

BASIS OF BEARINGS

Lines between land section corners as shown herein

SURVEY NOTES

This survey was conducted using a Nikon DTM-522 three second total station with electronic distance meter specifications of +/- 2mm + 2ppm. Bearings and distances shown herein are to calculated positions based on the breakdown of the subdivision. Land monuments are shown with a call from the calculated position to the monument.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in
conformance with the requirements of the Survey Recording Act as the request of
OPA, Community Land Trust in 2002.

Gregory W. White
Gregory W. White, PLS
Certificate Number 56826



DEDICATION

Know all persons by these presents that we, the undersigned owners of the
lands herein platified, of our free consent and in accordance with an order,
do hereby declare this to be the plat of Oberon Wood, and hereby grant to
the lease holders and shall comprise a non-exclusive easement over, under and
across the roadway and utility easements designated herein as a means of
egress and access and for the location, installation and maintenance of utilities
with the right to make all necessary slopes for cut and fill 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 might take a natural
course after said roadway is graded. Also the easements herethin created and
provided for are provided, 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 acquiring property in this subdivision agree to hold said county, harmless
from all costs of construction and/or maintenance of all easements within the
subdivision. Further the undersigned owners hereby grant to the leaseholders of
Lots 1-5 a non-exclusive parking easement over the approved designated parking spaces
conspicuous in Common Area 'A' as follows: Lot 1 spaces 10 and 11, Lot 2 spaces 2
and 3, Lot 3 spaces 4 and 5, Lot 4 spaces 6 and 7, Lot 5 spaces 8 and 9, space 1
shall be undergrounded, and to the lease holders of Lots 6, 7, 8 those in Common Area 'B'
as follows: Lot 6 spaces 2, 3 and 4, Lot 7 spaces 5, 6 and 7, Lot 8 spaces 8, 9
and 10, space 1 shall be undergrounded. Common Area 'A' is dedicated to the lease holders
of lots 1-5, and Common Area 'B' is dedicated to the lease holders of lots 6-8 for the
purpose of parking in designated spaces, ingress/ egress, utilities and recreation. Further
the undersigned owners hereby dedicate that portion of North Beach Road herein 'X'
herein of the plat, (with the area shown on this plat that is not already dedicated for
right of way to the use of the public for use of the public for county road purposes.

In witness whereof we have set our hands this 16th day of September, 2002
OPA, Community Land Trust, a Washington non-profit corporation
Mary Blackstone 9/16/02
Mary Blackstone, President date

John White 9/16/02
John White, President date

Garrett P. Rasmussen 9/16/02
Garrett P. Rasmussen, Treasurer date

ACKNOWLEDGEMENTS

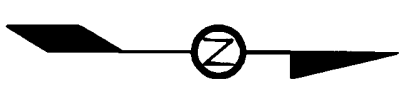
State of Washington,
County of San Juan,
This is to certify that on this 16th day of September, 2002
before me, the undersigned, a notary public in the state of Washington, duly
commissioned and sworn, personally appeared Mary Blackstone, John
White, Secretary and Garrett P. Rasmussen, Treasurer, to me known to be the persons
who executed the foregoing declaration as their free and voluntary act and deed for
the uses and purposes therein mentioned.

Witness my hand and official seal the day and year first written above
Gregory W. White
Gregory W. White, Notary Public in and for the State of Washington residing at Eastford

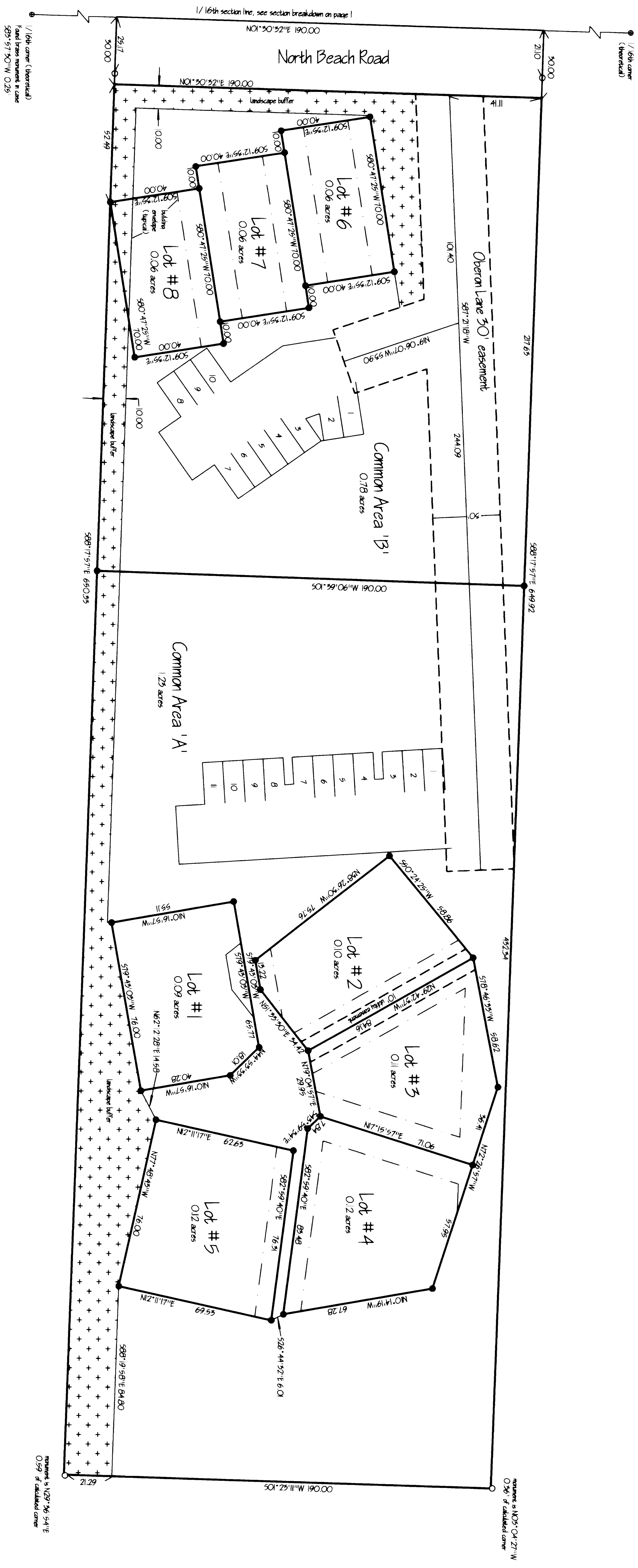
a private subdivision for the exclusive use of
OPA Community Land Trust
ARCHIPELAGO SURVEYING
PO Box 575
35 Main Street
Eastford, WA 98245
Sheet 1 of 2
316-2036
September 2002
file 9721001

Oberon Wood - A Private Subdivision

on Orcas Island, San Juan County, Washington



1" = 25'



- Legend:
- Set 5 / B' - rear with white plastic cap marked Archdiocese PLS 5 96826
 - Movement found per Records of Survey Filed in Book O of Surveys at Page 7 and Book 12 at Page 120, records of San Juan County.

a private subdivision for the exclusive use of
OPAL Community Land Trust

ARCHIPELAGO SURVEYING

PO Box 575
 351 Main Street
 Lembehart, WA 98245
 316-3006

Sheet 2 of 2
 September 2002
 File 57210101

1" = 25'