

Plat Alteration - Block 4, Lot 5 of Soundview, an addition to Eastsound

on Orcas Island, San Juan County, Washington

AUDITOR'S CERTIFICATE

Filed this _____ day of _____, 2006 at _____
 in Volume _____ of Plats at pages _____ under
 Auditor's file number _____ at the request
 of OPAL Community Land Trust.

San Juan County Auditor

ADMINISTRATOR'S CERTIFICATE

This plat conforms to the requirements of Sections 19.70-020, 06.06.060 of the San Juan County Unified Development Code (UDC). It has been examined by the County Engineer for compliance with survey and roadway requirements of UDC Section 7.6 and by the County Sanitarian for compliance with water supply and sewage disposal requirements. Their written statements of approval are on file in the San Juan County Planning Department. Their written statements of approval are on file in the San Juan County Planning Department. Their written statements of approval are on file in the San Juan County Planning Department. Their written statements of approval are on file in the San Juan County Planning Department. File number: 06AL1002.

Administrator of Plats / Planning Director Date

TREASURER'S CERTIFICATE

All taxes levied for the current year, 2006, 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 penalty fees are due under the provisions of the open space tax Chapter 84.54 RCW, this does not guarantee that they have been paid.

San Juan County Treasurer date

HEALTH DEPARTMENT CERTIFICATE

Examined and approved this _____ day of _____, 2006

San Juan County Sanitarian

COUNTY ENGINEER'S CERTIFICATE

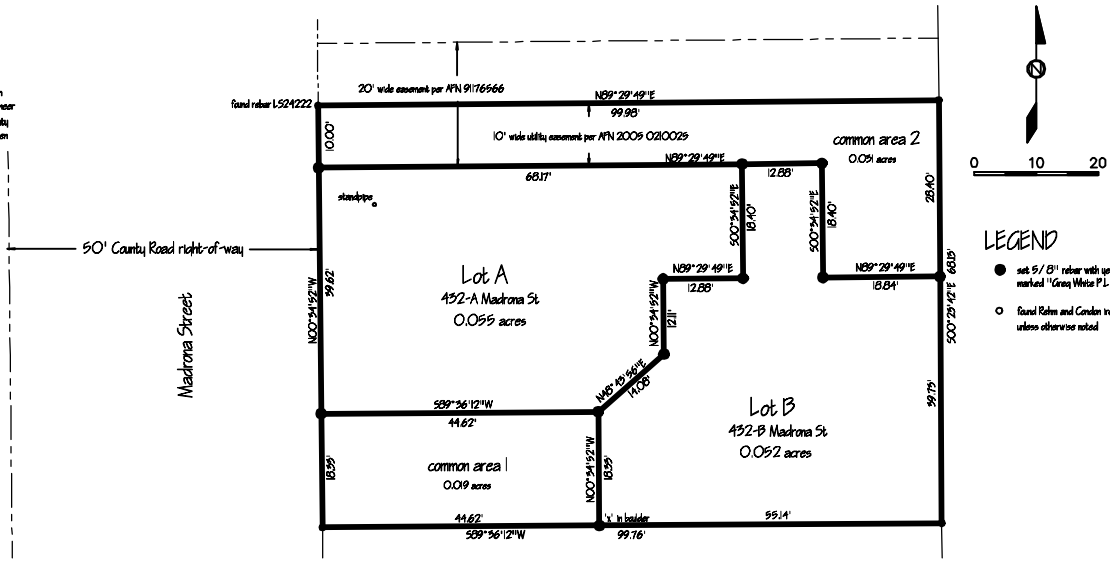
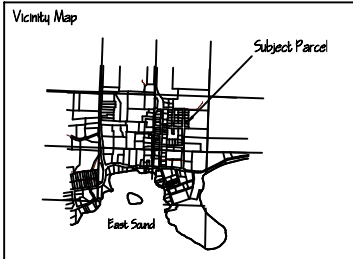
Examined and approved this _____ day of _____, 2006

San Juan County Engineer

HEARINGS EXAMINER CERTIFICATE

Examined and approved this _____ day of _____, 2006

San Juan County Hearing's Examiner



LEGEND

- set 5' B' return with yellow cap marked "Gray Water PL-5, 96826"
- Found Rain and Condor iron pipe unless otherwise noted

RESTRICTIONS AND COVENANTS

- 1.) This subdivision has been approved by the responsible 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 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 the road serving the lots in this subdivision is shared equally by the lot owners. Driveway is shared with Lot 4 to the North, 10 feet on each property subject to APN 9176566.
- 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 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 sources shall be approved by Health and Community Services for quality and quantity. Water use subject to assessment per APN 2001 1029027.
- 5.) All utilities shall be placed underground.
- 6.) The common areas are not residential lots. Other than roads and driveways no construction shall occur within the common areas.
- 7.) If during excavation or development of the site and areas 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.
- 8.) Best management practices for controlling erosion and sedimentation shall be used during construction of all roads and structures, and shall be in accordance with the latest San Juan County Requirements.
- 9.) All disturbed areas shall be restored to project configurations, replanted with local vegetation, and the vegetation maintained until it is firmly established.
- 10.) According to RCW 9A.17.110 "Any lot in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of five years from the date of filing. A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of approval under RCW 9B.17.150(1) and (5) for a period of five years after final plat approval unless the legislative body finds that a change in conditions creates a serious threat to the public health or safety in the subdivision."

LEGAL DESCRIPTION

Lot 5 Block 4, SOUNDVIEW, AN ADDITION TO EASTSOUND, according to the Plat thereof recorded in Volume 1 of Plats, at page 64, in the office of the Auditor of San Juan County, Washington.
 Situate in San Juan County, Washington.

SURVEY NOTES

This survey was conducted using a Nikon DTM-522 three second total station with electronic distance meter specifications of +/- 2mm + 2ppm. Monuments on the West line of Lot 5 were used as a basis of bearings for this subdivision per their certain Record of Survey as filed in Block 4 of Survey at Page 34, records of San Juan County, Washington.

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 OPAL Community Land Trust in 2006.

Gregory W. White, PLS
 Certificate Number 96826

DEDICATION

Known all persons by these presents that we, the undersigned owners of the lands herein platted, of our free consent and in accordance with our desire, do hereby declare this to be the plat alteration of Soundview Block 4 Lot 5, and hereby grant to the lease holders and utility companies designated herein as a means of ingress and egress 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 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 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 Lot A and P rights of access to Common Area 1 and 2 for the purposes of ingress, egress and landscaping.

In witness whereof we have set our hands this _____ day of September, 2006.
 OPAL Community Land Trust, a Washington non-profit corporation

Elisabeth C. Payers, Executive Director date

ACKNOWLEDGEMENTS

State of Washington
 County of San Juan:
 This is to certify that on this _____ day of _____, 2006 before me, the undersigned, a notary public in the state of Washington, duly commissioned and sworn, personally appeared Elisabeth C. Payers, Executive Director OPAL Community Land Trust, to me known to be the person who executed the foregoing dedication as her 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.

Notary public in and for the State of Washington
 Residing at _____ My commission expires _____

alteration of Block 4, Lot 5 of the plat of
SOUNDVIEW
 An Addition to Eastsound
ARCHIPELAGO SURVEYING
 PO Box 915
 109 North Beach Road
 Eastsound, WA 98245 916-3026 file 972-40601
 Annot 2006
 1" = 10'