

WILD ROSE MEADOW LONG PLAT SUBDIVISION EASEMENTS & IMPROVEMENTS MAP

ORCAS ISLAND, SAN JUAN COUNTY, WASHINGTON

PARCEL LINE & EASEMENT TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	42.00	S84°57'00"W	L72	41.47	S00°00'00"W
L2	60.00	S05°03'00"E	L73	42.00	N90°00'00"E
L3	30.15	N84°57'00"E	L74	42.00	N90°00'00"E
L4	20.00	N05°03'00"W	L75	42.00	N90°00'00"E
L5	62.00	N84°57'00"E	L76	42.00	N90°00'00"E
L6	29.39	N01°22'15"E	L77	62.00	N00°00'00"E
L7	20.00	N01°22'15"E	L78	42.00	N90°00'00"W
L8	10.00	N05°03'00"W	L79	42.00	N90°00'00"W
L9	23.90	N12°38'17"W	L80	42.00	S90°00'00"W
L10	20.40	N06°56'56"W	L81	42.00	N90°00'00"W
L11	42.00	N84°57'00"E	L82	62.00	N00°00'00"E
L12	20.00	S05°03'00"E	L83	62.00	N00°00'00"E
L13	15.04	N82°43'12"E	L84	62.00	N00°00'00"E
L14	10.00	N05°03'00"W	L85	62.00	N00°00'00"W
L15	62.00	S84°57'00"W	L86	62.00	S01°40'02"W
L16	20.00	S05°03'00"E	L87	42.00	N88°19'58"W
L17	85.41	N07°16'48"W	L88	42.00	N88°19'58"W
L18	72.00	N84°57'00"E	L89	42.00	N88°19'58"W
L19	84.00	S05°03'00"E	L90	62.00	N01°40'02"E
L20	24.75	N14°05'40"E	L91	42.00	N88°19'58"E
L21	13.92	S37°48'49"W	L92	42.00	S88°19'58"E
L22	72.00	S84°57'00"W	L93	42.00	N88°19'58"W
L23	45.00	N00°00'00"E	L94	62.00	N01°40'02"E
L24	42.00	N88°37'45"W	L95	62.00	N01°40'02"E
L25	62.00	N01°22'15"E	L96	61.00	S00°00'00"W
L26	42.00	N88°37'45"W	L97	42.00	S90°00'00"E
L27	62.00	N01°22'15"E	L98	61.00	S00°00'00"W
L28	42.00	N88°37'45"W	L99	42.00	S90°00'00"E
L29	62.00	N01°22'15"E	L100	61.00	N00°00'00"W
L30	42.00	N88°37'45"W	L101	42.00	N90°00'00"W
L31	42.00	N88°37'45"W	L102	62.00	S00°00'00"W
L32	62.00	N01°22'15"E	L103	40.50	N90°00'00"W
L33	42.00	N88°37'45"W	L104	62.00	S00°00'00"W
L34	62.00	N01°22'15"E	L105	62.00	S00°00'00"W
L35	42.00	N88°37'45"W	L106	62.00	N00°00'00"E
L36	62.00	N01°22'15"E	L107	42.00	S90°00'00"E
L37	42.00	N88°37'45"W	L108	62.00	S00°00'00"E
L38	42.00	N01°22'15"E	L109	40.50	S90°00'00"E
L39	62.00	N88°37'45"W	L110	62.00	S00°00'00"W
L40	42.00	N01°22'15"E	L111	44.01	N90°00'00"W
L41	62.00	N88°37'45"W	L112	62.00	N00°00'00"E
L42	42.00	N01°22'15"E	L113	44.01	S90°00'00"E
L43	62.00	N88°37'45"W	L114	42.00	N90°00'00"W
L44	42.00	N01°22'15"E	L115	42.00	S90°00'00"E
L45	42.00	S90°00'00"E	L116	42.00	S90°00'00"E
L46	62.00	N00°00'00"E	L117	62.00	N00°00'00"E
L47	42.00	N90°00'00"W	L118	25.22	N12°35'33"W
L48	62.00	S00°00'00"W	L119	30.00	N01°40'02"E
L49	42.07	S90°00'00"E	L120	20.37	N15°39'37"W
L50	62.00	S00°00'00"W	L121	42.00	N90°00'00"W
L51	42.07	N90°00'00"W	L122	12.23	N00°00'00"E
L52	115.13	S90°00'00"E	L123	12.23	N00°00'00"E
L53	45.01	N01°18'06"E	L124	42.00	N90°00'00"W
L54	116.15	S90°00'00"E	L125	42.00	S90°00'00"E
L55	118.80	N00°00'00"E	L126	42.00	S90°00'00"E
L56	42.00	N90°00'00"W	L127	62.00	N00°00'00"E
L57	21.00	S00°00'00"W	L128	31.10	S01°22'15"W
L58	77.33	N90°00'00"W	L129	31.10	N01°22'15"E
L59	139.84	N01°18'06"E	L130	17.00	S00°00'00"W
L60	62.00	S00°00'00"W			
L61	42.00	S90°00'00"E			
L62	62.00	N00°00'00"E			
L63	42.00	N90°00'00"W			
L64	62.00	N00°00'00"E			
L65	42.00	S90°00'00"E			
L66	42.53	S00°00'00"W			
L67	62.00	N90°00'00"W			
L68	42.53	N00°00'00"E			
L69	62.00	N90°00'00"W			
L70	41.47	N00°00'00"E			
L71	62.00	S90°00'00"E			

LOT 21 SUBDIVISION			
L133	42.00	N07°16'48"W	
L134	42.00	N07°16'48"W	
L135	42.00	N07°16'48"W	
L136	42.00	S07°16'48"E	
L137	32.00	N07°16'48"W	
L138	32.00	N07°16'48"W	
L139	42.00	S07°16'48"E	
L140	42.00	N07°16'48"W	

LOT#	PARKING STALL	LOT#	PARKING STALL
1	27-28	16	40-41
2	29-30	17	46-47
3	61-62	18	44-45
4	58	19	20
5	57	20	25-26
6	59-60	21	23-24
7	55-56	22	21-22
8	31-32	23	17-18
9	33-34	24	15-16
10	35-36	25	13-14
11	38-39	26	19
12	52-53	27	1-12
13	50-51		
14	48-49	A	N/A
15	42-43	B	N/A

DEDICATIONS AND EASEMENTS NOTES

- 1) ALL LOTS WITHIN THIS BINDING SITE PLAN SHALL HAVE AN EASEMENT FOR UTILITIES AS SHOWN HEREON. ANY EASEMENT MAY BE RELOCATED UPON REQUEST BY A LOT OWNER AND CONCURRENCE OF ANY OTHER AFFECTED LOT OWNERS AND THE AFFECTED UTILITY.
- 2) ALL EASEMENTS FOR INGRESS AND EGRESS SHOWN ON THE FACE OF THIS MAP ARE TO BE PRIVATELY OWNED. A "DECLARATION FOR ROAD MAINTENANCE ASSOCIATION AND ROAD MAINTENANCE AGREEMENT" SHALL BE FILED SEPARATELY. SAN JUAN COUNTY IS NOT RESPONSIBLE FOR THE CONSTRUCTION AND/OR MAINTENANCE OF ANY ROADS OR EASEMENTS SHOWN HEREON. ALL PERSONS ACQUIRING PROPERTY WITHIN THIS BINDING SITE PLAN SHALL AGREE TO HOLD SAN JUAN COUNTY HARMLESS FOR ALL COSTS OF CONSTRUCTION OR MAINTENANCE OF ALL ROADS OR EASEMENTS WITHIN THIS BINDING SITE PLAN.
- 3) EACH LOT SHALL HAVE A NONEXCLUSIVE PARKING EASEMENT OVER THE PARKING STALL DESIGNATED IN THE FOLLOWING CHART, UNLESS LATER AMENDED IN ACCORDANCE WITH THE "DECLARATION FOR ROAD MAINTENANCE ASSOCIATION AND ROAD MAINTENANCE AGREEMENT".
- 4) ALL LOTS WITHIN THIS SUBDIVISION SHALL HAVE EQUAL RIGHTS OF ACCESS AND EQUAL RESPONSIBILITIES FOR MAINTENANCE OF THE COMMON AREAS WITHIN THE SUBDIVISION.

OPEN SPACE, LOT COVERAGE AND SQUARE FOOTAGE NOTE:

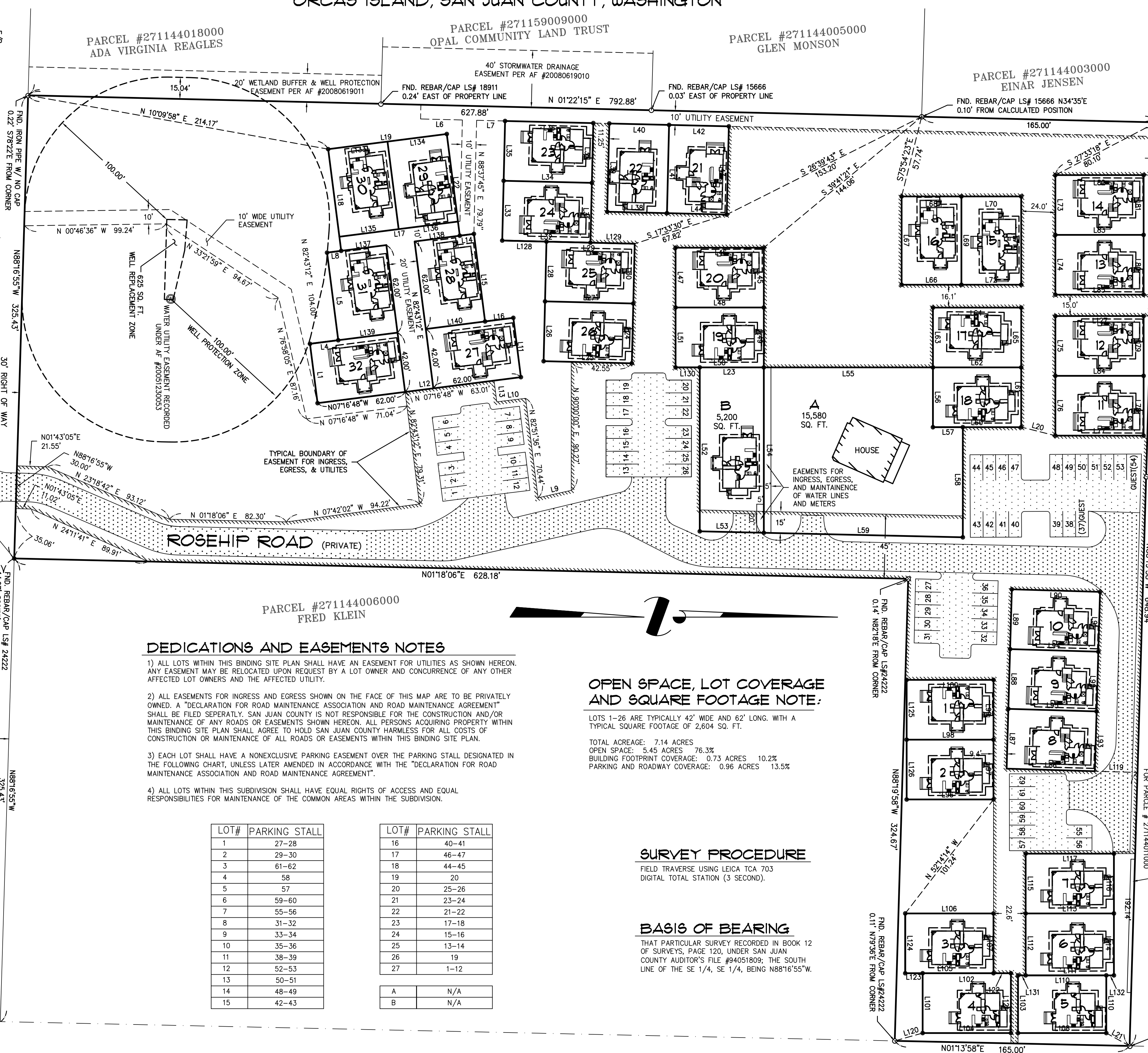
LOTS 1-26 ARE TYPICALLY 42' WIDE AND 62' LONG, WITH A TYPICAL SQUARE FOOTAGE OF 2,604 SQ. FT.
 TOTAL ACREAGE: 7.14 ACRES
 OPEN SPACE: 5.45 ACRES 76.3%
 BUILDING FOOTPRINT COVERAGE: 0.73 ACRES 10.2%
 PARKING AND ROADWAY COVERAGE: 0.96 ACRES 13.5%

SURVEY PROCEDURE

FIELD TRAVERSE USING LEICA TCA 703
 DIGITAL TOTAL STATION (3 SECOND).

BASIS OF BEARING

THIS PARTICULAR SURVEY RECORDED IN BOOK 12 OF SURVEYS, PAGE 120, UNDER SAN JUAN COUNTY AUDITOR'S FILE #94051809; THE SOUTH LINE OF THE SE 1/4, SE 1/4, BEING N88°16'55"W.



LEGEND

- FOUND BRASS PLUG MONUMENT
- FOUND IRON PIPE OR REBAR/CAP AS NOTED
- SET REBAR/CAP "STEELE 13138"
- EXISTING WELL
- ABANDONED WELL
- E/P EDGE OF PAVEMENT
- OUTER PERIMETER EXTENTS OF INGRESS, EGRESS & UTILITY EASEMENT



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 LAND SURVEYORS
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 360-676-2390

WILD ROSE MEADOW LONG PLAT SUBDIVISION A GENERAL AND SPECIFIC BINDING SITE PLAN			
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: EAK	
DATE: 11/19/2010	EAK	EK 641/1-11	REVISED: 11/19/2010
PTN. OF SE 1/4 OF THE SE 1/4 SEC. 11, TWP. 37 N., RGE. 2 W., W.M.		JOB NUMBER: 10106	

100% GIBBS-71-LOT-18V-2-2010