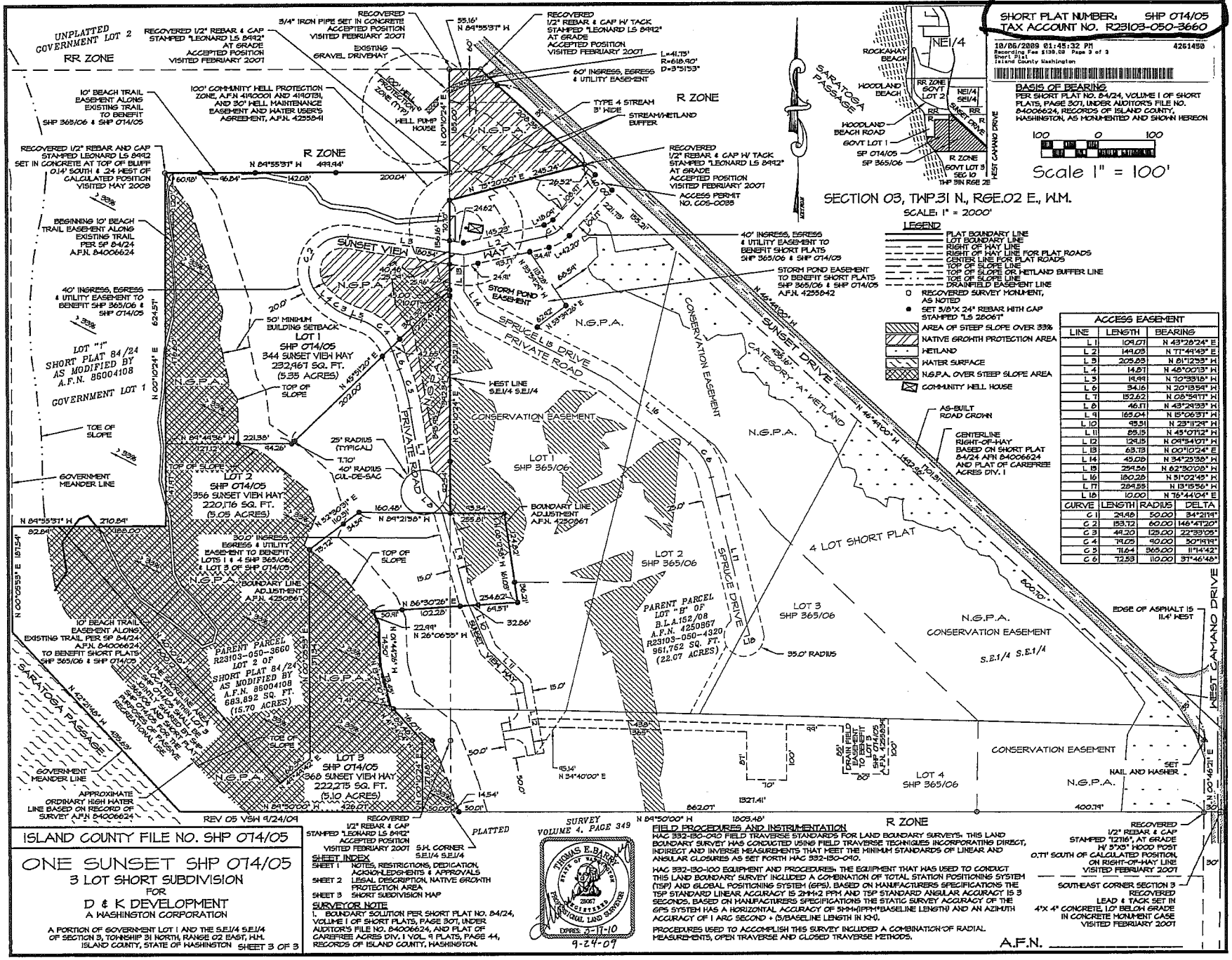
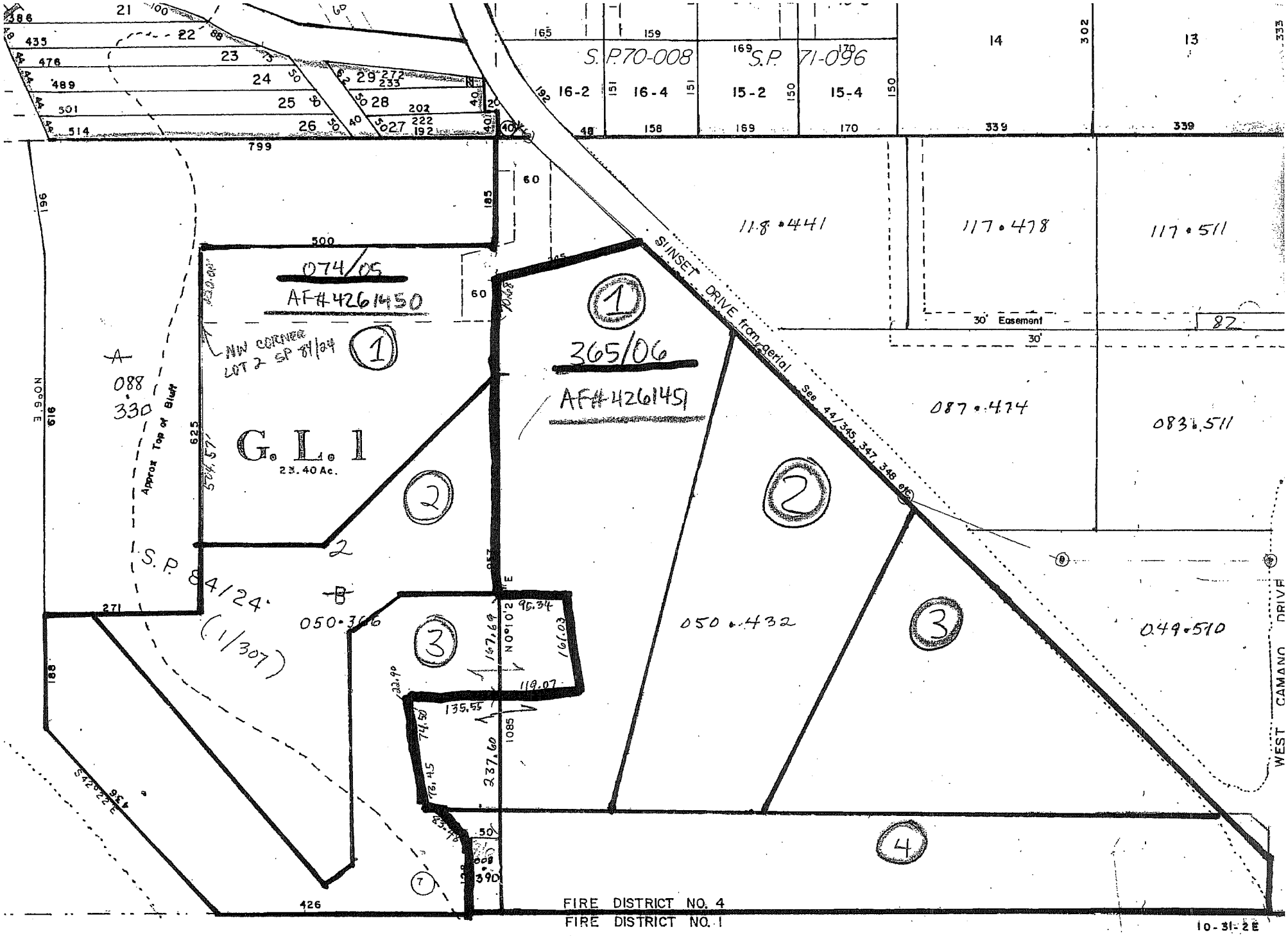
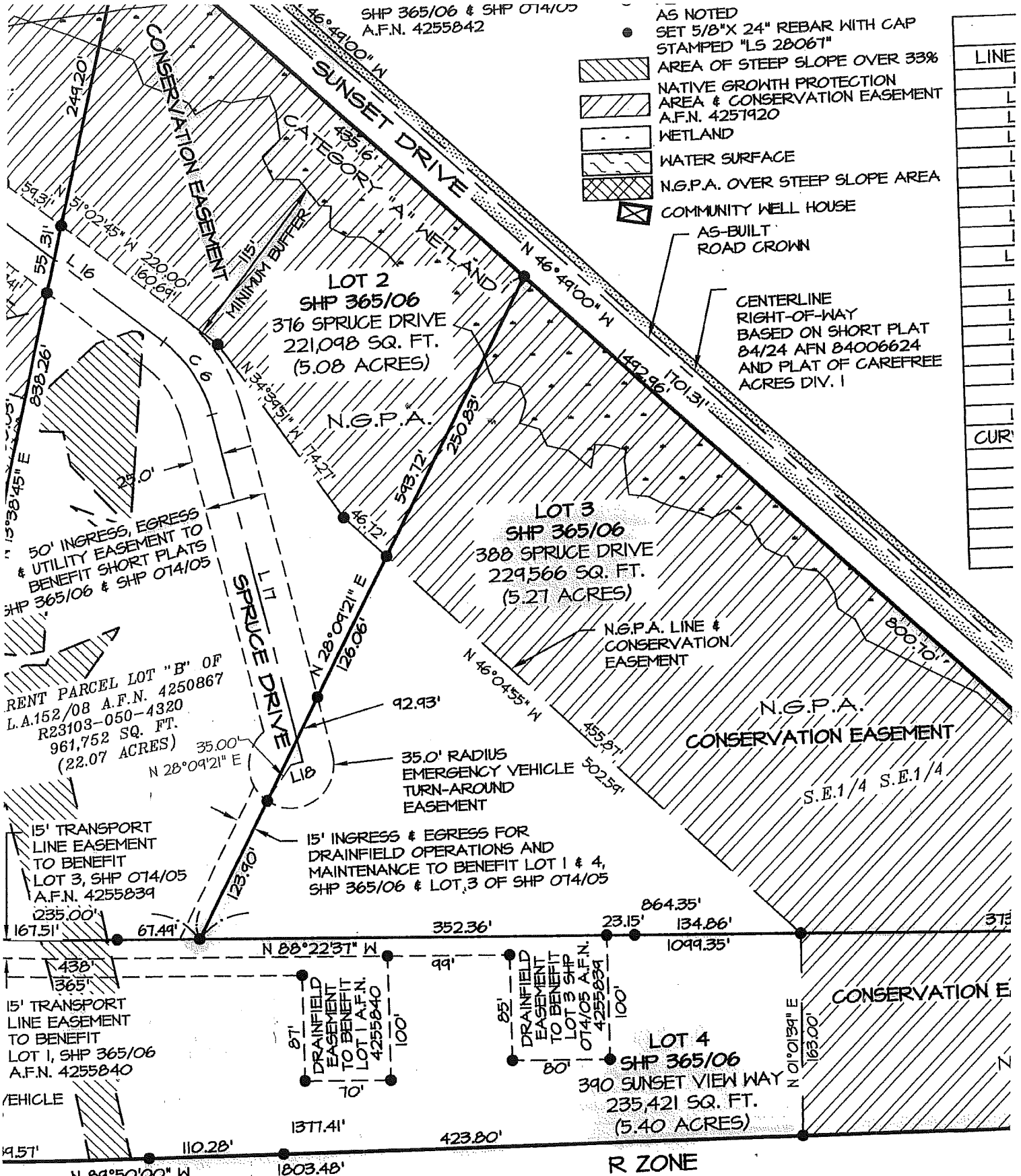

SHORT PLAT NUMBER: SHP 074/05
TAX ACCOUNT NO. R23103-050-3660
4261450
BASIS OF BEARING
PER SHORT PLAT NO. 84/24, VOLUME 1 OF SHORT PLATS, PAGE 307, UNDER AUDITOR'S FILE NO. 8400624, RECORDS OF ISLAND COUNTY, WASHINGTON, AS MONUMENTED AND SHOWN HEREON
Scale 1" = 100'
SECTION 03, TWP.31 N., RGE.02 E., W.M.
SCALE: 1" = 2000'
LEGEND
PLAT BOUNDARY LINE
LOT BOUNDARY LINE
RIGHT OF WAY LINE
RIGHT OF WAY LINE FOR PLAT ROADS
CENTER LINE FOR PLAT ROADS
TOP OF SLOPE LINE
TOP OF SLOPE OR WETLAND BUFFER LINE
TOE OF SLOPE LINE
DRAINFIELD EASEMENT LINE
RECOVERED SURVEY MONUMENT, AS NOTED
SET 5/8"X 24" REBAR WITH CAP STAMPED "LS 28067"
AREA OF STEEP SLOPE OVER 33%
NATIVE GROWTH PROTECTION AREA
WETLAND
WATER SURFACE
N.G.P.A. OVER STEEP SLOPE AREA
COMMUNITY WELL HOUSE
ACCESS EASEMENT
LINE | LENGTH | BEARING
L1 104.01' N 43°28'24" E
L2 144.03 N 71°44'43" E
L3 205.83 N 81°12'53" W
L4 14.81' N 46°00'13" W
L5 14.99 N 70°33'18" W
L6 34.16 N 20°13'59" W
L7 152.62 N 08°54'11" W
L8 46.11 N 43°28'33" W
L9 165.04 N 15°06'31" W
L10 99.51 N 23°11'29" W
L11 89.15 N 45°07'12" W
L12 124.15 N 09°54'07" W
L13 63.73 N 00°10'24" E
L14 45.08 N 34°25'38" W
L15 254.56 N 62°30'08" W
L16 180.28 N 31°02'45" W
L17 284.55 N 13°15'56" W
L18 10.00 N 76°44'04" E
CURVE | LENGTH | RADIUS | DELTA
C1 24.16 50.00 34°21'19"
C2 153.72 60.00 146°47'20"
C3 44.20 135.00 22°31'05"
C4 79.05 90.00 50°19'19"
C5 71.64 365.00 11°14'42"
C6 72.53 110.00 37°46'48"
SARATOGA PASSAGE
WEST CAMANO DRIVE
SUNSET VIEW WAY
SUNSET DRIVE
SPRUCE LIS DRIVE
PRIVATE ROAD
CONSERVATION EASEMENT
N.G.P.A.
LOT 1 SHP 074/05 344 SUNSET VIEW WAY 232,967 SQ. FT. (5.35 ACRES)
LOT 2 SHP 074/05 356 SUNSET VIEW WAY 220,176 SQ. FT. (5.05 ACRES)
LOT 3 SHP 074/05 368 SUNSET VIEW WAY 222,215 SQ. FT. (5.10 ACRES)
LOT 1 SHP 365/06
LOT 2 SHP 365/06
LOT 3 SHP 365/06
LOT 4 SHP 365/06
4 LOT SHORT PLAT
PARENT PARCEL R23103-050-3660 LOT 2 OF SHORT PLAT 84/24 AS MODIFIED BY A.F.N. 8600408 683,892 SQ. FT. (15.70 ACRES)
PARENT PARCEL LOT "B" OF B.L.A.152/08 A.F.N. 4250867 R23103-050-4320 961,762 SQ. FT. (22.07 ACRES)
LOT "1" SHORT PLAT 84/24 AS MODIFIED BY A.F.N. 8600408
GOVERNMENT LOT 1
GOVERNMENT LOT 2
UNPLATTED GOVERNMENT LOT 2
RR ZONE
R ZONE
100' COMMUNITY WELL PROTECTION ZONE, A.F.N. 4190001 AND 4190131, AND 30' WELL MAINTENANCE EASEMENT AND WATER USERS AGREEMENT, A.F.N. 4255841
10' BEACH TRAIL EASEMENT ALONG EXISTING TRAIL TO BENEFIT SHP 365/06 & SHP 074/05
BEGINNING 10' BEACH TRAIL EASEMENT ALONG EXISTING TRAIL PER SP 84/24 A.F.N. 8400624
40' INGRESS, EGRESS & UTILITY EASEMENT TO BENEFIT SHP 365/06 & SHP 074/05
30.0' INGRESS, EGRESS & UTILITY EASEMENT TO BENEFIT LOTS 1 & 4 SHP 365/06 & LOT 3 OF SHP 074/05
10' BEACH TRAIL EASEMENT ALONG EXISTING TRAIL PER SP 84/24 A.F.N. 8400624 TO BENEFIT SHORT PLATS SHP 365/06 & SHP 074/05
40' INGRESS, EGRESS & UTILITY EASEMENT TO BENEFIT SHORT PLATS SHP 365/06 & SHP 074/05 A.F.N. 4255842
STORM POND EASEMENT TO BENEFIT SHORT PLATS SHP 365/06 & SHP 074/05 A.F.N. 4255842
STORM POND 'M' EASEMENT
60' INGRESS, EGRESS & UTILITY EASEMENT
ACCESS PERMIT NO. COS-0035
TYPE 4 STREAM 3' WIDE
STREAM/WETLAND BUFFER
WELL PUMP HOUSE
EXISTING GRAVEL DRIVEWAY
RECOVERED 3/4" IRON PIPE SET IN CONCRETE ACCEPTED POSITION VISITED FEBRUARY 2007
RECOVERED 1/2" REBAR & CAP STAMPED "LEONARD LS 8492" AT GRADE ACCEPTED POSITION VISITED FEBRUARY 2007
RECOVERED 1/2" REBAR AND CAP STAMPED LEONARD LS 8492 SET IN CONCRETE AT TOP OF BLUFF 0.14' SOUTH & .24 WEST OF CALCULATED POSITION VISITED MAY 2008
50' MINIMUM BUILDING SETBACK
TOP OF SLOPE
TOE OF SLOPE
GOVERNMENT MEANDER LINE
APPROXIMATE ORDINARY HIGH WATER LINE BASED ON RECORD OF SURVEY A.F.N. 8400624
25' RADIUS (TYPICAL)
40' RADIUS CUL-DE-SAC
BOUNDARY LINE ADJUSTMENT A.F.N. 4250867
AS-BUILT ROAD CROWN
CENTERLINE RIGHT-OF-WAY BASED ON SHORT PLAT 84/24 A.F.N. 8400624 AND PLAT OF CAREFREE ACRES DIV. 1
CATEGORY "A" WETLAND
EDGE OF ASPHALT IS 11.4' WEST
DRAIN FIELD EASEMENT TO BENEFIT SHP 074/05 A.F.N. 4255835
SET NAIL AND WASHER
RECOVERED 1/2" REBAR & CAP STAMPED "22116", AT GRADE 1/4' SOUTH & 0.7' WEST OF CALCULATED POSITION, ON RIGHT-OF-WAY LINE VISITED FEBRUARY 2007
SOUTHEAST CORNER SECTION 3 RECOVERED LEAD & TACK SET IN 4"X 4" CONCRETE, 1.0' BELOW GRADE IN CONCRETE MONUMENT CASE VISITED FEBRUARY 2007
A.F.N. _____
ROCKAWAY BEACH
WOODLAND BEACH
WOODLAND BEACH ROAD
GOVT LOT 1
GOVT LOT 2
GOVT LOT 3 SEC 10 TWP 31N R2E
NE1/4 SE1/4
SHORT DRIVE
SP 074/05
SP 365/06
ISLAND COUNTY FILE NO. SHP 074/05
ONE SUNSET SHP 074/05
3 LOT SHORT SUBDIVISION
FOR
D & K DEVELOPMENT
A WASHINGTON CORPORATION
A PORTION OF GOVERNMENT LOT 1 AND THE S.E1/4 S.E1/4 OF SECTION 3, TOWNSHIP 31 NORTH, RANGE 02 EAST, W.M. ISLAND COUNTY, STATE OF WASHINGTON SHEET 3 OF 3
REV 05 VSH 9/24/09
SHEET INDEX
SHEET 1 NOTES, RESTRICTIONS, DEDICATION, ACKNOWLEDGMENTS & APPROVALS
SHEET 2 LEGAL DESCRIPTION, NATIVE GROWTH PROTECTION AREA
SHEET 3 SHORT SUBDIVISION MAP
SURVEYOR NOTE
1. BOUNDARY SOLUTION PER SHORT PLAT NO. 84/24, VOLUME 1 OF SHORT PLATS, PAGE 307, UNDER AUDITOR'S FILE NO. 8400624, AND PLAT OF CAREFREE ACRES DIV. 1 VOL. 9 PLATS, PAGE 44, RECORDS OF ISLAND COUNTY, WASHINGTON.
RECOVERED 1/2" REBAR & CAP STAMPED "LEONARD LS 8492" ACCEPTED POSITION VISITED FEBRUARY 2007
S.H. CORNER S.E1/4 S.E1/4
PLATTED
SURVEY VOLUME 4, PAGE 349
THOMAS E. BARRY STATE OF WASHINGTON 28067 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 2-11-10
9-24-09
FIELD PROCEDURES AND INSTRUMENTATION
WAC 332-130-040 FIELD TRAVERSE STANDARDS FOR LAND BOUNDARY SURVEYS: THIS LAND BOUNDARY SURVEY HAS CONDUCTED USING FIELD TRAVERSE TECHNIQUES INCORPORATING DIRECT, INDIRECT AND INVERSE MEASUREMENTS THAT MEET THE MINIMUM STANDARDS OF LINEAR AND ANGULAR CLOSURES AS SET FORTH WAC 332-130-090.
WAC 332-130-100 EQUIPMENT AND PROCEDURES: THE EQUIPMENT THAT WAS USED TO CONDUCT THIS LAND BOUNDARY SURVEY INCLUDED A COMBINATION OF TOTAL STATION POSITIONING SYSTEM (TSP) AND GLOBAL POSITIONING SYSTEM (GPS). BASED ON MANUFACTURERS SPECIFICATIONS THE TSP STANDARD LINEAR ACCURACY IS 2MM+2 PPM AND TSP STANDARD ANGULAR ACCURACY IS 3 SECONDS. BASED ON MANUFACTURERS SPECIFICATIONS THE STATIC SURVEY ACCURACY OF THE GPS SYSTEM HAS A HORIZONTAL ACCURACY OF 5MM+(1PPM*BASELINE LENGTH) AND AN AZIMUTH ACCURACY OF 1 ARC SECOND + (5/BASELINE LENGTH IN KM).
PROCEDURES USED TO ACCOMPLISH THIS SURVEY INCLUDED A COMBINATION OF RADIAL MEASUREMENTS, OPEN TRAVERSE AND CLOSED TRAVERSE METHODS.



S.P. 70-008
S.P. 71-096
16-2
16-4
15-2
15-4
14
13
118.441
117.478
117.511
30' Easement
30'
82
074/05
AF#4261450
NW CORNER LOT 2 SP 84/24
365/06
AF#4261451
G. L. 1
23.40 Ac.
088.330
Approx Top of Bluff
S.P. 84/24
(1/307)
050.366
087.474
083.511
050.432
049.510
SUNSET DRIVE from aerial
See 44/345, 347, 348 etc.
WEST CAMANO DRIVE
FIRE DISTRICT NO. 4
FIRE DISTRICT NO. 1
10-31-2E



FIELD PROCEDURES AND INSTRUMENTATION

WAC 332-130-090 FIELD TRAVERSE STANDARDS FOR LAND BOUNDARY SURVEYS: THIS LAND BOUNDARY SURVEY WAS CONDUCTED USING FIELD TRAVERSE TECHNIQUES INCORPORATING DIRECT, INDIRECT AND INVERSE MEASUREMENTS THAT MEET THE MINIMUM STANDARDS OF LINEAR AND ANGULAR CLOSURES AS SET FORTH WAC 332-130-090.

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