



● Indicates Conc. Mon. Fnd.
 ⊕ Indicates 1" I.P. set

Scale 1"=400'
 LOCATION MAP

SURVEYOR'S CERTIFICATE

This plat correctly represents a survey made by me or under my direction in conformance with the requirements of San Juan County Resolution No. 125-1974 and the Washington State Survey Recording Act, in August, 1976.

Fredrick L. Wheeler (surveyor's signature and seal)
 Sept. 23, 76 (Date)
 10898 (Certificate No.)
 P.O. Box 767 Friday Harbor Wa. (address, city and state)



AUDITOR'S CERTIFICATE

Filed for record this 12 day of Oct, 1976, at 10:00 A.M. in Vol. 1 of Short Plats, page(s) 36-36A, at the request of Fred Krabbe.

Henry J. Buer (signed) AFN # 93788
 San Juan County Auditor

TREASURER'S CERTIFICATE

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, including taxes for 1976.

Loannin Dickerson (signed) 10/2/76 (date)
 San Juan County Treasurer

ADMINISTRATOR'S CERTIFICATE

This plat conforms to the requirements for short plats as established by San Juan County Resolution No. 125-1974. It has been examined by the county engineer for compliance with survey and roadway requirements 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.

Robert R. McGehee (signed) 10-12-76 (date)
 Administrator of Plats/Planning Director

In cases where private deed restrictions are in conflict with the restrictions which appear on the face of this plat, the more prohibitive restrictions shall govern.

RESTRICTIONS

All structures shall be set back a minimum of thirty-five (35) feet from the centerline of any private right-of-way, and a minimum of fifty (50) feet from the centerline of any public right-of-way.

There is hereby declared a ten foot wide easement for underground utilities along the inside of and abutting the entire perimeter of each lot shown on this plat except along the waterfront boundary, provided, that said easement may be relocated at the request of the lot owner with the concurrence of the representatives of the affected utilities if an adequate alternate easement is made available within the lot; provided further, that in cases where a road right-of-way forms a part of the lot perimeter, the utilities easement shall be located within the lot and abutting such road right-of-way; and, provided further, that in cases where a road right-of-way traverses the lot, there shall be ten foot wide easements for underground utilities abutting both sides of such road right-of-way.

This subdivision/short 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 related outbuildings. No lot shall be otherwise occupied or divided unless the lot 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 through written application to the Plat Administrator who shall be responsible for coordinating and approving the review of such requests.

A SHORT PLAT FOR
CATLOW - DICKHOUS - WHEELER
 SEC. 23, T36N-124W W.M.
WESTCOTT SHORES
 SAN JUAN COUNTY, WASHINGTON

REHM & CONDON, Inc.
 SURVEYORS - ENGINEERS
 P O BOX 767 FRIDAY HARBOR, WA 96250
 (206) 378-2227

DWG BY: FLK	DATE: Oct 75	JOB NO. 1374
CHKD BY:		
BK REF: 143/109		

Maintenance of the source (lake) and distribution system serving the lots in this subdivision is provided by the Roche Harbor Company, a co-partnership, recorded December 1, 1969 in volume 56 at page 219 and 227, San Juan County records.

Water rights were applied for April 25, 1974 and the Department of Ecology application numbers are S121669 and R-121670. No certificate numbers have as yet been issued. Maintenance is by the Roche Harbor Company with a \$75.00 charge for hook-up together with reasonable charges for water, per real estate contract filed under Auditor's number 71786, records of San Juan County, Wash.

Maintenance of existing roadway between this plat and the county road shall be paid by a prorata share of each lot purchaser per real estate contract filed under Auditor's number 71786, records of San Juan County, Wash.

"NOTE: The original Statement of Disclosure for this plat is recorded in the County Auditor's office at Auditor's File No. 93789 and may be examined upon request."

NOTE
 Further division of the land described by this short plat within five years of the date of the recording of said short plat shall be prohibited unless a final plat is approved and filed for record pursuant to San Juan County regulations applicable to the subdivision of property into five or more lots, tracts or parcels.

Additional restrictions and covenants are as indicated in Auditor's File number 71786, San Juan County records.

RECORDED'S NOTE: PLAT ALTERATIONS: VOLUME 5, PAGES 6 & 6A
 VOLUME 6, PAGES 34 & 34A