

AUDITOR'S CERTIFICATE

Filed for record this 24th day of MAY, 1983, at 8:30 AM in Volume 5 of Short Plats, Page(s) 6, 7, at the request of KRABBE & STARR.

A. A. Stephens (signed) 125991 Auditor's File No. SAN JUAN COUNTY AUDITOR

TREASURER'S CERTIFICATE

All taxes levied for the current year, 1983, 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 Law (Chapter 84.34 RCW), this does not guarantee that they have been paid.

Loamie Dickson (signed) May 20, 1983 Date SAN JUAN COUNTY TREASURER

ADMINISTRATOR'S CERTIFICATE

This plat conforms to the requirements established by San Juan County Resolution No. 274-1980 as amended by Ordinance No. 222-1981. 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.

Charles L. Larson (signed) 23 May, 1983 Date ADMINISTRATOR OF PLATS/PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

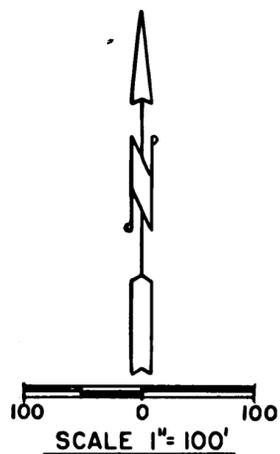
This plat correctly represents a survey made by me or under my direction in conformance with the requirements of San Juan County Resolution No. 274-1980, as amended, and the Washington State Survey Recording Act in March, 1983.

Thomas C. Starr (Surveyor's Signature and Seal) 15038 (Certificate No.) P.O. Box 767 Friday Harbor, WA (Address, City and State) April 8, 1983 (Date)



WATER SUPPLY: Water service to this subdivision is provided by the Roche Harbor Company, a co-partnership, recorded December 1, 1969, in Volume 56, Pgs. 219 and 227, records of San Juan County.

NOTE: The original Statement of Disclosure for this subdivision has been recorded in the County Auditor's Office under File No. 125992 and may be examined upon request.

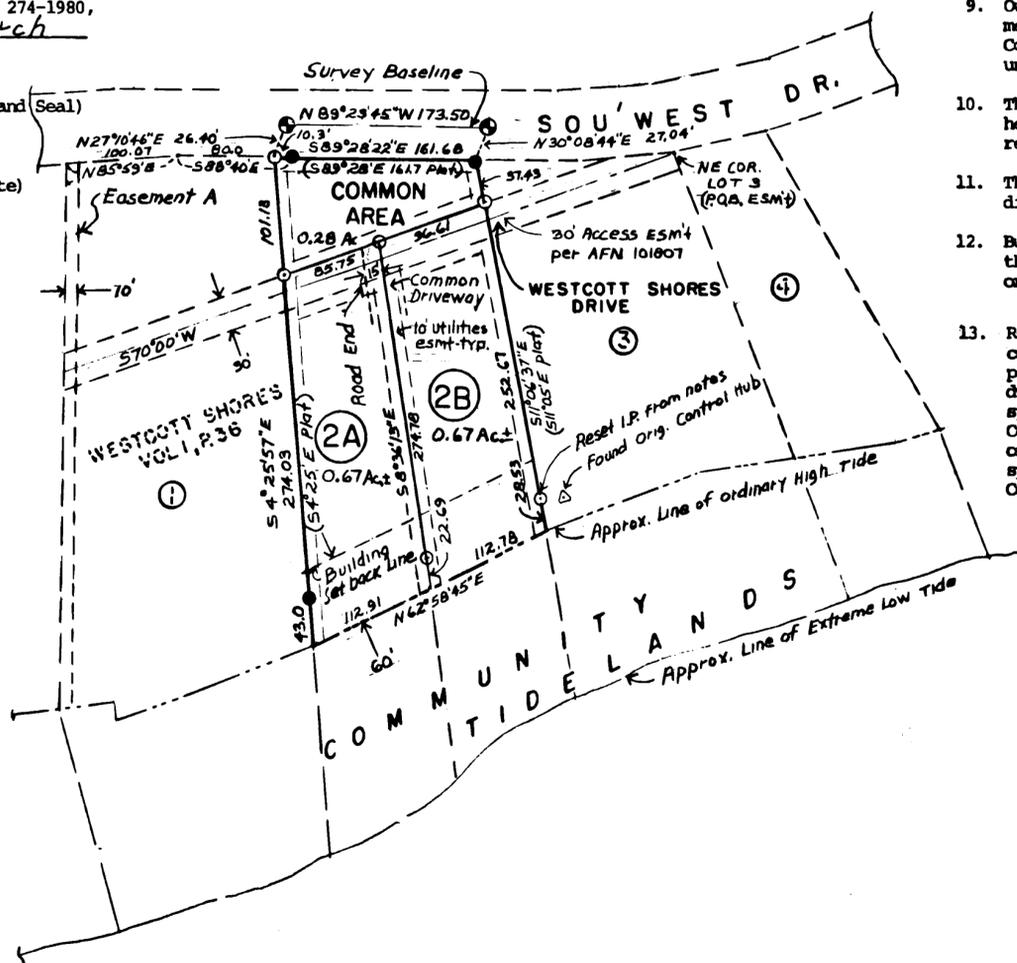


LEGEND

- ⊙ FOUND CONCRETE MONUMENT
- ⊕ SET CONCRETE MONUMENT
- FOUND IRON PIPE
- SET 1" IRON PIPE
- △ CONTROL HUB

RESTRICTIONS

1. Original plat restrictions of the Westcott Shores Short Plat (recorded Volume 1, Page 36) are applicable to this plat.
2. 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. 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 Plat Administrator who shall be responsible for coordinating the review of such requests and for making the required determination.
3. If any private deed restrictions are in conflict with the restrictions which appear on the face of this plat, the more restrictive provisions shall govern. However, the County shall not be party to any private restrictions.
4. All structures shall be set back a minimum of 20 feet from all public and private rights-of-way.
5. The lands hereby platted shall be not further divided.
6. Vehicular access to Lots 2A and 2B in this subdivision shall be restricted to the plat road, WESTCOTT SHORES DRIVE.
7. Driveways into Lots 2A and 2B shall enter at the common driveway location as shown on the plat.
8. If a dock or moorage facility is to be constructed within the community tidelands area, there shall be only one and it shall be for the benefit and use of all owners of lots within this plat in conjunction with the lot owners of Westcott Shores Short Plat (Vol. 1, Page 36).
9. Owners of these lots shall participate in joint users' maintenance agreement of Southwest Drive, a private road easement, between this plat and the County road, based on a pro-rata share as per real estate contract filed under Auditor's File No. 71786, records of San Juan County, WA.
10. The lot owners shall also share the costs of maintaining the road shown hereon as WESTCOTT SHORES DRIVE per Declaration of Road Maintenance as recorded under Auditor's File No. 125993.
11. The common area as shown on the face of the plat may be used for sewage disposal and buffer/greenbelt purposes.
12. Building setbacks for these lots shall be at least 60 feet landward from the line of ordinary high tide. Cutting of vegetation between this line and ordinary high tide shall be restricted to trunks less than 5 inches in diameter.
13. Review of soil conditions by the San Juan County Health Department indicates that special engineering will be required for on-site sewage disposal systems. Homes built on these lots will be limited to two-bedroom dwellings, low-water use toilets and will require engineer-designed systems. Application for specific on-site systems must be made to the County Health Department for evaluation and review. However, the restrictions on bedrooms and toilet types may be removed if an off-site sewage disposal system and location is obtained by the lot owners and approved by the County Health Department.



BASIS OF BEARING: The base line between the concrete monuments found in Southwest Drive was established as North 89°23'45" West in Volume 1 of Short Plats, Pages 36 and 36A.

A SHORT PLAT

WESTCOTT SHORES
LOT 2
 SEC. 23 T36 N, R4 W, W.M.
 SAN JUAN ISLAND
 SAN JUAN COUNTY, WASH.