

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners, declare this to be the WESTCOTT SHORES LOT 1 SHORT PLAT and that it has been made with the free consent and in accordance with the desires of the owners.

ALSO, we dedicate to the owners of Lots 1A and 1B a non-exclusive easement for roadway and utilities purposes over, across and under the 30-foot wide strip of land shown as WESTCOTT SHORES DRIVE on the face of the plat.

ALSO, we dedicate to the affected utilities companies the right of entry onto the roads shown as SOU'WEST DRIVE and WESTCOTT SHORES DRIVE for the installation and maintenance of utilities.

ALSO, we dedicate to the affected utilities companies an easement over, under and across a 10-foot wide strip of land along the inside perimeter of all lot boundaries for the installation and maintenance of utilities providing that any easement may be relocated at the request of the lot owner and with the concurrence of the affected utilities; provided further that in cases where a road right-of-way traverses a lot, there shall be a 10-foot wide easement for underground utilities abutting both sides of said road right-of-way.

ALSO, we reserve the right to cut and fill on, and drain surface water runoff over parcels within this short subdivision.

ALSO, we declare that all road rights-of-way and all easements are privately owned; that the County of San Juan is not responsible for the construction of any roads or the maintenance of any roads or easements, and that all persons acquiring property in the short subdivision agree to hold the County harmless for all costs of construction and/or maintenance of all roads and/or easements within the short subdivision.

ALSO, we dedicate the 10-foot wide strip shown on the face of the plat as Easement "A" to the lot owners in this short subdivision for use as a pedestrian access to a community dock, if built.

ALSO, we dedicate the 0.57 acre common area to the owners of Lots 1A and 1B for sewage disposal and buffer/green belt purposes.

ALSO, we dedicate to the owners of Lots 1A and 1B the right to use the entire community tidelands area fronting on Lots 1 thru 4 of the Westcott Shores Short Plat.

Richard E. Wheeler
RICHARD E. WHEELER

Margaret E. Wheeler
MARGARET E. WHEELER

ACKNOWLEDGEMENT

STATE OF WASHINGTON

ss:

COUNTY OF SAN JUAN

On this 16th day of January, 1984, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RICHARD E. WHEELER and MARGARET E. WHEELER to me known to be the persons who executed the foregoing Dedication and acknowledged the said Dedication to be their free and voluntary act and deed for the uses and purposes therein mentioned.

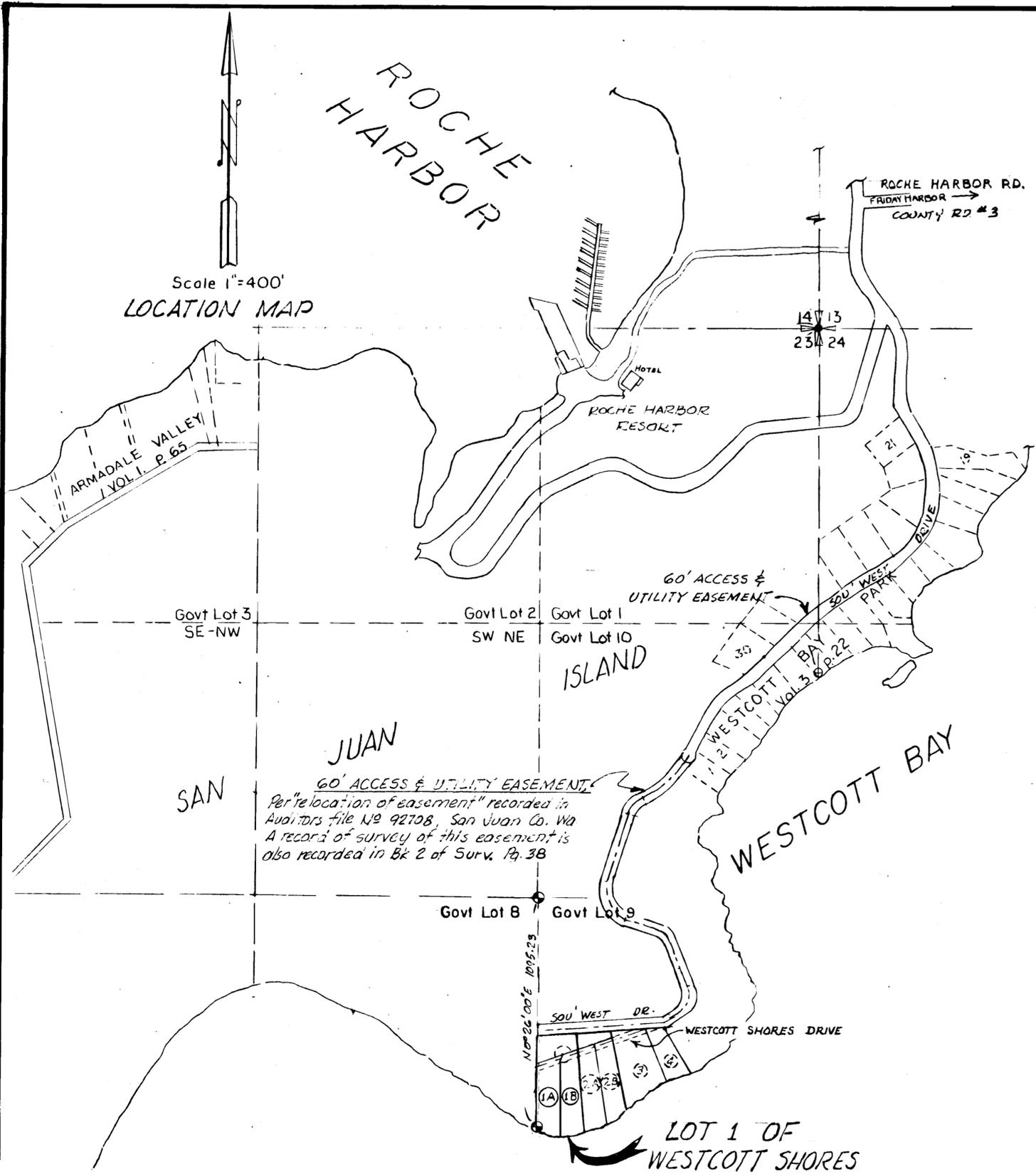
Witness my hand and official seal the day and year first above written.

George K. Boney
Notary Public in and for the State of Washington, residing at Bellingham

WESTCOTT SHORES
LOT 1
SEC. 23 T 36 N, R 4 W, W. M.
SAN JUAN ISLAND
SAN JUAN COUNTY, WASH.

Krabbe & Starr, Inc.
Civil Engineering Land Surveying
Planning
P.O. Box 767 Friday Harbor, Washington 98250 Phone (206) 378-4171

DWN BY: TCS DATE: OCT 14, 1983 JOB NO. 3135
CHK BY: TEM
BK. REF. 414



Scale 1"=400'
LOCATION MAP

DESCRIPTION

Lot 1 of the Westcott Shores Short Plat as recorded in Volume 1 of Short Plats, Pages 36 and 36A, records of San Juan County, Washington; AND, TOGETHER WITH tidelands of the second class adjoining.

A SHORT PLAT