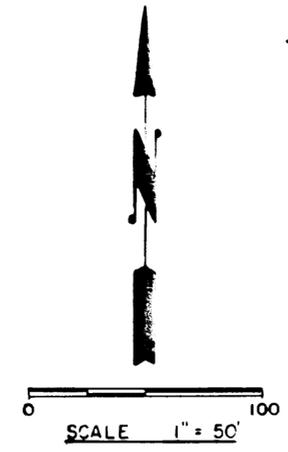


- LEGEND**
- FOUND CONCRETE MONUMENT
  - ⊕ SET CONCRETE MONUMENT
  - FOUND IRON PIPE
  - SET 1" IRON PIPE



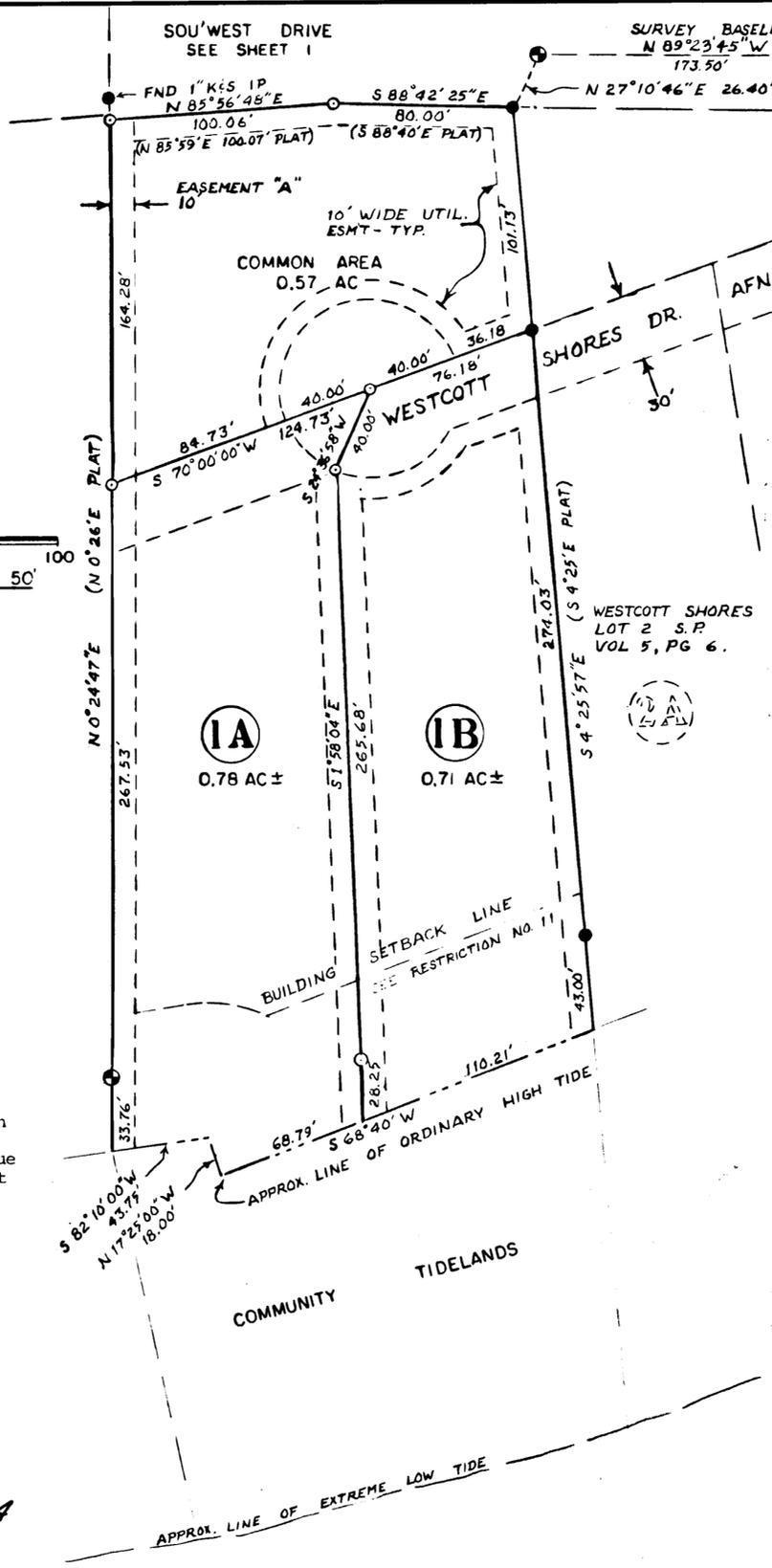
**WATER SUPPLY:** Water service to this subdivision is provided by the Roche Harbor Company, a co-partnership, recorded December 1, 1969, in Volume 56, Pages 219 and 227, records of San Juan County.

**AUDITOR'S CERTIFICATE**  
 Filed for record this 19 day of Jan., 1984, at 1:39 in Volume 5 of Short Plats, Page(s) 111, A, at the request of Krabbe & Starr, Inc.  
 \_\_\_\_\_ (signed) 129038  
 SAN JUAN COUNTY AUDITOR Auditor's File No.

**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.  
 \_\_\_\_\_ (signed) Jan. 18, 1984  
 SAN JUAN COUNTY TREASURER Date

**ADMINISTRATOR'S CERTIFICATE**  
 This plat conforms to the requirements established by San Juan County Resolution No. 7274-1980 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.  
 \_\_\_\_\_ (signed) Jan. 18, 1984  
 ADMINISTRATOR OF PLATS/PLANNING DIRECTOR Date

**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 JUNE - DEC., 1983.  
 \_\_\_\_\_ (Surveyor's Signature) Thomas C. Starr  
 \_\_\_\_\_ (Certificate No.) 15038  
 \_\_\_\_\_ (Address, City) P.O. Box 767 Friday Harbor WA  
 \_\_\_\_\_ (Date) 12 JAN. 1984



**RESTRICTIONS**

1. Original plat restrictions and dedications 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 not be further divided.
6. Vehicular access to Lots IA and IB in this subdivision shall be restricted to the plat road, WESTCOTT SHORES DRIVE.
7. 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).
8. Owners of these lots shall participate in joint users' maintenance agreement of Sou'West 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.
9. 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.
10. The common area as shown on the face of the plat may be used for sewage disposal and buffer/greenbelt purposes.
11. 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.
12. 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 BEARINGS:** The base line between the concrete monuments found in Sou'West Drive was established as North 89°23'45" West in Volume 1 of Short Plats, Pages 36 and 36A.  
**NOTE:** The original Statement of Disclosure for this subdivision has been recorded in the County Auditor's Office under File No. 129039 and may be examined upon request.

A SHORT PLAT

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