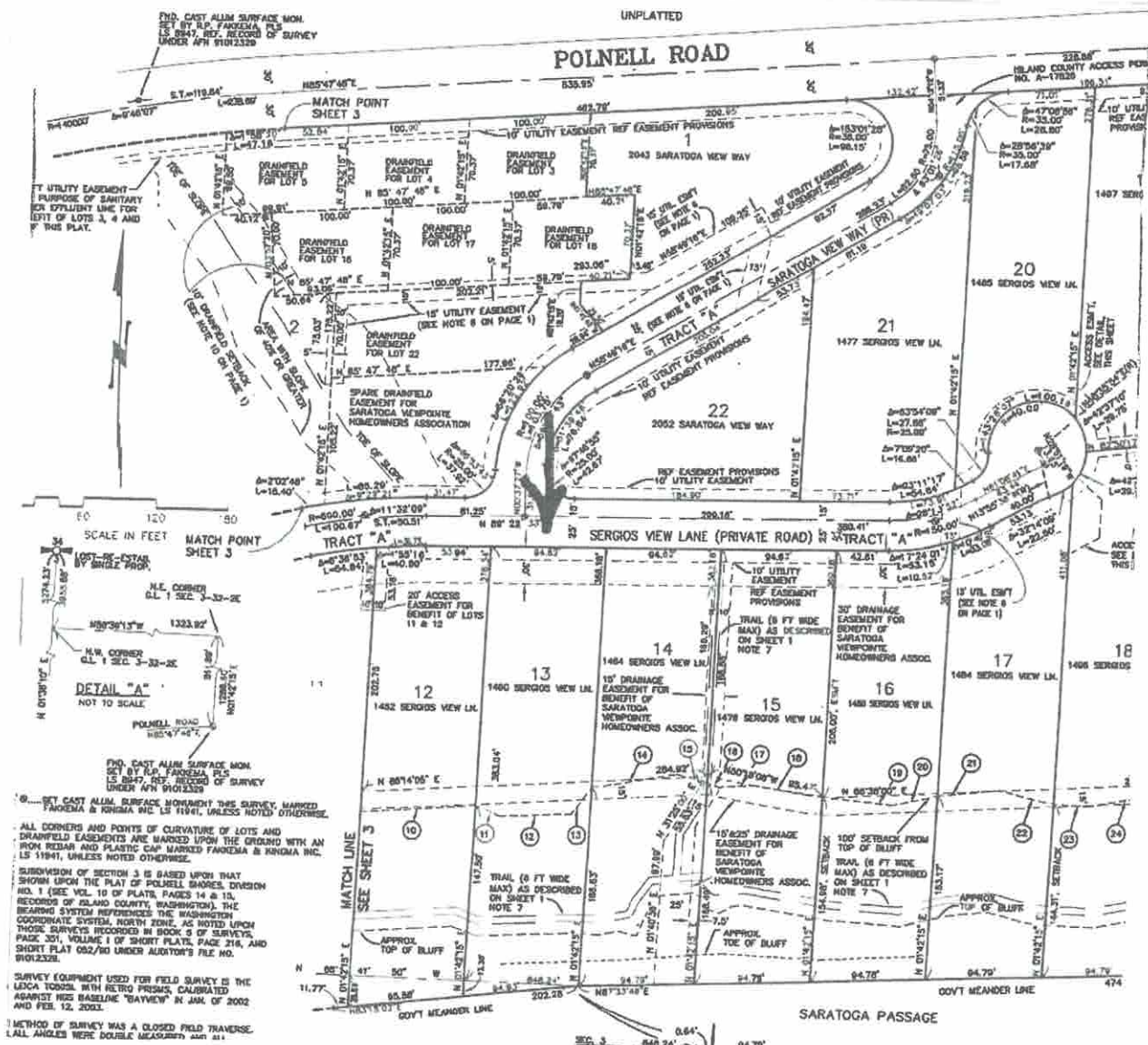
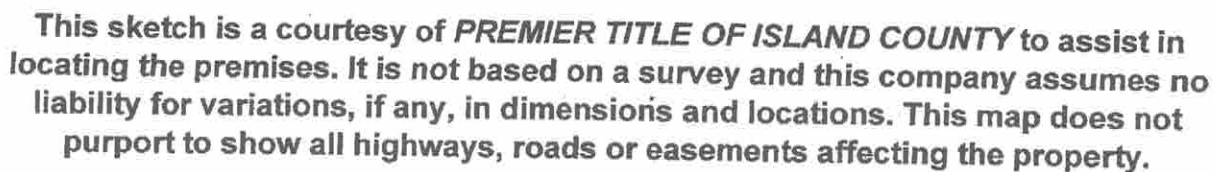




PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1

A PORTION OF G.L. 1, SECTION 3 AND A PORTION OF SECTION 10 ALL IN TOWNSHIP 32 NORTH, RANGE 2 EAST, W.M. ISLAND COUNTY, WA

LONG PLAT NO. PLP 096/99.R23203-029-2860
R23203-034-3420
R23203-032-3140
R23203-036-3800

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL ROADS, BEING THE SOUTH 30.00 FEET OF THE COUNTY ROAD KNOWN AS POLKELL ROAD, AS SHOWN HEREON, AND THE PUBLIC PURPOSES NOT INCONSISTENT WITH THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADS AND TO THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION FOREVER, ALL PRIVATE ROADS SHOWN HEREON AS TRACT A, AND WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THIS PLAT, ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE PRIVATE ROADS SHOWN HEREON, AND THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING OF SAID ROADS IS HEREBY GRANTED TO THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION, ALSO, THE RIGHT TO DRAIN THE PUBLIC ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING OF SAID ROADS, IS HEREBY GRANTED TO THE PUBLIC.

GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY AND THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PUBLIC AND PRIVATE ROADS.

THE DRAINFIELD EASEMENTS ON LOT 3 ARE HEREBY DEDICATED TO LOTS 3, 4, 5, 10, 17, 18 AND 22 OF THIS PLAT AS SHOWN HEREON AND ARE SUBJECT TO THE RESTRICTIVE AND PROTECTIVE COVENANTS, ALSO, ALL LOTS, TRACTS OR PARCELS OF LAND EMPHASIZED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS, SAID RESTRICTIVE AND PROTECTIVE COVENANTS BEING RECORDED IN VOLUME _____ PAGES _____ UNDER AUDITOR'S FILE NO. 01022328 RECORDS OF ISLAND COUNTY, WASHINGTON.

ALL COMMON ACCESS EASEMENTS, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS SHOWN ON ISLAND COUNTY SHORT PLAT NO. 032/90 R23203-036-3350, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 210, AND ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS FOR OFFSITE DRAINFIELD DESCRIBED IN THOSE INSTRUMENTS RECORDED FEB. 13, 1991, AND FEB. 20, 1991, UNDER AUDITOR'S FILE NO. 01022328 AND 01022482, RECORDS OF ISLAND COUNTY, ARE HEREBY REMOVED AND EXTINGUISHED.

William L. Massey
WILLIAM L. MASSEY
Kathleen A. Massey
KATHLEEN A. MASSEY
BY WILLIAM L. MASSEY
HER ATTORNEY-IN-FACT

ACKNOWLEDGMENTS

STATE OF WASHINGTON

COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THIS 1 DAY OF October, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SHOWN, APPEARED WILLIAM L. MASSEY TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR HIMSELF AND AS ATTORNEY-IN-FACT FOR KATHLEEN A. MASSEY ALSO THEREIN DESCRIBED, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID PRINCIPAL FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID PRINCIPAL IS NOT DECEASED NOR INCOMPETENT.

Cynthia K. Ambrose
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RECORDING AT THE CLERK'S OFFICE OF ISLAND COUNTY, WASHINGTON
MY COMMISSION EXPIRES 07/01/2006



LAND DESCRIPTION

LOTS 1 THROUGH 4 OF ISLAND COUNTY SHORT PLAT NO. 032/90 R23203-036-3350 AS APPROVED AUGUST 19, 1991, AND RECORDED AUGUST 19, 1991, IN VOLUME 2 OF SHORT PLATS, PAGE 386, UNDER AUDITOR'S FILE NO. 01012328, RECORDS OF ISLAND COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 3 IN SECTION 10, TOWNSHIP 32 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN AND GOVERNMENT LOT 1 IN SECTION 3, TOWNSHIP 32 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THE WEST 83 FEET OF LOT 1 OF ISLAND COUNTY SHORT PLAT NO. 52/90 R23203-038-3350 AS CONVEYED BY DEED RECORDED JUNE 18, 1993, UNDER AUDITOR'S FILE NO. 05009378, RECORDS OF ISLAND COUNTY, WASHINGTON, SITUATE IN ISLAND COUNTY, WASHINGTON

NOTES

1. ALL DEVELOPMENT ON INDIVIDUAL LOTS SHALL OCCUR IN CONFORMANCE WITH THE ISLAND COUNTY SHORELINE MANAGEMENT MASTER PROGRAM AND ACCOMPANYING SHORELINE USE AND DEVELOPMENT REGULATIONS.
2. ISLAND COUNTY APPROVAL MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY LAND-USE DISTURBING ACTIVITIES (INCLUDING CLEARING, FILLING, OR EXCAVATION IN ANY QUANTITIES, AND TIMBER HARVEST) ON STEEP SLOPES, AS SHOWN HEREON.
3. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
4. ALL LOTS ARE SUBJECT TO PRIVATE ROAD MAINTENANCE AGREEMENTS RECORDED UNDER APN 4-5113-028.
5. ALL LOTS ARE SUBJECT TO DRAINAGE MAINTENANCE AGREEMENTS RECORDED UNDER APN 4-5113-028.
6. A 15.00 FT UTILITY EASEMENT FOR INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF SANITARY SEWER EFFLUENT LINES INCLUDING INGRESS AND EGRESS TO THE OFFSITE DRAINFIELD FOR THE BENEFIT OF LOTS 16, 17, 18, 22 OF THIS PLAT AND SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION.
7. A WALKING TRAIL HAVING A MAXIMUM WIDTH OF 8 FEET TO BE DEVELOPED BY THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION. THE TRAIL IS TO BE TO THE BENEFIT OF ALL THE LOTS IN THE PLAT. THE TRAIL IS TO RUN PARALLEL TO THE BLUFF AND BE A MINIMUM OF 10 FEET AND MAXIMUM OF 20 FEET LANDWARD OF IT. ALSO A WALKING TRAIL HAVING A MAXIMUM WIDTH OF 6 FEET WITHIN THE 15 FOOT AND 25 FOOT DRAINAGE EASEMENT AS SHOWN ON LOTS 14 AND 15. SAID TRAIL TO BE DEVELOPED BY THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION. THE TRAIL IS TO BE TO THE BENEFIT OF ALL THE LOTS.
8. THE SOUTH 80.38 FT OF THE EAST 30.00 FT OF LOT 4 OF THIS PLAT IS SUBJECT TO AN ACCESS EASEMENT FOR BENEFIT OF LOTS 3 AND 5 FOR PURPOSE OF INGRESS AND EGRESS TO AND FROM THE DRAINFIELD EASEMENTS ON LOT 2.
9. PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:
 - A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
 - A PERMIT FOR A SEWAGE DISPOSAL SYSTEM MUST BE ISSUED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
10. A TEN FOOT SETBACK FROM THE TOP OF THE SLOPE BREAK THAT DEFINES THE EDGE OF THE SHALE IN LOT 2 AND SEPTIC SYSTEM DRAINFIELD LATERALS MUST BE MAINTAINED FOR THE OFF-SITE DRAINFIELD IN THE EASEMENTED AREAS SERVING PROPOSED LOTS 5 AND 16.

RESTRICTIONS

1. DIRECT VEHICULAR ACCESS FROM ALL LOTS TO POLKELL ROAD IS RESTRICTED TO THE PRIVATE ROAD SHOWN HEREON.
2. A PORTION OF THE PROPERTY IS EMPHASIZED BY GEOLOGICALLY HAZARDOUS AREAS, STEEP SLOPES, AND SHORELINE, CLEARING, FILLING, OR EXCAVATION IN ANY QUANTITIES, WITHIN TWO HUNDRED (200) FEET OF A SHORELINE, OR STEEP SLOPES, OR WITHIN GEOLOGICALLY HAZARDOUS AREAS WILL REQUIRE A CLEARING AND GRADING PERMIT.
3. NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED BANK-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.

DECLARATION OF GEOLOGICALLY HAZARDOUS AREA

ALL LAND-USE DISTURBING ACTIVITIES (INCLUDING CLEARING, FILLING, OR EXCAVATION IN ANY QUANTITIES, CONSTRUCTION, AND TIMBER HARVEST) WITHIN 100 FEET OF THE SHORELINE OF THE BLUFF, AS SHOWN HEREON, SHALL OCCUR IN CONFORMANCE WITH THE APPROVED TREE CLEARING LIMITATIONS PLAN AND ALL LOCAL AND STATE REGULATIONS IN EFFECT AT THE TIME ACTIVITIES ARE PROPOSED. IT IS THE LANDOWNER'S RESPONSIBILITY TO BE AWARE OF AND TO COMPLY WITH APPLICABLE REGULATIONS.

THE FOUNDATIONS FOR RESIDENCES ON LOTS 6 THROUGH 18 SHALL BE SET BACK FROM THE EDGE OF THE BLUFF A MINIMUM DISTANCE OF 100 FEET FROM THE CREST OF THE BLUFF, AS RECOMMENDED IN THE GEOLOGICAL ENGINEERING EVALUATION PERFORMED BY BEI ENGINEERING AND ENVIRONMENTAL, INC.

DECLARATION

DECLARANT AND DECLARANT'S HEIRS, LEGAL REPRESENTATIVES, ASSIGNS, AND LESSEES, HEREBY ACKNOWLEDGE AND AGREE TO ACCEPT BY THE PLACEMENT OF THIS COVENANT, OR THE ACCEPTANCE AND RECORDING OF THIS INSTRUMENT, THAT THE PROPERTY HEREIN DESCRIBED IS SITUATED WITHIN FIVE HUNDRED (500) FEET OF AGRICULTURAL, FOREST LAND, OR LANDS DESIGNATED MINERAL LANDS OF LONG TERM COMMERCIAL, FORESTLAND, AND AS SUCH MAY BE SUBJECT TO HORSE, DUST, SMOKE AND COORS RESULTING FROM HARVEST, PLANTING, FERTILIZATION, WASTE DISPOSAL, AND PEST CONTROL ASSOCIATED WITH PERMITTED AGRICULTURAL, SURFACE MINING, OR FOREST PRACTICES; FOR MINERAL LANDS THESE ACTIVITIES MAY INCLUDE MINING, EXTRACTION, SORTING, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. THESE PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.

THIS COVENANT SHALL RUN WITH THE LAND UNTIL SUCH TIME AS ALL AGRICULTURAL OR FORESTRY ZONED LAND WITHIN 500 FEET OF THE PROPERTY HEREIN DESCRIBED IS RECORDED FROM RURAL AGRICULTURE, RURAL FOREST, OR COMMERCIAL AGRICULTURE TO A ZONE DESIGNATION THAT DOES NOT REQUIRE PROTECTION PURSUANT TO ICC 18.23, AND/OR ALL MINERAL LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE ARE NO LONGER PROTECTED PURSUANT TO ICC 18.23.

EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE SARATOGA VIEWPOINTE HOMEOWNERS ASSOCIATION, SILVER LAKE WATER CO., INC., PUEY SOUND ENERGY, VORZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON TRACT "A" AND THE FRONT 10 FEET OF EACH LOT AND TRACT ADJUTING THE STREETS AS SHOWN HEREIN IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE EFFLUENT LINES, UNDERGROUND CONDUITS, CABLES, WIRES AND VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DRAINFIELD EFFLUENT LINES, ELECTRIC, TELEPHONE, WATER, GAS, CABLE TELEVISION AND POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED. (REFERENCE AUDITOR'S FILE NO. 4030767, RECORDS OF ISLAND COUNTY, FOR CONVEYANCE OF AFORESAID EASEMENT TO PUEY SOUND ENERGY).

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1 IS BASED UPON AN ACTUAL SURVEY OF SECTIONS 3 AND 10, ALL IN TOWNSHIP 32 N., RANGE 2 E., WA.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATING REGULATIONS.

Robert D. Gray
ROBERT D. GRAY, P.L.S.
CERTIFICATE NO. 11641



TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, INCLUDING TAXES FOR THE CURRENT YEAR, 2003.

David C. Williams
DAVID C. WILLIAMS, ISLAND COUNTY TREASURER

DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 15.06, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 1 DAY OF October, 2003.

Philip D. Basse
PHILIP D. BASSE, ISLAND COUNTY PLANNING DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 26.17.060(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 1 DAY OF October, 2003.

Richard K. Snyder
RICHARD K. SNYDER PE, ISLAND COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 17 OF THE ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 1 DAY OF October, 2003.

BOARD OF COUNTY COMMISSIONERS, ISLAND COUNTY, WASHINGTON

WILLIAM L. MASSEY, CHAIRMAN

William J. Brynd
WILLIAM J. BRYND, MEMBER

Mark Shelton
MARK SHELTON, MEMBER

William J. Brynd
WILLIAM J. BRYND, MEMBER

Mark Shelton
MARK SHELTON, MEMBER

William J. Brynd
WILLIAM J. BRYND, MEMBER

Mark Shelton
MARK SHELTON, MEMBER

CERTIFICATE OF TITLE

RECORDED UNDER 6-2003, IN VOLUME _____ PAGE _____ UNDER AUDITOR'S FILE NO. 01017306, RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6 DAY OF October, 2003, AT 10:24 A.M. IN VOL. 13 OF PLAT, PAGES 386-387, UNDER AUDITOR'S FILE NO. 01017306, RECORDS OF ISLAND COUNTY, AT THE REQUEST OF THE ISLAND COUNTY PLANNING DIRECTOR.

Shirley S. Basse
SHIRLEY S. BASSE, ISLAND COUNTY AUDITOR

Deputy County Auditor
DEPUTY COUNTY AUDITOR

Shirley S. Basse
SHIRLEY S. BASSE, ISLAND COUNTY AUDITOR

Deputy County Auditor
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DEPUTY COUNTY AUDITOR

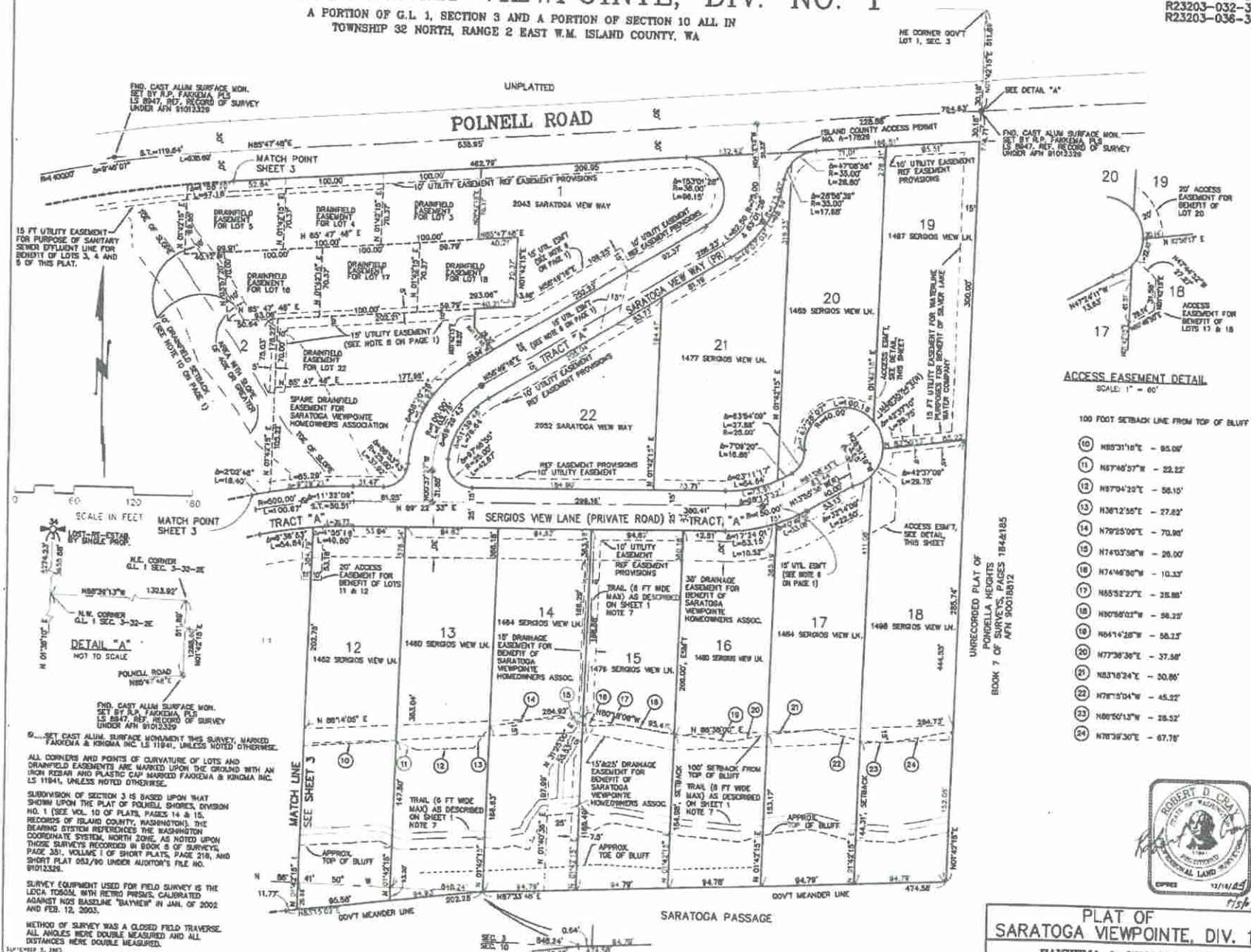
Shirley S. Basse
SHIRLEY S. BASSE, ISLAND COUNTY AUDITOR

Deputy County Auditor
DEPUTY COUNTY AUDITOR

PLAT OF
SARATOGA VIEWPOINTE, DIV. 1
FAKKEMA & KINGMA, INC.

LONG PLAT NO. PLP 096/89.R23203-029-2660
R23203-034-3420
R23203-032-3140
R23203-036-3600

A PORTION OF G.L. 1, SECTION 3 AND A PORTION OF SECTION 10 ALL IN
TOWNSHIP 32 NORTH, RANGE 2 EAST W.M. ISLAND COUNTY, WA



PLAT OF
SARATOGA VIEWPOINTE, DIV. 1

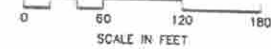
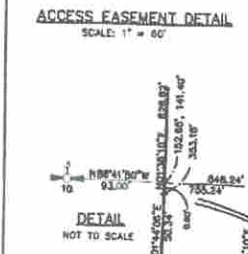
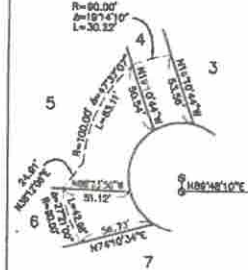
FAKKEMA & KINGMA, INC.

CONSULTING ENGINEERS & SURVEYORS
842 22 25th Ave NIDE Oak Harbor Wa 98277 675-5577

PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1

A PORTION OF G.L. 1, SECTION 3 AND A PORTION OF SECTION 10 ALL IN
TOWNSHIP 32 NORTH, RANGE 2 EAST W.M. ISLAND COUNTY, WA

LONG PLAT NO. PLP 098/99.R23203-028-2860
R23203-034-3420
R23203-032-3140
R23203-036-3800



6- SET EAST ALUM. SURFACE MONUMENT THIS SURVEY, MARKED
FAKEMA/KINGMA, INC. LB 11941, UNLESS NOTED OTHERWISE.

SUBDIVISION OF SECTION 3 IS BASED UPON THAT
SHOWN UPON THE PLAT OF POLNELL SHORES, DIVISION
NO. 1 (SEE VOL. 10 OF PLATS, PAGES 14 & 15,
THE RECORDS OF ISLAND COUNTY, WASHINGTON). THE
BEARING SYSTEM REFERENCES THE WASHINGTON
COORDINATE SYSTEM, NORTH ZONE, AS NOTED UPON
THOSE SURVEYS RECORDED IN BOOK 9 OF SURVEYS,
PAGE 331, VOLUME 1 OF SHORT PLATS, PAGE 218,
AND SHORT PLAT 092/90 UNDER AUDITOR'S FILE NO.
9100320.

SURVEY EQUIPMENT USED FOR FIELD SURVEY IS THE
LEICA TOTAL STATION WITH RETRO REFLECTORS, CALIBRATED
AGAINST NGS BASELINE 'RAYVIEW' IN JAN. OF 2002
AND FEB. 12, 2003.

METHOD OF SURVEY WAS A CLOSED FIELD TRIANGULAR
ALL ANGLES WERE DOUBLED AND ALL DISTANCES WERE
DOUBLE MEASURED.

100 FOOT OFFSET LINE FROM TOP OF BLUFF

- ① N85°27'03\"/>



9/5/03

PLAT OF
SARATOGA VIEWPOINTE, DIV. 1

FAKEMA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
840 2nd St. Ste. 200 Harborview, WA 98277 425-5373

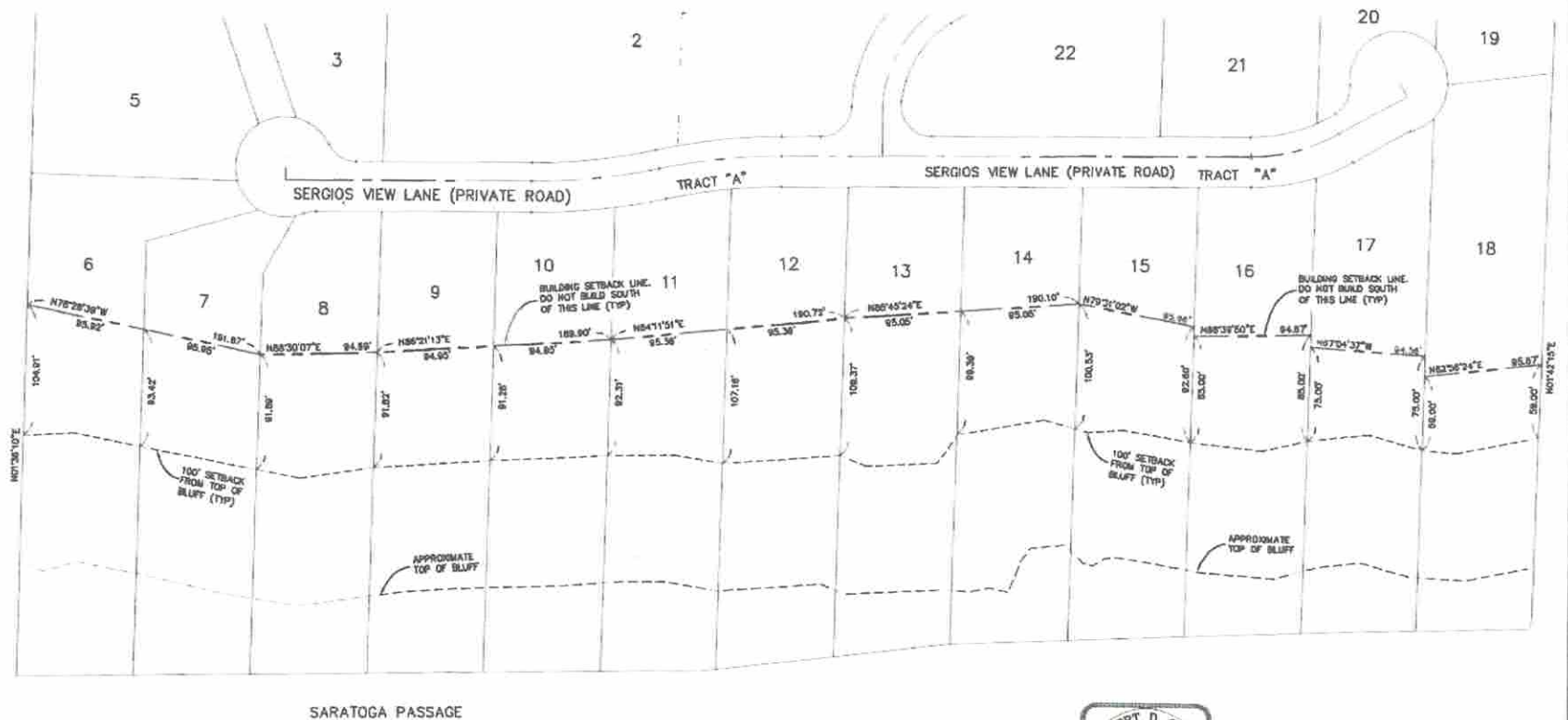
SHEET 3 OF 5

PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1

A PORTION OF C.L. 1, SECTION 3 AND A PORTION OF SECTION 10 ALL IN
TOWNSHIP 32 NORTH, RANGE 2 EAST W.M. ISLAND COUNTY, WA

LONG PLAT NO. PLP 096/99.R23203-029-2860
R23203-034-3420
R23203-032-3140
R23203-036-3800

0 60 120 180
SCALE IN FEET



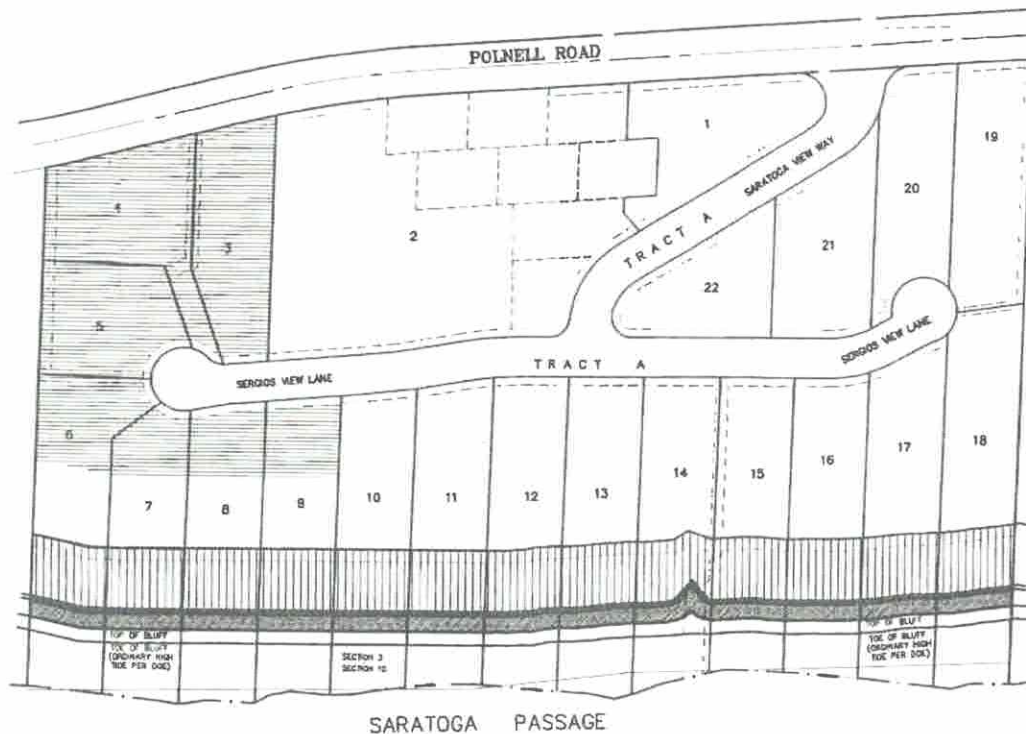
7/5/03
BUILDING SETBACKS,
LOTS 6-18
PLAT OF
SARATOGA VIEWPOINTE, DIV. 1
FAKEMA & KINGMA, INC.
CONSULTING ENGINEERS
1111 1ST AVE. SUITE 200
SEASIDE, WA 98138

SHEET 4 OF 6

PLAT OF SARATOGA VIEWPOINTE, DIV. NO. 1

A PORTION OF G.L. 1, SECTION 3 AND A PORTION OF SECTION 10 ALL IN
TOWNSHIP 32 NORTH, RANGE 2 EAST W.M. ISLAND COUNTY, WA

LONG PLAT NO. PLP 098/99.R23203-029-2860
R23203-034-3420
R23203-032-3140
R23203-036-3800



1. Douglas fir trees greater than 16" dbh may NOT be removed.
2. No more than 30% of the total Douglas fir tree population within this zone may be removed for view enhancement, none of which may be larger than 16" dbh.
3. No more than 30% of the non-Douglas fir tree population may be removed for view enhancement, none of which may be larger than 24".

Douglas fir trees may have their lower limbs removed to enhance view, as long as not more than 30% of the tree's original canopy is removed. This restriction does not apply to non-Douglas fir trees.

Where possible removed trees are to be transported onroad at 100' setback by bucking/felling. Slash burning is prohibited.

Individual lots are permitted a 6' wide walking trail from landward of 100' of bluff edge to 10' landward of bluff edge, generally described as perpendicular to the bluff face.

Purchasers of lots within the Bluff Zone, lots 5-18, must obtain and sign bald eagle management plans with the applicable conditions listed.

EXAMPLE:

Assume area of interest has 100 trees of which:

30 are Douglas fir < 16" dbh	= 9
20 are Douglas fir > 16" dbh	= 0
40 are Non Douglas fir < 24" dbh	= 12
10 are Non Douglas fir > 24" dbh	= 0
Trees which can be removed	= 21

Problem: Determine the Maximum number of trees which can be removed for view enhancement.

Greater than 100' landward w/In Eagle Zone lots 3-9

THE ZONE DEFINED AS GREATER THAN 100' LANDWARD OF THE BLUFF EDGE IS ESTABLISHED TO PROTECT THE HABITAT OF BALD EAGLES. PROPERTY OWNERS MUST ABIDE BY THE FOLLOWING CONSTRAINTS. PERCENTAGES INDICATED BELOW ARE APPLICABLE TO SINGLE OR MULTIPLE LOTS, AS MAY SUIT THE SITUATION.

Douglas fir trees greater than 20" dbh may NOT be removed outside of the building/driveway footprint.

No more than 30% of Douglas fir trees 10"-12" dbh are to be removed for view enhancement outside of the building/driveway footprint.

Purchasers of lots within the Eagle Zone, lots 3-9, must obtain and sign site specific bald eagle management plans showing the location of the building/driveway footprint relative to the trees > 20" dbh to be removed and retained.

The building footprint is defined as the outer wall of the foundation plus 15 feet. The driveway footprint is defined as the outer edge of the pavement plus five feet.

Note: where feasible driveways and lesser appearances (i.e. sheds, play areas, etc.) shall be placed so as to not damage existing trees/life.

TREE CLEARING LIMITATIONS:

TREE RETENTION AND CLEARING LIMITS ARE IMPOSED ON THIS LONG PLAT THROUGH THE RECOMMENDATIONS OF A GEOTECHNICAL ENGINEER AND THE DEPARTMENT OF FISH AND WILDLIFE BASED ON THE BLUFF EDGE AS OF FEBRUARY 2000. THE FOLLOWING CONSTRAINTS ARE ESTABLISHED TO AID IN BLUFF STABILITY AND PROVIDE ADEQUATE HABITAT FOR BALD EAGLES. IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO RETAIN DOCUMENTS TO DEMONSTRATE PRE AND POST TREE REMOVAL CONDITIONS OF LOTS TO ENSURE COMPLIANCE WITH THESE CONSTRAINTS. THE PROPERTY OWNER SHALL PROVIDE THIS DOCUMENTATION TO THE REGULATING AUTHORITY UPON REQUEST. THE PROPERTY OWNER IS RESPONSIBLE TO CONTACT THE DEPARTMENT OF NATURAL RESOURCES (DNR) AND ISLAND COUNTY PRIOR TO ANY TREE REMOVAL FOR APPLICABLE LAWS AND REGULATIONS REGARDING TREE REMOVAL. ADDITIONALLY, FOR THIS CLEARING DOCUMENT "DOUGLAS FIR TREES" ARE DEFINED AS TREES OF THIS SPECIES 3 FT AND GREATER IN HEIGHT, "DBH" IS DEFINED AS DIAMETER AT BREAST HEIGHT AND A "BUILDING ENVELOPE" IS DEFINED AS AN AREA WITHIN A LOT IN WHICH A RESIDENCE MAY BE CONSTRUCTED IN COMPLIANCE WITH APPLICABLE REGULATIONS.

0-25' THE ZONE DEFINED 0-25' LANDWARD OF THE BLUFF EDGE IS ESTABLISHED TO PROTECT THE INTEGRITY OF THE BLUFF. PROPERTY OWNERS MUST ABIDE BY THE FOLLOWING CONSTRAINTS. PERCENTAGES INDICATED BELOW ARE APPLICABLE TO SINGLE OR MULTIPLE LOTS, AS MAY SUIT THE SITUATION.

Construction equipment is prohibited in this area except for the following: During construction/maintenance of the outfall a back hoe or low bearing weight excavator is permitted in the area from 0-20'. Heavier construction equipment is permitted landward of the 20' setback line.

Individual lots are permitted a 6' wide walking trail from landward of 100' of bluff edge to 10' landward of bluff edge, generally described as perpendicular to the bluff face (removal of vegetation shall be by hand and limited to shrub-scrub species).

The Saratoga Viewpointe Homeowners Association may establish a community walking trail. A 6' wide walking trail located at least 10' landward of bluff edge is permitted, generally described as running parallel to the bluff face (removal of vegetation shall be by hand and limited to shrub-scrub species).

With the exception of walking trails described above shrub-scrub removal is prohibited.

It is permitted to trim no more than 1/3 of all shrub-scrub vegetation branches on an annual basis for view enhancement. No trimming, however, shall be permitted which will impact the long-term survival of shrub-scrub in this area.

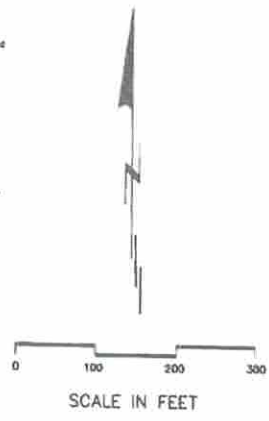
It is permitted to remove dead/diseased trees, as long as damage to shrub-scrub vegetation is minimized. Where possible, dead/diseased trees are to be removed by bucking/felling. Slash burning is prohibited.

Retain topsoil & vegetation from outfall construction and reestablish after construction/maintenance.

Douglas fir trees may have their lower limbs removed to enhance view, so long as not more than 30% of the tree's original canopy is removed. This restriction does not apply to non-Douglas fir trees.

THE ZONE DEFINED 25-100' LANDWARD OF THE BLUFF EDGE IS ESTABLISHED TO PROTECT THE INTEGRITY OF THE BLUFF AND THE HABITAT OF BALD EAGLES. PROPERTY OWNERS MUST ABIDE BY THE FOLLOWING CONSTRAINTS. PERCENTAGES INDICATED BELOW ARE APPLICABLE TO SINGLE OR MULTIPLE LOTS, AS MAY SUIT THE SITUATION.

No more than 30% of the combined non-Douglas fir and Douglas fir tree population may be removed within this zone for view enhancement, of which the following three constraints apply



TREE CLEARING LIMITATIONS

PLAT OF SARATOGA VIEWPOINTE, DIV. 1

FAKEMA & KINGMA, INC.

LAND SURVEYORS

1001 10TH AVENUE, SUITE 100, SEASIDE, WA 98138

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