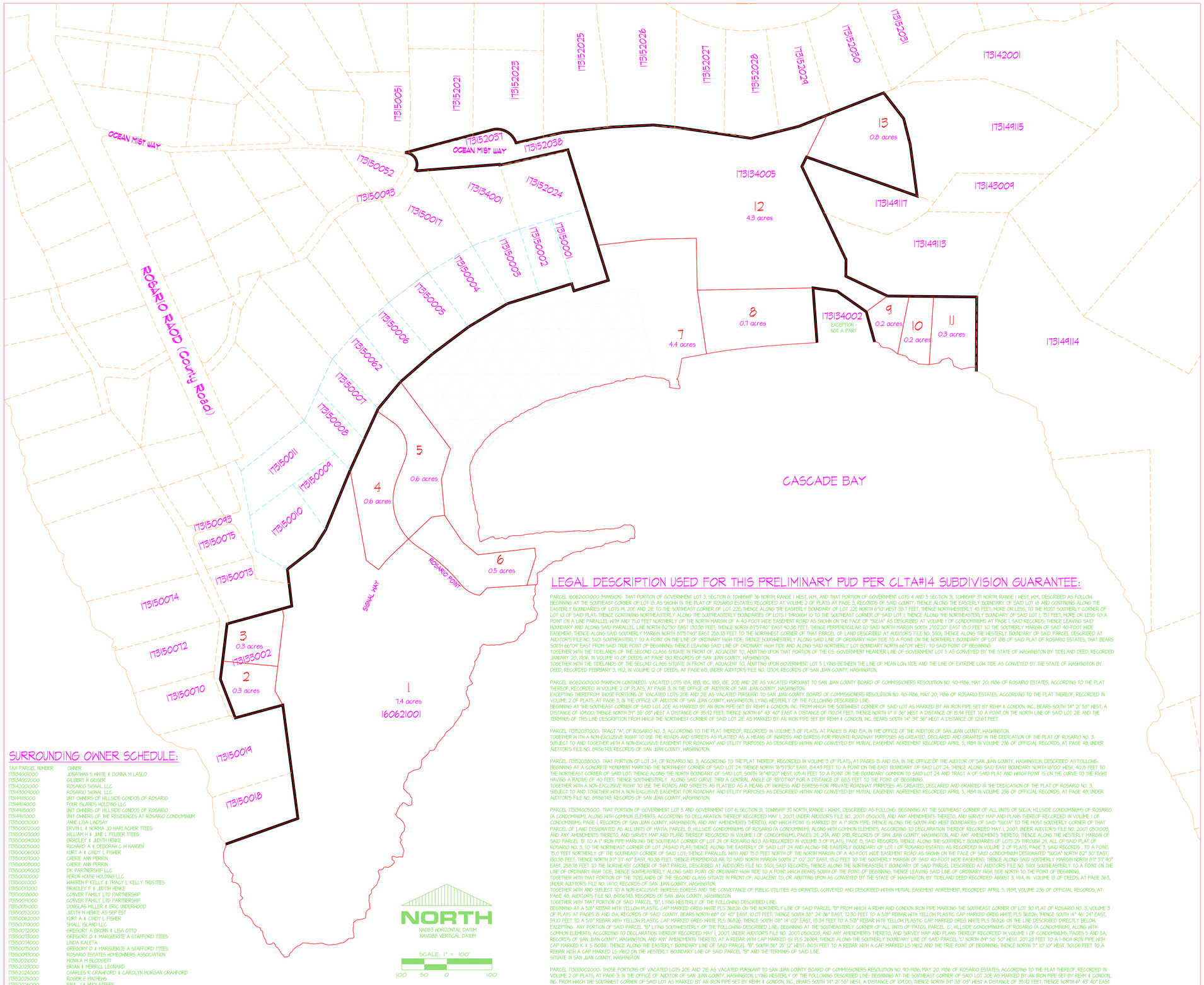
ROSARIO POINT

A PRELIMINARY SUBDIVISION

FOR ROSARIO MASTER PLANNED RESORT, ON ORCAS ISLAND
SAN JUAN COUNTY, WASHINGTON STATE



DRAWING NOTES:

THIS DRAWING WAS PREPARED USING EXISTING PUBLIC RECORDS AND DATA IN ADDITION TO LIMITED FIELD SURVEYING, CONDUCTED USING A TOPCON GEODETIC TOTAL STATION WITH AN ANGULAR ACCURACY SPECIFICATION OF FIVE SECONDS OR LESS, AND ELECTRONIC DISTANCE METER SPECIFICATIONS OF: +/-(5MM + 3PPM) M.S.E. OR BETTER, MEASURING IN U. S. FEET WITH CURVATURE AND REFRACTION CORRECTIONS APPLIED USING OPTICAL TRIBRACHS AND TILTING REFLECTORS MOUNTED ON TRIPODS FOR THREE DIMENSIONAL CONTROL TRAVERSES AND A HAND HELD PRISM POLE TO MEASURE THE BIOLOGICAL LINE OF ORDINARY HIGH WATER MARK AS MARKED AND DETERMINED BY OTHERS.

THE BASIS FOR BEARINGS OF THIS SURVEY IS STATE PLANE GRID COMPUTED IN THE WASHINGTON STATE PLANE NORTH ZONE NAD (1991). A SIMULTANEOUS WEIGHTED LEAST SQUARES ADJUSTMENT WAS USED CONSTRAINED TO THE THREE SAN JUAN COUNTY HIGH PRECISION GPS STATIONS AS FIXED POSITIONS. DERIVATIVE GPS STATIONS USED IN SAID ADJUSTMENT HAVE HORIZONTAL AND VERTICAL POSITIONAL ERRORS APPLIED BASED ON THE RESULTS OF POST PROCESSING AND SET FORTH IN THE GPS REPORTS FOR SAN JUAN COUNTY IN JULY 1992 AND JULY 1993. THE HORIZONTAL ADJUSTMENT USED IN THIS SURVEY HAS BEEN FURTHER CONDITIONED WITH POLARIS ANGLE OBSERVATIONS AND NETWORK CROSS TIES WITH SURVEY GRADE DUAL FREQUENCY GPS BASELINES. ELEVATIONS USED IN STATE PLANE GRID CALCULATIONS ARE BASED ON THE THIRD ORDER BENCHMARKS SET BY R. L. MILLER IN 1973 ON ORCAS AND LOPEZ ISLANDS FOR THE U. S. DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY CHECKED WITH DIFFERENTIAL LEVELS RUN WITH GEODETIC AUTO LEVEL AND VERTICAL DISTANCES WITH A TOTAL STATION DESCRIBED ABOVE. ALL ADJUSTED WITH APPROPRIATE STANDARD ERRORS BEING USED BASED ON FIELD CONDITIONS, PROCEDURES AND EQUIPMENT. THE ELEVATION DATUM HAS BEEN CONVERTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), USING VERTCON, NATIONAL GEODETIC SURVEY SOFTWARE TO HAVE IT CONFORM TO THE LIDAR CONTOURS SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS SUBJECT TO APPLICABLE COPYRIGHT LAWS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: THE LIMITS OF SEAWARD OWNERSHIP; LATERAL BOUNDARIES OF TIDELANDS (IF A WATER FRONT PROPERTY); EASEMENTS; BUILDING SET BACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORDED ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE, NO TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OR RECORD THAT WOULD AFFECT THIS PARCEL THAT ARE NOT SHOWN HEREON.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE LOCAL DIG-A-SERVICE SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

THIS DRAWING HAS BEEN PRODUCED FOR PLANNING AND DESIGN PURPOSES. CRITICAL ELEVATIONS MUST BE VERIFIED BEFORE CONSTRUCTION. VERTICAL DATUM IS NAVD88 BASED ON PUBLISHED ELEVATIONS FOR THE R. L. MILLER BENCHMARKS AND CONVERTED AS DESCRIBED ABOVE.

PROJECT DETAILS:

OWNER: ROSARIO SIGNAL, LLC
ZONING DESIGNATIONS: ROSARIO MASTER PLANNED RESORT

AREA IS CALCULATED TO THE BIOLOGICALLY DETERMINED (BY OTHERS) ORDINARY HIGH WATER MARK AND INCLUDES THE UPLANDS OF FIVE TAX PARCEL NUMBERS: 173152036, 173152037, 173134005, 173133002, AND 160621001 CONTAINING: 20.71 ACRES +- (ASSESSOR'S AREA = 20.91 ACRES)

NUMBER OF EXISTING PARCELS: 5
EXISTING DENSITY: 20.715 / NINE PARCEL PER 41 ACRES.

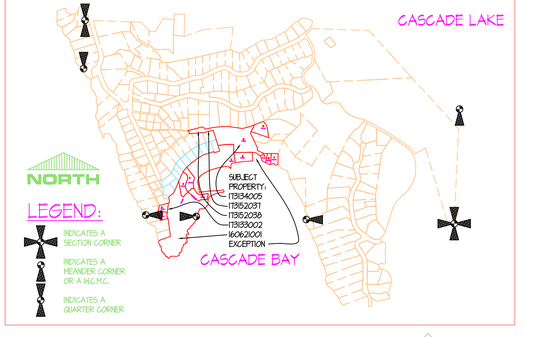
NUMBER OF PROPOSED PARCELS: 18
PROPOSED DENSITY: 20.1113 = ONE PARCEL PER 1.6 ACRES

CURTIS A. JOHNSON 22222 REGISTERED LAND SURVEYOR STATE OF WASHINGTON

APRIL 20, 2015

SECTION INDEX AND VICINITY MAP:

THIS SURVEY LIES WITHIN THE FOLLOWING APPROXIMATE ALIQUOT PART(S): THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (GOVERNMENT LOT 4) AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (GOVERNMENT LOT 5) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (GOVERNMENT LOT 6) OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 WEST; AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (GOVERNMENT LOT 3) AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (GOVERNMENT LOT 3) OF SECTION 06, TOWNSHIP 36 NORTH, RANGE 1 WEST, ALL IN THE WILLAMETTE MERIDIAN.



LEGEND:

INDICATES A SECTION CORNER

INDICATES A MEANDER CORNER OR A M.L.M.C.

INDICATES A QUARTER CORNER

LEGAL DESCRIPTION USED FOR THIS PRELIMINARY PUD PER CLTA#14 SUBDIVISION GUARANTEE:

PARCEL 160621001000 (MANSION): THAT PORTION OF GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 WEST, W.M., AND THAT PORTION OF GOVERNMENT LOTS 4 AND 5 SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 WEST, W.M., DESCRIBED AS FOLLOW:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 18 AS SHOWN IN THE PLAT OF ROSARIO ESTATES RECORDED AT VOLUME 2 OF PLATS AT PAGE 9, RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 18 AND CONTINUING ALONG THE EASTERLY BOUNDARIES OF LOTS 19, 20E AND 21E TO THE SOUTHEAST CORNER OF LOT 22E; THENCE ALONG THE EASTERLY BOUNDARY OF LOT 22E NORTH 6°10' WEST 38.1 FEET; THENCE NORTHEASTERLY, 45 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF LOT 1O OF SAID PLAT; THENCE CONTINUING NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARIES OF LOTS 1 THROUGH 1O TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 1, 75.1 FEET, MORE OR LESS TO A POINT ON A LINE PARALLEL WITH AND 75.0 FEET NORTHERLY OF THE NORTH MARGIN OF A 40-FOOT WIDE EASEMENT ROAD AS SHOWN ON THE FACE OF "SUCIA" AS DESCRIBED AT VOLUME 1 OF CONDOMINIUMS AT PAGE 1, SAID RECORDS; THENCE LEAVING SAID BOUNDARY AND ALONG SAID PARALLEL LINE NORTH 82°30' EAST 150.38 FEET; THENCE NORTH 81°57'40" EAST 90.38 FEET; THENCE PERPENDICULAR TO SAID NORTH MARGIN SOUTH 2°02'20" EAST 15.0 FEET TO THE SOUTHERLY MARGIN OF SAID 40-FOOT WIDE EASEMENT; THENCE ALONG SAID SOUTHERLY MARGIN NORTH 81°57'40" EAST 258.18 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED AT AUDITOR'S FILE NO. 51101; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL DESCRIBED AT AUDITOR'S FILE NO. 51101 SOUTHEASTERLY TO A POINT ON THE LINE OF ORDINARY HIGH TIDE; THENCE SOUTHWESTERLY ALONG SAID LINE OF ORDINARY HIGH TIDE TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 18B OF SAID PLAT OF ROSARIO ESTATES, THAT BEARS SOUTH 66°09' EAST FROM SAID TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE OF ORDINARY HIGH TIDE AND ALONG SAID NORTHERLY LOT BOUNDARY NORTH 66°09' WEST TO SAID POINT OF BEGINNING.
TOGETHER WITH THE TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, ABUTTING UPON THAT PORTION OF THE U.S. GOVERNMENT MEANDER LINE OF GOVERNMENT LOT 5 AS CONVEYED BY THE STATE OF WASHINGTON BY TIDELAND DEED, RECORDED JANUARY 20, 1906, IN VOLUME 10 OF DEEDS, AT PAGE 130 RECORDS OF SAN JUAN COUNTY, WASHINGTON.
TOGETHER WITH THE TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, ABUTTING UPON GOVERNMENT LOT 5 LYING BETWEEN THE LINE OF MEAN LOW TIDE AND THE LINE OF EXTREME LOW TIDE AS CONVEYED BY THE STATE OF WASHINGTON BY DEED, RECORDED FEBRUARY 3, 1912, IN VOLUME 12 OF DEEDS, AT PAGE 615, UNDER AUDITOR'S FILE NO. 12709, RECORDS OF SAN JUAN COUNTY, WASHINGTON.

PARCEL 160621001000 (MANSION CONTINUED): VACATED LOTS 18A, 18B, 18C, 18D, 19E, 20E AND 21E AS VACATED PURSUANT TO SAN JUAN COUNTY BOARD OF COMMISSIONERS RESOLUTION NO. 90-1986, MAY 20, 1986 OF ROSARIO ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, AT PAGE 3, IN THE OFFICE OF AUDITOR OF SAN JUAN COUNTY, WASHINGTON.
EXCEPTING THEREFROM THOSE PORTIONS OF VACATED LOTS 20E AND 21E AS VACATED PURSUANT TO SAN JUAN COUNTY BOARD OF COMMISSIONERS RESOLUTION NO. 90-1986, MAY 20, 1986 OF ROSARIO ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, AT PAGE 3, IN THE OFFICE OF AUDITOR OF SAN JUAN COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 20E AS MARKED BY AN IRON PIPE SET BY REHM 4 GONDON, INC., FROM WHICH THE SOUTHWEST CORNER OF SAID LOT AS MARKED BY AN IRON PIPE SET BY REHM 4 GONDON, INC., BEARS SOUTH 74° 21' 58" WEST, A DISTANCE OF 109.00; THENCE NORTH 34° 38' 03" WEST A DISTANCE OF 35.92 FEET; THENCE NORTH 6° 43' 40" EAST A DISTANCE OF 170.04 FEET; THENCE NORTH 11° 11' 36" WEST A DISTANCE OF 15.44 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 21E AND THE TERMINUS OF THIS LINE DESCRIPTION FROM WHICH THE NORTHWEST CORNER OF SAID LOT 21E AS MARKED BY AN IRON PIPE SET BY REHM 4 GONDON, INC. BEARS SOUTH 74° 39' 36" WEST A DISTANCE OF 121.61 FEET.

PARCEL 173152031000: TRACT "A", OF ROSARIO NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, AT PAGES 15 AND 15A, IN THE OFFICE OF THE AUDITOR OF SAN JUAN COUNTY, WASHINGTON.
TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE ROADS AND STREETS AS PLATTED AS A MEANS OF INGRESS AND EGRESS FOR PRIVATE ROADWAY PURPOSES AS CREATED, DECLARED AND GRANTED IN THE DEDICATION OF THE PLAT OF ROSARIO NO. 3.
SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITY PURPOSES AS DESCRIBED WITHIN AND CONVEYED BY MUTUAL EASEMENT AGREEMENT RECORDED APRIL 5, 1989 IN VOLUME 236 OF OFFICIAL RECORDS, AT PAGE 48, UNDER AUDITOR'S FILE NO. 84156743, RECORDS OF SAN JUAN COUNTY, WASHINGTON.

PARCEL 173152038000: THAT PORTION OF GOVERNMENT LOT 24, OF ROSARIO NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, AT PAGES 15 AND 15A, IN THE OFFICE OF THE AUDITOR OF SAN JUAN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID LOT 24; THENCE NORTH 76°57'30" EAST, 154.43 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 24; THENCE ALONG SAID EAST BOUNDARY NORTH 18°00' WEST, 40.15 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT, SOUTH 76°48'20" WEST, 105.41 FEET TO A POINT ON THE BOUNDARY COMMON TO SAID LOT 24 AND TRACT A OF SAID PLAT AND WHICH POINT IS ON THE CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 90°07'40" FOR A DISTANCE OF 68.5 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE ROADS AND STREETS AS PLATTED AS A MEANS OF INGRESS AND EGRESS FOR PRIVATE ROADWAY PURPOSES AS CREATED, DECLARED AND GRANTED IN THE DEDICATION OF THE PLAT OF ROSARIO NO. 3.
SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITY PURPOSES AS DESCRIBED WITHIN AND CONVEYED BY MUTUAL EASEMENT AGREEMENT RECORDED APRIL 5, 1989 IN VOLUME 236 OF OFFICIAL RECORDS, AT PAGE 48, UNDER AUDITOR'S FILE NO. 84156743, RECORDS OF SAN JUAN COUNTY, WASHINGTON.

PARCEL 173134005000: THAT PORTION OF GOVERNMENT LOT 5 AND GOVERNMENT LOT 6, SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 W.M.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF ALL UNITS OF SUCIA, HILLSIDE CONDOMINIUMS OF ROSARIO (A CONDOMINIUM), ALONG WITH COMMON ELEMENTS, ACCORDING TO DECLARATION THEREOF RECORDED MAY 1, 2007, UNDER AUDITOR'S FILE NO. 2007 0500103, AND ANY AMENDMENTS THERETO, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 1 OF CONDOMINIUMS, PAGES 291, 291A, AND 291B, RECORDS OF SAN JUAN COUNTY, WASHINGTON, AND ANY AMENDMENTS THERETO; THENCE ALONG THE WESTERLY MARGIN OF SAID PARCEL "B" TO A 1" IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 2A OF ROSARIO NO.3 AS RECORDED IN VOLUME 3 OF PLATS, PAGE 15, SAID RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARIES OF LOTS 2B THROUGH 2F, ALL OF SAID PLAT OF ROSARIO NO. 3, TO THE NORTHEAST CORNER OF LOT 24 SAID PLAT; THENCE ALONG THE EASTERLY BOUNDARY OF LOT 1 OF ROSARIO ESTATES AS RECORDED IN VOLUME 2 OF PLATS, PAGE 3, SAID RECORDS , TO A POINT 75.0 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT; THENCE PARALLEL WITH AND 75.0 FEET NORTH OF THE NORTH MARGIN OF A 40-FOOT WIDE EASEMENT ROAD AS SHOWN ON THE FACE OF SAID CONDOMINIUM DESIGNATED "SUCIA" NORTH 82° 30' EAST, 150.38 FEET; THENCE NORTH 81° 57' 40" EAST, 90.38 FEET; THENCE PERPENDICULAR TO SAID NORTH MARGIN SOUTH 2° 02' 20" EAST, 15.0 FEET TO THE SOUTHERLY MARGIN OF SAID 40-FOOT WIDE EASEMENT; THENCE ALONG SAID SOUTHERLY MARGIN NORTH 81° 57' 40" EAST, 258.18 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AT AUDITOR'S FILE NO. 51101, SAID RECORDS; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL DESCRIBED AT AUDITOR'S FILE NO. 51101 SOUTHEASTERLY TO A POINT ON THE LINE OF ORDINARY HIGH TIDE; THENCE SOUTHEASTERLY ALONG SAID POINT OR ORDINARY HIGH TIDE TO A POINT WHICH BEARS SOUTH OF THE POINT OF BEGINNING; THENCE LEAVING SAID LINE OF ORDINARY HIGH TIDE NORTH TO THE POINT OF BEGINNING.
TOGETHER WITH THAT PORTION OF THE TIDELANDS OF THE SECOND CLASS SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON AS CONVEYED BY THE STATE OF WASHINGTON, BY TIDELAND DEED RECORDED AUGUST 3, 1914, IN VOLUME 13 OF DEEDS, AT PAGE 363, UNDER AUDITOR'S FILE NO. 14130, RECORDS OF SAN JUAN COUNTY, WASHINGTON.
TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE INGRESS, EGRESS AND THE CONVEYANCE OF PUBLIC UTILITIES AS GRANTED, CONVEYED AND DESCRIBED WITHIN MUTUAL EASEMENT AGREEMENT, RECORDED APRIL 5, 1989, VOLUME 236 OF OFFICIAL RECORDS, AT PAGE 48, AUDITOR'S FILE NO. 84156743, RECORDS OF SAN JUAN COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF SAID PARCEL "B", LYING WESTERLY OF THE THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED GREG WHITE PLS 36826 ON THE NORTHERLY LINE OF SAID PARCEL "B" FROM WHICH A REHM AND GONDON IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 30 PLAT OF ROSARIO NO. 3, VOLUME 3 OF PLATS AT PAGES 15 AND 15A, RECORDS OF SAID COUNTY, BEARS NORTH 68° 01' 40" EAST, 101.71 FEET; THENCE SOUTH 38° 24' 36" EAST, 72.30 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED GREG WHITE PLS 36826; THENCE SOUTH 14° 46' 24" EAST, 94.10 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED GREG WHITE PLS 36826; THENCE SOUTH 08° 14' 02" EAST, 115.34 FEET TO A 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED GREG WHITE PLS 36826 ON THE LINE DESCRIBED DIRECTLY BELOW.
EXCEPTING ANY PORTION OF SAID PARCEL "B", LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEASTERLY CORNER OF ALL UNITS OF PATOS, PARCEL 'C', HILLSIDE CONDOMINIUMS OF ROSARIO (A CONDOMINIUM), ALONG WITH COMMON ELEMENTS, ACCORDING TO DECLARATION THEREOF RECORDED MAY 1, 2007, UNDER AUDITOR'S FILE NO. 2007 0500103, AND ANY AMENDMENTS THERETO, AND SURVEY MAP AND PLANS THEREOF RECORDED IN VOLUME 1 OF CONDOMINIUMS, PAGES 291, 291A, AND 291B, RECORDS OF SAN JUAN COUNTY, WASHINGTON; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 'C' NORTH 84° 58' 50" WEST, 207.23 FEET TO A 1-INCH IRON PIPE WITH CAP MARKED P. K. S 150351; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL "B", SOUTH 36° 25' 12" WEST, 80.31 FEET TO A REBAR WITH A CAP MARKED LS 9862 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 71° 10' 10" WEST, 301.06 FEET TO A REBAR WITH A CAP MARKED LS 9862 ON THE WESTERLY BOUNDARY LINE OF SAID PARCEL "B" AND THE TERMINUS OF SAID LINE.
SITUATE IN SAN JUAN COUNTY, WASHINGTON

PARCEL 173138002000: THOSE PORTIONS OF VACATED LOTS 20E AND 21E AS VACATED PURSUANT TO SAN JUAN COUNTY BOARD OF COMMISSIONERS RESOLUTION NO. 90-1986, MAY 20, 1986 OF ROSARIO ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, AT PAGE 3, IN THE OFFICE OF AUDITOR OF SAN JUAN COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 20E AS MARKED BY AN IRON PIPE SET BY REHM 4 GONDON, INC. FROM WHICH THE SOUTHWEST CORNER OF SAID LOT AS MARKED BY AN IRON PIPE SET BY REHM 4 GONDON, INC. BEARS SOUTH 74° 21' 58" WEST, A DISTANCE OF 109.00; THENCE NORTH 34° 38' 03" WEST A DISTANCE OF 35.92 FEET; THENCE NORTH 6° 43' 40" EAST A DISTANCE OF 170.04 FEET; THENCE NORTH 11° 11' 36" WEST A DISTANCE OF 15.44 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 21E AND THE TERMINUS OF THIS LINE DESCRIPTION FROM WHICH THE NORTHWEST CORNER OF SAID LOT 21E AS MARKED BY AN IRON PIPE SET BY REHM 4 GONDON, INC. BEARS SOUTH 74° 39' 36" WEST A DISTANCE OF 121.61 FEET.

ALL SITUATE IN SAN JUAN COUNTY, WASHINGTON.

SURROUNDING OWNER SCHEDULE:

TAX PARCEL NUMBER	OWNER
173134001000	JONATHAN S WHITE & DONNA M LASLO
173134002000	GILBERT H GEISER
173143001000	ROSARIO SIGNAL, LLC
173143009000	ROSARIO SIGNAL, LLC
173149113000	UNIT OWNERS OF HILLSIDE CONDOS OF ROSARIO
173149114000	FOUR ISLANDS HOLDING LLC
173149115000	UNIT OWNERS OF HILLSIDE CONDOS OF ROSARIO
173149111000	UNIT OWNERS OF THE RESIDENCES AT ROSARIO CONDOMINIUM
173150001000	ANNE LISA LINDSAY
173150002000	ERVIN L & NORMA JO HARLACHER TTEES
173150003000	WILLIAM H & JANE L FELBER TTEES
173150004000	BRADLEY & JUDITH HENKE
173150005000	RICHARD A & DEBORAH C M HANSEN
173150006000	KURT A & CINDY L FISHER
173150071000	CHERIE ANN PERRIN
173150072000	CHERIE ANN PERRIN
173150074000	DK PARTNERSHIP LLC
173150100000	HERON HOUSE HOLDING LLC
173150151000	WARREN P KELLY & TRACY L KELLY TRUSTEES
173150011000	BRADLEY F & JUDITH HENKE
173150018000	CONVER FAMILY LTD PARTNERSHIP
173150019000	CONVER FAMILY LTD PARTNERSHIP
173150151000	DOUGLAS MILLER & ERIC UNDERWOOD
173150052000	JUDITH M HENKE AS SEP EST
173150062000	KURT A & CINDY L FISHER
173150170000	SMALL ISLAND LLC
173150172000	GREGORY A BRONN & LISA OTTO
173150173000	GREGORY D & MARGUERITE A STAFFORD TTEES
173150174000	LINDA KALETA
173150175000	GREGORY D & MARGUERITE A STAFFORD TTEES
173150183000	ROSARIO ESTATES HOMEOWNERS ASSOCIATION
173152021000	MONIKA M BLODGETT
173152023000	BRIAN & MERRILL LEONARD
173152024000	CHARLES R CRAWFORD & CAROLYN MORGAN CRAWFORD
173152025000	ROGER E MATHEWS
173152026000	PAUL J & MADI STEERE
173152027000	BARRY D & JAMES + ROSE
173152028000	ROBERT D & MARY E GARDNER
173152029000	BRUCE L & SHARON C HELLER
173152030000	MICHAEL & CASSANDRA WHELLAMS TTEES

THIS SURVEY PROTECTED BY COPYRIGHT LAW AND WAS CONDUCTED FOR THE EXCLUSIVE USE OF:

Rosario Signal LLC

POB 775, EASTSOUND, WA. 98245-0775 (360) 376-5700
WWW.ISLANDSSURVEYING.COM FAX: (360) 376-5701

ISLANDS SURVEYING INC.

JAN. 2015 FILE # 98032 SHEET 1 OF 5

JAN 21, 2015 - ADDED IS CONTOUR HIGHLIGHT AND APPROXIMATE STREAM LOCATION ON EAST END - CJ
JAN. 27, 2015 - ADDED (TEMP.) 15, 14 AND 16 FOOT CONTOUR FOR SITE EVALUATION - NOT PART OF PUD - CJ
JAN. 28, 2015 - ADDED TAX PARCEL NUMBER AND SURROUNDING OWNERS LIST ON ADJACENT LOTS - CJ
MARCH 5, 2015 - ADDED ADDITIONAL PROPERTIES PER TITLE REPORT, AND REC. AREA WITH PROPOSED DIVISIONS.
APRIL 9, 2015 - ADDED ADDITIONAL SHEETS FOR INDEX AND 1"=50' SCALE DETAIL SHEETS -CJ
APRIL 20, 2015 - ADDED "ROSARIO POINT" AS SUBDIVISION NAME, NOT PUD NAME - CJ

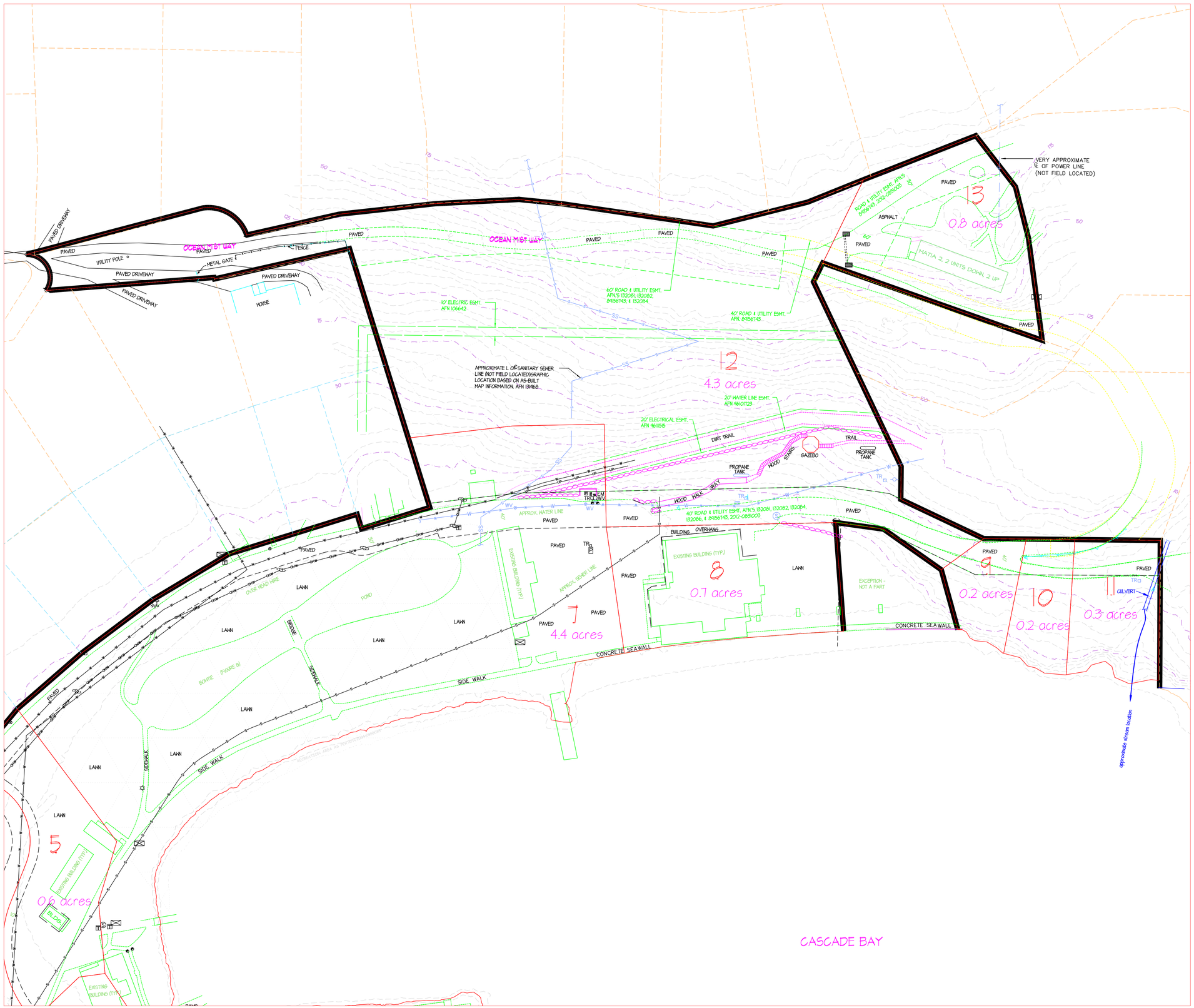
ROSARIO POINT

A PRELIMINARY SUBDIVISION

FOR ROSARIO MASTER PLANNED RESORT, ON ORCAS ISLAND
SAN JUAN COUNTY, WASHINGTON STATE

DETAIL SHEET 5 OF 5

FOR: LOTS 8, 9, 10, 11, 12, AND 13.



NORTH
NAD83 HORIZONTAL DATUM
NAVD88 VERTICAL DATUM

SCALE: 1" = 50'
50 25 0 50

CURTIS A. JOHNSON
STATE OF WASHINGTON
22222
REGISTERED
PROFESSIONAL LAND SURVEYOR

APRIL 28, 2015

SECTION INDEX AND VICINITY MAP:

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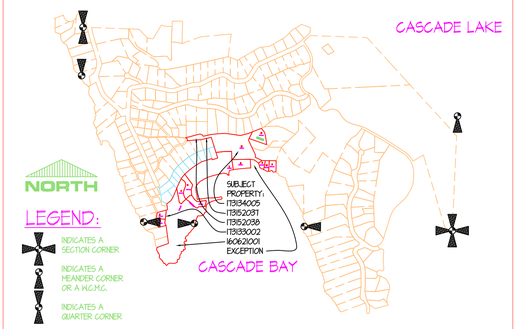

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ISLANDS SURVEYING INC.

APRIL 2015 FILE # 98032 SHEET 5 OF 5

MOVED AND SIZED LOT LABELS - APRIL 13, 2015 - GJ
APRIL 20, 2015 - ADDED "ROSARIO POINT" AS SUBDIVISION NAME, NOT PUD NAME - GJ
APRIL 28, 2015 - ADDED MORE EXISTING FEATURE LABELS - GJ

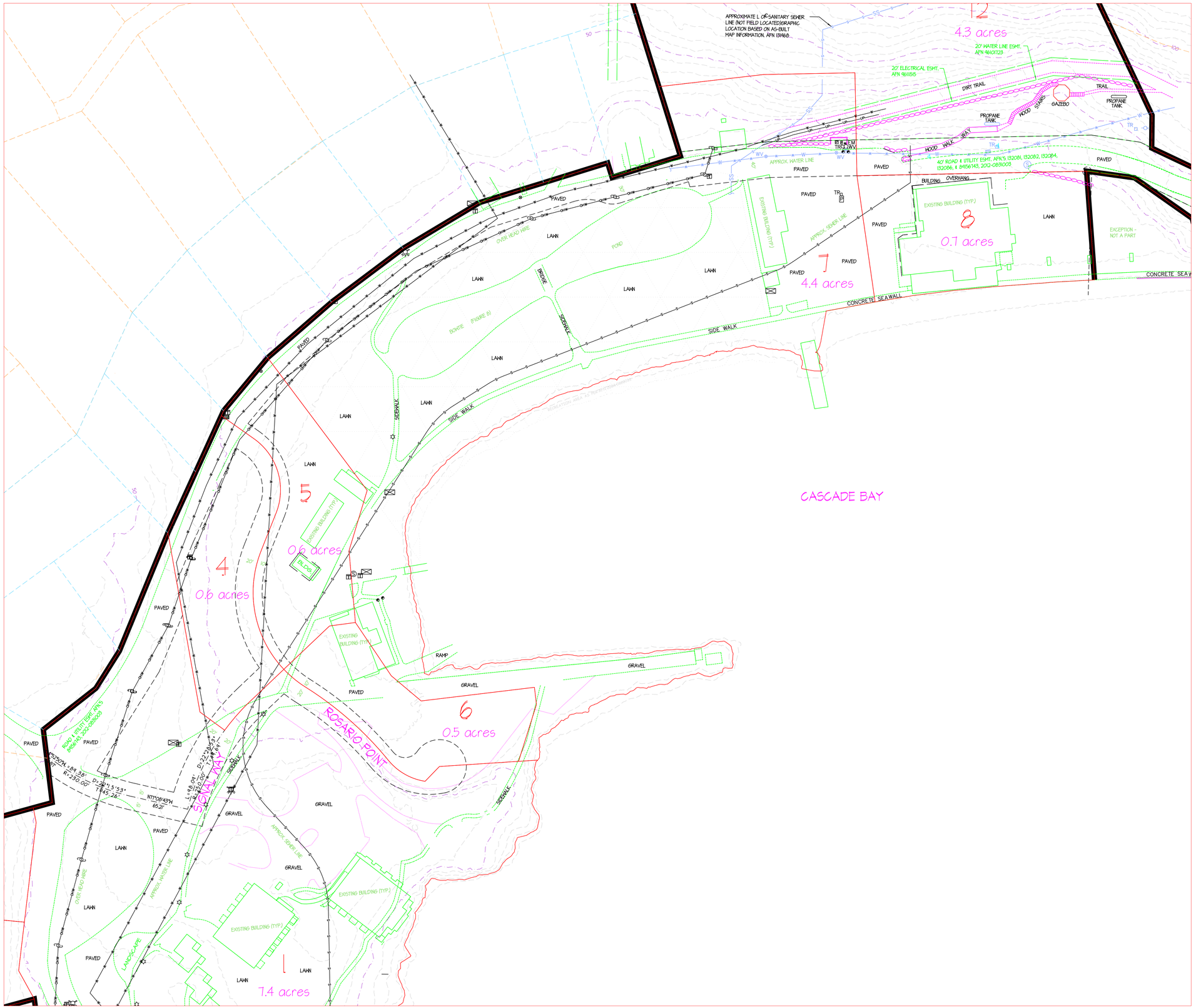
ROSARIO POINT

A PRELIMINARY SUBDIVISION

FOR ROSARIO MASTER PLANNED RESORT, ON ORCAS ISLAND
SAN JUAN COUNTY, WASHINGTON STATE

DETAIL SHEET 4 OF 5

FOR: LOTS 4, 5, 6, AND 7.



NORTH
NAD83 HORIZONTAL DATUM
NAVD88 VERTICAL DATUM
SCALE: 1" = 50'
50 25 0 50

CURTIS A. JOHNSON
STATE OF WASHINGTON
22222
REGISTERED
PROFESSIONAL LAND SURVEYOR

APRIL 28, 2015

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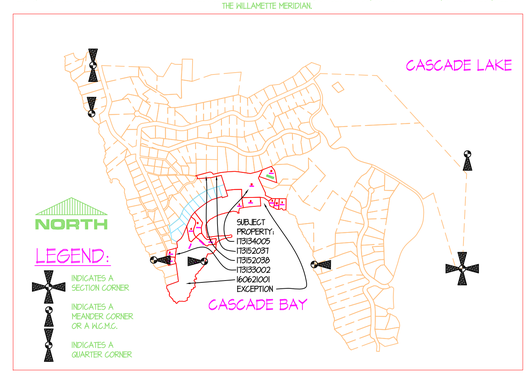

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APRIL 2015 FILE # 98032 SHEET 4 OF 5

ADDED PROPOSED ROAD CENTERLINE DIMENSIONS - APRIL 13, 2015 - CJ
APRIL 20, 2015 - ADDED "ROSARIO POINT" AS SUBDIVISION NAME, NOT PUD NAME - CJ
APRIL 28, 2015 - ADDED MORE EXISTING FEATURE LABELS - CJ

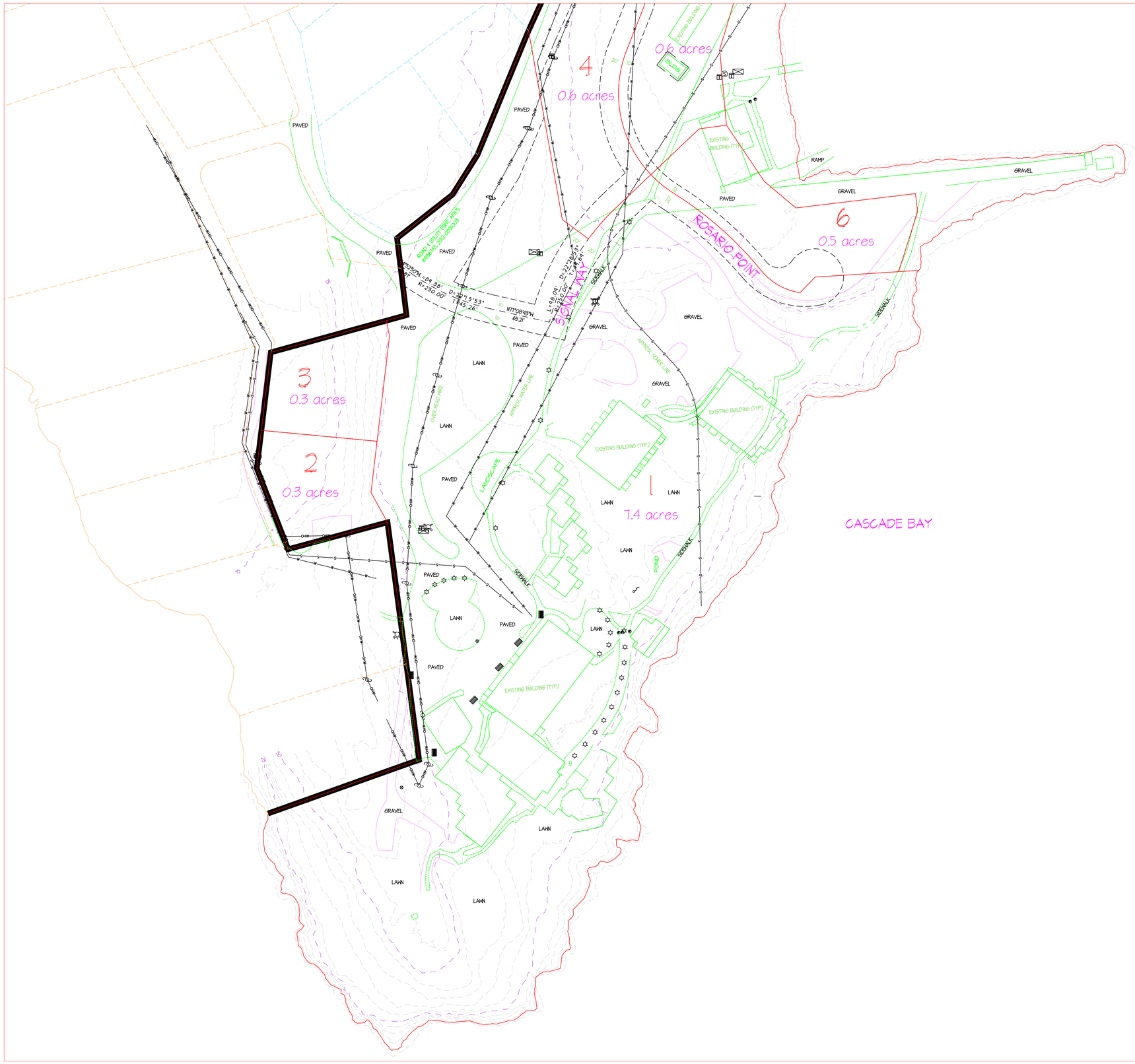
ROSARIO POINT

A PRELIMINARY SUBDIVISION

FOR ROSARIO MASTER PLANNED RESORT, ON ORCAS ISLAND
SAN JUAN COUNTY, WASHINGTON STATE

DETAIL SHEET 3 OF 5

FOR: LOTS 1, 2, AND 3.



APRIL 28, 2015

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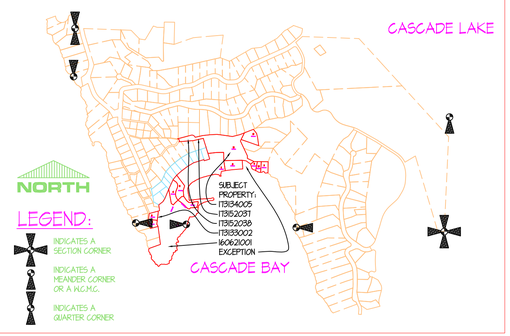

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SCALE: 1" = 50'
50 25 0 50

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APRIL 2015 FILE # 98032 SHEET 3 OF 5

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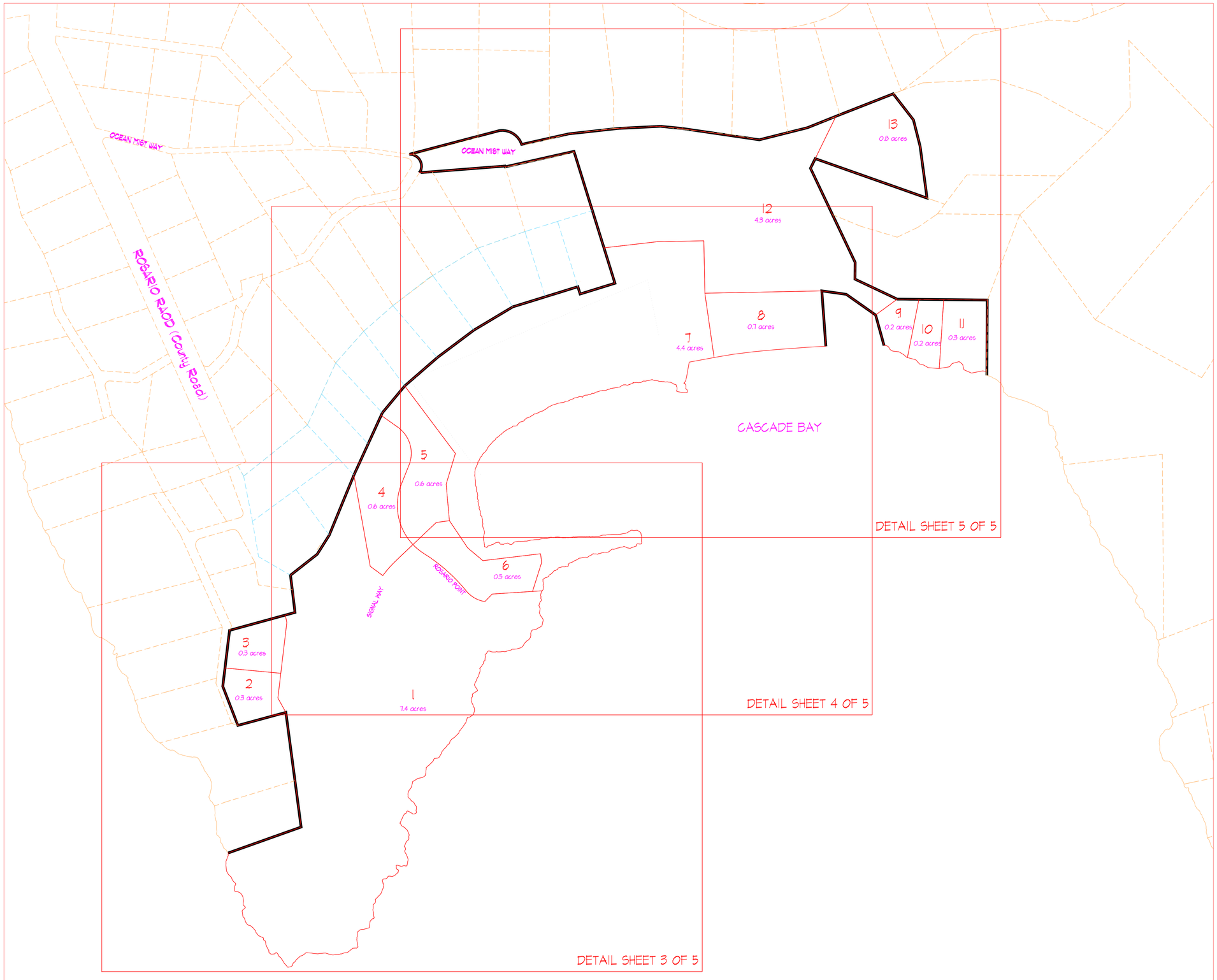
SAN JUAN COUNTY, WASHINGTON STATE

INDEX SHEET



NORTH
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NAVD88 VERTICAL DATUM
SCALE: 1" = 100'
100 50 0 100

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APRIL 20, 2015

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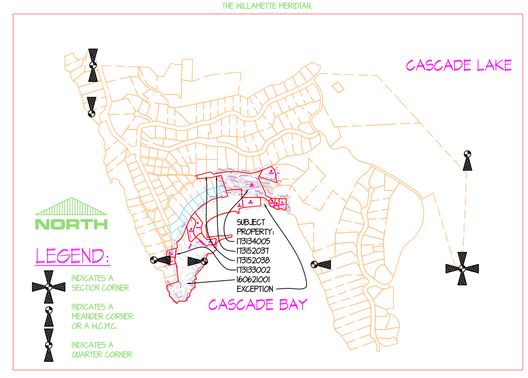

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