370 B

c. Source of water supply.

d. Method of sewage disposal, with letter of approval from the Island County Health Department. Platter must comply with Island County requirements for percolation tests and soil studies. The County Health Officer may require land to be reserved for future community sewage treatment facilities.

3. THE PRELIMINARY PLAT SHALL CONTAIN THE FOLLOWING INFORMATION

a. IDENTIFICATION AND DESCRIPTION

1a. Proposed name of the subdivision.
2a. Location by section, township and range, or by other legal description.
3a. Name and address of developer.
4a. Name, address and seal of registered engineer or of registered land surveyor.
5a. Scale of plat, date and northpoint.
6a. Contours of topography (Average plats accepted).
7a. Source of water supply and location, if a well.
8a. Method of sewage disposal.
9a. Land use zoning classification.
10a. Town planning (if any).

b. DELINEATION OF EXISTING CONDITIONS

1b. Boundary line of proposed subdivision indicated by solid heavy line.
2b. Location, widths and names of all existing or prior platted streets or other public ways, and utility rights-of-way, parks and other public open spaces, permanent buildings and structures, and section and municipal corporation lines, within or adjacent to the tract, with bearings and distances. Reestablish any lost corners with proper monumentations.
3b. In case of a replat, the lots, blocks, streets, alleys, shorelines, parks, building lines (if any) of the original plat being vacated, shall be shown by dotted lines in their proper position in relation to the new arrangement of the plat; the new plat being clearly shown in solid lines so as to avoid ambiguity.
4b. Existing sewers, water mains, culverts or other underground facilities within the tract, indicating pipe sizes, grades and exact location, as obtained from public records.
5b. Boundary lines of adjacent tracts of unsubdivided and subdivided land, indicated by dotted lines for distances of 100'.
6b. Existing zoning of proposed subdivision and adjacent tracts, in zoned areas.
7b. Contours at five-foot intervals, or established in reference to exact and geodetic related datum (Austral Survey Datum) if available (Average plats accepted).

c. Final plats shall be drawn with India ink on the best grade of tracing cloth, and prints may be used for additional exact prints. The border line of the plat shall be drawn completely around and parallel with the outside boundary lines of the above specified size. The inner map shall show the entire subdivision, with street and highway names and block numbers.

9

Be doubled with the County Auditor [illegible] line of such letter.

10

[illegible] exception of any areas to be dedicated or [illegible] public use, with the purposes indicated thereon and in the [illegible] any area to be reserved by deed covenant for common

11

[illegible] Building setback lines accurately shown with dimensions.

Each and all of the above items [illegible] the information shall be printed in the space shown on the attached sample plat.

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required by the County Engineer, or upon the receipt of the bond guaranteeing the completion of the improvements, the final plat shall be submitted to the Planning Commission accompanied by the following:

a. FILING FEES. The platter shall deposit a check payable to the County Auditor in an amount to be determined by the County Auditor according to R. C. W. 36.18.010.

b. DEPOSIT TO COVER COST OF CHECKING. The platter shall be prepared to make a deposit equal to the estimated cost (to be determined by the County Engineer) of checking the plat. The deposit shall be made with the County Road Engineer. All work done by the County Engineer in connection with the checking, computing and correcting such plat either in the field or in the office, shall be charged to such deposit. If during the process of checking, the County Engineer finds that the cost of checking will exceed the estimated cost, the County Engineer shall notify the platter to deposit an additional amount to cover the cost of the plat. The County Road Engineer shall refund to the platter the difference between the checking charges and amount deposited or shall require the platter to pay the difference if the checking charges are greater than the amount deposited.

c. A CERTIFICATE OF TITLE from a reputable abstractor, showing the ownership and title of all interested parties in the plat, subdivision or dedication. The certificate shall be dated not to exceed thirty (30) days prior to the time of submitting the plat for final approval.

d. A CERTIFICATE BY THE COUNTY TREASURER, SHOWING that the taxes have been paid in accordance with RCW 58.08.030 and 58.08.040, and that deposit has been made to the County Treasurer for the taxes for the following year. Also, CERTIFICATE BY THE COUNTY TREASURER, showing that all taxes and assessments levied and chargeable against the property in the plat, replat, or subdivision have been made in accordance with Section 9290 of Remington's Revised Statutes of Washington.

7. FILING PLAT FOR RECORD

a. After the County Engineer has completed the checking of the plat, he shall affix his signature into the space provided and send the plat to the Island County Planning Commission with a letter stating that all requirements of this resolution have been fully complied with, with the exception of the certification by the County Treasurer.

The Island County Planning Director shall, following his approval of the plat affix his signature and forward the tracing(s) to the Island County Treasurer for his certification which is required by law. The Island County Treasurer immediately following his certification shall forward the tracing(s) to the Board of County Commissioners for their approval.

b. All plats shall be filed for record at the request of the Board of Island County Commissioners. After the plat has been recorded the original tracing(s) shall be returned to the County Engineer and filed for record as the property of Island County, Washington.

APPROVED THIS 13th day of Sept. A. D. 1965

County Road Engineer

APPROVED THIS 13th day of Sept. A. D. 1965

ISLAND COUNTY PLANNING COMMISSION

Secretary and Planning Officer, Arnold J. Ahlstrom

APPROVED THIS 13th day of Sept. A. D. 1965

BOARD OF COUNTY COMMISSIONERS, ISLAND COUNTY

ATTEST: Ex-Officio Clerk of the Board

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SUBDIVISION PROCEDURE

4. Proposed layout lines of streets, alleys and easements.

5. Proposed building setback lines, if any.

6. Any restrictive covenants.

7. Proposed use of property within the subdivision; number of lots to be created; typical lot width and depth; business or industrial sites; dedication of land for public purposes.

8. Draft of any protective covenants whereby the developer proposes to regulate the use of property within the subdivision.

9. Should the proposed subdivision abut a state highway, then the exact design of any proposed public street or road intersecting said highway shall be approved by the State Highway Commission.

10. Upon receipt of preliminary plat, the Planning Commission shall cause copies of same to be distributed to the following for their recommendations and approval as to conformance with the requirements of these regulations:

a. Island County Health Department, as to adequacy of proposed method of sewage disposal, and as to adequacy of water supply.

b. Island County Engineer, as to adequacy of proposed road and drainage layout.

c. Island County Assessor, as to adequacy of description.

d. Such other agencies as may be deemed necessary for the proper review of the plat.

11. Upon receipt of preliminary plat, the Planning Commission shall hold a public hearing thereon, notice of the time and place of which shall be given by publication in the official county newspaper at least ten (10) days prior to the date of such hearing. Such notice shall also be posted in three public places within the area to be subdivided at least ten (10) days prior to the date of such hearing.

12. The Planning Commission shall, within sixty (60) days after the date of the hearing, recommend approval, disapproval or approval with modifications of the preliminary plat, and shall forward its recommendations to the Board of County Commissioners.

13. Upon receipt of the recommendations of the Planning Commission, the Board of County Commissioners shall hold a public hearing on the preliminary plat, notice of which shall be given by publication in the official county newspaper at least ten (10) days prior to the date of such hearing. Such notice shall also be posted in three public places within the area to be subdivided at least ten (10) days prior to the date of such hearing.

14. The Board of County Commissioners shall, within sixty (60) days after the date of the hearing, approve, disapprove or return for modification the preliminary plat.

15. Approval of the preliminary plat shall be effective for a period of one (1) year from the date of approval, unless an extension of time is applied for by the developer and granted by the Board of County Commissioners. Approval of the preliminary plat shall not constitute approval of the final plat, but rather it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat. The final plat will be checked for conformance with this condition and with any changes or additions required.

16. Before any plat is approved, provision shall be made for the installation of permanent reference monuments and permanent control monuments in accordance with the following specifications:

a. Reference monuments shall be concrete posts four inches square or four inches in diameter, and shall be three feet long. They shall be marked on top with a cross, brass plug or iron pin. They shall be set at all corners on the boundary of the plat, at each end of all curves, at the point of intersection of tangents, at each angle point along the boundary of the plat, and at such intermediate points as may be required by the County Engineer. They shall be set so that the top is at the finished grade of the ground.

b. Permanent control monuments shall be iron pipe, iron or steel bars, concrete monuments or other objects approved by the County Engineer. They shall be placed at all corners, angle points and points of curves in the streets and at such other points as may be required by the County Engineer. They shall be placed so that the top is at the finished grade of the ground.

17. The subdivider shall cause the subdivision or any part thereof to be surveyed and a plat thereof prepared in conformity with the requirements of these regulations. The plat shall be prepared by a registered engineer or a registered land surveyor.

18. Any plat submitted for approval shall comply with the provisions of these regulations and with the provisions of the Island County Zoning Ordinance.

19. Any plat submitted for approval shall comply with the provisions of the Island County Shoreline Management Master Program.

20. Any plat submitted for approval shall comply with the provisions of the Island County Flood Plain Ordinance.

21. Any plat submitted for approval shall comply with the provisions of the Island County Building Code.

22. Any plat submitted for approval shall comply with the provisions of the Island County Mobile Home Ordinance.

23. Any plat submitted for approval shall comply with the provisions of the Island County Sanitary Code.

24. Any plat submitted for approval shall comply with the provisions of the Island County Junk Ordinance.

25. Any plat submitted for approval shall comply with the provisions of the Island County Sign Ordinance.

26. Any plat submitted for approval shall comply with the provisions of the Island County Trailer Ordinance.

27. Any plat submitted for approval shall comply with the provisions of the Island County Junkyard Ordinance.