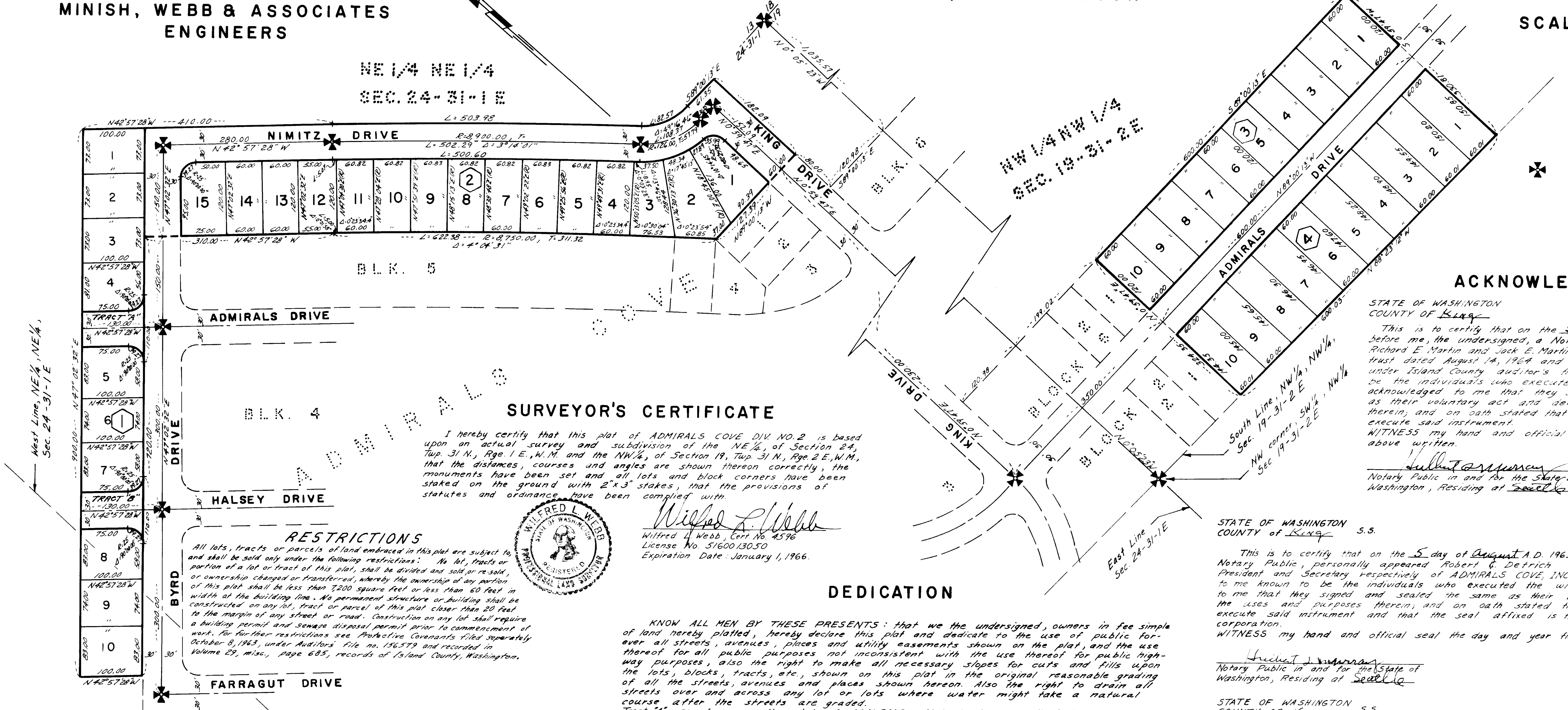
ADMIRALS COVE DIVISION NO. 2

SHEET 1

PORTIONS OF NE.1/4, SECTION 24, T.31N., R.1E., W.M.
AND NW.1/4, SECTION 19, T.31N., R.2E., W.M.
ISLAND COUNTY, WASHINGTON

MINISH, WEBB & ASSOCIATES
ENGINEERS

SCALE: 1" = 100'



RESTRICTIONS

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions: No lot, tracts or portion of a lot or tract of this plat, shall be divided and sold, or re-sold, or ownership changed or transferred, whereby the ownership of any portion of this plat shall be less than 7200 square feet or less than 60 feet in width at the building line. No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road. Construction on any lot shall require a building permit and sewage disposal permit prior to commencement of work. For further restrictions see Protective Covenants filed separately October 8, 1963, under Auditors file no. 156579 and recorded in Volume 29, misc., page 685, records of Island County, Washington.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of ADMIRALS COVE DIV. NO. 2 is based upon an actual survey and subdivision of the NE¼, of Section 24, Twp. 31 N., Rge. 1 E., W.M. and the NW¼, of Section 19, Twp. 31 N., Rge. 2 E., W.M., that the distances, courses and angles are shown thereon correctly, the monuments have been set and all lots and block corners have been staked on the ground with 2"x3" stakes, that the provisions of statutes and ordinance have been complied with.

Wilfred L. Webb
Wilfred L. Webb, Cert. No. 4596
License No. 51600 13050
Expiration Date: January 1, 1966.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned, owners in fee simple of land hereby platted, hereby declare this plat and dedicate to the use of public forever all streets, avenues, places and utility easements shown on the plat, and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the original reasonable grading of all the streets, avenues and places shown hereon. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the streets are graded.
Tract "A", as shown on the plat of ADMIRALS COVE, is hereby dedicated to the use of the residents of this plat for all purposes not inconsistent with the use thereof for recreational purposes.

ADMIRALS COVE, INC.

Robert C. Detrich
President: Robert C. Detrich

Howard Parker
Secretary: Howard Parker

Trustees under declaration of trust dated August 14, 1964, executed by Richard E. Martin and Betty L. Martin, husband and wife; Jack E. Martin and Marion E. Martin, husband and wife; Robert E. Martin; F. G. Upjohn and Paula Upjohn, husband and wife, B. A. Vincent, Jr. and Mary Vincent, husband and wife, and Sanford W. Doan and Elizabeth Doan, husband and wife; recorded September 1, 1964, under auditor's file No. 165050, with full power of sale and conveyance.

Richard E. Martin
Richard E. Martin, Trustee

Jack E. Martin
Jack E. Martin, Trustee

SEATTLE FIRST NATIONAL BANK

I. N. Carlson
Vice President I. N. Carlson

John D. Moore
Asst. Vice President, John D. Moore

174879

RECORDING CERTIFICATE

Filed for record at the request of Admirals Cove Inc. on August 16 1965, at 19 minutes past 11 AM and recorded in Volume 8 of plats, page 39, records of Island County, Washington.

County Auditor

By
Deputy County Auditor

DESCRIPTION

This plat of ADMIRALS COVE DIVISION NO. 2 covers and includes: that portion of the N½ of the NE¼, of Section 24, Twp 31 N., Rge. 1 E., W.M., Island County, Washington, described as follows:

Beginning at the NE corner of Lot 1, Block 5, as per plat of ADMIRALS COVE, recorded in Volume 7 of plats, pages 56, 57 & 58, records of Island County, Washington; thence N89°00'13"W along the North line of said Lot 1, a distance of 127.39 feet to the NW corner thereof, said corner being a point on the arc of a curve to the left, from which the radial point bears S51°07'03"W 8,750.00 feet distant; thence along the arc of said curve to the left, said curve being the Northeasterly margin of Block 5, of said plat, having a radius of 8,750.00 feet, through an angle of 4°04'31", an arc distance of 622.38 feet; thence N42°57'28"W along said Northeasterly margin of Block 5, and the Westerly extension thereof, a distance of 310.00 feet to the Westerly margin of Byrd Drive; thence S47°02'32"W along said Westerly margin of Byrd Drive 720.00 feet; thence N42°57'28"W 100.00 feet; thence N47°02'32"E 900.00 feet; thence S42°57'28"E 410.00 feet; thence along the arc of a curve to the right, having a radius of 8,930.00 feet, through an angle of 3°14'01", an arc distance of 503.98 feet, to a point of reverse curvature; thence along the arc of a curve to the left, having a radius of 96.00 feet, through an angle of 49°16'46", an arc distance of 82.57 feet; thence S89°00'13"E 61.35 feet; thence S0°59'47"W 182.09 feet to the North line of said plat of ADMIRALS COVE; thence N89°00'13"W 60.00 feet to the aforementioned Northeast corner of Lot 1, and the Point of Beginning;

Containing 6.46 acres more or less.

TOGETHER WITH, that portion of the NW¼, of the NW¼, of Section 19, Twp 31 N., Rge 2E, W.M., described as follows:

Beginning at the SE corner of lot 1, Block 2, "ADMIRALS COVE," according to the recorded plat thereof in the office of the auditor of Island County, Washington, in volume 7 of plats, pages 56, 57 and 58; thence N 0°59'47"E along the East line of said lot 1, Block 2 and the extension thereof 204.35 feet to the SE corner of lot 1, Block 6, "ADMIRALS COVE", according to the recorded plat thereof in the office of the auditor of Island County, Washington, in volume 7 of plats, pages 56, 57 and 58; thence continuing N 0°59'47"E along the East line of said lot 1, block 6, a distance of 120 feet to the NE corner thereof; thence S 89°00'13"E 600 feet; thence S 0°59'47"W 330.81 feet more or less to a point on the South line of said NW¼, of the NW¼; thence N 88°23'12"W along said South line 600.03 feet to the SE corner of said lot 1, block 2 and the Point of Beginning.

Subject to oil, gas, water and mineral reservations etc. recorded under Island County Auditor's file Nos. 137639, 137640 and 169338.

Subject to an easement granted to Puget Sound Power and Light Company, recorded under auditor's file No. 161887.

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF King

This is to certify that on the 5 day of August A.D. 1965, before me, the undersigned, a Notary Public, personally appeared Richard E. Martin and Jack E. Martin, as trustees for declaration of trust dated August 14, 1964 and recorded September 1, 1964 under Island County auditor's file No. 165050, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein; and on oath stated that they were authorized to execute said instrument.
WITNESS my hand and official seal the day and year first above written.

Hulbert J. Murray
Notary Public in and for the State of Washington, Residing at Seattle

STATE OF WASHINGTON S.S.
COUNTY of King

This is to certify that on the 5 day of August A.D. 1965, before me, the undersigned, a Notary Public, personally appeared Robert C. Detrich and Howard Parker, President and Secretary respectively of ADMIRALS COVE, INC., a Washington Corporation, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein; and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.
WITNESS my hand and official seal the day and year first above written.

Hulbert J. Murray
Notary Public in and for the State of Washington, Residing at Seattle

STATE OF WASHINGTON S.S.
COUNTY OF King

This is to certify that on the 6 day of August A.D. 1965, before me the undersigned, a Notary Public, personally appeared I. N. Carlson and John D. Moore Vice President and Asst. Vice President respectively of the Seattle First National Bank, a National Banking Association, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein; and on oath stated that they were authorized to execute said instrument.
WITNESS my hand and seal the day and year first above written.

Hulbert J. Murray
Notary Public in and for the State of Washington, Residing at Seattle

APPROVALS

Approved by the Board of County Commissioners this 16 day of August A.D. 1965.

County Auditor

E. E. Christie   A. Guest
John R. Vanderwicht
Board of County Commissioners

Approved by me this 16 day of August A.D. 1965.

County Engineer

CERTIFICATE OF TITLE

Recorded Aug 16 1965, File No. 174878, Volume 30, Page 257, Island County, Washington.

TREASURER'S CERTIFICATE

I, Harry A. Lang Treasurer of Island County, Washington, hereby certify that all the taxes on the above property are fully paid to and including the year 1966.

ADMIRALS COVE DIV. 2
WHIDBEY ISLAND
in Sec 23 - T31 - R2E WM

PLAN HOLD

DRAWING NUMBER
Admirals Cove #2

PLAN HOLD CORPORATION IRVINE, CALIF.