3998043

63.

DRAWING NUMBER
Beachwood #1

BEACHWOOD DIV. 1

IN THE SE¼ SEC. 2, T29N, R3E, W.M.
ISLAND CO. WASH.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all of the existing county roads as shown for highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots shown hereon in the reasonable original grading. 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.

All lots, tracts, or parcels of land embraced in this Plat are subject to and shall be sold only under the following restrictions: No permanent structure or building shall be constructed on any lot, tract, or parcel of this plat closer than 20 ft. to the margin of any street or road. No lot or portion of a lot or tract of this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 square feet or less than 60 feet in width at its narrowest part. All lots shall have a 1/30th interest in the private roads shown hereon and such roads will have to be completed to county standards before acceptance by the public.

Construction on any lot shall require a building permit and sewage disposal permit prior to commencement of work.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 22nd day of May 1964 A.D.

UNITED DEVELOPERS INC.

H.C. Hanson
H.C. HANSON, PRES.

Gordon Durham
GORDON DURHAM, VICE-PRES

Mildred Durham
MILDRED DURHAM, SEC.

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF ISLAND

This is to certify that on the 22nd day of May AD. 1964 before me the undersigned, a Notary Public, in and for the STATE of WASHINGTON, duly commissioned and sworn, personally appeared H.C. HANSON, PRES. and GORDON DURHAM, VICE-PRES., and MILDRED DURHAM, SEC., officials of UNITED DEVELOPERS INC., to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes mentioned herein.

In Witness Whereof, I have hereunto set my hand and seal the day and year first above written.

M B Meyring
NOTARY PUBLIC in & for the
STATE OF WASHINGTON

RESIDING AT Lynnwood

TREASURER'S CERTIFICATE

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

Harry A. Lang
ISLAND COUNTY TREASURER

Ruth E. Zylstra
DEPUTY TREASURER

DESCRIPTION

This Plat of BEACHWOOD DIV. 1 embraces all that portion of the NE¼ of the SE¼ of Section 2, T29N, R3E, W.M. described as follows; Beginning at the NW corner of said NE¼ of said SE¼, thence S 86°21'32"E, 361.36 ft.; thence S 0°02'53"E, 1299.35 ft.; thence N87°35'24"W, 337.04 ft.; thence N 1°05'40"W, 1308.35 ft. to the point of beginning.

RESTRICTIONS

1. All tracts shall be residential.
2. Any building erected to be finished on exterior with standard finish materials within 2 years of start of erection.
3. Any building of a temporary nature shall not be permitted.
4. All residences shall have a minimum floor area of 750 sq. ft.
5. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood.

APPROVALS

Approved by me this 20th day of December 1965 A.D.

Robert Stevenson
ISLAND COUNTY ENGINEER

Approved by the BOARD of COUNTY COMMISSIONERS this ___ day of _____ 196_ A.D.

J.W. Libbey
COUNTY AUDITOR

John R. Vanderzicht
E.E. Christie
F.A. Gieck
BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF TITLE

Recorded DECEMBER 20 1965 File No. 178683
Vol. 30, page 313, ISLAND COUNTY, WASHINGTON.

178684

FILING RECORD

Filed for record at the request of UNITED DEVELOPERS INC. on this 20th day of Dec. 1965 AD at 46 minutes past 10 o'clock A.M. and recorded in Volume 8, page 63, of Plats, Records of ISLAND COUNTY, WASHINGTON.

J.W. LIBBEY
COUNTY AUDITOR

W. Cook
DEPUTY AUDITOR

ENGINEER'S CERTIFICATE

I, ROBERT L. STEVENSON, Prof. Land Surveyor, hereby certify that this plat is based on an actual survey and subdivision of Sec. 2, Township 29 North, Range 3 East, W.M. that the distances and courses are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground.

Robert L. Stevenson
ROBERT L. STEVENSON, REG. PROF. LAND SURVEYOR.

BEACHWOOD, DIV. 1
WHIDBEY ISLAND
IN SEC. 2, T. 29 N., R. 3 E. W.M.
Vol. 8 P. 63

PLAN HOLD

BEACHWOOD DIV. 1