DRAWING NUMBER
Bon Air #4
1/2

PLAN HOLD CORPORATION · TORRANCE · CALIFORNIA
REORDER #1-10 0709-A

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

PLAN HOLD

PLAT OF BON AIR DIVISION Nº 4

SEC. 29 & 30, Twp. 31 N, R 2 E

NOTES

1-All radii at street intersections are 25 ft. unless otherwise noted.

2-North, south, & west boundries taken from Plat of Ledgewood Beach.

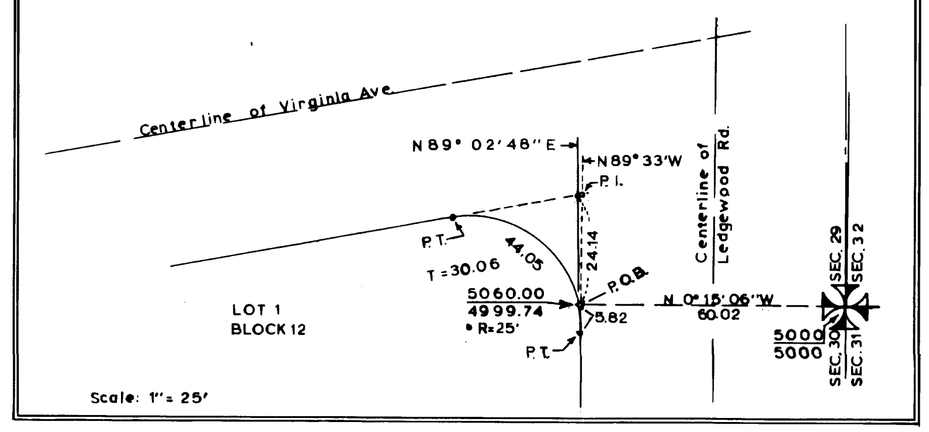
Curve data:-

(A) Δ = 10° 30'
D = 18.41183
T = 27.26
L = 54.58
R = 311.19

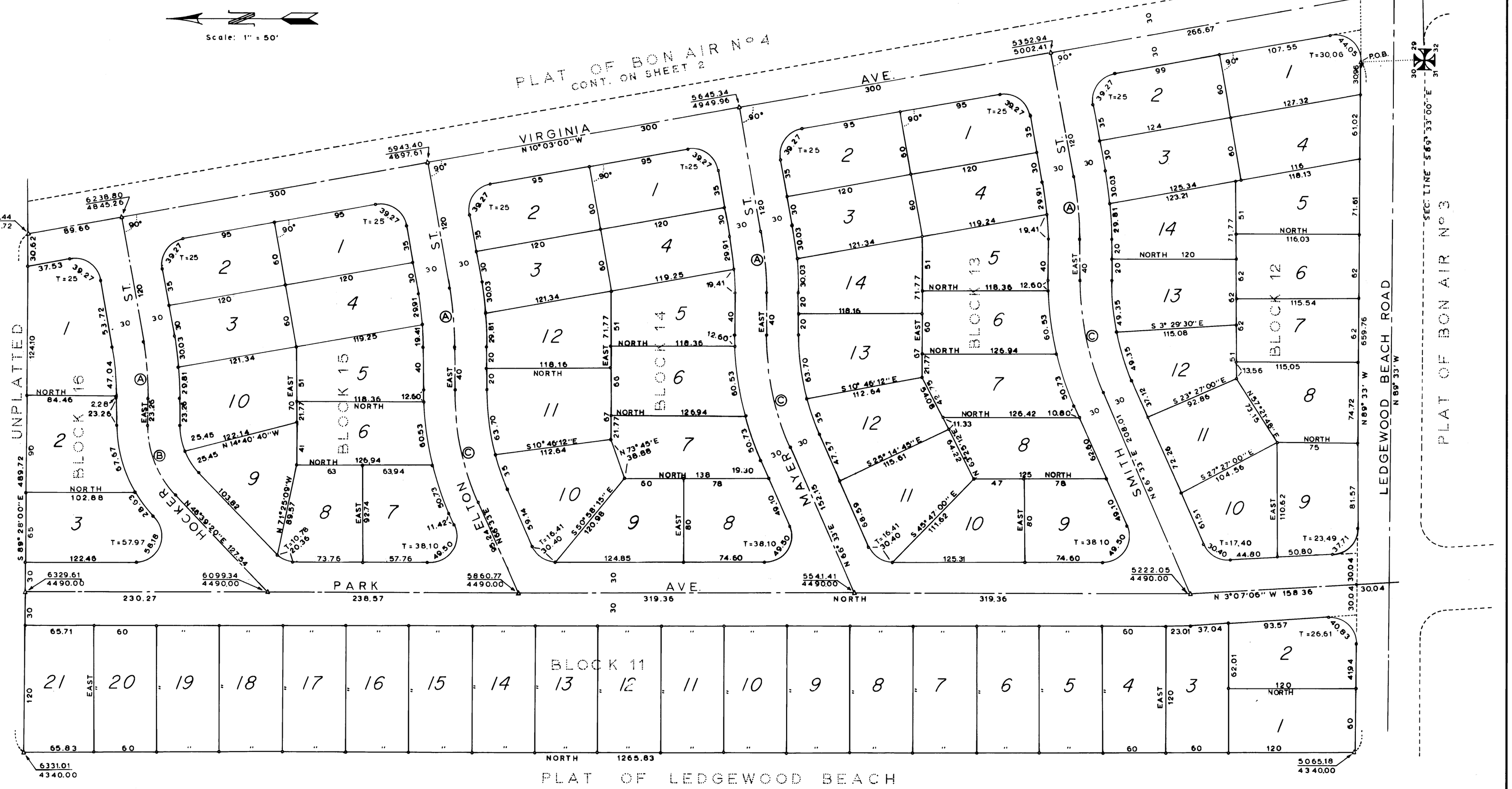
(B) Δ = 23° 27'
D = 21.129 89
T = 38.66
L = 110.98
R = 271.16

(C) Δ = 43° 20' 40"
D = 58.89177
T = 38.66
L = 73.60
R = 97.29

DETAIL SHOWING CONCRETE MONUMENT DENOTING THE POINT OF BEGINNING OF THIS PLAT



Scale: 1" = 50'



SHEET 1 of 2 SHEETS

3998003

DRAWING NUMBER
Bon Air #4
2/2

PLAN HOLD CORPORATION - TORRANCE - CALIFORNIA
REORDER BY NO. 07054-24

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE

PLAN HOLD

PLAT OF
BON AIR
DIVISION No 4
SEC. 29 & 30, Twp. 31 N, R 2 E

COMMISSIONERS' APPROVAL

Approved by the BOARD of COUNTY COMMISSIONERS this 4th day of December 1961.

F. A. Guest
Chairman

J. Meester

E. F. Andrews

J. W. Libbey
Auditor

ENGINEER'S APPROVAL

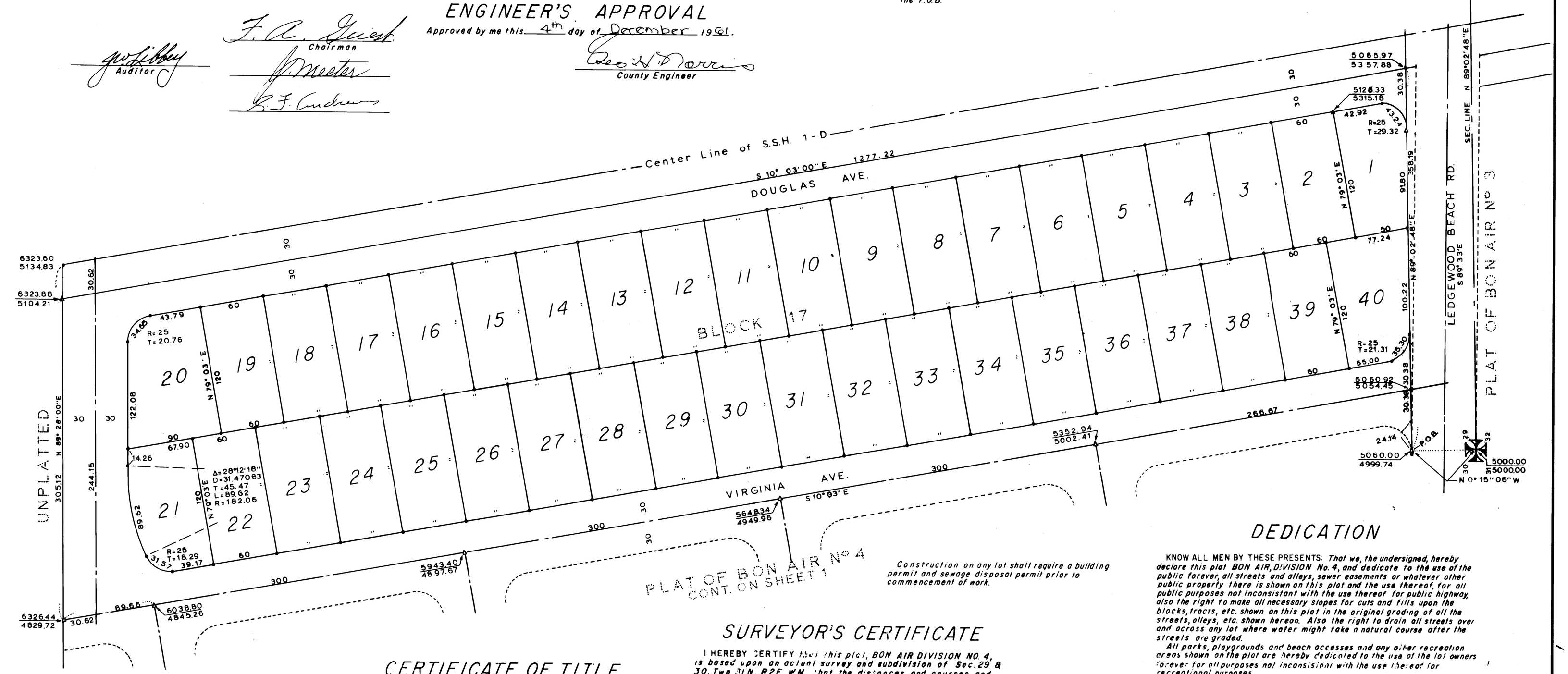
Approved by me this 4th day of December 1961.

Geo. H. Norris
County Engineer

DESCRIPTION

Commencing at the section corner common to sections 29-30-31-32, Twp. 31 N, R 2 E, W.M. thence N 0°15'06" W - 60.02 ft. to the P.O.B. thence N 89° 33' W - 659.76 ft. thence North-1265.83 ft. thence S 89°28' E - 794.86 ft. thence S 10°03' E - 1277.22 ft. thence S 89°02'48" W - 358.19 ft. to the P.O.B.

Scale: 1" = 50'



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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, hereby declare this plat BON AIR, DIVISION No. 4, and dedicate to the use of the public forever, all streets and alleys, sewer easements or whatever other public property there is shown on this plat and the use thereof, for all public purposes not inconsistant with the use thereof for public highway, also the right to make all necessary slopes for cuts and fills upon the blocks, tracts, etc. shown on this plat in the original grading of all the streets, alleys, etc. shown hereon. Also the right to drain all streets over and across any lot where water might take a natural course after the streets are graded.

All parks, playgrounds and beach accesses and any other recreation areas shown on the plat are hereby dedicated to the use of the lot owners forever for all purposes not inconsistant with the use thereof for recreational purposes.

RESTRICTIONS and COVENANTS: Recorded on Page ____ Book ____ Miscellaneous Records of Island County, Coupeville, Washington.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 1st day of December 1961 A.D.

Mabel E. Ostel

E. Gertrude McMillan

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that this plat, BON AIR DIVISION NO. 4, is based upon an actual survey and subdivision of Sec. 29 & 30, Twp 31 N, R2E, W.M., that the distances and courses and and angles are shown thereon correctly, that all monuments have been set and all lot and block corners have been staked on the ground and the provisions of statute and ordinances have been complied with.

Registered Land Surveyor

CERTIFICATE OF TITLE

Recorded DECEMBER 4 1961 File No. 140983
Volume 29 Page 448 Island County, Washington.

TREASURER'S CERTIFICATE

I, Harry A. Lang Treasurer of Island County, Washington, hereby certify that all taxes on the property described herein are fully paid to and including the year 1962.

Harry A. Lang
Treas.

Ruth E. Zylstra
Deputy

140984

RECORDING CERTIFICATE

Filed for record at the request of:

H. J. McMillan and ____

____ and ____

____ and ____

on DECEMBER 4 1961 at 33 minutes past 4 pm and recorded in Volume 7 of Plats page 24 Records of Island County, Island County, Washington

File No. ____

J. W. LIBBEY
Auditor

Deputy

ACKNOWLEDGEMENT

State of ~~Washington~~ California
County of ~~Island~~ Riverside } S.S.

This is to certify that on the 30 of NOVEMBER 1961 A.D., before me the undersigned Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared:

Mabel E. Ostel and ____

____ and ____

____ and ____

to me known to be the individuals described in and who executed the instrument of Dedication hereon and acknowledged to me they signed and sealed the same as their free and voluntary act and deed, for the use and purposes mentioned therein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written.

Notary Public in and for the State of ~~Washington~~ California
Residing at Redlands City, Calif.

IVAN J. SHARP
My Commission Expires Jan. 30, 1966

ACKNOWLEDGEMENT

State of Washington
County of ~~Island~~ Snohomish } S.S.

This is to certify that on the 1st of December 1961 A.D., before me the undersigned Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared:

Albert C. Coe and Josephine W. Coe

A. J. McMillan and E. Gertrude McMillan

to me known to be the individuals described in and who executed the Instrument of Dedication hereon and acknowledged to me they signed and sealed the same as their free and voluntary act and deed, for the use and purposes mentioned therein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written.

Notary Public in and for the State of Washington
Residing at 7307 228 S.W. Edmonds Wash.

SEALS

NOTARY	AUDITOR	TREASURER	SURVEYOR	CO. ENGINEER

SHEET 2 OF 2 SHEETS BON AIR No 4