3999041

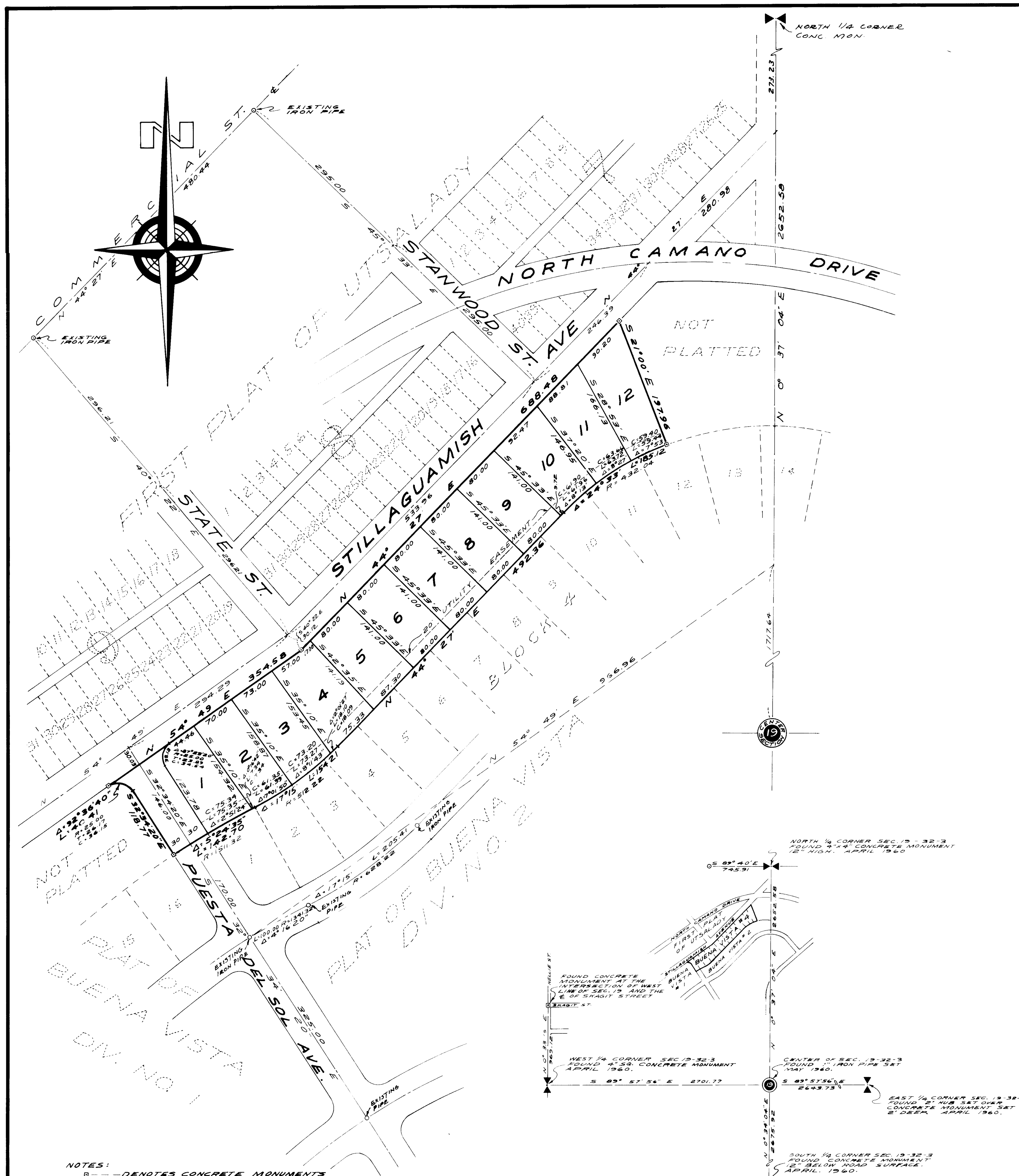
18.

PLAT OF BUENA VISTA DIV. NO. 4

SECTION 19, T.32N., R.3 E., W.M.

CAMANO ISLAND, WASH.

SCALE 1" = 100'



NOTES:

▫ — DENOTES CONCRETE MONUMENTS SET THIS SURVEY

ALL LOT CORNERS HAVE BEEN STAKED WITH 3/4" IRON PIPE.

SUBDIVISION OF SECTION 19, T.32N., R.3 E., W.M.

SCALE 1" = 800'

SEAL OF NOTARY PUBLIC

DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 16, BLOCK 1 OF THE PLAT OF BUENA VISTA DIV. NO. 1 AS RECORDED IN VOLUME 6 OF PLATS AT PAGE 75, RECORDS OF ISLAND COUNTY WASHINGTON; THENCE N 32° 34' 20" W A DISTANCE OF 118.77 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 36' 40" A DISTANCE OF 40.41 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF STILLAGUAMISH AVENUE; THENCE N 54° 49' E ALONG SAID BOUNDARY OF STILLAGUAMISH AVENUE A DISTANCE OF 354.58 FEET; THENCE N 44° 27' E ALONG SAID BOUNDARY OF STILLAGUAMISH AVENUE A DISTANCE OF 688.48 FEET; THENCE S 21° 00' E A DISTANCE OF 197.96 FEET TO THE NORTH BOUNDARY OF BLOCK 4 OF THE PLAT OF BUENA VISTA DIV. NO. 2 AS RECORDED IN VOLUME 6 OF PLATS AT PAGE 83 RECORDS OF ISLAND COUNTY WASHINGTON BEING ALSO A POINT ON A CURVE HAVING A RADIUS POINT BEARING S 21° 00' E A DISTANCE OF 432.04 FEET FROM AFORESAID POINT ON THE CURVE; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHWESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 24° 33' A DISTANCE OF 185.12 FEET; THENCE S 44° 27' W ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 4 A DISTANCE OF 492.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 512.22; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 15' A DISTANCE OF 154.21 FEET TO A POINT OF REVERSE CURVE AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1511.32 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 24' 35" A DISTANCE OF 142.70 TO THE POINT OF BEGINNING.

TREASURER'S CERTIFICATE

I, T.F. CARSKADDEN, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED IN THIS PLAT ARE FULLY PAID TO AND INCLUDING THE YEAR 1970.

T. F. Carskadden
T.F. CARSKADDEN, COUNTY TREASURER

Ruth E. Zylstra
DEPUTY

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 16 DAY OF Feb. A.D. 1970

E E Christie

John R. Vanderzicht

ATTEST

J W Libbey
COUNTY AUDITOR

F. G. [illegible]
BOARD OF COUNTY COMMISSIONERS

APPROVED BY ME THIS 16 DAY OF Feb. A.D. 1970.

[illegible]
COUNTY ENGINEER

CERTIFICATE OF TITLE

RECORDED Feb. 16 1970, FILE NO. 228327
VOLUME 209 PAGE 87 ISLAND COUNTY WASHINGTON.

RECORDED #228328

FILED FOR THE RECORD AT THE REQUEST OF D.B. Garrison ON Feb. 16 A.D. 1970 AT 24 MINUTES PAST 12 O'CLOCK P.M. AND RECORDED IN VOLUME 11 OF PLATS, AT PAGE 18 RECORDS OF ISLAND COUNTY, WASHINGTON.

J. W. Libbey
COUNTY AUDITOR

BY Cherry Simons
DEPUTY

SEAL OF COUNTY ENGINEER

SEAL OF COUNTY TREASURER

SEAL OF COUNTY AUDITOR

DEDICATION & RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS

THAT DANIEL B. GARRISON AND VIOLET B GARRISON, HIS WIFE, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE THEREOF FOR ANY AND 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 REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. 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.

ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE FOLLOWING RESTRICTIONS:

ALL PERMANENT STRUCTURES OR BUILDINGS SHALL BE LOCATED ON ALL LOTS TRACTS OR PARCELS OF THIS PLAT, COMPLYING WITH THE SET BACK REGULATIONS OF SECTION 5 OF THE ISLAND COUNTY INTERIM ZONING ORDINANCE AS AMENDED SEPTEMBER 16, 1968. NO LOT TRACT 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 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH AT THE BUILDING LINE. CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.

IN WITNESS WHEREOF, THIS DEDICATION IS EXECUTED ON THIS 6th DAY OF February, A.D. 1970.

Daniel B. Garrison
DANIEL B. GARRISON

Violet B. Garrison
VIOLET B. GARRISON

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THIS 6th DAY OF February A.D. 1970, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DANIEL B. GARRISON, AND VIOLET B GARRISON, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

Nettie M. Lawson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Camano Island

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF BUENA VISTA, DIV. NO. 4, IS BASED UPON AN ACTUAL SURVEY OF SECTION 19, T.32 N., R.3 E.W.M., THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET, AND ALL LOT AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND, THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN COMPLIED WITH.

Harold P. Rader
HAROLD P. RADER
RADER, LEONARD & ASSOC. INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS

SURVEYOR'S SEAL

BUENA VISTA
DIVISION NO. 4

J.C.Z.