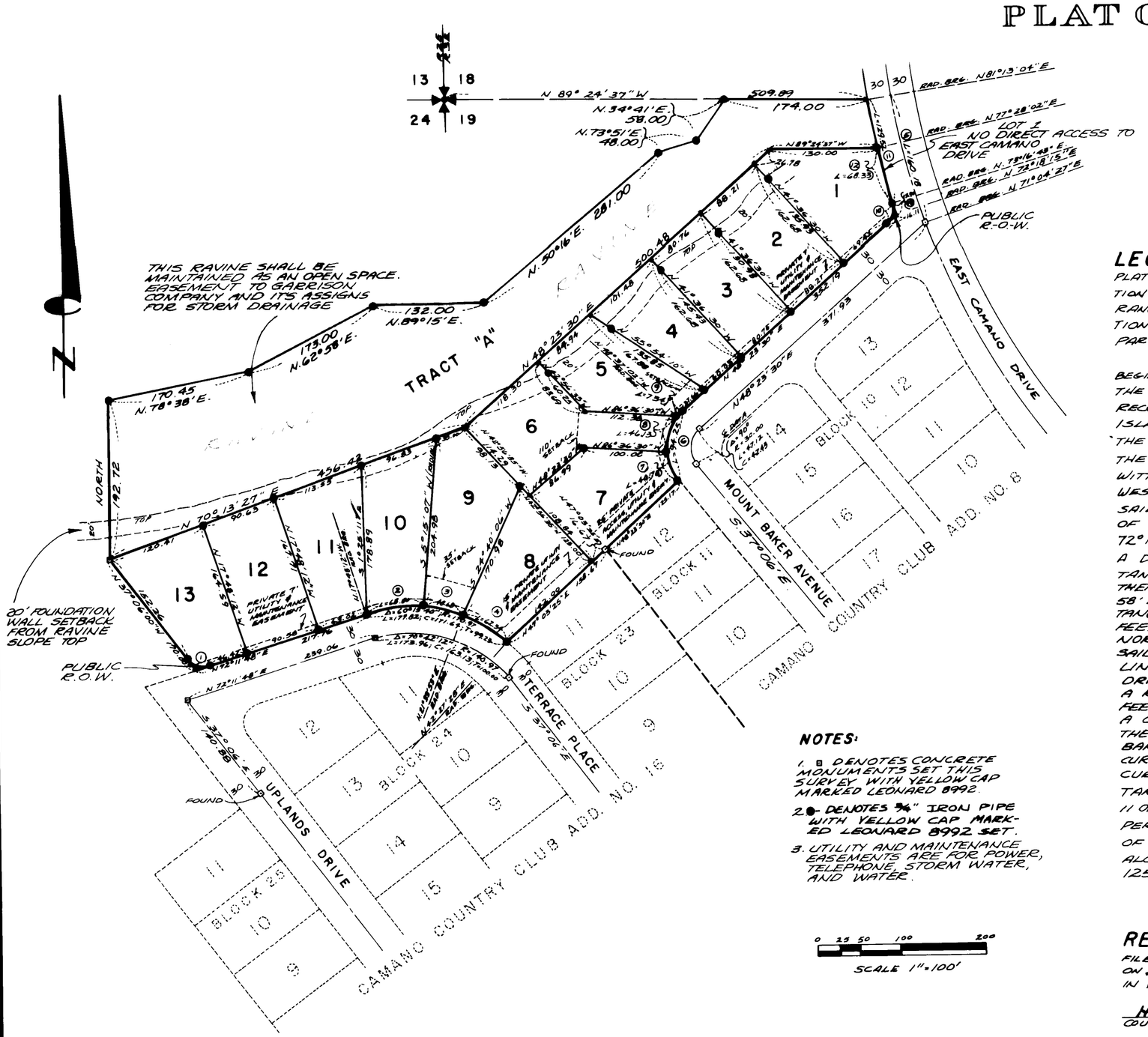
V.13 p.8
Camano County Club #24
Sec. 19 Twp. 31 Rge 3E
Sec. 24 Twp. 31 Rge 2E

PLAT OF CAMANO COUNTRY CLUB ADD. NO. 24

SECTION 24, T. 31 N., R. 2 E., W.M.
SECTION 19, T. 31 N., R. 3 E., W.M.

CAMANO ISLAND, WASH.

SCALE 1" = 100'
AUGUST 1980



NOTES:

1. ⊙ DENOTES CONCRETE MONUMENTS SET THIS SURVEY WITH YELLOW CAP MARKED LEONARD 8992.
2. ● DENOTES ¾" IRON PIPE WITH YELLOW CAP MARKED LEONARD 8992 SET.
3. UTILITY AND MAINTENANCE EASEMENTS ARE FOR POWER, TELEPHONE, STORM WATER, AND WATER.

0 25 50 100 200
SCALE 1" = 100'

LEGAL DESCRIPTION

PLAT OF CAMANO COUNTRY CLUB ADDITION NO. 24 EMBRACES A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 3 EAST, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 2 EAST, W.M., ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11 OF BLOCK 23 OF THE PLAT OF CAMANO COUNTRY CLUB ADDITION NO. 16 AS PER PLAT RECORDED IN VOLUME 8 OF PLATS AT PAGE 79, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE SOUTH 47° 03' 25" WEST ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 158.67 FEET TO THE NORTHEASTERLY LINE OF TERRACE PLACE, BEING THE INTERSECTION WITH A CURVE HAVING A RADIUS POINT BEARING SOUTH 42° 27' 28" WEST A DISTANCE OF 170.97 FEET; THENCE ALONG THE ARC OF SAID CURVE IN A WESTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 60° 15' 40" AN ARC DISTANCE OF 179.82 FEET; THENCE SOUTH 72° 11' 48" WEST ALONG THE NORTH BOUNDRY OF THE COUNTY ROAD A DISTANCE OF 217.76 FEET; THENCE NORTH 37° 06' 00" WEST A DISTANCE OF 170.00 FEET; THENCE NORTH A DISTANCE OF 192.72 FEET; THENCE NORTH 78° 38' EAST A DISTANCE OF 170.45 FEET; THENCE NORTH 62° 58' EAST A DISTANCE OF 173.00 FEET; THENCE NORTH 89° 15' EAST A DISTANCE OF 132.00 FEET; THENCE NORTH 30° 16' EAST A DISTANCE OF 281.00 FEET; THENCE NORTH 73° 51' EAST A DISTANCE OF 48.00 FEET THENCE NORTH 34° 41' EAST A DISTANCE OF 58.00 FEET TO THE NORTH LINE OF SAID SECTION 19; THENCE SOUTH 89° 24' 37" EAST ALONG SAID NORTH LINE A DISTANCE OF 174.00 FEET TO THE WEST LINE OF EAST CAMANO DRIVE, BEING ALSO THE POINT OF INTERSECTION WITH A CURVE HAVING A RADIUS POINT BEARING NORTH 81° 13' 04" EAST A DISTANCE OF 934.74 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 54' 49" AN ARC DISTANCE OF 145.42 FEET; THENCE SOUTH 48° 23' 30" WEST ALONG THE NORTHERLY LINE OF MOUNT BAKER AVENUE A DISTANCE OF 352.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 94.25 FEET TO THE NORTHEAST CORNER OF LOT 12 OF BLOCK 11 OF THE PLAT OF CAMANO COUNTRY CLUB ADDITION NO. 8, AS PER PLAT FILED IN VOLUME 6 OF PLATS, AT PAGE 57, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE SOUTH 48° 23' 30" WEST ALONG THE NORTH LINE OF SAID LOT 12 A DISTANCE OF 125.17 FEET TO THE POINT OF BEGINNING.

DEDICATION AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS THAT "GARRISON COMPANY" A CORPORATION BY ITS PRESIDENT, DANIEL B. GARRISON, DOES 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. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASSIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION DRAINAGE AND MAINTENANCE OF SAID ROAD. ALL LOTS, TRACTS, OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE FOLLOWING RESTRICTIONS. TRACT "A" IS HEREBY DEDICATED TO ALL LOT OWNERS WITHIN THIS PLAT FOR USE AS PERMANENT OPEN SPACE AND SHALL BE MAINTAINED IN A NATURAL STATE. THE RIGHT TO MAINTAIN AN UNOBSTRUCTED PASSAGE FOR STORM WATER DRAINAGE IS HEREBY RESERVED FOR ADJOINING PROPERTIES.

RESTRICTIONS RECORDED Feb 17 19 1 IN VOLUME ____, PAGE ____, AUDITOR'S FILE No. 3 5 78.
IN WITNESS WHEREOF, THIS DEDICATION IS EXECUTED ON THIS 7th DAY OF August, A.D. 1980.

Daniel B. Garrison
DANIEL B. GARRISON
PRESIDENT OF GARRISON COMPANY

RECORDED

A.F. No. 379537
FILED FOR THE RECORD AT THE REQUEST OF Garrison Company ON Feb 17, 1981 A.D., 19 MINUTES PAST 2 O'CLOCK AND RECORDED IN VOLUME 13 OF PLATS, PAGE 9 RECORDS OF ISLAND COUNTY, WASHINGTON.

Harry H. Ferrier
COUNTY AUDITOR

BY Linsey Backlund
DEPUTY

ACKNOWLEDGMENTS

STATE OF WASHINGTON } S.S.
COUNTY OF ISLAND
THIS IS TO CERTIFY THAT ON THE 7th DAY OF AUGUST, A.D. 1980 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DANIEL B. GARRISON TO ME KNOWN TO BE THE PRESIDENT OF GARRISON COMPANY, THE CORPORATION THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF HIMSELF AND SAID CORPORATION.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Linda S. Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Terry Island, WA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CAMANO COUNTRY CLUB ADDITION NO. 24 IS BASED UPON ACTUAL SURVEYS OF SECTION 24, TWP 31 NORTH, RANGE 2 EAST, W.M. AND SECTION 19, TWP 31 NORTH, RANGE 3 EAST, W.M. THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY 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.

John E. Leonard Jr.
JOHN E. LEONARD, JR.
PROFESSIONAL ENGINEER & LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 17th DAY OF FEBRUARY A.D. 1981.

CHAIRMAN

ATTEST:
Harry H. Ferrier
COUNTY AUDITOR

R.W. Christiansen
BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE COUNTY PLANNING DIRECTOR THIS 13TH DAY OF FEBRUARY, A.D. 81.

COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY ME IN ACCORDANCE WITH RCW 58.17.160 (1) THIS 17TH DAY OF FEB, A.D. 1981.

W.A. Jolly
COUNTY ENGINEER

TREASURER'S CERTIFICATE

I, Patricia C. [illegible] TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT THE PROPERTY EMBRACED IN THIS PLAT ARE FULLY PAID TO [illegible] YEAR 1981.

BY: Bonnie E. Bainbridge
DEPUTY
Deputy

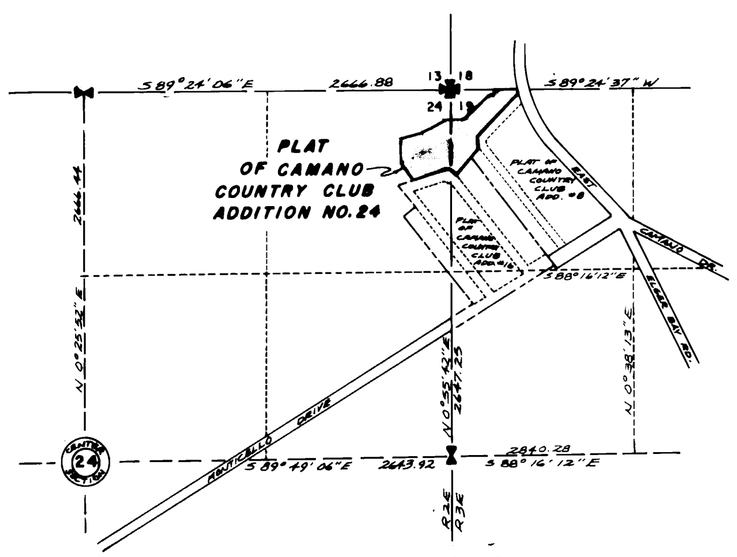
COUNTY TREASURER

CERTIFICATE OF TITLE

RECORDED Jan 7, 1981, FILE No. 379536 VOLUME ____ PAGE ____ ISLAND COUNTY, WASHINGTON.

CURVE TABLE

(1) Δ=70°42'12" R=25.00 L=30.85 C=28.93	(2) Δ=23°03'19" R=170.97 L=68.80 C=68.33
(3) Δ=102°18'46" R=170.97 L=48.68 C=48.51	(4) Δ=20°53'35" R=170.97 L=62.34 C=62.00
(5) Δ=108°37'11" R=94.74 L=160.18 C=139.97 T=80.30	(6) Δ=90°00'00" R=60.00 L=94.25 C=84.85 T=60.00
(7) Δ=38°36'33" R=60.00 L=40.78 C=40.00	(8) Δ=44°02'35" R=60.00 L=46.13 C=45.00
(9) Δ=7°00'32" R=60.00 L=7.34 C=7.33	(10) Δ=25°06'47" R=23.00 L=28.41 C=26.91 T=15.96
(11) Δ=77°56'21" R=934.74 L=129.52 C=129.42 T=64.86	(12) Δ=94°11'19" R=934.74 L=68.33 C=68.32
(13) Δ=09°58'28" R=934.74 L=15.90 C=15.90	



VICINITY SKETCH

PLAT LOCATED WITHIN SECTION 19, T31N, R3E AND SECTION 24, T31N, R2E
SCALE: 1" = 800'

CAMANO COUNTRY CLUB ADDITION NO. 24

77325

379537