

317 8835

FINAL PLAT OF CAMANO COUNTRY CLUB

ADDITION NO. 25, A PARCEL OF LAND SITUATE IN SECTION 19 TOWNSHIP 31 NORTH, RANGE 3 EAST, W.M. ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF SECTION 19 TWP. 31N., R.3E. W.M., ISLAND COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF LOT 9, BLOCK 16, PLAT OF CAMANO COUNTRY CLUB ADDITION 17, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 11, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE S 37°42'28" E ALONG THE SOUTHWESTERLY BOUNDARY OF THE PLAT OF CAMANO COUNTRY CLUB ADDITION 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 27, RECORDS OF ISLAND COUNTY, WASHINGTON; A DISTANCE OF 413.44 FT.; THENCE S 32°17'32" W A DISTANCE OF 140.00 FT. TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 7 OF SAID PLAT OF CAMANO COUNTRY CLUB ADDITION 6; THENCE S 37°42'28" E A DISTANCE OF 500.00 FT. TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 7 OF SAID PLAT OF CAMANO COUNTRY CLUB ADDITION 6; THENCE N 52°17'32" E A DISTANCE OF 125.00 FT. TO THE NORTHEAST CORNER OF SAID LOT 1;
 THENCE S 37°42'28" E A DISTANCE OF 117.37 FT. TO THE NORTHWESTERLY MARGIN OF FAIRWAY DRIVE AS SHOWN ON THE PLAT OF CAMANO COUNTRY CLUB ADDITION 21, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 40, RECORDS OF ISLAND COUNTY, WASHINGTON;
 THENCE S 10°02'32" W ALONG THE NORTHWESTERLY MARGIN OF SAID FAIRWAY DRIVE A DISTANCE OF 430.00 FT.; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH CENTRAL ANGLE OF 39°01'05" FOR AN ARC DISTANCE OF 242.83 TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 45, PLAT OF CAMANO COUNTRY CLUB ADDITION 22, RECORDS OF ISLAND COUNTY, WASHINGTON;
 PAGE 16, RECORDS OF ISLAND COUNTY, WASHINGTON;
 A DISTANCE N 89°22'46" W ALONG THE NORTHEAST BOUNDARY OF SAID BLOCK 45, THENCE N 72°26' E A DISTANCE OF 14.85 FT. TO THE SOUTHEAST CORNER OF LOT 18, BLOCK 16, PLAT OF CAMANO COUNTRY CLUB ADDITION 17;
 A DISTANCE OF 540.00 FT. TO THE NORTHEAST BOUNDARY OF SAID BLOCK 16; THENCE N 31°08'37" W A DISTANCE OF 235.46 FT. TO THE MOST NORTHERLY CORNER OF LOT 10, BLOCK 16 OF SAID PLAT OF CAMANO COUNTRY CLUB ADDITION 17; THENCE N 82°17'32" E, A DISTANCE OF 130.21 FT. TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TWP. 31N., R.3E.W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 45, PLAT OF CAMANO COUNTRY CLUB ADDITION NO. 22, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 16, RECORDS OF ISLAND COUNTY, WASHINGTON;
 THENCE N 15°22'46" W ALONG THE EAST BOUNDARY OF SAID BLOCK 45, 414.52 FT. TO THE NORTHEAST CORNER OF LOT 6 OF SAID BLOCK 45;
 THENCE N 74°34'14" E TO THE WESTERLY BOUNDARY OF FAIRWAY DRIVE AS SHOWN ON THE PLAT OF CAMANO COUNTRY CLUB ADDITION NO. 21, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE SOUTHERLY AND WESTERLY ALONG SAID WESTERLY BOUNDARY OF SAID FAIRWAY DRIVE TO THE POINT OF BEGINNING, EXCEPT FOR COUNTY ROADS AS SHOWN; ALL SITUATED IN ISLAND COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADS. WE ALSO DEDICATE TO THE OWNERS OF THE LOTS HEREIN DESCRIBED FOR EXCEPT ALL PRIVATE ROADS THAT ARE SHOWN ON THIS PLAT DEVELOPMENT. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN HEREON IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO, THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS GRADDED. HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED BY THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND UTILITIES IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. 85014216, RECORDS OF ISLAND COUNTY.
 IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS
 THIS 3 DAY OF June, 1993

RESTRICTIONS

DIRECT ACCESS TO FAIRWAY DRIVE IS RESTRICTED TO THE PRIVATE ROAD SHOWN HEREON. NO BLOCCING, DIVERTING OR OTHER ALTERATION OF EXISTING NATURAL OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
 UTILIZATION OF WATER-CONSERVING PLUMBING FIXTURES AND WATER METERS IS REQUIRED.

NOTES

ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAT. PRIVATE ROAD MAINTENANCE COVENANTS RECORDED UNDER A.F. NO. 93008118 APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE ISSUANCE OF ON-SITE SEWAGE DISPOSAL PERMITS NOR THE AVAILABILITY OF POTABLE WATER.

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER THE EXTERIOR 10 FT. OF THE FRONT OF EACH LOT AND PRIVATE ROADS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE WIRES, AND VALVES WITH NECESSARY UNDERGROUND AND/OR ABOVE GROUND FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE PLAT AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

RESTRICTIVE COVENANTS FOR THIS PLAT ARE RECORDED UNDER AUDITOR'S FILE NO. 85014216, VOLUME 540, PAGES 2640-2644.

APPROVALS

APPROVED BY THE ISLAND COUNTY PLANNING DIRECTOR THIS 14 DAY OF June, 1993
Barry A. Harkness
 ISLAND COUNTY PLANNING DIRECTOR

APPROVED BY THE ISLAND COUNTY ENGINEER THIS 16 DAY OF JUNE, 1993
Ray F. Allen, P.E.
 ISLAND COUNTY ENGINEER



APPROVED BY THE ISLAND COUNTY COMMISSIONERS THIS 21 DAY OF JUNE, 1993
William J. ...
 CHAIRMAN
Michael ...
 COMMISSIONER
W. M. ...
 COMMISSIONER

TREASURER'S CERTIFICATE

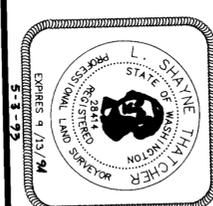
ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR 1993. (A.P.N.'S R33119-217-3050)

By: *Banica E. Bainbridge, Deputy*
 ISLAND COUNTY TREASURER

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF JANUARY 1993.

L. Shaune Thatcher
 L. SHAUNE THATCHER
 P.L.S. #28414



OWNERS OF THE LOTS HEREON PLATTED ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE FACILITIES AS DESCRIBED IN DRAINAGE FACILITY MAINTENANCE COVENANTS RECORDED UNDER A.F. NO. 93008119
 DETAILED DRAINAGE PLANS ARE ON FILE AT THE OFFICE OF THE COUNTY ENGINEER.

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF May OF 19 93 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED Barry A. Harkness, RESPECTIVELY OF L.J.G. INVESTMENT INC., A WASHINGTON CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, THAT EXECUTED THE WITHIN INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.
D. A. ...
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Freeland

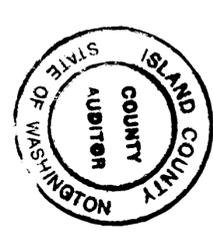


CERTIFICATE OF TITLE

RECORDED June 23, 1993 IN VOLUME 649
 PAGE 13 UNDER AUDITOR'S FILE NO. 93041978
 RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD THIS 22nd DAY OF JUNE, 1993 AT 3:18 P.M.
 IN VOL. 13 OF PLATS, PAGES 961-97 UNDER AUDITOR'S FILE NO. 9301779 RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF DATUM PACIFIC INC.



Shaune Thatcher
 COUNTY AUDITOR

