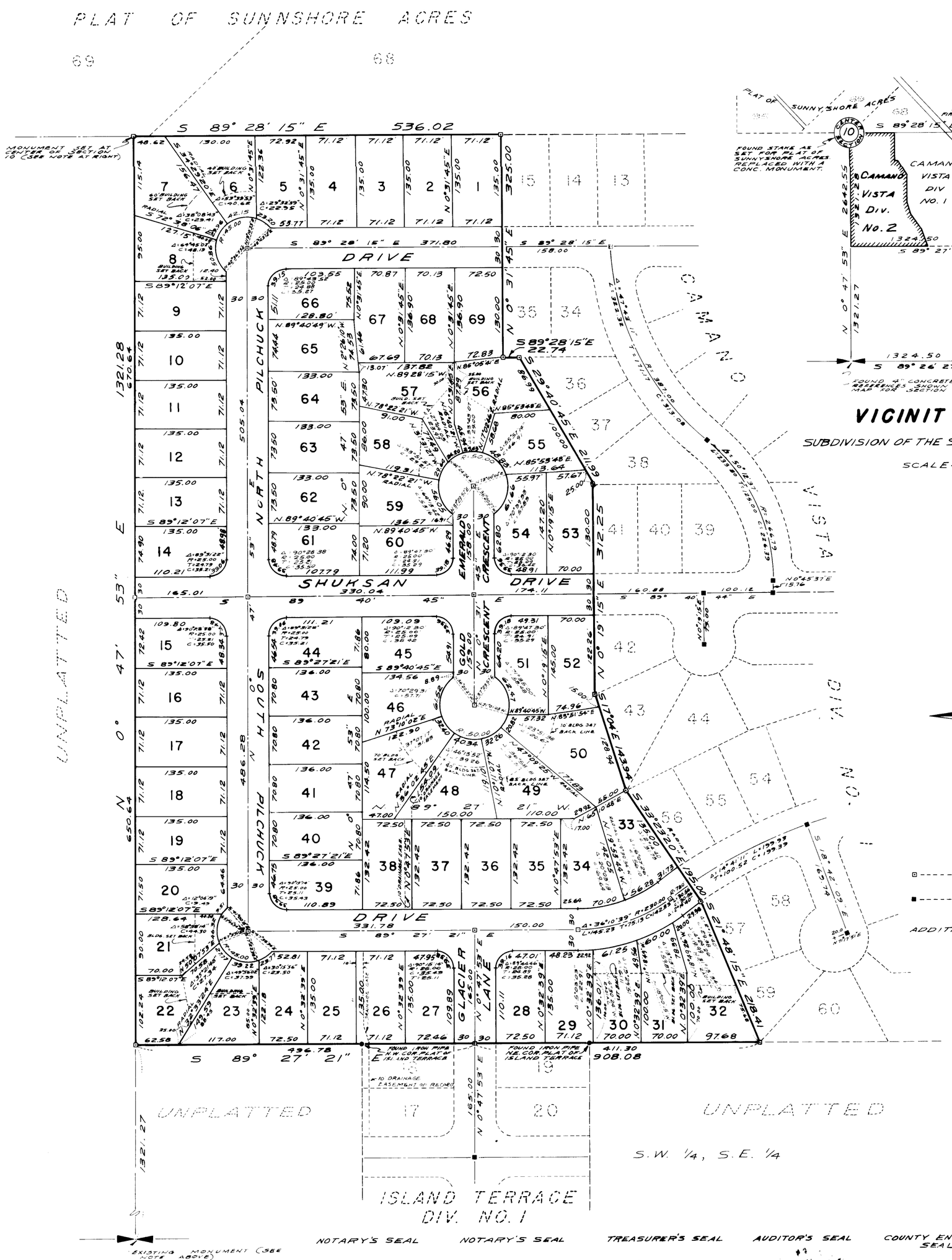
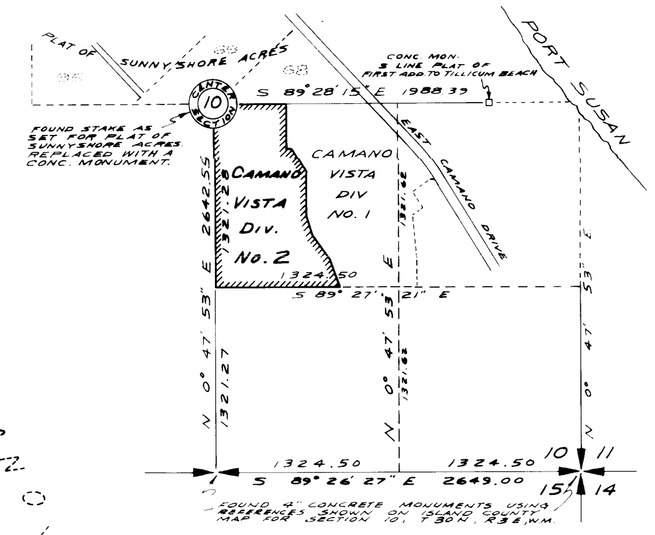
PLAT OF CAMANO VISTA DIV. NO. 2

SECTION 10, T. 30 N., R. 3 E., W.M.

CAMANO ISLAND, WASH.

SCALE: 1" = 100'





VICINITY SKETCH

SUBDIVISION OF THE S.E. 1/4 OF SEC. 10, T. 30 N., R. 3 E., W.M.

SCALE: 1" = 800'

NORTH

▪ ------- DENOTES CONCRETE MONUMENT.

▪ ------- DENOTES CONCRETE MONUMENTS FOUND.

ADDITIONAL RESTRICTIONS: THE BLOCKING OR DIVERTING OF DRAINAGE EASEMENTS IS PROHIBITED.

DESCRIPTION

THE PLAT OF CAMANO VISTA DIV. NO. 2 EMBRACES A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TWP. 30 N., R. 3 E., W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 10; THENCE S 89°28'15" E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 536.02 TO THE NORTHWEST CORNER OF LOT 15 OF THE PLAT OF CAMANO VISTA DIV. NO. 1 AS RECORDED IN VOLUME 10 OF PLATS AT PAGE 73 RECORDS OF ISLAND COUNTY WASHINGTON. (THE FOLLOWING SEVEN COURSES ARE ALONG THE WESTERLY BOUNDARY OF SAID PLAT OF CAMANO VISTA DIV. NO. 1.); THENCE S 0°31'45" W A DISTANCE OF 325.00 FEET; THENCE S 89°28'15" E A DISTANCE OF 22.74 FEET; THENCE S 23°40'45" E A DISTANCE OF 211.39 FEET; THENCE S 0°19'15" W A DISTANCE OF 312.25 FEET; THENCE S 17°04'E A DISTANCE OF 143.94 FEET; THENCE S 33°23'20" E A DISTANCE OF 195.00 FEET; THENCE S 21°48'15" E A DISTANCE OF 218.41 FEET, TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N 89°27'21" W A DISTANCE OF 908.08 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10; THENCE N 0°47'53" E A DISTANCE OF 1321.28 FEET; TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CAMANO VISTA DIV. NO. 2 IS BASED UPON AN ACTUAL SURVEY OF SECTION 10, TWP. 30 N., R. 3 E., W.M. THAT 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.

John E. Leonard Jr.
JOHN E. LEONARD JR. REG. LS.
ROGER L. LEONARD & ASSOCIATES INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS

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 PAID TO AND INCLUDING THE YEAR 1971.

T. F. Carskadden
ISLAND COUNTY TREASURER

BY Ruth E. Zylstra
DEPUTY

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THE 15 DAY OF Sept. A.D. 1970 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROBERT R. WALTZ AND MARY R. WALTZ, HIS WIFE 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 USE AND PURPOSES MENTIONED THEREIN.

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

Robert R. Odegard
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT SNOHOMISH

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 21st DAY OF Sept. A.D. 1970.

E. E. Christen
John R. Vandeweghe
J. A. Gilbert
BOARD OF COUNTY COMMISSIONERS

ATTEST:
J. W. Libby
COUNTY AUDITOR

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) THIS 21st DAY OF Sept. A.D. 1970.

Ralph Main
RALPH MAIN
ISLAND COUNTY ENGINEER

DEDICATION & RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES AND PLACES SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTANT 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. WE ALSO WAIVE ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS. 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 SETBACK REGULATIONS OF SECTION 5 OF THE ISLAND COUNTY INTERIM ZONING ORDINANCE AS AMENDED SEPT. 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 9600 SQUARE FEET OR LESS THAN 70 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. THE UNDERSIGNED ALSO DEDICATES ALL DRAINAGE EASEMENTS TO THE CAMANO VISTA COMMUNITY CLUB, A WASHINGTON CORPORATION.

IN WITNESS WHEREOF, THIS DEDICATION IS EXECUTED ON THIS 15TH DAY OF SEPT. A.D. 1970.

Leonard N. Cleven — LEONARD N. CLEVEN
Joyce E. Cleven — JOYCE E. CLEVEN
Robert R. Waltz — ROBERT R. WALTZ
Mary R. Waltz — MARY R. WALTZ

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THE 15 DAY OF Sept. A.D. 1970 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED LEONARD N. CLEVEN AND JOYCE E. CLEVEN, HIS WIFE 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 USE AND PURPOSES MENTIONED THEREIN.

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

Howard P. Rader
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Burlington

CERTIFICATE OF TITLE

RECORDED SEPT 21 1970 FILE NO. 234601
VOLUME 224 PAGE 281 ISLAND COUNTY, WASH.

RECORDED # 234602

FILED FOR THE RECORD AT THE REQUEST OF LEONARD CLEVEN ON SEPT. 21 A.D. 1970, AT 45 MINUTES PAST 11 O'CLOCK AND RECORDED IN VOLUME 11 OF PLATS, AT PAGE 31, RECORDS OF ISLAND COUNTY, WASHINGTON.

J. W. Libby
COUNTY AUDITOR

BY: Cherry Greene
DEPUTY

NOTARY'S SEAL | NOTARY'S SEAL | TREASURER'S SEAL | AUDITOR'S SEAL | COUNTY ENGINEER'S SEAL | SURVEYOR'S SEAL

CAMANO VISTA
DIVISION NO. 2

PLAN HOLD