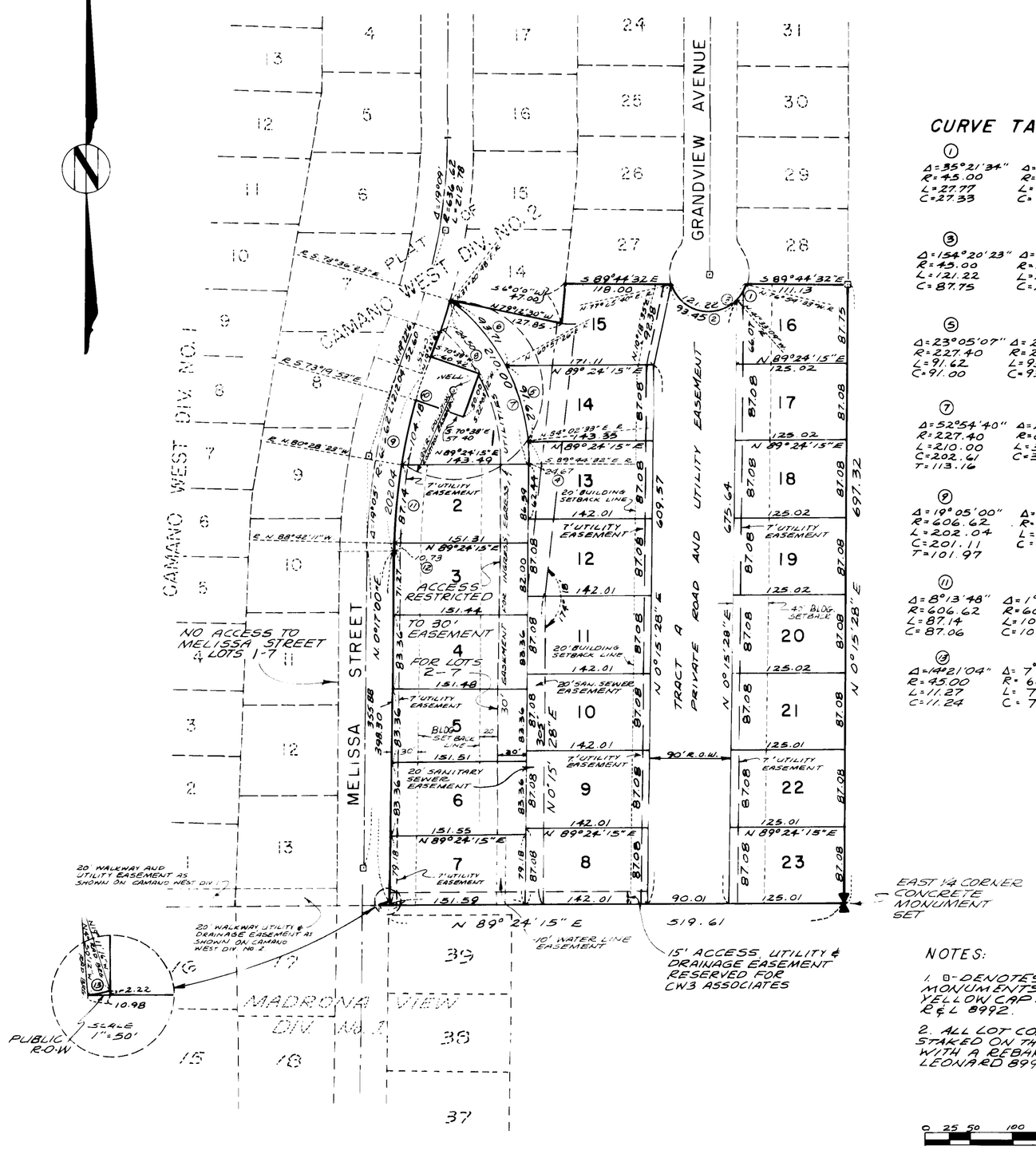
CAMANO WEST DIV. NO. 3
V. 13 P. 20
CAMANO WEST, DIV. NO. 3
338077

PLAT OF CAMANO WEST DIV. NO. 3

IN SECTION 34, T. 32 N., R. 2 E., W.M.
ISLAND COUNTY, WASH.
SCALE: 1" = 100'



CURVE TABLE

(1) Δ=35°21'34" R=45.00 L=27.77 C=27.33	(2) Δ=118°38'49" R=45.00 L=93.43 C=77.54
(3) Δ=154°20'23" R=43.00 L=121.22 C=87.75	(4) Δ=6°12'55" R=227.40 L=24.67 C=24.66
(5) Δ=23°05'07" R=227.40 L=91.62 C=91.00	(6) Δ=23°34'38" R=227.40 L=93.71 C=93.05
(7) Δ=52°54'40" R=227.40 L=210.00 C=202.64 T=113.16	(8) Δ=2°58'23" R=666.62 L=34.59 C=34.58
(9) Δ=19°05'00" R=606.62 L=202.04 C=201.11 T=101.97	(10) Δ=2°41'53" R=606.62 L=28.57 C=28.56
(11) Δ=8°13'48" R=606.62 L=87.14 C=87.06	(12) Δ=1°00'49" R=606.62 L=10.73 C=10.73
(13) Δ=142°21'04" R=45.00 L=111.27 C=111.24	(14) Δ=7°08'30" R=606.62 L=75.61 C=75.56

NOTES:

1. O-DENOTES CONCRETE MONUMENTS SET WITH YELLOW CAP MARKED E&L 8992.
2. ALL LOT CORNERS WERE STAKED ON THE GROUND WITH A REBAR MARKED LEONARD 8992

0 25 50 100 200
SCALE 1" = 100'

LEGAL DESCRIPTION

THE PLAT OF CAMANO WEST DIVISION No 3 EMBRACES A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 2 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 28 OF THE PLAT OF CAMANO WEST DIVISION No. 2 AS PER PLAT RECORDED IN VOLUME 12 OF PLATS AT PAGE 71 RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE SOUTH 0°15'28" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 A DISTANCE OF 697.32 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34, THENCE SOUTH 89°24'15" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 519.61 FEET TO THE INTERSECTION WITH A CURVE HAVING A RADIUS POINT BEARING NORTH 4°50'12" WEST A DISTANCE OF 45.00 FEET; THENCE ALONG THE ARC OF SAID CURVE IN AN EASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 14°21'04" AN ARC DISTANCE OF 11.27 FEET; THENCE NORTH 0°17' EAST A DISTANCE OF 398.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 606.62 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°05' AN ARC DISTANCE OF 202.04 FEET; THENCE NORTH 19°22' EAST A DISTANCE OF 52.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 666.62 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°58'23" AN ARC DISTANCE OF 34.59 FEET TO THE SOUTHWEST CORNER OF LOT 14 OF SAID PLAT OF CAMANO WEST DIVISION No. 2; THENCE SOUTH 79°12'30" EAST A DISTANCE OF 127.85 FEET; THENCE NORTH 6°00' EAST A DISTANCE OF 47.00 FEET; THENCE SOUTH 89°44'32" EAST A DISTANCE OF 118.00 FEET; TO THE INTERSECTION WITH A CURVE HAVING A RADIUS POINT BEARING NORTH 77°25'40" EAST A DISTANCE OF 45.00 FEET FROM SAID INTERSECTION POINT; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT IN AN EASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 154°20'23" AN ARC DISTANCE OF 121.22 FEET; THENCE SOUTH 89°44'32" EAST A DISTANCE OF 111.13 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 TOWNSHIP 32 NORTH, RANGE 2 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE PLAT OF CAMANO WEST DIVISION No. 1 AS REC. PLAT RECORDED IN VOLUME 10 OF PLATS AT PAGE 31 RECORDS OF ISLAND COUNTY WASHINGTON; THENCE NORTH 89°24'15" EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 A DISTANCE OF 164.93 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 155°54'32" AN ARC DISTANCE OF 122.06 FEET; THENCE NORTH 0°17' EAST A DISTANCE OF 313.95 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 606.62 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°05' AN ARC DISTANCE OF 202.04 FEET; THENCE NORTH 19°22' EAST A DISTANCE OF 21.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 70°38'00" EAST A DISTANCE OF 60.62 FEET; THENCE SOUTH 22°03'12" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 70°38'00" WEST A DISTANCE OF 57.40 FEET TO A POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING SOUTH 39°19'54" EAST A DISTANCE OF 606.62 FEET FROM SAID POINT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT IN A NORTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF 2°41'54" AN ARC DISTANCE OF 28.57 FEET TO A POINT OF TANGENCY; THENCE NORTH 19°22'00" EAST A DISTANCE OF 21.39 FEET TO THE TRUE POINT OF BEGINNING

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF CAMANO WEST DIVISION No. 3 IS BASED UPON AN ACTUAL SURVEY OF SECTION 34, T. WP 32 NORTH, RANGE 2 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

TREASURER'S CERTIFICATE

I, [illegible] TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 1982.

COUNTY TREASURER

BY: [illegible] DEPUTY

CERTIFICATE OF TITLE

RECORDED September 21, 1981, FILE No. 338076 VOLUME 506 PAGE ____ ISLAND COUNTY, WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY PROVIDED FOR ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO THE SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT AND CONTINENTAL TELEPHONE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

DEDICATION AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN, PLATTED HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, MELISSA STREET AND 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. LOT OWNERS SHALL BE PROHIBITED FROM BLOCKING, DIVERTING, OR DESTRETING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSES FOLLOWING REASONABLE GRADING OF ROADS. ALL LOTS, TRACTS, OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE FOLLOWING RESTRICTIONS: NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, TRACT, OR PARCEL OF THIS PLAT CLOSER TO THE MARGIN OF ANY STREET OR ROAD THAN INDICATED BY THE BUILDING SETBACK LINE SHOWN HEREON. 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 A LOT OR TRACT OF THIS PLAT SHALL BE LESS THAN 9,600 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. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT AND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID LOTS. LOT 2 AS SHOWN HEREON IS HEREBY CONVEYED TO CAMANO WEST WATER ASSOCIATION FOR WELL SITE PURPOSES. ALSO TRACT "A" IS HEREBY CONVEYED TO CW3 ASSOCIATES FOR PURPOSES STATED HEREON.

IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED ON THIS 6th DAY OF Aug, A.D. 1981.

LINDAUER COMPANY
DANIEL B. GARRISON, VICE-PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON } S.S.
COUNTY OF ISLAND }

THIS IS TO CERTIFY THAT ON THE 6th DAY OF Aug., A.D. 1981, 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 VICE-PRESIDENT OF LINDAUER 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.

John E. Leonard Jr.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Burlington, WA.

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 21ST DAY OF SEPTEMBER A.D. 1981.

CHAIRMAN

ATTEST:

Harry H. Ferrier
COUNTY AUDITOR

BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE COUNTY PLANNING DIRECTOR THIS 21ST DAY OF SEPTEMBER, A.D. 1981.

COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY ME IN ACCORDANCE WITH RCW 58.17.160 (1) THIS 21ST DAY OF SEPTEMBER A.D. 1981.

COUNTY ENGINEER

STATE OF WASHINGTON JOHN E. LEONARD #7591 REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

RECORDED

A.F. No. 382077

FILED FOR THE RECORD AT THE REQUEST OF Dan Garrison ON September 21, 1981 A.D. ____, 44 MINUTES PAST 2 O'CLOCK AND RECORDED IN VOLUME 13 OF PLATS, PAGE 20 RECORDS OF ISLAND COUNTY, WASHINGTON.

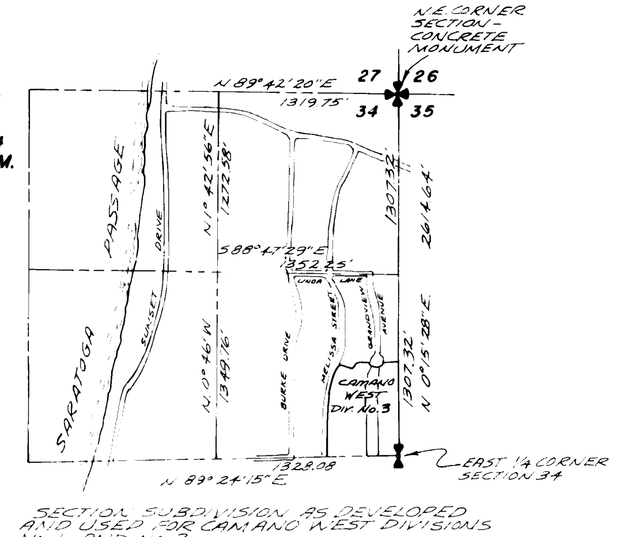
Harry H. Ferrier
COUNTY AUDITOR

BY: [illegible] DEPUTY

VICINITY SKETCH

SUBDIVISION OF THE N.E. 1/4 OF SEC. 34, T. 32 N., R. 2 E., W.M.

SCALE: 1" = 800'



SECTION SUBDIVISION AS DEVELOPED AND USED FOR CAMANO WEST DIVISIONS No 1 AND No 2

CAMANO WEST DIV. NO. 3

79277