DRAWING NUMBER
Cedar Ridge #1

PLAN HOLD CORPORATION · TORRANCE · CALIFORNIA
PHONE: 8 · 900 · 0100-24

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. HOSITION EDGE OF PRINT ON THIS LINE AND RUB TO ATHERE

PLAN HOLD

PLAT OF
CEDAR RIDGE
DIV. NO. 1
IN THE B. P. BARSTOW D.L.C.
SEC. 31, TWP. 32 N., R. 1 E. W.M.
ISLAND COUNTY, WASH.

SURVEYOR'S CERTIFICATE

I, Robert P. Fakkema hereby certify that the adjoining plat of CEDAR RIDGE, DIV. NO. 1, is based upon an actual survey, that the courses and distances are shown thereon correctly, that monuments have been set, that all lots have been staked on the ground as shown and that the provisions of statute and ordinance have been observed.

ROBERT P. FAKKEMA · STATE OF WASHINGTON · 8947 · REGISTERED PROFESSIONAL LAND SURVEYOR

Robert P. Fakkema
ROBERT P. FAKKEMA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 8947

TREASURER'S CERTIFICATE

I, Harry A. Lang, 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 1968 & 1969.

Harry A. Lang — COUNTY TREASURER
Ruth E. Zylstra — DEPUTY COUNTY TREASURER

CERTIFICATE OF TITLE

Recorded AUGUST 5, 1968. File No. 212006. Volume 182, page 483-4, Records of Island County, Washington.

#212007

RECORDING CERTIFICATE

Filed for record at the request of the Board of County Commissioners on AUGUST 5, 1968, at 56 minutes past 11 A.M., and recorded in Volume 10 of Plats, page 22, Records of Island County, Washington.

J. W. LIBBEY — COUNTY AUDITOR
W. Cod — DEPUTY COUNTY AUDITOR

APPROVALS

Approved this 5th day of August

R. A. Dillingham — COUNTY ENGINEER

RICHARD A. DILLINGHAM · STATE OF WASHINGTON · 10127 · REGISTERED PROFESSIONAL LAND SURVEYOR

Approved this 1st day of August, A.D. 1968.

Jake Vardenaar — CHAIRMAN, COUNTY PLANNING COMMISSION

Approved this 5th day of AUGUST, A.D. 1968.

John R. Vandergriff
E. E. Christen
BOARD OF COUNTY COMMISSIONERS

J. W. Libbey — COUNTY AUDITOR
F. A. Guest — BOARD OF COUNTY COMMISSIONERS

DESCRIPTION

The adjoining plat of CEDAR RIDGE, DIV. NO. 1 embraces that portion of the B.P. BARSTOW D.L.C. in Section 31, Township 32 North, Range 1 East W.M. described as follows:

Beginning at the southwest corner of said B.P. Barstow D.L.C.; thence S 87° 25' 47" E, along the south line of said D.L.C., a distance of 1596.20 feet to the centerline of S.S.H. 525, said point being identified as Highway Station 223+85.77; thence N 25° 49' 48" W, along said centerline, a distance of 715.23 feet to Highway Station 231+01.00 feet; thence N 45° 03' 57" E 73.42 feet to the easterly margin of said S.S.H. 525; thence S 21° 32' 23" E along said easterly margin, a distance of 49.11 feet to the beginning of a curve, said point being the true point of beginning; thence northeasterly, along said curve to the right, having a radius of 25.00 feet, through an arc of 66° 36' 20", a distance of 29.06 feet; thence N 45° 03' 57" E 98.31 feet to the beginning of a curve to the left; thence northerly, along said curve to the left, having a radius of 85.00 feet, through an arc of 62° 25' 40", a distance of 92.61 feet; thence N 17° 21' 43" W 170.00 feet; thence N 27° 53' 03" E 142.48 feet; thence N 1° 40' 01" E 113.07 feet; thence N 46° 26' 12" E 129.40 feet; thence N 78° 43' 38" W 250.00 feet; thence S 86° 42' 11" W 255.65 feet to the aforesaid easterly margin of S.S.H. 525; thence S 25° 59' 55" E, along said margin, a distance of 85.83 feet; thence S 22° 19' 04" E, along said margin, a distance of 353.58 feet; thence S 21° 32' 23" E, along said margin, a distance of 324.86 feet to the true point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Donald R. Mueller and Louise E. Mueller, owners in fee simple, and Whidbey Island Bank, mortgagee, of the land herein platted, hereby declare this plat and dedicate to the use of the public forever, all streets and alleys, drainage easements, or 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 highway, also the right to make all necessary slopes for cuts and fills upon the blocks, tracts, etc., shown on this plat in the original grading of all streets, alleys 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 street or streets are graded.

RESTRICTIONS:

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:

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 sq. ft. or less than 60 feet in width at its narrowest point.

No permanent structure or building shall be constructed on any lot, tract or parcel of this closer than 20 ft. to the margin of any street or road.

Additional restrictive and protective covenants applying to all lots in this plat are filed under Auditors File No. 212008

IN WITNESS WHEREOF we have hereunto set our hand and seals this 28th day of FEBRUARY, 1968.

Donald R. Mueller — DONALD R. MUELLER
Louise E. Mueller — LOUISE E. MUELLER
Roger M. Johnson — WHIDBEY ISLAND BANK, ROGER JOHNSON, PRES.

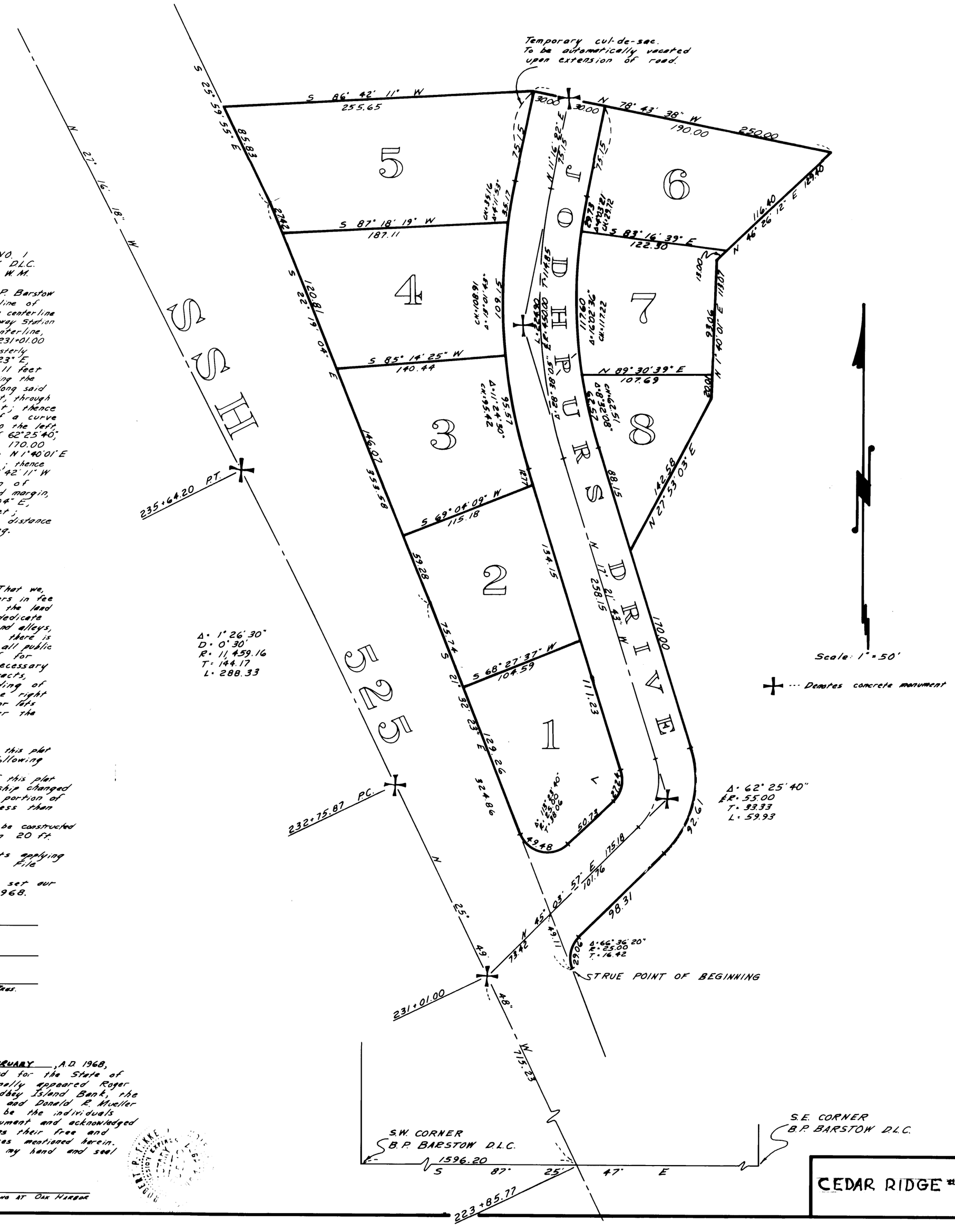
ACKNOWLEDGMENT

State of Washington } ss.
County of Island }

This is to certify that on this 28th day of FEBRUARY, A.D. 1968, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Roger Johnson, to me known to be the President of Whidbey Island Bank, the corporation that executed the foregoing instrument, and Donald R. Mueller and Louise E. Mueller, 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 uses and purposes mentioned herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Robert P. Fakkema
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT OAK HARBOR



CEDAR RIDGE #1