DRAWING NUMBER
Clinton Beach #1

PLAN-HOLD CORPORATION - TORRANCE - CA
REORDER BY NO. 07054-34

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

PLAN HOLD

3998015

CLINTON BEACH DIV. No. 1

IN THE SE 4 SEC. 24, T29N, R3E, W.M.
ISLAND CO. WASH.

DESCRIPTION

That portion of Gov't. Lot 5, Sec. 24 T 29N, R3E., W.M. described as follows: Beginning at the Meander Cor. common to Sec. 24 T29N R3E, W.M. and Sec. 19, T29N R4E, W.M.; thence N 43°28'19"W along the Meander Line established by the Survey Commission in 1914, 335.0 ft. to an iron pipe mon.; thence S 26°31'41"W, 75.0 ft.; thence S 40°06'41"W, 49.05 ft. to the TRUE POINT OF BEGINNING; thence continuing S 40°06'41"W, 89.95 ft.; thence S 67°31'41"W, 200.88 ft.; thence S 33°56'24"E, 714.24 ft. to an old established corner, which is 516 ft. North of the Berg-Kinman line; thence N 80°44'18"E, parallel to the Berg-Kinman line 135.30 ft. to a point on the East line of said Gov't. Lot 5, 1836 ft. N 0°06'20"E from the SE Cor. of said Sec. 24; thence N0°06'20"E, along the East line, 441.02 ft. to a point which 123.96 ft. Southerly from the Meander Cor.; thence S 48°44'W 10.58 ft. thence N 42°45'W, 57.17 ft.; thence N 46°44'49"W, 206.46 ft.; thence S 73°03'41"W, 58.18 ft.; thence N 22°28'19"W, 111.39 ft. to the True Point of Beginning — EXCEPT that portion described as — "Beginning at a point 60.77 ft. North and 339.19 ft. West of the above described Meander Cor.; thence S 67°31'41"W, 36.20 ft.; thence S 22°28'19"E, 90.00 ft.; thence N 67°31'41"E, 56.20 ft.; thence N 22°28'19"W, 100.37 ft.; thence S 40°06'41"W, 22.53 ft. to POB.

Excepted area being Tract "A" as shown on the face of this plat.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that United Royalties, Inc., a WASHINGTON Corp. and Ralph P. Ruffalo and Leona M. Ruffalo, his wife, owners in fee simple, the undersigned, do hereby declare this plat and dedicate to the use of the public forever all streets and roads shown thereon for any and all public purposes not inconsistant with the use thereof for public highway purposes and also the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of all the streets and roads shown thereon. 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. All lots and tracts of land embraced in this plat are subject to and shall be sold only under the restriction that no permanent structure or building shall be constructed on any lot or tract of this plat closer than 20 feet to the margin of any street or road and no lot or 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 narrowest part, and reserves for ever unto purchasers of all lots shown hereon a 1/16th interest in the area shown as "Community Beach".

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of June 1961.

UNITED ROYALTIES, INC.

Albert J. Lilygren
ALBERT J. LILYGREN, PRES.

Gordon Durham
GORDON DURHAM, VICE PRES.

Ralph P. Ruffalo
RALPH P. RUFFALO

Leona M. Ruffalo
LEONA M. RUFFALO

George R. Gordon
Alice I. Gordon

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF Snohomish

This is to certify that on this 5th day of June 1961, A.D. before me the undersigned, a NOTARY PUBLIC, personally appeared Albert J. Lilygren, Pres. and Gordon DURHAM, Vice Pres. officials of United Royalties, Inc. a corporation duly organized under the laws of the State of Washington and Ralph P. Ruffalo and Leona M. Ruffalo, his wife, and George R. Gordon and Alice I. Gordon, to me known to be the individuals described in and who acknowledged to me that they executed the within and foregoing instrument as their own free and voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of the corporation.

WITNESS my hand and official seal the day and year first above written.

Elizabeth G. Johnson
NOTARY PUBLIC IN & FOR STATE OF WASHINGTON, Residing at Lynnwood

TREASURERS CERTIFICATE

I, Harry A. Lang Treasurer of Island COUNTY, WASHINGTON, hereby certify that all taxes on the above described property are fully paid to and including the year 1962 A.D.

Harry A. Lang
COUNTY TREASURER
By: Ruth E. Zylstra, Deputy

CERTIFICATE OF TITLE

RECORDED AUGUST 14 1961, File No. 138402 Vol. 22 Page 373 Island County, Washington.

SURVEYORS CERTIFICATE

I hereby certify that this plat of CLINTON BEACH is based upon an actual survey and subdivision of Sec. 24, Twp. 29 N, Range 3E, W.M. that the distances and courses and angles are shown correctly thereon, the monuments have been set and all lot corners have been staked on the ground, that the provisions of statute and ordinance have been complied with.

MAXWELL B. MEYERING State of Washington Registered PROFESSIONAL ENGINEER

M. B. Meyering
Reg. Prof. Land Surveyor

NOTE

Construction on any lot shall require a building permit and a sewage disposal permit prior to commencement of work.

138403

RECORDING

Filed for record at the request of UNITED DEVELOPERS, INC on AUGUST 14 1961 at 12 minutes past 9 A. M. and recorded in Vol. 7 of PLATS, page 11 records of ISLAND COUNTY, WASHINGTON.

J. W. Libbey
COUNTY AUDITOR

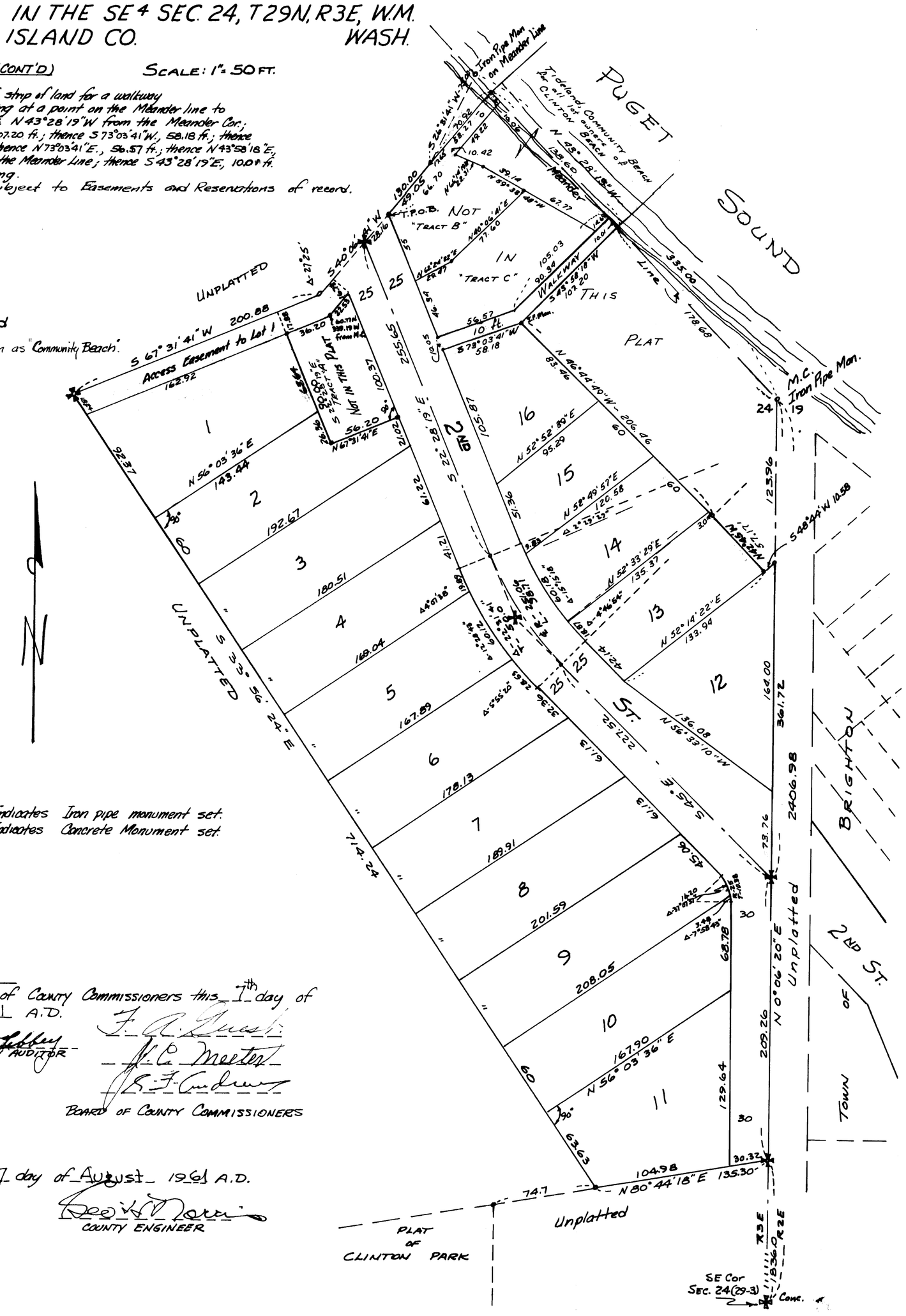
M. Cook
DEPUTY AUDITOR

DESCRIPTION (CONT'D)

SCALE: 1" = 50 FT.

Together with a 10 ft. strip of land for a walkway described as - "Beginning at a point on the Meander line to said Sec. 24, 178.68 ft. N 43°28'19"W from the Meander Cor.; thence S 43°58'18"W, 107.20 ft.; thence S 73°03'41"W, 58.18 ft.; thence N 22°28'19"W, 10.05 ft.; thence N 73°03'41"E, 56.57 ft.; thence N 43°58'18"E, 105.03 ft. to a point on the Meander Line; thence S 43°28'19"E, 10.0 ft. to point of beginning.

Subject to Easements and Reservations of record.



⊙ Indicates Iron pipe monument set.
✚ Indicates Concrete Monument set.

APPROVALS

Approved by the Board of County Commissioners this 7th day of August 1961 A.D.

J. W. Libbey
COUNTY AUDITOR

F. A. Lusk
J. C. Meeker
R. F. Andrews
BOARD OF COUNTY COMMISSIONERS

Approved this 7 day of August 1961 A.D.

GEO. R. NORRIS STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

George R. Norris
COUNTY ENGINEER