DRAWING NUMBER Clinton Heights #2

CLINTON HEIGHTS DIVISION NO. 2

A PORTION OF SECTION 24, T29N, R3E. W.M.

DESCRIPTION

THE PLAT OF CLINTON HEIGHTS DIVISION NO. 2 EMBRACES A PORTION OF SECTION 24, T29 N, R3E, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.E. CORNER OF THE NW¼, SE¼ OF SAID SECTION 24; THENCE S0°33'23"W ALONG THE EAST LINE OF SAID NW¼, SE¼ FOR 382.29 FT. TO THE CENTERLINE OF AN EXISTING COUNTY ROAD (WILKINSON ROAD NO. 355), TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S0°33'23"W ALONG THE EAST LINE OF SAID NW¼, SE¼, ALSO BEING THE CENTERLINE OF SAID COUNTY ROAD, FOR 195.71 FT., TO THE CENTERLINE OF AN EXISTING COUNTY ROAD (ELSICA DRIVE); THENCE N89°26'37"W ALONG THE CENTERLINE THEREOF FOR 258.80 FT.; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 206.37 FT. AND CONSUMING AN ANGLE OF 15°07'15" FOR 54.46 FT., TO THE WEST LINE OF THE PLAT OF CLINTON HEIGHTS DIVISION NO. 1 AS RECORDED IN VOLUME 10 OF PLATS, PAGE 19 RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE DEPARTING FROM THE CENTERLINE OF SAID COUNTY ROAD ALONG THE WEST LINE OF SAID PLAT S15°40'38"W FOR 195.60 FT., TO THE S.W. CORNER OF LOT 18 OF SAID PLAT OF CLINTON HEIGHTS DIVISION NO. 1; THENCE N16°17'56"W FOR 287.61 FT.; THENCE N4°06'32"W FOR 349.74 FT.; THENCE N65°43'42"W FOR 85.10 FT.; THENCE ANGLE RIGHT 90°00'00" TO BECOME TANGENT TO A CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 547.58 FT. AND CONSUMING AN ANGLE OF 3°46'07" FOR 37.33 FT.; THENCE N61°57'36"W FOR 210.11 FT.; THENCE N37°17'23"E FOR 544.15 FT. TO THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID COUNTY ROAD (WILKINSON ROAD NO 355,); THENCE N51°54'15"E FOR 30.0 FT., TO THE CENTERLINE OF SAID ROAD; THENCE ANGLE RIGHT 90°00'00" TO BECOME TANGENT TO A CURVE; THENCE FOLLOWING THE CENTERLINE OF SAID COUNTY ROAD ON A CURVE TO THE LEFT HAVING A RADIUS OF 818.51 FT. AND CONSUMING AN ANGLE OF 14°36'52" FOR 208.78 FT.; THENCE S82°42'37"E FOR 206.50 FT.; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 571.88 FT. AND CONSUMING AN ANGLE OF 53°16'00" FOR 531.64 FT., TO THE TRUE POINT OF BEGINNING; LESS COUNTY ROADS.

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF ABOVE DESCRIBED TRACT OF LAND, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS SHOWN HEREON, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON; NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT OF WAY OR TO HAMPER PROPER ROAD DRAINAGE, ANY ENCLOSING OF DRAINAGE WATER IN CULVERTS OR DRAINS, OR RE-ROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

Henry J. Wrightsman — HENRY J. WRIGHTSMAN

Elsica Wrightsman — ELSICA WRIGHTSMAN

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SNOHOMISH }

THIS IS TO CERTIFY THAT ON THIS 26 DAY OF JUNE 1969 PERSONALLY APPEARED BEFORE ME, HENRY J. WRIGHTSMAN AND ELSICA WRIGHTSMAN, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

James H. Melton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN EDMONDS

ENGINEER'S CERTIFICATE

I, WALTON E. CRANE, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF CLINTON HEIGHTS DIVISION NO. 2, IS BASED ON AN ACTUAL SURVEY AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

Walton E. Crane
REGISTERED PROF. LAND SURVEYOR LIC. NO. 4633

APPROVALS

EXAMINED AND APPROVED THIS 14 DAY OF July 1969
COUNTY ENGINEER

EXAMINED AND APPROVED THIS 8 DAY OF July 1969
Jake Hardenaar
COUNTY PLANNING DIRECTOR

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 14TH DAY OF JULY 1969
F. A. Gussf. E E Christie John R Vandergriff

TREASURERS CERTIFICATE

I, T.F. CARSKADDEN TREASURER OF ISLAND COUNTY, WASHINGTON HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1970.

T F Carskadden — TREASURER, ISLAND COUNTY
BY Ruth E. Zylstra — DEPUTY TREASURER, ISLAND COUNTY

EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER & LIGHT COMPANY AND WHIDBEY TELEPHONE CO. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR FIVE (5) FEET OF FRONT AND REAR BOUNDARY LINES AND UNDER AND UPON THE EXTERIOR TWO AND ONE-HALF (2½) FEET OF SIDE BOUNDARY LINES 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 THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR PURPOSES STATED; ALSO HEREBY GRANTED IS THE RIGHT TO USE THE STREETS FOR THE SAME PURPOSE.

ALL PERMANENT UTILITY SERVICES SHALL BE PROVIDED BY UNDERGROUND SERVICE EXCLUSIVELY.

RESTRICTIONS

FOR RESTRICTIONS SEE RESTRICTIVE COVENANTS FILED IN THE ISLAND COUNTY AUDITORS OFFICE VOLUME 198 OF ISLAND COUNTY RECORDS OF ISLAND COUNTY- PAGE 427-429, AUDITOR'S FILE NO. 222509

SEPTIC TANKS SHALL BE LOCATED BETWEEN THE HOUSE AND THE ROAD (RIDGEWAY DRIVE) ON LOTS 8 THROUGH 12 AND 50 FEET FROM THE EMBANKMENT

CERTIFICATE OF TITLE

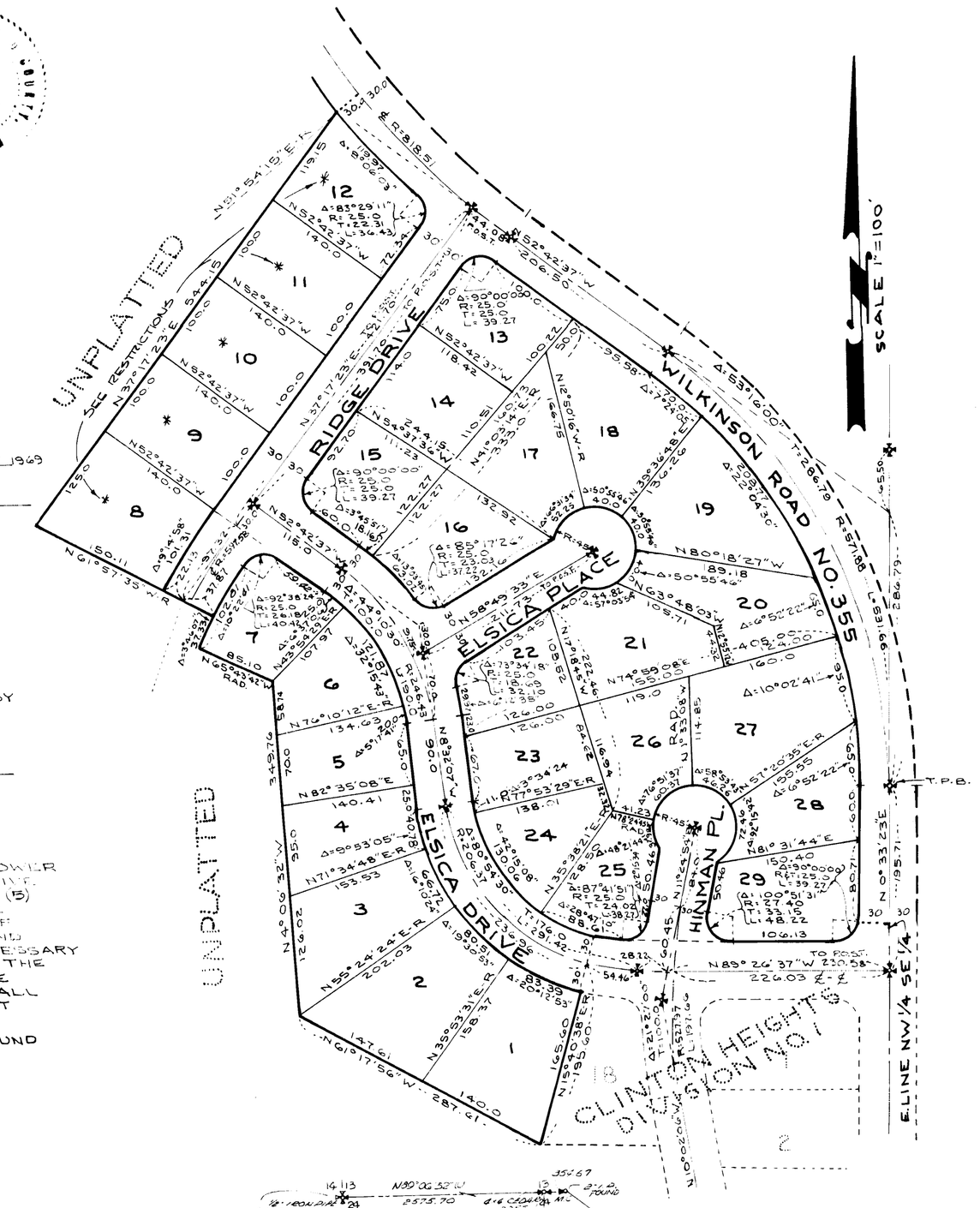
RECORDED JULY 14 1969, FILE NO. 222507 VOLUME 198, PAGE 425-426, ISLAND COUNTY, WASHINGTON.

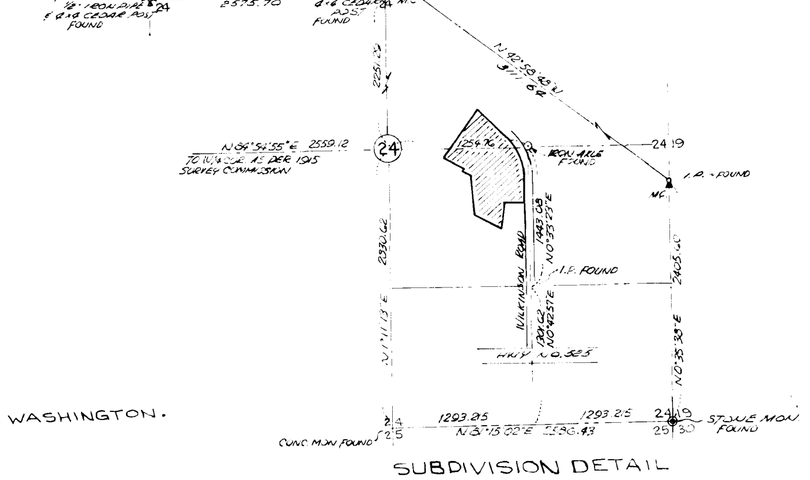
#222508

RECORDING

FILED FOR RECORD AT THE REQUEST OF HENRY J. WRIGHTSMAN ON JULY 14 1969 AT 10 MINUTES PAST 4 O'CLOCK P.M. AND RECORDED IN VOLUME 10 OF PLATS PAGE 87 RECORDS OF ISLAND COUNTY, WASHINGTON.

J.W. LIBBEY — COUNTY AUDITOR
BY W Cook — DEPUTY COUNTY AUDITOR





CLINTON HEIGHTS DIV. № 2
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