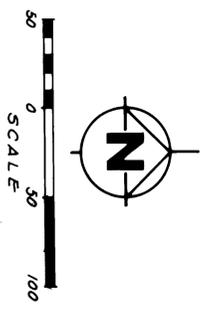
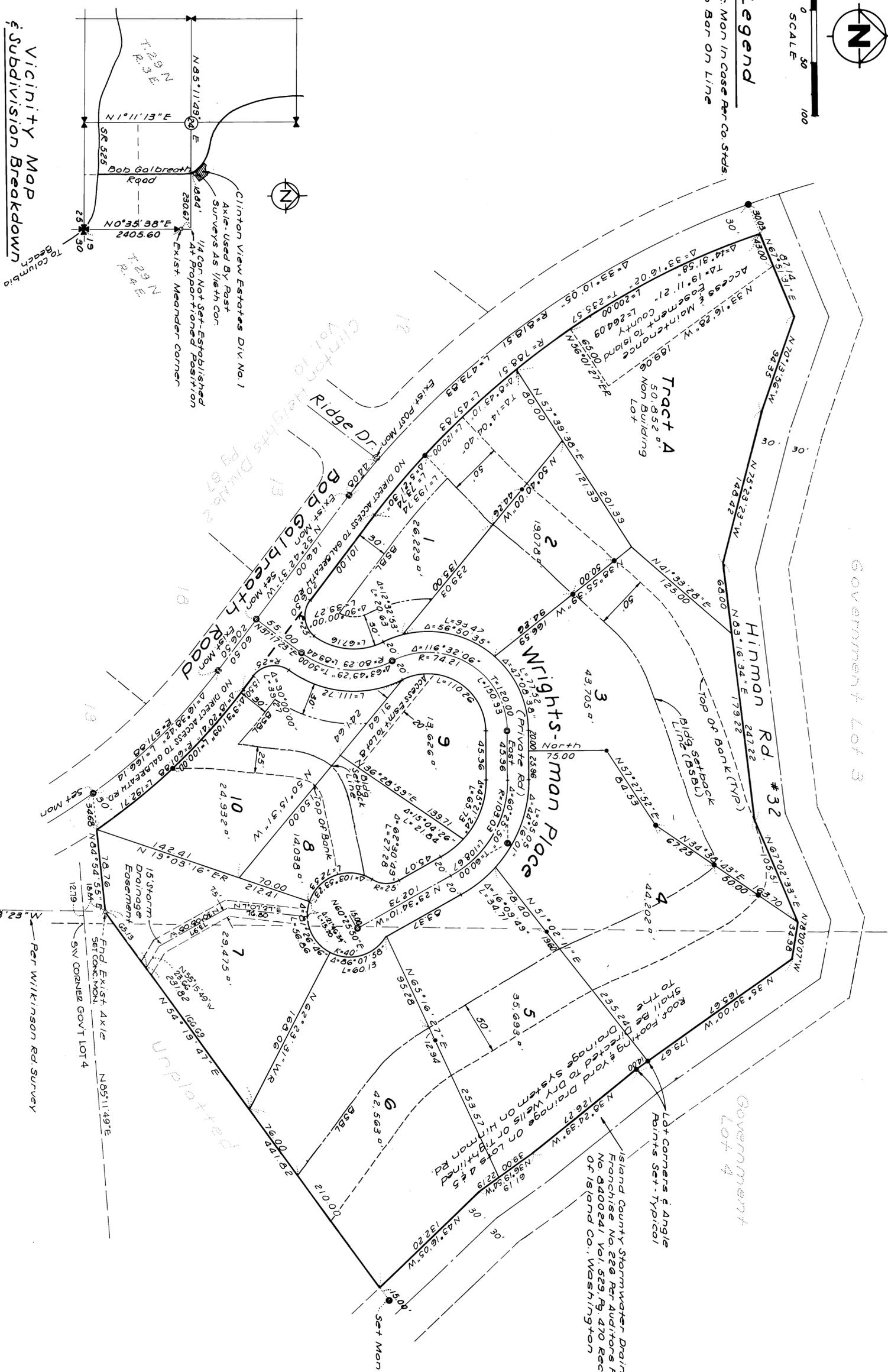


CLINTON VIEW ESTATES DIV. NO. 1 ISLAND COUNTY, WASHINGTON



- Legend**
- Set Conc. Mon In Case Per Co. Stds.
  - Set Iron Bar On Line

Vicinity Map & Subdivision Breakdown



CLINTON VIEW ESTATES DIV. NO. 1 ISLAND COUNTY, WASHINGTON

302 2482 Sec. 24, T. 29N, R. 3E, W.M.

APPROVALS

Approved by the County Planning Director this 16th day of September, 1985.

County Planning Director

Examined and approved in accordance with R.C.W. 58.17.160(1) this 13th day of Sept., 1985.

County Engineer

Approved by the Board of County Commissioners this 16th day of September, 1985.

Chairman Board of County Commissioners



CERTIFICATE OF TITLE

Recorded in Volume 538, page 94, under Auditor's File No. 85010205, records of Island County, Washington.

TREASURER'S CERTIFICATE

I, Patricia C. Cagle, Treasurer of Island County, Washington, hereby certify that all state and county taxes heretofore levied against the herein described property, according to the books and records of my office, have been fully paid and discharged, including 1984 taxes.

Island County Treasurer

RECORDING CERTIFICATE

Filed for record at the request of HENRY J. WRIGHTSMAN this 16th day of Sept., 1985 at 10 minutes past 2:00 o'clock P.M., and recorded in Volume 13 of Plats, pages 42 & 43, records of Island County, Washington.

Island County Auditor

Deputy County Auditor

- RESTRICTIONS
1. Island County has no responsibility to improve or maintain the private roads contained within or providing access to the property described within this development.
2. Direct vehicular access to Bob Goldbrecht Road is restricted to the private road.
3. No change in drainage patterns of drainage facilities shall occur without the consent of the Island County Engineer.
4. Tract A shall remain an unbuildable tract and be maintained in its natural state until such time that the Island County Planning Dept. deems otherwise.
5. Building set back lines shown hereon are approximate only. Lot development shall be consistent with that certain soils report by DAVID L. NELSON as recorded under Auditors File No. 85010206.

LEGAL DESCRIPTION

The plat of CLINTON VIEW ESTATES, DIVISION NO. 1, embraces all of that portion of Government Lot 3, Section 24, Township 29 North, Range 3 East, W.M., lying Northeasterly of Wilkinson Rd., No. 35, of Clinton Heights Division No. 2, as per plat recorded in Subplate 87, of Island County, Washington, as established by the Island County Board of Commissioners, as recorded in Volume 5 of Surveys, page 69, records of Island County, Washington; ALSO all of that portion of Government Lot 4, said Section 24, lying Southwesterly of said Hinman Rd. No. 32 and Northeasterly of the following described line: Beginning at the southeast corner of said Government Lot 4, as witnessed by an existing axle, of which the government subdivision line running Southerly from said corner bears S 0°33'23" W; thence N 54°19'47" E 441.82 feet to an intersection with the Southwesterly right-of-way line of said Hinman Rd. No. 32. The intent of the above description is to embrace all of the following described property: That portion of Government Lots 3 and 4, Section 24, Township 29 North, Range 3 East W.M., lying Northeasterly of Wilkinson Rd. No. 35, as established by County Road Engineer's Survey dated 1961 and the plat of Clinton Heights Div. No. 2 as recorded in Volume 10 of Plats on page 81, records of Island County, Wn., and Southerly of Hinman Road No. 32, as established by the record of Survey for the Island County Board of County Commissioners, as recorded in Volume 5 of Surveys, page 69, records of Island County, Wn., and northerly of the following described line: Commencing at the southwest corner of said Government Lot 3; thence S 85°11'49" W along the south line thereof 127.19 feet; thence N 0°33'23" E 18.24 feet to an existing axle; thence S 84°54'55" W 16.76 feet to an intersection with the northwesterly right-of-way line of said Wilkinson Rd. No. 35; the true point of beginning; thence N 64°54'55" E 76.76 feet; thence N 54°19'47" E 441.82 feet to an intersection with the Southwesterly right-of-way line of said Hinman Rd. No. 32; the terminus of said line.

DEDICATION/DECLARATION

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 public that certain easement shown on Tract A, for access and maintenance purposes. Also the right to drain the streets over and across any tract, lot or lots where water might take a natural course. Granted hereby is a waiver of 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 the streets. The private road (Wrightsman Place, shown hereon is hereby conveyed to the Clinton View Estates Community Club, as referred within the restrictive and protective covenants referenced herein. Island County has no responsibility to improve or maintain the private road contained within or provide access to the property described in this development. All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the restrictive and protective covenants recorded in Volume 538, pages 92A, under Auditor's File No. 85010204 records of Island County, Washington. In Witness Whereof, we have hereunto set our hands and seals this 12th day of April, 1985.

Henry J. Wrightsman

Interwest Savings (Formerly Island Savings and Loan Assoc.)

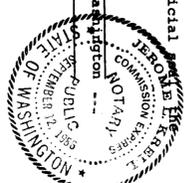
ACKNOWLEDGMENTS

STATE OF WASHINGTON ) ss. County of ISLAND )

On this 16th day of September, 1985, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared HENRY J. WRIGHTSMAN, who executed the foregoing dedication and who acknowledged to me that they signed the foregoing 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 this 16th day and year first above written.

Notary Public in and for the State of Washington Residing at [Signature]



STATE OF WASHINGTON ) ss. County of ISLAND )

On this 20th day of August, 1985, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared [Signature] and [Signature], who executed the foregoing dedication and who acknowledged to me that they signed the foregoing free and voluntary act and deed for the uses and purposes therein mentioned, and oath on stated that he [Signature] authorized to execute the said dedication.

In witness whereof I have hereunto set my hand and affixed my official seal this day and year first above written.

Notary Public in and for the State of Washington Residing at [Signature]



EASEMENTS

An easement is hereby reserved for and granted to all utilities serving subject plat, and their respective successors or assigns, under and upon the exterior portion of the plat, and their respective successors or assigns, under and upon the exterior portion of the plat, to install, lay, construct, renew, operate and maintain underground conduits, cables and wires, water and sewer mains, and other appurtenances with the necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, telephone, water and sewer service, together with the right to enter upon the lots at all times for the purposes herein stated.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the plat of CLINTON VIEW ESTATES, DIVISION NO. 1, is based on an actual survey; that the distances, courses and angles are shown thereon correctly; that the monuments have been set and lot and block corners have been staked on the ground as shown.

Jerome L. Keigel, P.L.S. Certificate No. 11033 Keigel & Associates, Inc.



Clinton View Estates Div. No. 1