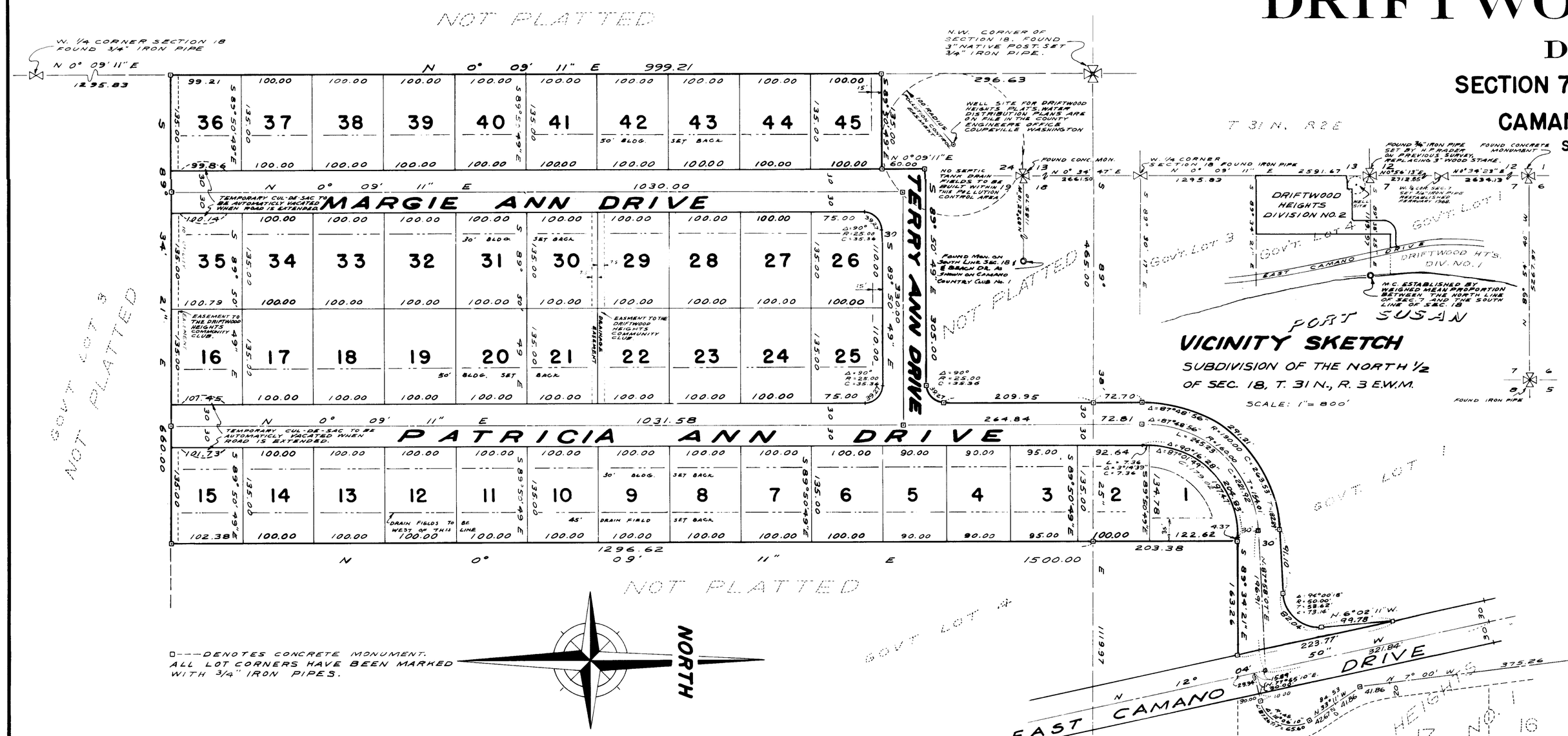
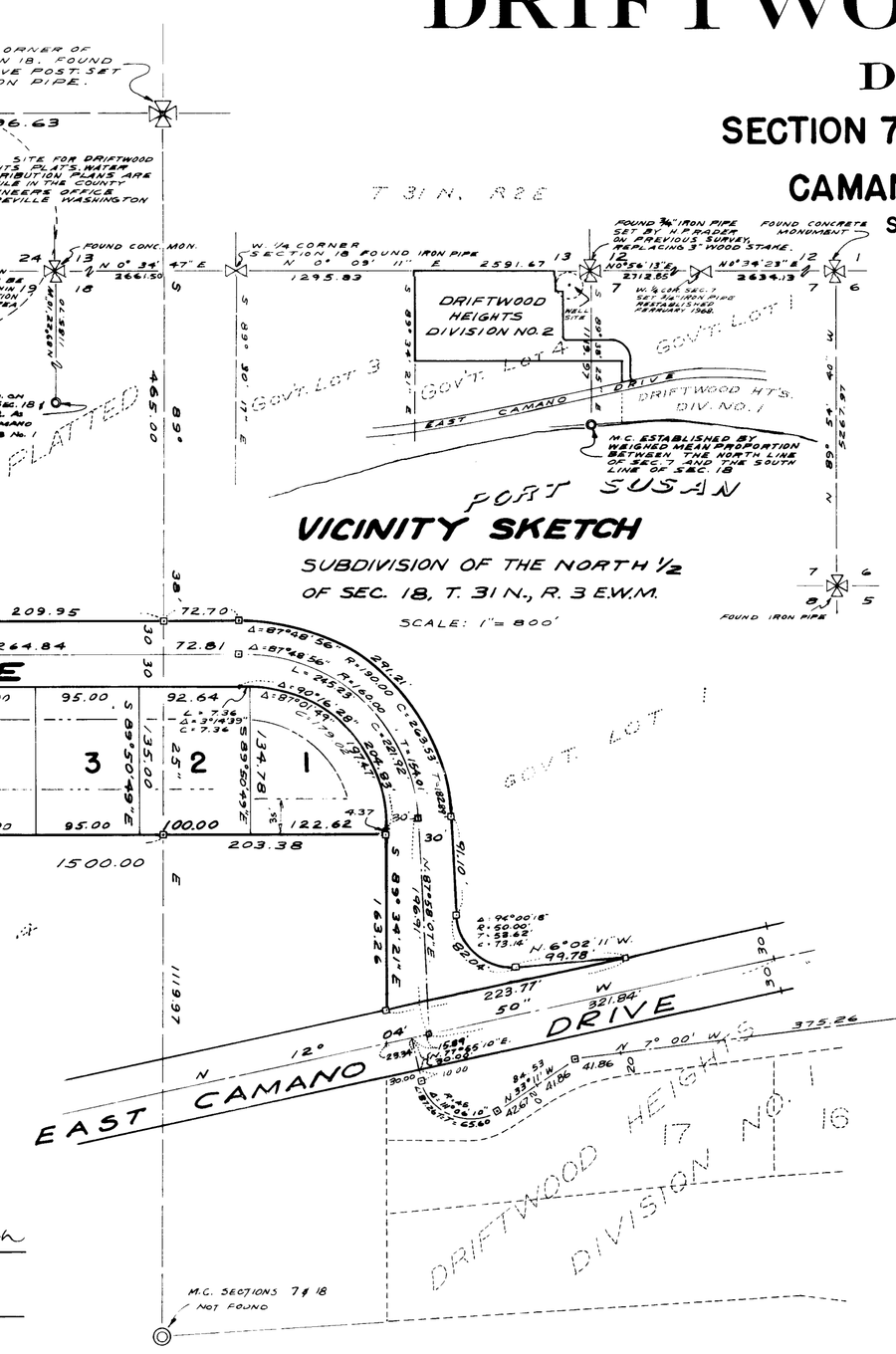
3999035



# PLAT OF
# DRIFTWOOD HEIGHTS
## DIV. NO. 2
### SECTION 7 & 18, T. 31 N., R. 3 E., W. M.
### CAMANO ISLAND, WASH.

SCALE: 1" = 100




## DESCRIPTION

THE PLAT OF DRIFTWOOD HEIGHTS DIVISION NO. 2 EMBRACES A PORTION OF GOVERNMENT LOT 1, SECTION 7, T. 31 N., R. 3 E., W.M. AND A PORTION OF GOVERNMENT LOT 4, SECTION 18, T. 31 N., R. 3 E. W. M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE S 0° 09' 11" W ALONG THE WEST LINE OF SECTION 18 A DISTANCE OF 296.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 83° 50' 49" E A DISTANCE OF 135.00 FEET; THENCE N 0° 09' 11" E A DISTANCE OF 60.00 FEET; THENCE S 83° 50' 49" E A DISTANCE OF 305.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF THE CURVE THROUGH A CENTRAL ANGLE OF 90° 00' A DISTANCE OF 39.27 FEET; THENCE N 0° 09' 11" E A DISTANCE OF 209.95 FEET TO THE NORTH LINE OF SAID SECTION 18; THENCE CONTINUE N 0° 09' 11" E WITHIN SAID SECTION 7 A DISTANCE OF 72.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET; THENCE ALONG THE ARC OF THE CURVE THROUGH A CENTRAL ANGLE OF 87°48'56" A DISTANCE OF 291.21 FEET; THENCE N 87°58'07" E A DISTANCE OF 91.10 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF THE CURVE THROUGH A CENTRAL ANGLE OF 94°20'18" A DISTANCE OF 82.04 FEET; THENCE N 6°02'11" W A DISTANCE OF 99.78 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EAST CAMANO DRIVE; THENCE S 18°06'50" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 223.77 FEET; THENCE N 83° 34' 21" W A DISTANCE OF 163.26 FEET; THENCE S 0° 09' 11" W A DISTANCE OF 203.38 FEET TO THE SOUTH LINE OF SAID SECTION 7; THENCE CONTINUE S 0° 09' 11" W WITHIN SAID SECTION 18, A DISTANCE OF 1296.62 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4, SECTION 18; THENCE N 83° 34' 21" W ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 660.00 FEET TO THE WEST LINE OF SAID SECTION 18; THENCE N 0° 09' 11" E ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 999.21 FEET TO THE TRUE POINT OF BEGINNING.

## APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 15th DAY OF June A.D. 1970

ATTEST:

County Auditor

Board of County Commissioners

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160 (1) THIS 2nd DAY OF July A.D. 1970.

Island County Engineer

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF DRIFTWOOD HEIGHTS DIV. NO. 1, IS BASED UPON AN ACTUAL SURVEY OF SECTIONS 7 & 18, T. 31 N., R. 3 E.W.M., THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THE MONUMENTS HAVE BEEN SET AND ALL LOTS HAVE BEEN STAKED ON THE GROUND

JOHN E. LEONARD JR. RE.
RADER, LEONARD & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS

## DEDICATION & RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTANT 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. WE ALSO WAIVE 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 SAID ROADS. ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE FOLLOWING RESTRICTIONS:

ALL PERMANENT STRUCTURES OR BUILDINGS SHALL BE LOCATED ON ALL LOTS, TRACTS, OR PARCELS OF THIS PLAT COMPLYING WITH THE SETBACK REGULATIONS OF SECTION 5 OF THE ISLAND COUNTY INTERIM ZONING ORDINANCE AS AMENDED SEPTEMBER 16, 1968. 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 SQUARE FEET OR LESS THAN 60 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.

IN WITNESS WHEREOF, THIS DEDICATION IS EXECUTED ON THIS 15th DAY OF June A.D. 1970.

HENRY EDWIN SHAW — R.W. CHRISTIANSEN — MAGNA LEHMAN
PATRICIA ANN SHAW — VESPER A. CHRISTIANSEN

RESTRICTIONS RECORDED - VOL. 219 PAGES: 174 & 175

## ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THE 15th DAY OF June A.D. 1970 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED HENRY EDWIN SHAW AND PATRICIA ANN SHAW HIS WIFE AND R.W. CHRISTIANSEN AND VESPER A. CHRISTIANSEN 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 THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Stanwood

## ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THE 15th DAY OF June A.D. 1970 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED MAGNA B. LEHMAN TO ME KOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Stanwood

## TREASURER'S CERTIFICATE

I, T.F. CARSHADDEN, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED IN THIS PLAT ARE PAID TO AND INCLUDING THE YEAR 1971.

COUNTY TREASURER

BY Ruth E. Zylstra
DEPUTY

## CERTIFICATE OF TITLE

RECORDED July 2 1970. FILE NO. 232435
VOLUME 219 PAGES 172 & 173 ISLAND COUNTY, WASH.

## RECORDED #232436

FILED FOR THE RECORD AT THE REQUEST OF RADER, LEONARD & ASSOCIATES ON July 2 A.D. 1970, AT 59 MINUTES PAST 3 P.M. O'CLOCK AND RECORDED IN VOLUME 11 OF PLATS, AT PAGE 26. RECORDS OF ISLAND COUNTY, WASH.

COUNTY AUDITOR

BY Sherry Simms
DEPUTY

TREASURER'S SEAL — COUNTY AUDITOR'S SEAL — COUNTY ENGINEERS SEAL — SURVEYORS SEAL — NOTARY'S SEAL — NOTARY'S SEAL

DRIFTWOOD HEIGHTS DIV. NO. 2

V.C.Z.

Driftwood Heights #2

PLAN HOLD