3498028

82.

DRAWING NUMBER
Fairway Estates #1

PLAT OF
FAIRWAY ESTATES
DIV. NO. 1
IN SECT. 4, 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 FAIRWAY ESTATES, DIV. NO. 1, is based upon an actual survey, that the courses and distances are shown thereon correctly, that monuments have been set and all lot and block corners have been staked on the ground and that the provisions of statute and ordinance have been complied with.

ROBERT P. FAKKEMA — STATE OF WASHINGTON — 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 adjoining property are fully paid to and including the year 1966.

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

RECORDING CERTIFICATE

Filed for record at the request of R. P. FAKKEMA on MAY 16, 1966, at 30 minutes past 1 P. M. and recorded in Volume 8 of Plats, Page 82, Records of Island County, Washington.

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

CERTIFICATE OF TITLE

Recorded MAY 16, 1966. File No. [illegible]
Volume 30, Page 405 & 406, Island County, Washington.

ENGINEER'S APPROVAL

APPROVED by me this 9th day of May, 1966

RICHARD W. WEBER — REGISTERED — PROFESSIONAL ENGINEER

Richard W. Weber — COUNTY ENGINEER

PLANNING COMMISSION APPROVAL

Approved by the County Planning Commission this 9th day of May, 1966.

Archie Chilton — PLANNING OFFICER

COMMISSIONER'S APPROVAL

Approved by the Board of County Commissioners this 9th day of MAY, A.D. 1966.

BOARD OF COUNTY COMMISSIONERS — ISLAND COUNTY — WASH.

F. A. Guest
John R. Vandenzicht

BOARD OF COUNTY COMMISSIONERS

J. W. Libbey
COUNTY AUDITOR

DESCRIPTION

The adjoining plat of FAIRWAY ESTATES, DIV NO. 1, embraces that portion of the Northeast ¼ of Section 4, Township 32 North, Range 1 East Willamette Meridian, described as follows:

Beginning at a point on the East line of said Section 4, said point lying N 0°38'24"E 1028.47 feet from the Southeast corner of said Northeast ¼; thence N 89°21'36"W 200.00 feet; thence S 43°29'54"W 434.88 feet to the Northeasterly boundary of the Swantown Road; thence N 46°30'06"W, along said Northeasterly boundary, a distance of 210.00 feet; thence Northeasterly, along a curve to the left having a radius of 25.00 feet, through a central angle of 90°00'00", a distance of 39.27 feet; thence N 43°29'54"E 292.51 feet; thence Northeasterly, along a curve to the left having a radius of 335.00 feet, through a central angle of 15°13'50", a distance of 105.00 feet; thence N 55°55'58"W 326.23 feet to the Southeast corner of that certain tract of land conveyed to Gerald E. Pitsch and Elvera J. Pitsch, husband and wife, dated June 5th 1963, and recorded in Volume 127 of Deeds, page 714, and filed under Auditor's File No. 154908, Records of Island County, Washington; thence N 0°42'19"E, along the East line of the said Pitsch tract, a distance of 295.00 feet; thence N 62°02'04"E 237.88 feet; thence S 40°51'36"E 95.00 feet; thence Southeasterly, along a curve to the right having a radius of 180.00 feet, through a central angle of 20°12'25", a distance of 63.48 feet; thence N 69°20'49"E 60.00 feet; thence Northeasterly, along a curve to the right having a radius of 25.00 feet, through a central angle of 85°02'48", a distance of 37.11 feet; thence Northeasterly, along a curve to the left having a radius of 240.00 feet, through a central angle of 22°40'47", a distance of 95.00 feet; thence S 23°47'17"E 131.45 feet; thence S 89°21'36"E 125.00 feet to the aforesaid East line of Section 4; thence S 0°38'24"W, along said East line, a distance of 580.00 feet to the point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Bernard A. Christensen and Verna Christensen, his wife, and Island Savings and Loan Association, a Washington corporation, owners in fee simple 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 the streets, alleys, etc., shown hereon. Also the right to drain all streets over and across any lot of 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 part.

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

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

Additional restrictive and protective covenants applying to all lots in this plat are filed under Auditor's File No. 183370

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 9th day of MAY, 1966.

Bernard A. Christensen — BERNARD A. CHRISTENSEN
Verna Christensen — VERNA CHRISTENSEN

Barney Beeksma — BARNEY BEEKSMA, VICE PRES.
Elma I. Pike — ELMA I. PIKE, SECRETARY
ISLAND SAVINGS AND LOAN ASSOCIATION

ACKNOWLEDGMENTS

State of Washington } ss.
County of Island }

This is to certify that on the 9TH day of MAY, A.D 1966, before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Bernard A. Christensen and Verna Christensen, 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.

Witness my hand and official seal hereto affixed the day and year first above written.

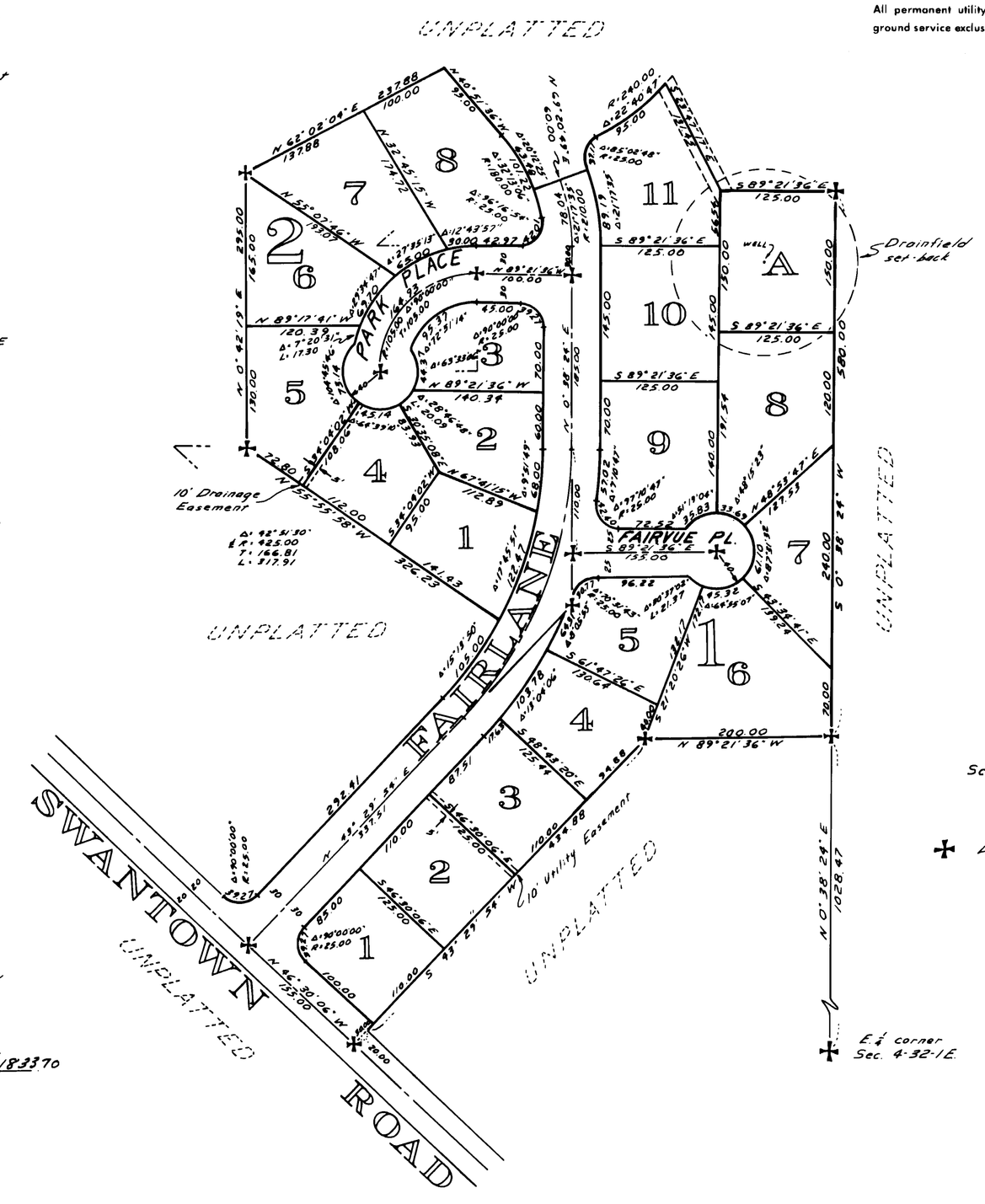
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT OAK HARBOR. David Holtzinger

State of Washington } ss.
County of Island }

On this 9TH day of MAY, A.D 1966, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Barney Beeksma and Elma I. Pike, to me known to be the Vice President and Secretary, respectively, of Island Savings and Loan Association, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

David Holtzinger
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT OAK HARBOR



EASEMENT PROVISIONS

An easement is hereby reserved for and granted to

Puget Sound Power & Light Company
&
West Coast Telephone Co.

and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 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 the purposes stated; also hereby granted is the right to use the streets for the same purposes.

All permanent utility services shall be provided by underground service exclusively.

FAIRWAY ESTATES, DIV. I
WHIDBEY ISLAND
In Sec. 4, T. 32 N., R. 1 E. W.M.
Vol. P.

PLAN HOLD