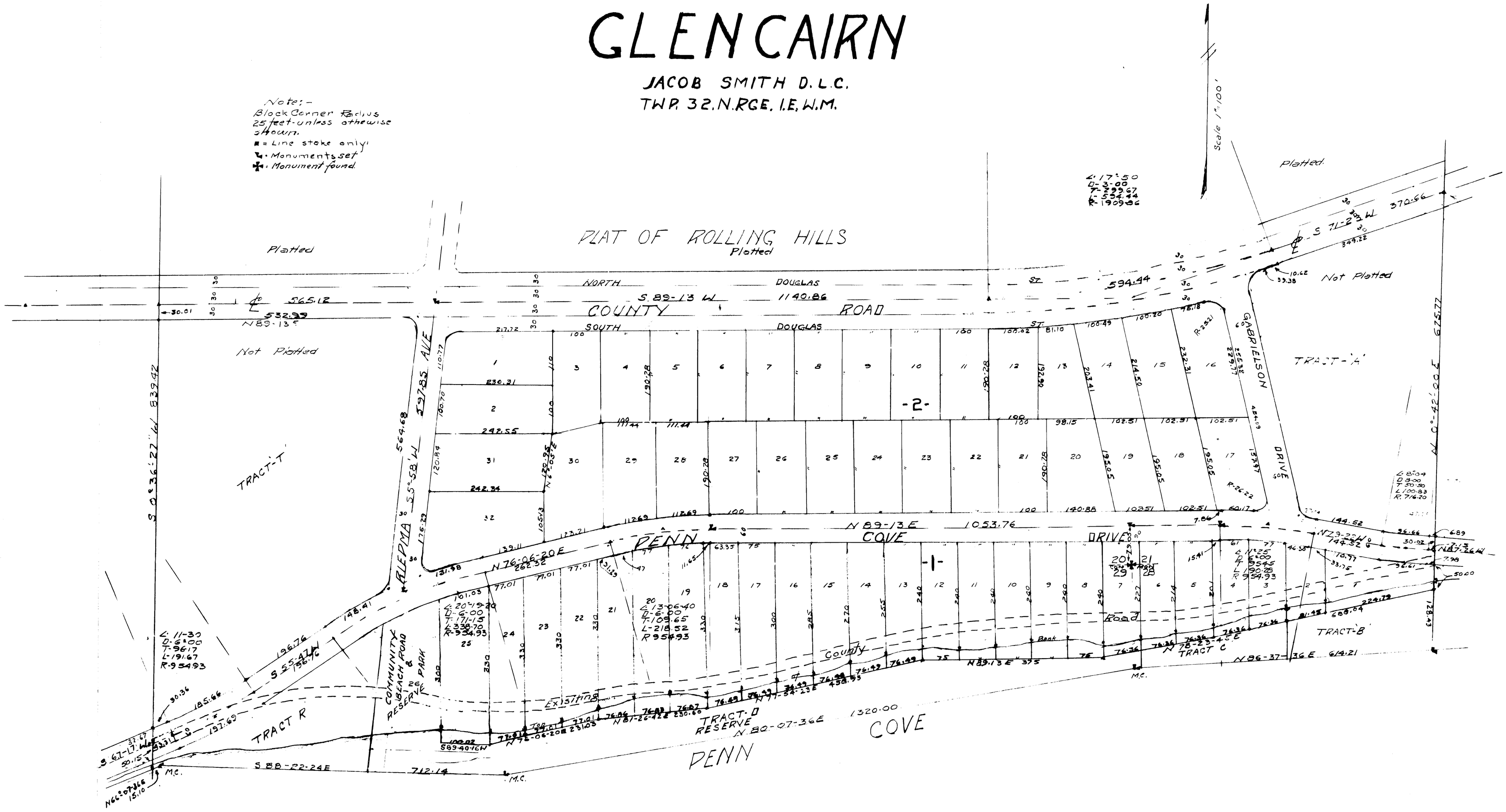
3997916

45.

PLAT OF
GLENCAIRN

JACOB SMITH D.L.C.
TWP. 32.N.RGE. I.E.W.M.



PLAN HOLD

DRAWING NUMBER
Glencairn
2/2

3997916

DESCRIPTION

Beginning at a point that is S 0°-42'-00 W 418.89 feet from the Northeast corner of the Jacob Smith DLC in Sections 20-21-28-29-Twp 32 N-Rge 1 E W.M. this point being on the East boundary of said DLC. on the center line of a County Road and is also the Southeast corner of the Plat of Rolling Hills. thence on said center line S 71°-23'-W 370.66 feet to the beginning of a curve to the right with a central angle of 18°-50' and a radius of 1908.36 feet thence on said curve 594.44 feet thence S 89°-13' W 1705.98 feet to the West boundary of said DLC. thence on said boundary S 0°-36-27' W 30.01 feet to the South boundary of a County Road thence on said road boundary N 89°-13' E 532.99 feet thence S 5°-58' W 564.68 feet to the North boundary of a County Road thence S 64°-25-04 W 00.00 ft to the beginning of a curve to the left with a central angle of 8°-38-04" and a radius of 984.98 feet thence on said curve 148.41 feet thence S 55-47 W 196.76 feet to the beginning of a curve to the right with a central angle of 11°-30' and a radius of 924.93 feet thence on said curve 185.66 feet thence S 67°-17' W 30.36 feet to the West boundary of said DLC thence on said boundary S 0°-36-27' W 82.82 feet to the Meander Line thence on said Meander Line N 66°-07-36" W 15.10 feet thence S 88°-22-24 E 742.14 feet thence N 89-07-36 E 1320.00 feet thence N 86°-37-36 E 614.21 feet to the East boundary of said DLC thence on said boundary N 0°-42-00 E 925.90 feet to the point of beginning Except from above, Tract shown on Plat as Tract "A" also existing County Road.

DEDICATION

Know all men by these presents:-
That we the undersigned owners in fee simple of the above described lands do hereby declare this plat to be known as GLENCAIRN and do hereby dedicate to the public forever all streets and roads shown thereon.

Right being reserved to construct and maintain public utilities on said streets and Roads either above or below ground and to make all necessary slopes for cuts or fills upon the lots shown in the original grading of said streets and roads also the right to drain the streets or roads over or across any lot or lots where water may take a natural course.

No building shall be placed or maintained on any lot except a private dwelling garage or suitable out building for the sole use of the owner or occupant except as here after stated

Exterior work on any building shall be completed with in one year from start of construction No imitations of any material shall be used for exterior finish, finish shall be of wood, stone, brick glass, concrete or a like material. Roofs can be of any standard roofing.

Sewage disposal shall be by septic tank or by a method approved by the County Board of Health

No building shall be erected within 25 feet of the street nor within 5 feet of the side property line except a garage which may be within 1 foot of side property line

Exception: Lots 1-2-3 & 4 of Block 2 may be used and zoned for business.

Each lot is entitled to one hook up to the private water system, The cost of the hook up, materials and meter to be paid for by the lot owner, Tract "A" and Tract "R" are entitled to one water hookup and all other rights as set forth here-in.

Together with the rights of usage with the owners in Rolling Hills in and to those certain areas marked Reserve and subject to the obligation to share proportionately the cost of maintaining the same

Ownership by voluntary conveyance or contract is restricted to one individual, or marital community

Ownership of those areas marked "Reserve" and the private water system will be conveyed to a private non profit corporation to be known as Rolling Hills-Glencairn Inc, Interest in any lot carries the ownership of one membership in said corporation subject to the Articles and By-Laws thereof.

Note:- The above restrictions shall not be effective to Tracts "R" or "T"

Donald W. Eastvold
Melvina W. Smith
M. Ruth Smith
Howard J. Schroeder
Virginia C. Schroeder
Jennie R. Morris
Jacob B. Riepma

No lot tract or portion of a lot or tract of this plat shall be changed, divided or sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 square feet or less than 60 feet in width

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

PLAT OF
GLENCAIRN

JACOB SMITH D.L.C.
TWP. 32 N. RGE. 1 E. W.M.

CERTIFICATE OF TITLE
RECORDED JULY 21, 1959, FILE NO. 123191, VOLUME 29 OF MISCELLANEOUS RECORDS, PAGE 93, ISLAND COUNTY, WASHINGTON.

ENGINEERS CERTIFICATE

I hereby certify that the plat of GLENCAIRN is based on an actual survey of the Jacob Smith DLC in Sections 20-21-28-29 Twp 32 N Rge 1 E W.M and that all the lot and corner stakes are set and monuments placed as indicated on the plat

J. Mullen
Civil Engineer Land Surveyor

COUNTY ENGINEER

Examined and Approved by me on this 17th day of July AD 1959

Geo. W. Dorr
County Engineer Island Co Wn

TREASURERS CERTIFICATE

I the Treasurer of Island Co Wn do hereby certify that all taxes have been paid on the within described lands up to and including the year AD 1960 in witness where of I have here unto set my hand and affixed my official seal on this 15th day of June AD 1959

Harry G. Lange
Treasurer of Island Co Wn
By: Ruth E. Justice, Deputy

COUNTY COMMISSIONERS

Presented to the Board of County Commissioners and Approved on this 17th day of July AD 1959

Attest
J. Wolfkey
Clerk of Board

J. Master
R. E. Kynast
J. Mullen
Board of County Commissioners

123213

AUDITORS CERTIFICATE

Filed for record at the request of Surf & Sands on this 22 day of July AD 1959 at 20 minutes past 9:00 o'clock A.M and recorded in Volume 6 Pages 45 & 46 record of Plats of Island Co Wn

J. Wolfkey
Auditor of Island Co Wn.

ACKNOWLEDGMENT

State of Washington
County of King } ss

On this day personally appeared before me Don Eastvold and Elva T Eastvold his wife, Melvina W Smith and M Ruth Smith his wife Howard K Schroeder and Virginia C Schroeder his wife to me known to be the individuals. who executed the within and foregoing DEDICATION and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.
Given under my hand and official seal this 13th day of June AD 1959

J. Mullen Jr.
Notary Public in and for the State of Washington, Residing at Bellevue

State of Washington
County of ISLAND } ss

On this day personally appeared before me Jacob B Riepma a widower and Jennie R Morris a widow to me known to be the individuals who executed the within and foregoing DEDICATION and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.
Given under my hand and official seal this 17 day of JULY AD 1959

Chester B. Martin
Notary Public in and for the State of Washington, Residing at COUPEVILLE

Sheet #2 of 2

GLENCAIRN

PLAN HOLD