PLAN HOLD

DRAWING NUMBER
Holmes Harbor Golf & Yacht Club #7

PLAN HOLD CORPORATION · TORRANCE · CALIFORNIA
REORDER BY NO. 0765A 24

3998151

5

PLAT OF HOLMES HARBOR GOLF AND YACHT CLUB
DIVISION NUMBER 7
IN SECTION 3, TWP 29 N, R 2 E.W.M.
ISLAND COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

I, Robert P. Fakkema, hereby certify that the adjoining plat of HOLMES HARBOR GOLF AND YACHT CLUB, Div No. 7, is based upon an actual survey, that the courses and distances are shown thereon correctly, that the 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
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 1967.

Harry A. Lang — COUNTY TREASURER BY Ruth E. Zylstra — DEPUTY COUNTY TREASURER

CERTIFICATE OF TITLE

Recorded July 18, 1966, File No. ____, Volume 30, Page 441, Records of Island County, Washington.

RECORDING CERTIFICATE

Filed for record at the request of Robert P. Fakkema on July 18, 1966, at 50 minutes past 10:00 A.M. and recorded in Volume 9 of Plats, Page 5, Records of Island County, Washington.

COUNTY AUDITOR BY DEPUTY COUNTY AUDITOR

PLANNING COMMISSION APPROVAL

Approved by the Island County Planning Commission this 18th day of July, 1966.

Archie Ellestein
PLANNING OFFICER

ENGINEER'S APPROVAL

Approved by me this 18th day of July 1966.

Svend C. Jakobsen
COUNTY ENGINEER

COMMISSIONER'S APPROVAL

Approved by the Board of County Commissioners this 18th day of July, A.D. 1966.

F. A. Guest
E. E. Christon
John R. Wandzyjak
BOARD OF COUNTY COMMISSIONERS

J. W. Libbey
COUNTY AUDITOR

DESCRIPTION

The adjoining plat of HOLMES HARBOR GOLF & YACHT CLUB, DIV. NO. 7, embraces that certain tract of land in Government Lots 1 and 3, in section 3, Township 29 North, Range 2 East W.M. described as follows:

Commencing at the concrete monument marking the Northwest corner of said Government Lot 1; thence S 0°45'07" W along the center-line of Honeymoon Bay Road, a distance of 531.45 feet to the South line of the plat of Bar Harbor, Div. No. 1, as per plat recorded in Volume 8 of Plats, Page 59, Records of Island County, Washington, said point being the true point of beginning; thence S 89°51'11" E, following the said South line of Bar Harbor, Div. No. 1, and the Easterly extention thereof, a distance of 1630.65 feet; thence S 17°29'14" E 320.97 feet to the North line of the South 500 feet of said Government Lot 1; thence N 89°45'55" W 245.00 feet to the Northeast corner of the West 1492 feet of the South 500 feet of said Government Lot 1; thence S 1°07'58" W 500 feet to the Southeast corner of said West 1492 feet of the South 500 feet; thence S 89°45'55" E, along the South line of said Government Lot 1, a distance of 200.00 feet; thence S 15°47'25" W 534.33 feet to the North line of the plat of Bradshaws Addition, as per plat recorded in Volume 4 of Plats, Page 35, Records of Island County; thence WEST, along said North line of Bradshaws Addition, a distance of 112.19 feet to the Easterly line of Tract A in the plat of Holmes Harbor Golf and Yacht Club, Div. No. 4, as per plat recorded in Volume 8 of Plats, Pages 53 & 54, Records of Island County; thence N 15°32'58" W 243 feet to the Northeast corner of said Tract A; thence N 89°38'45" W, along the North line of said Tract A, a distance of 568.79 feet to the South-east corner of the plat of Holmes Harbor Golf & Yacht Club Div. No. 5, as per plat recorded in Volume 8 of Plats Pages 66 & 67 Records of Island County; thence, following the Easterly and Northerly boundaries of said plat, the following courses and distances: N 15°21'13" W 536.78 feet; thence N 89°16'04" W 120.00 feet; thence N 15°21'13" W 38.31 feet; thence Northwesterly, along a curve to the left with a radius of 185.00 feet through a central angle of 47°12'20", a distance of 152.42 feet; thence N 27°26'27" E 156.43 feet; thence N 89°16'04" W 558.51 feet to the center-line of Honeymoon Bay Road; thence N 0°45'07" E, along said center-line and leaving the Northerly line of said Holmes Harbor Golf & Yacht Club, Div. No. 5, a distance of 501.12 feet to the true point of beginning; LESS County Road.

DEDICATION

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 use of the public, 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 or lots where water might take a natural course after the street or streets are graded.

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 square feet or less than 60 feet at its narrowest part except any lot with less than 60 feet of frontage on a public street or cul-de-sac which must be provided with a 60 foot minimum width at the building set-back line and so marked. Such lots shall not be reduced in frontage width. 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 and sewage disposal permit prior to commencement of work. Reservation of an easement of 2.5 feet along each property line for public and/or private walkways.

Additional restrictive and protective covenants applying to all lots are filed under Auditor's File No. ____.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 15th day of July, 1966.

HOLMES HARBOR INVESTMENT CO.

Jack E. Martin — PRESIDENT Jerald C. Hall — SECRETARY

VENUS INVESTMENT, INC.

Roland W. Heiden — PRESIDENT; ROLAND W. HEIDEN Nancy Heiden — SECRETARY; NANCY HEIDEN

Robert J. Sutter BY Pamela E. Sutter ATTY IN FACT; ROBERT J. SUTTER Pamela E. Sutter; PAMELA H. SUTTER

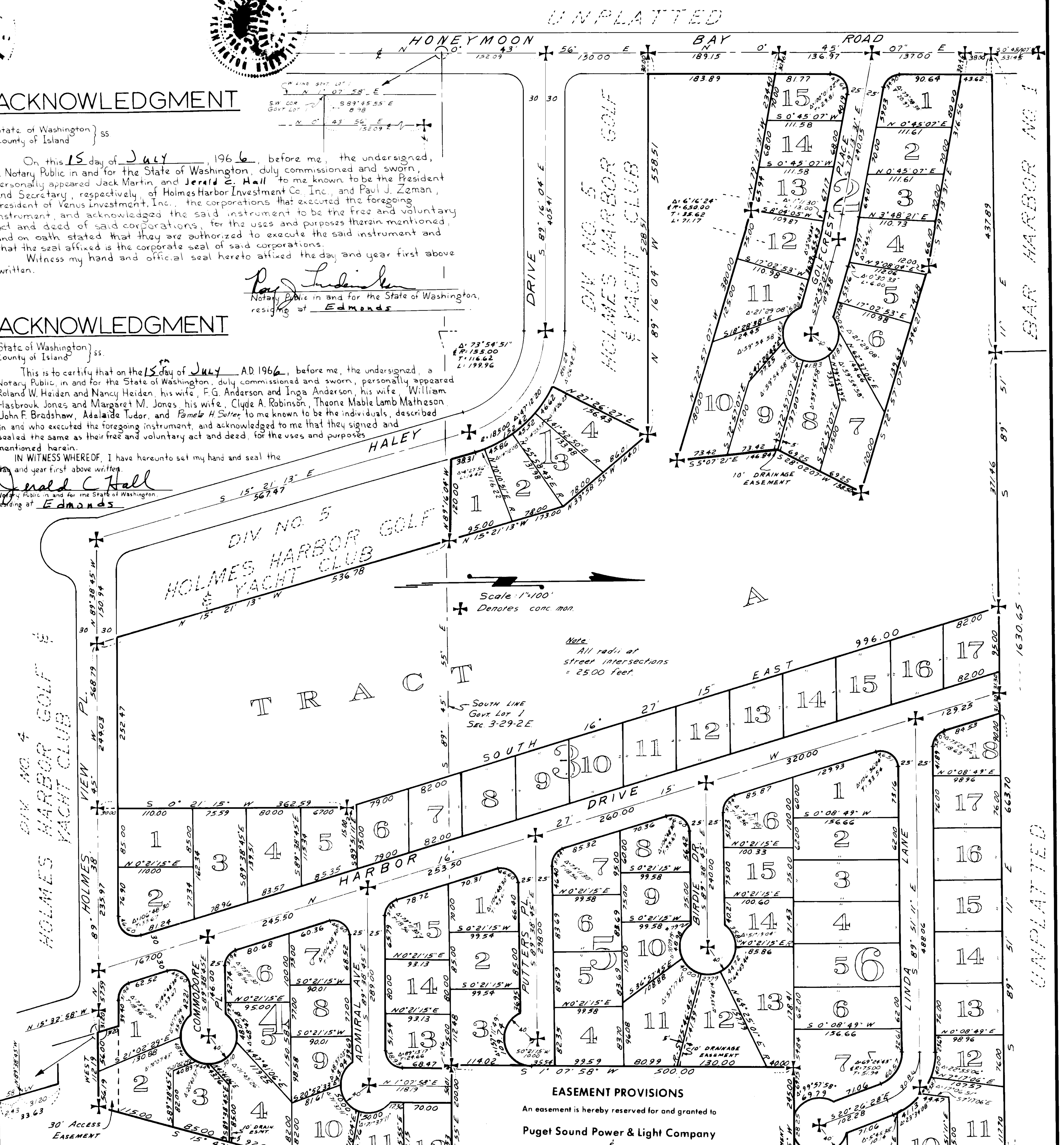
F. G. Anderson; F. G. ANDERSON Inga Anderson; INGA ANDERSON

William Hasbrouck Jones; WILLIAM HASBROUCK JONES Margaret M. Jones; MARGARET M. JONES

Clyde A. Robinson; CLYDE A. ROBINSON Theone Mable Lamb Matheson; THEONE MABLE LAMB

John F. Bradshaw; JOHN F. BRADSHAW Adelaide Tudor; ADELAIDE TUDOR

MARTIN B. DAHL



ACKNOWLEDGMENT

State of Washington } ss
County of Island }

On this 15 day of July, 1966, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jack Martin and Jerald C. Hall to me known to be the President and Secretary, respectively, of Holmes Harbor Investment Co. Inc., and Paul J. Zeman, President of Venus Investment, Inc., the corporations that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporations, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporations.

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

Ray Lindemann
Notary Public in and for the State of Washington, residing at Edmonds

ACKNOWLEDGMENT

State of Washington } ss.
County of Island }

This is to certify that on the 15th day of July A.D. 1966, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Roland W. Heiden and Nancy Heiden, his wife, F.G. Anderson and Inga Anderson, his wife, William Hasbrouk Jones and Margaret M. Jones, his wife, Clyde A. Robinson, Theone Mable Lamb Matheson, John F. Bradshaw, Adelaide Tudor, and Pamela H. Sutter 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Jerald C. Hall
Notary Public in and for the State of Washington, residing at Edmonds

ACKNOWLEDGMENT

State of Washington } ss
County of Island }

On this 15th day of July, 1966, before me personally appeared Pamela H. Sutter to me known to be the individual described in and who executed the within instrument as Attorney in Fact for Robert J. Sutter and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed as Attorney in Fact for Robert J. Sutter for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Robert J. Sutter is now living and is not insane.

Given under my hand and official seal the day and year last above written.

Jerald C. Hall
Notary Public in and for the State of Washington, residing at Edmonds

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to

Puget Sound Power & Light Company
&
Whidbey 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.

HOLMES HARBOR GOLF & YACHT CLUB
DIVISION 7
WHIDBEY IS. SEC. 3, T. 29 N., R. 2 E.
VOL. 9, P. 5