3998206

18.

DRAWING NUMBER
Hoskins First Addition

PLAN HOLD CORPORATION · TORRANCE · CALIFORNIA
REORDER #: NO. 0100-X-X

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE · POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

PLAT OF
HOSKINS' FIRST ADDITION
TO COUPEVILLE

IN GOV'T LOT 3, SEC. 34, 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 HOSKINS' FIRST ADDITION TO COUPEVILLE 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.

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 following property are fully paid to and including the year 1969.

COUNTY TREASURER — DEPUTY COUNTY TREASURER

CERTIFICATE OF TITLE

Recorded July 1, 1968, File No. 210721
Volume 180, page 362 & 363, Island County, Washington.

#210722

RECORDING CERTIFICATE

Filed for record at the request of R.L. HOSKINS
on July 1, 1968, at 14 minutes past 12 P.M.,
and recorded in Volume 10 of Plats, page 18, Records
of Island County, Washington.

J.W. LIBBEY, ISLAND Co. AUDITOR BY W Cook Deputy

CITY APPROVAL

Approved by the Town Council of Coupeville, Washington, meeting in regular session this 10th day of June 1968.

Victor Sealey
Mayor

Lorine F. Kuffner
Town Clerk

DESCRIPTION

The adjoining plat of HOSKINS' FIRST ADDITION TO COUPEVILLE embraces that portion of Gov. Lot 3 in Section 34, Township 32 North, Range 1 East W.M. described as follows:

Beginning at a point 1075 feet southeasterly along the meander line, from the Northeast corner of the H. B. Lovejoy tract as described in Volume 15 of Deeds, page 508, records of Island County (the recording reference of which deed has previously been erroneously shown on prior instruments as Volume 13 of Deeds, page 108); thence S 1° 27' 11" W 725.65 feet to the centerline of Parker Road; thence N 87° 13' 07" W, along said centerline, a distance of 193.09 feet to the east line of Tract 2 as conveyed to Dolores Straub Morey by Warranty Deed recorded under Auditor File No. 194398, records of Island County, Washington; thence N 1° 27' 11" E, along said east line, a distance of 749.93 feet to the meander line; thence S 74° 22' 25" E, along said meander line, a distance of 199.10 feet to the True Point of Beginning; LESS Road.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Fred K. Moore and Isabel F. Moore, his wife, and Richard Lee Hoskins and Dorothy M. Hoskins, his wife, 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 or 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.

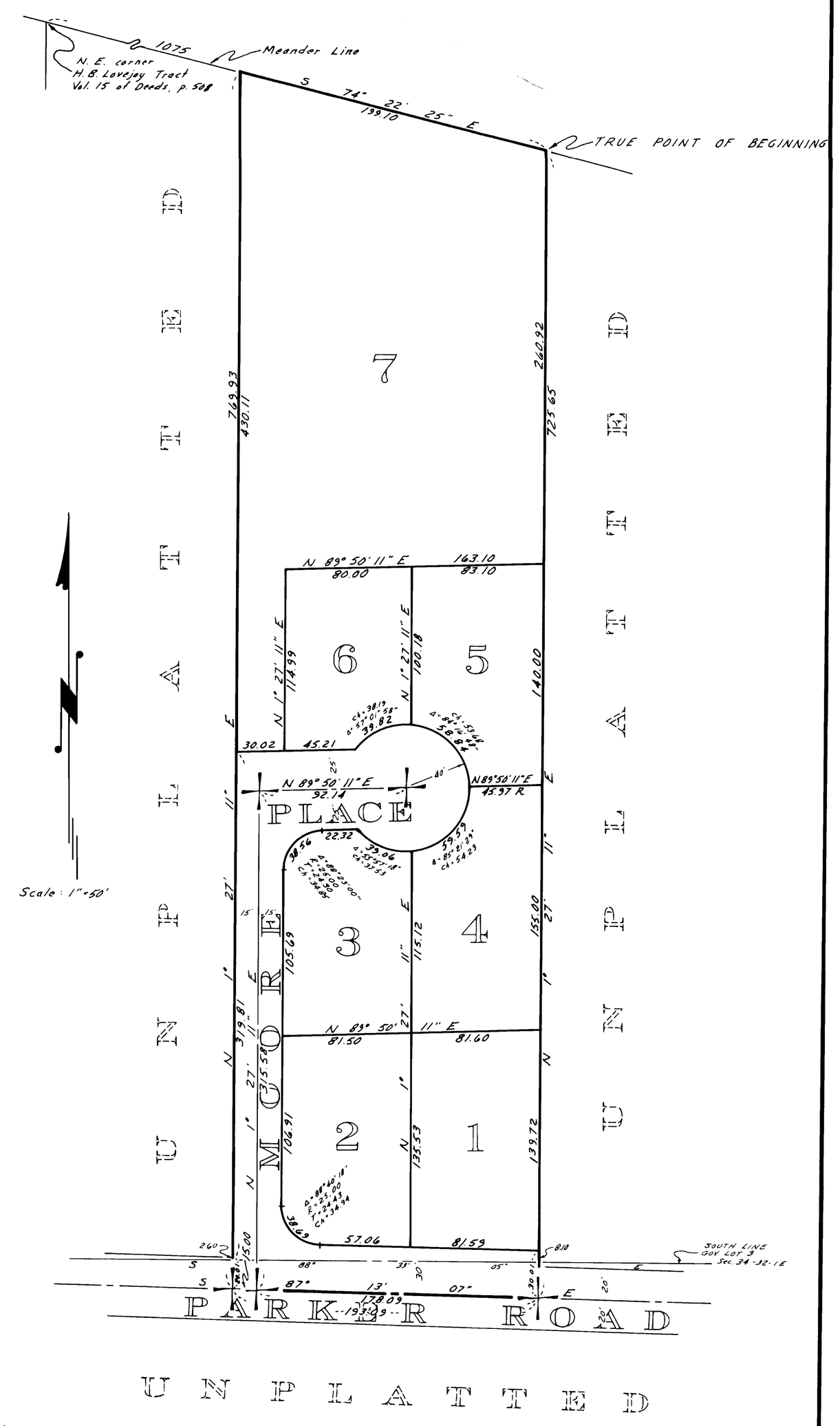
Construction on any lot shall require a building permit and a sewage disposal permit prior to commencement of work.

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

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 10th day of June, 1968.

Fred K. Moore — Isabel F. Moore
Fred K. Moore — Isabel F. Moore

Richard Lee Hoskins — Dorothy M. Hoskins
Richard Lee Hoskins — Dorothy M. Hoskins



ACKNOWLEDGMENTS

State of Washington } s.s.
County of ISLAND

This is to certify that on this 10th day of June, 1968, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared

Fred K. Moore and Isabel F. Moore, his wife, Richard Lee Hoskins and Dorothy M. Hoskins, 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.

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 Coupeville, Wash.

HOSKINS' FIRST ADD.
TO COUPEVILLE
IN GOV. LOT 3, SEC. 34-32-1E

PLAN HOLD