3999056

1.

DRAWING NUMBER
Island Terrace # 1
Combined

PLAN HOLD CORPORATION · TORRANCE, CALIFORNIA
REORDER BY NO. 0705A-24

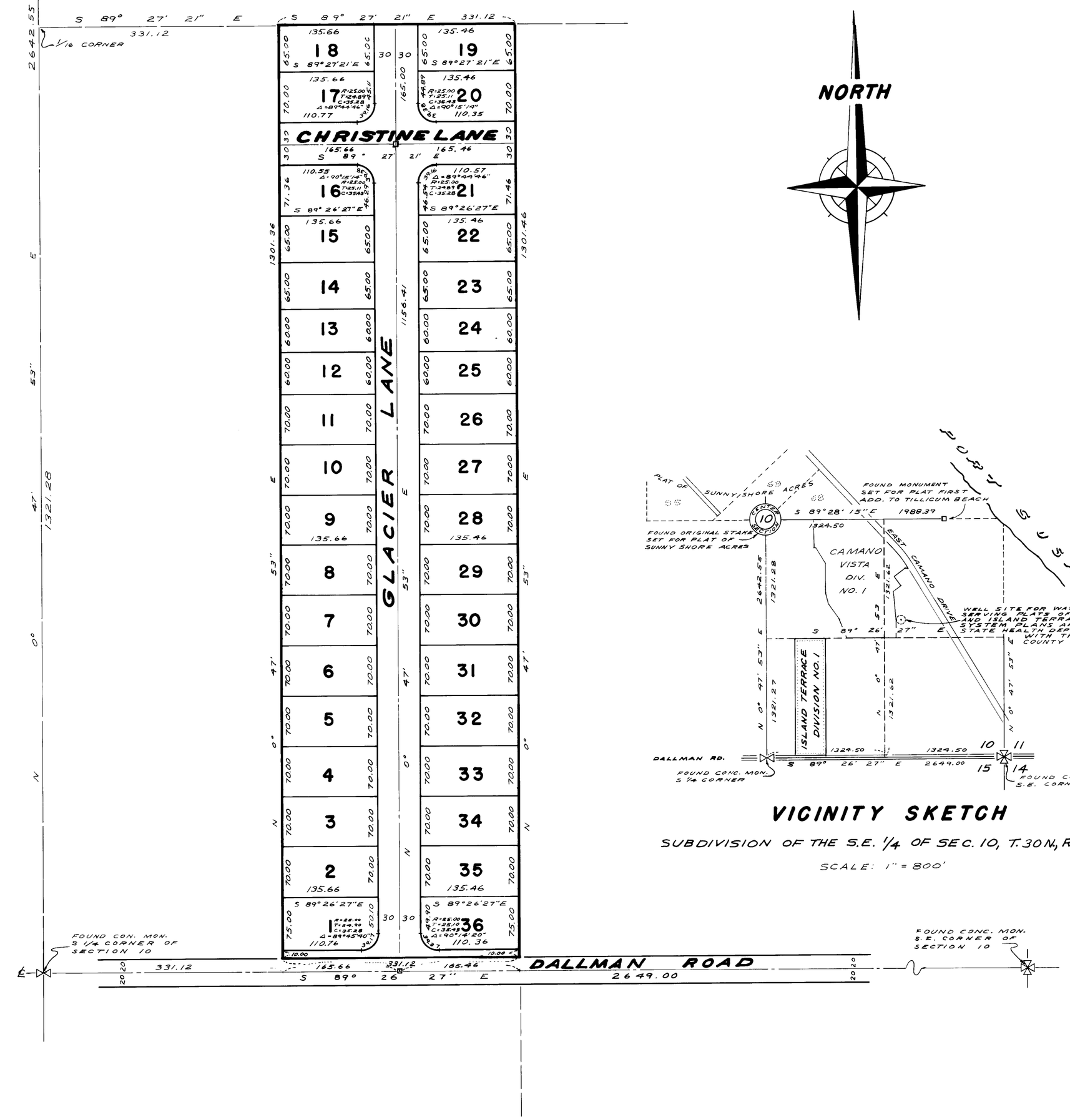
PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

PLAT OF ISLAND TERRACE DIV. NO. 1

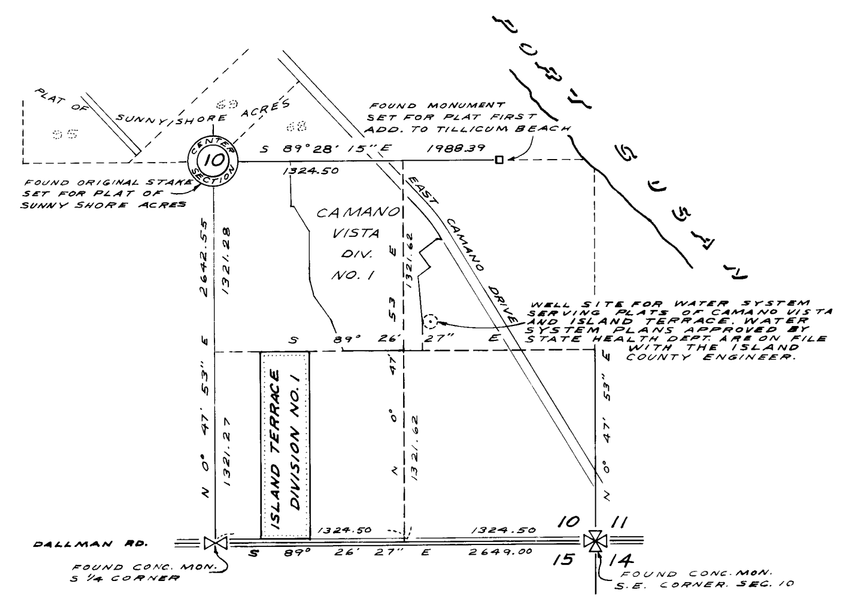
SECTION 10, T. 30N., R. 3E., W.M.

CAMANO ISLAND WASH.

SCALE: 1" = 100'



■ DENOTES CONCRETE MONUMENT



VICINITY SKETCH

SUBDIVISION OF THE S.E. 1/4 OF SEC. 10, T. 30N, R. 3E, W.M.

SCALE: 1" = 800'

DESCRIPTION

THE PLAT OF ISLAND TERRACE DIVISION NO. 1 EMBRACES THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN. EXCEPT THE SOUTH 20 FEET THEREOF.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF ISLAND TERRACE DIV. NO. 1 IS BASED UPON AN ACTUAL SURVEY OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THE MONUMENTS HAVE BEEN SET AND ALL LOT AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND, THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN COMPLIED WITH.

Harold R Rader
HAROLD R RADER
PROFESSIONAL ENGINEER & LAND SURVEYOR

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 18 DAY OF August A.D. 1969

F. A. Gulstf
E. E. Christen
John M Wandelaschi
BOARD OF COUNTY COMMISSIONERS

ATTEST:
J W Libbey
COUNTY AUDITOR

APPROVED BY THE ISLAND COUNTY PLANNING COMMISSION THIS 12th DAY OF August A.D. 1969

Jake Hardenburgh
ISLAND COUNTY PLANNING DIRECTOR

APPROVED BY ME THIS 18 DAY OF August A.D. 1969

Roger H Wain
COUNTY ENGINEER

TREASURERS CERTIFICATE

I, T.F. CARSKADDEN, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED IN THIS PLAT ARE PAID TO AND INCLUDING THE YEAR 1970

T.F. Carskadden
ISLAND COUNTY TREASURER

BY _____
DEPUTY

CERTIFICATE OF TITLE

RECORDED 18TH OF AUGUST 1969 FILE NO. 223540
VOLUME 201 PAGE 223 ISLAND COUNTY, WASH.

223541

RECORDED

FILED FOR THE RECORD AT THE REQUEST OF D. R. McGill ON 18TH OF AUGUST A.D 1969, AT 24 MINUTES PAST 2 O'CLOCK AND RECORDED IN VOLUME 11 OF PLATS, AT PAGE 1, RECORDS OF ISLAND COUNTY, WASHINGTON.

J. W. LIBBEY
COUNTY AUDITOR
BY W Cook
DEPUTY

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 AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS 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 GRADINGS 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. 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 SEPT. 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 25TH DAY OF JULY A.D. 1969.

D R McGill
D. R. McGILL
GENERAL PARTNER
ISLAND TERRACE DEVELOPMENT CO.

Warren Pretare
WARREN PRETARE

Jeanette Pretare
JEANETTE PRETARE

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THE 25TH DAY OF JULY A.D. 1969 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED D. R. McGILL, AND WARREN PRETARE, AND JEANETTE PRETARE HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS 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.

Earl E. Yates
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT SEATTLE, WASH.

OFFICIAL SEAL OF SURVEYOR | OFFICIAL SEAL OF COUNTY ENGINEER | OFFICIAL SEAL OF COUNTY TREASURER | OFFICIAL SEAL OF NOTARY PUBLIC | OFFICIAL SEAL OF COUNTY AUDITOR

Sheet #1 of 1

ISLAND TERRACE DIV. NO. 1

Sec 10 T. 30N., R. 3E., W.M.

J. C. Z.

PLAN HOLD