3998029

81.

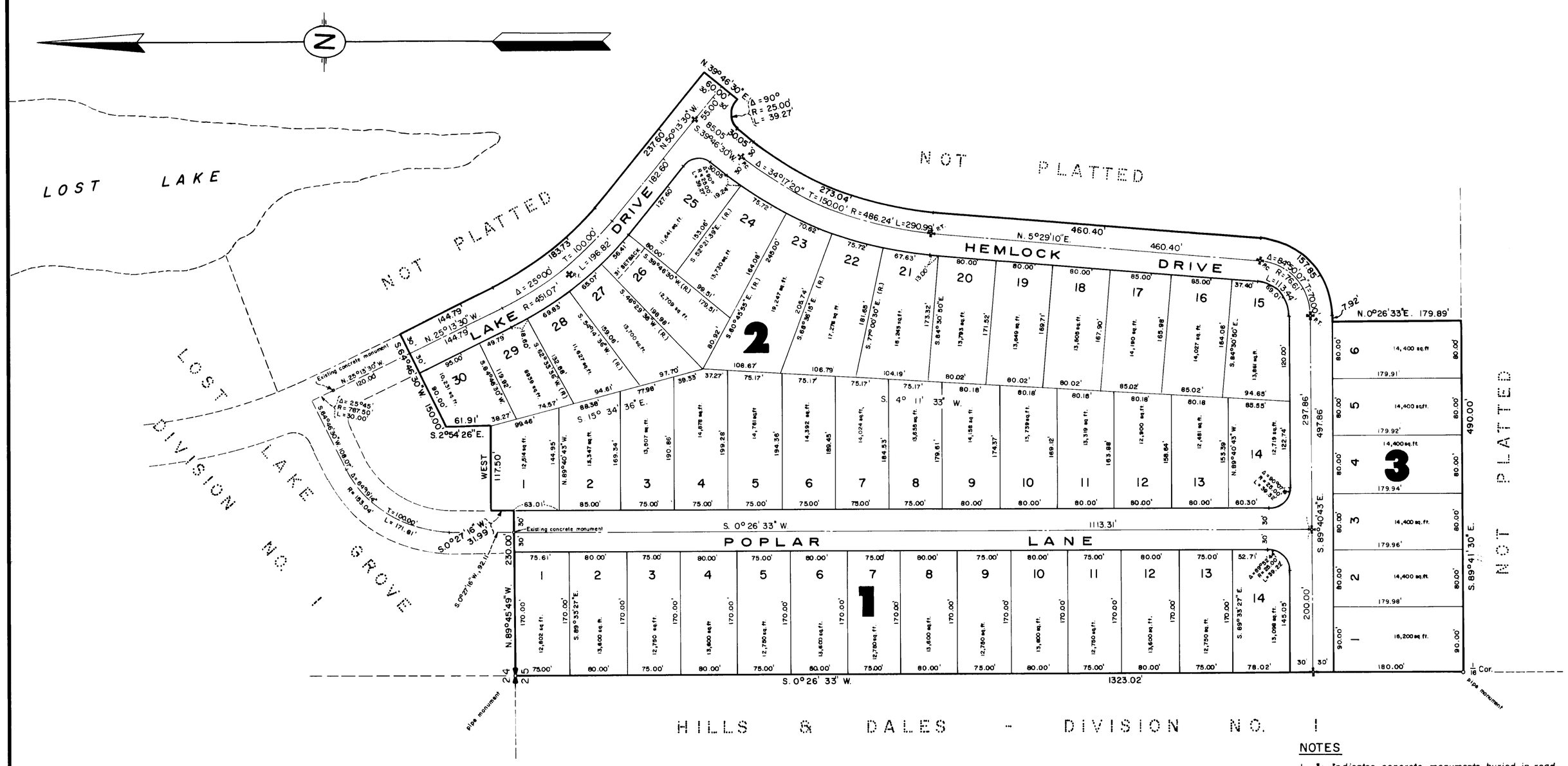
DRAWING NUMBER
Lost Lake Grove #6
Camano

PLAN HOLD

PLAT OF
LOST LAKE GROVE - DIVISION NO. 6

SECTION 24 & 25 TOWNSHIP 31N., RANGE 2E., W. M.
CAMANO ISLAND, WASHINGTON

SCALE : 1" = 100'



DESCRIPTION

Beginning at the Northwest corner of the Northeast one-quarter of Section 25, Township 31 North, Range 2 East, Willamette Meridian, the true point of beginning;

Thence S. 0°26' 33" W. along the section line 1323.02 ft. to the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of the said Section 25;

Thence S. 89° 41' 30" E. along the south boundary line of the said Northwest one-quarter of the Northeast one-quarter 490.00 ft.;

Thence N. 0°26' 33" E., 179.89 ft.; thence S. 89°40' 43" E., 7.92 ft.; thence along the arc of a circular curve of radius 106.61 ft. left, 157.85 ft.; thence N. 5° 29' 10" E., 460.40 ft.; thence along the arc of a circular curve of radius 456.24 ft. right 273.04 ft.; thence N. 39°46' 30" E., 30.05 ft.; thence along the arc of a circular curve of radius 25.00 ft. right 39.27 ft.; thence N. 39°46' 30" E., 60.00 ft.; thence N. 50° 13' 30" W., 237.60 ft.; thence along the arc of a circular curve of radius 421.07 ft. right 183.73 ft.; thence N. 25° 13' 30" W., 144.79 ft. to a point on the southerly boundary line of "Lost Lake Grove, Division No. 1";

Thence along a portion of the southerly boundary line of "Lost Lake Grove, Division No. 1" as follows; S. 64° 46' 30" W., 150.00 ft., S. 2°54' 26" E., 61.91 ft., West, 117.50 ft.; S. 0°27' 16" W., 31.99 ft.; N. 89° 45' 49" W., 230.00 ft. to the true point of beginning; an area containing 19.888 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, Robert C. Coe and Josephine W. Coe, 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, 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, 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 streets are graded.

RESTRICTION:

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold 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 square feet. No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer to the margin of any street or road than as to provide a minimum lot width at the building line of 60 feet, and in all cases no closer than 20 feet from 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 construction work.

Robert C. Coe — Robert C. Coe

Josephine W. Coe — Josephine W. Coe

NOTES

1. ✣ Indicates concrete monuments buried in road.
2. Iron rods with 2"x2' guard stakes set at all lot corners.

TREASURER'S CERTIFICATE

I, Harry A. Long treasurer of Island County, Washington, hereby CERTIFY that all taxes on the hereon described property are fully paid for and including the year 1966.

Harry A. Long
Treasurer, Island County, Washington

By: _____
Deputy

CERTIFICATE OF TITLE

Recorded May 13, 1966, File No. 183314
Volume 30, Page 403, Island County, Washington.

RECORDING CERTIFICATE

183315

Filed for record at the request of ROBERT C. COE on the 13th day of MAY, A.D. 1966 at 56 minutes past 2 o'clock P.M., and recorded in Volume 8 of Plats, Page 81, Records of Island County, Washington.

G. W. Gibbs
County Auditor

ENGINEER'S APPROVAL

Approved by me this 9th day of May, A.D. 1966

Richard Ostrander
County Engineer

COMMISSIONER'S APPROVAL

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

G. W. Gibbs
County Auditor

F. A. Guest
John R. Vandenight
Board of County Commissioners

ENGINEER'S CERTIFICATE

I hereby CERTIFY that this plat of "LOST LAKE GROVE, DIVISION NO. 6", is based upon an actual survey and subdivision of Section 24 & 25 Township 31 N., Range 2 E., W.M., that the distances and courses are shown hereon 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.

E. Soderquist
Registered Professional Engineer & Land Surveyor
Hubbell & Waller Engineering Corp.
10 Harrison St., Seattle, Washington

COUNTY PLANNING DIRECTOR'S CERTIFICATE

I hereby CERTIFY that the within plat of "LOST LAKE GROVE, DIVISION NO. 6" is duly approved by the Island County Planning Commission this 9th day of May, A.D. 1966.

Archie Alderson
County Planning Director

ACKNOWLEDGMENT

State of Washington } SS
County of ~~Island~~ King

This is to CERTIFY that on the 9th day of May, A.D. 1966 before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert C. Coe and Josephine W. Coe, 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 therein.

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

Dorothy Lehman
Notary Public in and for the State of Washington, residing at Seattle

LOST LAKE GROVE, DIV. 6
CAMANO ISLAND
In Sec's 24, 25, T. 31 N., R. 2 E.W.M.
Vol. 8, P. 81