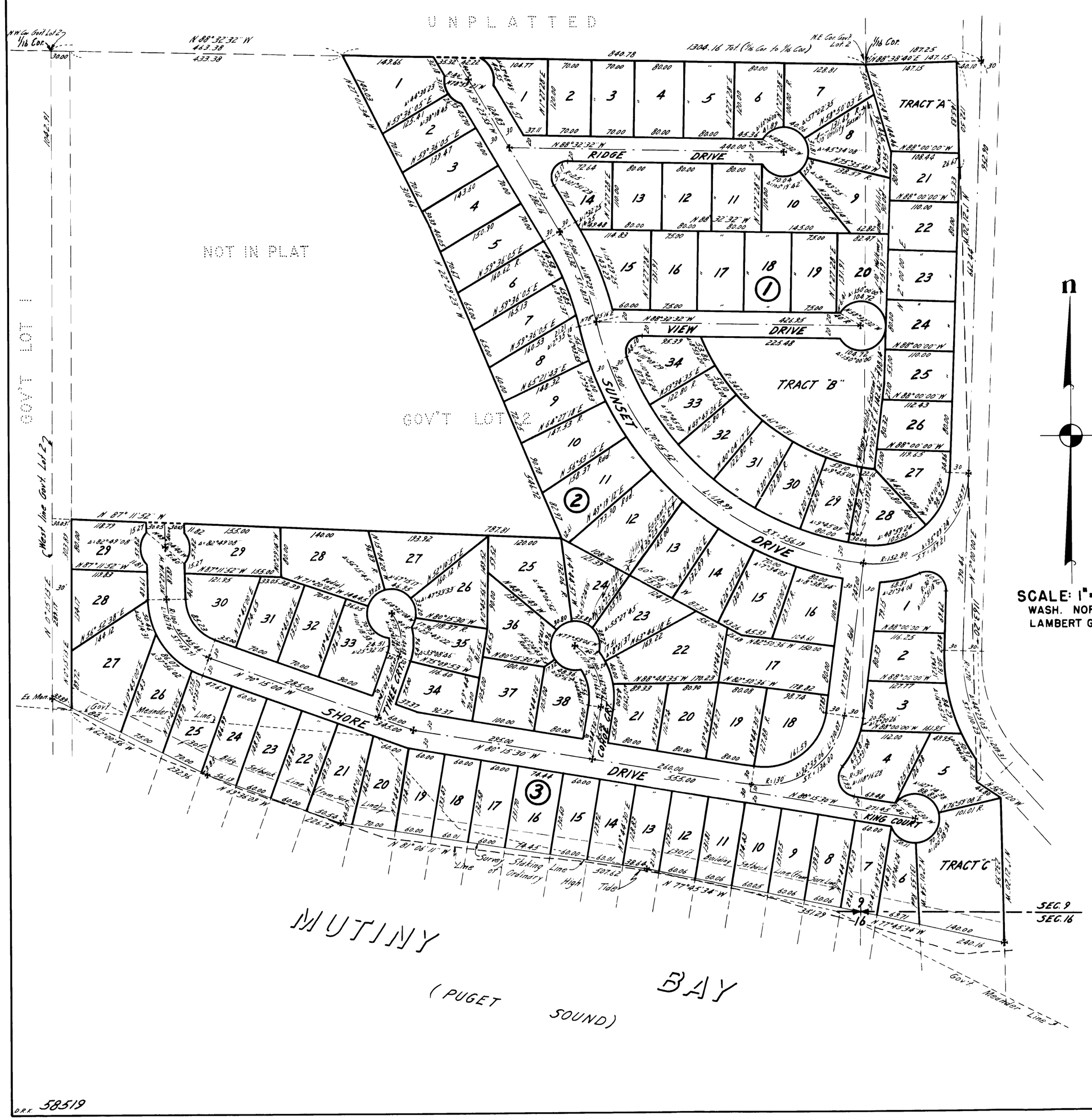
MUTINY SANDS

SECTIONS 9 & 16, TWP. 29 N, R 2 E, W.M.

ISLAND COUNTY, WASHINGTON



DESCRIPTION

This plat of MUTINY SANDS embraces portions of Sec. 9, and is in Twp 29 N, R 2 E, W.M, Island County, Washington, described as follows: Beginning at the N.E. Cor. of Gov't. Lot 2 in said Sec. 9; thence N 88°38'40 E 147.15 ft. thence S 1°21'20 E 1143.20 ft.; thence S 58°21'20 E 46.80 ft.; thence S 1°21'20 E to the meander line of Mutiny Bay; thence northwesterly along said meander line to the westerly line of said Gov't. Lot 2 in Sec. 9; thence N 0°15'13 E along said westerly line, to the N.W. Cor. of said Gov't. Lot 2; thence S 88°32'32 E along the North line of Gov't. Lot 2 1304.16 ft. to the point of beginning. Together with all second class tide lands situated in front of and abutting the above described property. Except any portion thereof falling within County Road Right of Way; AND EXCEPT the West 30.00 ft. of said Gov't. Lot 2.

EXCEPT the following described property: Commencing at the N.E. Cor. of said Gov't. Lot 2 and running thence N 88°32' 32" W along the north line thereof 840.78 ft. to the true point of beginning; thence S 27°01'34 E 310.66 ft.; thence S 22°29'23 E 546.72 ft.; thence N 87°11'52" W 787.81 ft. to the East line of the West 30.00 ft. of said Gov't Lot 2; thence N 0°15'13 E to the North line of said Gov't Lot 2; thence S 88°32'32 E along said north line of Gov't Lot 2, 433.38 ft. to the true point of beginning of this exception.

LAND SURVEYORS CERTIFICATE

I hereby certify that the plat of Mutiny Sands is based upon an actual survey and subdivision of Sections 9 & 16, Twp 29 N, R 2 E, 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 statutes and ordinance have been complied with.

R. Austin FISHER, Reg. Land Surveyor
Certificate No. 2077
Renewal No. 516000200
July, 1959.

TREASURER'S CERTIFICATE

I, Harry H. Lang, Treasurer of Island County, Washington, hereby certify that all taxes on the 1960 above property are fully paid to and including the year 1960.

Harry H. Lang
Treasurer, Island County
By: Ruth E. Fyfe
Deputy

APPROVALS

COUNTY COMMISSIONERS

Approved by the Board of County Commissioners this 13 day of October, A.D. 1959

J. Wilkes
County Auditor

K. C. Walter
F. A. Guest
E. F. Andrews
Board of County Commissioners

COUNTY ENGINEER

Approved by me this 13 day of October, 1959

Geo. W. Dorr
County Engineer

CERTIFICATE OF TITLE

Recorded October 13, 1959, File No. 125192
Volume 29 Misc. Page 134, Island County, Washington.

125193

RECORDING CERTIFICATE

Filed for record at the request of Island Abstract Service Inc. on October 13, 1959 at 3 minutes past 4:00 P.M. and recorded in Volume 6 of Plats, Records of Island County, Washington. at Page 55

J. Wilkes
County Auditor
By: Deputy County Auditor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Jean D. Rutherford, Edna C. Kiesling and Stella B. Elder, as their sole and separate property the undersigned, mortgagees of the land hereby platted, and Riley W. Pleas and Nancy A. Pleas his wife; Harry L. Goetz Jr. and Mary J. Goetz his wife, Willard R. Yeakel and Judith P. Yeakel his wife; William A. Chapman and Margaret E. Chapman his wife; and Mutiny Sands, Inc., a Washington Corporation, owners in fee simple and mortgagors thereof, 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 any and all public purposes not inconsistent 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 grading 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 street or 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 reservations:

No permanent structure or building shall be constructed on any lot, tract, or parcel of this plat closer than 20 ft. to the marg. of any street or road. 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 7500 sq. ft. or less than 60 ft. in width at its narrowest part. Construction on any lot shall require a building permit and sewage disposal permit prior to commencement of work.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11 day of August, 1959.

James Kiesling
Attorney in Fact
Nancy A. Pleas
Mary J. Goetz
Judith P. Yeakel
Margaret E. Chapman
MUTINY SANDS, INC.
Pres.
Sec.

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING } ss

This is to certify that on the 11th day of August, 1959, before me the undersigned, a Notary Public, personally appeared James Kiesling, to me known to be the individual described in and who executed the within instrument as attorney in fact for Jean D. Rutherford, Edna C. Kiesling, and Stella B. Elder, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the purposes in said for and, also as Rutherford, Edna C. Kiesling and Stella B. Elder, in the capacity and for the uses and purposes therein mentioned and that said principals are not deceased nor insane.

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

James F. Lovridge Jr.
Notary Public in and for the State of Washington
Residing at Seattle

STATE OF WASHINGTON
COUNTY OF KING } ss

This is to certify that on the 11th day of August, 1959, before me the undersigned, a Notary Public, personally appeared Riley W. Pleas and Nancy A. Pleas his wife; Harry L. Goetz Jr. and Mary J. Goetz his wife; William A. Chapman and Margaret E. Chapman his wife; to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

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

James F. Lovridge Jr.
Notary Public in and for the State of Washington
Residing at Seattle

STATE OF WASHINGTON
COUNTY OF KING } ss

This is to certify that on the 11th day of August, 1959, before me the undersigned, a Notary Public, personally appeared Riley W. Pleas, President and William A. Chapman, Sec., respectively of MUTINY SANDS, INC., a Washington Corporation, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said Corporation.

WITNESS my hand and official seal the day and year first above written.

James F. Lovridge Jr.
Notary Public in and for the State of Washington
Residing at Seattle

D.R.X. 58519