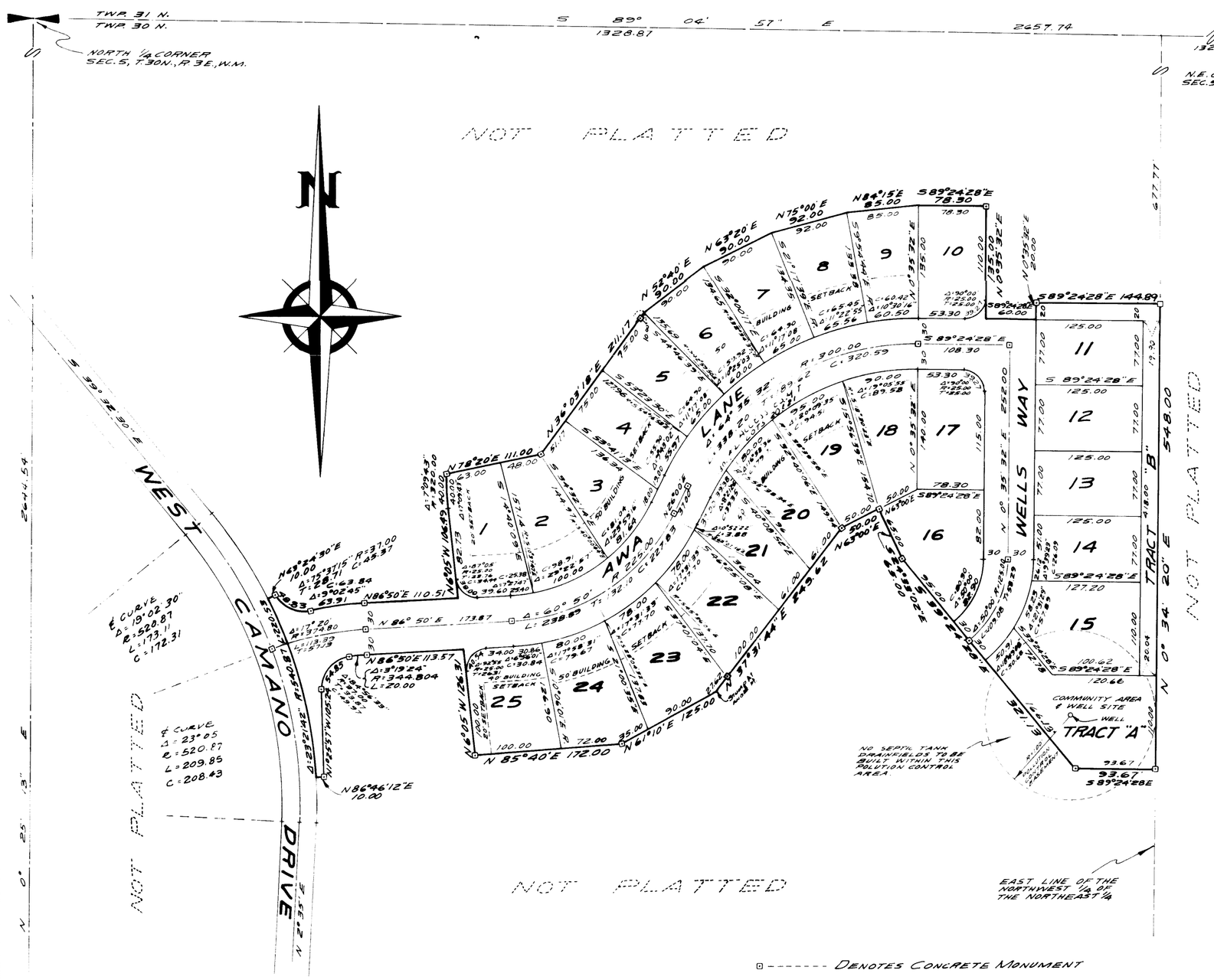
3777019

PLAT OF O-ZI-YA DIV. NO. 1

SECTION 5, T. 30 N., R. 3 E., W.M.

CAMANO ISLAND, WASH.

SCALE: 1" = 100'



DESCRIPTION

THIS PLAT OF O-ZI-YA DIVISION NO. 1 EMBRACES A PORTION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 5; THENCE S 0°34'20" W ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ A DISTANCE OF 677.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89°24'28" W A DISTANCE OF 144.89 FEET; THENCE S 0°35'32" W A DISTANCE OF 20.00 FEET; THENCE N 89°24'28" W A DISTANCE OF 60.00 FEET; THENCE N 0°35'32" E A DISTANCE OF 135.00 FEET; THENCE N 89°24'28" W A DISTANCE OF 78.30 FEET; THENCE S 84°15' W A DISTANCE OF 85.00 FEET; THENCE S 75°00' W A DISTANCE OF 92.00 FEET; THENCE S 63°20' W A DISTANCE OF 90.00 FEET; THENCE S 52°40' W A DISTANCE OF 90.00 FEET; THENCE S 36°03'18" W A DISTANCE OF 211.17 FEET; THENCE S 78°20' W A DISTANCE OF 111.00 FEET; TO THE INTERSECTION WITH A CURVE HAVING A RADIUS POINT BEARING S 88°55'17" E FROM SAID INTERSECTION POINT, A DISTANCE OF 320.00 FEET; THENCE ALONG THE ARC OF THE CURVE IN A SOUTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF 7°09'43" A DISTANCE OF 40.00 FEET; THENCE S 6°05' E A DISTANCE OF 106.49 FEET; THENCE S 86°50' W A DISTANCE OF 110.51 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 404.80 FEET; THENCE ALONG THE ARC OF THE CURVE THROUGH A CENTRAL ANGLE OF 9°02'45" A DISTANCE OF 63.91 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF THE CURVE HAVING A RADIUS OF 317.00 FEET THROUGH A CENTRAL ANGLE OF 75°37'15" A DISTANCE OF 418.83 FEET; THENCE S 63°24'30" W A DISTANCE OF 10.00 TO THE EAST BOUNDARY OF THE COUNTY ROAD (THE 40 FEET OF RIGHT-OF-WAY BEING LOCATED BY FIELD SURVEY OF EXISTING PAVEMENT) BEING THE INTERSECTION WITH A CURVE HAVING A RADIUS POINT BEARING S 63°24'30" W FROM SAID INTERSECTION, A DISTANCE OF 540.87 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF THE CURVE THROUGH A CENTRAL ANGLE OF 23°21'42" A DISTANCE OF 220.53 FEET; THENCE N 86°46'12" E A DISTANCE OF 10.00 FEET; THENCE N 1°25'57" W A DISTANCE OF 125.24 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET; THENCE ALONG THE ARC OF THE CURVE THROUGH A CENTRAL ANGLE OF 84°56'33" A DISTANCE OF 54.85 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF THE CURVE, HAVING A RADIUS OF 344.80 FEET, THROUGH A CENTRAL ANGLE OF 3°19'24" A DISTANCE OF 20.00 FEET; THENCE N 86°50' E A DISTANCE OF 113.51 FEET; THENCE S 6°05' E A DISTANCE OF 126.31 FEET; THENCE N 85°40' E A DISTANCE OF 172.00 FEET; THENCE N 61°10' E A DISTANCE OF 125.00 FEET; THENCE N 37°31'44" E A DISTANCE OF 249.62 FEET; THENCE N 63°00' E A DISTANCE OF 50.00 FEET; THENCE S 24°33'02" E A DISTANCE OF 65.00 FEET; THENCE S 39°24'28" E A DISTANCE OF 321.13 FEET; THENCE S 89°24'28" E A DISTANCE OF 93.67 FEET TO THE EAST LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 5; THENCE N 0°34'20" E A DISTANCE OF 548.00 FEET TO THE TRUE POINT OF BEGINNING.

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 AND PLACES 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 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 WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED. WE ALSO WAIVE ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS. 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 ISLAND COUNTY INTERIM ZONING ORDINANCE AS AMANENDED SEPT. 16, 1968. AND AS SHOWN ON FACE OF PLAT. NO LOT, TRACT, OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED OR SOLD, OR RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 3600 SQUARE FEET OR LESS THAN 70 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. THE UNDERSIGNED ALSO DEDICATES TRACTS A AND B TO THE O-ZI-YA COMMUNITY CLUB INC. A WASHINGTON CORPORATION. IN WITNESS WHEREOF, THIS DEDICATION IS EXECUTED ON THIS 11TH DAY OF August A.D. 1971.

Junior Ralph Wells
JUNIOR RALPH WELLS

Betty J. Wells
BETTY J. WELLS

E. J. Nonnemacher
E. J. NONNEMACHER

Laurella A. Nonnemacher
LAURELLA A. NONNEMACHER

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF ISLAND } S.S.

THIS IS TO CERTIFY THAT ON THE 11TH DAY OF August A.D. 1971, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JUNIOR RALPH WELLS AND BETTY J. WELLS, 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 THERE IN.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Bonnie Mae Brayton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Camano Island

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF ISLAND } S.S.

THIS IS TO CERTIFY THAT ON THE 11TH DAY OF August A.D. 1971, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED E. J. NONNEMACHER AND LAURELLA A. NONNEMACHER, 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 SET MY HAND AND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Bonnie Mae Brayton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Camano Island

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 16 DAY OF August A.D. 1971.

John R. Vanderzicht
E. E. Christiansen

ATTEST:

J. W. Libby
COUNTY AUDITOR

E. E. Christian
BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160 (1) THIS 13 DAY OF August A.D. 1971.

ISLAND COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF O-ZI-YA DIVISION NO. 1 IS BASED UPON AN ACTUAL SURVEY OF SECTION 5, 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 CORNERS HAVE BEEN STAKED ON THE GROUND.

John E. Leonard Jr.
JOHN E. LEONARD JR. REG. L.S.
FRANK AND LEONARD ASSOCIATES INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS

TREASURER'S CERTIFICATE

I, RUTH ZYLSTRA, TREASURER OF ISLAND COUNTY WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED IN THIS PLAT ARE PAID TO AND INCLUDING THE YEAR 1972.

Ruth E. Zylstra
ISLAND COUNTY TREASURER

BY M. E. Smith
DEPUTY

CERTIFICATE OF TITLE

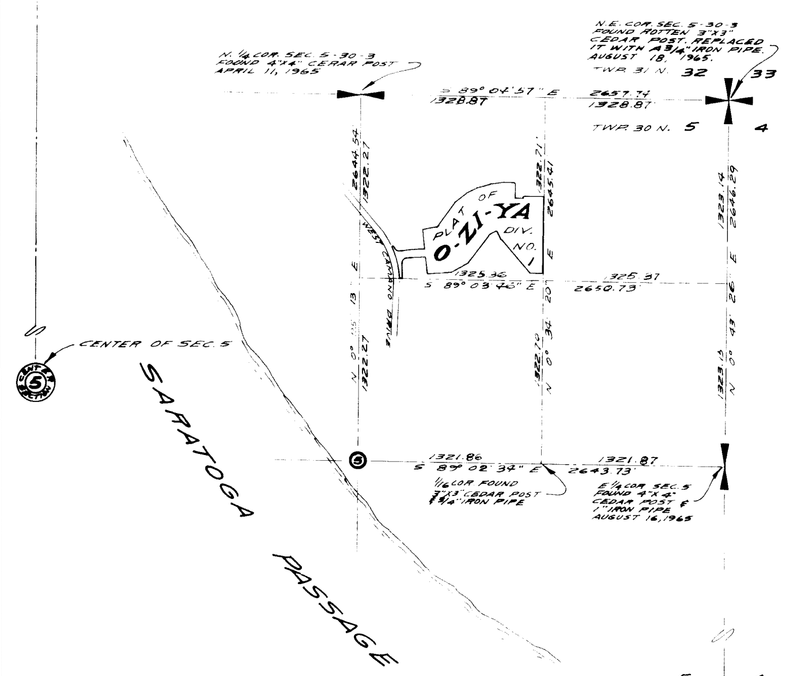
RECORDED AUG. 26 1971, FILE NO. 243425, VOLUME 240, PAGE 358, ISLAND COUNTY WASHINGTON.

RECORDED #243426

FILED FOR RECORD AT THE REQUEST OF JUNIOR RALPH WELLS ON THE 26th OF AUG. A.D. 1971, AT 30 MINUTES PAST 3 O'CLOCK AND RECORDED IN VOLUME 11 OF PLATS, AT PAGE 48 RECORDS OF ISLAND COUNTY, WASHINGTON.

J. W. Libby
COUNTY AUDITOR

BY: Cherry Simms
DEPUTY



VICINITY MAP

SUBDIVISION OF SECTION 5
TWP. 30 N., RGE. 3 E., W.M.

SCALE: 1" = 800'

OFFICIAL SEAL COUNTY ENGINEER — RALPH W. E. AAIN, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER

OFFICIAL SEAL COUNTY AUDITOR

OFFICIAL SEAL COUNTY TREASURER

OFFICIAL SEAL LAND SURVEYOR

OFFICIAL SEAL NOTARY PUBLIC

OFFICIAL SEAL NOTARY PUBLIC

PLAT OF
O-ZI-YA
DIV. NO. 1