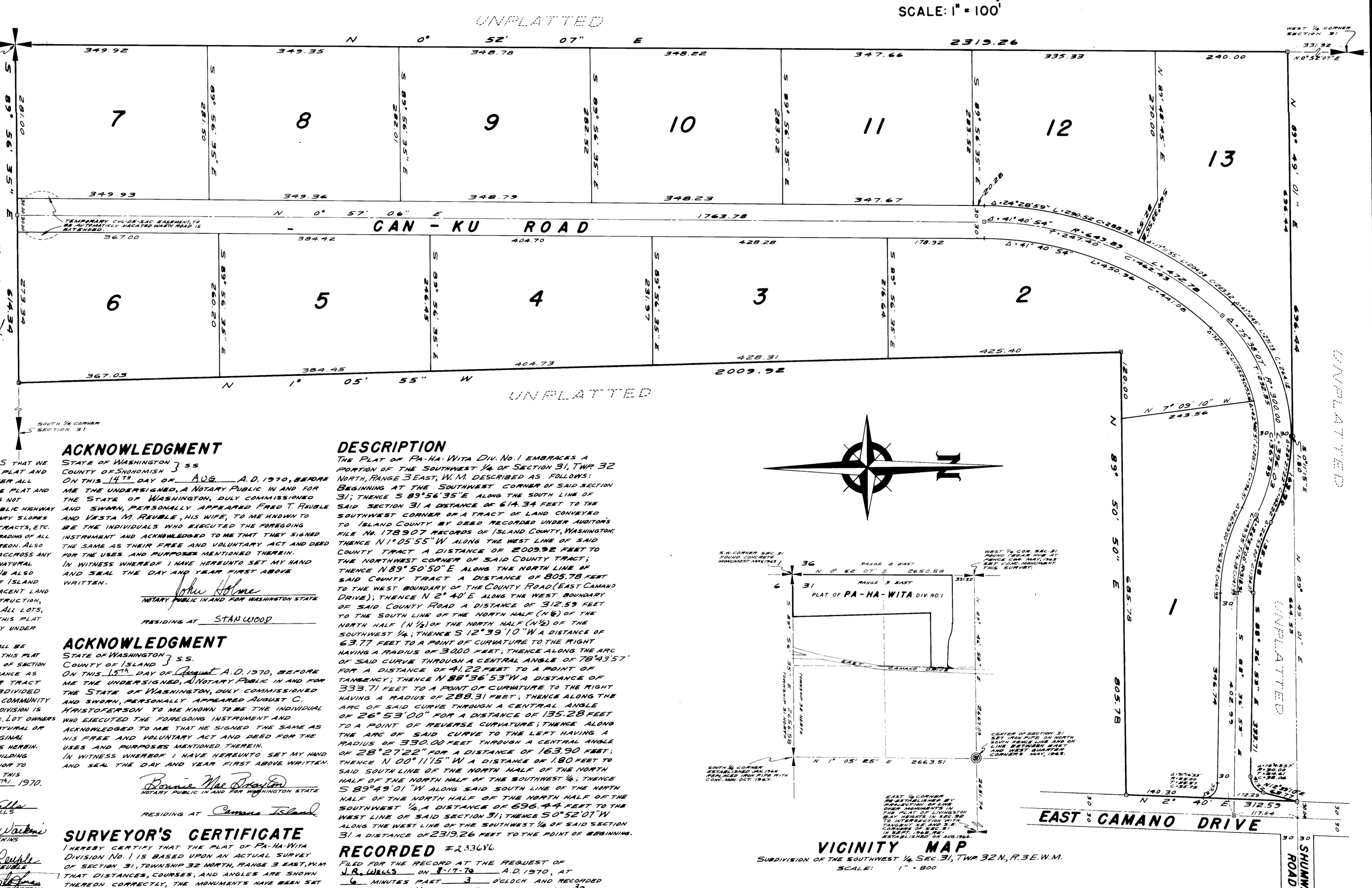
3999032

30.

PLAT OF PA-HA-WITA DIV. NO. 1

SECTION 31, T. 32 N., R. 3 E., W. M.
CAMANO ISLAND, WASH.
SCALE: 1" = 100'



TREASURER'S CERTIFICATE

I, T.F. CARSHADDEN, TREASURER OF ISLAND COUNTY WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED IN THIS PLAT ARE PAID TO AND INCLUDING THE YEAR 1971.

T.F. Carshadden
ISLAND COUNTY TREASURER
BY Ruth E. Zylstra
DEPUTY

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 17 DAY OF Aug A.D. 1970.
BOARD OF COUNTY COMMISSIONERS:

E. E. Christer
John R. Vandenzandt
W. F. A. Guest

ATTEST: Wolf Libby
ISLAND COUNTY AUDITOR

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.100 THIS 17 DAY OF Aug A.D. 1970.

ISLAND COUNTY ENGINEER

DEDICATION

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 IN THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREET, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACCROSS ANY LOT OR LOTS 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 RESTRICTION:
ALL PERMANENT STRUCTURES OR BUILDINGS SHALL BE LOCATED ON ALL LOTS, TRACTS, OR PARCELS OF THIS PLAT COMPLYING WITH THE SET BACK REGULATIONS OF SECTION 5 OF THE ISLAND COUNTY INTERIM ZONING ORDINANCE AS AMENDED SEPTEMBER 16, 1968. NO LOT, OR TRACT OF THIS PLAT SHALL BE FURTHER SUBDIVIDED UNTIL SANITARY SEWER SERVICE AND COMMUNITY WATER SERVICE LINES ARE AVAILABLE OR SUCH SUBDIVISION IS APPROVED BY THE ISLAND COUNTY COMMISSIONERS. LOT OWNERS MAY NOT BLOCK, DIVERT, OR RESTRICT ANY NATURAL OR CONSTRUCTED DRAINAGE COURSE FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREIN. 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 Aug 15TH 1970.

J. R. Wells — J.R. WELLS
Betty J. Wells — BETTY J. WELLS
Ronald M. Watkins — RONALD M. WATKINS
Esther M. Watkins — ESTER M. WATKINS
Fred T. Reuble — FRED T. REUBLE
Vesta M. Reuble — VESTA M. REUBLE
August C. Kristoferson — AUGUST C. KRISTOFERSON

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF ISLAND
ON THIS 15TH DAY OF August A.D. 1970, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED J.R. WELLS AND BETTY J. WELLS, HIS WIFE, ALSO RONALD M. WATKINS AND ESTER M. WATKINS, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED 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.

Bonnie Mae Brayton
NOTARY PUBLIC IN AND FOR WASHINGTON STATE
RESIDING AT: Camano Island

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF SNOHOMISH
ON THIS 14TH DAY OF AUG A.D. 1970, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED FRED T. REUBLE AND VESTA M. REUBLE, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED 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.

John Holme
NOTARY PUBLIC IN AND FOR WASHINGTON STATE
RESIDING AT STANWOOD

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF ISLAND
ON THIS 15TH DAY OF August A.D. 1970, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED AUGUST C. KRISTOFERSON TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS 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.

Bonnie Mae Brayton
NOTARY PUBLIC IN AND FOR WASHINGTON STATE
RESIDING AT Camano Island

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF PA-HA-WITA DIVISION NO. 1 IS BASED UPON AN ACTUAL SURVEY OF SECTION 31, TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M. THAT 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.

John E. Leonard Jr.
JOHN E. LEONARD JR. L.S. & P.E.
PARKER, LEONARD AND ASSOCIATES, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
BURLINGTON, WASHINGTON

CERTIFICATE OF TITLE

RECORDED Aug. 17 1970 FILE NO. 233695
VOLUME 222 PAGE 179 ISLAND COUNTY WASHINGTON.

DESCRIPTION

THE PLAT OF PA-HA-WITA DIV. NO. 1 EMBRACES A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TWP. 32 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE S 89°56'35"E ALONG THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 614.34 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ISLAND COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE No. 178907 RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE N1°05'55"W ALONG THE WEST LINE OF SAID COUNTY TRACT A DISTANCE OF 200.92 FEET TO THE NORTHWEST CORNER OF SAID COUNTY TRACT; THENCE N89°50'50"E ALONG THE NORTH LINE OF SAID COUNTY TRACT A DISTANCE OF 805.78 FEET TO THE WEST BOUNDARY OF THE COUNTY ROAD (EAST CAMANO DRIVE); THENCE N 2°40'E ALONG THE WEST BOUNDARY OF SAID COUNTY ROAD A DISTANCE OF 312.53 FEET TO THE SOUTH LINE OF THE NORTH HALF (N1/2) OF THE NORTH HALF (N1/2) OF THE SOUTHWEST 1/4; THENCE S 12°39'10"W A DISTANCE OF 63.77 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°43'57" FOR A DISTANCE OF 41.22 FEET TO A POINT OF TANGENCY; THENCE N88°36'53"W A DISTANCE OF 333.71 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 288.31 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°53'00" FOR A DISTANCE OF 135.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET THROUGH A CENTRAL ANGLE OF 28°27'22" FOR A DISTANCE OF 163.90 FEET; THENCE N 00°11'15"W A DISTANCE OF 1.80 FEET TO SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST 1/4; THENCE S 89°49'01"W ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST 1/4, A DISTANCE OF 696.44 FEET TO THE WEST LINE OF SAID SECTION 31; THENCE S0°52'07"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31 A DISTANCE OF 2319.26 FEET TO THE POINT OF BEGINNING.

RECORDED #233696

FILED FOR THE RECORD AT THE REQUEST OF J.R. Wells ON 8-17-70 A.D. 1970, AT 6 MINUTES PAST 3 O'CLOCK AND RECORDED IN VOLUME 11 OF PLATS, AT PAGE 30 RECORDS OF ISLAND COUNTY, WASHINGTON.

Wolf Libby
ISLAND COUNTY AUDITOR
BY Cherry Amerson
DEPUTY

COUNTY AUDITOR'S SEAL — COUNTY TREASURER'S SEAL — COUNTY ENGINEER'S SEAL — SURVEYOR'S SEAL — NOTARY'S SEAL — NOTARY'S SEAL — NOTARY'S SEAL

VICINITY MAP

SUBDIVISION OF THE SOUTHWEST 1/4 SEC. 31, TWP. 32 N., R. 3 E. W.M.
SCALE: 1" = 800'

● ---------- DENOTES CONCRETE MONUMENT

PA-HA-WITA
DIVISION NO. 1

DRAWING NUMBER
Pa-Ha-Wita #1
Camano

PLAN HOLD