DRAWING NUMBER
Pondilla Estates #1

PLAN HOLD CORPORATION · TORRANCE · CALIFORNIA
NUMBER 81-NO-020814

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

PLAN HOLD

SURVEYOR'S CERTIFICATE

I, H.L. MORGAN HEREBY CERTIFY THAT THE ADJOINING PLAT OF PONDILLA ESTATES, DIVISION NO. ONE, IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET, THAT ALL LOTS HAVE BEEN STAKED ON THE GROUND AS SHOWN AND THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN OBSERVED.

H. L. Morgan
H.L. MORGAN
Registered Civil Engineer & Land Surveyor

TREASURER'S CERTIFICATE

I, HARRY A. LANG, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED IN THIS PLAT ARE PAID TO AND INCLUDING THE YEAR 1965.

Harry A. Lang
County Treasurer
By: Ruth E. Zylstra, Deputy

CERTIFICATE OF TITLE

RECORDED May 3, 1965, FILE NO. 171881
VOLUME 30 PAGE 161 ISLAND COUNTY, WASINGTON.

171882

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HOWARD A. PATRICK ON May 3 1965, AT 43 MINUTES PAST 1, PM AND RECORDED IN VOLUME 1, OF PLATS, PAGE 28, RECORDS OF ISLAND COUNTY, WASHINGTON.

J.W. LIBBEY
County Auditor

M Cook
Deputy

ENGINEER'S APPROVAL

APPROVED THIS 3 DAY OF May 1965.

Richard C. Auseman
County Engineer

RICHARD C. AUSEMAN · STATE OF WASHINGTON · PROFESSIONAL ENGINEER

COMMISSIONERS' APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 3RD DAY OF May, 1965

John R Vandenzicht
E.E. Christer
F. A. Gresch
Board of County Commissioners

J.W. Libbey
County Auditor

DESCRIPTION

THE ADJOINING PLAT OF PONDILLA ESTATES, DIV. NO. ONE EMBRACES THE FOLLOWING DESCRIBED TRACT OF LAND IN GOVERNMENT LOT 3, SECTION 25, TOWNSHIP 32 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 25, THENCE NORTH 0°10'23" EAST 1769.85 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89°38'34" EAST 40.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0°10'23" EAST 753.49 FEET TO THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ISLAND COUNTY, WASHINGTON, BY DEED RECORDED IN VOLUME 82 OF DEEDS, PAGE 531, UNDER AUDITOR'S FILE NUMBER 97847; THENCE SOUTH 88°34'54" EAST 501.58 FEET TO THE SOUTHEAST CORNER OF SAID COUNTY TRACT; THENCE NORTH 1°27'59" EAST 35.01 FEET; THENCE NORTH 14°37'06" EAST 100.76 FEET TO THE NORTH LINE OF SAID GOVERNMENT LOT; THENCE SOUTH 89°07'15" EAST 243.72 FEET ALONG SAID NORTH LINE; THENCE SOUTH 37°48'06" WEST 138.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 328.10 FEET; THENCE SOUTHERLY ALONG SAID CURVE 143.78 THROUGH AN ARC OF 25°06'30"; THENCE SOUTH 12°41'36" WEST 30.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 351.97 FEET; THENCE SOUTHERLY ALONG SAID CURVE 137.45 FEET THROUGH AN ARC OF 22°22'30"; THENCE SOUTH 9°40'54" EAST 194.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 316.48 FEET; THENCE SOUTHERLY 256.02 FEET ALONG SAID CURVE THROUGH AN ARC OF 46°21'00"; THENCE SOUTH 36°40'06" WEST 43.77 FEET; THENCE NORTH 89°38'34" WEST 566.35 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, PONDILLA ESTATES, A PARTNERSHIP, OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS SHOWN ON THE PLAT, EXCEPT THOSE MARKED "PRIVATE ROAD", AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAYS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS 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.

TRACT A IS HEREBY DEDICATED TO THE USE OF ALL OWNERS OF THIS PLAT & ANY FUTURE ADDITIONS THERETO FOR RECREATIONAL PURPOSES AND COMMUNITY ACTIVITIES.

RESTRICTIONS

ALL LOTS OR TRACTS 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, 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 ITS NARROWEST PART ON A NORMAL RECTANGULAR LOT.

NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, TRACT, OR PARCEL OF THIS PLAT CLOSER THAN 20 FEET TO THE MARGIN OF ANY STREET OR ROAD.

CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.

WHERE SEPTIC TANKS AND DRAIN FIELDS ARE NOT APPROVED, A SEWAGE TREATING SYSTEM OR OTHER APPROVED MEANS OF DISPOSAL SHALL BE ADOPTED AND APPROVED BEFORE BUILDING PERMITS WILL BE ISSUED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 23RD DAY OF OCTOBER, 1964.

PONDILLA ESTATES
BY:
Clarence M. Shepherd
Partner
Howard A. Patrick
Partner

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THIS 23RD DAY OF OCTOBER, A.D. 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CLARENCE M. SHEPHERD AND HOWARD A. PATRICK, TO ME KNOWN TO BE THE OWNERS OF PONDILLA ESTATES, THE PARTNERSHIP THAT 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 HEREIN.

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

H. L. Morgan
Notary Public in and for the State of Washington
RESIDING AT OAK HARBOR

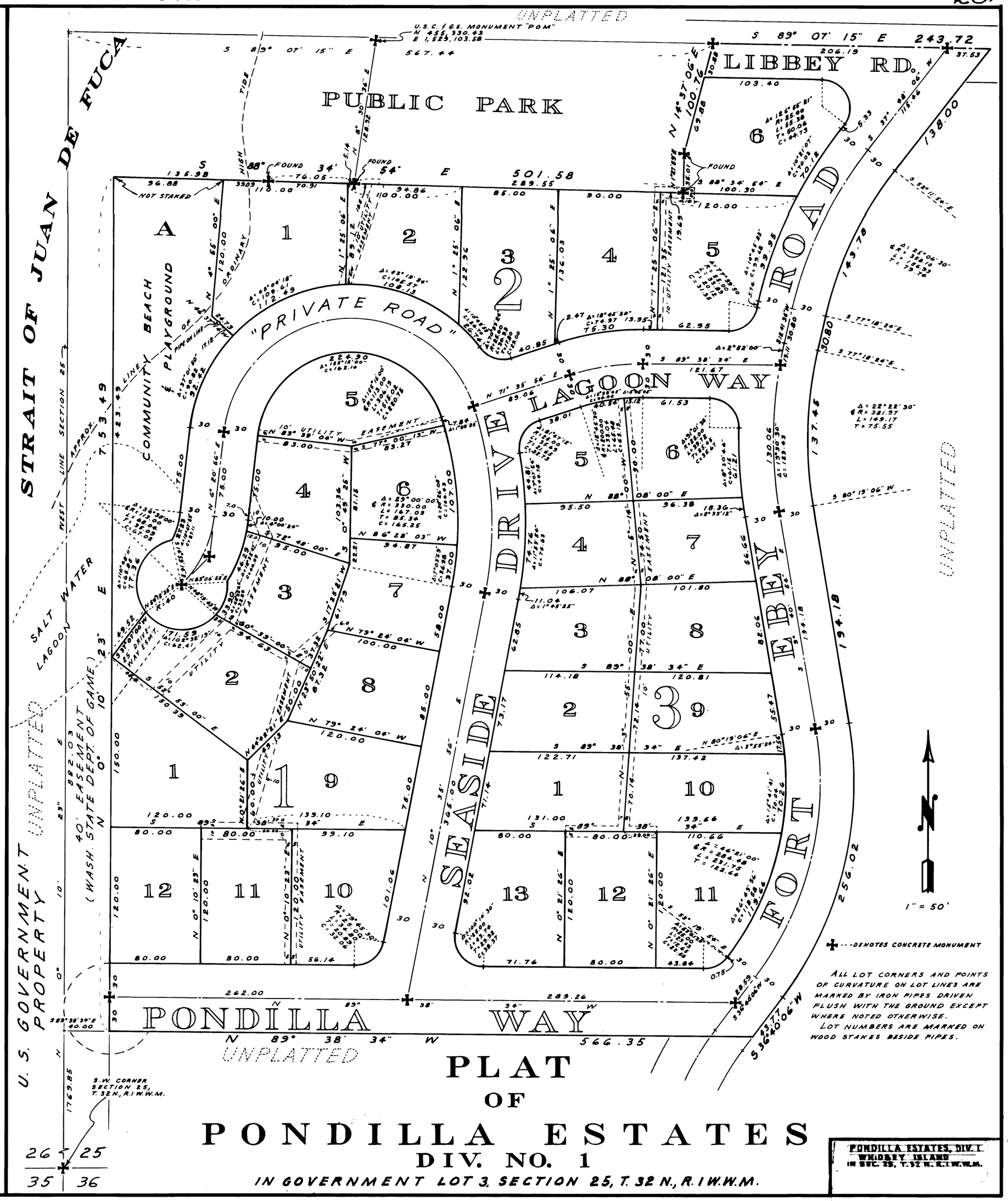
EASEMENT PROVISIONS

An easement is hereby reserved for and granted to

Puget Sound Power & Light Company
AND
WEST COAST TELEPHONE CO.

and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purpose.

All permanent utility services shall be provided by underground service exclusively.



PLAT OF PONDILLA ESTATES DIV. NO. 1

IN GOVERNMENT LOT 3, SECTION 25, T. 32 N., R. 1 W.W.M.

PONDILLA ESTATES, DIV. 1
WHIDBEY ISLAND
IN SEC. 25, T. 32 N., R. 1 W.W.M.

A.W.G.