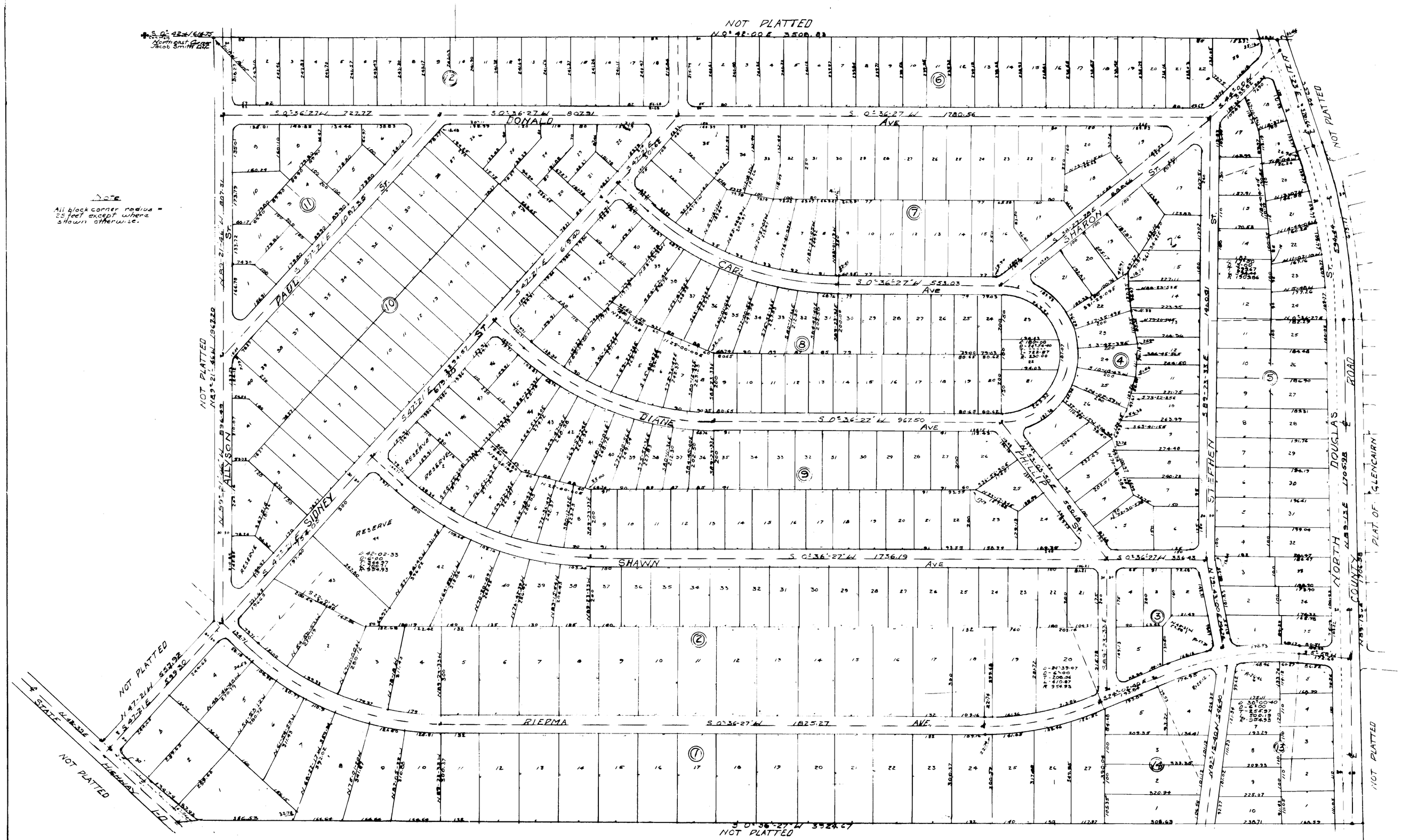
3997917

43.

DRAWING NUMBER
Rolling Hills #1
1/2



NOTE
All block corner radius = 25 feet except where shown otherwise.

PLAT OF
ROLLING HILLS
JACOB SMITH D.L.C.

PLAN HOLD

Sheet #1 of 2
ROLLING HILLS

DRAWING NUMBER
Rolling Hills #1
2/2

3997917

DESCRIPTION

Beginning at a point that is S 0°42'00" W 614.75 feet from the Northeast corner of the Jacob Smith DLC. in Sections 20-21-28 & 29 Twp 32 N. Rge. 1, E W.M. said point being on the East boundary of said DLC thence N 89°21'46" W - 1967.20 feet. thence N 47°21'W 557.92 feet to the South boundary of State Highway 1-D- thence on said Highway boundary S 42°39' W - 392.50 feet to the West boundary of the said DLC. thence on said West boundary S 0°36'27" W 3924.67 feet to the center line of a County road thence on said centerline N 89°13' W 1705.95 feet to the beginning of a curve to the left with a central angle of 17°50' and a radius of 1909.86 feet thence on said curve 594.44 feet thence N 71-23 E 370.66 feet to the East boundary of said DLC. thence N 0°42-00 E. 13572.14 feet on said East boundary to the point of beginning.

DEDICATION

Know all men by these presents:-
That we the undersigned owners in fee simple of the above described lands do hereby dedicate the plat to be known as "ROLLING HILLS" and do hereby dedicate to the public forever all streets and roads shown thereon.

Right being reserved to construct and maintain public utilities on said Streets and Roads either above or below ground and to make all necessary slopes for cuts or fills upon the lots shown in the original grading of said Streets and roads also the right to drain the Streets or Roads over or across any lot or lots where water may take a natural course.

No building shall be placed or maintained on any lot except a private dwelling garage or suitable out building for the sole use of the owner and occupant, except as here after stated

Exterior work on any building shall be completed within one year from start of construction. No imitations of any material shall be used for exterior finish, finish shall be of wood, stone brick glass, concrete or a like material. Roofs can be of any standard roofing

Sewerage disposal shall be by Septic tank or by a method approved by the County Board of Health.

No building shall be erected within 25 feet of the street nor within 5 feet of the side property line. except a garage which may be within 1 foot of side property line.

Exception: Lots 1-2-3-4-5-6 Block 1. Lots 1-2 Block 2 - Lots 1-2-3-45-Block 3 Lots-1-2-3-33-34-35-Block 5- Lots 5-6 Block 13 - Lots 4-5 - Block 14 are here with zoned for business.

Each lot is entitled to one hook-up to the private water system. The cost of hook-up and meter to be paid for by the lot owners

Ownership of those areas marked Reserve and the water system will be conveyed to a private non-profit corporation to be known as "Rolling Hills Glencairn Inc, an interest in any lot carries the ownership of one membership in said corporation subject to the Articles and By-laws there-of.

Don Eastvold
Mahsha W. Smith
H. Howard Schroeder
Elva T. Eastvold
Virginia C. Schroeder
M. Ruth Smith
Jacob B. Riepma
Jennie K. Morris

DEDICATION CONT:-

Also together with rights of usage in and to certain areas marked "Reserve" as shown on the "Plat of Glencairn" and subject to the obligation to share proportionately in the cost of maintaining the same.

No lot or tract, or portion of a lot or tract of this plat shall be divided and sold or resold or ownership change or transferred where by the ownership of any portion of this plat shall be less than 7500 square feet or less than 60 feet in width.

PLAT OF
ROLLING HILLS
DIVISION No 1

CERTIFICATE OF TITLE
RECORDED JULY 21, 1959 FILE No. 123191, VOLUME 29 OF MISCELLANEOUS RECORDS, PAGE 93, ISLAND COUNTY, WASHINGTON.

ENGINEERS CERTIFICATE

I hereby certify that the plat of ROLLING HILLS is based on an actual survey of the Jacob Smith DLC in Sections 20-21-28-29 Twp 32 N. Rge 1 E WM and that all the lot and corner stakes are set and monuments placed as indicated on the plat.

Civil Engineer - Land Surveyor

C. H. NORRIS STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

COUNTY ENGINEER

Examined and Approved by me on this 29th day of June AD 1959

County Engineer - Island Co. Wn

TREASURER'S CERTIFICATE

I, the Treasurer of Island Co. Wn do here by certify that all taxes have been paid on the within described lands up to and including the year AD 19 60
In witness whereof I have here unto set my hand and affixed my official seal on this 15th day of June AD 1959

Harvey A. Lange
Treasurer of Island Co. Wn.
By: Ruth E. Zylstra, Deputy

COUNTY COMMISSIONERS

Presented to the Board of County Commissioners and Approved on this 29th day of June AD 1959.

Attest

Clerk of Board

Board of County Commissioners

123207

AUDITORS CERTIFICATE

Filed for record at the request of SURF & SANDS ESTATES on this 22 day of July AD 1959 at 22 minutes past 8:00 o'clock A M and recorded in Volume 6 Pages 43 & 44 record of Plats of Island Co Wn

Auditor of Island Co Wn

ACKNOWLEDGMENT

State of Washington.
County of King } ss.

On this day personally appeared before me Don Eastvold and Elva T. Eastvold his wife, Mahsha W. Smith and M. Ruth Smith his wife, Howard H. Schroeder and Virginia C Schroeder, his wife, to me known to be the individuals who executed the within and foregoing DEDICATION and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.
Given under my hand and official seal this 10th day of June AD. 1959.

Notary Public in and for the State of Washington residing at Bellevue

State of Washington
County of ISLAND } ss.

On this day personally appeared before me Jacob B. Riepma, a widower and Jennie K Morris, a widow, to me known to be the individuals who executed the within and foregoing DEDICATION and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.
Given under my hand and official seal this 17th day of JULY AD 1959

Chester B. Martin
Notary Public in and for the State of Washington, residing at COUPEVILLE

PLAN HOLD