3096540

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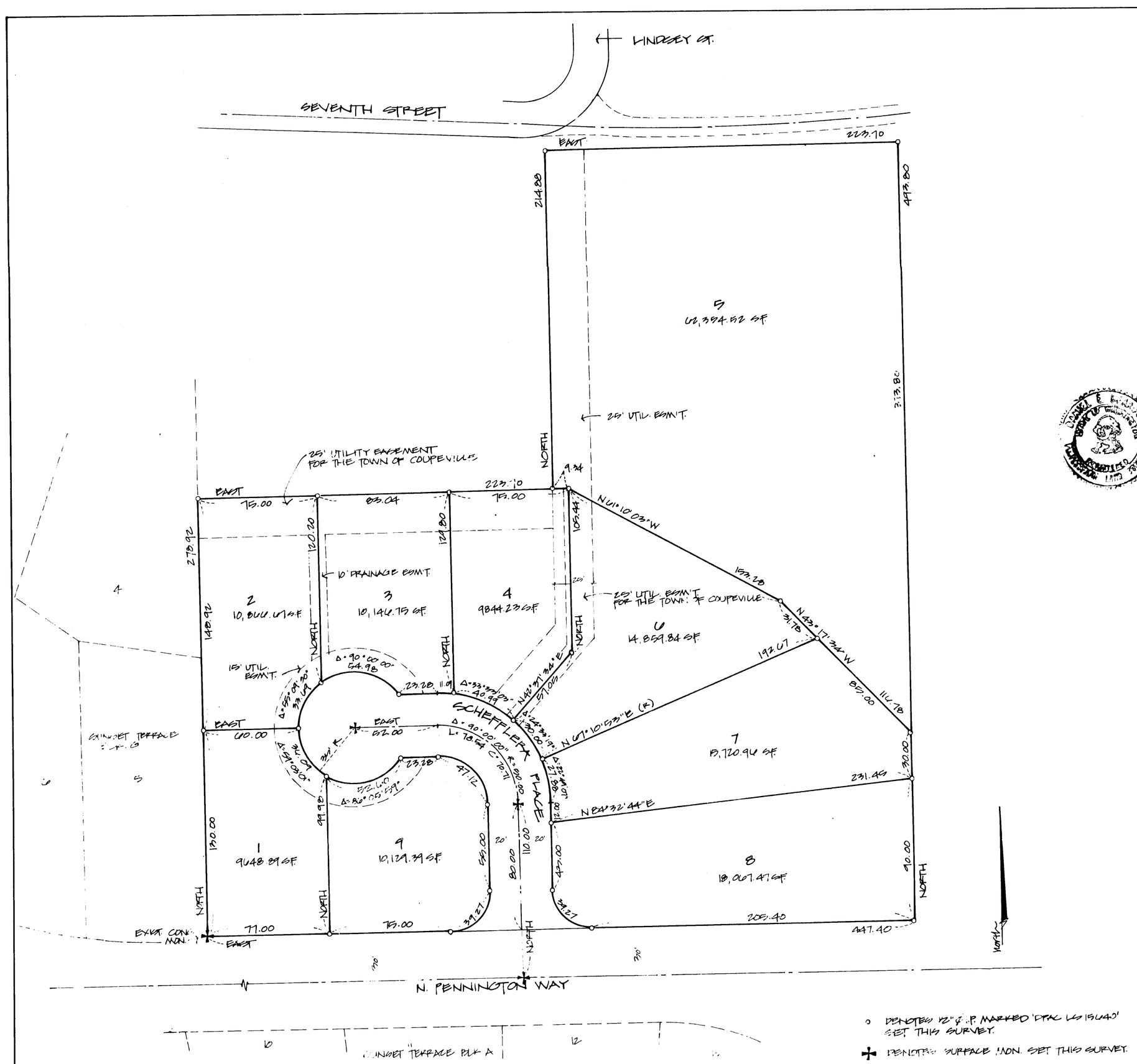

○ DENOTES 1/2" I.P. MARKED 'DTAC LS 15140' SET THIS SURVEY.

✚ DENOTES SURFACE MON. SET THIS SURVEY.

HORIZONTAL DATUM - PLAT OF SUNSET TERRACE

CERTIFICATE OF TITLE

RECORDED THIS 15th DAY OF December, 1989, IN VOLUME 587 PAGE 2918, UNDER AUDITOR'S FILE NO. 89018619, RECORDS OF ISLAND COUNTY, WASHINGTON.

Nancy W. Denise
ISLAND COUNTY AUDITOR

Kay Denise Simons
DEPUTY

APPROVALS

I HEREBY CERTIFY THAT THE PLAT OF RYAN'S WOODS IS DULY APPROVED BY THE CITY OF COUPEVILLE PLANNING COMMISSION THIS 20 DAY OF NOVEMBER, 1988.

CHAIRMAN

APPROVED BY THE COUNCIL OF THE CITY OF COUPEVILLE, WASHINGTON THIS 11 DAY OF December, 1989.

CITY CLERK

MAYOR

APPROVED BY THE CITY ENGINEER, CITY OF COUPEVILLE THIS 6th DAY OF DEC., 1989.

CITY ENGINEER

PLAT OF
RYAN'S WOODS

G.L. 3, SECTION 34, TWP. 32 N., R. 1 E. W.M.
TOWN OF COUPEVILLE

R13234-289-1650

LEGAL DESCRIPTIONS

THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 34, TWP. 32 N., R 1 E. W.M., DESCRIBED AS FOLLOWS:

ALL OF VACATED N.V. WICKERS...M AND TORGENSON'S ADDITION TO THE CITY OF COUPEVILLE, AS RECORDED IN VOL. 1 OF PLATS, PG 10, RECORDS OF ISLAND COUNTY, WASHINGTON; TOGETHER WITH THOSE PORTIONS OF THE VACATED EAST 30 FT. OF LEACH ST., THE VACATED SOUTH 30 FT. OF THE WEST 200 FT. OF SOUTH ST., VACATED WICKERSHAM ST., AND VACATED TORGERSON ST., WHICH ATTACH THERETO BY OPERATION OF LAW.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 5 IN SECTION 34, TWP. 32 N., R 1 E. W.M. THAT IS NORTH 278.92 FT. FROM THE SOUTHWEST CORNER OF SAID GOV. LOT 5; THENCE NORTH ALONG THE WEST LINE OF SAID GOV. LOT 5 A DISTANCE OF 214.88 FT. TO THE SOUTH LINE OF SOUTH STREET IN THE TOWN OF COUPEVILLE; THENCE EAST ALONG SAID SOUTH LINE 223.10 FT.; THENCE SOUTH 214.88 FT. TO A POINT EAST OF THE PLACE OF BEGINNING; THENCE WEST 223.10 FT. TO THE PLACE OF BEGINNING;

ALSO EXCEPT THAT PORTION CONVEYED TO THE TOWN OF COUPEVILLE BY INSTRUMENT RECORDED JULY 9, 1930, UNDER AFN. 35227, RECORDS OF ISLAND COUNTY, WASHINGTON. - ALSO EXCEPT SOUTH ST. AS SHOWN ON SAID PLAT OF WICKERSHAM AND TORGENSON'S ADDITION.

SURVEYOR'S CERTIFICATE

I, DANIEL BEARDSLEE, HEREBY CERTIFY THAT THE PLAT OF RYAN'S WOODS IS BASED ON AN ACTUAL SURVEY, THAT THE COURSES AND DISTANCES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET, AND ALL LOT CORNERS HAVE BEEN STAKED UPON THE GROUND AS SHOWN.

DANIEL E BEARDSLEE, REGISTERED LAND SURVEYOR
CERTIFICATE NO. 15140

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO: PUGET SOUND POWER AND LIGHT CO., GENERAL TELEPHONE COMPANY OF THE NORTHWEST, TCI CABLEVISION, AND THEIR RESPECTIVE SUCCESSORS AND THEIR ASSIGNEE UNDER THE EXTERIOR 7 FT. OF THE FRONT OF EACH LOT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, WIRES, VAULTS, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE AND CABLE TELEVISION SERVICES TOGETHER WITH THE RIGHT TO ENTER ON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS AND WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF, FOR ALL PUBLIC PURPOSES NOT INCONSTANT WITH THE USE THEREOF FOR PUBLIC ROADS. 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 THE STREETS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID STREETS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS GRADED. LOT OWNERS ARE PROHIBITED FROM BLOCKING, DIVERTING OR RESTRICTING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSES FOLLOWING REASONABLE ORIGINAL GRADING OF ROADS. COUPEVILLE HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST COUPEVILLE WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID CITY ROADS. ALL LOTS TRACTS OR PARCELS EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED IN VOL. _____ PAGE _____, UNDER AUDITOR'S FILE NO. _____, RECORDS OF ISLAND COUNTY.

CECIL E. STURMANS

PHYLLIS M. RYAN

CHERYL K. STURMANS

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } ss
COUNTY OF ISLAND }

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF December, 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CECIL E. STURMANS AND CHERYL K. STURMANS, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND 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 STATED HEREIN.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Coupeville.

STATE OF WASHINGTON } ss
COUNTY OF ISLAND }

THIS IS TO CERTIFY THAT ON THIS 11th DAY OF December, 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED PHYLLIS M. RYAN, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES STATED HEREIN.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Coupeville.

TREASURER'S CERTIFICATE

I, MAXINE SAUTER, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1989.

ISLAND COUNTY TREASURER

Maxine S. Sauter
DEPUTY

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DATUM PACIFIC INC. THIS 15th DAY OF December, 1989 AT 9:12 A. M. AND RECORDED IN VOL. 13 OF PLATS, PAGE 66, UNDER AUDITOR'S FILE NO. 89018620, RECORDS OF ISLAND COUNTY.

Nancy W. Denise
ISLAND COUNTY AUDITOR

Kay Denise Simons
DEPUTY

SCALE: 1" = 40'	DRAWN BY: DJB	**Datum Pacific Inc** P.O. BOX 308 COUPEVILLE, WASHINGTON	PROJECT NO. 5554
DATE: 11/6/89	CHECKED BY: DEB		SHEET NO. 1 OF 1