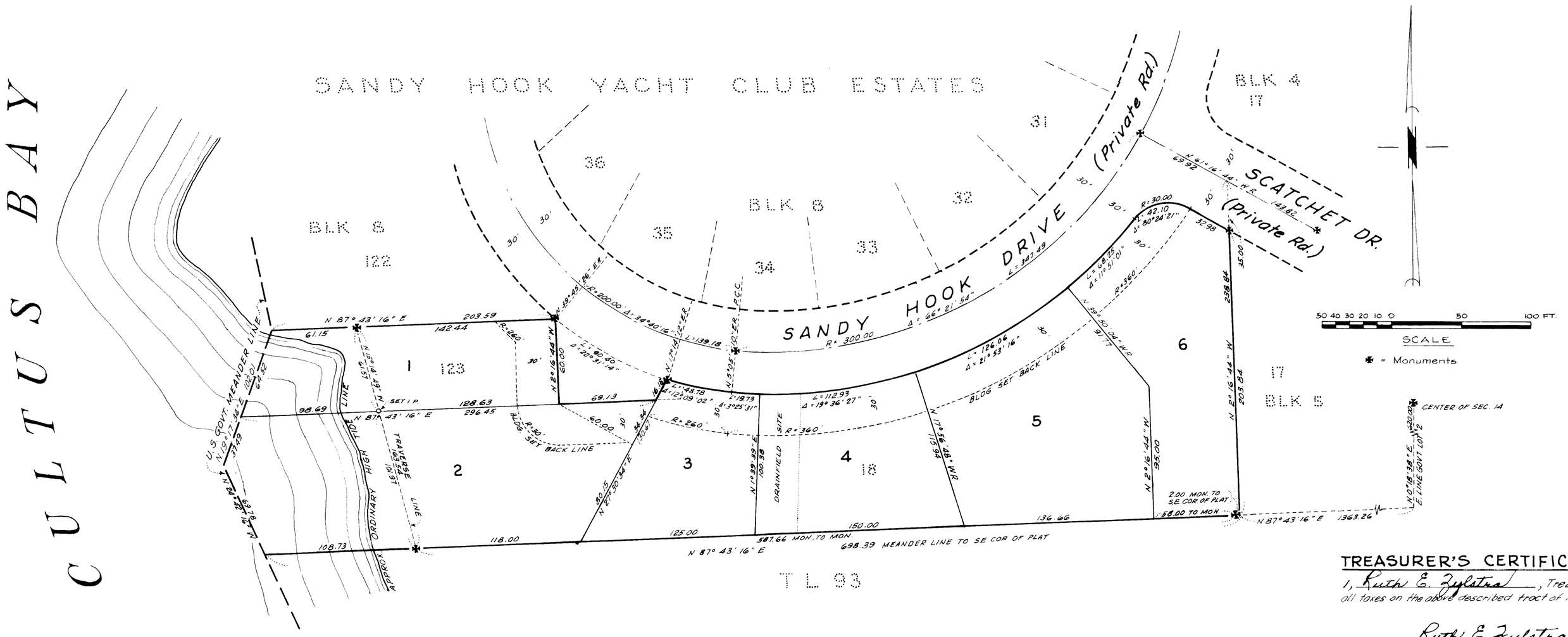
3999028

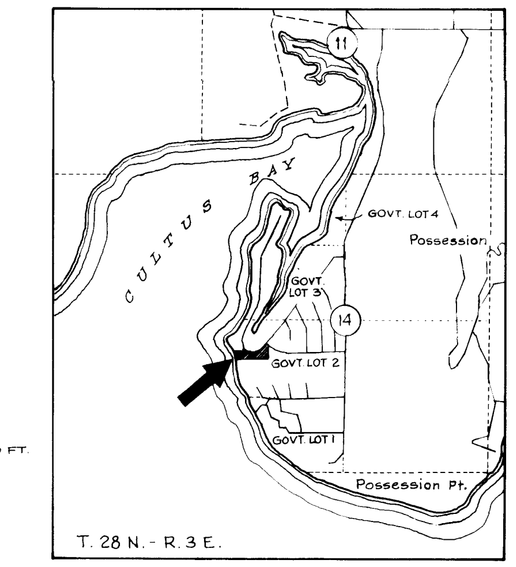
35.

DRAWING NUMBER Sandy HookTerrace

SANDY HOOK TERRACE, DIVISION I

SECTION 14, T. 28 N. - R. 3 E., W.M. ISLAND COUNTY, WASHINGTON





VICINITY MAP

1000 0 1000 2000 3000 4000 FEET

SCALE

DESCRIPTION

The plat of SANDY HOOK TERRACE, DIVISION I, is a replat of Lot 123 Block 8 and Lot 18 Block 5, plat of Sandy Hook Yacht Club Estates, according to the plat thereof recorded in Volume 6 of Plats, pages 67 and 68, records of Island County, Washington.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned, owners in fee simple and mortgagee of the real property being replatted hereunder, hereby incorporate by this replat the entire dedication appearing on the plat of Sandy Hook Yacht Club Estates according to the plat thereof recorded in Volume 6 of Plats, pages 67 and 68, records of Island County, Washington, EXCEPT that the undersigned hereby agree that no permanent structure or building shall be constructed on any lot, tract or parcel of this replat closer than 30 Ft. to the margin of any street or road, and EXCEPT that the undersigned hereby surrender and waive the right to use any of the property subject to this replat for commercial purposes and hereby dedicate the same to the following restricted uses:

1. None of the lots resulting from this replat shall be used for any purpose other than single family residences
2. All dwellings shall have the exterior finished within one year after beginning construction.
3. No house trailers or tents will be allowed.
4. Each dwelling shall have a septic tank for sewage disposal. The drainfield site shown on Lot 4 may be changed upon County Health Dept. approval.
5. Each dwelling shall have a minimum of 600 sq. ft. floor area.
6. Lot width and square footage shall be in accordance with Island County regulations currently in effect.
7. Following the original reasonable grading of roads and ways thereon, owners of lots herein platted shall not cause drainage waters to be blocked, diverted or restricted from their natural or constructed drainage courses.

IN WITNESS WHEREOF we have set our hands and seals this 17th day of November, 1970.

Murdock D. MacPherson — Mary Ellen MacPherson

Murdock D. MacPherson — Mary Ellen MacPherson

Washington Federal Savings and Loan Assn.

Ed Knutson, Ex Vice Pres — L. Jane Pound, Sec

ACKNOWLEDGEMENTS

State of Washington } s.s.
County of King }

This is to certify that on this 17th day of November, 1970, before me the undersigned, a Notary Public, personally appeared Murdock D. MacPherson and Mary Ellen MacPherson, his wife, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year first above written.

Rudolf Adams
Notary Public in and for the State of Washington. Residing at Kirkland

State of Washington } s.s.
County of King }

This is to certify that on this 19th day of November, 1970, before me the undersigned, a Notary Public, personally appeared Elliot K. Knutson and L. Jane Pound, Ex. vice pres. and Secretary respectively, of Washington Federal Savings and Loan Assn., a Washington Corporation, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument.
WITNESS my hand and official seal the day and year first above written.

Rudolf Adams
Notary Public in and for the State of Washington. Residing at Kirkland

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the plat of SANDY HOOK TERRACE, DIVISION I, is based upon an actual survey and subdivision of Section 14, T. 28 N. - R. 3 E., W.M.; that the distances, courses and angles are shown thereon correctly, that the monuments have been set and all lot corners have been staked on the ground.

Kenneth W. Esperseth
Kenneth W. Esperseth, Professional Land Surveyor Certificate No. 8013

TREASURER'S CERTIFICATE

I, Ruth E. Zylstra, Treasurer of Island County, Washington, do hereby certify that all taxes on the above described tract of land have been paid up to and including the year 1971.

Ruth E. Zylstra
Treasurer, Island County — by Deputy Treasurer, Island County

APPROVALS

Examined and approved in accordance with RCW 58.17.160(1) this 21 day of December, 1970

Ralph W. Main
County Engineer

Examined and approved this _____ day of _____, 1970.

County Planning Director

Approved by the Board of County Commissioners this 21ST day of DECEMBER, 1970

County Auditor — County Commissioner

John R. Vandervelde — F. A. Gulick
County Commissioner — County Commissioner

CERTIFICATE OF TITLE

Recorded this 21ST day of DEC., 1970. File No. 236808 Vol. 228 of ISLAND County Records, page 354, records of Island County, Washington.

RECORDING CERTIFICATE #236809

Filed for record at the request of RUSKIN FISHER & ASSOC. this 21ST day of DEC., 1970, at 55 minutes past 10 A.M. and recorded in Vol. 11 of Plats, page 35, records of Island County, Washington.

J. W. Litzy
Island County Auditor — by Deputy Island County Auditor

Ruskin Fisher & Associates, Inc. 70-3594

SANDY HOOK TERRACE
DIVISION NO. I
SEC. 14, T. 28 N., R. 3 E. W.M.

PLAN HOLD