Sandy Hook Yacht Club Estates 1/2

PLAN HOLD

3997895

67

SANDY HOOK YACHT CLUB ESTATES

SECTION 14, TWP. 28 N, R 3 E, W.M.

ISLAND COUNTY, WASHINGTON

DESCRIPTION

This plat of SANDY HOOK YACHT CLUB ESTATES embraces those portions of Gov't Lot 3, and second class tidelands adjoining, and of the northerly 620.00 ft. as measured along the easterly line of Gov't Lot 2 in Section 14, Twp. 28 N, R 3 E, W.M., Island County, Washington lying westerly of the westerly margin of the JEWETT Rd. (County Road) as the same is now established, 40.00 ft. in width; the centerline of said road being described as follows:

Commencing at a point on the north line of said Gov't Lot 3, lying S 88° 36' 15" W thereon 73.92 ft. from the N.E. Corner of said Gov't Lot 3, said point being on a curve to the left the center of which bears S 86°23'27" E 1273.57 ft.; thence southerly along said curve through a central angle of 5°56'01" an arc distance of 131.89 ft. to a point of tangency; thence S 2°19'28" E 1275.90 ft. to an angle point; thence S 0°43'13" E 558.36 ft. to the South line of the North 620.00 ft., as measured along the easterly line of Gov't Lot 2.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that MANSON CONSTRUCTION and ENGINEERING Co. a Washington Corporation; OSBERG CONSTRUCTION Co. a Washington Corporation; Gordon R. ERICKSON and Virginia B. ERICKSON, his wife; owners in fee simple, hereby declare this plat and dedicate to the use of the SANDY HOOK YACHT CLUB ESTATES INC., all streets, avenues, places, and utility easements shown on the plat, 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 all the streets, avenues, places, etc., 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 street or streets are graded. All lots, tracts, or parcels of land embraced in this plat are subject to and shall be sold only under the following reservations.

No permanent structure or building shall be constructed on any lot, tract, or parcel of this plat closer than 20 ft. to the margin of any street or road. No lot, tract, or portion of a lot or tract of this plat shall be divided and sold, or resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 sq. ft. or less than 60 ft. in width at its narrowest part. Construction on any lot shall require a building permit and sewage disposal permit prior to commencement of work.

1. Residential lots restricted to single family residence.
2. All dwellings shall have the exterior finished within one (1) year after beginning construction.
3. No house trailers or tents will be allowed.
4. Each dwelling shall have a septic tank for sewage disposal.
5. Each dwelling shall have a minimum of 600 sq. ft. floor area.

All lots are restricted for residential purposes EXCEPT the following lots which may be used for commercial purposes: Lot 1, Blk. 7; Lots 1, 4, 5, 6, 7, & 18-32 incl. Blk. 1, 1+18 Blk 5; Lots 31-40 incl. & 118-121 incl. Blk. 8. AND EXCEPT the following lots and tracts which are dedicated to the SANDY HOOK YACHT CLUB ESTATES INC. as follows: Tracts A, B and C, Lots 1, 65, and 122, Block 8.
Subj. to art. of Incorp. and by-laws of Sandy Hook Yacht Club Est. Inc. & regulations, reserv. & restrictions contained therein.
IN WITNESS WHEREOF we have hereunto set our hands and seals this 26th day of MAY 1960.

MANSON CONSTRUCTION and ENGINEERING CO. [signature] President [signature] Secretary

OSBERG CONSTRUCTION CO. [signature] Vice-President [signature] Secretary

[signature] Gordon R. ERICKSON [signature] Virginia B. ERICKSON

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.
COUNTY OF KING

This is to certify that on the 26th day of MAY 1960, before me the undersigned, a Notary Public, personally appeared ELMER F. EDWARDS and BILL ROYCE President and Secretary respectively of MANSON CONSTRUCTION and ENGINEERING Co., 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 and that the seal affixed is the corporate seal of said corporation.
WITNESS my hand and official seal the day and year first above written.

Warren E. Ayer
Notary Public in and for the State of Washington
Residing at LYNNWOOD

STATE OF WASHINGTON } ss.
COUNTY OF KING

This is to certify that on the 26th day of MAY 1960, before me the undersigned, a Notary Public, personally appeared ALLAN F. OSBERG and W. J. PIERCE President and Secretary of OSBERG CONSTRUCTION Co., 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 and that the seal affixed is the corporate seal of said corporation.
WITNESS my hand and official seal the day and year first above written.

Warren E. Ayer
Notary Public in and for the State of Washington
Residing at LYNNWOOD

STATE OF WASHINGTON } ss.
COUNTY OF KING

This is to certify that on the 26th day of MAY 1960, before me the undersigned, a Notary Public, personally appeared Gordon R. ERICKSON and Virginia B. ERICKSON 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.

Warren E. Ayer
Notary Public in and for the State of Washington
Residing at LYNNWOOD

R. RUSKIN FISHER PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON

[signature]
R. Ruskin FISHER Pro. Land Surveyor
Certificate No. 2077
Renewal No. 5160004200
May, 1960

[signature]
County Engineer

58591

SHEET 1 OF 2 SHEETS

SANDY HOOK YACHT CLUB ESTATES Sh. 1/2

3997895

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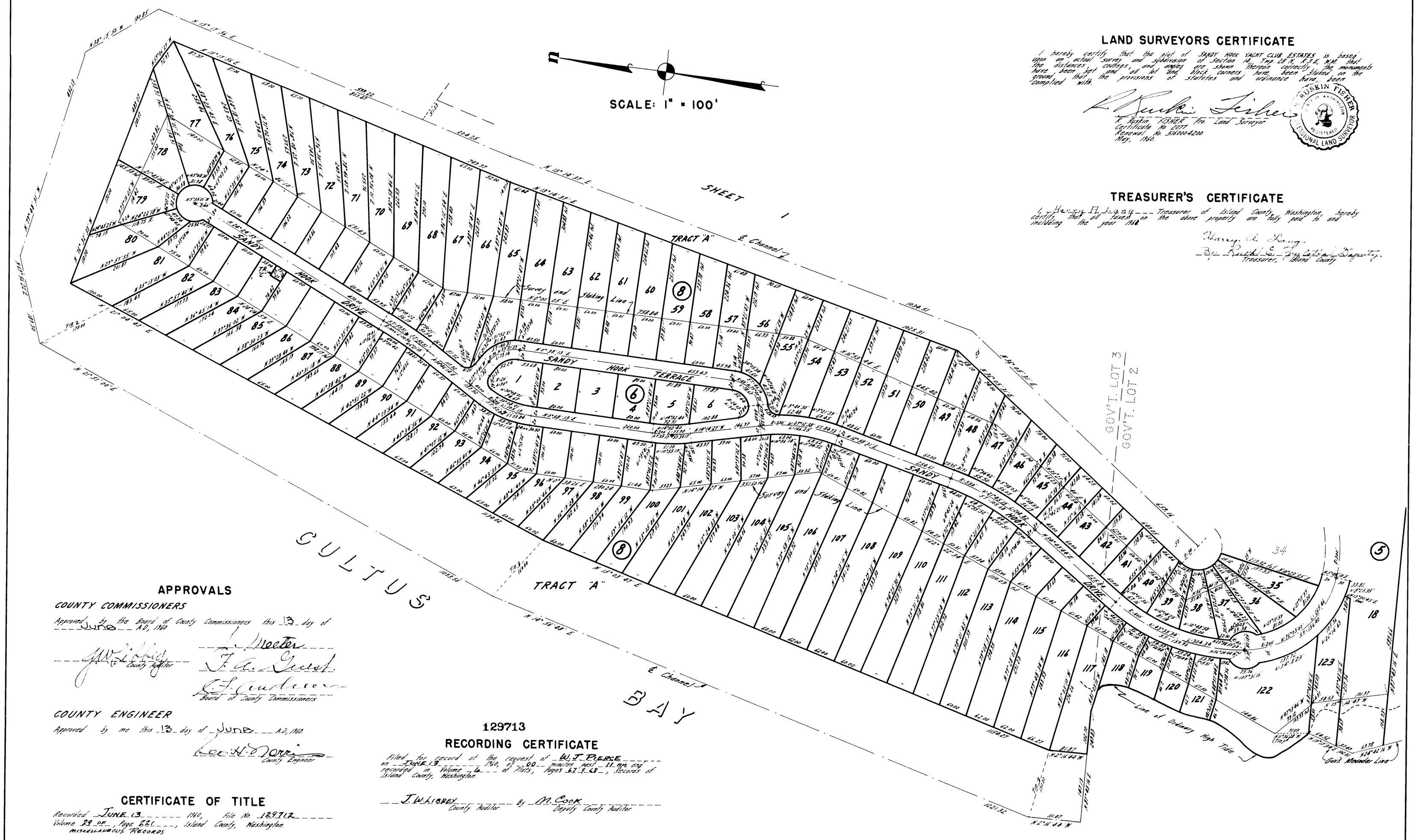
SANDY HOOK YACHT CLUB ESTATES

SECTION 14, TWP. 28N, R3E, W.M.

ISLAND COUNTY, WASHINGTON



LAND SURVEYORS CERTIFICATE

I hereby certify that the plat of SANDY HOOK YACHT CLUB ESTATES is based upon an actual survey and subdivision of Section 14, Twp 28 N, R 3 E, W.M. that the 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, that the provisions of statutes and ordinance have been complied with.

R. Ruskin Fisher
R. Ruskin FISHER Pro. Land Surveyor
Certificate No. 2077
Renewal No. 5160004200
May, 1960.

RUSKIN FISHER
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

TREASURER'S CERTIFICATE

I, Harry A. Lang Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1960.

Harry A. Lang
By Ruth E. Mystical Deputy
Treasurer, Island County

APPROVALS

COUNTY COMMISSIONERS

Approved by the Board of County Commissioners this 13 day of June A.D., 1960

J. W. Libbey
County Auditor

L. Meeter
F. A. Guest
C. F. Andrews
Board of County Commissioners

COUNTY ENGINEER

Approved by me this 13 day of June A.D., 1960.

Leo H. Norris
County Engineer

CERTIFICATE OF TITLE

Recorded June 13 1960, File No. 129712
Volume 29 of, Page 221, Island County, Washington.
MISCELLANEOUS RECORDS

129713
RECORDING CERTIFICATE

Filed for record at the request of W. J. PIERCE on June 13 1960, at 00 minutes past 11 am and recorded in Volume 6 of Plats, Pages 67 & 68, Records of Island County, Washington.

J. W. LIBBEY
County Auditor
By M. COOK
Deputy County Auditor

58591

SHEET 2 OF 2 SHEETS

SANDY HOOK YACHT CLUB ESTATES SHEET 2.

PLAN HOLD