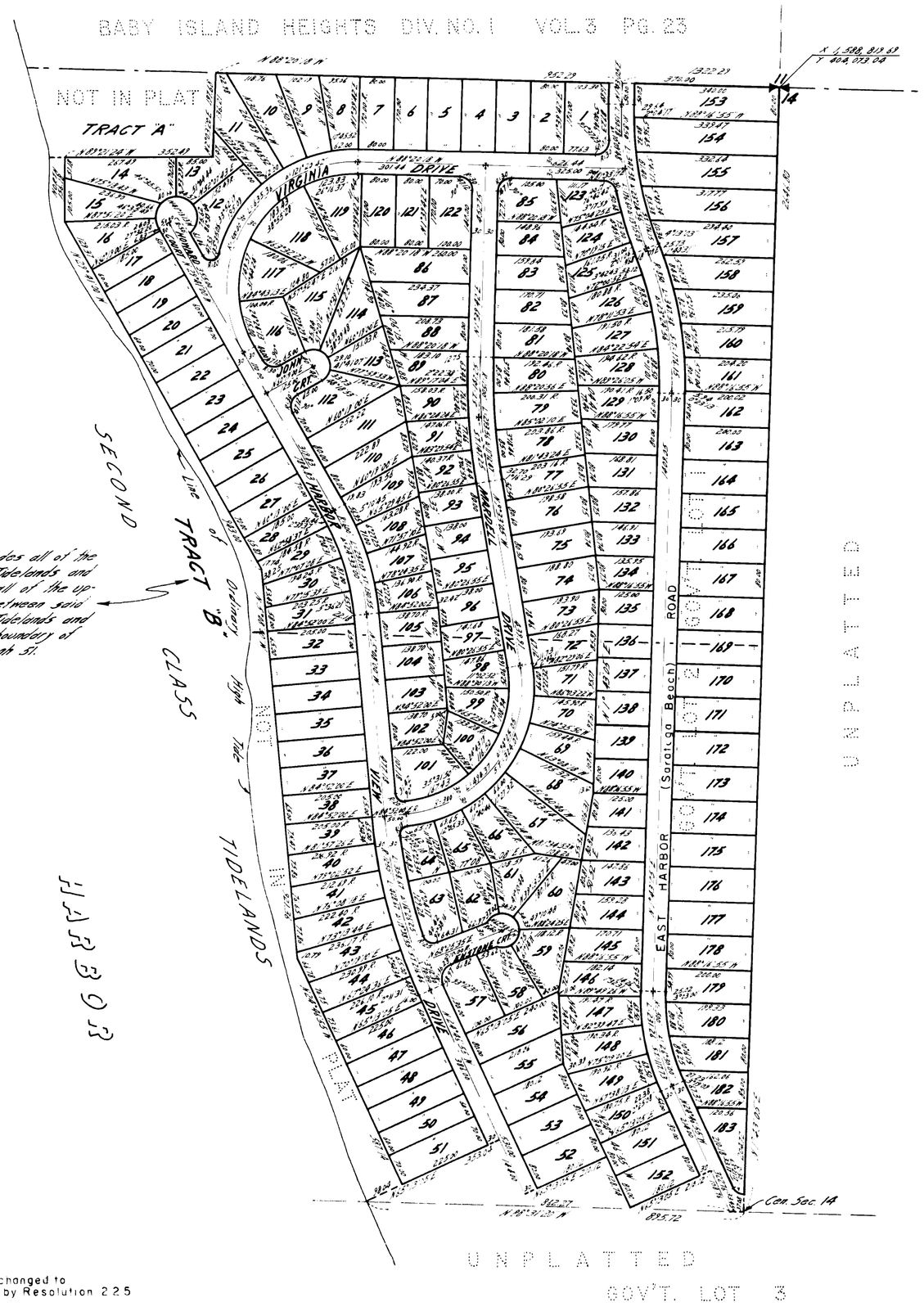
SARATOGA BEACH NO. 1

SECTION 14, TWP. 30N, R2E, W.M.

ISLAND COUNTY, WASHINGTON



NOTE: TRACT "B" includes all of the Second Class Tidelands and also includes all of the uplands lying between said Second Class Tidelands and the westerly boundary of Lots 14 Through 51.

SCALE: 1" = 200'
WASH. NORTH
LAMBERT GRID

NOTE Saratoga Beach Rd changed to East Harbor Rd by Resolution 225

DESCRIPTION

This plat of SARATOGA BEACH No. 1 embraces all of Gov't Lots 1 and 2, in Section 14, Twp 30 N, R2E, W.M, Island County, Washington.

EXCEPT

that portion of said Gov't Lot 1, described as follows: The North 200.00 ft of said Gov't Lot 1, extending East 400.00 ft from the West line of said Gov't Lot 1, Together With Tidelands of the Second Class situated in front of, adjacent to or abutting thereon; said property being bounded by an existing fence, and as surveyed in the field, said exception to be more properly described as follows: Beginning at a point on the North line of said Gov't Lot 1, lying N 88°21'18" W thereon 1322.29 ft from the N.E Corner of said Gov't Lot 1; thence S 2°23' 20" W along said fence line 197.18 ft; thence N 88°21'28" W along said fence line and prolongation thereof to the Gov't Meander Line; AND also EXCEPT that portion of Gov't Lot 2 described as follows: Beginning at a point on the South line of said Gov't Lot 2 lying N 88°21'22" W thereon 33.45 ft from the S.E Corner of said Gov't Lot 2; thence continuing N 88°21'22" W along said South line 862.27 ft; thence N 65°13'05" E 353.04 ft; thence S 24°46'55" E 144.00 ft; thence N 65°13' 05" E 210.12 ft; thence S 24°46'55" E 128.74 ft; thence N 65°13'05" E 210.12 ft; thence S 24°46'55" E 100.74 ft to the point of beginning, AND also except that portion of said Gov't Lots 1 & 2 lying westerly of a line described as beginning at a point on the South line of said Gov't Lot 2 lying N 88°21'20" W thereon 885.72 ft from the S.E Corner of said Gov't Lot 2, thence N 65°13' 05" E 18.00 ft; thence N 24°46'55" W 587.14 ft; thence N 5°48'00" W 921.36 ft; thence N 29°41'00" W 143.00 ft; thence NORTH 156.18 ft.

LAND SURVEYORS CERTIFICATE

I hereby certify that the plat of SARATOGA BEACH No. 1 is based upon an actual survey and subdivision of Section 14, Twp 30 N, R2E, 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 and that the provisions of statutes and ordinances have been complied with.

R. Rustin Fisher
R. RUSTIN FISHER Reg. Land Surveyor
Certificate No. 5372
Renewal No. 510004200
May, 1962

TREASURER'S CERTIFICATE

I, Harry A. Long Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid up to and including the year 1963.
1964.

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

APPROVALS

COUNTY COMMISSIONERS

Approved by the Board of County Commissioners this 1 day of April A.D. 1963

County Auditor

Board of County Commissioners

COUNTY ENGINEER

Approved by me this 1st day of April 1963

County Engineer

CERTIFICATE OF TITLE

Received April 1, 1963, File No. 151653
Volume 28 of Misc., Page 595, Island County, Washington

151654

RECORDING CERTIFICATE

Filed for record at the request of FORT WARD ESTATES, INC. on April 1, 1963, at 16 minutes past 3 PM and recorded in Volume 7 of Plats, Records of Island County, Washington. PAGE 50

J. D. LIBBEY
County Auditor

Deputy County Auditor

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Col Newlin and Alice Newlin his wife, mortgagees of the land hereby platted, and Fort Ward Estates Inc, a Washington Corporation, owners in fee simple and mortgagors thereof,

hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places, and sewer easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, 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 50 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.

IN WITNESS WHEREOF we have hereunto set our hands and seals.

Col Newlin — Alice Newlin

FORT WARD ESTATES INC.

Jack Morrison, President — Howard K. Schroeder, Secretary

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF KING } ss

This is to certify that on the 1st day of April 1962 before me the undersigned, a Notary Public, personally appeared Col Newlin and Alice Newlin 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

Harry Einstone
Notary Public in and for the State of Washington
Residing at Seattle

STATE OF WASHINGTON
COUNTY OF KING } ss

This is to certify that on the 12th day of June 1962 before me the undersigned, a Notary Public, personally appeared, Jack Morrison and Howard K. Schroeder President and Secretary respectively of Fort Ward Estates, Inc., 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

Harry Einstone
Notary Public in and for the State of Washington
Residing at Seattle

62504