DRAWING NUMBER
Sierra #1 1/7
PLAN HOLD CORPORATION · TORRANCE · CALIFORNIA
REORDER BY NO. 0165A 24
PEEL PAD ULTRA LIFT FILM FOR PRINT CRISPNESS AND HUB TO ADHESIVE
PLAN HOLD

PLAT OF SIERRA DIV. NO. 1

IN THE NORTH 1/2 OF SECTION 25, T. 32 N., R. 1 W., W. M.
INCLUDING A REPLAT OF A PORTION OF OCEANSIDE ESTATES, DIVISION NO. 1
ISLAND COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

I, Robert P. Fakkema, hereby certify that the following plat of SIERRA DIV. NO. 1, is based upon an actual survey, that the courses and distances are shown thereon correctly, that the monuments have been set and all lot and block corners have been staked on the ground and that the provisions of statute and ordinance have been complied with.

ROBERT P. FAKKEMA
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL LAND SURVEYOR

Robert P. Fakkema
ROBERT P. FAKKEMA
Registered Land Surveyor
Certificate No. 8947

TREASURER'S CERTIFICATE

I, Harry A. Lang, Treasurer of Island County, Washington, hereby certify that all taxes on the following property are fully paid to and including the year 1968.

Harry A. Lang
COUNTY TREASURER
BY: Ruth E. Zylstra
DEPUTY COUNTY TREASURER

CERTIFICATE OF TITLE

Recorded MAY 24, 1968, File No. 209488
Volume 178, Page 370, Records of Island County, Washington.

RECORDING CERTIFICATE

\# 209489

Filed for record at the request of A. J. McMillan
on MAY 24, 1968, at 58 minutes past 3 P.M. and recorded
in Volume 18 of Plats, page 5-11, Records of Island County, Washington.

J. W. LIMBEL
COUNTY AUDITOR
BY M Cook
DEPUTY COUNTY AUDITOR

PLANNING COMMISSION APPROVAL

Approved by the Island County Planning Commission this
9th day of APRIL, 1968.

CHAIRMAN

ENGINEER'S APPROVAL

Approved as to form this 29 day of May, 1968.

STATE OF WASHINGTON
10127
Registered
Professional Land Surveyor

Richard A. Dellingham
ACTING COUNTY ENGINEER

COMMISSIONER'S APPROVAL

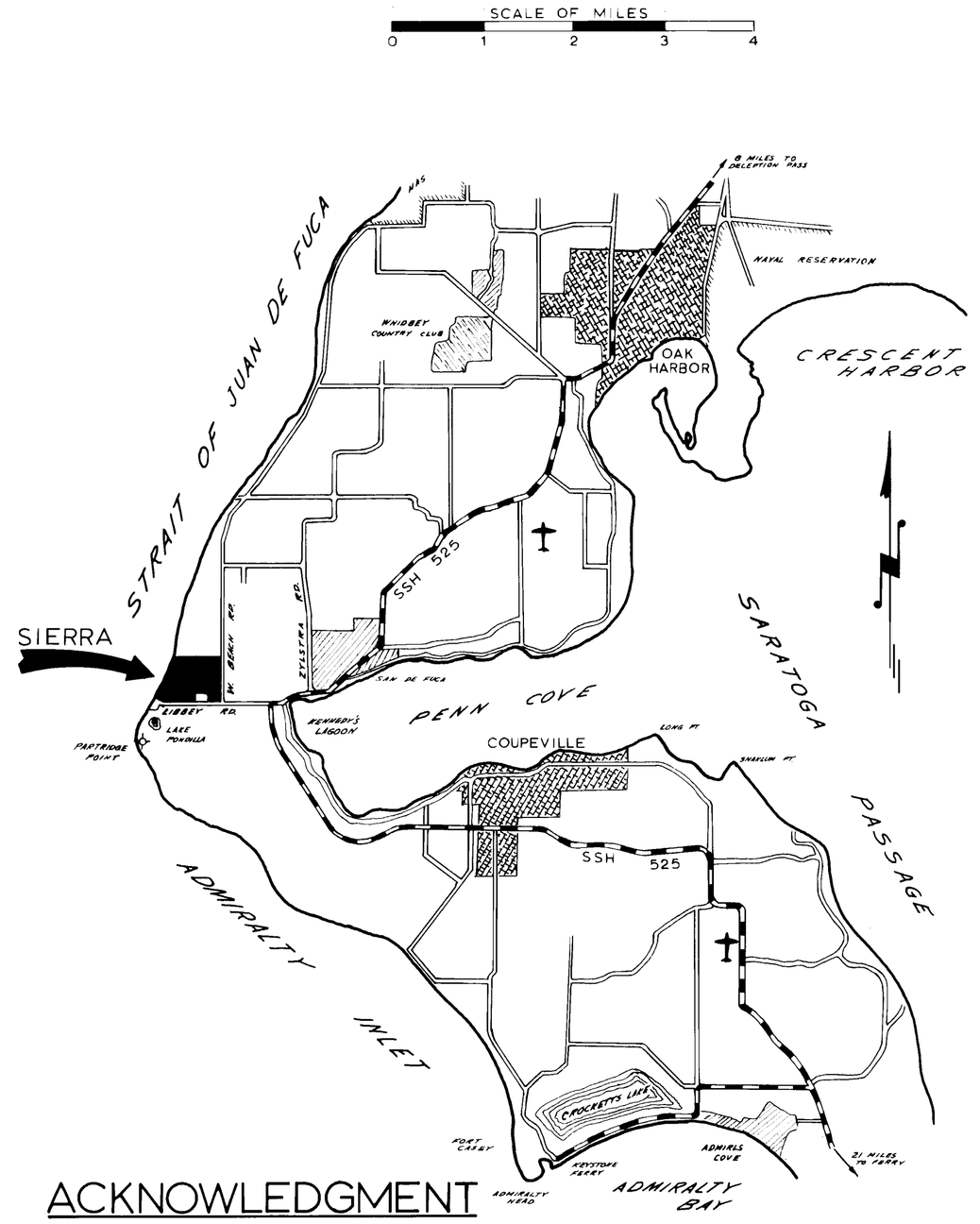
Approved by the Board of County Commissioners this
20 day of MAY, 1968.

COUNTY COMMISSIONERS · ISLAND COUNTY · WASHINGTON

John P. Vandergoot
E. E. Christoe
F. J. Wise
BOARD OF COUNTY COMMISSIONERS

J. W. Libbey
COUNTY AUDITOR

VICINITY MAP



ACKNOWLEDGMENT

State of Washington } S.S.
County of King }

This is to certify that on the 6 day of May, A.D. 1968, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared C.F. Larsen and Marian J. Larsen, his wife, Robert C. Coe and Josephine W. Coe, his wife, Eric R Saunderson and Joan L. Saunderson, his wife, John E. Stewart and Mary W. Stewart, his wife, A.J. McMillan and E. Gertrude McMillan his 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 mentioned herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Seattle

E. Gertrude McMillan — Arline Ramsey
C. F. Larsen
Marian J. Larsen — Robert C. Coe — Josephine W. Coe
Eric R. Saunderson — Joan L. Saunderson — John E. Stewart — Mary W. Stewart — A.J. McMillan

DESCRIPTION

The following plat of SIERRA, DIV. NO. 1, embraces that portion of the North ½ of Section 25, Township 32 North, Range 1 West W.M, described as follows:

Beginning at the northeast corner of Lot 11, Plat of OCEANSIDE ESTATES, DIV. NO. 1, as per plat recorded in Volume 8 of Plats, page 78, records of Island County, Washington; thence S 26°45'00" W, along the East line of said plat of OCEANSIDE ESTATES, DIV NO. 1, a distance of 469.00 feet; thence continuing along said East line S 19°07'39" W 294.77 feet; thence continuing along said East line S 0°52'45" W 190.00 feet to the center line of the Libbey Road; thence S 88°51'48" E, along said center line, a distance of 393.19; thence continuing along said center line S 88°26'37" E 1317.00 feet to the West line, extended, of a 30 foot county right-of-way lying 15 feet on either side of the West line of the Southeast ¼ of the Northwest ¼ in said Section 25; thence N 1°02'04" E, along said West line and the extension thereof, a distance of 343.55 feet to the North line of Lots 1 & 2, plat of HILL VALLEY, DIV. NO. 1, as per plat recorded in Volume 9 of Plats, page 62, records of said Island County, said North line extending 30 feet west; thence S 88°24'05" E along said North line and the extension thereof, a distance of 687.00 feet to the northeast corner of said Lot 1; thence S 1°08'33" W, along the East line of said Lot 1 and the extension thereof, a distance of 343.04 to the said center line of Libbey Road; thence S 89°06'50" E, along said center line, a distance of 598.69 feet to the center line of the West Beach Road; thence N 2°10'18" E, along said center line of the West Beach Road, a distance of 1141.02 feet; thence N 87°49'42" W 170.00 feet; thence S 2°10'18" W 18.81 feet; thence N 87°49'42" W 60.00 feet; thence S 77°59'47" W 645.46 feet; thence N 69°25'30" W 259.71 feet; thence N 31°06'22" W 510.69 feet to a point on a curve to the left, the bearing of a radial line at said point being N 6°02'10" W; thence southwesterly, along said curve to the left, having a radius of 210.00 feet, through an arc of 18°24'28", a distance of 67.47 feet; thence N 24°20'38" W 60.00 feet to the beginning of a curve to the right; thence northeasterly, along said curve to the right, having a radius of 270.00 feet, through an arc of 5°56'12", a distance of 27.98 feet; thence N 24°26'38" W 101.52 feet; thence S 58°53'38" W 101.48 feet to a point on a curve to the left, the bearing of a radial line at said point being S 61°01'06" W; thence southeasterly, along said curve to the left, having a radius of 350.60 feet, through an arc of 2°07'28", a distance of 13.00 feet; thence S 58°53'38" W 60.00 feet to the beginning of a curve to the right; thence northwesterly, along said curve to the right, having a radius of 410.60 feet, through an arc of 6°20'35", a distance of 45.46 feet; thence S 80°49'15" W 315.10 feet; thence N 9°10'45" W 50.31 feet; thence S 80°49'15" W 120.00 feet; thence N 9°10'45" W 60.00 feet to the beginning of a curve to the left; thence northwesterly, along said curve to the left, having a radius of 360.00 feet, through an arc of 50°48'38", a distance of 319.26 feet; thence N 59°59'23" W 159.98 feet; thence S 30°00'37" W 59.10 feet; thence N 63°15'00" W to the line of ordinary high tide of the Strait of Juan de Fuca; thence southerly, along said line of ordinary high tide to the North line of said plat of OCEANSIDE ESTATES, DIV. NO. 1; thence S 63°15'00" E, along said North line, to the point of beginning:

LESS County road;

EXCEPT the following described tract:

Beginning at the northeast corner of Lot 11, plat of OCEANSIDE ESTATES, DIV NO. 1, as per plat recorded in Volume 8 of Plats page 78 Records of Island County, Washington; thence N 63°15'00" W, along the North boundary of said plat, a distance of 180.00 feet to the centerline of the county road; thence S 69°04'28" E 191.08 feet to the true point of beginning; thence N 9°51'44" E 660.00 feet; thence S 80°08'16" E 330.00 feet; thence S 9°51'44" W 660.00 feet; thence N 80°08'16" W 330.00 feet to the true point of beginning;

TOGETHER WITH the plat of OCEANSIDE ESTATES, DIV NO. 1, as per plat recorded in Volume 8 of Plats, page 78, Records of Island County, Washington, EXCEPT Lots 1 through 5, Tract B and that portion of Tract A lying Westerly of the line of ordinary high tide.

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, all streets and alleys, drainage easements or whatever public property there is shown on the plat and the use thereof for all public purposes not inconsistant with the use thereof for public highway, also the right to make all necessary slopes for cuts and fills upon the blocks, tracts, etc., shown on this plat in the original grading of all the streets, alleys, 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.

RESTRICTIONS: 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 7200 sq. ft. or less than 60 feet at its building setback line. No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road. Construction on any lot shall require a building permit and sewage disposal permit prior to commencement of work.

All mineral rights are hereby reserved to the declarants of this plat.

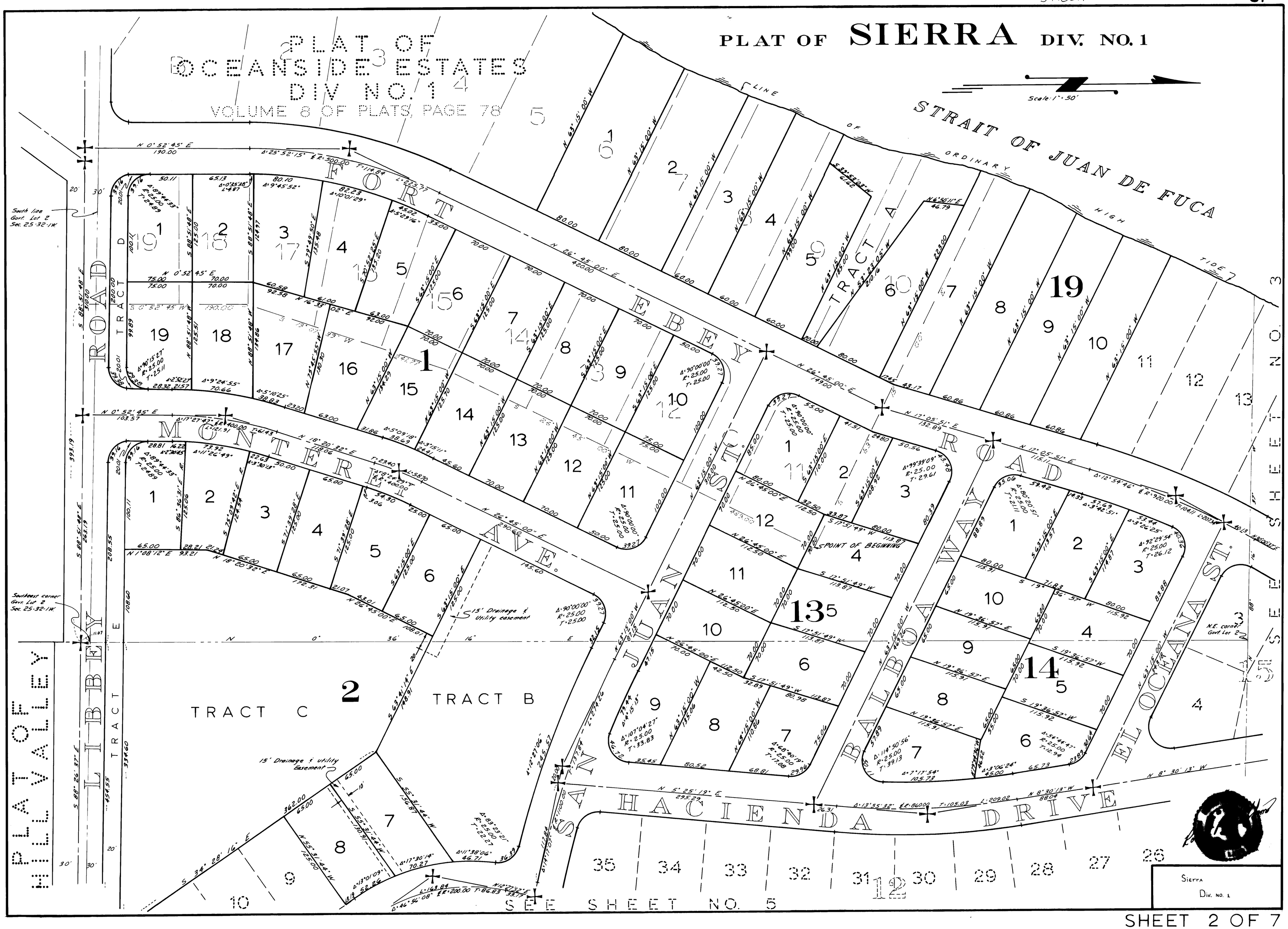
Additional restrictive and protective covenants applying to all lots in this plat are filed under Auditors File No. 209450.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 6 day of May, 1968.

SIERRA
DIVISION NO. 1

3998211

6.



SHEET 2 OF 7

DRAWING NUMBER
Sierra #1
2/7

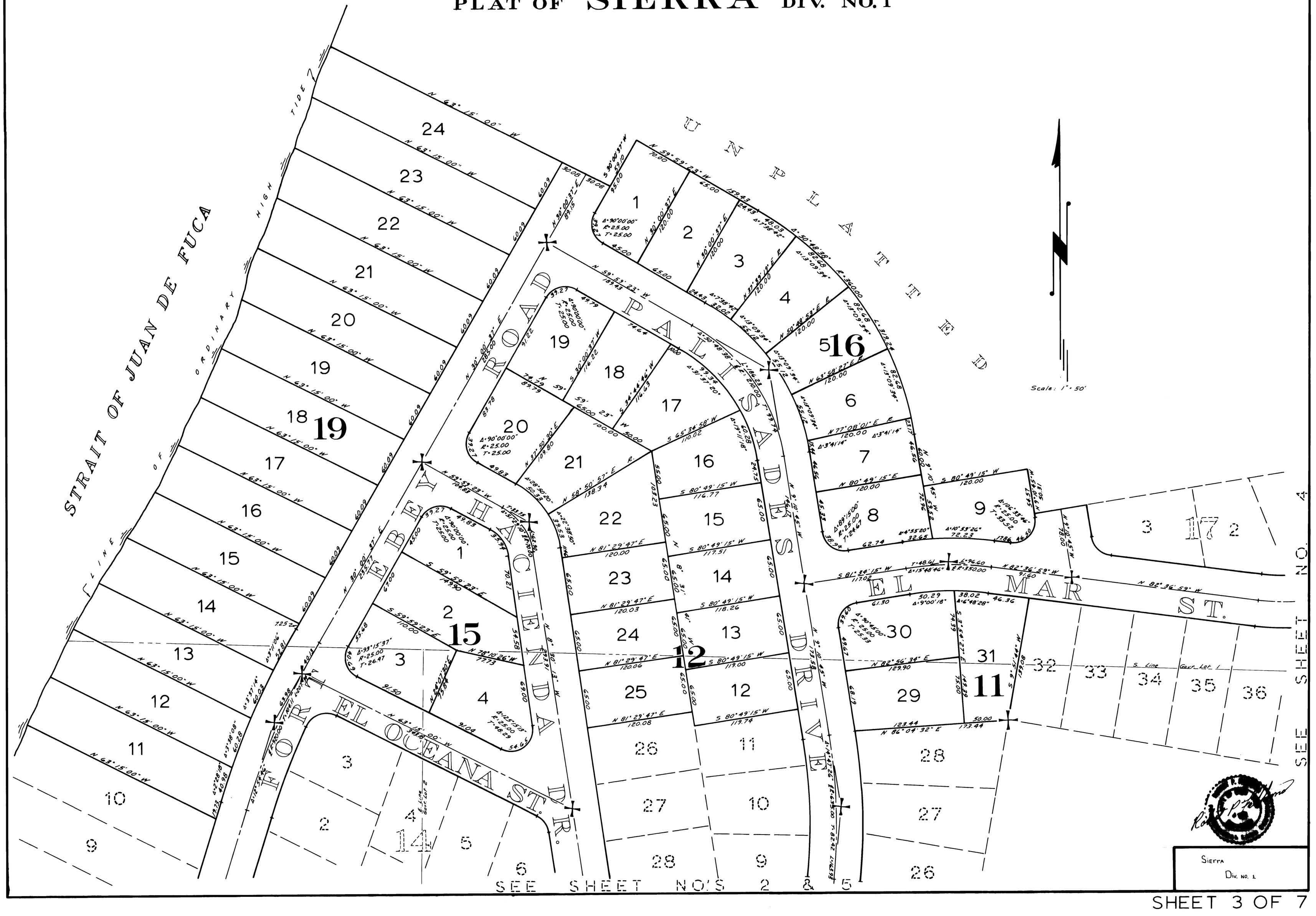
PLAN HOLD CORPORATION · TORRANCE · CA
REORDER BY NO. 07054-24

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE

PLAN HOLD

DRAWING NUMBER
Sierra #1 3/7
PLAN HOLD CORPORATION - TORRANCE, CALIF.
REORDER BY NO. 0/65A 24
PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.
PLAN HOLD

PLAT OF SIERRA DIV. NO. 1



3998211

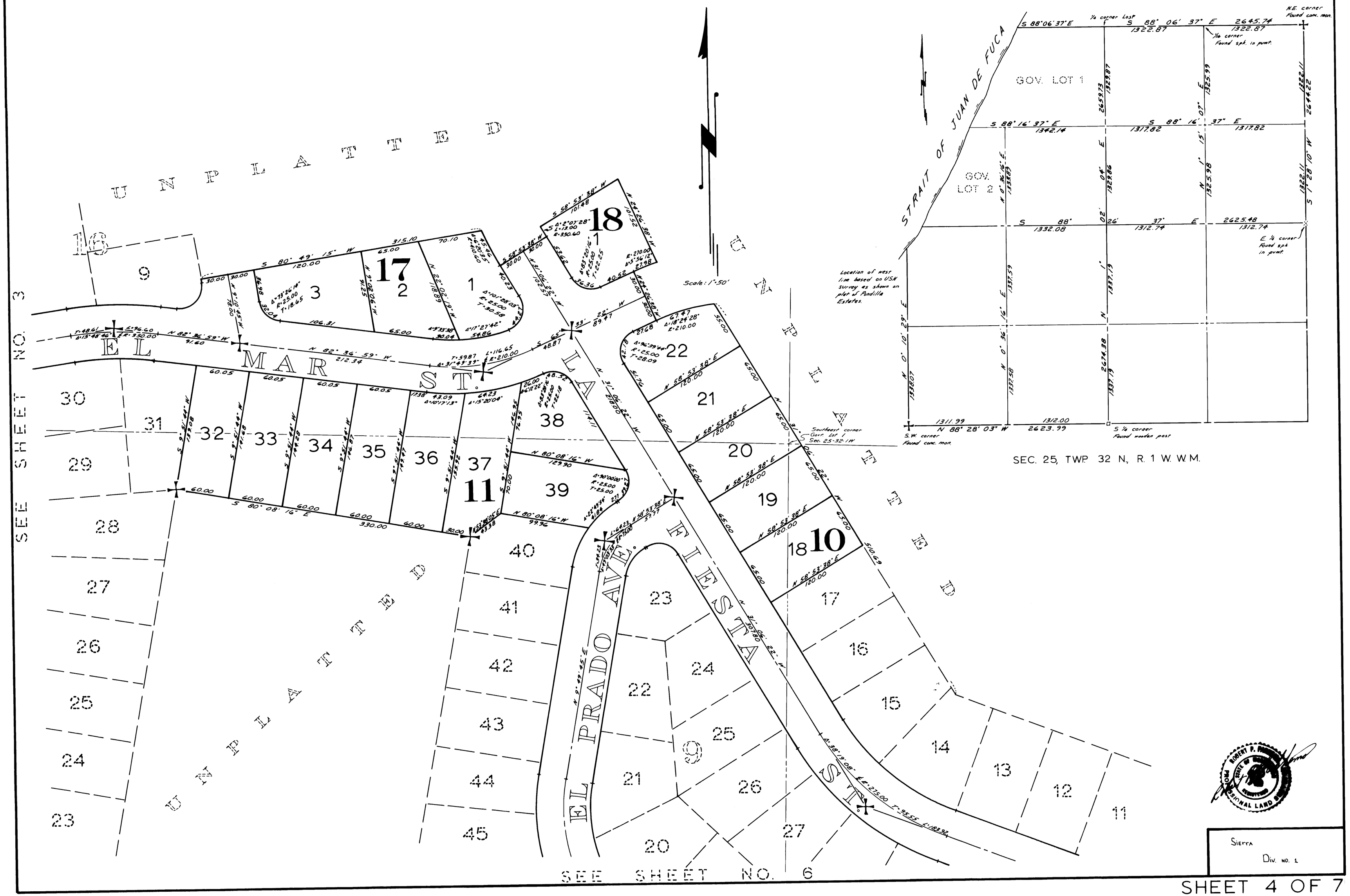
8.

DRAWING NUMBER
Sierra #1 4/7

PLAN HOLD CORPORATION · TORRANCE · CALIFORNIA
REORDER BY NO. 0705A 24

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

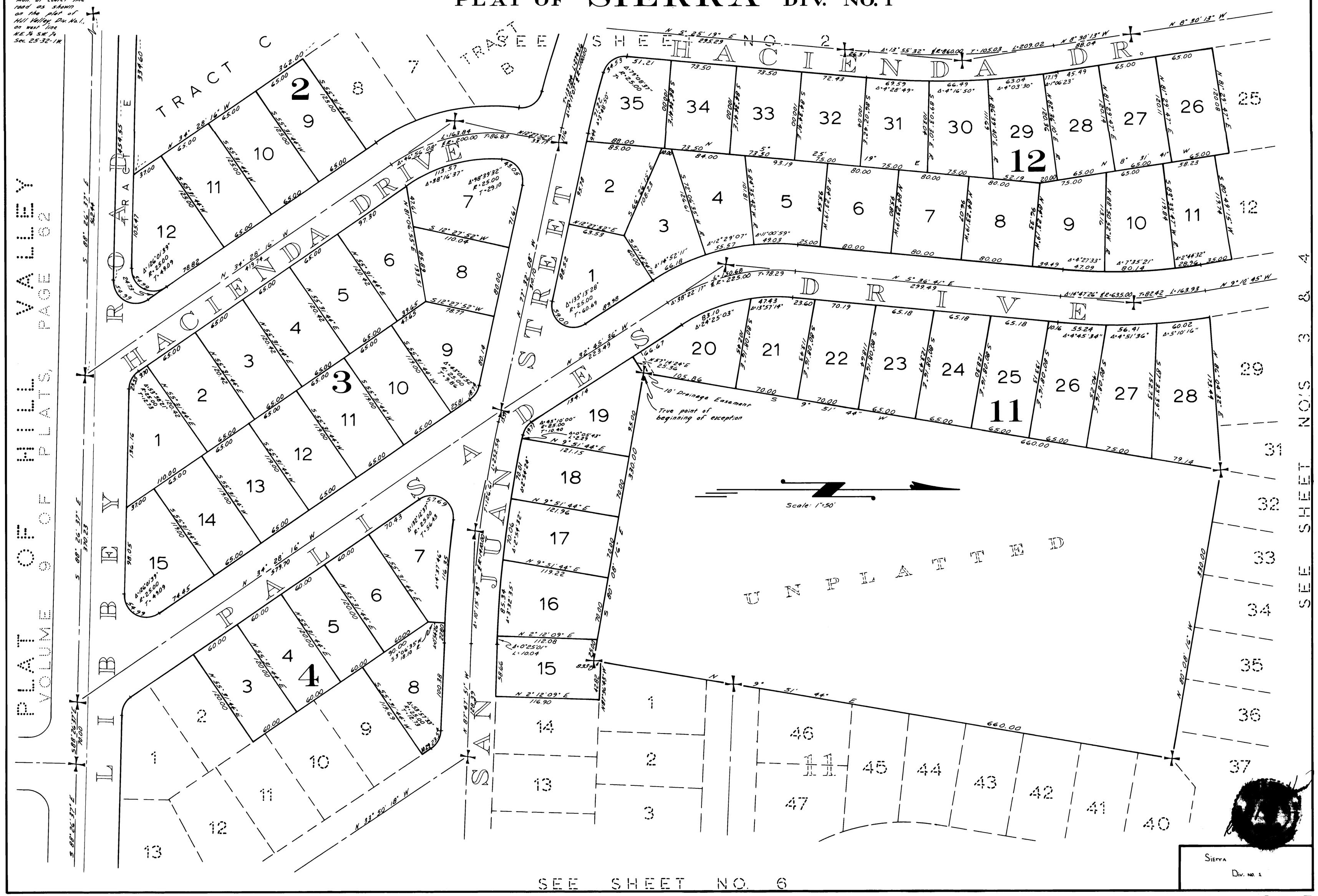
PLAT OF SIERRA DIV. NO. 1



SHEET 4 OF 7

PLAN HOLD

PLAT OF SIERRA DIV. NO. 1



DRAWING NUMBER
Sierra #1
5/7

PLAN HOLD CORPORATION · TORRANCE · CALIFORNIA
REORDER BY NO. 0705A 24

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

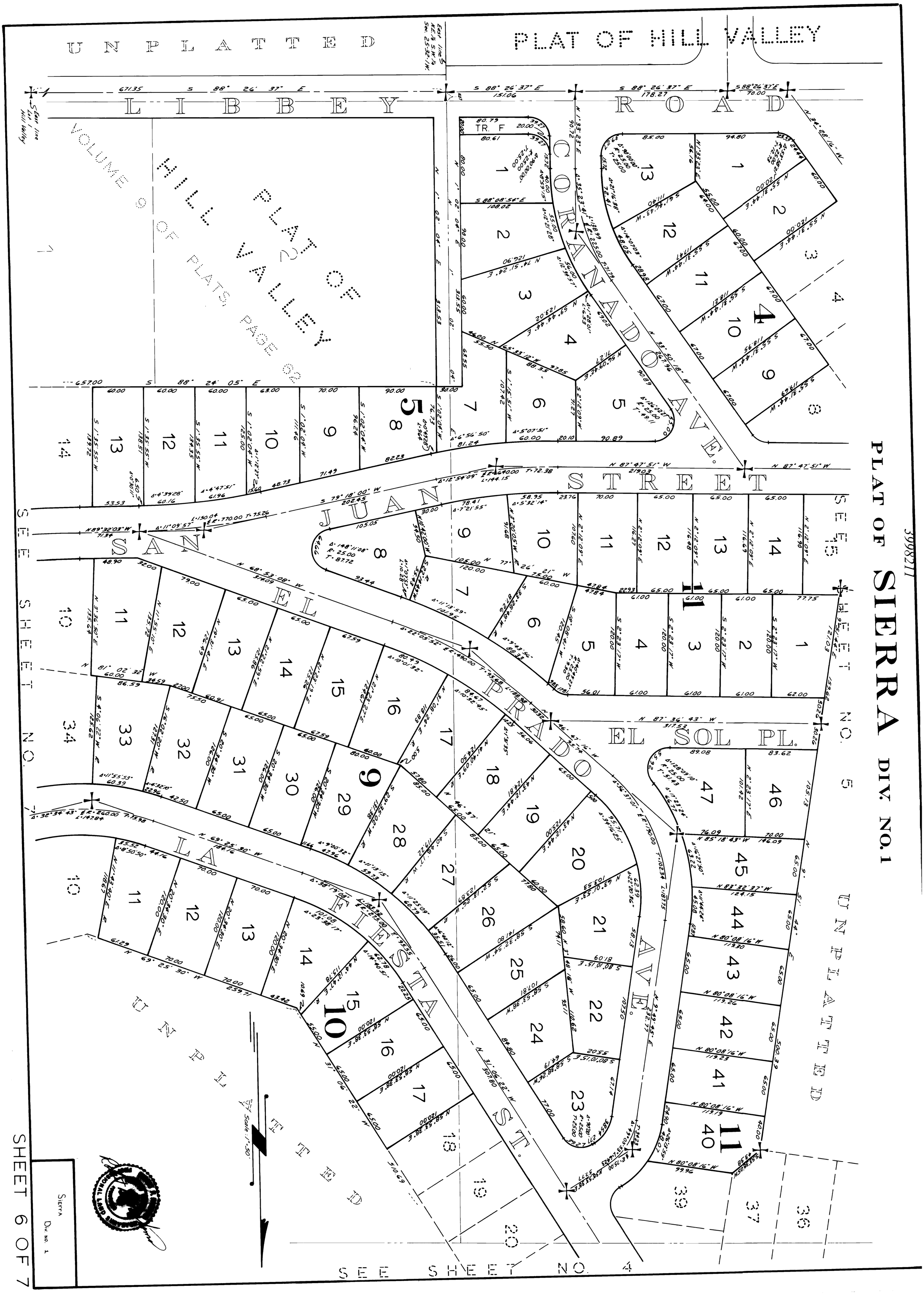
PLAN HOLD

DRAWING NUME
Sierra #1
6/7

PLAN HOLD

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

PLAN HOLD CORPORATION · TORRANCE
REORDER BY NO. 070SA-24



PLAT OF SIERRA DIV. NO. 1

3998211

SHEET 6 OF 7

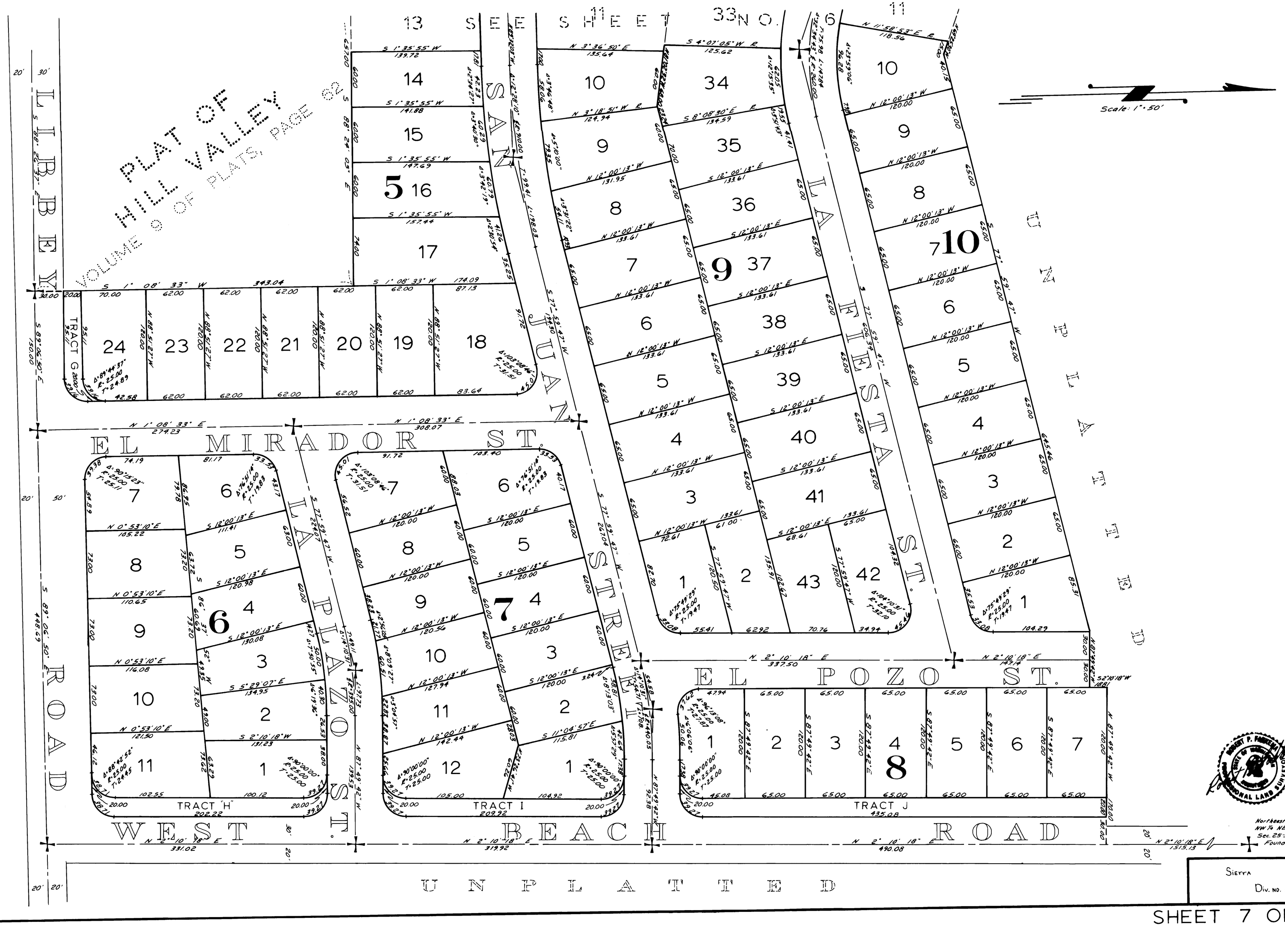
Sierra
Div. No. 1

DRAWING NUMBER
Sierra #1
7/7

PLAN HOLD CORPORATION - TORRANCE - CALIFORNIA
REORDER BY NO. 0705A 24

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

PLAN HOLD

3998211

PLAT OF SIERRA DIV. NO. 1