3998117

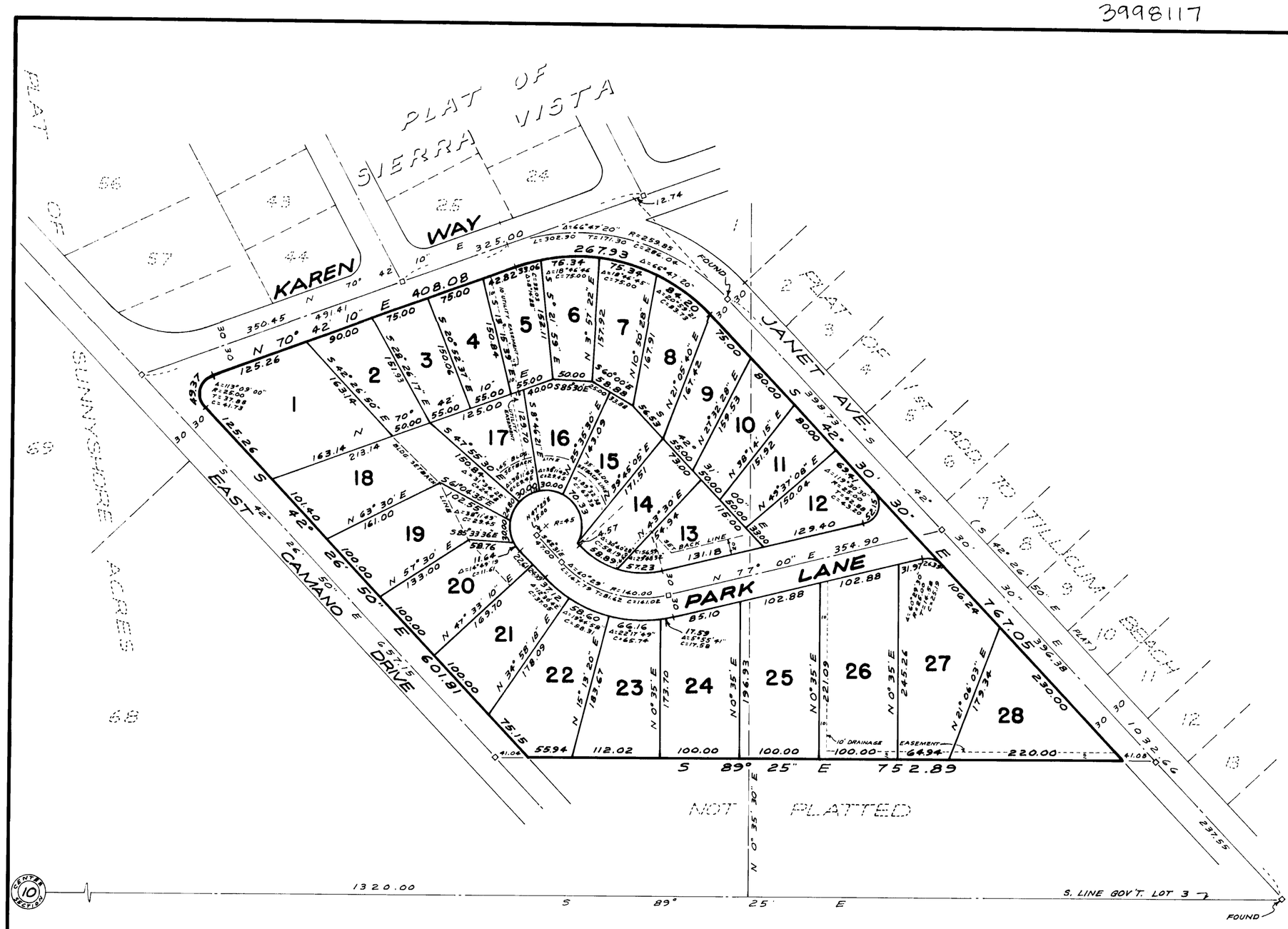
45.

PLAT OF SIERRA PARK DIV. NO. 1

IN SECTION 10, TWP. 30 N., RANGE 3 E., W.M.

CAMANO ISLAND, WASH.

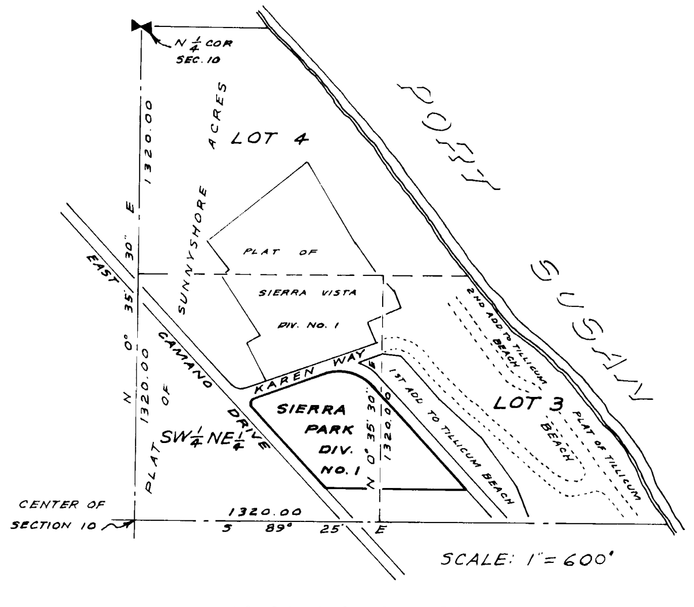
SCALE: 1" = 100'



NOTES:

- - - - - - DENOTES CONCRETE MONUMENT

IRON PIPES WERE SET AT ALL LOT CORNERS.



VICINITY SKETCH

SUBDIVISION OF THE N.E. ¼ OF SEC. 10, T. 30 N, R. 3 E. W.M.
AS TAKEN FROM THE PLAT OF FIRST ADD. TO
TILLICUM BEACH PLAT RECORDED VOL. 6. PG. 22

DESCRIPTION

THE PLAT OF SIERRA PARK DIV. NO. 1 EMBRACES PORTIONS OF GOVERNMENT LOT 3 AND THE S.W. ¼ OF THE N.E. ¼ OF SECTION 10, T. 30 N, R. 3 E., WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT SHOWN AS A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3 AND THE CENTERLINE OF JANET AVENUE ON THE PLAT OF THE FIRST ADDITION TO TILLICUM BEACH AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 22, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE N 42° 30' 30" W (PLAT N 42° 26' 50" W) ALONG THE CENTERLINE OF SAID JANET AVENUE A DISTANCE OF 237.55 FEET; THENCE N 89° 25' W A DISTANCE OF 61.08 FEET TO THE WESTERLY LINE OF SAID JANET AVENUE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE N 89° 25' W A DISTANCE OF 752.89 TO THE EASTERLY LINE OF EAST CAMANO DRIVE; THENCE N 42° 26' 50" W ALONG THE EASTERLY LINE OF SAID EAST CAMANO DRIVE A DISTANCE OF 601.81 FEET TO THE BEGINNING OF, AND TANGENT TO A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET; THENCE ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 113° 03' 00" AN ARC DISTANCE OF 49.37 FEET TO THE SOUTHERLY LINE OF KAREN WAY; THENCE N 70° 42' 10" E ALONG THE SOUTHERLY LINE OF KAREN WAY A DISTANCE OF 408.08 FEET TO THE BEGINNING OF, AND TANGENT TO A CURVE TO THE RIGHT HAVING A RADIUS OF 229.85 FEET; THENCE ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 66° 47' 20" AN ARC DISTANCE OF 267.93 FEET; THENCE S 42° 30' 30" E ALONG THE WESTERLY LINE OF JANET AVENUE A DISTANCE OF 767.05 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AVENUES PLACES, 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 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 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 RESTRICTIONS:

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. 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 FEET, OR LESS THAN 60 FEET IN WIDTH AT ITS BUILDING LINE. REFER TO RESTRICTIVE COVENANTS. CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.

IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED ON THIS ____ DAY OF June 30 A.D. 1967

John Strandjord
John Strandjord

Janet Strandjord
Janet Strandjord

A & T INVESTMENT INC.
BY: Alfred L. Aitkins
ALFRED L. AITKINS
James M. Toews
JAMES M. TOEWS

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THE 30th DAY OF June A.D. 1967 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN STRANDJORD AND JANET STRANDJORD, 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 THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

Josephine Buchler
Notary Public in and for the State of Washington
RESIDING AT Camano Island, Wn.

ACKNOWLEDGMENT

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THE 30th DAY OF June A.D. 1967 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ALFRED L. AITKINS AND JAMES M. TOEWS TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY OF A & T INVESTMENT INC., THE CORPORATION THAT EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED.

Josephine Buchler
Notary Public in and for the State of Washington
RESIDING AT Camano Island, Wn.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SIERRA PARK DIV. NO. 1 IS BASED UPON AN ACTUAL SURVEY AND TIES INTO EXISTING LAND CORNER MONUMENTS AS SHOWN ON THE FACE OF THE PLAT, THAT THE DISTANCES COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET, AND ALL LOT AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP, THAT PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN COMPLIED WITH.

Harold P. Rader
HAROLD P. RADER
Registered Civil Engineer and Land Surveyor

TREASURERS 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 1968.

Harry A. Lang
Treasurer, Island County, Washington
BY Ruth E. Zylstra
Deputy

CERTIFICATE OF TITLE

RECORDED July 17, 1967 FILE NO 199076, VOL. 163
PAGE 339 ISLAND COUNTY, WASHINGTON.

PLANNING COMMISSION

APPROVED BY THE ISLAND COUNTY PLANNING COMMISSION ON THIS 17th DAY OF July, A.D. 1967.

Archie Ahlstrom
Planning Officer

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 17th DAY OF JULY A.D. 1967.

E. E. Christ
John R. Vandergriff
F. A. Kiesel
Board of County Commissioners

ATTEST
J. W. Libbey
County Auditor

COUNTY ENGINEER

APPROVED ON THIS 17 DAY OF July A.D. 1967.

Richard Ashenman
County Engineer

RECORDED 199077

FILED FOR RECORD AT THE REQUEST OF James M. Toews ON THIS 17 DAY OF July A.D. 1967 AT 42 MINUTES PAST 11 O'CLOCK A M AND RECORDED IN VOLUME 9 OF PLATS AT PAGE 45 RECORDS OF ISLAND COUNTY, WASHINGTON.

J. W. Libbey, Auditor
By: V. M. Wright, deputy

RESTRICTIONS

SEE RESTRICTIVE COVENANTS FILED WITH AUDITOR REGARDING LIMITATIONS ON SUBDIVIDING LOTS, AND BUILDING SETBACK REQUIREMENTS.

SIERRA PARK, DIV. I
CAMANO ISLAND
In Sec. 10, Twp. 30 N., R. 3 E. W.M.
Vol. 9, P. 45

DRAWING NUMBER
Sierra Park #1
CAMANO

PLAN HOLD