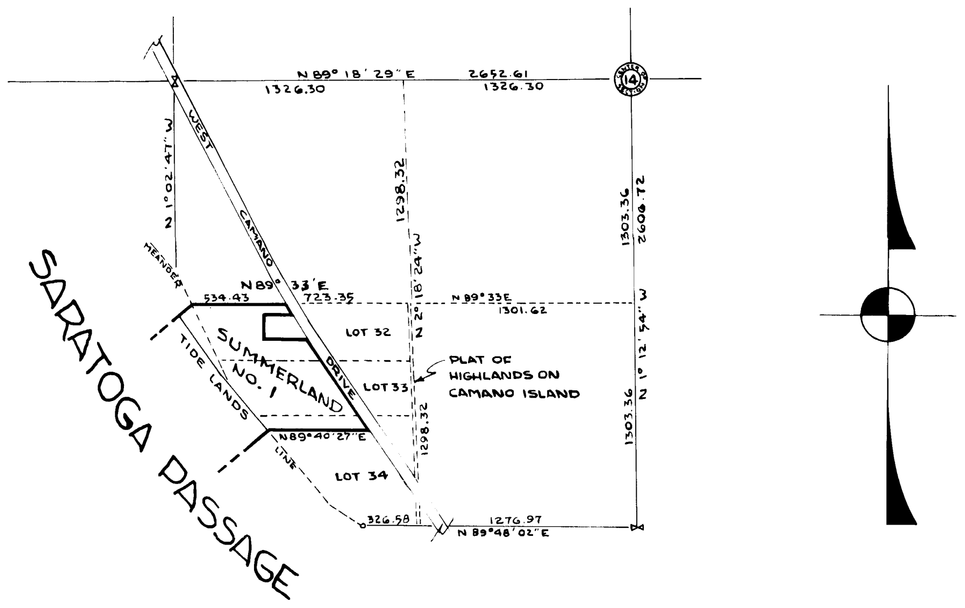
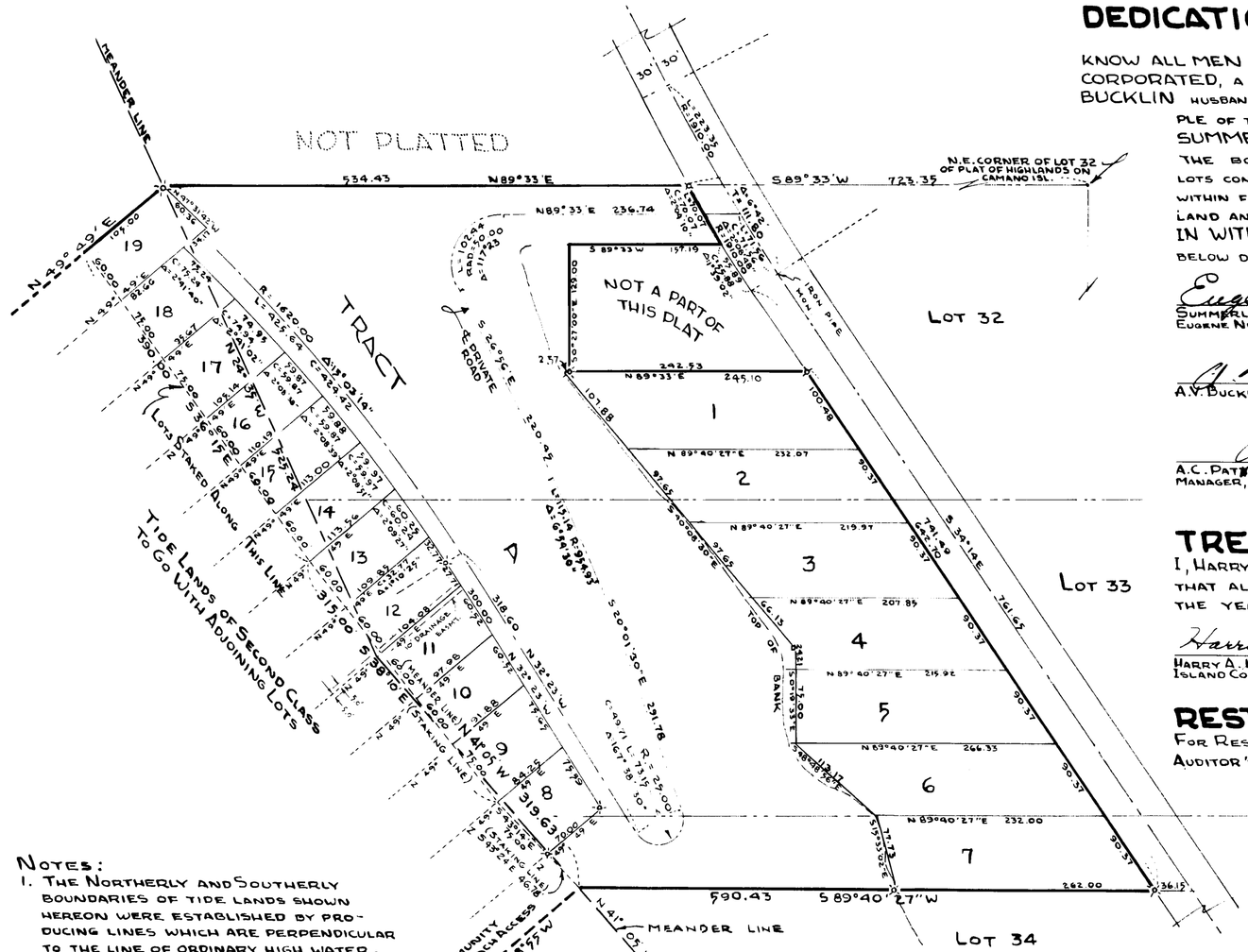
PLAT OF
SUMMERLAND - DIVISION № 1
A REPLAT OF PORTIONS OF LOTS 32,33 AND 34 OF HIGHLANDS ON CAMANO
CAMANO ISLAND, WASHINGTON
SCALE: 1" = 100



VICINITY SKETCH
& SUBDIVISION OF SW ¼ OF SEC 14
TOWNSHIP 30 N R 3 E WM
SCALE: 1" = 600'



NOTES:
1. THE NORTHERLY AND SOUTHERLY BOUNDARIES OF TIDE LANDS SHOWN HEREON WERE ESTABLISHED BY PRODUCING LINES WHICH ARE PERPENDICULAR TO THE LINE OF ORDINARY HIGH WATER.
2. ⊕ INDICATES IRON PIPE SURVEY CONTROL MONUMENTS, IRON PIPE WITH WHITE CEDAR GUARD STAKES SET AT ALL LOT CORNERS

DESCRIPTION
THE PLAT OF SUMMERLAND DIVISION NO. 1 IS CONTAINED IN PORTIONS OF LOTS 32, 33 & 34 OF THE PLAT OF HIGHLANDS ON CAMANO ISLAND AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, AT PAGE 34, RECORDS OF ISLAND COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF LOT 32 OF SAID PLAT OF HIGHLANDS ON CAMANO ISLAND; THENCE S 89° 33' W ALONG THE NORTH LINE OF SAID LOT 32 A DISTANCE OF 723.35 FEET TO THE WEST LINE OF WEST CAMANO DRIVE AND THE TRUE POINT OF BEGINNING BEING A POINT ON A CURVE WHICH HAS A RADIUS POINT LYING N 59° 29' 12" E A DISTANCE OF 1940.00 FEET FROM SAID TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING ALONG THE ARC OF SAID CURVE IN A SOUTHEASTERLY DIRECTION AN ARC DISTANCE OF 70.07 FEET THROUGH A CENTRAL ANGLE OF 2° 04' 10"; THENCE S 89° 33 W A DISTANCE OF 157.19 FEET TO THE POINT OF BEGINNING OF THAT TRACT OF LAND CONVEYED TO VINCENT B. HELZEN BY DEED RECORDED IN VOLUME 114 OF DEEDS AT PAGE 68 RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE S 0° 27' E A DISTANCE OF 129.00 FEET; THENCE N 89° 33' E A DISTANCE OF 242.53 FEET TO THE WEST LINE OF WEST CAMANO DRIVE; THENCE S 34° 14' E ALONG THE WEST LINE OF WEST CAMANO DRIVE A DISTANCE OF 642.70 FEET; THENCE S 89° 40' 27" W PARALLEL TO AND 75.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES) OF THE NORTH LINE OF LOT 34 OF SAID PLAT OF THE HIGHLANDS ON CAMANO ISLAND A DISTANCE OF 590.43 FEET TO THE MEANDER LINE; THENCE N 41° 05' W ALONG THE MEANDER LINE A DISTANCE OF 319.63 FEET; THENCE N 24° 35' W ALONG THE MEANDER LINE A DISTANCE OF 525.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE N 89° 33' E ALONG THE NORTH LINE OF SAID LOT 32 A DISTANCE OF 534.43 FEET TO THE TRUE POINT OF BEGINNING.
TOGETHER WITH TIDELANDS AND/OR UPLANDS LYING OUTSIDE THE ABOVE DESCRIBED MEANDER LINE, AS SHOWN ON THE FACE OF THE PLAT.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUMMERLAND INCORPORATED, A WASHINGTON CORPORATION, A.V. BUCKLIN AND JOSEPHINE A. BUCKLIN HUSBAND AND WIFE, AND SEATTLE FIRST NATIONAL BANK, OWNERS IN FEE SIMPLE OF THE LANDS HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT TO BE KNOWN AS SUMMERLAND DIVISION № 1. TRACT "A" (INCLUDING ROADS) WITHIN THE BOUNDARIES OF THIS PLAT ARE INTENDED FOR THE USE OF THE OWNERS OF ALL LOTS CONTAINED WITHIN THIS DIVISION, AND FOR THE OWNERS OF ALL LOTS CONTAINED WITHIN FUTURE PLATS OF SUMMERLAND WITHIN THE PLAT OF HIGHLANDS ON CAMANO ISLAND AND SECTION 14 TOWNSHIP 30 NORTH, RANGE 3 EAST W.M.
IN WITNESS WHEREOF, THIS DEDICATION IS EXECUTED ON THE DAY AND YEAR BELOW DESIGNATED.

Eugene C. Nelson 8-11-65
SUMMERLAND INC. — DATE
EUGENE NELSON, PRESIDENT

A. V. Bucklin 8-11-65
SUMMERLAND INC. — DATE
A.V. BUCKLIN, SECRETARY

A. V. Bucklin 8-11-65
A.V. BUCKLIN — DATE

Josephine Bucklin 8-11-65
JOSEPHINE A. BUCKLIN — DATE

A.C. Patton 8-11-65
A.C. PATTON — DATE
MANAGER, SEATTLE FIRST NATIONAL BANK

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 1966.

Harry A. Lang
HARRY A. LANG
ISLAND COUNTY TREASURER

By: Mary Ellen Smith
DEPUTY

RESTRICTIVE COVENANTS
FOR RESTRICTIONS SEE RESTRICTIVE COVENANTS FILED IN THE ISLAND COUNTY AUDITOR'S OFFICE VOLUME _____ PAGE _____.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT OF SUMMERLAND DIVISION NO. 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF LOTS 32, 33 AND 34 OF THE PLAT OF "HIGHLANDS ON CAMANO ISLAND", THAT THE DISTANCES AND 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.

HAROLD P. RADER
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

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 TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DEVIDED AND SOLD OR RESOLD OR OWNERSHIP CHANGED OR TRANSFERED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH AT THE BUILDING LINE. CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.

ACKNOWLEDGEMENT
STATE OF WASHINGTON } SS.
COUNTY OF ISLAND }
THIS IS TO CERTIFY THAT ON THIS 11 DAY OF Aug A.D. 1965, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED A.V. BUCKLIN AND JOSEPHINE A. BUCKLIN TO ME KNOWN TO BE THE PERSONS WHO PARTICIPATED IN EXECUTING THE FOREGOING DEDICATION, AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

A. L. Atkins
NOTARY PUBLIC IN AND FOR THE STATE OF WASH.
RESIDING AT Rt 4 - Camano Island

ACKNOWLEDGEMENT
STATE OF WASHINGTON } SS.
COUNTY OF ISLAND }
ON THIS 11 DAY OF Aug A.D. 1965, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED EUGENE NELSON AND A.V. BUCKLIN PRESIDENT AND SECRETARY RESPECTIVELY OF SUMMERLAND INCORPORATED, THE CORPORATION WHICH PARTICIPATED IN EXECUTING THE FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

A. L. Atkins
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Rt 4 - Camano Island

ACKNOWLEDGEMENT
STATE OF WASHINGTON } SS.
COUNTY OF ISLAND }
ON THIS 11 DAY OF Aug A.D. 1965, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED A.C. PATTON, MANAGER, SEATTLE FIRST NATIONAL BANK OF STANWOOD, WASHINGTON, THE CORPORATION WHICH PARTICIPATED IN EXECUTING THE FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT, AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

A. L. Atkins
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Rt 4 - Camano Island

APPROVALS
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 16TH DAY OF AUG. A.D. 1965.

S W Libby
COUNTY AUDITOR

John R Vandergriff
E. E. Christie
F. A. Guest
BOARD OF COUNTY COMMISSIONERS

APPROVED BY ME THIS 16TH DAY OF August A.D. 1965.

Robert C. Lakeman
COUNTY ENGINEER

CERTIFICATE OF TITLE 174881
RECORDED August 16 1965 FILE NO. _____ VOLUME 30 PAGE 260
ISLAND COUNTY, WASHINGTON.

RECORDED
174882
FILED FOR THE RECORD AT THE REQUEST OF Summerland Inc. ON AUGUST 16 A.D. 1965 AT 25 MINUTES PAST 11 AM O'CLOCK AND RECORDED IN VOLUME 8 OF PLATS, PAGE 40, RECORDS OF ISLAND COUNTY, WASHINGTON.

S W Libby
COUNTY AUDITOR
By: _____
DEPUTY

SUMMERLAND
CAMANO ISLAND
Sec. 14 · T 30N · R3E W.M.

PLAN HOLD