3998103

60.

PLAT OF
SUNSET RIDGE
DIV. NO. 2
IN THE N.½ OF SEC. 19, TWP. 33 N., R. 2 E.W.M.
ISLAND COUNTY, WASH.

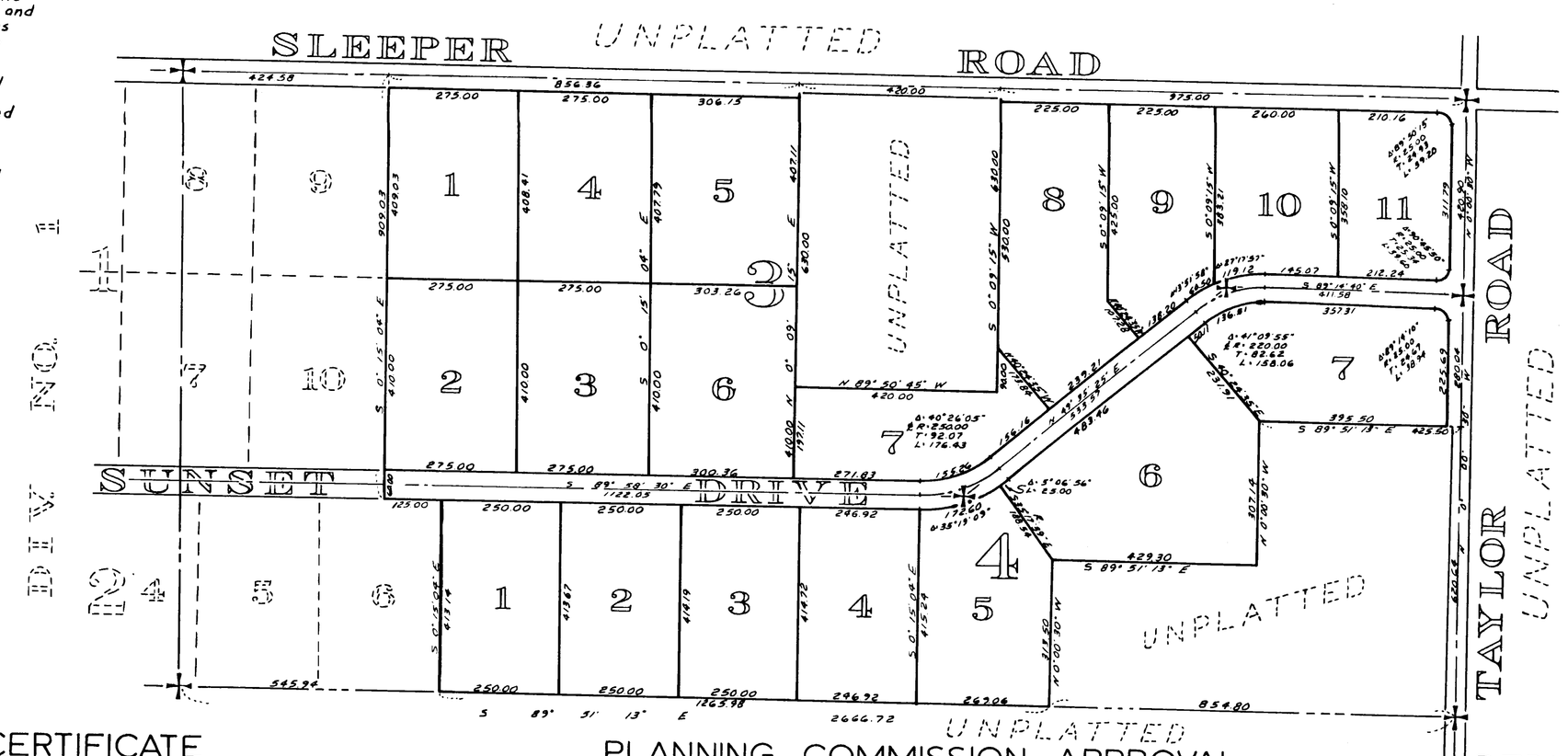
ACKNOWLEDGMENT

State of Washington } s.s.
County of Island }

This is to certify that on this 22nd day of August A.D. 1967, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Ray C. Cusworth and Ralph V. Schapler, to me known to be the President and Secretary, respectively, of Everett Trust and Savings Bank, the corporation that executed the foregoing instrument, and A.O. Elstad and Carolyn E. Elstad, his wife, and V. Blevins and Opal Blevins, 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.

Robert P. Fakkema
NOTARY PUBLIC in and for the State of Washington, residing at Oak Harbor



ACKNOWLEDGMENT

State of _____ } s.s.
County of _____

This is to certify that on this ___ day of _____, A.D. 196__, before me, the undersigned, a Notary Public, in and for the State of _____, duly commissioned and sworn, personally appeared Pliny T. Bowen and Helen Bowen, 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 _____, residing at _____

Scale: 1" = 200'

SURVEYOR'S CERTIFICATE

I, Robert P. Fakkema, hereby certify that the adjoining plat of SUNSET RIDGE, DIV. NO. 2, 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
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 adjoining 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 Sept. 12, 1967, File No. 201440, Volume 166, Page 678, Island County, Washington.
201441

RECORDING CERTIFICATE

Filed for record at the request of A.O. Elstad on Sept. 12, 1967, at 4 minutes past 2 P.M. and recorded in Volume 9 of Plats, Page 60, Records of Island County, Washington.

T.W. Libbey — COUNTY AUDITOR
BY: W. Cook — DEPUTY COUNTY AUDITOR

ENGINEER'S APPROVAL

Approved by me this 5th day of September, 1967

Dale L. Cutler
COUNTY ENGINEER

PLANNING COMMISSION APPROVAL

Approved by the Island County Planning Commission this 5th day of September, 1967.

Archie Ahlstrom
PLANNING OFFICER

COMMISSIONER'S APPROVAL

Approved by the Board of County Commissioners this 5th day of Sept., A.D. 1967.

E.E. Christy
John A. Vanderzicht
F.A. Gaddis
BOARD OF COUNTY COMMISSIONERS

T.W. Libbey
COUNTY AUDITOR

DESCRIPTION

The above plat of SUNSET RIDGE, DIV. NO. 2, embraces that portion of Section 19, Township 33 North, Range 2 East W.M., described as follows:

Beginning at the northwest corner of the northeast ¼ of said Section 19; thence S 89° 50' 45" E, along the north line of said northeast ¼, a distance of 424.58 feet to the east line of the plat of SUNSET RIDGE, DIV. NO. 1, as per plat recorded in Volume 9 of Plats, Page 20, records of Island County, Washington, said point being the true point of beginning; thence S 0°15'04"E, along said east line, a distance of 909.03 feet; thence S 89° 51' 30" E 125.00 feet; thence S 0°15'04"E 413.14 feet to the southeast corner of Lot 6, Block 2, said plat of SUNSET RIDGE, DIV. NO. 1; thence S 89° 51' 13" E, along the south line of the north ¼ of the said northeast ¼, a distance of 1265.98 feet; thence N 0°00'30"W 313.50 feet; thence S 89° 51' 13" E 429.30 feet; thence N 0°00'30"W 307.14 feet; thence S 89° 51' 13" E 425.50 feet to the east line of said northeast ¼; thence N 0°00'30"W, along said east line, a distance of 700.94 feet to the northeast corner of said section 19; thence N 89° 50' 45" W, along the north line of said Section 19, a distance of 975.00 feet; thence S 0° 09' 15" W 650.00 feet; thence N 89° 50' 45" W 420.00 feet; thence N 0° 09' 15" E 650.00 feet; thence N 89° 50' 45" W 856.36 feet to the true point of beginning; LESS Roads.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, A.O. Elstad and Carolyn E. Elstad, his wife, Pliny T. Bowen and Helen Bowen, his wife, V. Blevins and Opal Blevins, his wife, and Everett Trust and Savings Bank, a Washington Corporation, owners in fee simple of the land herein platted, hereby declare this plat and dedicate to the use of the public forever, all streets and alleys, drainage easements, or whatever public property 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:

All lots, tracts, or parcels of land embraced in this plat are subject to and shall be sold under the following restrictions:

No lot, tract, or portion of any 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 in width at its narrowest part.

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 the commencement of work.

Additional restrictive and protective covenants apply to all lots in this plat are filed under Auditor's File No. 201442.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 22nd day of August, 1967.

V. Blevins — Opal Blevins
A.O. Elstad — Carolyn E. Elstad
EVERETT TRUST & SAVINGS BANK
Ray C. Cusworth — PRESIDENT – RAY C. CUSWORTH
Ralph V. Schapler — SECRETARY – RALPH V. SCHAPLER

SUNSET RIDGE, DIV. 2
WHIDBEY ISLAND
In Sec. 19, Twp. 33 N., R. 2 E.W.M.
Vol. 9, P. 60