DRAWING NUMBER
Teronda West #1

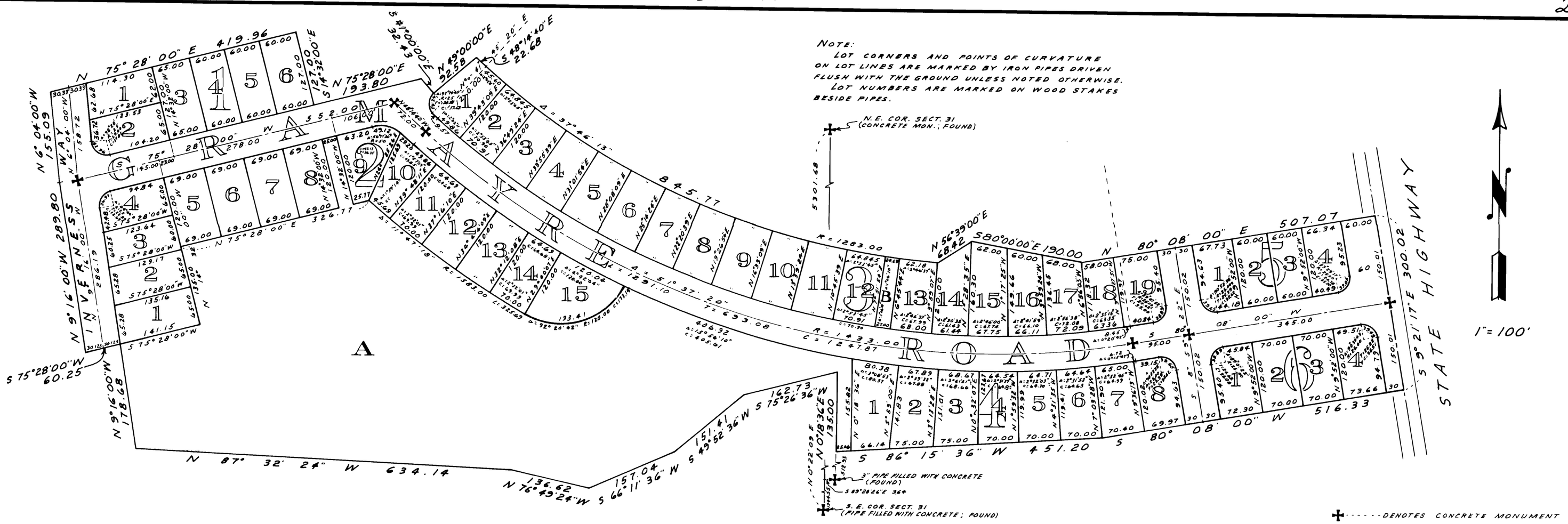
PLAN HOLD CORPORATION - TORRANCE - CALIFORNIA
REORDER BY NO. 0705A-24

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

PLAN HOLD

3998074

21



PLAT OF TERONDA WEST DIV. NO. 1

IN SECTIONS 31 & 32, T. 31 N., R. 2 E. W.M.

WHIDBEY ISLAND, ISLAND COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

I, H.L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF TERONDA WEST, DIV. No. 1, IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET, THAT ALL LOTS HAVE BEEN STAKED ON THE GROUND AS SHOWN AND THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN OBSERVED.

H. L. Morgan
H. L. MORGAN
Registered Civil Engineer & Land Surveyor

STATE OF WASHINGTON — H. L. MORGAN — REGISTERED — CIVIL ENGINEER & LAND SURVEYOR

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 1965.

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

ISLAND CO. — COUNTY TREASURER — STATE OF WASHINGTON

CERTIFICATE OF TITLE

RECORDED SEPT 21, 1964, FILE No. 165607
VOLUME 30, PAGE 94, ISLAND COUNTY, WASHINGTON.

16560 B

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF C.J. HINDS ON SEPT. 21 ST., 1964, AT 14 MINUTES PAST 2:00 PM AND RECORDED IN VOLUME 8 OF PLATS, PAGE 21, RECORDS OF ISLAND COUNTY, WASHINGTON

G. W. Libby
County Auditor
By
Deputy

BOARD OF COUNTY COMMISSIONERS — ISLAND COUNTY — WASH.

ENGINEER'S APPROVAL

APPROVED THIS 21ST DAY OF SEPT, 1964.

Richard C. Hulseman
County Engineer

RICHARD C. HULSEMAN — STATE OF WASHINGTON — PROFESSIONAL ENGINEER

COMMISSIONERS' APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 21ST DAY OF SEPT., A.D., 1964.

R. F. Andrews
J. Meeter
F. A. Gunst
Board of County Commissioners

ATTEST:
G. W. Libby
County Auditor

DESCRIPTION

THE PLAT OF TERONDA WEST, DIV. No. 1, EMBRACES THE FOLLOWING DESCRIBED TRACT OF LAND IN GOVERNMENT LOT 3, SECTION 31 (PATRICK DOYLE DONATION CLAIM) AND GOVERNMENT LOTS 2 & 7, SECTION 32, ALL IN TOWNSHIP 31 NORTH, RANGE 2 EAST OF THE W. M.:

BEGINNING AT THE 3" IRON PIPE FILLED WITH CONCRETE MARKING THE SOUTHEAST CORNER OF SAID SECTION 31 WHICH IS SOUTH 0°22'09" WEST 5301.68 FEET FROM THE CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 31, THENCE NORTH 0°22'09" EAST 1344.55 FEET ALONG THE EAST LINE OF SAID SECTIO 31; THENCE SOUTH 89°28'26" EAST 3.64 FEET TO A 3" IRON PIPE FILLED WITH CONCRETE; THENCE NORTH 0°18'36" EAST 512.93 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 0°18'36" EAST 135.00 FEET; THENCE SOUTH 75°26'36" WEST 162.73 FEET; THENCE SOUTH 49°52'36" WEST 151.41 FEET; THENCE SOUTH 66°11'36" WEST 157.04 FEET; THENCE NORTH 76°49'24" WEST 136.62 FEET; THENCE NORTH 87°32'24" WEST 634.14 FEET; THENCE NORTH 9°16'00" WEST 178.68 FEET; THENCE SOUTH 75°28'00" WEST 60.25 FEET; THENCE NORTH 9°16'00" WEST 289.80 FEET; THENCE NORTH 6°04'00" WEST 155.09 FEET; THENCE NORTH 75°28'00" EAST 419.96 FEET; THENCE SOUTH 14°32'00" EAST 127.00 FEET; THENCE NORTH 75°28'00" EAST 193.80 FEET, THENCE SOUTH 41°00'00" EAST 32.43 FEET; THENCE NORTH 49°00'00" EAST 32.58 FEET; THENCE SOUTH 48°14'40" EAST 22.68 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 1283.00 FEET; THENCE 845.77 FEET ALONG SAID CURVE THROUGH AN ARC OF 37°46'13"; THENCE NORTH 56°39'00" EAST 68.42 FEET; THENCE SOUTH 80°00'00" EAST 190.00 FEET; THENCE NORTH 80°08'00" EAST 507.07 FEET TO THE CENTER LINE OF THE STATE HIGHWAY; THENCE SOUTH 9°21'17" EAST 300.02 FEET ALONG SAID CENTERLINE; THENCE SOUTH 80°08'00" WEST 516.33 FEET; THENCE SOUTH 86°15'36" WEST 451.20 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, McKEW, INC., A CORPORATION ORGANIZED AND EXISTING UNDER AND PURSUANT TO THE LAWS OF THE STATE OF WASHINGTON, AND ISLAND SAVINGS & LOAN ASSOC., AN ASSOCIATION ORGANIZED AND EXISTING UNDER AND PURSUANT TO THE LAWS OF THE STATE OF WASHINGTON, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAYS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS 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 STREETS ARE GRADED.

TRACTS A & B ARE HEREBY DEDICATED FOR THE NON-EXCLUSIVE USE AND ENJOYMENT OF THE PROPERTY OWNERS OF THIS PLAT, SUBJECT TO THE RULES OF A NON-PROFIT CORPORATION TO BE FORMED.

RESTRICTIONS:

ALL LOTS OR TRACTS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD UNDER THE FOLLOWING RESTRICTIONS:

NO LOT, TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD, RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH AT ITS NARROWEST PART ON A NORMAL RECTANGULAR LOT.

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.

ADDITIONAL RESTRICTIVE AND PROTECTIVE COVENANTS APPLYING TO ALL LOTS IN THIS PLAT ARE RECORDED IN VOLUME 32 OF MISCELLANEOUS RECORDS, PAGE 103, RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 18TH DAY OF SEPTEMBER, 1964.

ISLAND SAVINGS & LOAN ASSOC.
BY John R. Vanderzicht
President
Barney Beekma
Secretary — Manager

McKEW, INC.
BY C. J. Hinds Jr.
President
Richard L. Pitt
Secretary

ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS.
COUNTY OF ISLAND }

THIS IS TO CERTIFY THAT ON THIS 15TH DAY OF SEPTEMBER, A.D., 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED C. J. HINDS, JR. AND RICHARD L. PITT, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY OF McKEW, INC., THE CORPORATION THAT 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.

H. L. Morgan
Notary Public in and for the State of Washington
RESIDING AT Oak Harbor

NOTARY PUBLIC — STATE OF WASHINGTON

STATE OF WASHINGTON } SS.
COUNTY OF ~~Island~~ Island }

THIS IS TO CERTIFY THAT ON THIS 18TH DAY OF September, A.D. 1964, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN R. VANDERZICHT AND BARNY BEEKSMA TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY-MANAGER OF ISLAND SAVINGS & LOAN ASSOCIATION, THE ASSOCIATION THAT EXECUTED THE 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.

Edward Pike
Notary Public in and for the State of Washington
RESIDING AT Oak Harbor

NOTARY PUBLIC — STATE OF WASHINGTON