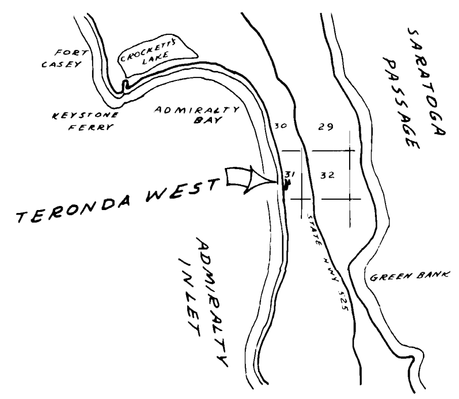
DRAWING NUMBER
Teronda West #4
1/2

3998132

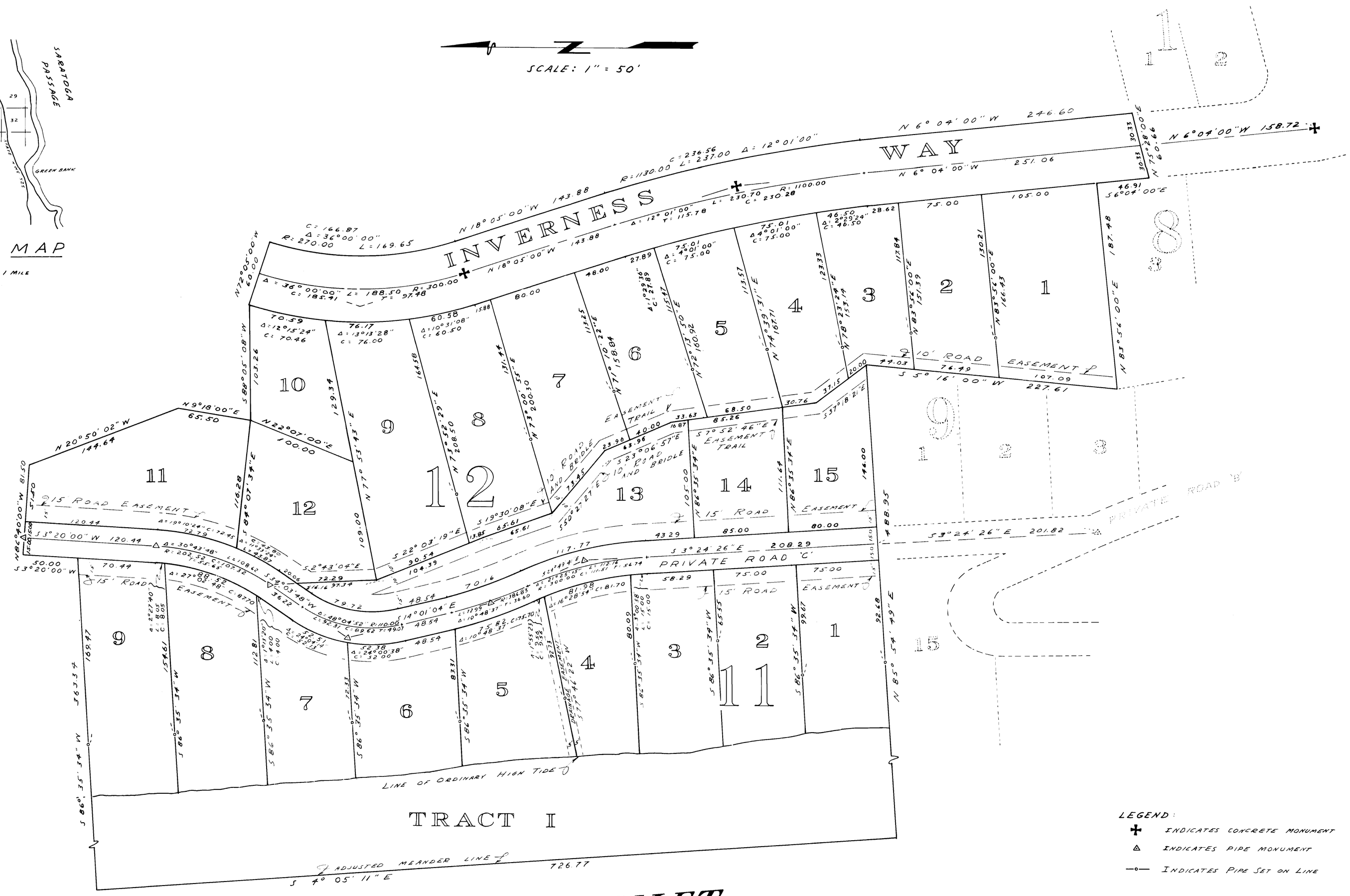
27




VICINITY MAP

SCALE : 1/2" = 1 MILE

SCALE: 1" = 50'




LEGEND:

+ INDICATES CONCRETE MONUMENT

△ INDICATES PIPE MONUMENT

—o— INDICATES PIPE SET ON LINE

# PLAT OF TERONDA WEST DIV. NO. 4

IN SECTION 31, T. 31 N., R. 2 E., W. M.

WHIDBEY ISLAND, ISLAND COUNTY, WASHINGTON

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

SHEET 1 OF 2

TERONDA WEST, Div. 4
WHIDBEY ISLAND
In Sec. 31, T. 31 N., R. 2 E. W.M.
Vol. 9, P. 27

PLAN HOLD

DRAWING NUMBER
Teronda West #4
2/2

PLAN HOLD INFORMATION - TORRANCE, CALIFORNIA
REORDER BY NO. 0750A 24

ALL PROTECTIVE STRIP TO EXPOSE ADHESIVE. MOISTEN ONLY THIS LINE AND HEAD TO ATTACHE

## DESCRIPTION

THE PLAT OF TERONDA WEST, DIVISION NO. 4 EMBRACES THE FOLLOWING DESCRIBED TRACT OF LAND IN GOVERNMENT LOTS 2 AND 3, SECTION 31, T. 31 N., R. 2 E. W.M.:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 9, PLAT OF TERONDA WEST, DIV. NO. 3 AS PER PLAT RECORDED IN VOL. 9 OF PLATS, PAGES 1 AND 2; THENCE ALONG THE EAST LINE OF SAID DIV. NO. 3, SOUTH 5°16'00" WEST 227.61 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 8, PLAT OF TERONDA WEST, DIV. NO. 2, AS PER PLAT RECORDED IN VOL. 8 OF PLATS, PAGE 80; THENCE ALONG THE NORTH LINE OF SAID DIV. NO. 2, NORTH 83°56'00" EAST 187.48 FEET; THENCE SOUTH 6°04'00" EAST 46.91 FEET TO THE MOST NORTHWESTERLY CORNER OF INVERNESS WAY AS SHOWN ON THE PLAT OF TERONDA WEST, DIV. NO. 1, AS PER PLAT RECORDED IN VOL. 8 OF PLATS, PAGE 21; THENCE, ALONG THE NORTH LINE OF SAID DIV. NO. 1, NORTH 75°28'00" EAST 60.66 FEET; THENCE, DEPARTING FROM SAID DIV. NO. 1, NORTH 6°04'00" WEST 246.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT OF RADIUS 1130.00 FEET; THENCE ALONG SAID CURVE 237.00 FEET THROUGH AN ARC OF 12°01'00"; THENCE NORTH 18°05'00" WEST 143.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT OF RADIUS 270.00 FEET; THENCE ALONG SAID CURVE 169.65 FEET THROUGH AN ARC OF 36°00'00"; THENCE NORTH 72°05'00" WEST 60.00 FEET; THENCE SOUTH 88°05'08" WEST 103.26 FEET; THENCE NORTH 9°18'00" EAST 65.50 FEET; THENCE NORTH 20°50'02" WEST 144.64 FEET; THENCE NORTH 86°40'00" WEST 81.50 FEET; THENCE SOUTH 3°20'00" WEST 50.00 FEET; THENCE SOUTH 86°35'34" WEST 363.34 FEET TO A POINT ON THE MEANDER LINE; THENCE ALONG THE MEANDER LINE SOUTH 4°05'11" EAST 726.77 FEET TO THE NORTHWEST CORNER OF TERONDA WEST, DIV. NO. 3; THENCE, ALONG THE NORTH LINE OF SAID DIV. NO. 3, NORTH 85°54'49" EAST 488.95 FEET TO THE POINT OF BEGINNING.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE ABOVE DESCRIBED TRACT, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER INVERNESS WAY AS SHOWN ON THIS PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAYS, AND DEDICATE TRACT I AND PRIVATE ROAD 'C' FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE PROPERTY OWNERS OF THIS PLAT AND ADDITIONS THERETO, INCLUDING DIVISIONS 1, 2 AND 3, SUBJECT TO THE RULES OF A NON-PROFIT CORPORATION TO BE FORMED. THE RIGHT IS RESERVED TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF ALL THE ROADS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROADS ARE GRADED.

**EASEMENT PROVISIONS**

An easement is hereby reserved for and granted to

**Puget Sound Power & Light Company**
**AND**
**West Coast Telephone Company**

and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

## RESTRICTIONS

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

NO LOT, TRACT, OR PORTION OF A LOT OR TRACT 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 ROAD.

CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.

WHERE SEPTIC TANKS AND DRAIN FIELDS ARE NOT APPROVED A SEWAGE TREATING SYSTEM OR OTHER APPROVED MEANS OF DISPOSAL SHALL BE ADOPTED AND APPROVED BEFORE BUILDING PERMITS ARE ISSUED.

PRIVATE ROAD 'C' SHALL REMAIN PRIVATE UNTIL SUCH TIME AS IT IS CONSTRUCTED TO CURRENT STANDARDS OF THE COUNTY ENGINEER, AND THE PROVISIONS OF STATUTE AND ORDINANCE PERTAINING TO THE CREATION OF PUBLIC ROADS HAVE BEEN OBSERVED.

IN WITNES WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 8TH DAY OF MARCH, 1967.

ISLAND SAVINGS & LOAN ASSOCIATION — By Barney Beeksma V-P.
Elnora I. Pike, Secretary

Mc KEW, INC. — By C. J. Hinds Jr. President
Trevor D. Roberts - Sec.

## ACKNOWLEDGMENT

STATE OF WASHINGTON } s.s.
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THE 8TH DAY OF MARCH AD, 1967, 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 TREVOR D. ROBERTS, TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY OF McKEW, INC. AND BARNEY BEEKSMA AND ELNA I. PIKE, TO ME KNOWN TO BE THE VICE PRESIDENT AND SECRETARY OF ISLAND SAVINGS AND LOAN ASSOCATION, THE CORPORATION AND ASSOCATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEALS AFFIXED ARE THE CORPORATE SEALS OF SAID CORPORATIONS AND ASSOCATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

H. L. Morgan
Notary Public in and for the State of Washington
Residing at OAK HARBOR, WASHINGTON

## SURVEYOR'S CERTIFICATE

I, H.L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF TERONDA WEST, DIV. NO. 4, IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET, THAT THE LOTS HAVE BEEN STAKED ON THE GROUND AS SHOWN AND THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN OBSERVED.

H. L. Morgan
Registered Civil Engineer And Land Surveyor

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

## APPROVALS

APPROVED THIS 20th DAY OF 1967
Richard C. Hulsman
County Engineer

RICHARD C. HULSMAN — STATE OF WASHINGTON — PROFESSIONAL ENGINEER

APPROVED THIS 20th DAY OF March 1967.
Archie Whitcomb
County Planning Director

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 20TH DAY OF MARCH, 1967.
E. E. Christoe, chairman
John R Vanderzicht
F. A. Gueck
Board of County Commissioners
Attest: Geo Libby

I, HARRY A. LANG, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED BY THIS PLAT ARE FULLY PAID TO AND INCLUDING THE YEAR 1967.

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

## CERTIFICATE OF TITLE

RECORDED March 20 1967, FILE NO. 194393
VOLUME 30 of Misc. PAGE 615 ISLAND COUNTY, WASHINGTON.

## #194394 RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE BOARD OF ISLAND COUNTY COMMISSIONERS ON March 20, 1967 AT 52 MINUTES PAST 11 A.M., AND RECORDED IN VOLUME 9 OF PLATS, PAGES 27 & 28, RECORDS OF ISLAND COUNTY, WASHINGTON.

J. W. Libbey
County Auditor
By: W. Cook
Deputy

# PLAT OF TERONDA WEST DIV. NO. 4

IN SECTION 31, T. 31 N., R. 2 E., W. M.

WHIDBEY ISLAND, ISLAND COUNTY, WASHINGTON

**SHEET 2 OF 2**

TERONDA WEST, Div. 4
WHIDBEY ISLAND
In Sec. 31, T. 31 N., R. 2 E. W.M.
Vol. 9, P. 28

PLAN HOLD