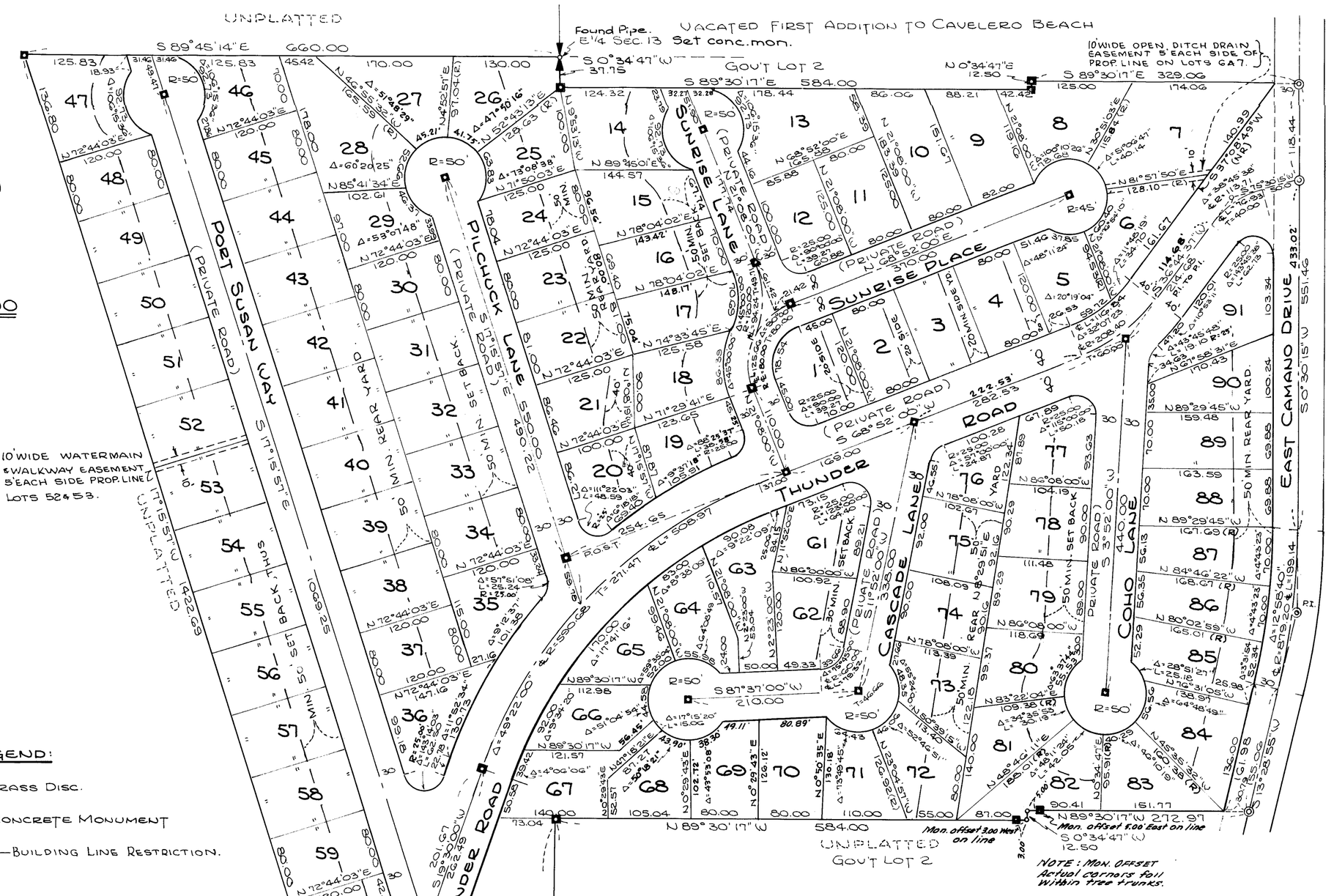
DRAWING NUMBER
Thunder Ridge #1
Camano

PLAN HOLD CORPORATION · TORRANCE · CALIFORNIA
REORDER BY NO. 0-93A 24

3999050

THUNDER RIDGE, DIVISION NO. 1

PORTION OF SE 1/4 SEC. 13, T. 31 N., R. 2 E., W.M. & OF GOV'T LOT 2 SEC. 18, T. 31 N., R. 3 E. W.M.



LEGEND:

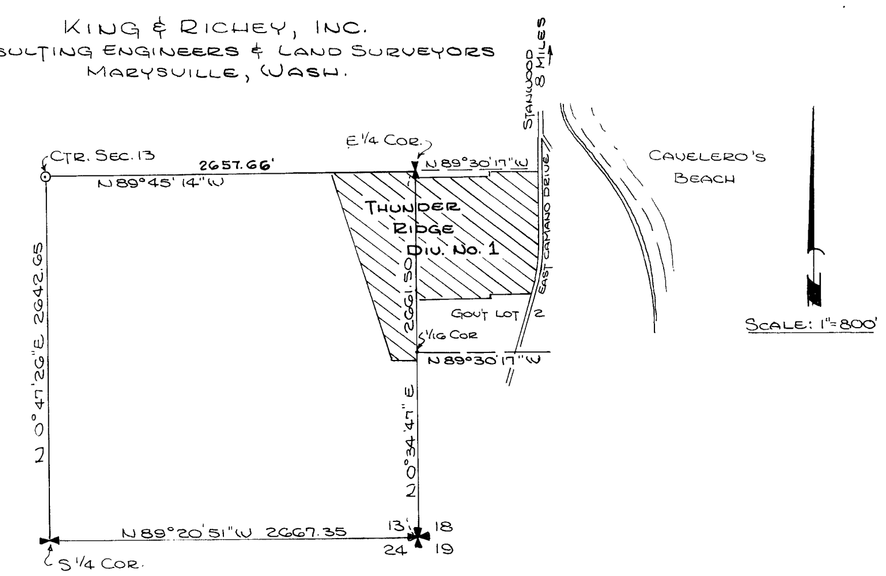
⊙ · BRASS DISC.

■ · CONCRETE MONUMENT

—— —— BUILDING LINE RESTRICTION.

ALL ROADS SHALL BE CONSTRUCTED TO ISLAND COUNTY STANDARDS PREVAILING SEPTEMBER 1969 AND HAVING 30' FINISHED ROADWAY WITH 22' WIDE BITUMINOUS SURFACE AND SHALL BE COMPLETED BY THE 31ST DAY OF JULY, 1970.

KING & RICHEY, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
MARYSVILLE, WASH.



VICINITY MAP

DESCRIPTION

THE PLAT OF THUNDER RIDGE, DIVISION NO. 1 EMBRACES THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 32 N., RANGE 2 E., W.M. AND THAT PORTION OF GOV'T. LOT 2, SECTION 18, TOWNSHIP 32 N., RANGE 3 E., W.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 0°34'47" WEST ALONG THE SECTION LINE FOR 37.75 FEET; THENCE SOUTH 89°30'17" EAST FOR 584.00 FEET; THENCE NORTH 0°34'47" EAST FOR 12.50 FEET; THENCE SOUTH 89°30'17" EAST FOR 329.06 FEET TO THE CENTER LINE OF EAST CAMANO DRIVE; THENCE SOUTH 0°30'15" WEST ALONG SAID CENTER LINE FOR 551.46 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 879.20 FEET AND CONSUMING A CENTRAL ANGLE OF 12°58'40" FOR AN ARC LENGTH OF 199.14 FEET; THENCE SOUTH 13°28'55" WEST FOR 155.06 FEET; THENCE NORTH 89°30'17" WEST FOR 272.97 FEET; THENCE SOUTH 0°34'47" WEST FOR 12.50 FEET; THENCE NORTH 89°30'17" WEST FOR 584.00 FEET TO THE EAST LINE OF SECTION 13, TOWNSHIP 31 N., RANGE 2 E., W.M.; THENCE SOUTH 0°34'47" WEST ALONG SAID EAST LINE FOR 420.00 FEET; THENCE NORTH 89°30'17" WEST FOR 224.00 FEET; THENCE NORTH 17°15'57" WEST FOR 1422.69 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13; THENCE SOUTH 89°45'14" EAST FOR 660.00 FEET TO THE POINT OF BEGINNING; EXCEPT THE EASTERLY 30.0 FEET FOR COUNTY ROAD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE AND CONTRACT PURCHASERS OF THE ABOVE DESCRIBED TRACT, DO HEREBY DECLARE SAID PLAT. ALL ROADS WITHIN THE PLAT OF THUNDER RIDGE, DIVISION NO. 1, ARE HEREBY DEDICATED TO, QUOTE: "THUNDER RIDGE ESTATES ASSOCIATION, INC." A NON PROFIT WASHINGTON CORPORATION, AND THIS DEDICATION IS IN LIEU OF ANY DEDICATION OF SAID ROADS TO THE PUBLIC AND DONE FOR THE PURPOSE OF MAINTAINING A PRIVATE ROAD SYSTEM. THUNDER RIDGE ESTATES ASSOCIATION, INC. OR ITS SUCCESSORS SHALL HAVE THE RIGHT TO DRAIN ALL ROADS AND STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROADS AND STREETS ARE GRADED. NO LAND DRAINAGE SHALL BE DIVERTED TO ROAD RIGHTS OF WAY NOR SHALL WATER BE BLOCKED FROM DRAINING ALONG ITS NORMAL COURSE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING ACROSS LOTS SHALL BE DONE AT THE EXPENSE OF THE LAND OWNER.

Idan G. Gilbertson — IDAN G. GILBERTSON
Ivor Gilbertson — IVOR GILBERTSON
Fred Mowrey — TRUSTEE, THUNDER RIDGE ESTATES
Mildred E. Gilbertson — MILDRED E. GILBERTSON
Louise Gilbertson — LOUISE GILBERTSON

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF Island } S.S.

THIS IS TO CERTIFY THAT ON THIS 23rd DAY OF September, A.D. 1969, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED IDAN G. GILBERTSON AND MILDRED E. GILBERTSON, HUSBAND AND WIFE, AND IVOR GILBERTSON AND LOUISE A. GILBERTSON, HUSBAND AND WIFE, AND FRED MOWREY, TRUSTEE, THUNDER RIDGE ESTATES, A LIMITED PARTNERSHIP, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO 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.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Ruth M. Pherson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Camano Island, Wn.

TREASURER'S CERTIFICATE

I, T. F. CARSCADDEN, TREASURER OF ISLAND COUNTY, WASHINGTON HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE DESCRIBED PROPERTY ARE FULLY PAID TO AND INCLUDING THE YEAR 1970.

T. F. Carskaddan — TREASURER, ISLAND COUNTY, WASHINGTON
BY: Ruth E. Zylstra — DEPUTY TREASURER

CERTIFICATE OF TITLE

RECORDED OCT. 20 1969, FILE NO. 225449 VOLUME 204 PAGES 364 & 365 ISLAND COUNTY, WASHINGTON

PLANNING COMMISSION

APPROVED BY THE ISLAND COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D. 1969.

_____
PLANNING OFFICER

COUNTY ENGINEER

APPROVED BY ME ON THIS 20 DAY OF October, A.D. 1969.

_____
COUNTY ENGINEER

APPROVALS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON THIS 20 DAY OF Oct. A.D. 1969.

D. W. Libby — COUNTY AUDITOR
F. A. Guest — COMMISSIONER
E. E. Christoe — COMMISSIONER
John R. Vandeyacht — COMMISSIONER

RECORDING #225420

FILED FOR THE RECORD AT THE REQUEST OF THUNDER RIDGE ON THIS 20th DAY OF OCTOBER A.D. 1969, AT 54 MINUTES PAST 11 O'CLOCK A.M. AND RECORDED IN VOLUME 11 OF PLATS, ON PAGE 7 RECORDS OF ISLAND COUNTY, (WASHINGTON).

D. W. Libby — COUNTY AUDITOR
BY: Cherry Sinema — DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE PLAT OF THUNDER RIDGE, DIVISION NO. 1, IS BASED ON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, THE MONUMENTS HAVE BEEN SET, AND ALL LOT CORNERS HAVE BEEN STAKED ON THE GROUND AND THAT THE PROVISIONS OF STATUTES AND ORDINANCE HAVE BEEN COMPLIED WITH.

James F. King
JAMES F. KING REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR.

1 Sheet of 1

THUNDER RIDGE
DIV. NO. 1 13-31-2
18-31-3

R.A.S.

3G3-6-9

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

PLAN HOLD