DRAWING NUMBER
Thunder Ridge #2
Camus 1/2

3999027 -01

36.

THUNDER RIDGE, DIVISION NO. 2

PORTION OF SE 1/4 SEC. 13, T. 31 N., R. 2 E., W.M.

DEDICATION

Know all men by these presents, that we, the undersigned owners in fee simple and contract purchasers of the herein described tract, do hereby declare said plat. All roads within the plat of THUNDER RIDGE DIVISION NO. 2, 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 sucessors 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 natural course. Any enclosing of drainage water in culverts or drains or rerouting across lots shall be done at the expense of the land owner."

Idan G. Gilbertson
Idan G. Gilbertson

Inor Gilbertson
Inor Gilbertson

Mildred E. Gilbertson
Mildred E. Gilbertson

Louise Gilbertson
Louise Gilbertson

Fred Mowrey
Fred Mowrey, Trustee, Thunder Ridge Estates

ACKNOWLEDGEMENT

State of Washington
County of Island } S.S.

This is to certify that on this ____ day of _____, 1970, 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 Inor Gilbertson and Louise A. Gilbertson, Husband & 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 McPherson
Notary Public in and for the state of Washington
Residing at Camano Island

PLANNING COMMISSION

Approved by the Island County Planning Commission on this _____ day of _____, A.D. 1970.

_____
Planning Officer

COUNTY ENGINEER

Examined and approved in accordance with R.C.W. 58.17.160(1) this 16 day of November 1970.

Ralph W. E. Main
County Engineer

RALPH W. E. MAIN
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

APPROVALS

Approved by the Board of County Commissioners on this 16 day of November, A.D. 1970

J. W. Libbey
County Auditor

E. E. Christee
Commissioner

John R. Vandenzick
Commissioner

F. A. Guest
Commissioner

CERTIFICATE OF TITLE

Recorded Feb. 8, 1971, File Number 237794
Volume 230 Page 215 Island County, Washington

SURVEYOR'S CERTIFICATE

I hereby certify the plat of Thunder Ridge Division Number 2, 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.

James F. King
James F. King, Registered Professional Engineer & Land Surveyor

TREASURER'S CERTIFICATE

I, Ruth E. Zylstra, Treasurer of Island County, Washington hereby certify that all taxes on the above described property are fully paid to and including the year 1971.

Ruth E. Zylstra
Treasurer

By: _____
Deputy Treasurer

DESCRIPTION

That portion of the Southeast Quarter of Section 13, T. 31 N., R. 2 E., W.M., described as follows:
Beginning at the southeast corner of said Section 13; thence N 0°34'47" E along the section line 1304.71 feet to the southeast corner of Thunder Ridge Div. No. 1 as recorded in Volume 11 of Plats page 7, records of Island County, Washington;
thence N 89°30'17" W for 224.00 feet;
thence N 17°15'57" W for 188.24 feet;
thence S 61°45'00" W for 15.55 feet to a point of curvature of a curve to the right having a radius of 220.00 feet; thence westerly along the arc of said curve and consuming a central angle of 77°50'15" for an arc distance of 298.87 feet;
thence S 41°45'00" W for 184.06 feet to a point of curvature of a curve to the left having a radius of 286.20 feet; thence southerly along the arc of said curve and consuming a central angle of 24°57'00" for an arc distance of 124.63 feet;
thence N 73°12'00" W for 140.82 feet;
thence S 1°30'00" E for 512.00 feet;
thence S 11°00'00" E for 821.33 feet to the south line of said Southeast Quarter;
thence S 89°22'32" E along the south line of said Southeast Quarter for 699.73 feet to the southeast corner of said Section 13 and the point of beginning.

RECORDING #237795

Filed for the record at the request of Thunder Ridge on this 8th day of February A.D. 1971, at 45 minutes past 9 o'clock A. M. and recorded in Volume 11 of Plats, on pages 36 and 37 records of Island County, Washington.

J. W. Libbey
County Auditor

By: M. Rosenkranz
Deputy Auditor

THUNDER RIDGE
DIVISION NO. 2
SEC. 13, T. 31 N., R. 2 E. W.M.

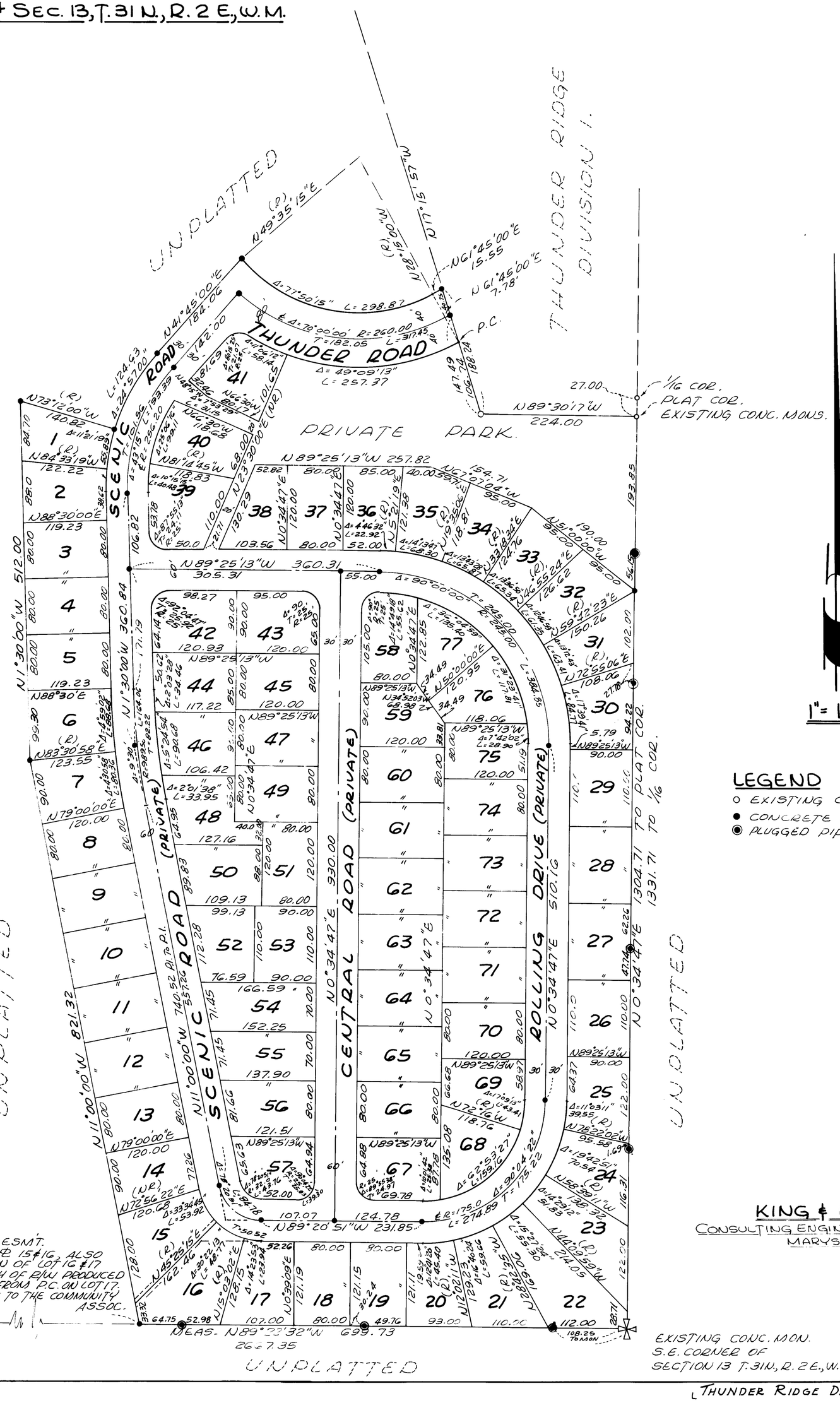
SHEET 1 OF 2 363-6-9.

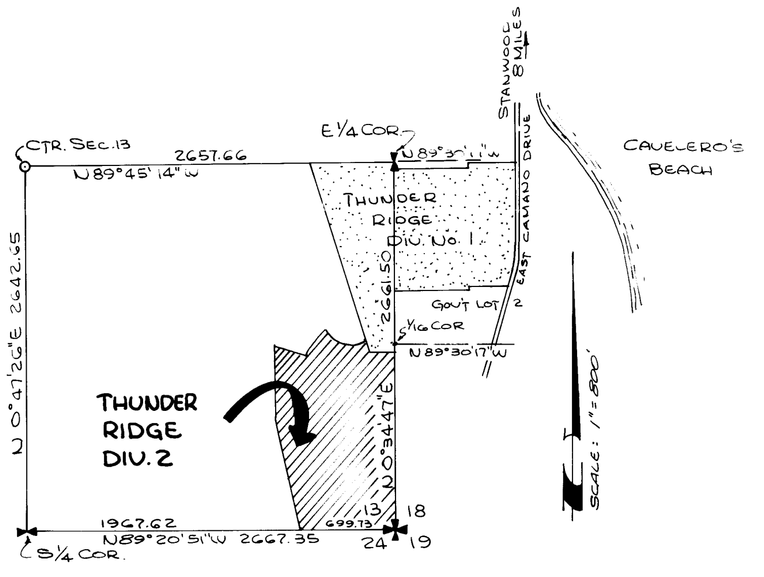
PLAN HOLD

3999027 -02

THUNDER RIDGE, DIVISION No. 2

PORTION OF SE¼ SEC. 13, T. 31 N., R. 2 E., W.M.





VICINITY MAP

LEGEND
- ○ EXISTING CONCRETE MON.
- ● CONCRETE MONS, THIS SURVEY.
- ◉ PLUGGED PIPE MONS.

DRAINAGE ESM'T.
5 EA. SIDE PL 15 & 16, ALSO THAT PORTION OF LOT 16 & 17 LYING SOUTH OF R/W PRODUCED N89°20'51"W FROM P.C. ON LOT 17. EASEMENT IS TO THE COMMUNITY ASSOC.

S¼ COR. OF SECTION 13-31-2

EXISTING CONC. MON. S.E. CORNER OF SECTION 13 T. 31N., R. 2E., W.M.

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

James F. King 10/21/70

THUNDER RIDGE DIV. No. 2 SHEET 2 of 2 #363-6-9

DRAWING NUMBER
Thunder Ridge #2
Camano 2/2

PLAN HOLD