3998179

53

DRAWING NUMBER
Useless Bay Beach & Country Club #9

PLAN-HOLD CORPORATION - TORRANCE - CALIFORNIA
REORDER BY NO. 27054-24

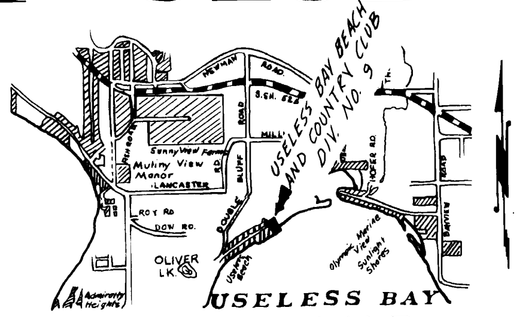
PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

PLAN HOLD

PLAT OF
USELESS BAY BEACH AND COUNTRY CLUB
DIVISION NO. 9

IN SECTION 24, TWP. 29 N., R. 2 E. W. M.

ISLAND COUNTY, WASH.



VICINITY MAP

SCALE OF MILES
0 1 2 3 4

SURVEYOR'S CERTIFICATE

I, Robert P. Fakkema, hereby certify that the adjoining plat of USELESS BAY BEACH AND COUNTRY CLUB, DIVISION NO. 9, 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 upon the ground, and that the provisions of statute and ordinance have been complied with.

Robert P. Fakkema
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 1969.

Harry A. Lang — COUNTY TREASURER
Ruth E. Zylstra — DEPUTY COUNTY TREASURER

RECORDING CERTIFICATE

#216670

Filed for record at the request of C. RYAN KINAMA on DECEMBER 19, 1968, at 42 minutes past 2:00 P.M. and recorded in Volume 10 of Plats, page 53, Records of Island County, Washington.

J. W. Libby — COUNTY AUDITOR
by Cherry Jennings — DEPUTY COUNTY AUDITOR

CERTIFICATE OF TITLE

Recorded DECEMBER 19, 1968. File No. 216669
Volume 189, page 712, Island County, Washington.

APPROVALS

Approved by the Island County Planning Commission this 10 day of December, 1968.

Jake Hardenaar
CHAIRMAN

Approved by me this 16 day of December, 1968.

RALPH W. E. MAN — STATE OF WASHINGTON — PROFESSIONAL ENGINEER

COUNTY ENGINEER

Approved by the Board of County Commissioners this 16th day of December, 1968.

John R. Vandergriff
F. A. Guest

J. W. Libby — COUNTY AUDITOR
BOARD OF COUNTY COMMISSIONERS

ISLAND COUNTY BOARD OF COMMISSIONERS WASH.

DESCRIPTION

The adjoining plat of USELESS BAY BEACH AND COUNTRY CLUB, DIVISION NO. 9 embraces that portion of Section 24, Township 29 North, Range 2 East W.M., described as follows:

Beginning at the northeast corner of Lot 9, plat of USELESS BAY BEACH AND COUNTRY CLUB, DIVISION NO. 8 as per plat recorded in Volume 9 of Plats, page 8, Records of Island County, Washington; thence N 22° 00' 00" W along the east line of said Division No. 8, a distance of 60.36 feet to the northerly margin of Shore Avenue; thence N 74° 11' 00" E, along said northerly margin, a distance of 404.02 feet; thence S 15° 49' 00" E to the line of extreme low tide of Useless Bay; thence southwesterly, along said line of extreme low tide, to the aforesaid east line of DIVISION NO. 8; thence N 22° 00' 00" W, along said east line, to the point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, hereby declare this plat and dedicate to USELESS BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation, all streets, avenues, alleys, places and utility easements as shown on the plat and also dedicate to said corporation Lot "X-3" for community purposes.

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions: No permanent structures or buildings shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the front property line;

No lot, tract or portion of a 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. feet or less than 60 feet in width at its building line; Construction on any lot shall require a building and sewage disposal permit prior to commencement of work.

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the Declaration of Protective Restrictions as filed in Volume 189, Page 714, Auditors File No. 216671 of Island County, Washington.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 2ND day of DECEMBER, 1968.

Gayley D. Martland — CO-EXECUTOR
THE BANK OF CALIFORNIA, N.A.
By [illegible] — TRUST OFFICER
Howard F. Sievers — Howard F. Sievers
H & H PROPERTIES INC.
Donald E. MacDonald

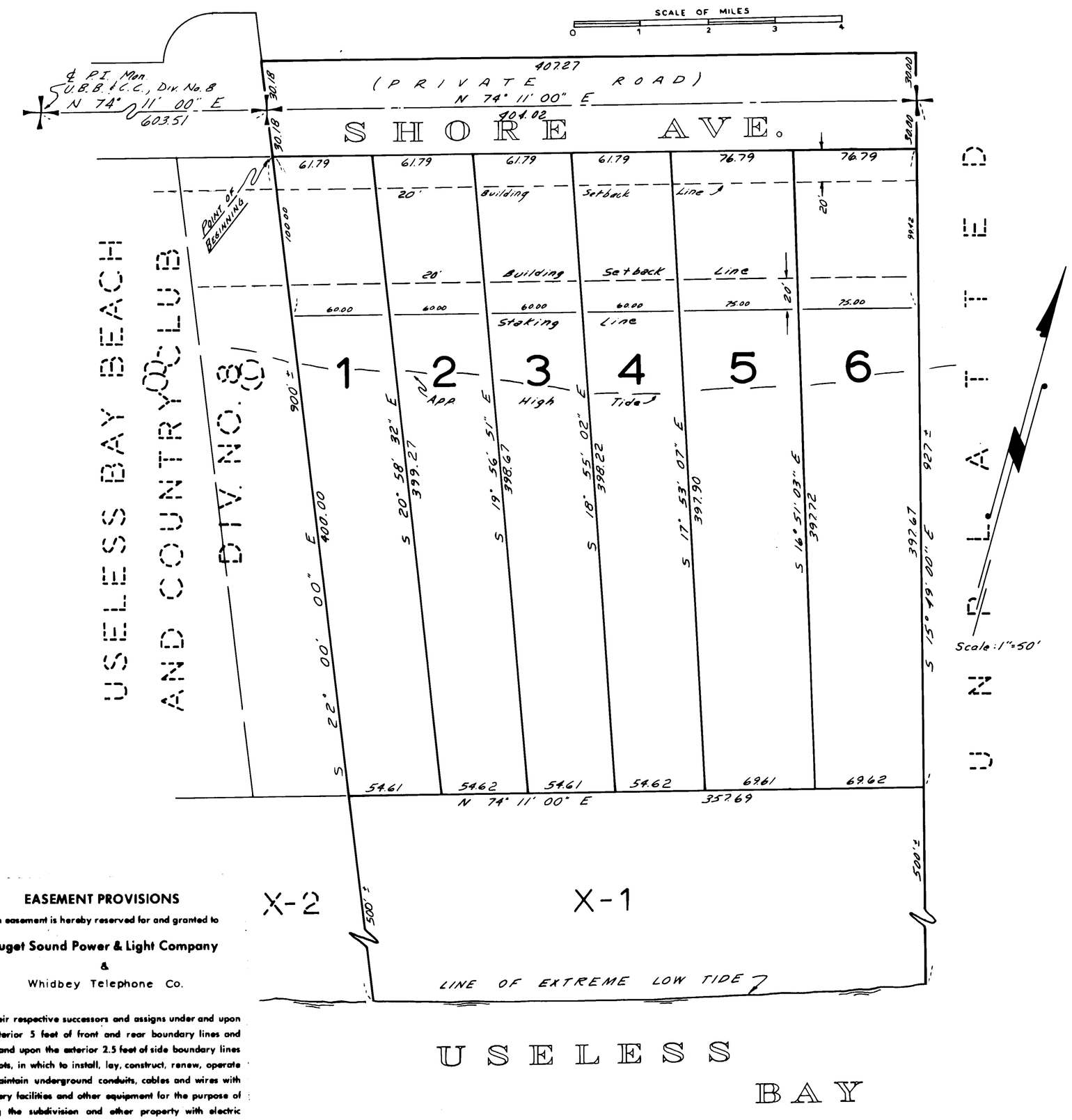
ACKNOWLEDGMENT

State of Washington } s.s.
County of Island

This is to certify that on this 2nd day of December, 1968, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared J.S. Lemman, Trust Officer for the Bank of California, and Gayley D. Martland, co-executors of the will of Thomas G. Martland, deceased, and Howard F. Sievers, to me known to be the individuals described in and who executed the foregoing instrument, and Howard F. Sievers and Donald E. MacDonald, to me known to be the President and Secretary, respectively, of H & H Properties, 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 of said corporation and individuals 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.

Ellen M. Miller
Notary Public in and for the State of Washington, residing at Clinton



USELESS BAY

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to

Puget Sound Power & Light Company

&

Whidbey Telephone Co.

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.

All permanent utility services shall be provided by underground service exclusively.

USELESS BAY BEACH AND COUNTRY CLUB DIV. NO. 9