

DESCRIPTION

The plat of Duqualla Bay Heights, Division No. 7, embraces the following described tract of land and tide-lands in and adjoining government Lot 1, Section 17, and Government Lot 4, Section 16, all in Township 33 North, Range 2 East of the Willamette Meridian:

Duqualla Bay, at the northernmost corner of Lot 31, and said line produced southwesterly; thence North 66° 10' 00" West 440.28 feet to the point of curvature of a curve to the left with a radius of 220.00 feet; thence northeasterly 88.71 feet along said curve through an arc of 23° 06' 08"; thence North 89° 16' 08" West 89.35 feet; thence North 22° 18' 25" East 60.00 feet to a point on a curve to the right with a radius of 40.00 feet and an initial course of South 85° 01' 35" West; thence northeasterly 89.35 feet along said curve through an arc of 128° 00' 00"; thence North 58° 41' 43" West 68.67 feet; thence North 22° 18' 25" East to the line of ordinary high tide; thence southeasterly to the line of Government Lot 1; thence North 22° 18' 25" East to a point on the south line of the former Charles Hunter Oyster Claim; thence South 67° 41' 35" East along said south line to the point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we, the undersigned, hereby declare this plat and dedicate to the use of the public, for all public purposes, the use and the use thereof for all public highways, all easements, with the use thereof for public highways, all easements, to make all necessary slopes for cuts and fills upon the lots shown on this plat in the original grading of the streets shown thereon. 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.

The channel easement across Lots 40A thru 49A is hereby granted to the use of all owners of property in this plat and future additions thereto, Divisions No. 7 and future additions thereto, Divisions No. 1 thru 6 and future additions thereto, Divisions No. 1 and 2, in witness whereof, we have hereunto set our hands and seals this 10th day of October, 1967.

First National Bank of Stanwood
by *Lawrence A. ...*
James R. ...
Paul J. ...
National Bank of Commerce,
Mt. Vernon Branch
by *John F. ...*
Robert ...
Ann ...

ACKNOWLEDGMENT

State of Washington) ss
County of ...)
This is to certify that on this 10th day of October, A.D., 1967, before me, the undersigned, a notary public, in and for the State of Washington, duly commissioned and duly sworn, personally appeared Sidney M. Ducken and Frances L. Ducken, personal representatives of the estate of the late John L. Ducken, and their wife, Mrs. Frances L. Ducken, known to be the *Tracy* and *Vice* of the First National Bank of Stanwood, and *John F. ...* and *Robert ...* to me known to be the *Assistant Secretary* of the National Bank of Commerce, Mt. Vernon Branch, and *Anna Ducken*, a widow, to me known to be the individuals and corporations described 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.

John F. ...
Robert ...
Notary Public in and for the State of Washington

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.

Lots 40A through 49A are exempt from these restrictions but building on them shall be limited to the construction of piers, floats, boat landings and/or similar type related structures. Storage sheds and/or buildings may be constructed but no building shall be used for a toilet facility or residence temporarily or permanently. Boat houses will not be permitted. Construction on any lot shall require a building permit and sewage disposal permit prior to commencement of work.

RESTRICTIONS ON RECORD IN VOLUME 168 OF ISLAND COUNTY, PAGE 537, FILE #202776.

SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, hereby certify that the plat of Duqualla Bay Heights, Division No. 7, as shown on this plat, was prepared by me or under my supervision and that the courses are shown thereon correctly; that monuments have been set, that all lots have been staked on the ground and that the provisions of statute and ordinance have been observed.

H. L. Morgan
Registered Civil Engineer & Land Surveyor

APPROVALS

Approved this 14th day of October, 1967, A.D.
John P. ...
County Engineer

Approved this 19th day of October, 1967, A.D.
Charles P. ...
County Planning Director

CERTIFICATE OF TITLE

Recorded October 19, 1967,
File No. 202776, volume 148, page 537,
Records of Island County, Washington.

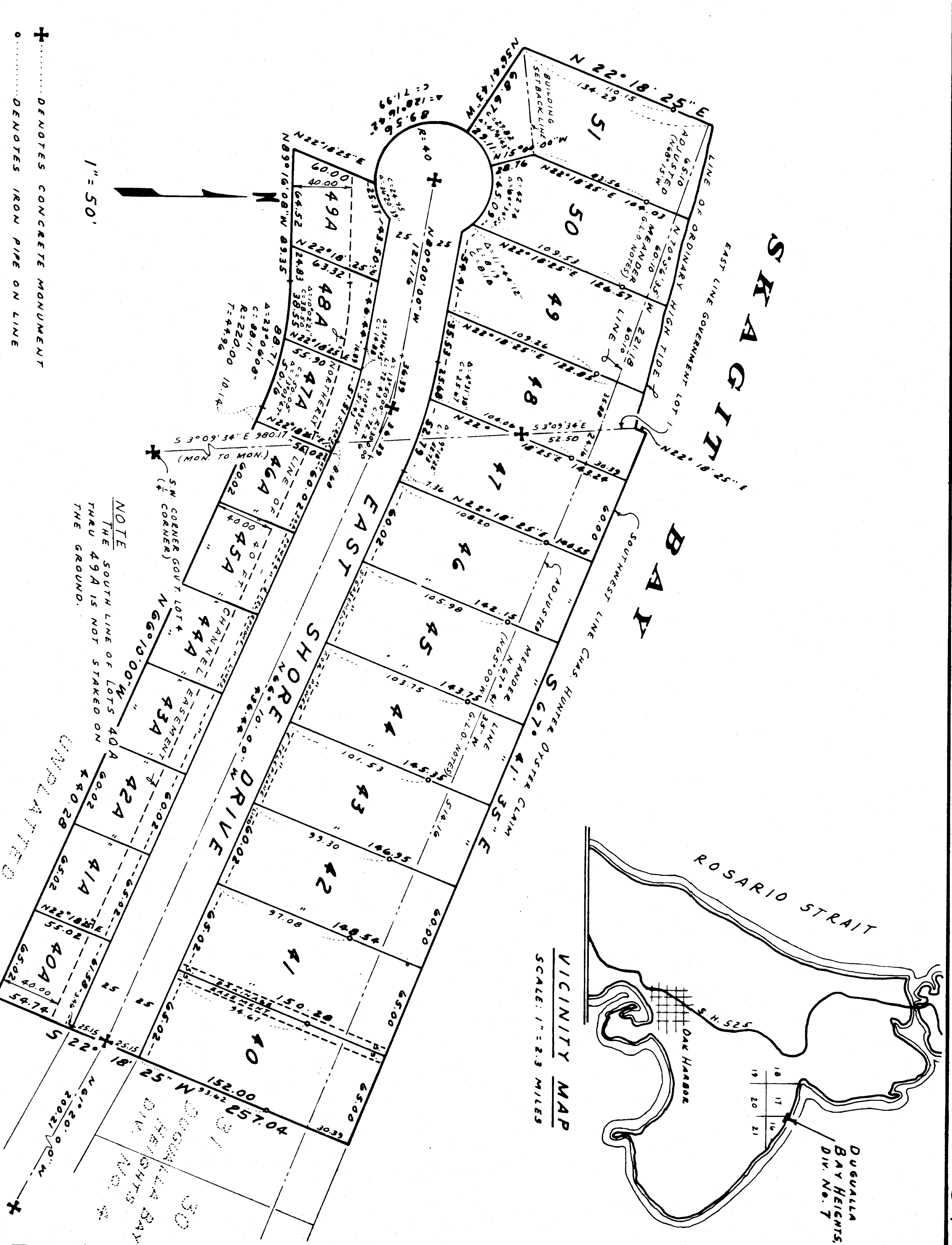
RECORDING CERTIFICATE

Filed for record at the request of the Board of Island County Commissioners on October 19, 1967, at 23 minutes past 11 A.M., and recorded in volume 9 of Plats, page 65. Records of Island County, Washington.

John ...
County Auditor

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to
Pugel Sound Power & Light Company
General Telephone Co. of the Northwest, Inc.
and their respective successors and assigns under and upon the exterior 5 feet of the front boundary lines of all lots, in which is installed, by, conduit, cove, opening 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 services, together with the right to enter upon the land at all times for the purpose stated, and hereby granted to the right to use the streets for the same purposes.



PLAT OF DUGUALLA BAY HEIGHTS DIVISION NO. 7 IN SECTIONS 16 & 17, T. 33 N., R. 2 E. W. M. Whidbey Island, Washington

TREASURER'S CERTIFICATE

I, Harry A. Long, Treasurer of Island County, Washington, hereby certify that all taxes on the property embraced in this plat are fully paid to and including the year 1968.

Harry A. Long
County Treasurer

Paul E. ...
County Auditor