



**PLAT
OF
DUGUALLA BAY HEIGHTS
DIV. NO. 3
SECTION 17, T. 33 N., R. 2 E. W. M.**

SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF DUGUALLA BAY HEIGHTS, DIV. NO. 3, IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET, THAT ALL LOTS HAVE BEEN STAKED ON THE GROUND AS SHOWN AND THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN OBSERVED.

H. L. Morgan
H. L. MORGAN
Registered Civil Engineer & Land Surveyor



TREASURER'S CERTIFICATE

I, HARRY A. LANG, TREASURER OF ISLAND COUNTY WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID TO AND INCLUDING THE YEAR 1964.

Harry A. Lang
Harry A. Lang, Rep: Ruth E. Zylstra, Deputy
County Treasurer



CERTIFICATE OF TITLE

RECORDED JUNE 17, 1964, FILE NO. 162840
VOLUME 30, PAGE 43, ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SIDNEY M. DUCKEN ON JUNE 17, 1964, AT 38 MINUTES PAST 1 P.M. AND RECORDED IN VOLUME 30 OF PLATS, PAGE 7, RECORDS OF ISLAND COUNTY, WASHINGTON.

J. W. Libbey
County Auditor

BY *W. O. Cook*
Deputy

ENGINEER'S APPROVAL

APPROVED THIS 15TH DAY OF JUNE, 1964.

W. O. Cook
Professional Engineer

COMMISSIONERS' APPROVAL

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THIS 15TH DAY OF JUNE, A.D., 1964.



R. F. Andrews
F. A. Guest
Board of County Commissioners

DESCRIPTION

THE ABOVE PLAT OF DUGUALLA BAY HEIGHTS, DIV. NO. 3, EMBRACES THE FOLLOWING DESCRIBED TRACT OF LAND IN SECTION 17, TOWNSHIP 33 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN:

BEGINNING AT THE SOUTHWEST CORNER OF DUGUALLA BAY HEIGHTS, DIVISION NO. 1, AS RECORDED IN VOLUME 6 OF PLATS, PAGE 63, THENCE SOUTH 81°36'40" EAST 1067.71 FEET ALONG THE SOUTH LINE OF SAID DIVISION NO. 1 TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 5, SAID DIVISION NO. 1; THENCE SOUTH 8°23'20" WEST 30.00 FEET; THENCE SOUTH 81°36'40" EAST 595.44 FEET; THENCE SOUTH 17°19'40" EAST 345.89 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 8, DUGUALLA BAY HEIGHTS, DIV. NO. 2, AS RECORDED IN VOLUME 7 OF PLATS, PAGE 32; THENCE SOUTH 72°40'20" WEST 152.14 FEET; THENCE SOUTH 20°06'41" EAST 42.66 FEET; THENCE SOUTH 72°40'20" WEST 411.42 FEET; THENCE NORTH 2°48'06" WEST 61.99 FEET; THENCE SOUTH 87°11'54" WEST 117.06 FEET TO THE WEST LINE OF GOVERNMENT LOT 2 IN SAID SECTION 17; THENCE NORTH 2°48'06" WEST 253.65 FEET ALONG SAID WEST LINE; THENCE NORTH 82°02'35" WEST 325.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 80°02'10" WEST 801.80 FEET; THENCE NORTH 55°32'10" WEST 161.61 FEET; THENCE NORTH 35°27'50" EAST 165.03 FEET; THENCE NORTH 33°58'34" EAST 109.98 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, SIDNEY M. DUCKEN AND KARL J. DUCKEN, OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAYS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND TRACTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS SHOWN HEREON. 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.

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.

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

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 8TH DAY OF MAY, 1964.

Sidney M. Ducken
Karl J. Ducken

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.
COUNTY OF ISLAND }
THIS IS TO CERTIFY THAT ON THIS 8TH DAY OF MAY, A.D., 1964, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED SIDNEY M. DUCKEN AND KARL J. DUCKEN, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 HERETO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

H. L. Morgan
Notary Public in and for the State of Washington

RESIDING AT OAK HARBOR

