



NOTE:
LOT CORNERS AND POINTS OF CURVATURE ON LOT LINES ARE MARKED BY IRON PIPES DRIVEN FLUSH WITH THE GROUND EXCEPT WHERE NOTED OTHERWISE.
LOT NUMBERS ARE MARKED ON WOOD STAKES BESIDE PIPES.

PLAT OF DUGUALLA BAY HEIGHTS DIV. NO. 4
IN GOV'T. LOT 4, SECTION 16 & GOV'T. LOT 1, SECTION 17, T.33 N., R. 2 E. W.M.
WHIDBEY ISLAND, ISLAND COUNTY, WASH.

DESCRIPTION

The Plat of Dugwalla Bay Heights, Div. No. 4, embraces the following described tracts of land in Government Lots 1 and 2, Section 17, and Government Lot 4, Section 16, all in Township 33 North, Range 2 East of the Willamette Meridian:
Beginning at the southwest corner of said Lot 4, Section 16, thence North 3°09'34" West 190.00 feet along the west line of said Lot 4; thence North 86°58'47" East 108.52 feet; thence North 83°00'00" East 101.32 feet to the point of curvature of a curve to the left with a radius of 3084.12 feet; thence easterly 179.43 feet along said curve through an arc of 3°20'00" to the point of compound curvature of a curve to the left with a radius of 1832.77 feet; thence easterly 184.02 feet along said curve through an arc of 5°45'10" to the point of compound curvature of a curve to the left with a radius 950.00 feet; thence northeasterly 88.56 feet along said curve through an arc of 53°24'50"; thence North 20°30'00" East 163.12 feet to the point of curvature of a curve to the left with a radius of 250.00 feet; thence northwesterly 38.23 feet along said curve through an arc of 87°45'00"; thence North 67°15'00" West 148.21 feet; thence North 61°20'00" West 196.99 feet; thence North 22°18'25" East 202.31 feet to the southwest line of the Chas. Hunter Oyster Claim; thence South 67°41'35" East 950.00 feet along said line; thence South 22°18'25" West 30.39 feet to the northeast corner of said Government Lot 4; thence South 3°09'34" East 415.37 feet to the southwest corner of said Lot 4; thence South 87°23'52" West 1321.96 feet to the point of beginning.

Also a strip of land 60 feet in width, lying 30 feet on each side of the following described centerline: Beginning at the monument marking the intersection of the centerlines of Dugwalla Road and Maple Street between Blocks 6, 7, & 10 as shown on the Plat of Dugwalla Bay Heights, Div. No. 2, as shown in Vol. 7 of Plats, Page 32; thence South 62°06'40" East 675.02 feet along the centerline of Dugwalla Road extended to the point of curvature of a curve to the left with a radius of 1000.00 feet; thence southeasterly 539.47 feet along said curve through an arc of 30°54'33"; thence North 86°58'47" East 344.15 feet to a point on the west line of the above mentioned Government Lot 4, Section 16, said point being the eastern terminus of the centerline being described.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Sidney M. Ducken and Frances L. Ducken, his wife, Karl J. Ducken and Hettie J. Ducken, his wife, First National Bank of Stanwood, and National Bank of Commerce, Mt. Vernon Branch, hereby declare this plat and dedicate to the use of the public forever all streets shown on the plat and these 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 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.
In witness whereof, we have hereunto set our hands and seals this 11th day of August, 1965.

Sidney M. Ducken First National Bank of Stanwood
Frances L. Ducken National Bank of Commerce, Mt. Vernon Branch
Karl J. Ducken
Hettie J. Ducken

ACKNOWLEDGMENT

State of Washington } ss.
County of Island }
This is to certify that on this 11th day of Aug., A.D. 1965, before me the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Sidney M. Ducken and Frances L. Ducken, his wife, Karl J. Ducken and Hettie J. Ducken, his wife, John Holmes and E. L. Sallid to me known to be the V-PRES. and V-PRES. of First National Bank of Stanwood, H. A. Moldstad and W. G. Fulton to me known to be the V-PRES. and MGR. of National Bank of Commerce, the individuals and corporations 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 hereunto set my hand and seal the day and year first above written.
Notary Public in and for the State of Washington
Residing at *West Haven*

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, 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.

SURVEYOR'S CERTIFICATE

I, H. L. Morgan, hereby certify that the Plat of Dugwalla Bay Heights, Div. No. 4 is based upon an accurate 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
Registered Civil Engineer & Land Surveyor

APPROVALS

Approved this 16th day of August, A.D. 1965.
James Williamson County Engineer
Approved this 16th day of August
Archie Colburn County Planning Director

Approved this 16 day of August, A.D. 1965.

F. A. Guest
E. G. Christner
John R. Vandenberg
County Auditor
Board of County Commissioners

CERTIFICATE OF TITLE

Recorded August 16, 1965, File No. 174889
Volume 30, Page 272, Island County, Washington.

174890 RECORDING CERTIFICATE

Filed for record at the request of the Board of Island County Commissioners on August 16, 1965, at 36 minutes past 11 AM and recorded in Volume 30 of Plats, Page 48, Records of Island County, Washington.

James Williamson
County Engineer



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 County Treasurer

DUGUALLA BAY HEIGHTS
WHIDBEY ISLAND
Sec 16-17 T33 R2E W.M.