

DESCRIPTION

The plat of Dugwalla 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:

Beginning at the northernmost corner of Lot 31, Dugwalla Bay Heights, Division No. 4, as per plat recorded in volume 8 of Plats, page 48; thence South 22° 18' 25" West 257.04 feet along the northwest line of said 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 northwesterly 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 northwesterly 89.56 feet along said curve through an arc of 128° 16' 42"; thence North 56° 41' 43" West 58.67 feet; thence North 22° 18' 25" East to the line of ordinary high tide; thence southeasterly along said tide line to a point on the east line of the above mentioned 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.

Lots 40A through 49A are exempt from these restrictions but building on them shall be limited to the construction of piers, floats, boat moorings and/or similar type related structures. Storage sheds 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 557, FILE #202727.

SURVEYOR'S CERTIFICATE

I, H. L. Morgan, hereby certify that the plat of Dugwalla Bay Heights, Division No. 7, 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 and that the provisions of statute and ordinance have been observed.

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



APPROVALS

Approved this 19th day of October, 1967, A.D.

Dale S. Cottle
Dale S. Cottle
County Engineer

Approved this 19th day of October, 1967, A.D.

Charles A. Bentley
Charles A. Bentley
County Planning Director

Approved this 19th day of October, 1967, A.D.

E. E. Christen
John R. Wandersich
Board of County Commissioners

CERTIFICATE OF TITLE

Recorded OCTOBER 19, 1967,
File No. 202725, volume 168, page 557,
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 69, Records of Island County, Washington.

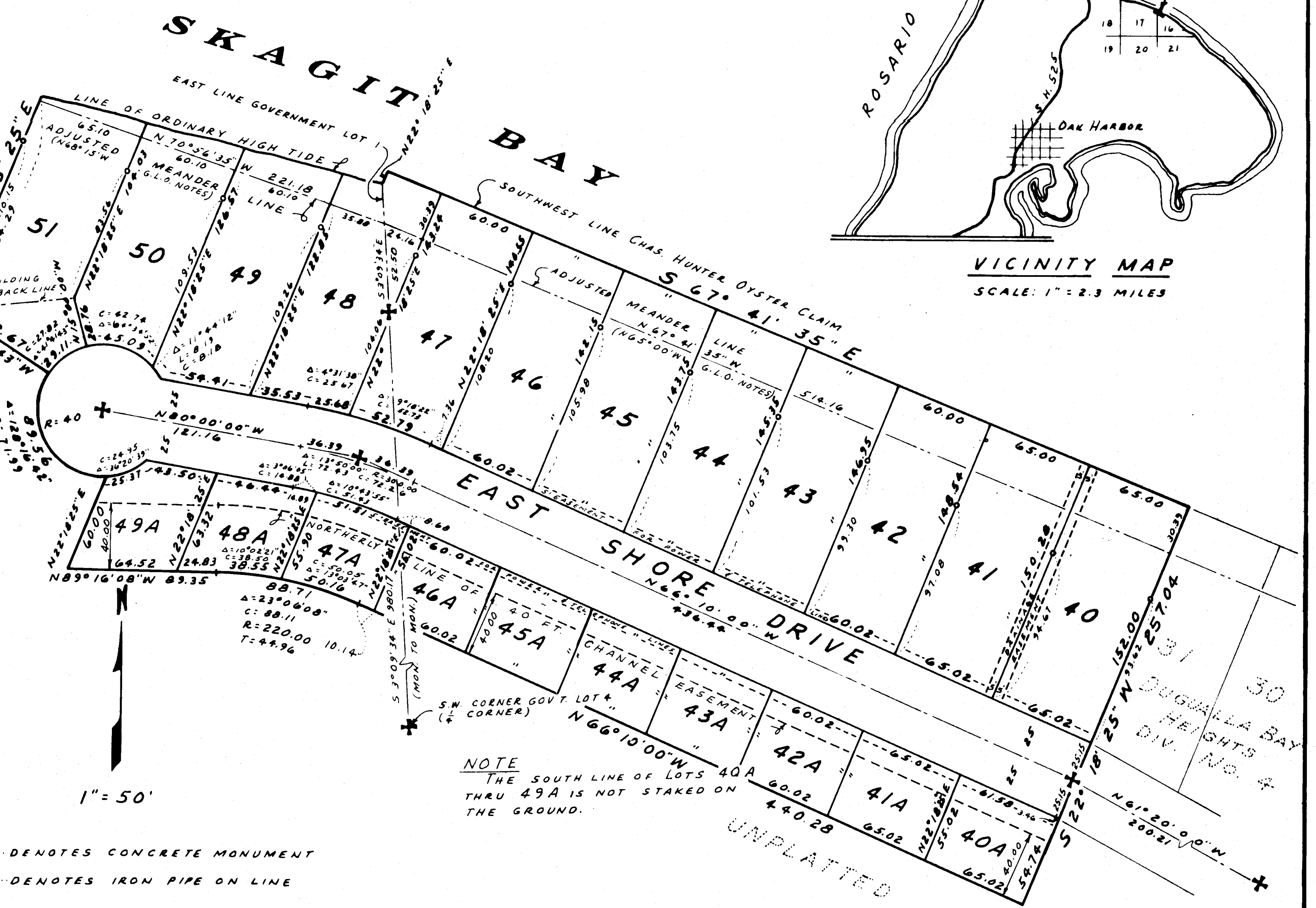
J. W. Libbey
J. W. LIBBEY
County Auditor

W. Cook
W. COOK
Deputy

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to
Puglet Sound Power & Light Company
General Telephone Co. of the Northwest, Inc.

and their respective successors and assigns under and upon the anterior 5 feet of the front 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 purpose.



1" = 50'

+ DENOTES CONCRETE MONUMENT
o DENOTES IRON PIPE ON LINE

NOTE
THE SOUTH LINE OF LOTS 40A THRU 49A IS NOT STAKED ON THE GROUND.

**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. Lang, 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. Lang
Harry A. Lang
County Treasurer

Ruth E. Zylstra
Ruth E. Zylstra
Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we, the undersigned, 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 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 dedicated to the use of all owners of property in the plats of Dugwalla Bay Heights, Divisions No. 1 thru 7 and future additions thereto.

In witness whereof, we have hereunto set our hands and seals this 10th day of October, 1967.

by *John Holmes* *Anna Ducken*
John Holmes Anna Ducken
National Bank of Commerce, Mt. Vernon Branch

John F. Hastings *Anna Ducken*
John F. Hastings Anna Ducken
Assistant Cashier and Assistant Cashier of the National Bank of Commerce, Mt. Vernon Branch, and Anna Ducken, a widow, to me known to be 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.

ACKNOWLEDGMENT

State of Washington) ss
County of Island)
This is to certify that on this 10 day of October, A.D., 1967, 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, W. W. Brokaw and John Holms, to me known to be the PRESIDENT and VICE-PRES. - CASHIER of the First National Bank of Stanwood, John F. Hastings and R. W. Caveman, to me known to be the Assistant Cashier and Assistant Cashier of the National Bank of Commerce, Mt. Vernon Branch, and Anna Ducken, a widow, to me known to be 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.

Ernest E. Thompson
Ernest E. Thompson
Notary Public in and for the State of Washington

residing at Stanwood

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.

DUGUALLA BAY HCTS
Div. No. 7
Whidbey Island
Sec. 16-17 Twp 33 N. R 2 E
Vol. 9 Page 69