

DRAWING NUMBER  
Dugwalla Bay Heights # 8

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DESCRIPTION

The plat of Dugwalla Bay Heights, Division No. 8, embraces the following described tract of land in Government Lot 1, Section 17, Township 33 North, Range 2 East of the Willamette Meridian:  
Beginning at the northwest corner of Lot 51, plat of Dugwalla Bay Heights, Division No. 7, as per plat recorded in volume of Plats, page 1; thence South 22° 18' 25" West to the westernmost corner of said Lot 51; thence South 55° 41' 43" East 66.67 feet to the southernmost corner of said Lot 51; thence southeasterly 89.56 feet along a curve to the left with a radius of 40.00 feet and an initial course of South 33° 18' 17" West through an arc of 128° 16' 42"; thence South 22° 18' 25" West 60.00 feet to the southwest corner of Lot 49A of said Division No. 7; thence South 89° 16' 46" West 238.04 feet; thence South 55° 30' 00" West 133.00 feet; thence North 67° 05' 00" West 236.00 feet; thence North 12° 45' 00" West 150.00 feet; thence North 51° 56' 46" West 272.99 feet; thence South 25° 17' 38" West 61.19 feet to the point of curvature of a curve to the left with a radius of 270.00 feet; thence southerly 120.02 feet along said curve through an arc of 25° 28' 08"; thence South 0° 10' 30" East 466.87 feet to the point of curvature of a curve to the right with a radius of 100.00 feet; thence 48.98 feet along said curve through an arc of 28° 03' 50"; thence South 27° 53' 20" West 15.00 feet to the point of curvature of a curve to the left with a radius of 25.00 feet; thence 39.27 feet along said curve through an arc of 90° 00' 00" to a point on the northeast line of Dugwalla Road; thence North 62° 06' 40" West 206.79 feet along said northeast line to the southernmost corner of Lot 3, plat of Dugwalla Bay Heights, Division No. 2, as per plat recorded in volume 7 of Plats, page 32; thence North 0° 10' 30" West 722.88 feet along the east line of said Division No. 2 and said line produced northerly; thence North 26° 44' 00" East to the northeast line of the above mentioned Government Lot 1; thence southeasterly along said northeast 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 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 the southern portion of Lots 75 thru 82 and all of Tracts D and E are hereby dedicated to the use of all owners of property in the plats of Dugwalla Bay Heights, Divisions No. 1 thru 8 and future additions thereto. In witness whereof, we have hereunto set our hands and seals this 18th day of November, 1968.

Sidney M. Ducken  
Francis L. Ducken  
Karl J. Ducken  
Hattie J. Ducken  
Anna Ducken

ACKNOWLEDGMENT

State of Washington) ss  
County of Island  
This is to certify that on this 18th day of November, A.D., 1968, before me, the undersigned, a notary public, in and for the State of Washington, duly commissioned and sworn, personally appeared Sidney M. Ducken and Francis L. Ducken, his wife, Karl J. Ducken and Hattie J. Ducken, his wife, and Anna Ducken, a widow, 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 therein.  
In witness whereof, I have hereunto set my hand and seal the day and year first above written.

U. L. Morgan  
Notary Public in and for the State of Washington  
residing at OAK HARBOR

RESTRICTIONS

All lots or tracts of land embraced by 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 60 feet to the centerline of any street or road.  
Lots 78 thru 82 and Tract E are exempt from these restrictions but building on them shall be limited to the construction of piers, floats, boat moorages 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 residential lot shall require a building permit and sewage disposal permit prior to commencement of work.  
BUILDING USE RESTRICTIONS RECORDED DECEMBER 16, 1968 AT 351 P.M. & RECORDED IN VOLUME 159 OF ISLAND CO., PAGE 574

SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, hereby certify that the plat of Dugwalla Bay Heights, Division No. 8, 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.  
U. L. Morgan  
Registered Civil Engineer & Land Surveyor



APPROVALS

Approved this 16 day of December 1968, A.D.  
County Engineer  
Approved this 10 day of December 1968, A.D.  
Chairman, Island County Planning Commission  
Approved this 16th day of DECEMBER, 1968, A.D.



CERTIFICATE OF TITLE

Recorded DECEMBER 16, 1968, File No. 216564  
Volume 188, page 572, Records of Island County, Washington

RECORDING CERTIFICATE

Filed for record at the request of Sidney M. Ducken on DECEMBER 16, 1968, at 46 minutes past 3 P.M., and recorded in volume 10 of Plats, page 52. File No. 216565  
Records of Island County, Washington.

J. W. LIBBEY  
County Auditor  
M. Cook  
Deputy

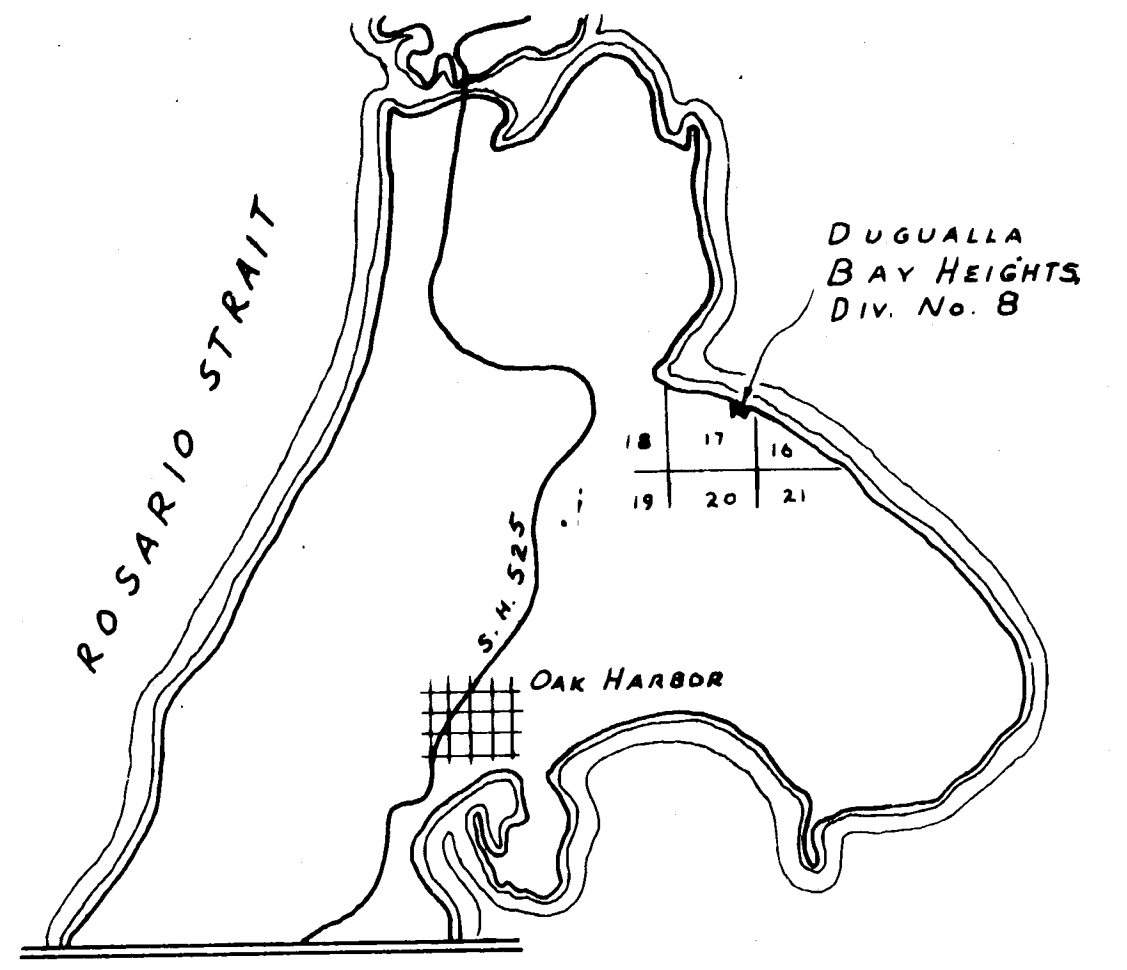
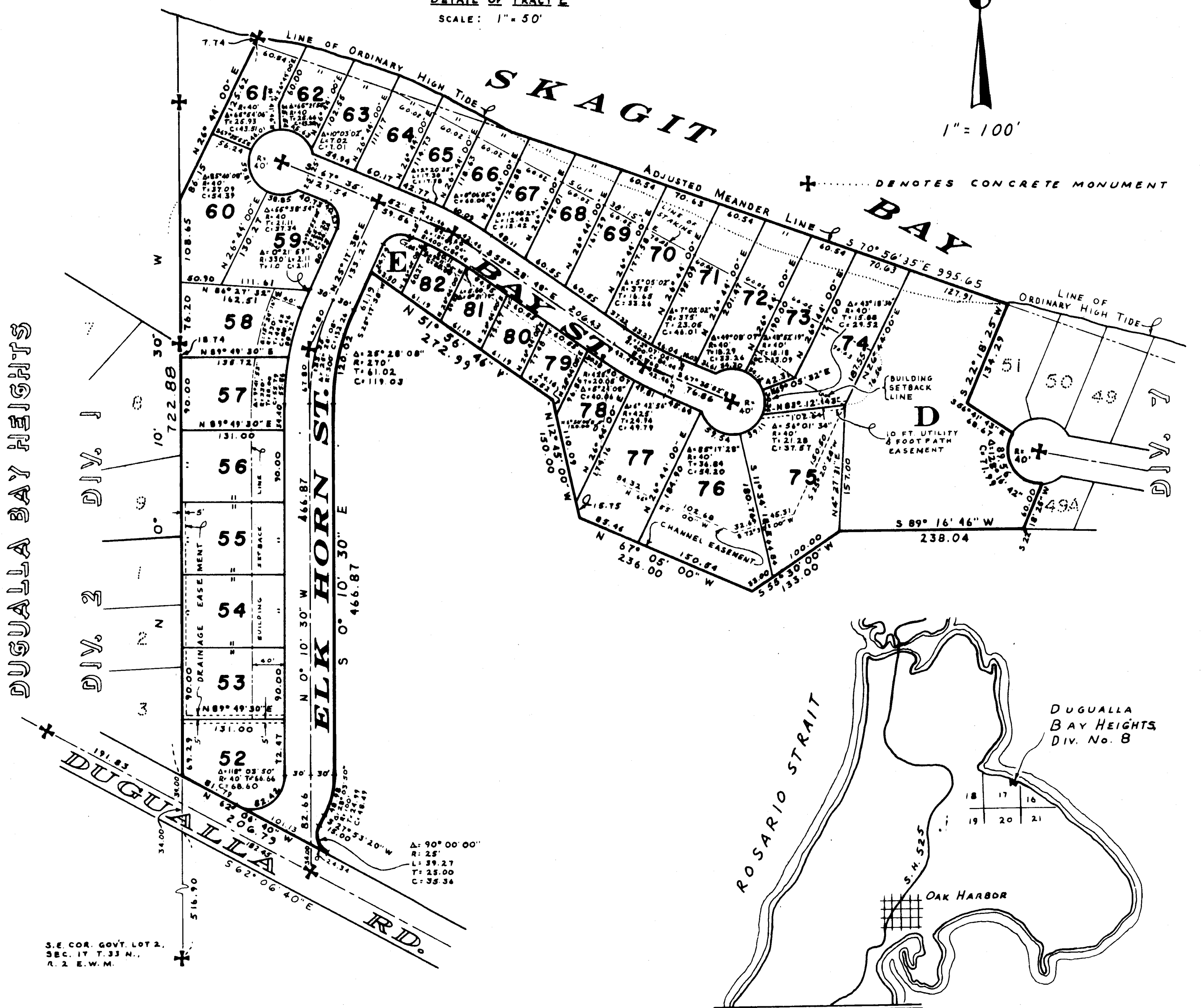
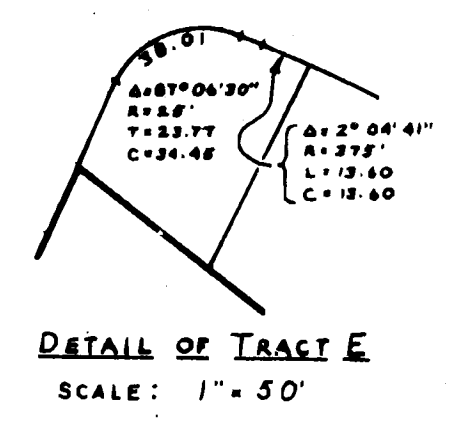
TREASURER'S CERTIFICATE

I, the treasurer of Island County, Washington, hereby certify that all taxes on the property embraced by this plat are fully paid to and including the year 1969.

Harry A. Lang  
County Treasurer  
by Ruth E. Zylstra  
Deputy

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Puget 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 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 purposes.



PLAT  
OF  
DUGWALLA BAY HEIGHTS  
DIVISION NO. 8  
IN GOVT. LOT 1, SECTION 17, T. 33 N., R. 2 E. W. M.  
Whidbey Island, Washington

DUGWALLA BAY HEIGHTS  
Division No. 8  
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PLAN HOLD