

LEGAL DESCRIPTION

THE PLAT OF DUGUALLA BAY HEIGHTS, DIVISION NO. 9, EMBRACES THE FOLLOWING DESCRIBED TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 17, T. 33 N., R. 2 E. W. M.:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION THAT LIES NORTH 2° 37' 30" WEST 569.52 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 87° 22' 30" EAST 226.81 FEET; THENCE SOUTH 2° 37' 30" EAST 700.00 FEET; THENCE NORTH 87° 57' 55" EAST 700.00 FEET; THENCE SOUTH 54° 32' 10" EAST 80.27 FEET TO THE CENTERLINE, AS CONSTRUCTED, OF THE COUNTY ROAD KNOWN AS THE TAYLOR ROAD; THENCE ALONG SAID CENTERLINE AS FOLLOWS: NORTH 35° 27' 50" EAST 797.58 FEET; THENCE NORTH 33° 58' 34" EAST 109.98 FEET; THENCE NORTH 8° 23' 20" EAST 165.94 FEET TO THE CENTERLINE, AS CONSTRUCTED, OF THE COUNTY ROAD KNOWN AS THE FROSTAD ROAD; THENCE ALONG SAID CENTERLINE AS FOLLOWS: SOUTH 88° 46' 20" WEST 325.32 FEET; THENCE SOUTH 86° 43' 05" WEST 545.91 FEET; THENCE SOUTH 88° 56' 52" WEST 553.22 FEET; THENCE SOUTH 85° 37' 38" WEST 155.20 FEET TO THE WEST LINE OF SAID SECTION 17; THENCE SOUTH 2° 37' 30" EAST 764.30 FEET 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 AND ROADS SHOWN ON THE PLAT AND 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.

ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS ARE HEREBY WAIVED. DRAINAGE EASEMENT 'B' AND THE RESPONSIBILITY FOR THE MAINTENANCE THEREOF IS HEREBY DEDICATED TO THE DUGUALLA COMMUNITY, INC.

ROAD AND UTILITY EASEMENT 'A' AND THE RESPONSIBILITY FOR THE MAINTENANCE THEREOF IS HEREBY DEDICATED TO THE OWNERS, AND THEIR ASSIGNS, OF LOTS NO. 1 THRU 7

AND 13 THRU 19, ALL IN BLOCK 17.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER & LIGHT COMPANY AND GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER, UPON AND OVER THE EXTERIOR FIVE (5) FEET OF THE FRONT BOUNDARY LINES OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND AND/OR OVERHEAD CONDUITS, CABLES, WIRES, VAULTS, ANCHORS, GUY WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTIES WITH ELECTRIC AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED. ALSO GRANTED IS THE RIGHT TO USE ROAD AND UTILITY EASEMENT 'A' AND UTILITY EASEMENT 'C'.

THE RIGHT TO USE UTILITY EASEMENTS 'A' & 'C' IS ALSO GRANTED TO DUGUALLA COMMUNITY, INC.

Sidney M. Ducken, Karl J. Ducken, Frances L. Ducken, Hettie J. Ducken

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.
COUNTY OF ISLAND }

THIS IS TO CERTIFY THAT ON THIS 28TH DAY OF JANUARY, A.D., 1972, 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, AND KARL J. DUCKEN AND HETTIE J. DUCKEN, HIS WIFE, 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 HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

H. L. Morgan
Notary Public in & for the State of Washington
RESIDING AT OAK HARBOR

RESTRICTIONS

RESTRICTIONS AND PROTECTIVE COVENANTS APPLYING TO THIS PLAT ARE RECORDED UNDER AUDITOR'S FILE NO. 250431 VOL. 252 PAGE 293

SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF DUGUALLA BAY HEIGHTS, DIVISION NO. 9, IS BASED UPON AN ACTUAL SURVEY, THAT THE COURSES AND DISTANCES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET AND THAT ALL LOTS HAVE BEEN STAKED ON THE GROUND AS SHOWN.

H. L. Morgan
Registered Civil Engineer & Land Surveyor

TREASURER'S CERTIFICATE

I, RUTH E. ZYLSTRA, 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 1972.

Ruth E. Zylstra
RUTH E. ZYLSTRA, Treasurer

APPROVALS

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) THIS 15 DAY OF MAY 1972.

Ralph E. Main
RALPH E. MAIN, P.E., Island County Engineer

APPROVED THIS 15TH DAY OF MAY 1972, A.D.

CERTIFICATE OF TITLE

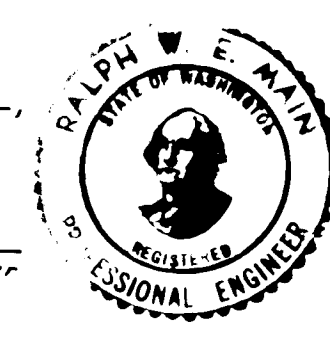
RECORDED MAY 15, 1972, UNDER FILE NUMBER 250430, VOLUME 252, PAGE 291, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SIDNEY M. DUCKEN ON MAY 15, 1972, AT 10 MINUTES PAST 10 A.M., AND RECORDED IN VOLUME 11 OF PLATS, PAGE 57, UNDER FILE NUMBER 250432, RECORDS OF ISLAND COUNTY, WASHINGTON.



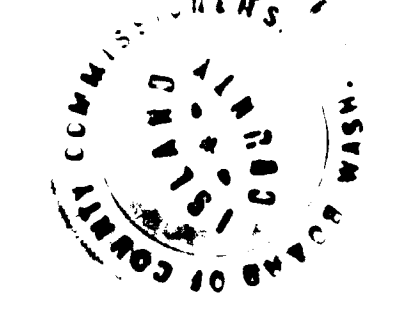
E. Deane Kamp, Auditor
Auditor
Island County Auditor



R. H. Christiansen

E. E. Christie

ATTEST: *Ralph E. Main*
Island County Auditor



H. L. MORGAN
CIVIL ENGINEER & LAND SURVEYOR
Oak Harbor, Washington

PLAT OF DUGUALLA BAY HEIGHTS
DIVISION NO. 9
In Section 17, T. 33 N., R. 2 E. W. M.

Sheet 1 of 1
DUGUALLA BAY HEIGHTS
DIVISION NO. 9
Vol. 11 Pg. 57