

USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 1

SECTION 24 T. 29 N., R. 2 E., W.M., ISLAND COUNTY, WASH.

DESCRIPTION

This plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. One, embraces a portion of Government Lot 3 and second class tide lands being adjacent thereto, and being more particularly described as follows:

Commencing at the one quarter corner common to Sections 23 and 24, Twp. 29 N., Range 2 E., W. M., thence N. 34° 39' 20" East for 30.32 feet, thence South 35° 20' 40" E. for 257.67 feet to the center line of right-of-way for 120 feet, thence a point bearing 177° 30' 17" from the center line of right-of-way for 201.40' E. for 800 feet more or less to the point of extreme low tide, the true point of beginning, thence N. 35° 20' 40" W. for 800 feet more or less to a foresaid point 1/4", thence continue N. 35° 20' 40" W. for an additional 201.18 feet, thence S. 65° 06' 30" W. for 186.59 feet to the point of tangency of a curve to the left, having a radius of 1476.68 feet and consuming an angle of 0° 34' 14" for an arc distance of 14.70 feet to an intersection with the West line of said Section 24 produced thence N. 2° 10' E. along said section line for 206.01 feet, thence N. 66° 06' 30" E. for 773.03 feet, thence S. 22° 00' E. for 309.09 feet to the center line of dike, thence continue S. 22° 00' E. for an additional 800 feet more or less to point of extreme low tide, thence southeasterly following the line of extreme low tide for 500 feet more or less to the true point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, H & H Properties, Inc., a Washington Corporation; Thomas G. Mortland and Elizabeth M. Mortland, his wife, and Howard F. Stevens, as his separate property, owners in fee simple, hereby declare this Plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. One, and dedicate to USELESS BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation, all streets, avenues, places and utility easements as shown on the plat and also dedicate to said Corporation, Lots 11, 12, and Lot "X" for community purposes.

RESTRICTIONS:
All lots, tracts or parcels of land embraced in this Plat are subject to and shall be sold only under the Declaration of Protective Restrictions as filed in Volume 29, Page 597, Auditor's File No. 152966 of Island County, Washington.

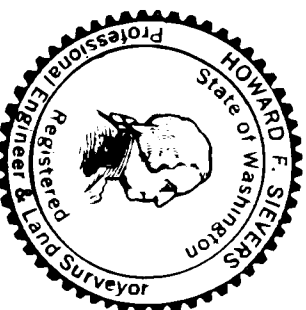
In Witness Whereof, we have hereunto set our hand and seals this 15 day of MAY, 1963.

Thomas G. Mortland H & H Properties, Inc.
Elizabeth M. Mortland by Howard F. Stevens President
Howard F. Stevens by John X. Stevens Secretary

NOTE:
Construction on any lot shall require a building permit and a sewerage disposal permit from Island County prior to commencement of work.

SURVEYORS' CERTIFICATE

I hereby certify that the plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. One, is based upon the actual survey and subdivision of Section 24, Township 29N., Range 2 E., W. M., that the distances and courses and angles are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground, that the provisions of statute and ordinance have been complied with.



WHIDBEY ENGINEERING COMPANY
by Howard F. Stevens
Registered Engineer
No. 1466

ACKNOWLEDGMENTS

State of Washington) ss.
County of Island)

This is to certify that on the 20th day of May, A.D., 1963 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Floyd E. Howard and Chris M. Stevens, to me known to be the President and Secretary, respectively, of H & H Properties, Inc., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and that the seal affixed to the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Floyd E. Howard
Notary Public in and for the State of
Washington, residing at Cambridge

State of Washington) ss.
County of Island)

This is to certify that on the 15 day of May, A.D., 1963 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas G. Mortland and Elizabeth M. Mortland, 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.

John E. Howard
Notary Public in and for the State of
Washington, residing at Longley

State of Washington) ss.
County of Island)

This is to certify that on the 15 day of May, A.D., 1963 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Howard F. Stevens, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the same as his 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.

John E. Howard
Notary Public in and for the State of
Washington, residing at Longley

CERTIFICATE OF TITLE

Recorded MAY 20th, 1963, File No. 152966
Volume 29, Page 597, Island County, Washington

TREASURER'S CERTIFICATE

I, HARRY 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 D. Lang
Treasurer of Island County
By: Ruth E. Ryland
Deputy

COMMISSIONERS' APPROVAL

Approved by the Board of County Commissioners this 20th day of MAY, A.D., 1963.

Arthur Day
County Auditor
W. A. Black
Board of County
Commissioners

ENGINEER'S APPROVAL

Approved by me this 20th day of MAY, 1963.
Howard F. Stevens
County Engineer

RECORDING CERTIFICATE

Filed for record at the request of H & H Properties, Inc. on MAY 20th 1963 at 2:31 minutes past 11 AM and recorded in Volume 29 of Plats, Page 597 Records of Island County, Washington.

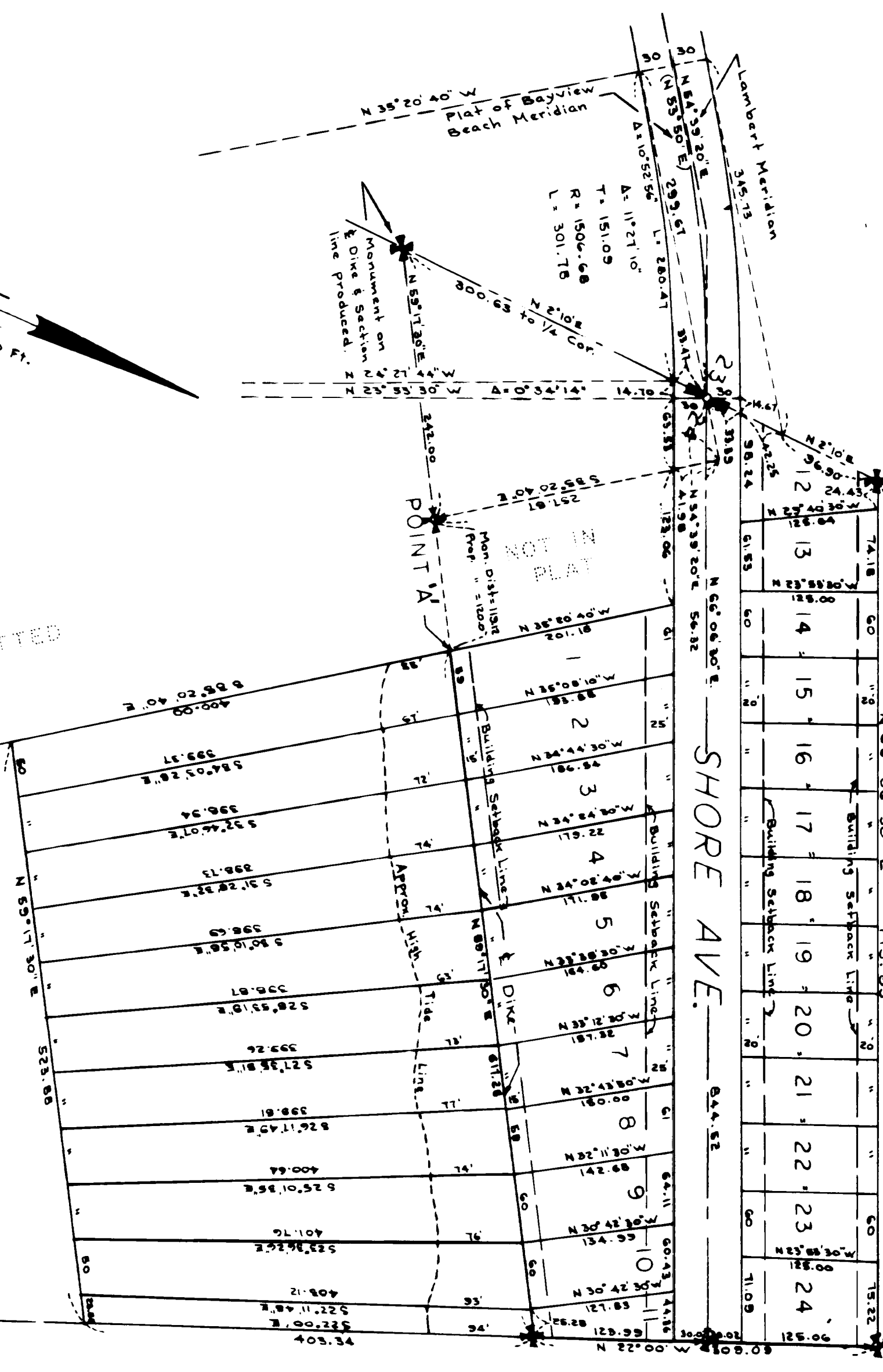
Arthur Day
County Auditor

USELESS BAY BEACH & COUNTRY CLUB NO. 1

NOTES
Indicates iron pipe monument & casing.
Lot stakes set at intersection of lot lines with right-of-way & property lines. Iron pipe monuments set 0.5 feet in on property lines from points of intersection.
This plat is in Lambert Meridian. To orient to plat of Bayview Beach Addition. Subtract 0° 49' 20" in NE & SW and add same in NW & SE quadrants.

USELESS BAY

LOT X



UNPLATTED

UNPLATTED

3997974

This Plat of Useless Bay Beach & Country Club, Division No. Two, embraces portions of Govt. Lot 5, Sec. 13, T. 29 N., R. 2 E., W. 4, and Govt. Lot 3, T. 29 N., R. 2 E., W. 4, and Govt. Lot 4, Sec. 18, T. 29 N., R. 2 E., W. 4, being more particularly described as follows:

Commenting that the East one QUADDER of Sec. 13, T. 29 N. R. 2 E., is "a curve to the right having a radius of 370.12 feet and consuming an angle of 24.56° 30' for an arc distance of 111.47 feet, then along the arc of a curve to the right having a radius of 391.80 feet, then a South 80° 59' 30" West for 59.27 feet, then an arc distance of 391.80 feet, then a bearing a radius of 1278.75 feet and consuming an angle of 94° 30' 24" for an arc distance of 200.26 feet, then along the arc of a curve to the right having a radius of 672.50 feet and consuming an angle of 42° 03' 40" for an arc distance of 327.50 feet, then a South 6° 26' 14" East for 60.0 feet, then a South 11° 46' East for 192.50 feet, then a North 75° 27' 56" East for 327.14 feet, then a North 61° 29' 41" East for 192.52 feet, then a North 30° 30' East for 222.60 feet, then a South 87° 56' 30" East for 224.68 feet, then a South to 30° West for 153.94 feet, then a North 61° 57' 09" East for 146.10 feet, then a North 44° 15' 59" East for 216.52 feet, then a South 66° 01' 35" East for 215.47 feet, then a South 76° 46' 07" East for 190.62 feet, then a North to 30° West for 158.03 feet, then a North 50° 52' 12" East for 60.0 feet to a point of tangent bearing a radius of 1935.51 feet and consuming an angle of 79° 56' 45" for an arc distance of 70.66 feet, then along the arc of a curve to the right having a radius of 556.32 feet and consuming an angle of 79° 56' 45" for an arc distance of 70.66 feet, then a North 80° 37' West for 217.17 feet, then along the arc of a curve to the left having a radius of 766.16 feet and consuming an angle of 23° 02' for an arc distance of 302.00 feet, then a South 76° 21' West for 137.49 feet to the point of beginning."

KNOWN ALIEN BY THESE PRESENTS that we, H. H. Properties, Inc., a Washington Corporation; E. L. Mills & Hyatt Mills, his wife, and Howard F. Stevens, as his separate property, owners in fee simple, hereby deed to this list of USELESS BAY BEACH and COUNTRY CLUB, Division No. Two, and dedicate to USELESS BAY BEACH and COUNTRY CLUB, INC., a Washington Corporation, all streets, avenues, places and utility easements as shown on the plat.

WITNESSES.

All lots, or parcels of land embraced in this Plat are subject to and shall be sold only under the Declaration of Protective Districts as filed in volume 28 Page 274, Auditor's file No. 14337 of Island County, Washington.

Consideration on any lot shall require a building permit and a building disposal permit from Island County, prior to commencement of work.

All lots, parts or parcels of land embraced in this plat are subject to the provisions of the Declaration of Protective Restrictions set forth herein and shall be sold only under the Declaration of Protective Restrictions filed in Volume 89, Page 37-47. Additionally, file No. 153347 of the County of Washington, District of Columbia, containing a building permit and a copy of the Declaration of Protective Restrictions, shall remain in full force and effect until disposal of parcel from third party, prior to commencement of work.

In Witness Whereof, we have hereunto set our hand and seals this _____ day of _____, 1963.

In Witness Whereof, we have hereunto set our hand and seals this _____ day of _____, 1963.

Albert J. Miller
 Tulsa, Oklahoma
 Secretary & Treasurer
 H. & H. Properties, Inc.
 1400 E. 9th
 Tulsa, Oklahoma
 Chas. H. Lewis, Secretary

SURVEYORS' CERTIFICATE

I hereby certify that the plat of USELESS BAY, BEACH and COUNTRY CLUB, Division No. Two, is based upon the actual survey and subdivision of Section 13, T. 29 N., R. 2 E., W. 4, and Section 16, T. 29 N., R. 3 E., W. 4, that the distances and courses and angles are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground, that the provisions of statute and ordinance have been complied with.

WHIDBEY ENGINEERING COMPANY
by *Edward F. Stevens*
Registered Engineer
No. 1466

PORTIONS OF GOV'T LOT 5 SEC.13, T.29N., R.2E., W.M. AND GOV'T LOT 3 & 4 SEC.18, T.29N., R.3E., W.M.

USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 2

CERTIFICATE OF TITLE

Recorded JULY 15, 1963, File No. 154345
Volume 89 Page 634, Island County, Washington

TREASURER'S CERTIFICATE

I, Harry Lang, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1964.

By: Ruth E. Judd, Deputy
Treasurer of Island Society

**A
C
K
Z**

State of Washington)
County of Island) ss

This is to certify that on the 1st day of March, A.D., 1963 before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared in my presence the following named persons, who acknowledged to me that they executed the foregoing instrument acknowledged to me that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes mentioned herein.

In Witness Whereof, I have hereunto set my hand and seal this day and year first above written.

In Witness Whereof, I have hereunto set my hand and seal the
and year first above written

Notary Public In and for the State of Washington, residing at Kingstrey

COMMISSIONER'S APPROVAL

Approved by the Board of County Commissioners this 15TH
day of July A. D., 1963.

S. J. Andrews
J. A. Gueat
J. A. Gueat
for Multi
Copy Auditor

Board of County Commissioners

Board of County Commissioners

State of Washington)
County of Island) ss.

This is to certify that on the 15th day of December, A.D., 1963, before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Alfred E. Edwards and Chris H. Stevens, to me known to be the persons that signed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath, state that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said

and on oath, state that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said

Witness my hand and official seal hereto affixed the day and year first above written.

Over South
Northy Public In and for the State of
Washington, residing at Connelleville

ENGINEER'S APPROVAL

5th day of July 1917.
J. Leach & Donnelly
County Engineers

RECORDING CERTIFICATE

Filed in record at the request of H & M Properties, Inc.
on JULY 15, 1963, at 24 minutes past 1 PM
and recorded in Volume 7 of Flats, Page 60
Records of Island County, Washington.

Ans. 100
Cooks, Auditor

State of Washington)
County of Island)
SS

This is to certify that on the 1st day of July, A. D. 1963, before me, the undersigned, a Notary Public, and in the presence of the State of Washington, duly commissioned, a sworn, personally known to me, the individual named and typed in this certificate, to me known to be the individual named and typed in this certificate, he acknowledged the instrument, and acknowledged to me that they signed and executed the same at 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.

Filed 5 June 1904
Notary Public in and for the State of
Washington, residing at Long Beach

USELESS BAY BEACH & COUNTRY CLUB
DIV. No. 2

NOTES

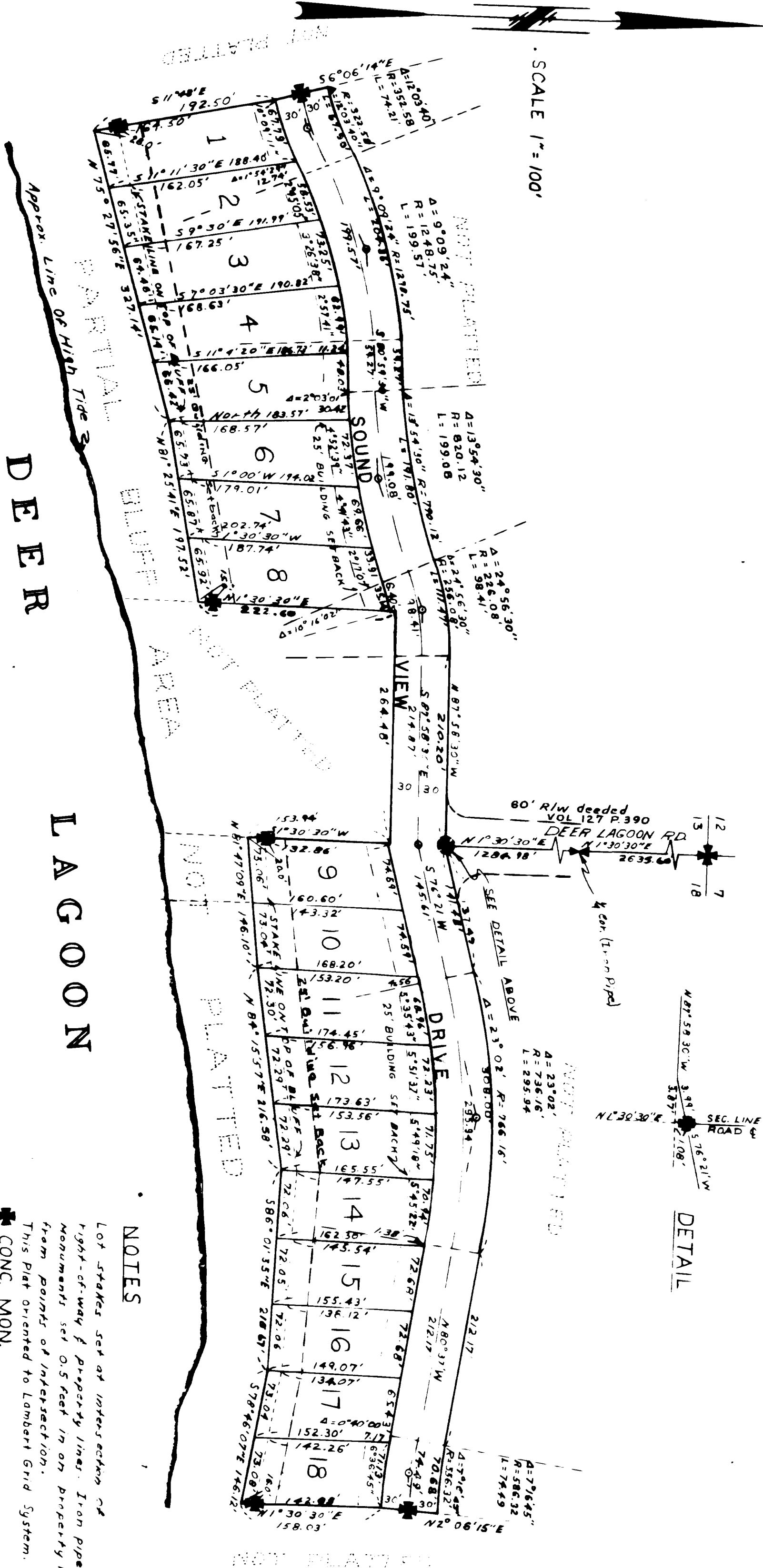
Lot stakes set at intersection of right-of-way & property line. Iron pipe monument set 0.5 feet in on property lines from points of intersection.

This Plan oriented to Lambert Grid System.

✚ CONC. MON.

⊙ IRON PIPE

© IRON PIPE



USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 3 SECTION 24 T. 29 N., R. 2 E., WM., ISLAND COUNTY, WASH.

DESCRIPTION

This part of USELESS BAY BEACH AND COUNTRY CLUB, Division No. 3, embraces a portion of Government Lots 2 and 3 and second class tidelands being adjacent thereto, and being more particularly described as follows:

Commencing at the one quarter corner common to Sections 23 and 24, Twp. 29N., Range 2 E., W.M., thence N. 68° 06' 30" E. along the center line of Shore Avenue for a distance of 644.52 feet to an existing pipe monument at the West boundary of this plot, thence S. 22° 00' E. for a distance of 954.1 feet, more or less, to the point of extreme low tide, the true point of beginning, thence N. 22° 00' W. for a distance of 800.0 feet, more or less, to an existing pipe monument on the center line of existing dike, thence continue N. 22° 00' W. for an additional 309.08 feet, thence N. 68° 00' E. for a distance of 635.0 feet, thence S. 22° 00' E. for a distance of 309.08 feet to the centerline of existing dike, thence continue S. 22° 00' E. for an additional 900.0 feet, more or less, to point of extreme low tide, thence Southwesterly following the line of extreme low tide for 640 feet, more or less, to the true point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, H & N Properties, Inc., a Washington Corporation; Thomas G. Mortland and Elizabeth M. Mortland, his wife, and Howard F. Stevens, as his separate property, owners in fee simple, hereby declare this Plot of USELESS BAY BEACH AND COUNTRY CLUB, Division No. Three, and dedicate to USELESS BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation, all streets, avenues, alleys, places and utility easements as shown on the plot and also dedicate to said Corporation, Lots 1 and 2 for community purposes.

RESTRICTIONS:

All lots, tracts or parcels of land embraced in this Plot are subject to and shall be sold only under the Declaration of Protective Restrictions as filed in Volume 28 of Misc. Page 650. Auditor's File No. 156916 of Island County, Washington.

In Witness Whereof, we have hereunto set our hand and seals this 1st day of October, 1963.

Edward J. Stevens H & N Properties, Inc.
Thomas G. Mortland H & N Properties, Inc.
Elizabeth M. Mortland H & N Properties, Inc.

ACKNOWLEDGMENTS

State of Washington) ss
County of Island)

This is to certify that on the 21st day of October, A.D., 1963, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Floyd E. Howard and Donald MacDonell, Jr., known to me to be the President and Secretary respectively, of H & N Properties, Inc., the Corporation, and executed the foregoing instrument, and acknowledged the said instrument, and the therein mentioned act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath, state that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said Corporation.

Witness my hand and official seal hereunto affixed the day and year first above written.

Floyd E. Howard
Notary Public in and for the State of
Washington, residing at *Cambridge*.

State of Washington)
County of Island) ss.

This is to certify that on the 1st day of October, A.D., 1963, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas G. Mortland and Elizabeth M. Mortland, 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.

Floyd E. Howard
Notary Public in and for the State of
Washington, residing at *Cambridge*.

State of Washington)
County of Island) ss.

This is to certify that on the 1st day of October, A.D., 1963, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Howard F. Stevens, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the same as his 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.

Howard F. Stevens
Notary Public in and for the State of
Washington, residing at *Cambridge*.

SURVEYORS' CERTIFICATE

I hereby certify that the plot of USELESS BAY BEACH AND COUNTRY CLUB, Division No. Three, is based upon the actual survey and subdivision of Section 24, Township 29 N., Range 2 E., W. M., that the distances and courses and angles are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground, that the projections of statute and ordinance have been complied with.



WILBOY ENGINEERING COMPANY
by *Edward J. Stevens*
Registered Engineer

CERTIFICATE OF TITLE

Recorded October 22, 1963, File No. 156916
Volume 28 of Misc. Page 650, Island County, Washington.

TREASURER'S CERTIFICATE

I, HARRY 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
Treasurer of Island County
Harry A. Lang & Son
Duty

COMMISSIONER'S APPROVAL

Approved by the Board of County Commissioners this 21st day of October, A.D., 1963.

Richard A. Stevens
County Auditor
F. E. Howard
Board of County
Commissioners

ENGINEER'S APPROVAL

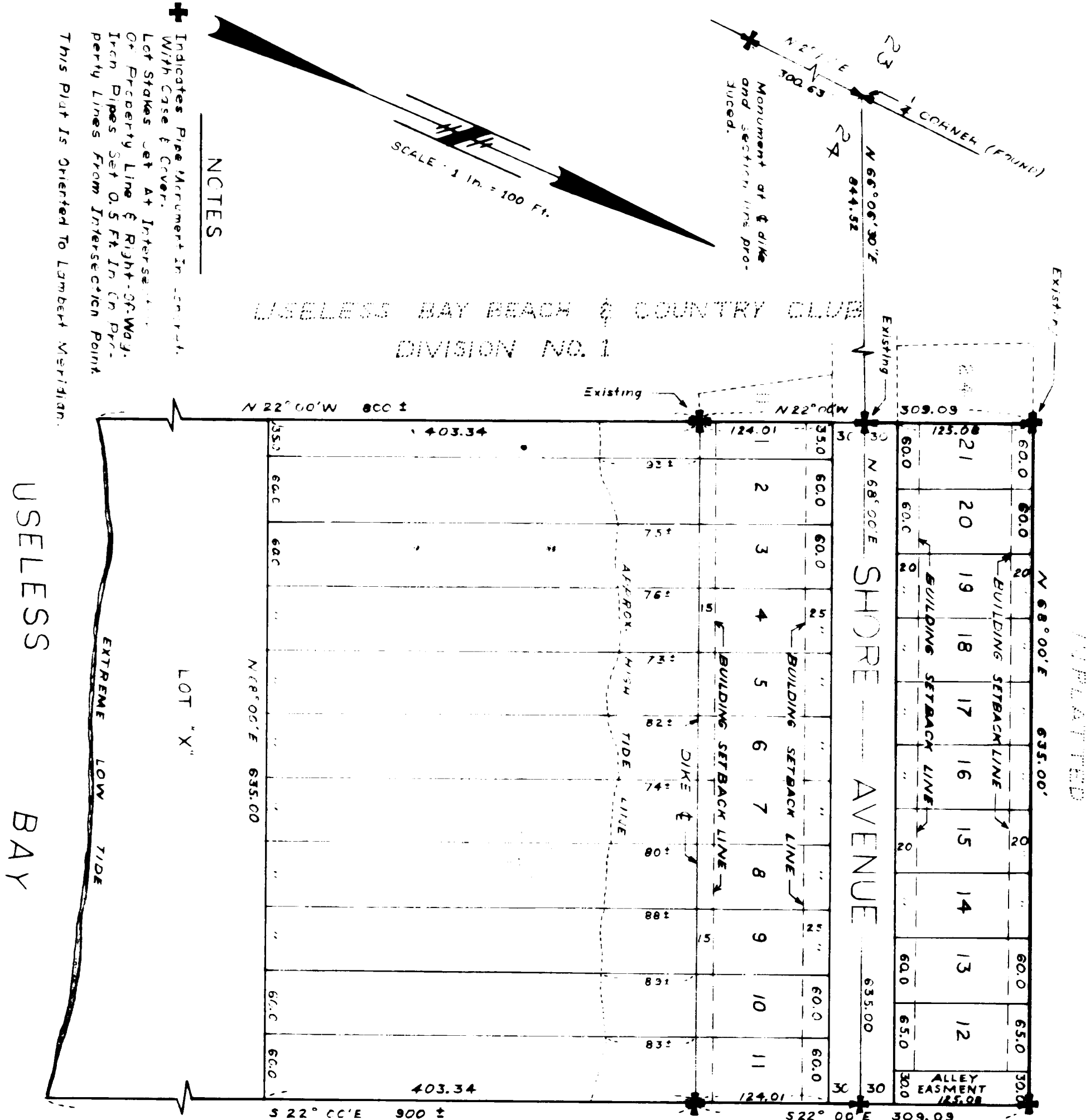


Approved this 21st day of October, 1963.
County Engineer

RECORDING CERTIFICATE

Filed for record at the request of *Floyd E. Howard* on October 22, 1963 at 6 minutes past 12 M.
Records of Island County, Washington, Page 10

Richard A. Stevens
Island County Auditor



NOTES

+ Indicates Pipe Monument in lot 1.
WITH CASE & COVER.
COR. STAKES SET AT INTERSECT. OF
CENTER LINES OF SHORE AVENUE,
TRENCHES AND 55.00' FROM DIKE.
PERMITS FROM INTERSECTION POINT.
THIS PLOT IS ORIENTED TO LAMBERT VERTICAN.

USELESS
BAY

UNPLATTED

USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 4

PORTIONS OF GOV'T LOT 384 SEC.18, T29N. R.3E, WM. ISLAND COUNTY, WASH.

DESCRIPTION

This plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. Four, embraces portions of Government Lot 3 and Government Lot 4, Section 18, T29 N., R. 3 E., W. M., being more particularly described as follows:

Commencing at the West one quarter corner of Section 18, T 29 N., R. 3 E., W. M., thence South 1° 30' 30" West along West line of said section for 1316.06 feet, thence N. 76° 21' E. for 295.61 feet, thence S. 80° 37' E. for 362.17 feet, thence S. 84° 15' 22" E. for 74.43 feet to true point of beginning, thence S. 2° 06' 15" W. for 30.00 feet, thence S. 1° 30' 30" W. for 158.03 feet, thence Due East for 200.05 feet, thence N. 44° 00' E. for 84.37 feet, thence N. 88° 00' E. for 201.23 feet, thence S. 60° 56' 21" E. for 98.18 feet, thence N. 83° 10' E. for 120.00 feet, thence N. 61° 48' 37" E. for 29.02 feet, thence N. 1° 30' 30" E. for 200.05 feet, thence S. 88° 13' 10" W. for 14.81 feet, thence N. 1° 30' 30" E. for 120.00 feet, thence N. 67° 50' 58" W. for 395.75 feet, thence S. 78° 35' 45" W. for 96.55 feet, thence S. 1° 30' 30" W. for 120.00 feet, thence S. 80° 01' 30" W. for 100.00 feet, thence along the arc of a curve to the right having a radius of 556.32 feet and consuming an angle of 12° 04' 45" for an arc distance of 117.28 feet, thence S. 2° 06' 15" W. for 30.00 feet to the true point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, H & H Properties, Inc., a Washington Corporation; E. L. Mills & Myra Mills, his wife, owners in fee simple, hereby declare this Plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. Four, and dedicate to USELESS BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation, all streets, avenues, places and utility easements as shown on the plat.

RESTRICTIONS:

All lots, tracts or parcels of land embraced in this Plat are subject to and shall be sold only under the Declaration of Protective Restrictions as filed in Volume _____, Page _____, Auditor's File No. _____ of Island County, Washington. Construction on any lot shall require a building permit and a sewage disposal permit from Island County, prior to commencement of work.

In Witness Whereof, we have hereunto set our hand and seals this _____ day of _____ 1964.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. Four, is based upon the actual survey and subdivision of Section 18, T 29 N., R. 3 E., W. M., that the distances and bearings shown on the plat are correct, and that the same have been compared and found to conform with the original plat of the ground, that the provisions of statute and ordinance have been complied with.

WILDEY ENGINEERING COMPANY

Registered Engineer
No. 1466

NOTES
LOT STAKES SET AT INTERSECTION OF RIGHT-OF-WAY AND PROPERTY LINES, IRON PIPE MONUMENT SET AT INTERSECTION OF LOT LINES WITH RIGHT-OF-WAY.
THIS PLAT ORIENTED TO L-WEEST GRID SYSTEM
1-1/2" IRON MON. WITH CASE
1-1/2" IRON PIPE

CERTIFICATE OF TITLE

Recorded July 6, 1964, File No. 163340
Volume 30 Page 57, Island County, Washington

TREASURER'S CERTIFICATE

I, Harry Long, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1963.

Harry A. Long
Treasurer of Island County

COMMISSIONER'S APPROVAL

Approved by the Board of County Commissioners this 6th day of July A. D., 1964.

County Auditor
Board of County Commissioners

ENGINEER'S APPROVAL

Approved by me this 6th day of July 1964

RECORDING CERTIFICATE

Filed for record at the request of H & H Properties, Inc., on July 6, 1964, at _____ minutes past _____, and recorded in Volume 8 of Plats, Page 8, Records of Island County, Washington.

County Auditor

A C K N O W L E D G M E N T S

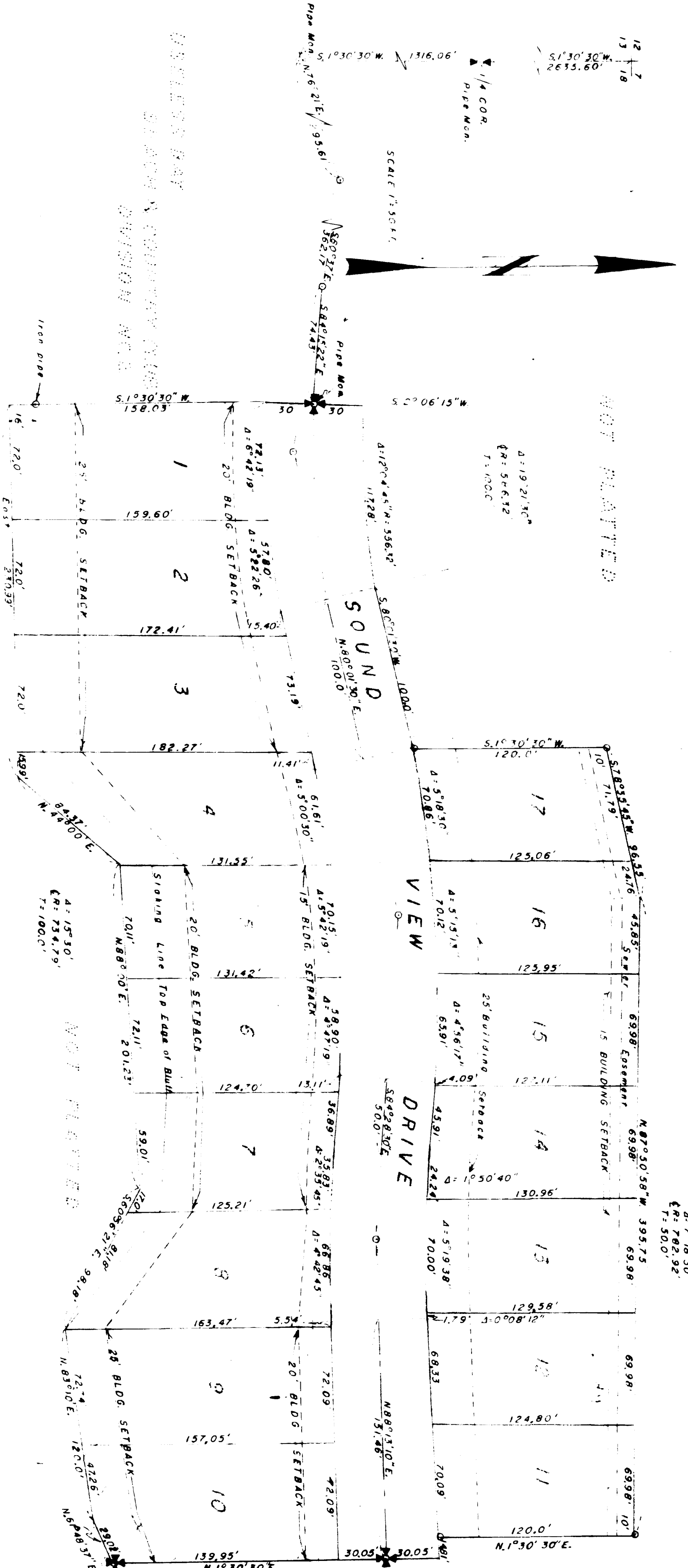


This is to certify that on the 1 day of July, A. D., 1964, before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Floyd E. Howard and Don E. MacDonald, to me known to be the President and Secretary, respectively, of H & H Properties, Inc., the corporation that executed the foregoing voluntary act and deed, and the said act and deed being for the use and purposes therein mentioned, and on city, state that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.
Notary Public in and for the State of Washington, residing at CLIPBORN



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 CLIPBORN



USELESS

BAY BEACH AND COUNTRY CLUB DIVISION NO 5
SECTION 24 T.29 N., R.2 E., W.M., ISLAND COUNTY, WASH.
4.868005 110.95 45.80452
NOT PLATTE

ACKNOWLEDGMENTS

Commonland is the one quarter corner common to Sees, 23 and 24, T. 29 N., R. 2 E., W. M., thence N. 65° 06' 30" E., along center line of Shore Avenue for a distance of 845.52 feet, thence S. 22° 00' E. for 905.1 feet more or less to the point of extreme low tide, the true point of beginning, thence N. 22° 00' W. for 850 feet more or less to an existing pipe monument on the centerline of an existing dike, thence continue N. 22° 00' W. for an additional 309.09 feet, thence W. 64° 00' E. for 110.95 feet, thence N. 76° 04' 52" E. for 325.37 feet, then, S. 11° 32' 00" E. for 130.52 feet, then, S. 22° 00' E. for additional 900 feet more or less to point of extreme low tide, thence southeasterly following line of extreme low tide for 240 feet more or less to true point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, H & M Properties, Inc., a Washington Corporation, Thomas G. Mortland and Elizabeth H. Mortland, his wife, and Howard F. Stevens, as his separate property, owners in fee simple, hereby declare this plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. Five, and dedicate to USELESS BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation, all streets, avenues, alleys, places and utility easements as shown on the plat and also dedicate to said Corporation, Lot 19th for community purposes.

SURVEYORS CERTIFICATE

I hereby certify that the plot of USELESS BAY BEACH AND COUNTRY CLUB, Division No. Five, is based upon the actual survey and subdivision of Section 24, Township 29 N., Range 2 E., N. M., that the distances and courses and angles are shown thereon correctly, that the monuments have been set and all lot and block corners have been staked on the ground, that the provisions of statute and ordinance have been complied with.

WHIDBEY ENGINEERING COMPANY

by Theresa L. Sinner
Registered Engineer
N.J. 1466

ENGINEERS APPROVAL

Approved by me this 6th day of July 1964.

Robert J. Williams
County Engineer

1, HARRY LANG, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1965.

TREASURERS CERTIFICATE

Recorded July 6, 1964, File No. 163341

Volume 30 Page 59, Island County, Washington

CERTIFICATE OF TITLE

This is to certify that on the 15th day of July A. D., 1964, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he signed and sealed the same as his 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.

Edward M. Mills
Notary Public in and for the State of
Washington, residing at Clifton

1. PLATES
 2. SITES OF INTERSECTION
 3. RIGHT-OF-WAY AND RIDGE LINES
 4. PICT MOUNTING SYSTEM
 5. PICT FILE MOUNTING SYSTEM
 6. STATION ON RECORDING
 7. FROM POINT OF INTERSECTION

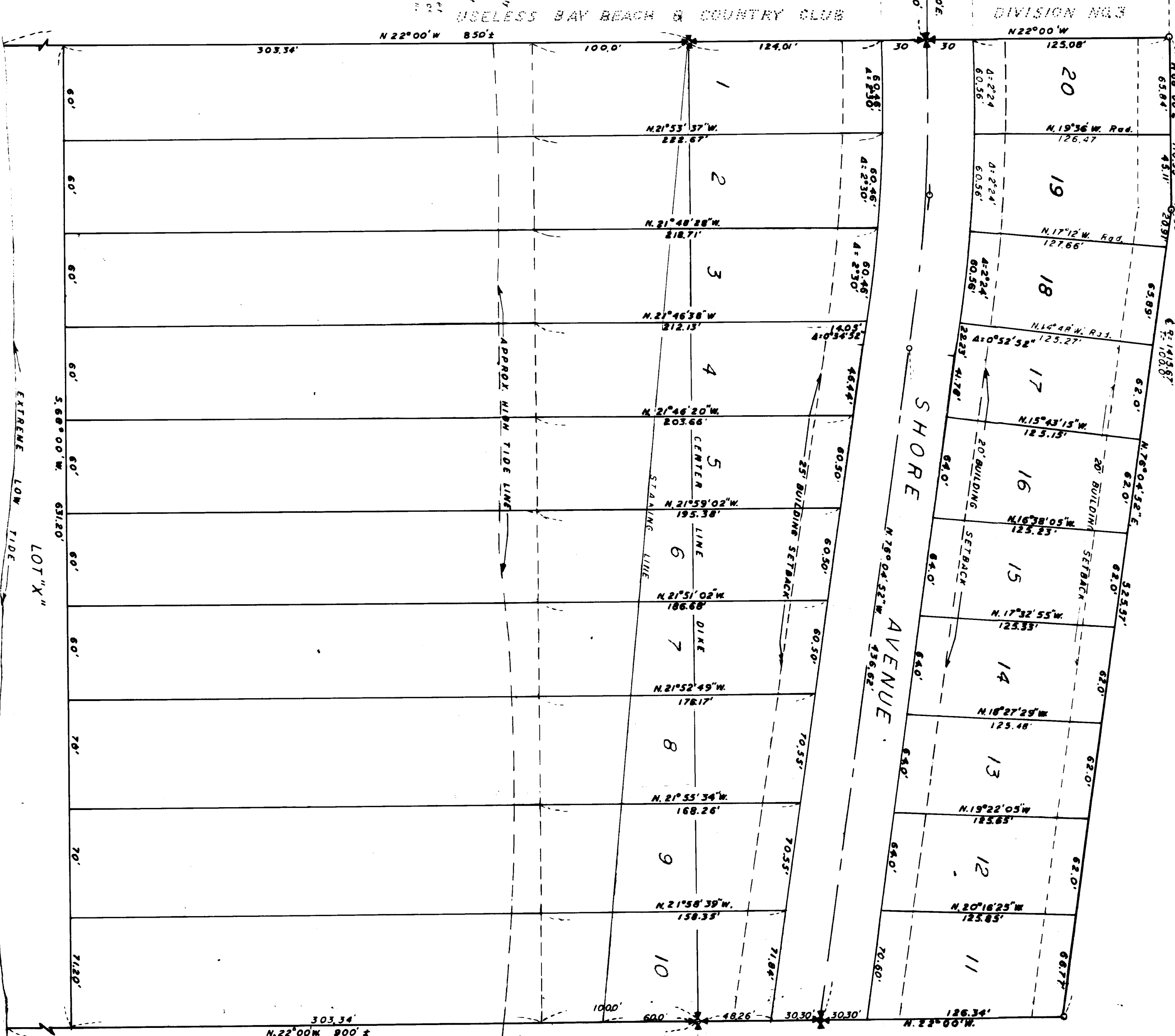
This is to certify that on the 1st day of July A. D. 1964, before me, the undersigned, a Notary Public, in and for the State of Washington, Elizabeth M. Morland, a woman, personally appeared Thomas G. Morland and filed with me a certain instrument, the nature and contents of which he declared to me that 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 date first above written.

Zeena M. Mills
Notary Public in and for the State of
Washington, residing at Clinton

State of Washington) ss
County of Island)

SCALE 1" = 50 FT



COMMISSIONERS APPROVAL

Approved by the Board of County Commissioners this 6th
day of July, A. D., 1964

RECORDING CERTIFICATE

163335

Filed for record at the request of HCH Properties Inc

on July 6, 1964 at 5 minutes
past 2 PM. and recorded in Volume 8 of Plate,
Page 9. Records of Island County, Washington.

discovery
Island County Auditor

USELESS DAY BEACH AND COUNTRY CLUB
Dix

47

This plot of Useless Bay Beach and Country Club, Division No. Six, embraces portions of Government Lots 4 and 5 of Section 13, Township 29 N., Range 2 E., W. M., more particularly described as follows:

[illegible]

Together with that portion of the S. E. $\frac{1}{4}$ of the N. E. $\frac{1}{4}$ of Section 33, Twp. 29N., Range 2 E.W.M., more particularly described as follows:
Beginning at the East E. corner of the said section 33 being the True Point of Beginning, thence N. $68^{\circ}07'33''$ W., a distance of 199.73 feet; thence Northwesterly on the arc of a curve to the left and having a radius of 363.27 feet and subtending an angle of $33^{\circ}17'02''$, on an arc distance of 199.41 feet; thence Northerly along a straight line to the true point of beginning, a distance of 20.00 feet and subtending an angle of $79^{\circ}20'02''$, on an arc distance of 55.00 feet; thence S. $13^{\circ}30'30''$ W., a distance of 28.41 feet to the right having a radius of 280.44 feet and subtending an angle of $12^{\circ}58'51''$, on an arc distance of 55.00 feet.

KNOW ALL MEN BY THESE PRESENTS that we, H & H Properties, Inc., a Washington Corporation, National Bank of Washington Tacoma Washington, a National Banking Association Banked Trust and Savings Bank, a Washington Corporation; Howard F. Stevens, as his separate property; Eason A. Larson and Audrey M. Larson, his wife; James O. Millman, a single man; owners in fee simple, do hereby declare this Plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. 17, and dedicated to USELESS BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation, all streets, lanes and places as shown on this Plat, except those shown on the attached plat as USELESS BAY AVENUE and WEST WALK AVENUE which are hereby dedicated to the use of the public forever, together with a five foot utility easement on each side of all lot lines except those lines on street frontages, also the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts or parcels of land shown on this Plat in the original reasonable grading of all the streets, avenues, lanes and places shown hereon.

RESTRICTIONS:

All lots, tracts or parcels of land embraced in this Plat are subject to and shall be sold only under the Declaration of Protective Restrictions as filed in Volume 30, Page 266. Auditors File No. 17486 of Island County, Washington.

Construction on any lot shall require a building permit and a sewage disposal permit from Island County, prior to commencement of work.

In Witness Whereof, we have hereunto set our hand and seals this 13th day of August, 1965.

In Witness Whereof, we have hereunto set our hand and seals this 13th day of August, 1965

EVERETT TRUST AND SAVINGS BANK

James A. Hamilton Vice Pres.

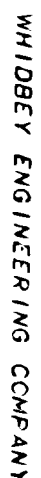
Joseph D. Hamilton Secretary

by Edward F. Davis

by James C. McIlhenny

CERTIFICATE OF TITLE

I hereby certify that the plat of USELES: BAY BEACH AND COUNTRY CLUB Division No. Six, is based upon the actual survey and subdivision of Section 13, Twp 29 N., Rge 2 E., 4th P., that the distances and courses and angles are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground, that the provisions of statute and ordinance have been complied with.



Donald J. Sieve
Registered Engineer
No. 1466

Recorded August 16, 1965, File No. 174884
Volume 30 Page 262, Island County, Washington

RECORDING CERTIFICATE

174885
G CERT

Filed for record at the request of H & H Properties, Inc., on August 16, 1965, at 34 minutes past 11 AM, and recorded in Volume 8 of 1 lots, Page 417045/17c1

HSAN BOARD OF COUNTY COMMISSIONERS
COUNTY OF SAN DIEGO
N.R.S.

I, Harry Ling, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1966.

MEASURED BY Charles A. Long
MEASURED OF Island Colony

SHEET 4 OF 5 SHEETS

ENGINEER'S APPROVAL

Approved by the Board of County Commissioners
day of August, A. D., 1965

16 day of August, 1966

John R Vandenberg
E. E. Christa
T. A. Christa

Board of County Commissioners

James O. Johnson
County Engineer

A C K N O W L E D G E M E N T S

State of Washington)
County of Island) ss

This is to certify that on the 13th day of August, A. D. 1965, before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Floyd E. Howard and Don E. McDonald, to me known to be the President and Secretary, respectively, of H. J. H. Properties, Inc., the corporation that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath, swore that they are authorized to execute the said instrument, and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof, I have hereunto set my hand and seal the day and year first above written.

Edward Mc Michael

This is to certify that on the 13th day of August, A. C. 1965, before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared the individuals described in and who hereby certify that the within and foregoing instrument 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.

Edward Mc Michael

State of Washington)
County of Island)
s. _____

Notary Public in and for the State of
Washington, residing at Clinton

State of Washington)
)
)

Edwin Mc Millen
Notary Public in and for the State of
Washington, residing at
CLINTON

This is to certify that on the 13th day of AUGUST, A. D. 1965, before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared David Porritt of Puyallup, Wa., personally known to me to be the Executive Officer and Assistant Secretary of the National Association of Manufacturers, National Board of Manufacturers, and acknowledged the said instrument to be the free and voluntary act, act and deed of said association, for the uses and purposes therein mentioned, and on oath, state that they are authorized to execute the said instrument and that the said affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

This is to certify that on the 13th day of August, A.D. 1965, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Howard F. Oliver, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he signed and sealed the same as his own 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 date first above written.

Edward M. Meier
Notary Public in and for the State of _____

State of Washington)
) ss.
County of Snohomish)

State of Washington). ss

Edward M. Mical
Notary Public in and for the State of
Washington, residing at Clinton

This is to certify that on the 13th day of August, A. D. 1965, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared James A. Simmons and John V. Schipper, to me known to be the Vice President and Secretary of the First National Bank and Savings Bank, the Corporation known to me to be the incorporated corporation, the members of which they asserted the foregoing fact, and that they executed the foregoing instrument to be the free and voluntary act and deed of said Corporation for its uses and purposes therein mentioned, and on oath, state that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

This is to certify that on the 13th day of August, A.D. 1965, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared James O. [redacted], being the individual described in and who executed the foregoing instrument, and acknowledged to me that he executed the same as his own 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 date first above written.

Edward M. Michael

Barbara Dentline
Notary Public in and for the State of
Washington, residing at EVERETT

Edmund M. Price
Notary Public in and for the State of
Washington, residing at Clinton

VAL

PLAN HOLD

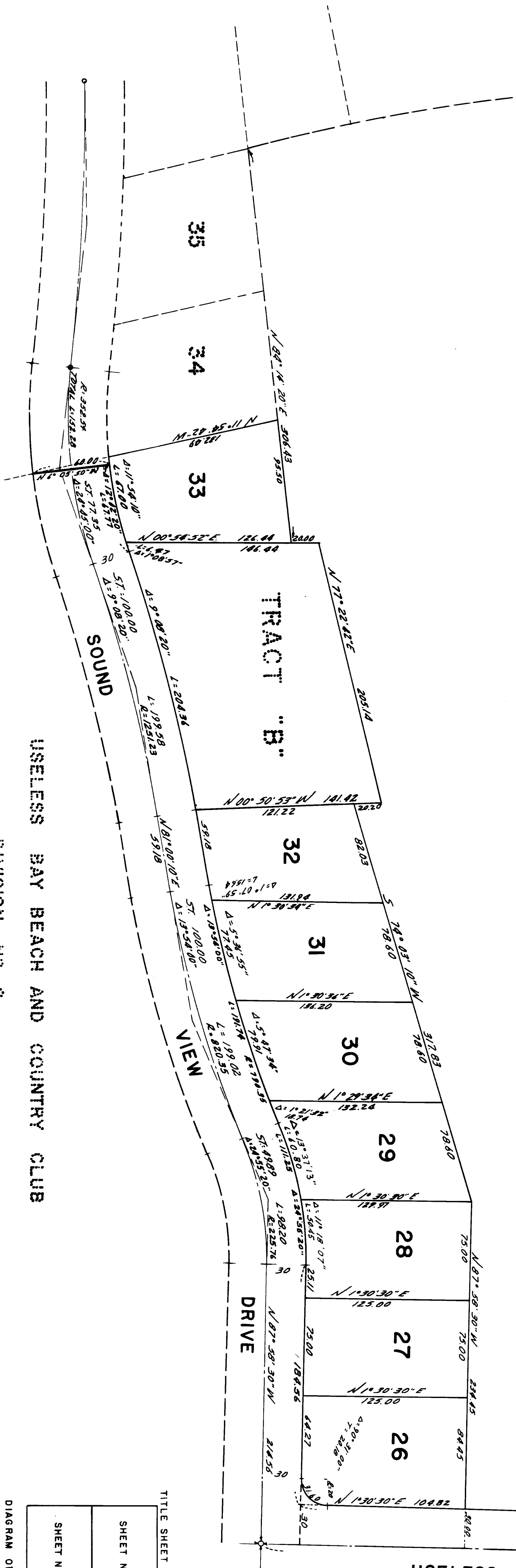
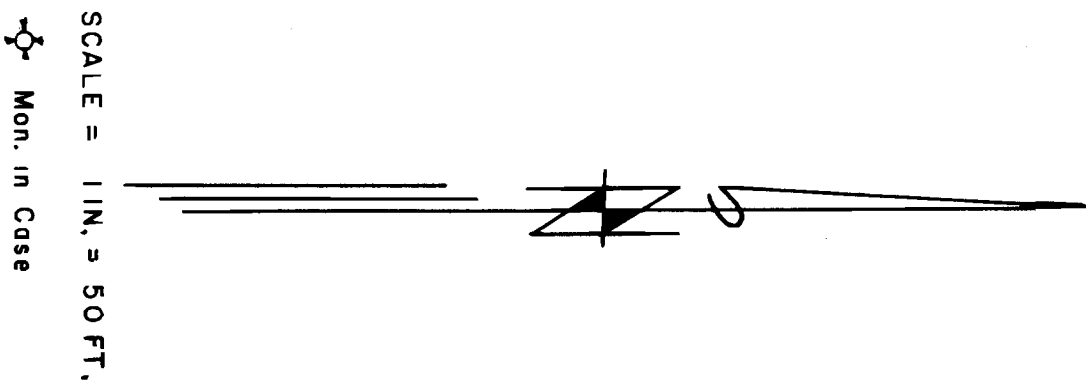
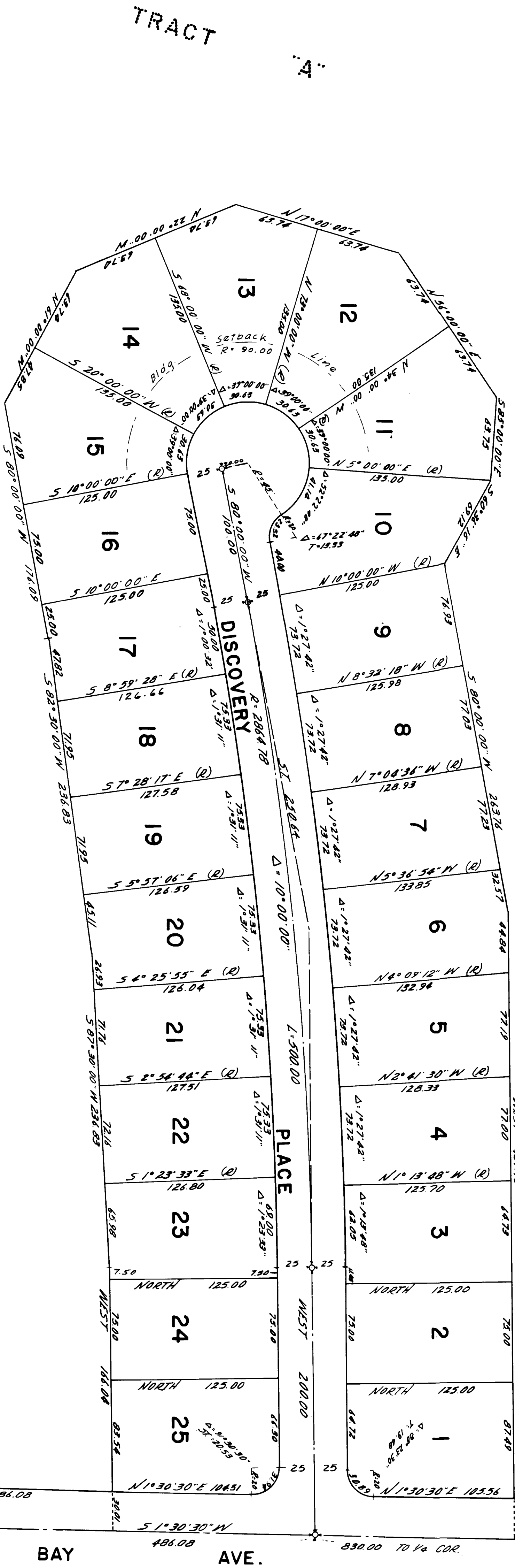
PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 6

PORTIONS OF GOV'T. LOTS 4 & 5 SEC. 13, T.29N. R.2E, WM. ISLAND COUNTY, WASH.

3998055

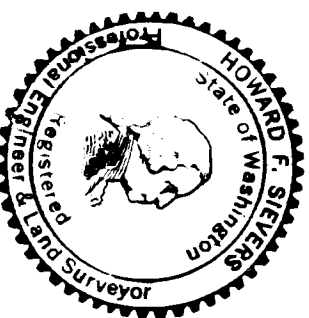
42



TITLE SHEET - SHEET 1 of 5 SHEETS	
SHEET No. 5	SHEET No. 4
SHEET No. 3	SHEET No. 2

DIAGRAM OF DRAWING ARRANGEMENT
This Plot is oriented to Lumberl Grid

SHEET 2 OF 5 SHEETS



PLAN HOLD

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 6

PORTION OF GOV'T. LOTS 4 & 5 SEC. 13, T. 29N. R. 2E., W.M. ISLAND COUNTY, WASH.

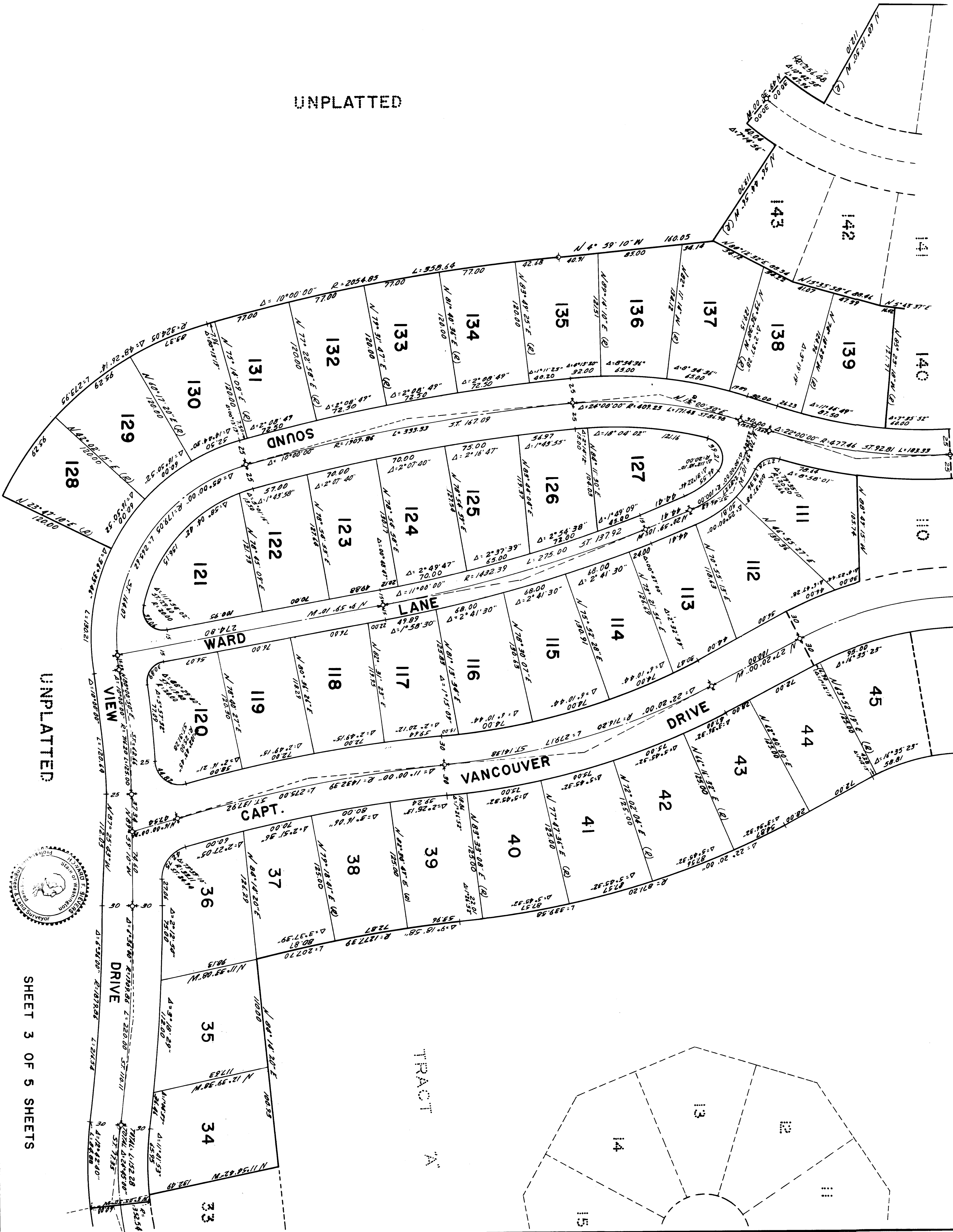
3998055

43

SCALE = 1 IN. = 50 FT.
Mon. in Case



UNPLATTED



USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 6

PORTIONS OF GOVT. LOTS 4 & 5 SEC. 13, T.29N. R.2E. WM. ISLAND COUNTY, WASH.

UNPLATTED

MILLMAN

ROAD

NO VEHICULAR ACCESS FROM MILLMAN ROAD

LOT 72 - 82 INCL.

NOT IN PLAT

DEVILS BUSH PL.

VANCOUVER

DRIVE

DUKES PL.

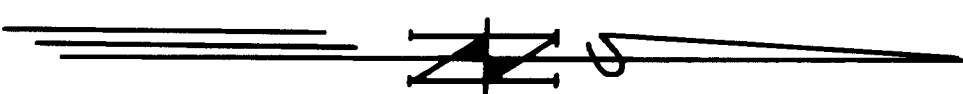
USELESS

BAY

AVE.

UNPLATTED

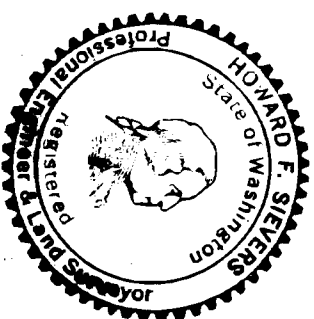
SCALE = 1" = 50'
Mon. in Case



TRACT

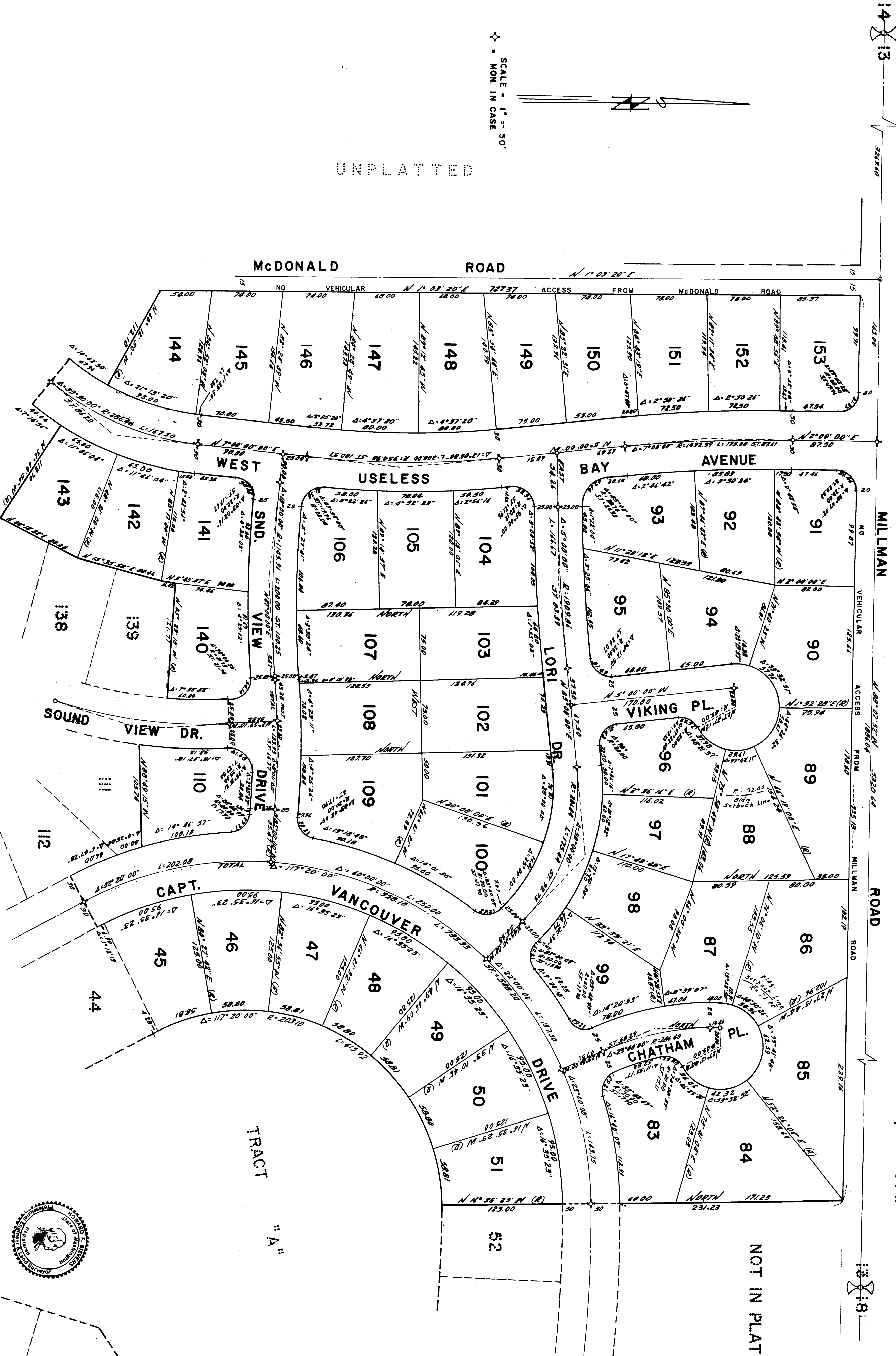
A

SHEET 4 OF 5 SHEETS



USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 6

PORTIONS OF GOVT. LOTS 4 & 5 SEC. 13, T. 29N. R. 2E. WM. ISLAND COUNTY, WASH.



PLAN HOLD

USELESS BAY BEACH AND COUNTRY CLUB DIMENSIONS NO. 7
PORTIONS OF GOV'T LOT 3 & NE 1/4, SEC. 18, T. 20N., R. 8E. 11W., ISLAND COUNTY, WASH.

3798034

68.

DESCRIPTION

That portion of Government Lot 3, Section 18, Twp. 20 North, Range 3 East 11 W., together with that portion of the N E 1/4 (one quarter) of the S W 1/4 (one quarter) of said Section 18 lying North and West of the Island County Diking District No. 1 Right of Way more particularly described as follows:

Beginning at the West 1/4 (one quarter) corner of said Section 18; thence S 86°45'07" E along the North line of said Government Lot 3 a distance of 30.01 feet to a point on the East Right of Way margin of Useless Bay Avenue, being the True Point of Beginning;

Thence S 1°30'30" W along the East margin of said Right of Way a distance of 1249.83 feet; thence along the arc of a curve to the left

having a radius of 20.00 feet and subtending an angle of 105°09'30", an arc distance of 36.71 feet to a point on the North line of the left

of Useless Bay Beach and Country Club, Division No. 2; thence along the North line of said Division No. 2 as follows, N 76°21'00" E a

distance of 80.28 feet; thence along the arc of a curve to the right having a radius of 766.18 feet and subtending an angle of 23°02'00"

an arc distance of 308.01 feet; thence S 80°37'00" E, a distance of 272.17 feet; thence along the arc of a curve to the left having a radius

of 556.31 feet and subtending an angle of 7°16'43", an arc distance of 70.68 feet to the W E corner of said Division No. 2, being also the

N corner of the Plat of Useless Bay Beach and Country Club, Division No. 4;

Thence along the North line of said Division No. 4 along the arc of a curve to the left having a radius of 556.32 feet and subtending

an angle of 12°04'43", an arc distance of 117.28 feet; thence continuing along said North line N 80°13'30" E, a distance of 100.00 feet to

the S W corner of said Lot 17 of said Division No. 4; thence N 1°30'30" E along the West line of said Lot 17, a distance of 120.00 feet to

along said North line of said Division No. 4 S 87°51'29" E, a distance of 96.36 feet; thence continuing

the N E corner of Lot No. 11 of said Division;

Thence S 1°30'30" W along the East line of said Lot 11, a distance of 120.00 feet; thence N 80°13'30" E along the North line of said

Division No. 4, a distance of 14.81 feet; thence S 1°30'30" W along the East line of said Division No. 4, a distance of 60.10 feet;

Thence N 80°13'30" E, a distance of 65.72 feet; thence along the arc of a curve to the left having a radius of 316.48 feet and

subtending an angle of 29°50'39", an arc distance of 184.85 feet; thence S 1°30'30" E, a distance of 31.70 feet to a point on the North

Right of Way margin of said North margin of said Right of Way, a distance of 1431.09 feet to a point of intersection with the West

the South line of the N W 1/4 (one quarter) of said Section 18, being also the North line of the N E 1/4 (one quarter) of the S W 1/4 (one quarter)

of said Section 18;

Thence N 86°45'07" W along the South line of said N W 1/4 (one quarter) a distance of 2459.42 feet to the True Point of Beginning.

CERTIFICATE OF TITLE

Recorded FEBRUARY 21, 1966, File No. 180469

Volume 30, Page 337, Island County, Washington

SURVEYOR'S CERTIFICATE

I hereby certify that the Plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. 7 (seven), is based upon the actual survey and subdivision of Section 18, Twp. 20 N., Range 3 E., 11 W., that the distances and courses and angles are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground, that the provisions of statute and ordinance have been complied with.

WILBERT ENGINEERING COMPANY

No. 1466

TREASURER'S CERTIFICATE

I, Harry A. Long, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid to and including the year 1966.

Harry A. Long
Treasurer of Island County

A C K N O W L E D G M E N T S

State of Washington)
County of Island) ss

This is to certify that on the 15th day of FEBRUARY, A. D. 1966, before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Floyd E. Howard and Don E. MacDonald, to me known to be the President and Secretary, respectively, of H & H Properties, Inc., the Corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on both, state that they are authorized to execute the said instrument and that the seal affixed is the Corporate seal of said Corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Edward M. Miel
Notary Public in and for the State of Washington, residing at CLINTON

REDUCTION

KNOW ALL MEN BY THESE PRESENTS that we, H & H Properties, Inc., a Washington Corporation; E. L. Willis and Myra R. Willis, his wife; owners in fee simple; do hereby declare this Plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. 7, and dedicate to USELESS BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation, all streets, lanes and places as shown on this Plat, together with a five foot utilities easement each side of all lot lines except those lines on street frontages, also the right to make all necessary alterations for cuts or fills upon the lots, blocks, tracts or parcels of land shown on this Plat in the original reasonable grading of all the streets, avenues, lanes and places shown hereon.

RESTRICTIONS:

All lots, tracts or parcels of land embraced in this Plat are subject to and shall be sold only under the Declaration of Protective Restrictions as filed in Volume 50, Page 33A, Auditor's File No. 180469 of Island County.

Construction on any lot shall require a building permit and a sewage disposal permit from Island County, prior to commencement of work.

In witness whereof, we hereunto set our hand and seals this 11th & 15th day of FEBRUARY, 1966.

H & H Properties, Inc.

WILBERT TRUST AND SAVINGS BANK

Harry A. Long, Treasurer
Don E. MacDonald, Secretary

Approved by the Board of County Commissioners this 21st day of Feb., A. D., 1966.

Approved by
Auditor
John Alanduyck

ENGINEER'S APPROVAL

Approved by me this 14th day of FEBRUARY, 1966



Edward M. Miel
County Engineer

180470
SURVEYOR'S CERTIFICATE

Filed for record at the request of H & H Properties, Inc., on FEBRUARY 21, 1966, at 52 minutes past 11 A.M. and recorded in Volume 8 of Files, Pages 68 thru 71 Records of Island County, Washington.

J. W. LIBBY, Island Co. Auditor or Deputy

State of Washington)
County of Island) ss

This is to certify that on the 15th day of FEBRUARY, A. D., 1966, before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Floyd E. L. Willis and Myra R. Willis, his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed, for the uses and purposes mentioned herein.

In witness whereof, I have hereunto set my hand and official seal the day and year first above written.

Edward M. Miel
Notary Public in and for the State of Washington, residing at CLINTON

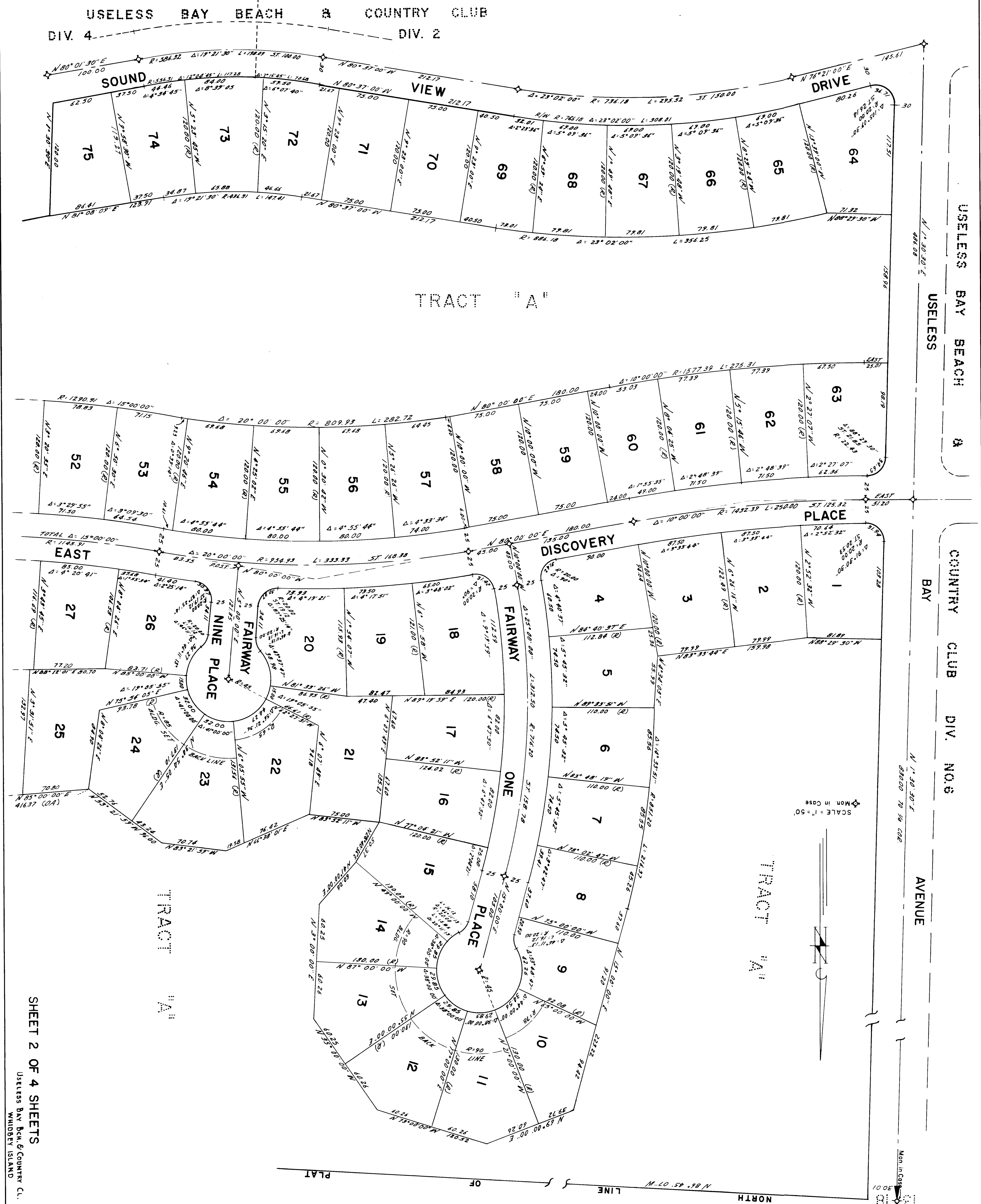
SHEET 1 OF 4 SHEETS

USELESS BAY & COUNTRY CLUB, Div. 7

USELESS BAY BEACH AND COUNTRY CLUB

DIVISION NO. 7

PORTIONS OF GOV'T LOT No.3 & N.E.¼ - S.W.¼, SEC.18, T.29N, R.3E.W.M. ISLAND COUNTY, WASH.



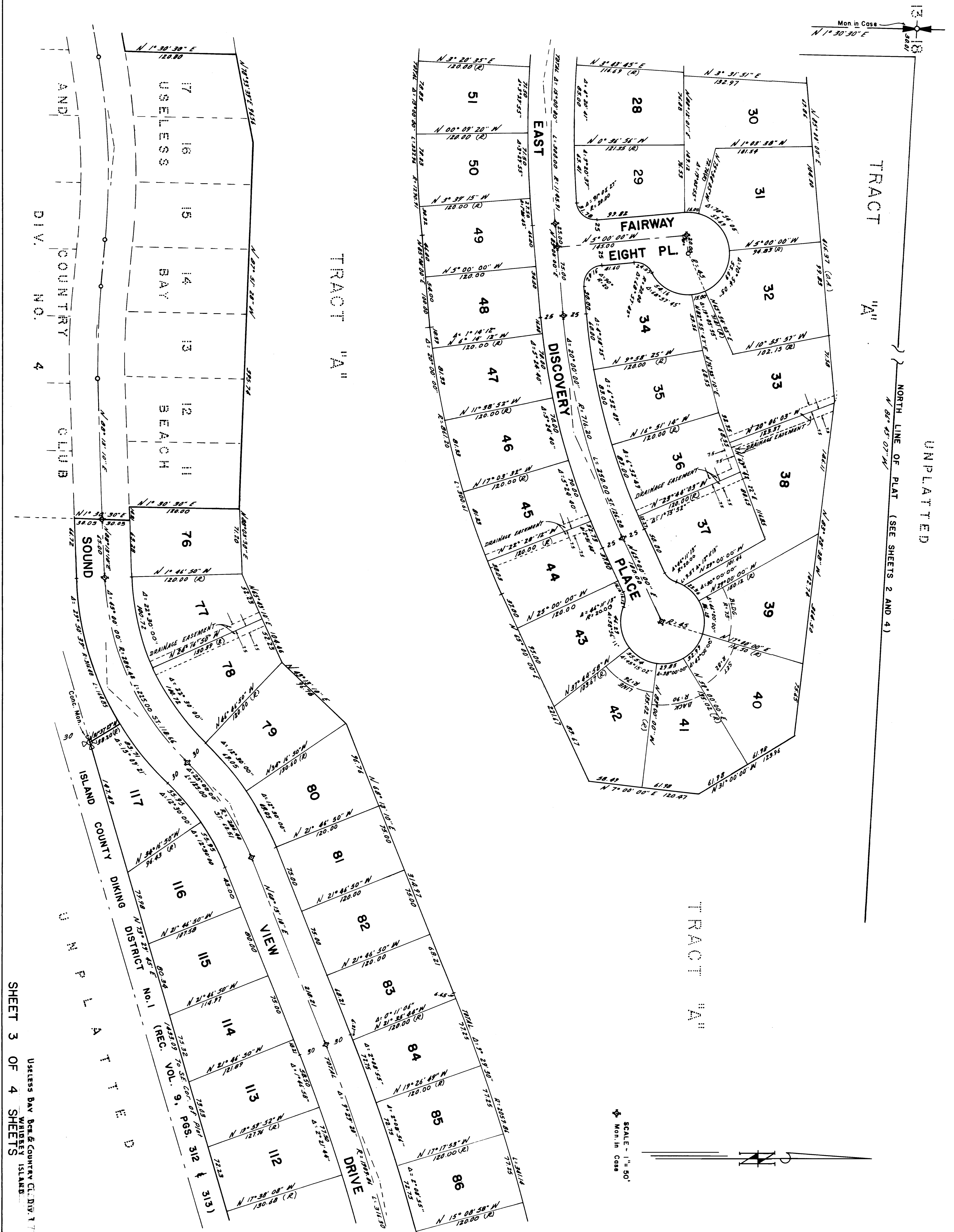
SHEET 2 OF 4 SHEETS

USELESS BAY BCH. & COUNTRY CL. DIV. 7
WHIDBEY ISLAND

3998039

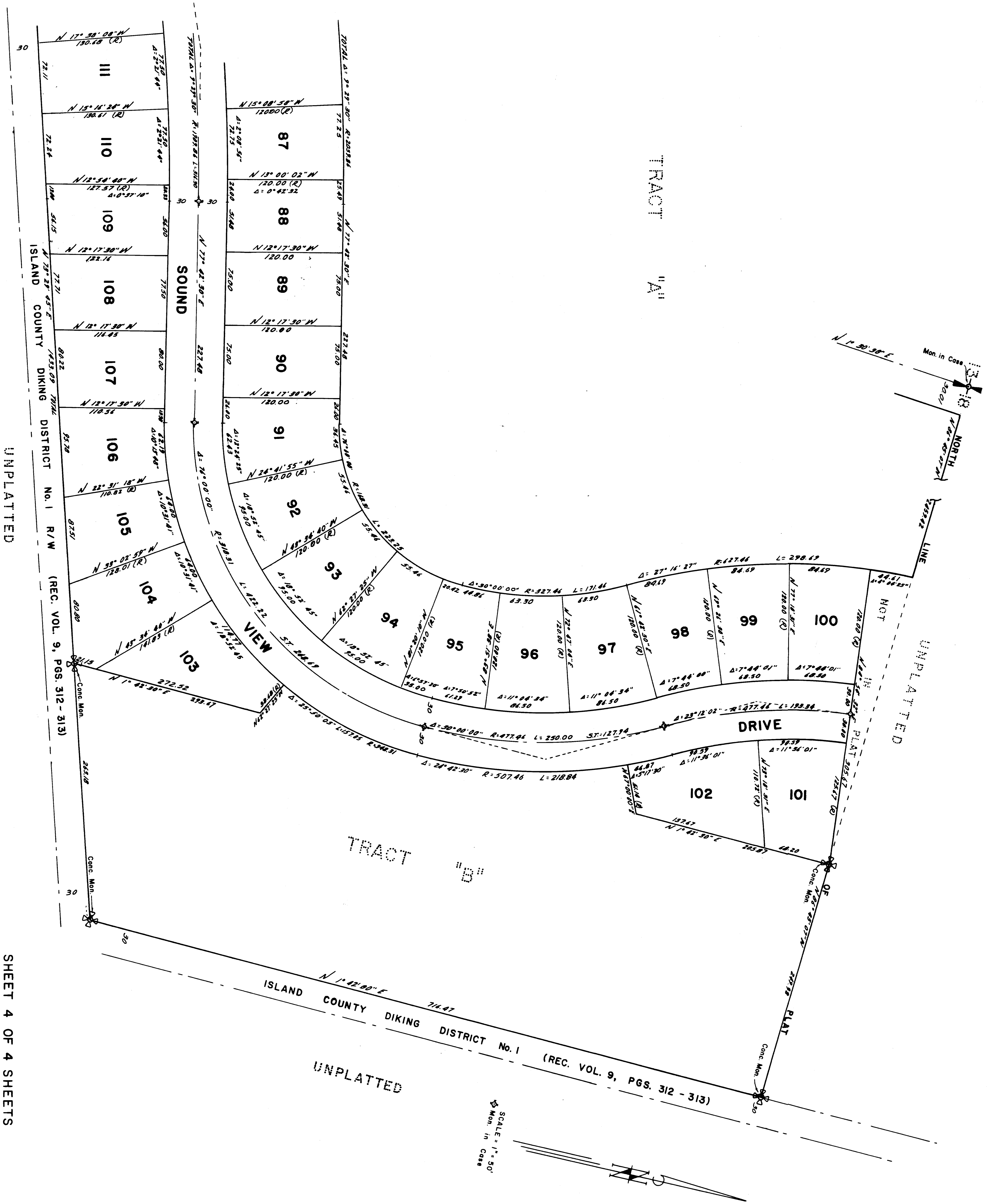
67.

PORTIONS OF GOV'T LOT No.3 & N.E.¼ - S.W.¼, SEC.18, T.29N, R.3E.W.M. ISLAND COUNTY, WASH.



USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 7

PORTIONS OF GOV'T LOT No.3 • N.E.¼-S.W.¼, SEC. 18, T.29N, R.3E.W.M.- ISLAND COUNTY, WASH.



SHEET 4 OF 4 SHEETS

USELESS BAY BEACH & COUNTRY CLUB, DIV. 1
WHISKEY ISLAND

3998039

RETURN ORIGINAL DOCUMENT TO:

NAME [Print] Island County Planning
MAILING ADDRESS 1 NE 6th St PO Box 5000
Coupeville, WA 98239

DECLARATION

NOTICE OF CRITICAL AREAS RESTRICTIONS AND NATIVE VEGETATION PROTECTION AREA

STATE OF WASHINGTON)
) ss.
COUNTY OF ISLAND)

_____ after first being duly sworn on oath, are the legal owner(s) of parcel #: S8340-07-00037-0.

FULL LEGAL DESCRIPTION:

Lots 37, 38, 39 & 51, Plat of Useless Bay Beach and Country Club, Division No. 7 as per plat recorded in Volume 8 of Plats, pages 68 through 71, records of Island County, Washington.

This Declaration is a condition for issuance of Critical Areas Permitted Use (CPU) 373/16 to be issued by Island County Planning and Community Development.

I/We understand and agree to the following conditions and/or restrictions contained in this document. All conditions and/or restrictions contained in this document will be binding to said property in perpetuity unless specifically removed by Island County Planning and Community Development or its successor.

Buffer Type, Size, and Land Use Intensity

The following conditions apply to my property:

There is a Type F stream on parcel S8340-07-00037-0 with a 100-foot buffer that extends onto the subject parcel, as measured from the Ordinary High Water Mark of the stream.

I/We agree to maintain the required buffer distances around the stream and wetland. This will restrict all clearing, grading and/or ground disturbing activities that are not explicitly exempt under ICC 17.02B.

Mitigation Requirements

The stream buffer enhancement plan in the October 2016 Biological Site Assessment prepared by Saratoga Environmental is to be completed as a condition of CPU 373/16, which may limit and/or restrict the current and future land-use activities that can or may occur on said property, both now and into the future. This area shall remain in a natural, undisturbed condition and no alteration or removal of the native vegetation within this buffer shall occur without prior Island County review and approval pursuant to Island County Code Chapter 17.02B.

SIGNED [Signature] [Signature]
Print Name LAWRENCE G. CHAPMAN Brita M. Chapman
Date Signed 5-3-17 5/3/17

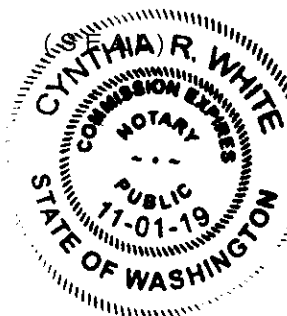
State of Washington
County of

Island

On This day personally appeared before me

Lawrence & Brita Chapman

Proven to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as themselves free and voluntary act and deed, for the uses and purposes therein mentioned.



[Signature] Cynthia R White
(Notary Signature) (Printed Notary Name)

5-3-17
(Date)

Oak Harbor
(Residing at)

11-1-19
(My commission Expires)

USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 8

SECTION 24 T.29N., R.2E., W.M., ISLAND COUNTY, WASH.

DESCRIPTION

This Plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. Eight, embraces a portion of Government Lot 3, in Section 24, Twp. 29 N., Rge. 2 E. W.M. together with second class tide lands being adjacent thereto, and more particularly described as follows:

Commencing at the West quarter corner of Sec. 24, Twp. 29 N., Rge. 2 E. W.M.; thence N 66°06'30" E., 844.52 ft. along the centerline of Shore Avenue; thence N 68°00'00" E., 635.00 ft. to the beginning of a curve to the right having a radius of 1415.67 ft.; thence E 84°04'52" E., on arc distance of 139.67 ft. to a point of tangency; thence N 76°04'52" E., 436.62 ft. to an intersection with the East line of Useless Bay Beach and Country Club, Division No. 5, as recorded in Volume 8 of Plots, on Page 9, records of Island County, Washington, said intersection hereinafter referred to as "Point A" in this description; thence S 22°00'00" E., 978.56 ft. more or less to the point of extreme low tide, said point being the True Point of Beginning of Lots 1 and X-1 of this plat; thence N 22°00'00" W., 900.00 ft. more or less to an existing pipe monument on the centerline of an existing dike; thence continuing N 22°00'00" W., 139.16 ft.; thence N 78°04'52" E., 34.86 ft. to the beginning of a curve to the right, having a radius of 30.00 ft.; thence E 84°04'52" E., on arc distance of 47.12 ft. to an intersection with a central angle of 90°00'00", an arc distance of 47.12 ft. to a point of tangency; thence S 22°00'00" E., 100.34 ft. to an intersection with aforesaid existing dike centerline; thence continuing S 22°00'00" E., 900.00 ft. more or less to the point of extreme low tide; thence West-erly along the line of extreme low tide, to the True Point of Beginning of Lots 1 and X-1 in this plat; Resuming at aforesaid "Point A", referenced earlier in this description; thence S 22°00'00" E., 78.56 ft. to an iron pipe on the centerline of aforesaid existing dike; thence N 68°00'00" E., 340.00 ft. along the dike centerline to an existing concrete monument; thence continuing along said dike centerline, N 74°11'00" E., 120.70 ft.; thence S 22°00'00" E., 30.18 ft.; thence continuing S 22°00'00" E., 900.00 ft. more or less to the point of extreme low tide, said point being the True Point of Beginning of Lots 2-9 inclusive and Lot X-2; thence N 22°00'00" W., 930.18 ft. more or less; thence continuing N 22°00'00" W., 60.35 ft.; thence N 74°11'00" E., 33.60 ft. to the beginning of a curve to the right having a radius of 30.00 ft.; thence Easterly and Southerly along said curve, consuming a central angle of 90°00'00", an arc distance of 47.12 ft. to a point from which the center of said curve bears S 74°11'00" W.; thence N 74°11'00" E., 362.11 ft. to an intersection with a point on a curve, and from this intersection the radius point of said curve bears N 74°11'00" E., a distance of 30.00 ft.; thence Northerly and Easterly along said curve, consuming a central angle of 90°00'00", an arc distance of 47.12 ft. to a point of tangency; thence N 74°11'00" E., 27.10 ft.; thence S 22°00'00" E., 60.35 ft. to an intersection with aforesaid centerline of an existing dike; thence continuing S 22°00'00" E., 930.18 ft. more or less to the point of extreme low tide; thence Westerly along the line of extreme low tide to the True Point of Beginning of Lots 2-9 inclusive and Lot X-2 of this Plat; TOGETHER WITH, temporary easement of record for express, ingress and egress, as recorded under Auditor's File No. 186179, records of Island County, Washington.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, H.B.H. Properties, Inc., a Washington Corporation, Thomas G. Morland and Elizabeth M. Morland, his wife, and Howard F. Steiers, as his separate property, owners in fee simple, hereby declare this Plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. Eight, and dedicate to USELESS BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation, all streets, avenues, alleys, places and utility easements as shown on the plat and also dedicate to said Corporation Lots "X-1" and "X-2" for community purposes.

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:

No permanent structures or buildings shall be constructed on any lot, tract or parcel of this plat closer than 20 ft. to the margin of any street or road. No lot, tract or portion of a lot or tract of this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this of this plat shall be less than 7200 sq. ft., or less than 60 ft. in width at its building line. Construction on any lot shall require a building and sewage disposal permit prior to commencement of work.

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the Declaration of Protective Restrictions as filed in Volume 30 of Island County, Washington, Auditor's File No. 186180, or Island County, Washington, Auditor's File No. 186180, whereof, we have hereunto set our hand and seals in Witness Whereof, we have hereunto set our hand and seals this 8th day of July, 1966.

Thomas G. Morland, H.B.H. Properties, Inc.
Elizabeth M. Morland - H.B.H. Properties, Inc.
Howard F. Steiers, H.B.H. Properties, Inc.

ACKNOWLEDGMENTS

State of Washington) ss
County of Island)
This is to certify that on the 5th day of July, A.D., 1966 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Floyd E. Howard and Donald E. Macdonald, to me known to be the President and Secretary respectively, of H.B.H. Properties, Inc., the Corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath, state that they are authorized to execute the said instrument and that the said official is the Corporation seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at Elizabet
County of Island) ss

This is to certify that on the 5th day of July, A.D., 1966 before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas G. Morland and Elizabeth M. Morland, his wife, and Howard F. Steiers, 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.

Notary Public in and for the State of Washington, residing at Elizabet

SURVEYORS CERTIFICATE

I hereby certify that the Plat of USELESS BAY BEACH AND COUNTRY CLUB, Division No. Eight, is based upon the actual survey and subdivision of Section 24, Twp. 29 N., Rge. 2 E., W.M., that the distances and courses and angles are shown thereon correctly, the monuments have been set and all lot and block corners have been stated on the ground, that the provisions of statute and ordinance have been complied with.

WHIDBEY ENGINEERING COMPANY
by Edward M. Moore
Registered Engineer No. 1466

CERTIFICATE OF TITLE

Recorded AUGUST 1, 1966, File No. 186179
Volume 30 Page 475, Island County, Washington

TREASURERS 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 1962.

by Harry A. Lang
Treasurer of Island County, Washington

COMMISSIONERS APPROVAL

Approved by the Board of County Commissioners this 1st day of August A.D., 1966.

J. A. Good
E. E. Christie
Board of County Commissioners

ENGINEERS APPROVAL

Approved by me this 1st day of August, 1966
County Engineer Richard C. Williams

PLANNING COMMISSION

Approved by the Island County Planning Commission on this 1st day of August, A.D., 1966

County Planning Director Lucille Williams

RECORDING CERTIFICATE

Filed for record at the request of H.B.H. Properties, Inc. on AUGUST 1, 1966 at TEN minutes past 11 a.m. and recorded in Volume NINE of Plots.

Page EIGHT, Records of Island County, Washington.

by Lucille Williams, County Auditor

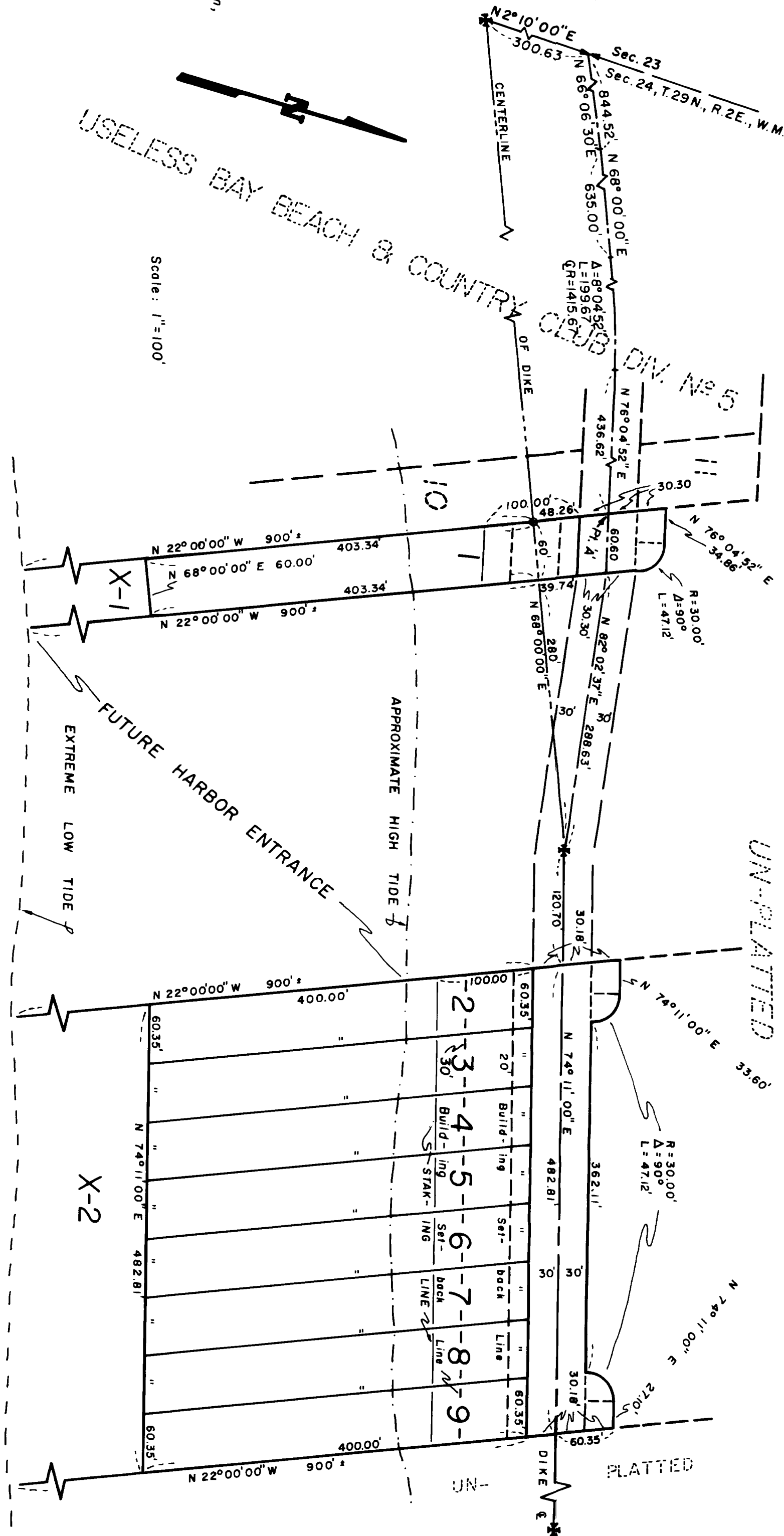
EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Puget Sound Power & Light Company

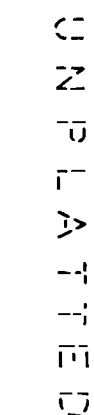
and their respective successors and assigns under and upon the eastern 5 feet of front and rear boundary lines and under and upon the eastern 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, repair, operate and maintain underground conduits, cables and wires with necessary 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 this purpose, subject also hereby granted in the right to use the streets for the same purposes.

All permanent utility services shall be provided by under-ground service exclusively.

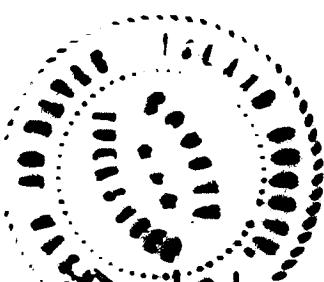
USELESS BAY BEACH & COUNTRY CLUB DIVISION NO. 8
Whidbey Island
In Sec. 24, T.29N., R.2E., W.M.
Vol. 9 Page 8



DIVISION NO. 9
IN SECTION 24, TWP. 29 N., R. 2 E. W.M.
ISLAND COUNTY, WASH.

DESCRIPTION

ROBERT P. KATZMAN
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 8947



1. Harry A. Long, Treasurer of Island County, Washington, hereby certifies that all taxes on the adjoining property are fully paid to and including the year 1969.

1. Harry A. Long, Treasurer of Island County, Washington, hereby certifies that all taxes on the adjoining property are fully paid to and including the year 1969.

Harvey A. Long
COUNTY TREASURER

Ruth E. Zuckerman
DEPUTY COUNTY TREASURER

#216670
Filed for record at the request of RYAN KUANAB
on DECEMBER 19, 1968, at 462 minutes past 100 P.M., and recorded
in Volume 10 of Plats, page 53, Records of Island County,
Washington.

#216670
Filed for record at the request of RYAN KUANAB
on DECEMBER 19, 1968, at 462 minutes past 100 P.M., and recorded
in Volume 10 of Plats, page 53, Records of Island County,
Washington.

J. W. Deady
COUNTY AUDITOR

Wm. Chennetham
DEPUTY COUNTY AUDITOR

Recorded DECEMBER 19, 1968. File No. 216669
Volume 189, page 712, Island County, Washington.

Recorded DECEMBER 19, 1968. File No. 216669
Volume 189, page 712, Island County, Washington.

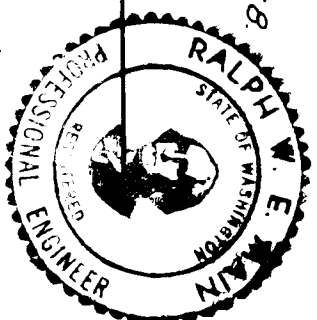
Approved by the Island County Planning Commission
this 12 day of December, 1968.

Approved by the Island County Planning Commission
this 12 day of December, 1968.

John Henderson
Chairman

Approved by me this 16th day of December, 1968

W. E. Davis
COUNTY ENGINEER

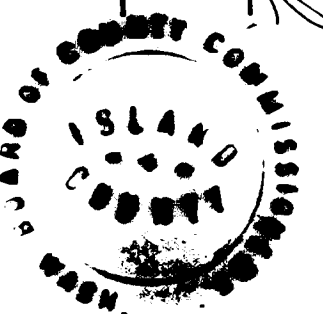


Approved by the Board of County Commissioners this
16th day of December, 1968.

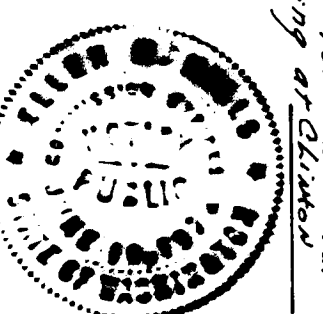
John R. Landwehr
J. A. Brock.

County Appraiser *Alto T. Brown*

BOARD OF COUNTY COMMISSIONERS



Eileen M. Mills
Notary Public in and for the State
of Washington, residing at Clifton



DEDICATION

The adjoining part of USELESS BAY BEACH AND COUNTRY CLD, DIVISION NO. 9 embraces that portion of Section 24, Township 29 North, Range 2 East N.W., described as follows:

Beginning at the northeast corner of lot 9, part of USELESS BAY BEACH AND COUNTRY CLD, DIVISION NO. 8 as per plot recorded in Volume 9 of P.L.S., page 8 Records of Island County, Washington; thence N 22.00° 00' W along the east line of said Division No. 8, a distance of 60.74'; thence to the northern margin of Shore Henderson's of 190227 N. 00° E. adding 55.49' 00" E. to the line of extreme low tide of Useless Bay; thence southwesterly along said line of extreme low tide, to the above-said east line of Division No. 8; thence N 22.00° 00' W. along said east line to the point of beginning.

Charles M. Atkinson
CO-EXECUTOR

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation, all streets, avenues, alleys, places and utility easements as shown on the plat and also dedicate to said corporation lot X-3 for community purposes.

All lots, parcels or portions of land embraced in this plat are subject to a permanent easement for utility purposes, to be constructed on any lot, tract or parcel of this plat, less than 20 feet to the front property line, as shown on the plat, of a water or sewer line.

Each lot, tract or portion of a lot or tract of this plat shall be divided and sold or resold or ownership changed or transferred, whether or not the easement is in fact less than 60 feet in width on its building line. Construction on any lot shall require a building and sewage disposal permit prior to commencement of work.

All lots, tracts or parcels of land embraced in this plat are subject to a permanent easement for utility purposes, to be constructed on any lot, tract or parcel of this plat, less than 20 feet to the front property line, as shown on the plat, of a water or sewer line.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 2ND day of DECEMBER, 1968.

Charles W. Atkinson
CO-EXECUTOR
H & H PROPERTIES, INC.

THE BANK OF CALIFORNIA, N.A.
~~BY TRUST OFFICER~~ *Donald E. Lewis*

David E. McDowell

ACKNOWLEDGMENT

State of Washington } ss
County of Island

This is to certify that on this 2nd day of December, 1968, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared J.S. Lemmon, Trust Officer for the Bank of California, and Gayley D. McArthur, co-heirs of the will of Thomas G. McArthur, deceased, and having I personally to me known to be the individuals designated in said will, executed the foregoing instrument, and I observed them execute the same. I, the undersigned, being duly sworn to me, known to be the individuals designated in said will, executed the foregoing instrument, and I observed them execute the same. I, the undersigned, being duly sworn to me, known to be the individuals designated in said will, executed the foregoing instrument, and I observed them execute the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this day and year first above written.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to
Puget Sound Power & Light Company

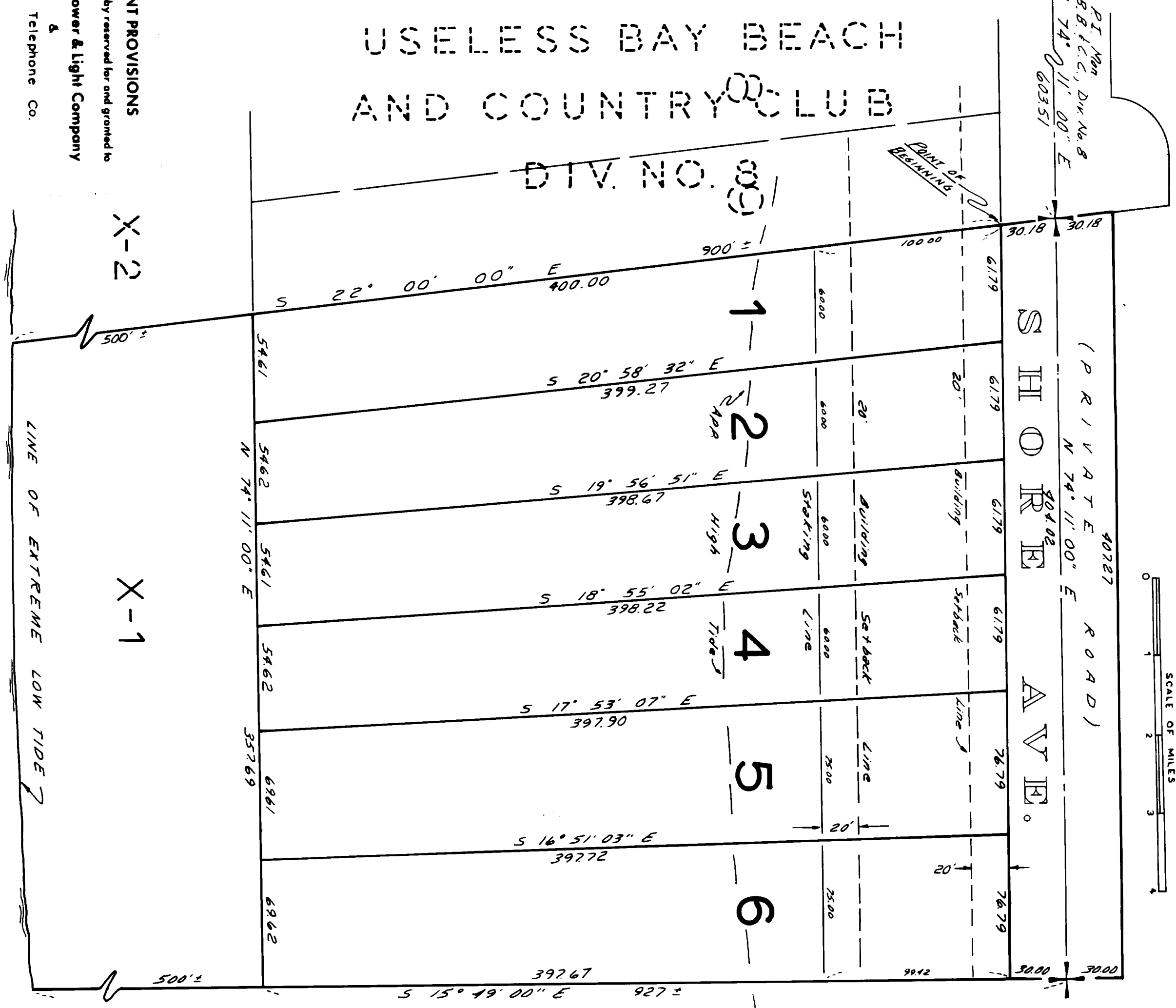
a
Whidbey Telephone Co.

Whidbey Telephone Co

and their respective successors and assigns under and upon the anterior 5 feet of front and rear boundary lines and under and upon the anterior 2.5 feet of side boundary lines

on all lines, in which no trunk, lay, crosscut, service, wire or and medium underground 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 pur-

All permanent utility services shall be provided by underground service exclusively.


$$\mathbb{U}, \mathbb{S}, \mathbb{H}, \mathbb{F}, \mathbb{H}, \mathbb{S}, \mathbb{S}$$

BY APPOINTMENT TO HER MAJESTY THE QUEEN

USELESS BAY BEACH
AND COUNTRY CLUB
DIV. NO. 9

SURVEYOR'S CERTIFICATE

Robert P. Haberman
ROBERT P. HABERMAN
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 8947

BY: Paul E. Zuplat
DEPUTY COUNTY CLERK

W. F. Carabadian
COUNTY TREASURER

of 1000000, meaning:

一、

J. W. LIMEY BY M COOK
COUNTY AUDITOR DEPUTY COUNTY AUDITOR

PLANNING COMMISSION APPROVAL

Approved by the Island County Planning Commission this 11 day of April, 1987

ENGINEER'S APPROVAL

Approved by me this 8 day of June, 1968

COMMISSIONER'S APPROVAL

Approved by the Board of County Commissioners this 2 day of March, 1963

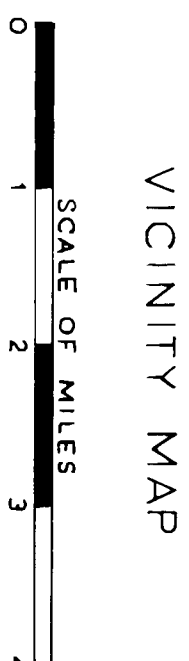
John R. Lindbergh
E. E. Chastor

ACKNOWLEDGMENT

[illegible]

State of Washington }
County of ~~Providence~~ S.S.

Francis C. Bradley
Notary Public in and for the State of Washington
residing in ~~Seattle~~



The adjoining plat of USELESS BAY BEACH and COUNTRY CLUB, DIV. NO. 10, embraces that portion of the Northwest $\frac{1}{4}$ of Section 18, Township 29 North, Range 3 East, W.M. described as follows:

[illegible]

RESTRICTIONS
 KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, owners in fee simple, here-
 by declare this plot of USELESS5 BAY BEACH AND COUNTRY CLUB, DIVISION NO.10 and
 declare to USELESS5 BAY BEACH AND COUNTRY CLUB, INC., a Washington Corporation,
 all streets, avenues, places and utility easements as shown on the plot, together with Tract No.

No lot, tract or portion of a lot or tract of this plat shall be divided and sold or resold or ownership of any portion of this plat shall be less than 1200 sq. ft. or less than 60 feet or its building setback line. No permanent structure or building shall be constructed on any lot, tract, or parcel of this plat closer than 30 feet to the front lot line.

[illegible]

Howard F. Stiers
HOWARD F. STIERS, PRESIDENT
H.F.H. PROPERTIES, INC.

Donald E. MacDonald
DONALD E. MACDONALD, SECRETARY
H.F.H. PROPERTIES, INC.

Robert S. Olson
ROBERT S. OLSON, VICE PRESIDENT
EVERETT TRUST & SAVINGS BANK

Frederick T. Williams
FREDERICK T. WILLIAMS, TRUST OFFICER
EVERETT TRUST & SAVINGS BANK

Joseph D. Schaepler
RALPH V. SCHAEPLER, VICE PRES. - CASHIER
EIERRETT TRUST & SAVINGS BANK

Edward McLean
E. PARK McLEAN, VICE PRESIDENT
EIERRETT TRUST & SAVINGS BANK

This is to certify that on this 22 day of June, AD 1969, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Howard F. Sievers, as his separate estate, Frank H. Melendy, as his separate estate and Eudene E. Flanagan, as his separate estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of Sept., 1968.

State of Washington } ss
County of Island }

Everett M. Miceel
Notary Public, in and for the State of Washington
residing in CLATSOP

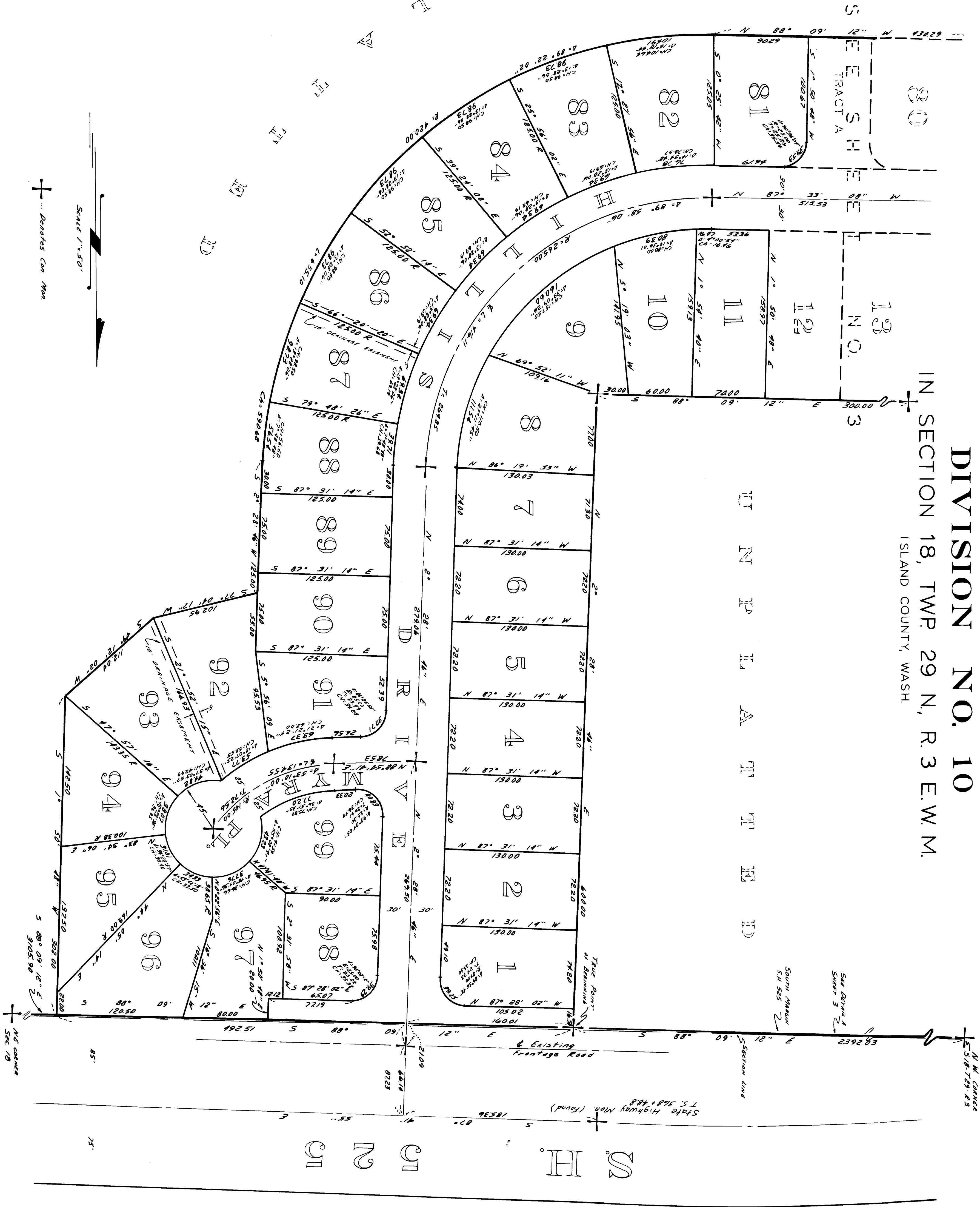
PLAN HOLD

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

PLAT OF USELESS BAY BEACH AND COUNTRY CLUB

DIVISION NO. 10

IN SECTION 18, TWP. 29 N., R. 3 E. W. M.
ISLAND COUNTY, WASH.





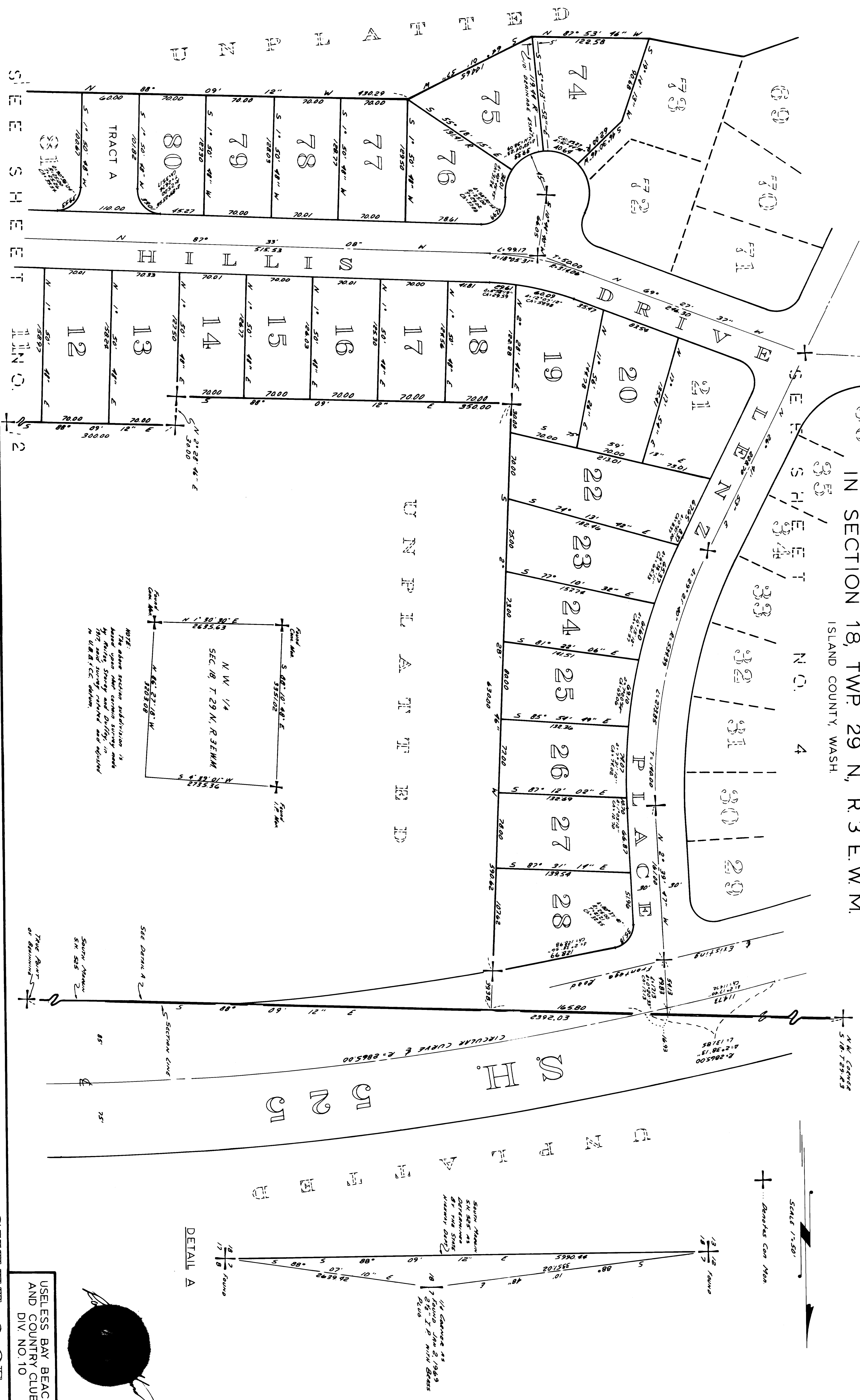
PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

39981614-

74.

PLAT OF USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 10

IN SECTION 18, TWP. 29 N., R. 3 E. W. M.
ISLAND COUNTY, WASH.



PLAN HOLD

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.

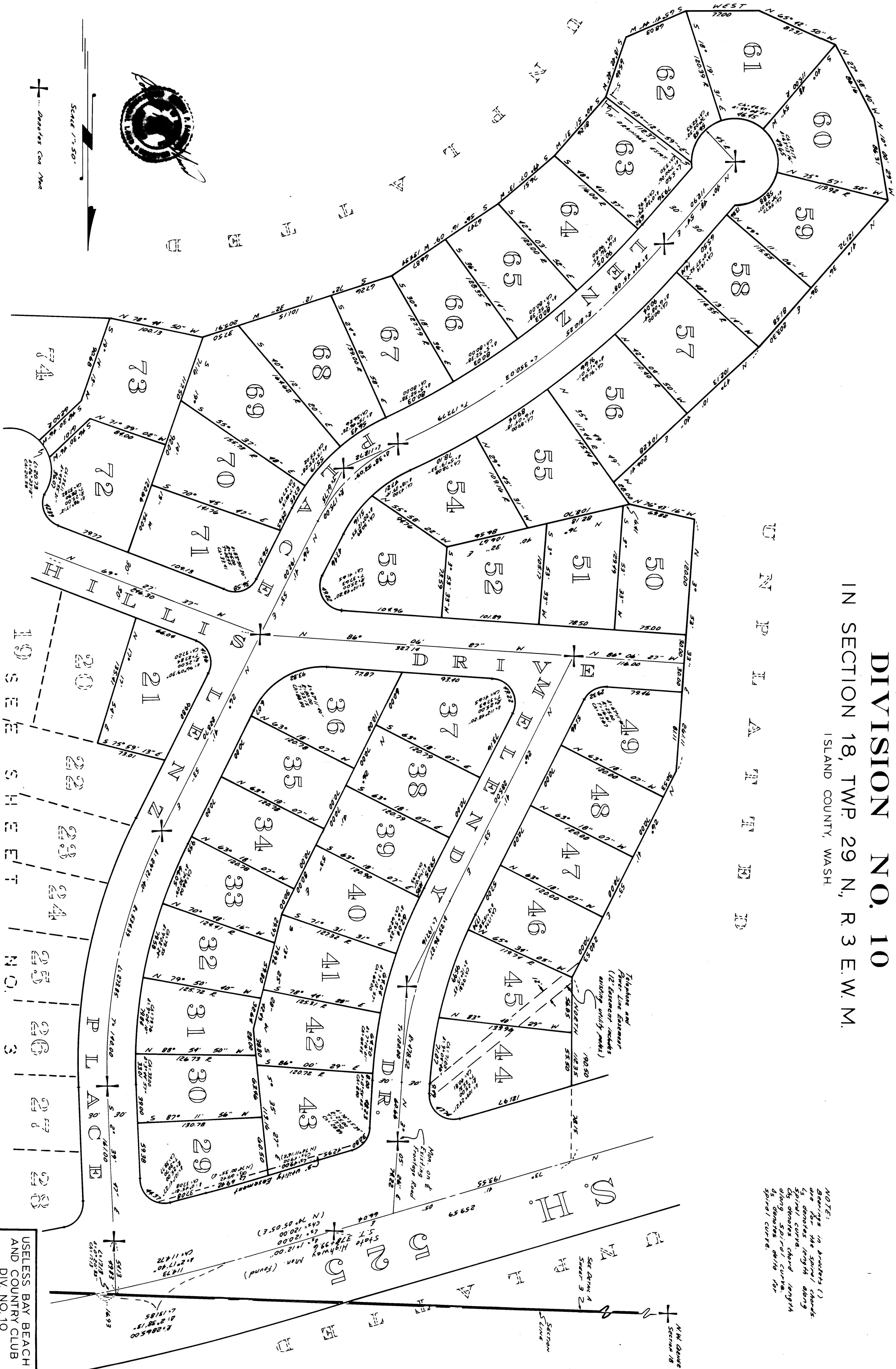
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PLAT OF USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 10

IN SECTION 18, TWP. 29 N., R. 3 E. W. M.
ISLAND COUNTY, WASH.

NOTE:
1. In brackets ()
denotes the spiral curve
2. denotes length along
spiral curve
3. denotes chord length
along spiral curve
4. denotes delta for
spiral curve



SHEET 4 OF 4

USELESS BAY BEACH
AND COUNTRY CLUB
DIV. NO. 10

DIVISION NO. 11

Legal Description

[illegible]

ACKNOWLEDGEMENTS

This is to certify that on the 27th day of January 1978, before me, the undersigned, a Notary Public for the State of Washington, day and date mentioned and sworn personally by Walter H. Williams, day and date mentioned and sworn personally by Walter H. Williams and Steve M. Olson of H. H. PROPERTIES, the Corporation that executed the foregoing instrument, and acknowledged the said instrument to be the instrument, and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath, stated that they are authorized to execute the said instrument and that the seal affixed is the Corporation seal of said Corporation. Witness my hand and official seal hereto affixed the day and year first above written.

NOTARY PUBLIC in and for the
State of Washington, residing
at Seattle

STATE OF WASHINGTON)
COUNTY OF ISLAND) S.S.

This is to certify that on the 27th day of March 1976, before me, the undersigned, a Notary Public in and for the State of California, appeared HOWARD P. SIEGERS, to me known to be the individual described in and who executed the foregoing instrument, and he acknowledged to me that he signed and sealed the same as his personal and voluntary act and deed, for the uses and purposes therein expressed, and he requested me to sign and witness my hand and official seal hereto affixed the day and year first above written.

NOTARY PUBLIC in and for the
State of Washington, residing
at Medford

SURVEYORS CERTIFICATE

I, JOHN B. PRIEL, Professional Land Surveyor, do hereby certify that the Plat of USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 11 is based on an actual survey and that the distances, courses and angles are shown thereon correctly and that monuments have been set and lot corners staked on the ground as shown on the plat.

JOHN B. FRIEL
Professional Land Surveyor
No. 10749

JOHN B. FRIEL
Professional Land Surveyor
No. 10749

CERTIFICATE OF TITLE

Recorded Oct 9, 1978, File No. 34092
Volume 423, Page 15, Island County
Washington.

TREASURERS CERTIFICATE

I, Patricia C Pfeiffer, Treasurer of Island County, Washington hereby certify that all taxes on the above property are fully paid to and including the year 1979.

by: Baron E. Barbado Deputy
Treasurer of Island County, Washington

VICINITY MAP

SCALE OF MILES

0 1 2 3 4

PLAT OF
USELESS BAY BEACH
AND COUNTRY CLUB
D/W. NO. 11
VOL. _____ PAGE _____

EASEMENT

94009240

900
21

For a valuable consideration, receipt of which is hereby acknowledged, the Grantor(s), Useless Bay Condominium Association No. 1 hereby grant^s and convey s to the Grantee(s), H & H Properties, Inc., its successors and assigns, the right, privilege and authority to construct, improve, repair and maintain a road easement to Units 701 & 702, The Village at Useless Bay across, over and upon the following land, located in Island County, State of Washington, to-wit:

See Exhibit A attached

FILED
VOL 409
P. 11
APR 21 11 17 AM '94
Island County

EXCISE TAX EXEMPT

APR 21 1994

MAXINE R. SAUTER
ISLAND COUNTY TREASURER

04/21/1994 11:17:00 AM
Recording Fee \$9.0 Page 1 of 3
Easement
Island County Washington

94009240



The Grantor(s) shall ~~make no use of the land occupied by and~~ retain the right to use said land set forth in Exhibit A for ingress and egress purposes to the ~~xxxxxxx~~ Association's property.

In exercising the rights herein granted, the Grantee(s), its successors and assigns, may pass and repass over said property and may cut and remove brush, trees and other obstructions which in the opinion of the Grantee(s) interfere(s) with said property

The covenants herein contained shall run with the land and are binding upon all subsequent owners thereof.

In Witness Whereof, the said Grantor(s) h. as executed this instrument this 20th day of April 1994.

USELESS BAY CONDOMINIUM ASSOCIATION NO. 1

Grantor(s)

By C. W. J. Jansen
President

By Ciel R. Clements
Vice President

STATE OF WASHINGTON)

County of Island)

ss.

On this 20th day of April, 1994, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared A. D. HAVEN and Ciel R. Clements, to me known to be the President and Vice President, respectively, of Useless Bay Condominium Association No. 1, the association that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said association, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

My commission expires:

3-3-98

Mary Jean Duffin
NOTARY PUBLIC in and for the State
of Washington, residing at Langley.

BOOK 0669 PAGE 2264



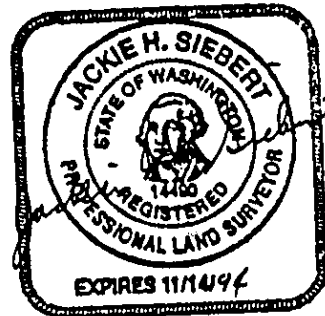
A 20.00 foot wide ingress and egress easement over that portion of the condominium plat of Useless Bay Beach and Country Club Division No. 14 as recorded in Volume 11 on pages 49-52, Records of Island County, Washington, and that portion of Lot 1, Island County Short Plat No. 047-93.

The center line of said 20.00 foot wide easement is more particularly described as follows:

Commencing at the Northeast corner of said Division 14; thence South 03° 53' 33" West along the East line of said Division 14 a distance of 76.17 feet to the beginning of a curve to the right having a radius of 152.28 feet; thence along the arc of said curve passing through a central angle of 50° 00' 00" an arc distance of 132.89 feet to the beginning of a curve to the left having a radius of 222.86 feet; thence along the arc of said curve passing through a central angle of 08° 28' 13" an arc distance of 32.95 feet to the TRUE POINT OF BEGINNING; said point being the beginning of a curve to the left having a radius of 64.47 feet; a radial line through said point bears North 39° 40' 44" East; thence along the arc of said curve passing through a central angle of 21° 20' 01" an arc distance of 24.00 feet;

Thence North 71° 39' 17" West 102.37 feet to the beginning of a curve to the left having a radius of 71.45 feet; thence along the arc of said curve passing through a central angle of 38° 07' 45" an arc distance of 47.55 feet; thence South 70° 12' 58" West 77.63 feet to the terminus of said center line.


The side lines of said 20.00 foot wide easement to be extended or shortened to meet at angle points at the beginning and terminus.



4-20-94

04/21/1994 11:17:00 AM
Recording Fee \$9.0 Page 3 of 3
Easement
Island County Washington



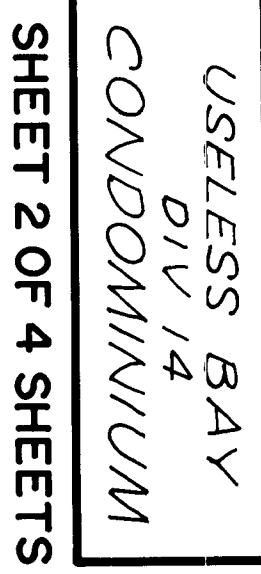
		
Tri-County Land Surveying Company 1029 Market Street, Suite A, Kirkland, WA 98033 (206) 828-6838		
DRAWN BY <i>C.M. NORDAKER</i>	DATE <i>APRIL 1994</i>	JOB NO. <i>93-017</i>
CHECKED BY <i>R.M. SPEEGLE</i>	SCALE <i>1"=20'</i>	SHEET <i>1 OF 1</i>

USELESS BAY DIVISION 114
BEACH AND COUNTRY CLUB
CONDOMINIUM

N 71° 39' 17" W
20' EASEMENT

MACDONALD DRIVE
(PRIVATE)

IN SECTION 18, TWP. 29 N., R. 3 E. W. M.
ISLAND COUNTY, WASHINGTON

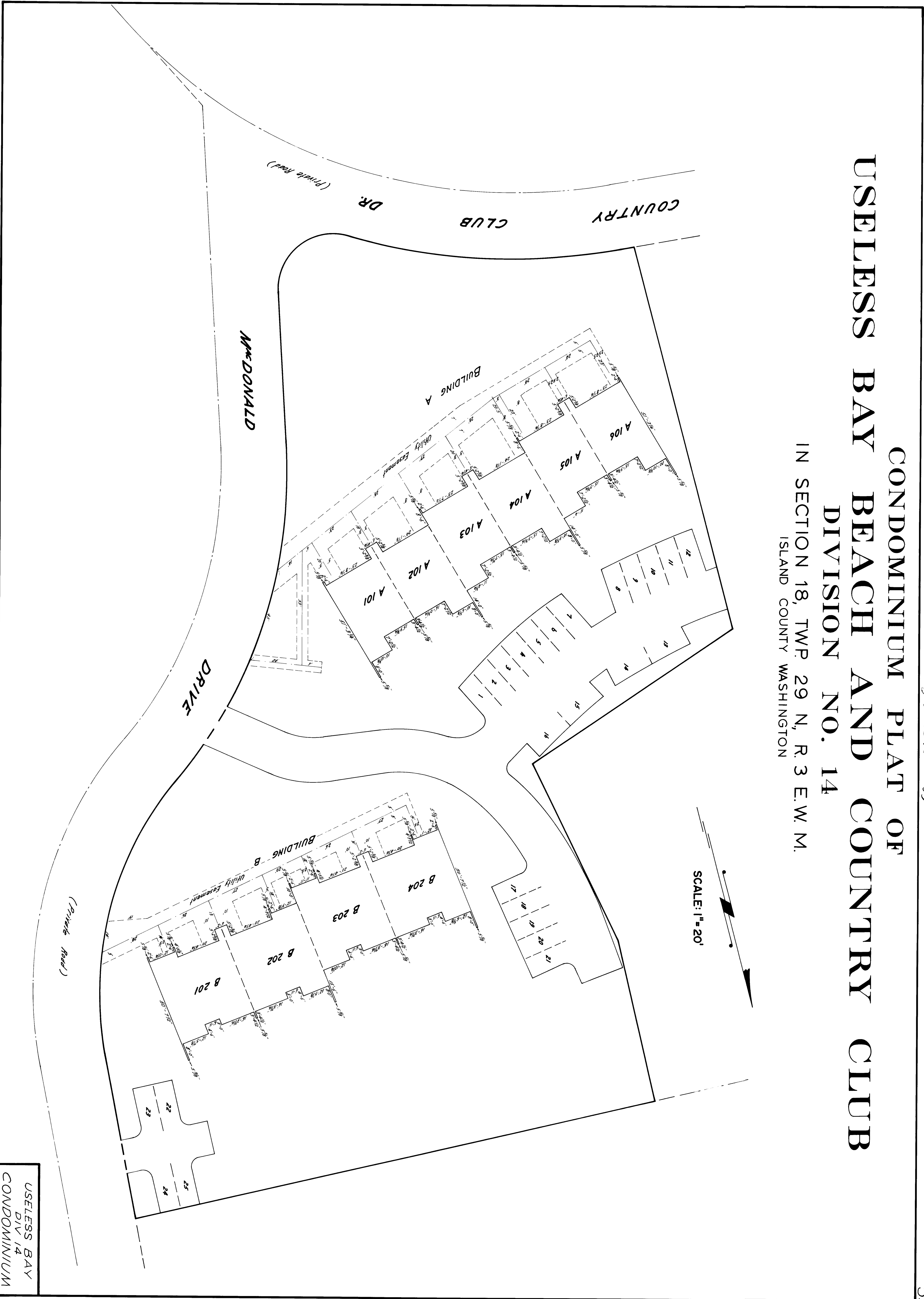


CONDOMINIUM PLAT OF
USELESS BAY BEACH AND COUNTRY CLUB
DIVISION NO. 14
IN SECTION 18, TWP. 29 N., R. 3 E. W. M.
ISLAND COUNTY WASHINGTON

3441018 - 03

51.

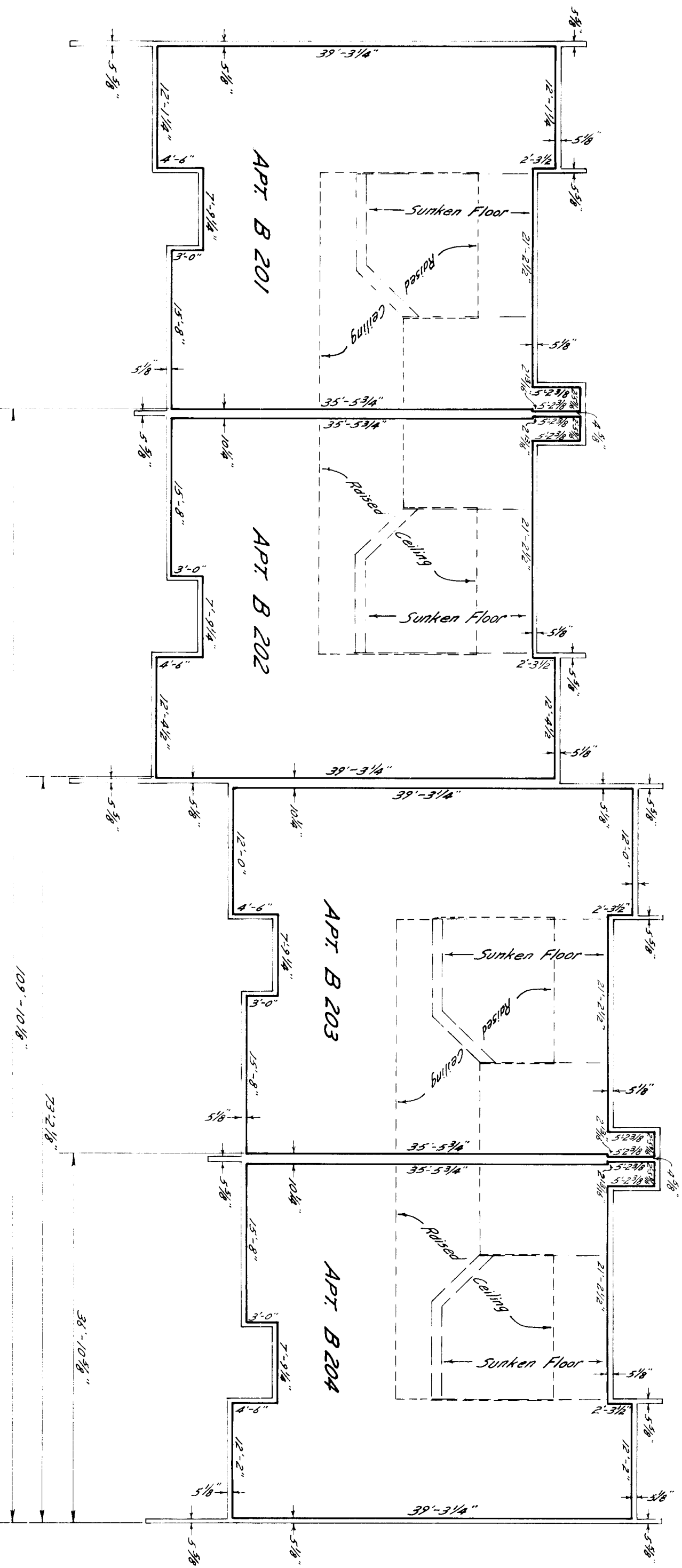
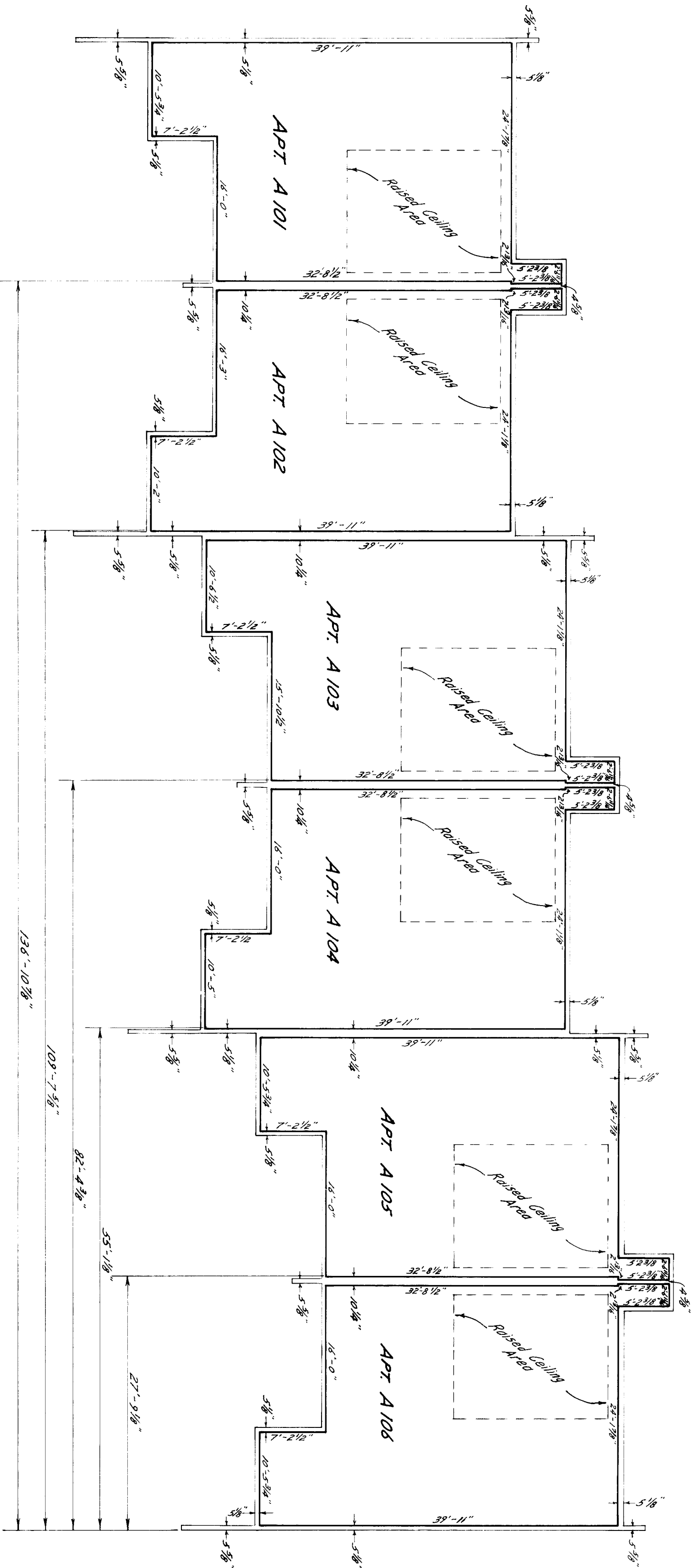
PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.



CONDOMINIUM PLAT OF
USELESS BAY BEACH AND COUNTRY CLUB
DIVISION NO. 14
IN SECTION 18, TWP. 29 N., R. 3 E. W. M.
ISLAND COUNTY, WASHINGTON

VERTICAL CONTROL & % OF INTEREST OF APARTMENTS				
APT. NO.	ELEVATIONS			APPROX. AREA IN SQ. FT. APT. & 10% E
	FLOOR	CEILING	SUNKEN FLOOR	RAISED CEILING
A 101	74.59	82.59		84.09 1013 3.64
A 102	74.59	82.59		84.09 1013 3.38
A 103	76.09	84.09		85.59 1013 3.38
A 104	76.09	84.09		85.59 1013 3.38
A 105	77.54	85.54		87.04 1013 3.38
A 106	77.54	85.54		87.04 1013 3.38
B 201	87.08	95.08	81.08	96.58 1392 11.01
B 202	87.08	95.08	81.08	96.58 1392 11.01
B 203	86.06	93.06	84.06	94.56 1392 11.01
B 204	86.06	93.06	84.06	94.56 1392 11.01

NOTES:
The dimensions of each apartment are shown to the interior surfaces of the perimeter walls, floors, ceilings, windows and doors thereof. The apartment includes all mechanical or electrical outlets located within the apartment.
The bearing walls and vertical service chases and other walls or service lines or installations within the area of the apartment necessary for the support and maintenance of building areas outside the boundaries of such apartment, e.g., shafts, central heating, pipes, ducts, floors, chutes, conduits, wires and other utility installations wherever located, are common areas or facilities.
The entire property except the apartment constitutes "common area" and "limited common area."
Elevations are U.S.C.A.S. datum



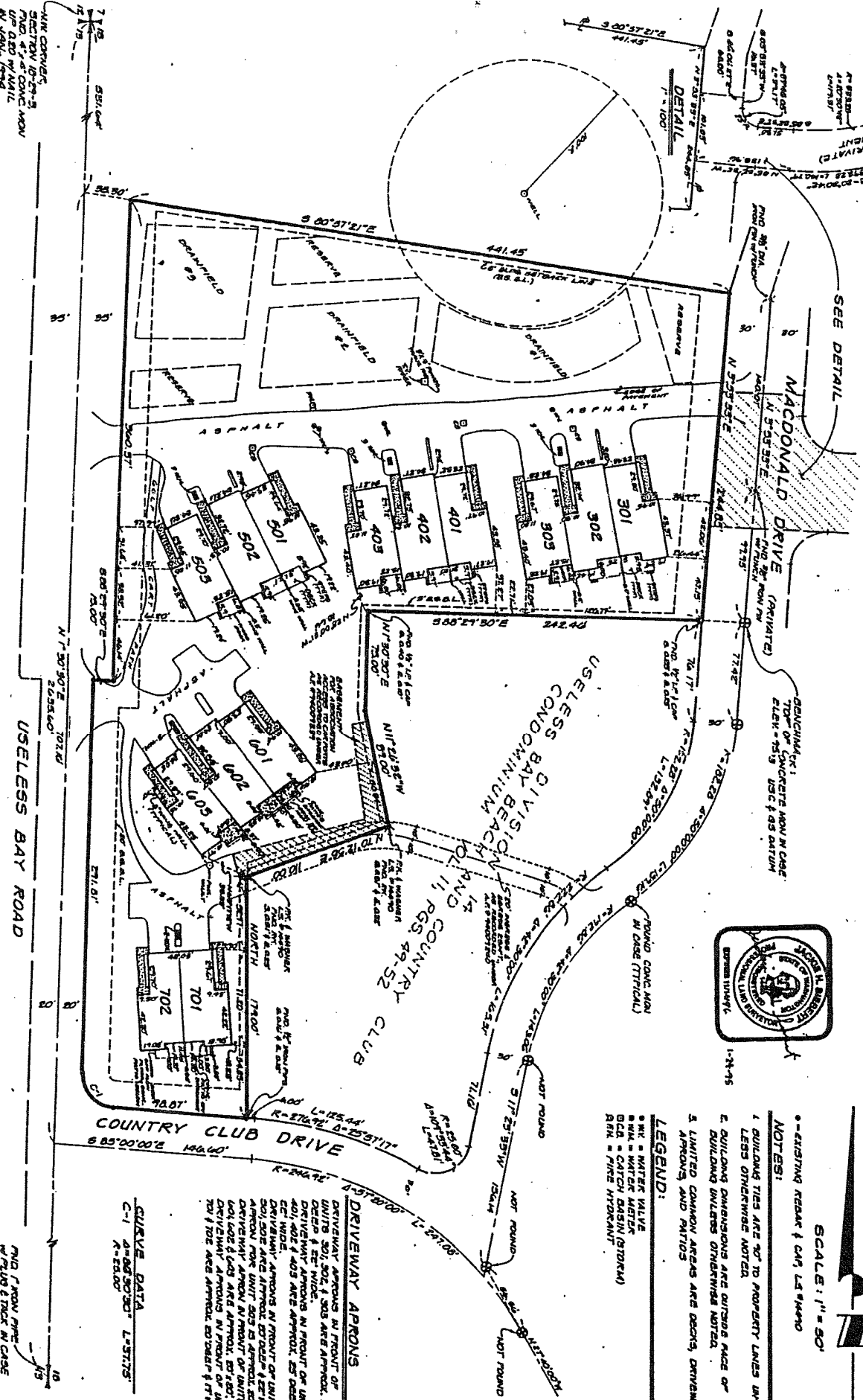
THE VILLAGE AT USELESS BAY DIVISION 16 A CONDOMINIUM A Portion of Gov't. Lot 1, W 1/2, NW 1/4, Sec. 18, T.29N, R.3E, W.M. Island County, Washington

LEGAL DESCRIPTION

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON:
LOT 1, OF SHORT PLAT NO. 4822, BEING 14.00 ACRES, AS APPROVED ON APRIL 21, 1984, AND
RECORDED APRIL 21, 1984, IN VOLUME 2 OF SHORT PLATS, PAGES 488 AND 489, UNDER
AUDITOR'S FILE NO. 84000221.

TOGETHER WITH AN EASEMENT FOR ACCESS OVER THE FOLLOWING DESCRIBED PROPERTY:
BEING THE SOUTHWEST CORNER OF LOT 4, LINES 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 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1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2

THE VILLAGE AT USELESS BAY DIVISION 16, A CONDOMINIUM A Portion of Gov't. Lot 1, W 1/2, NW 1/4, Sec. 18, T.29N., R.3E., W.M. Island County, Washington



SCALE: 1" = 50'

NOTES:
1. EXISTING ROAD & CAR, LE 11400
2. BUILDING TIES ARE TO PROPERTY LINES UNLESS OTHERWISE NOTED
3. BUILDING DIMENSIONS ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED
4. LIMITED COMMON AREAS ARE DECKS, DRIVEWAY APRONS, AND PATIOS

LEGEND:
• NW - WATER VALVE
• WM - WATER METER
• BCB - CATCH BASIN (STORM)
• RH - FIRE HYDRANT

DRIVEWAY APRONS
DRIVEWAY APRONS IN FRONT OF UNITS 301, 302, & 303 ARE APPROX. 25' DEEP & 12' WIDE.
DRIVEWAY APRONS IN FRONT OF UNITS 401, 402 & 403 ARE APPROX. 25' DEEP & 12' WIDE.
DRIVEWAY APRONS IN FRONT OF UNITS 501, 502 & 503 ARE APPROX. 25' DEEP & 12' WIDE.
DRIVEWAY APRONS IN FRONT OF UNITS 601, 602 & 603 ARE APPROX. 25' DEEP & 12' WIDE.
DRIVEWAY APRONS IN FRONT OF UNITS 701 & 702 ARE APPROX. 25' DEEP & 12' WIDE.

CURVE DATA
C-1: 200' RADIUS L=57.17'
R=50.00'

LEGAL DESCRIPTION:

THAT PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 18, TOWN-
SHIP 27 NORTH, RANGE 3 EAST, W.M., IN ISLAND COUNTY, WASHING-
TON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18,
THENCE S 01°30'30"W ALONG THE WEST LINE THEREOF TO THE
POINT OF BEGINNING; THENCE S 00°57'51"E 35.30 FEET TO THE TRUE
POINT OF BEGINNING; THENCE CONTINUING S 80°57'51"E 184.32 FEET;
THENCE N 07°02'37"E 37.57 FEET TO A POINT ON THE CENTER LINE
OF WACATED STATE HIGHWAY 1-D; THENCE ALONG SAID LINE
S 80°41'30"E 73.65 FEET; THENCE LEAVING SAID LINE S 0°30'30"W
17.65 FEET; THENCE S 80°41'30"E 65.00 FEET; THENCE N 01°30'30"E
17.65 FEET; THENCE S 80°41'30"E 39.75 FEET; THENCE ALONG SAID
CENTER LINE S 80°41'30"E 39.75 FEET; THENCE ALONG A
CURVE TO THE LEFT HAVING A RADIUS OF 304.21 FEET, BEING ANGLE
OF 40°30'30" AN ARC DISTANCE OF 173.37 FEET; THENCE N 00°33'58"E
50.15 FEET TO A POINT ON THE WEST LINE OF LOT 45, PLAT OF
USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 10; THENCE
ALONG THE WESTERLY BOUNDARY OF SAID PLAT THE FOLLOWING
FEET: 0°33'58"E 11.00 FEET; 0°16'43"16"E 1.682 FEET; S 83°34'34"W
205.30 FEET; S 0°00'39"E 86.31 FEET; S 77°53'07"E 48.19
FEET; THENCE LEAVING SAID WESTERLY BOUNDARY S 40°43'54"W 48.19
FEET; THENCE WEST A DISTANCE OF 182.04 FEET; THENCE NORTH
A DISTANCE OF 152.42 FEET; THENCE S 70°51'27"W 65.00 FEET;
THENCE S 11°35'52"E 147.6 FEET; THENCE S 70°36'02"W 174.05;
THENCE S 17°40'00"E 63.12 FEET; THENCE SOUTH A DISTANCE OF
ONE HUNDRED AND FORTY FEET; THENCE S 0°00'39"E 126.75 FEET; THENCE
ALONG THE ARC OF SAID CURVE PASSING THROUGH A RESIDUAL ANGLE
OF 50°52'41" AN ARC DISTANCE OF 171.36 FEET; THENCE S 01°30'30"W
36.49 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT
LOT 1; THENCE N 01°30'30"W ALONG SAID LINE 150.09 FEET TO A
POINT ON THE EAST RIGHT OF WAY OF USELESS BAY ROAD; THENCE
N 01°30'30"E 421.59 FEET; THENCE S 80°29'30"E 134.00 FEET;
THENCE N 01°30'30"E 360.97 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 10 AS
RECORDED IN VOLUME 11 OF PLATS, PAGES 47-52, RECORDS OF
ISLAND COUNTY, WASHINGTON.

RESTRICTIONS:

1. DIRECT VEHICULAR ACCESS TO USELESS BAY ROAD FROM LOT 1 IS
RESTRICTED TO THE COMMON EASEMENT(S) SHOWN HEREON.
2. NO BLOCKING OR DIVERTING OF EXISTING, NATURAL OR MANMADE
DRAINAGE WAYS IS PERMITTED.
3. THE PROPERTY OF THIS SHORT SUBDIVISION IS RESTRICTED TO NO
MORE THAN 1 LOT UNTIL SUCH TIME AS AN ACCESS EASEMENT OF
ADEQUATE WIDTH IS ESTABLISHED IN COMPLIANCE TO THE LAND
DEVELOPMENT STANDARDS ORDINANCE.

NOTES:

1. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN
THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING
ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
2. INSTRUMENTATION FOR THIS SURVEY WAS A SIX SECOND THEODOLITE
AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED
IN THIS SURVEY WERE IN ACCORDANCE WITH THE SURVEYING
STANDARDS SET BY WAC 332.130-070.

SHORT PLAT NO.

047/92 (32716-492-0630)

DATE: April 21, 1994

DECLARATION

I, now all men by these presents that the undersigned
subdividers hereby certify that this short plat is
made as full free and voluntary act and deed.

Witness my hand and seal of said corporation
this 21st day of April, 1994.

ACKNOWLEDGEMENT

State of Washington) ss
County of Island) ss

On this 21st day of April, 1994, before me,
the undersigned, a Notary Public in and for the State of
Washington, duly commissioned and sworn, personally
appeared William Steinhilber and Robert Olson to me known to be
the owners of the property described in the foregoing instru-
ment, and they acknowledged to me that they executed the same
for the purposes and purposes therein expressed, and that they
are the persons who executed the same, and that the seal of said
corporation is the corporate seal of said corporation.
Witness my hand and official seal hereat on the day
and year first above written.

H.M. Miller - Notary Public
Notary Public in and for the State
of Washington
Residing at Greenbank
H.M. Miller - DUGGOSH

ADMINISTRATOR'S CERTIFICATE

This Plat conforms to the requirements of Short Plats
as established by Chapter 16, Island County Code,
1994.
P.R. R. L.

Short Plat Administrator

TREASURER'S CERTIFICATE

All taxes levied which have become a lien upon the
lands herein described have been fully paid and the same
according to the records in my office, including taxes not
yet assessed for 1994.

By: *David E. Steinbock*, Deputy
Island County Treasurer

AUDITOR'S CERTIFICATE

Filed for this day of April, 1994, at
in Vol. of Short Plats, records of
Island County, Washington, Page of the
request of the Island County Administrator.

Island County Auditor



RECORDERS CERTIFICATE

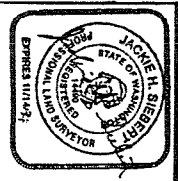
Filed for record this 21st day of April, 1994, at
10:55 A.M. in book 3 of Short Plats, page 452-0630
request of *William Steinhilber*

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under
my direction in conformance with the requirements of the
Survey Recording Act of the request of *H.M. Miller*, 1994.
P.R. R. L.

Robert Steinhilber
Supt. of Records

William Steinhilber
Certificate No. 14470



TRICOUNTY
LAND SURVEYING COMPANY
1029 MARKET ST., SUITE 101
VIRKLAND, WA 98035
(206) 828-0636 FAX (206) 827-7034
DRAWN BY CM MONAHAN CHECKED BY R. STEINBOCK
DATE DEC. 1793 JOB NO. 73017
SCALE F.B. No.

SHORT PLAT
FOR
H.M. PROPERTIES, INC.
ISLAND COUNTY, WASHINGTON
SHT 1 OF 2

FINAL SITE PLAN NO. SPR 035/93

ASSESSOR'S PARCEL NO. 047/93.R32118-452-0630

A PORTION OF GOV'T. LOT 1, W 1/2, N.W. 1/4, SEC. 18, T. 29 N., R. 3 E., W.M.
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, THENCE S 01°30'30"W, 531.64 FEET, THENCE S 80°57'21"E 35.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 80°57'21"E 64.45 FEET TO THE WEST RIGHT-OF-WAY OF MACDONALD DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE S 03°53'33"W, 244.85 FEET TO THE NORTHEAST CORNER OF USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 14; THENCE ALONG THE NORTH AND WEST LINES OF SAID DIVISION 14 THE FOLLOWING COURSES: N 88°29'30"W, 242.49 FEET; THENCE S 04°30'30"W, 75.00 FEET; THENCE S 11°25'32"E, 87.00 FEET; THENCE S 10°15'58"W, 110.00 FEET; THENCE DUE SOUTH, 179.00 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTRY CLUB DRIVE; THENCE N 85°00'00"W ALONG SAID NORTH RIGHT-OF-WAY LINE 78.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 68°30'30" A DISTANCE OF 37.75 FEET TO THE EAST RIGHT-OF-WAY OF USELESS BAY ROAD; THENCE ALONG SAID RIGHT-OF-WAY N 01°30'30"E 291.81 FEET; THENCE S 88°29'30"E 15.00 FEET; THENCE N 01°30'30"E 360.37 FEET TO THE TRUE POINT OF BEGINNING. ALSO KNOWN AS LOT 1, ISLAND COUNTY SHORT PLAT #047/93 AS RECORDED IN VOLUME 2 OF SHORT PLATS PAGES 458 & 459.

OWNER'S CONSENT AND ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED APPLICANT(S) HEREBY CERTIFY THAT THIS SITE PLAN IS MADE AS A FREE AND VOLUNTARY ACT AND DEED.

William H. Sievers
PRESIDENT

Robert B. Olson
SECRETARY-TREASURER

STATE OF WASHINGTON)
COUNTY OF ISLAND) ss

ON THIS 22ND DAY OF April, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED William Sievers and Robert Olson TO ME, KNOWN TO BE THE PRESIDENT & SECRETARY OF H & H PROPERTIES, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND DATE FIRST ABOVE WRITTEN.



R.M. Miller-Dugosh
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT GREENBANK
R.M. Miller-Dugosh

TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR 1994.

Robert B. Olson



NOTE

INSTRUMENTATION FOR THIS SURVEY WAS A SIX-SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

SURVEYOR'S CERTIFICATE

THIS SITE PLAN CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE RECORDING ACT, IN THE MONTH OF APRIL 21, 1994.



Jackie H. Siebert
JACKIE H. SIEBERT
19470
CERTIFICATE NUMBER

APPROVING AUTHORITY'S CERTIFICATE

THIS SITE PLAN CONFORMS TO THE REQUIREMENTS OF THE SITE PLANS AS ESTABLISHED BY CHAPTER 16.15 ICS, AND IS HEREBY APPROVED THIS 23rd DAY OF April, 1994.

Michael Shelton
MICHAEL SHELTON, CHAIRMAN
William L. McDowell
WILLIAM L. MCDOWELL, COMMISSIONER
Dwain A. Colby
DWAIN A. COLBY, COMMISSIONER

APPROVING AUTHORITY'S CERTIFICATE

THIS SITE PLAN CONFORMS TO THE REQUIREMENTS OF THE SITE PLANS AS ESTABLISHED BY CHAPTER 16.15 ICS, AND IS HEREBY APPROVED THIS 22 DAY OF April, 1994.

P.R.L.
PLANNING DIRECTOR

TITLE:

CERTIFICATE OF TITLE RECORDED UNDER A.P. NO. _____

AUDITOR'S CERTIFICATE

A.P. NO. 94009950

FILED FOR RECORD THIS 20th DAY OF APRIL, 1994 AT 11:14 A.M. AT THE REQUEST OF H & H PROPERTIES, INC.



Art Hyland, Jr.
AUDITOR
John P. Rokean
DEPUTY AUDITOR

RESTRICTIONS

1. THE ENTIRE FOREST PLANT COMMUNITY, TREES, SHRUBS AND GROUND COVER, SHALL BE PRESERVED WITHIN THE BUFFER ALONG USELESS BAY ROAD THEREBY RETAINING A NATURAL APPEARANCE ALONG THIS SCENIC CORRIDOR.
2. NO BLOCKING OR DIVERTING OF EXISTING, NATURAL, OR MAN-MADE DRAINAGE WAYS IS PERMITTED.

NOTES:

1. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN, PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT (TO BE ON THE FACE OF THE PLAN).
2. BUILDING LOCATIONS ARE APPROVED AS SHOWN

BUILDING UNIT STREET ADDRESSES:

BUILDING 300
2426E JAMES PLACE UNIT #301
2426E JAMES PLACE UNIT #302
2426E JAMES PLACE UNIT #303

BUILDING 400
2418E JAMES PLACE UNIT #401
2418E JAMES PLACE UNIT #402
2418E JAMES PLACE UNIT #403

BUILDING 500
2410E JAMES PLACE UNIT #501
2410E JAMES PLACE UNIT #502
2410E JAMES PLACE UNIT #503

BUILDING 600
5653S USELESS BAY ROAD UNIT #601
5653S USELESS BAY ROAD UNIT #602
5653S USELESS BAY ROAD UNIT #603

BUILDING 700
5670S MACDONALD DRIVE UNIT #701
5670S MACDONALD DRIVE UNIT #702

FINAL SITE PLAN FOR

H & H PROPERTIES

TRI-COUNTY LAND SURVEYING CO

1029 MARKET STREET, SUITE 4
KIRKLAND, WA 98033
(206) 825-6838

Drawn By:	Date:	Job No.
C.M. NORDAKER	MAR. 1994	93-017
Checked By:	Sheet	P.B. #
R.M. SPEEGLE	1 of 2	

USELESS BAY COLONY DIV. 17

A PORTION OF THE N.W. 1/4, SEC. 18, T. 29N., R. 3E., W.M.
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 18, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M., IN ISLAND COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 01°30'30" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 531.64 FEET; THENCE SOUTH 80°57'21" EAST 219.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 09°02'39" EAST 39.39 FEET TO A POINT ON THE CENTERLINE OF VACATED STATE HIGHWAY 1-D; THENCE ALONG SAID LINE SOUTH 80°47'30" EAST 93.65 FEET; THENCE LEAVING SAID LINE SOUTH 01°30'30" WEST 12.66 FEET; THENCE SOUTH 88°29'30" EAST 85.00 FEET; THENCE NORTH 01°30'30" EAST 1.17 FEET TO A POINT ON SAID CENTERLINE; THENCE ALONG SAID CENTERLINE SOUTH 80°47'30" EAST 297.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 204.21 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 48°38'32" AN ARC DISTANCE OF 173.37 FEET; THENCE NORTH 50°33'58" EAST 310.13 FEET TO A POINT ON THE WEST LINE OF LOT 45, PLAT OF USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 10; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES: SOUTH A DISTANCE OF 15.93 FEET; SOUTH 26°41'53" WEST 240.53 FEET; SOUTH 03°53'33" WEST 261.11 FEET; SOUTH 76°43'16" EAST 69.82 FEET; SOUTH 35°49'49" EAST 28.00 FEET; SOUTH 47°10'40" WEST 206.41 FEET; SOUTH 41°36'36" WEST 203.30 FEET; SOUTH 10°00'29" EAST 86.31 FEET; SOUTH 27°58'40" EAST 86.16 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY SOUTH 40°48'54" WEST 48.19 FEET; THENCE WEST A DISTANCE OF 182.84 FEET; THENCE NORTH A DISTANCE OF 157.42 FEET; THENCE SOUTH 76°05'12" WEST 85.00 FEET; THENCE SOUTH 11°35'52" EAST 144.76 FEET; THENCE SOUTH 76°36'02" WEST 179.05 FEET; THENCE SOUTH 27°40'00" EAST 63.22 FEET; THENCE SOUTH A DISTANCE OF 129.22 FEET; THENCE NORTH 27°40'00" WEST 243.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.92 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 50°32'41" AN ARC DISTANCE OF 191.36 FEET; THENCE SOUTH 01°30'30" WEST 38.49 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 87°20'13" WEST ALONG SAID LINE 150.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF USELES BAY ROAD; THENCE NORTH 01°30'30" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 129.77 FEET TO A POINT OF CUSP OF A CURVE HAVING A RADIUS OF 25.00 FEET; A RADIAL LINE THROUGH SAID POINT BEARS NORTH 88°29'30" WEST; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 86°30'30" AN ARC DISTANCE OF 37.75 FEET; THENCE SOUTH 85°00'00" EAST 104.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 276.92 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 25°57'17" AN ARC DISTANCE OF 125.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 109°33'44" AN ARC DISTANCE OF 47.81 FEET; THENCE NORTH 11°23'33" EAST 71.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 222.86 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 42°30'00" AN ARC DISTANCE OF 165.31 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 152.28 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 50°00'00" AN ARC DISTANCE OF 132.89 FEET; THENCE NORTH 03°53'33" EAST 321.02 FEET; THENCE NORTH 80°57'21" WEST 257.13 FEET TO THE TRUE POINT OF BEGINNING.

RESTRICTIONS

- ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE DECLARATION OF PROTECTIVE RESTRICTIONS AS FILED IN VOLUME 224, PAGE(S) 482, AUDITOR'S FILE NUMBER 92004631 OF ISLAND COUNTY, WASHINGTON.
- NO BLOCKING, DIVERTING OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
- ALL LOTS WITHIN THIS DEVELOPMENT ARE REQUIRED TO DEEP ALL WATER FROM ROOF DOWNSPOUTS AND DRIVEWAYS ON INDIVIDUAL LOTS VIA AN APPROVED INFILTRATION SYSTEM.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF TRACT 997 OF USELESS BAY COLONY DIV. 17 HEREIN DESCRIBED, HEREBY DECLARE THIS LONG PLAT ALTERATION, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PRIVATE ROADS. WE ALSO DEDICATE TO USELESS BAY COLONY, INC., ALL STREETS, AVENUES, AND DRIVES AS SHOWN ON THE LONG PLAT, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS, AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID PRIVATE ROADS OVER AND ACROSS ANY LOT, LOTS, AND/OR TRACTS WHERE WATER MAY TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE LONG PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE ROADS.

EASEMENT PROVISIONS

NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY; TCI CABLEVISION OF WASHINGTON, INC.; WHIDBEY TELEPHONE COMPANY; BAYVIEW BEACH WATER SYSTEM; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADS AS SHOWN HEREON, UNDER AND UPON THE EXTERIOR TEN FEET IN WIDTH PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS HEREON, EXCEPT THOSE AREAS ADJOINING SAID FRONTAGE, AND UNDER AND UPON OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND APPURTENANCES FOR THE PURPOSE OF SERVING THIS DEVELOPMENT AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

ADDITIONALLY, A TEN (10) FOOT STRIP OF LAND AS RECORDED UNDER A.F. #92003255 ALONG WITH A FIFTEEN (15) FOOT STRIP OF LAND AS SHOWN ON THE FACE OF THE PLAT ARE HEREBY RESERVED AND GRANTED TO USELESS BAY GOLF & COUNTRY CLUB, INC. AS A PATH FOR GOLF CART, PEDESTRIAN AND DRAINAGE USE ONLY. MAINTENANCE AND LIABILITY OF SAID CART/PEDESTRIAN PATH AND DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF USELESS BAY GOLF & COUNTRY CLUB, INC.

NOTES

- PURPOSE OF ALTERATION IS TO REMOVE ROADWAY ONLY RESTRICTION FROM TRACT 997.
- ISLAND COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF PRIVATE COVENANTS.
- APPROVAL OF THE LONG SUBDIVISION ALTERATION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMITS.
- LOTS 1 THROUGH 5 TO HAVE DRIVEWAY ACCESS FROM HILLIS DRIVE, LOTS 6, 7 AND 8 TO HAVE DRIVEWAY ACCESS FROM MACDONALD DRIVE.
- ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
- ALL UTILITY SYSTEMS WITHIN THIS LONG SUBDIVISION SHALL BE UNDERGROUND.
- SUBJECT TO PUGET POWER EASEMENT RECORDED UNDER A.F. #104439, THE DESCRIPTION PROVIDED IS NOT SUFFICIENT TO PLOT AN EXACT LOCATION.
- SUBJECT TO PUGET POWER EASEMENT RECORDED UNDER A.F. #189269, EASEMENT AREA IS A STRIP OF LAND 5 FEET WIDE HAVING A 2-1/2 FEET OF WIDTH ON EACH SIDE OF A LINE AS SURVEYED STAKED AND CONSTRUCTED.

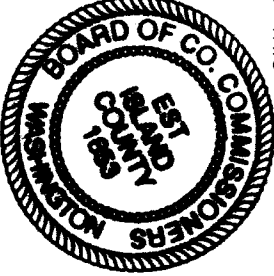
PLP (ALTERATION) 003/93 DATE 10/23/06

Parcel # 58340-17-00117-0

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT ALTERATION CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE AS ESTABLISHED BY CHAPTER 16.17 ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS DAY OF October 2006.

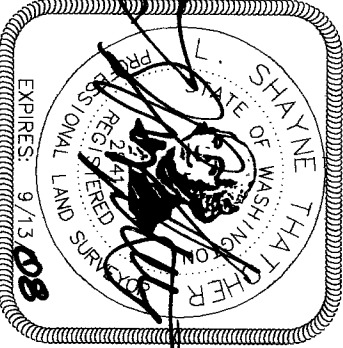
William J. Boyd
COMMISSIONER
Blaine Malheur
ATTST:
CLERK OF THE BOC



SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF October 2006.

Robert J. Smith
REGISTERED LAND SURVEYOR
LICENSE NO. 28414



TREASURER'S CERTIFICATE

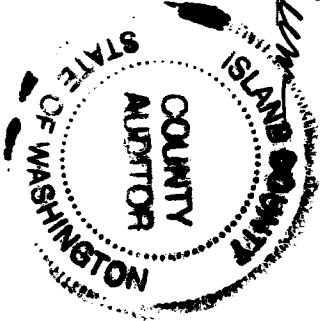
ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2006.

C. Kent Smith
ISLAND COUNTY TREASURER

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 27th DAY OF October 2006 AT 10:10 AM, IN VOLUME 13 OF SHORT PLATS, PAGE 391, UNDER AUDITOR'S FILE NO. 9200391 RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY SHORT PLAT ADMINISTRATOR.

Sharon Smedley
ISLAND COUNTY AUDITOR
John P. Carthy
DEPUTY AUDITOR



CERTIFICATE OF TITLE

RECORDED APRIL 7, 1992, IN VOLUME 224, PAGE(S) 464 UNDER AUDITOR'S FILE NUMBER 92004629, RECORDS OF ISLAND COUNTY, WASHINGTON

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT ALTERATION IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED

John P. Carthy
OWNER'S SIGNATURE - PRESIDENT BAYVIEW BEACH BOARD OF COMMISSIONERS
OWNER'S NAME PRINTED

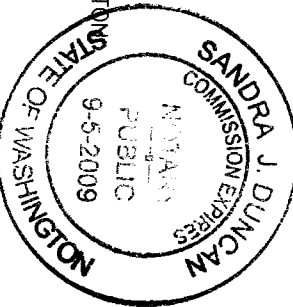
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF ISLAND) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *John Carthy* ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT SAID PERSONS WERE AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE SAID PERSONS'S FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 11th DAY OF October, 2006.

Sandra J. Duncan
Sandra J. Duncan
NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *92004631*
MY APPOINTMENT EXPIRES 9-5-09



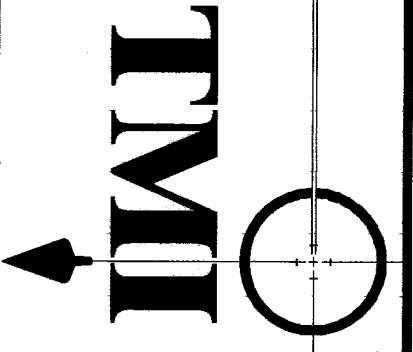
PLAT ALTERATION OF A PORTION OF THE

NW 1/4 OF
SEC. 18 TWP. 29 N., RNG. 3 E., W.M.

Island County

Thatcher & Morrison, Inc.

BAYVIEW BEACH WATER DISTRICT
SCALE: N.T.S.
APPROVED BY: LST
DRAWN BY: RBT
F.B. NO. N/A
DRAWING NO.
DATE: SEPTEMBER 7, 2006



P.O. Box 1011
1796 Main Street, Suite 105
Friedland, Washington 98249
360-331-7393 Fax: 360-331-7394

USELESS BAY COLONY DIVISION 18

LONG PLAT No. PLP 371/05.R32918-502-0900,
S8340-17-00999-0

AN ALTERATION TO

LONG PLAT No. 003/93.R32918-455-0820

DATE February 12, 2007

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M., BEING A PARCEL OF LAND LYING NORTH OF TRACT 999 OF THE PLAT OF USELESS BAY COLONY, DIVISION 17, AS RECORDED IN VOLUME 13 OF PLATS, PAGES 158 AND 159, RECORDS OF ISLAND COUNTY, WASHINGTON AND SOUTHERLY OF THE NEW SECONDARY STATE HIGHWAY 1-D (S.R. 525), AND LYING WEST OF LOTS 44 AND 45 OF USELESS BAY BEACH AND COUNTRY CLUB DIVISION 10 AS RECORDED IN VOLUME 10 OF PLATS, PAGES 72, 73, 74 AND 75, RECORDS OF ISLAND COUNTY WASHINGTON, AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 997 OF USELESS BAY COLONY DIVISION 17, AS RECORDED IN VOLUME 13 OF PLATS, PAGES 158 AND 159, RECORDS OF ISLAND COUNTY, WASHINGTON;

THENCE NORTH 45°16'08" EAST A DISTANCE OF 34.22 FEET; THENCE NORTH 12°57'39" EAST A DISTANCE OF 37.20 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°49'13", A RADIUS OF 123.14 FEET FOR A DISTANCE OF 74.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 525, AND THE TERMINUS OF THIS LINE.

TOGETHER WITH TRACT 989, PLAT OF USELESS BAY COLONY DIVISION 17, AS RECORDED IF VOLUME 13, OF LONG PLATS, PAGES 158-159, RECORDS OF ISLAND COUNTY, WASHINGTON.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SAN JUAN)SS

THIS IS TO CERTIFY THAT ON THIS 1 DAY OF February, 2007 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED Charles D. Bowman, RESPECTIVELY OF Whidbey Island, Baitic

A WASHINGTON CORPORATION, THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

Charles D. Bowman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT 4194073

MY APPOINTMENT EXPIRES 9-5-09
STATE OF WASHINGTON)
COUNTY OF ISLAND)

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF ISLAND)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT we IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE SAID PERSON'S FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DIED THIS 1 DAY OF February 2007,
Charles D. Bowman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT 4194073

MY APPOINTMENT EXPIRES 9-5-09
STATE OF WASHINGTON)
COUNTY OF ISLAND)

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBVIDER(S) HEREBY CERTIFIES THAT THIS PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

OWNER'S NAME (MANAGER) Charles D. Bowman
OWNER'S SIGNATURE [Signature]

MORTGAGE OR LIEN HOLDER'S SIGNATURE Island Bank

DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 12 DAY OF February 2007.

Phil Barke
PHIL BARKE, DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 18.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 12 DAY OF February 2007.

William E. Oakes
WILLIAM E. OAKES, ISLAND COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF February, 2007.

Shirley A. [Signature]
REGISTERED LAND SURVEYOR
LICENSE NO. 28414

TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2007.

James Williams
ISLAND COUNTY TREASURER

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 12 DAY OF February, 2007, AT 9:59 A.M., IN VOLUME 13 OF LONG PLATS, PAGE 324, UNDER AUDITOR'S FILE NO. 4490074, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY.

Stephen J. [Signature]
ISLAND COUNTY AUDITOR

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 12 DAY OF February, 2007.

Mike Shelton
MIKE SHELTON, COMMISSIONER, CHAIRMAN

Mac McDowell
MAC MCDOWELL, COMMISSIONER

John Dean
JOHN DEAN, COMMISSIONER

Elaine Muller
CLERK OF THE BOARD

SURVEY REFERENCES

PLAT OF USELESS BAY COLONY DIVISION 17, AS RECORDED IN VOLUME 13, OF LONG PLATS, PAGES 158-159, RECORDS OF ISLAND COUNTY, WASHINGTON.

PLAT OF USELESS BAY BEACH AND COUNTRY CLUB DIVISION NUMBER 10, AS RECORDED IN VOLUME 10, OF PLATS, PAGES 72-75, RECORDS OF ISLAND COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS LONG PLAT, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PRIVATE ROADS. WE ALSO DEDICATE TO USELESS BAY COLONY, INC., ALL STREETS, AVENUES, AND DRIVES AS SHOWN ON THE LONG PLAT. ALSO A DRAINAGE EASEMENT ALONG THE WEST & NORTH BOUNDARY OF LOT 10 AS SHOWN HEREON. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID PRIVATE ROADS OVER AND ACROSS ANY LOT, LOTS AND/OR TRACTS WHERE WATER MAY TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING. WE HEREBY DEDICATE TO BAYVIEW BEACH WATER DISTRICT A UTILITY EASEMENT OVER, UNDER, ACROSS & UPON TRACTS A & B SHOWN HEREON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE LONG PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE ROADS.

EASEMENT PROVISIONS

NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO WHIDBEY TELEPHONE COMPANY, PUGET SOUND ENERGY COMPANY, COMCAST CABLE OF WASHINGTON, INC., AND BAYVIEW BEACH WATER SYSTEM AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON ALL ROADS AND STREETS AS SHOWN HEREON, UNDER AND UPON THE EXTERIOR TEN FEET IN WIDTH PARALLEL WITH THE ROAD AND THE STREET FRONTAGE OF ALL LOTS AND TRACTS SHOWN HEREON, AND UNDER AND UPON ALL OTHER UTILITY EASEMENTS, IF ANY SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES AND ASSOCIATED FACILITIES AND APPURTENANCES FOR THE PURPOSE OF SERVING THE DEVELOPMENT AND THE PROPERTY WITH ELECTRIC, TELECOMMUNICATIONS AND OTHER COMMUNICATIONS SERVICES, WATER SERVICES, CABLE TV SERVICES AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED HEREIN.

ADDITIONALLY NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO WHIDBEY TELEPHONE COMPANY UNDER AND UPON ALL OTHER PORTIONS OF ALL LOTS AND TRACTS SHOWN HEREON FOR THE AFORESAID USES AND PURPOSES. PROVIDED THAT ANY AND ALL CONDUITS, CABLES, PIPES AND WIRES AND ASSOCIATED FACILITIES AND APPURTENANCES INSTALLED, Laid OR CONSTRUCTED PURSUANT TO THE EASEMENTS RESERVED AND GRANTED BY THIS PARAGRAPH SHALL BE LOCATED AS STAKED AND AGREED UPON BY WHIDBEY TELEPHONE COMPANY (OR ITS SUCCESSOR OR ASSIGN) AND THE RESPECTIVE OWNER(S) OF SAID LOT(S) AND/OR TRACT(S) UPON WHICH THE SAME ARE TO BE INSTALLED, Laid OR CONSTRUCTED, OR ANY OF THEM.

RESTRICTIONS

- 1) DIRECT VEHICULAR ACCESS FROM ALL 10 LOTS IS RESTRICTED TO CAMBRIDGE COURT AND ITS SINGLE ACCESS POINT ONTO MACDONALD DRIVE SHOWN HEREON.
- 2) NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
- 3) LOT SIZE AVERAGING WAS USED IN ACCORDANCE WITH CHAPTER 17.03.070 TO CREATE LOTS THAT ARE SMALLER THAN THE REQUIRED MINIMUM LOT SIZE. NO LOTS IN THIS SUBDIVISION MAY BE FURTHER DIVIDED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE PLAT OF USELESS BAY COLONY DIVISION 17, AS RECORDED IN VOLUME 13, OF LONG PLATS, PAGES 158-159, RECORDS OF ISLAND COUNTY, WASHINGTON.

EQUIPMENT AND PROCEDURES

EQUIPMENT USED: ELECTRONIC TOTAL STATION
METHOD OF SURVEY: FIELD TRAVERSE

LONG PLAT AND LONG PLAT ALTERATION OF A PORTION OF THE NW 1/4 OF THE NW

1/4 OF SEC. 18, TWP. 29 N., RNG. 3 E., W.M.

Island County
Thatcher and Morrison Inc.

1796 Main Street, Suite 105
Frederick, Washington 98220
360-531-7293 FAX 360-531-7294

USELESS BAY COLONY DIVISION 18

LONG PLAT No. PLP 371/05.R32918-502-0900,
S8340-17-00999-0

AN ALTERATION TO

LONG PLAT No. 003/93.R32918-455-0820

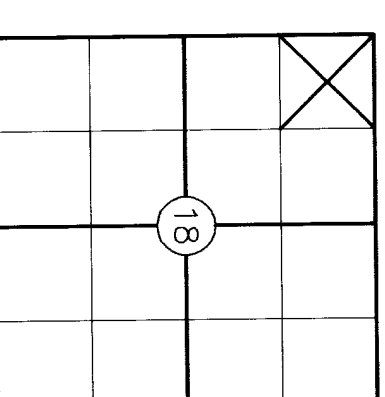
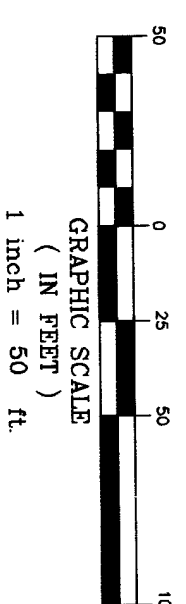
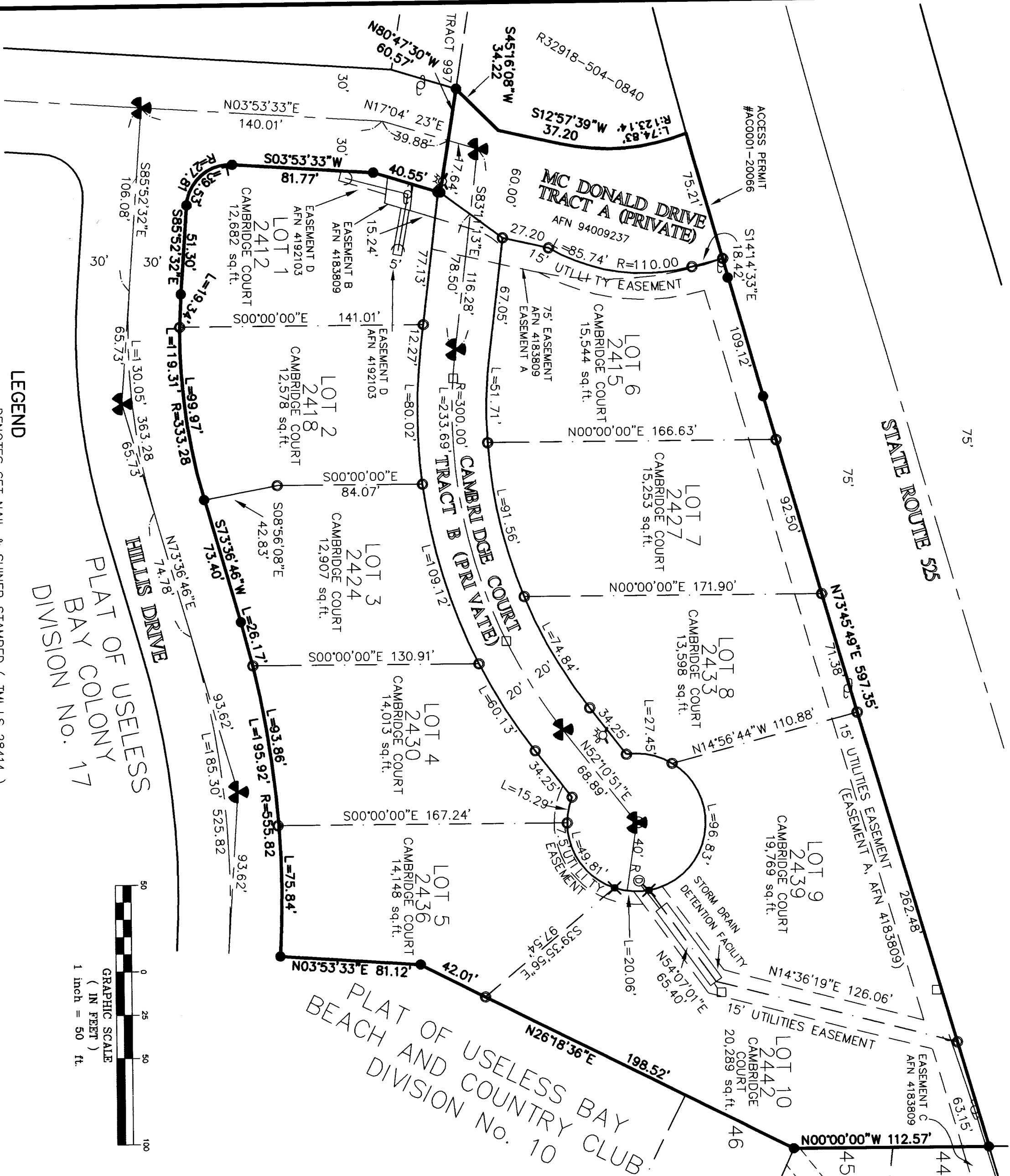
DATE *February 12, 2007*

NOTES

- 1) PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:
 - A) A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
 - B) A PERMIT FOR A SEWAGE DISPOSAL SYSTEM MUST BE ISSUED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
- 2) ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. THE RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ROADS AND THEIR ASSOCIATED DRAINAGE SYSTEM IS THE RESPONSIBILITY OF THE USELESS BAY COLONY INC.
- 3) DEVELOPMENT OF EACH PARCEL SHALL EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL BMPs TO PREVENT TRANSPORT OF SEDIMENT INTO THE SITES STORMWATER DETENTION SYSTEM.
- 4) OLD STATE HIGHWAY 1-D AND ITS ASSOCIATED EASEMENTS HAVE BEEN VACATED.
- 5) ALL LOTS ARE SUBJECT TO COVENANTS, CODES AND RESTRICTIONS AS RECORDED UNDER AFN #'S *4194075 + 4194076*

EASEMENTS AND RELATED DOCUMENTS

- 1) AFN 4183809 AND 4192103 EASEMENTS TO PUGET SOUND ENERGY, SHOWN HEREON AS EASEMENT A, B, C & D; SAID EASEMENTS ARE AFFECTING THIS PARCEL.
- 2) THE PLAT IS AFFECTED BY THE FOLLOWING AUDITORS FILE NUMBERS: 4173707, 190672, 219936, 380101, 325514, 395471, 90022601, 4192289 AND 4192290



SEC. 18, TWP. 29 N., RNG. 3 E., W.M.

LONG PLAT AND LONG PLAT ALTERATION OF
A PORTION OF THE NW 1/4 OF THE NW
1/4 OF SEC. 18, TWP. 29 N., RNG. 3 E.,

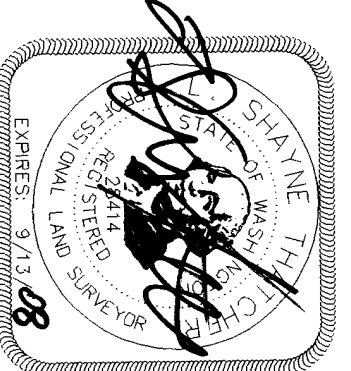
W.M.

Thatcher and Morrison Inc.

P.O. Box 1011
1796 Main Street, Suite 105
Friedland, Washington 98239
360-331-7293 Fax 360-331-7394

LEGEND

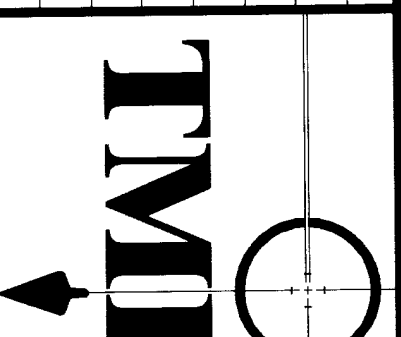
- DENOTES SET NAIL & SHINER STAMPED (TMI LS 28414)
INSCRIBED (LS #28414) SET THIS SURVEY.
- DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
- ✕ DENOTES SURFACE MONUMENT FOUND AND HELD AS NOTED
- ✕ DENOTES EXISTING FIRE HYDRANT
- DENOTES STORM DRAIN CATCH BASIN
- ⊙ DENOTES STORM DRAIN MANHOLE



1-2-07

FOR: HILLIS DRIVE LLC.
SCALE: 1" = 50'
APPROVED BY: LST
DRAWN BY: DLG
F.B. No.
DRAWING No. 6737

SHEET 2 OF 3



Island County

USELESS BAY COLONY DIV. 18
A PORTION OF THE N.W. 1/4, SEC. 18, T. 29N., R. 3E., W.M.
ISLAND COUNTY, WASHINGTON

LONG PLAT No. PLP 371/05.R32918-502-0900,
S8340-17-00999-0

AN ALTERATION TO
LONG PLAT No. 003/93.R32918-455-0820

DATE February 12, 2007

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 18, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M., IN ISLAND COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 01°30'30" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 531.64 FEET; THENCE SOUTH 80°57'21" EAST 219.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 09°02'39" EAST 39.39 FEET TO A POINT ON THE CENTERLINE OF VACATED STATE HIGHWAY 1-D; THENCE ALONG SAID LINE SOUTH 80°47'30" EAST 93.65 FEET; THENCE LEAVING SAID LINE SOUTH 01°30'30" WEST 12.66 FEET; THENCE SOUTH 88°29'30" EAST 85.00 FEET; THENCE NORTH 01°30'30" EAST 1.17 FEET TO A POINT ON SAID CENTERLINE; THENCE ALONG SAID CENTERLINE SOUTH 80°47'30" EAST 297.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 204.21 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 48°38'32" AN ARC DISTANCE OF 173.37 FEET; THENCE NORTH 50°33'58" EAST 310.13 FEET TO A POINT ON THE WEST LINE OF LOT 45, PLAT OF USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 10; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES: SOUTH A DISTANCE OF 15.93 FEET; SOUTH 26°41'53" WEST 240.53 FEET; SOUTH 03°53'33" WEST 261.11 FEET; SOUTH 76°43'16" EAST 69.82 FEET; SOUTH 35°49'49" EAST 28.00 FEET; SOUTH 47°10'40" WEST 206.41 FEET; SOUTH 41°36'36" WEST 203.30 FEET; SOUTH 10°00'29" EAST 86.31 FEET; SOUTH 27°58'40" EAST 86.16 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY SOUTH 40°48'54" WEST 48.19 FEET; THENCE WEST A DISTANCE OF 182.84 FEET; THENCE NORTH A DISTANCE OF 157.42 FEET; THENCE SOUTH 76°05'12" WEST 85.00 FEET; THENCE SOUTH 11°35'52" EAST 144.76 FEET; THENCE SOUTH 76°36'02" WEST 179.05 FEET; THENCE SOUTH 27°40'00" EAST 63.22 FEET; THENCE SOUTH A DISTANCE OF 129.22 FEET; THENCE NORTH 27°40'00" WEST 243.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.92 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 50°32'41" AN ARC DISTANCE OF 191.36 FEET; THENCE SOUTH 01°30'30" WEST 38.49 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 87°20'13" WEST ALONG SAID LINE 150.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF USELESS BAY ROAD; THENCE NORTH 01°30'30" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 129.77 FEET TO A POINT OF CUSP OF A CURVE HAVING A RADIUS OF 25.00 FEET; A RADIAL LINE THROUGH SAID POINT BEARS NORTH 88°29'30" WEST; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 86°30'30" AN ARC DISTANCE OF 37.75 FEET; THENCE SOUTH 85°00'00" EAST 104.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 276.92 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 25°57'17" AN ARC DISTANCE OF 125.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 109°33'44" AN ARC DISTANCE OF 47.81 FEET; THENCE NORTH 11°23'33" EAST 71.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 222.86 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 42°30'00" AN ARC DISTANCE OF 165.31 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 152.28 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 50°00'00" AN ARC DISTANCE OF 132.89 FEET; THENCE NORTH 03°53'33" EAST 321.02 FEET; THENCE NORTH 80°57'21" WEST 257.13 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

1. THE PURPOSE OF THIS LONG PLAT ALTERATION IS TO CHANGE THE USE OF TRACT 999 FROM BEING A DRAINFIELD AREA FOR ADJACENT NON-RESIDENTIAL USES AS ESTABLISHED ON LONG PLAT 003/93 TO THAT OF A RESIDENTIAL USE.
2. ISLAND COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF PRIVATE COVENANTS.
3. APPROVAL OF THE LONG SUBDIVISION ALTERATION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMITS.
4. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
5. ALL UTILITY SYSTEMS WITHIN THIS LONG SUBDIVISION SHALL BE UNDERGROUND.

RESTRICTIONS

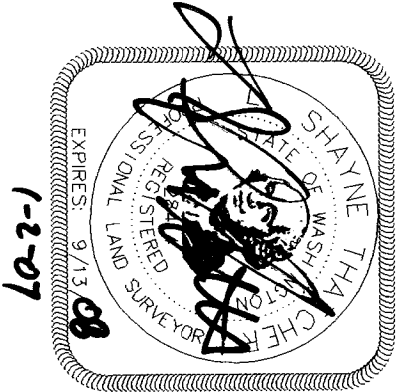
1. ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE DECLARATION OF PROTECTIVE RESTRICTIONS AS FILED IN VOLUME 724, PAGE(S) 482, AUDITOR'S FILE NUMBER 97004631 OF ISLAND COUNTY, WASHINGTON.
2. NO BLOCKING, DIVERTING OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
3. ALL LOTS WITHIN THIS DEVELOPMENT ARE REQUIRED TO KEEP ALL WATER FROM ROOF DOWNSPOUTS AND DRIVEWAYS ON INDIVIDUAL LOTS VIA AN APPROVED INFILTRATION SYSTEM.

DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF TRACT 999 OF USELESS BAY COLONY DIV. 17 HEREIN DESCRIBED, HEREBY DECLARE THIS LONG PLAT ALTERATION, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PRIVATE ROADS. WE ALSO DEDICATE TO USELESS BAY COLONY, INC., ALL STREETS, AVENUES, AND DRIVES AS SHOWN ON THE LONG PLAT, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS, AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON, ALSO THE RIGHT TO DRAIN SAID PRIVATE ROADS OVER AND ACROSS ANY LOT, LOTS AND/OR TRACTS WHERE WATER MAY TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE LONG PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE ROADS.

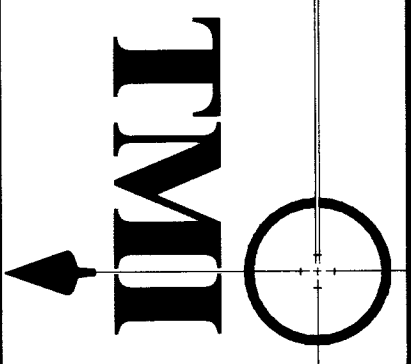
EASEMENT PROVISIONS

NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY; TCI CABLEVISION OF WASHINGTON, INC.; WHIDBEY TELEPHONE COMPANY; BAYVIEW BEACH WATER SYSTEM; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADS AS SHOWN HEREON, UNDER AND UPON THE EXTERIOR TEN FEET IN WIDTH PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS HEREON, EXCEPT THOSE AREAS ADJOINING SAID FRONTAGE, AND UNDER AND UPON OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND APPURTENANCES FOR THE PURPOSE OF SERVING THIS DEVELOPMENT AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

ADDITIONALLY, A TEN (10) FOOT STRIP OF LAND AS RECORDED UNDER A.F. #92003755 ALONG WITH A FIFTEEN (15) FOOT STRIP OF LAND AS SHOWN ON THE FACE OF THE PLAT ARE HEREBY RESERVED AND GRANTED TO USELESS BAY GOLF & COUNTRY CLUB, INC., AS A PATH FOR GOLF CART, PEDESTRIAN AND DRAINAGE USE ONLY. MAINTENANCE AND LIABILITY OF SAID CART/PEDESTRIAN PATH AND DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF USELESS BAY GOLF & COUNTRY CLUB, INC.



HILLS DRIVE LLC
SCALE: N.T.S.
APPROVED BY: LST
DRAWN BY: RBT
F.B. No.
DRAWING No.
DATE: JANUARY 11, 2007
SHEET 3 OF 3



LONG PLAT AND LONG PLAT ALTERATION OF A PORTION OF THE NW 1/4 OF THE NW 1/4 SEC. 18 TWP. 29 N., RNG. 3 E., W.M. Island County Thatcher & Morrison, Inc. P.O. box 1011 1796 Main Street, Suite 105 Freeland, Washington 98249 360-531-7293 Fax 360-531-7294
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