

DEDICATION

Known all men by these presents, that we, the under- signed, the Owners, Contract Purchasers and Mortgagee, do hereby declare this to be a short plat and do here- by dedicate to the utilities companies a 10 foot wide strip of land along the inside perimeter of all lot boundaries except along the waterfront boundaries thereof, for the installation and maintenance of utili- ties, as described under the Restrictions stated on the face of this plat. Also dedicated to lot owners is a 10' utility easement as shown on this map.

Also dedicated herein is a 60 foot easement as a means of ingress and egress for private roadway purposes and the right of access for the installation and mainte- nance of utilities. Said easement is shown on page 1 of this plat, and recorded under Auditor's file number 92708, records of San Juan County, Washington.

Also dedicated herein is the exclusive right for lots 1 through 4 to use the entire tidelands area fronting these lots as "Community Tidelands", for recreation purposes and access to Westcott Bay. If a dock struc- ture of any kind is built within this community tide- lands area there shall be only one (1) and it shall be for the common use of all four (4) lots.

Said structure shall be in accordance with the require- ments of the shoreline management act and all other requirements and permits that the State and County may impose.

OWNERS: ROCHE HARBOR LIME & CEMENT CO. CONTRACT PURCHASERS: Neil Tarte Pres. Reynold V. Dickhaus Sec. Josephine T. Dickhaus

MORTGAGEE: METROPOLITAN FEDERAL SAVINGS & LOAN ASSN. OF SEATTLE By: Ferris L. Dracoby, Betty Bryson

ACKNOWLEDGEMENT

STATE OF WASHINGTON SS

COUNTY OF SAN JUAN

on this 10th day of September, 1976, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Reynold V. Dickhaus, Richard E. Wheeler, Margaret E. Wheeler

to me known to be the persons who executed the foregoing dedication and acknowledgement, the said Dedication to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

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

ACKNOWLEDGEMENT

STATE OF WASHINGTON SS

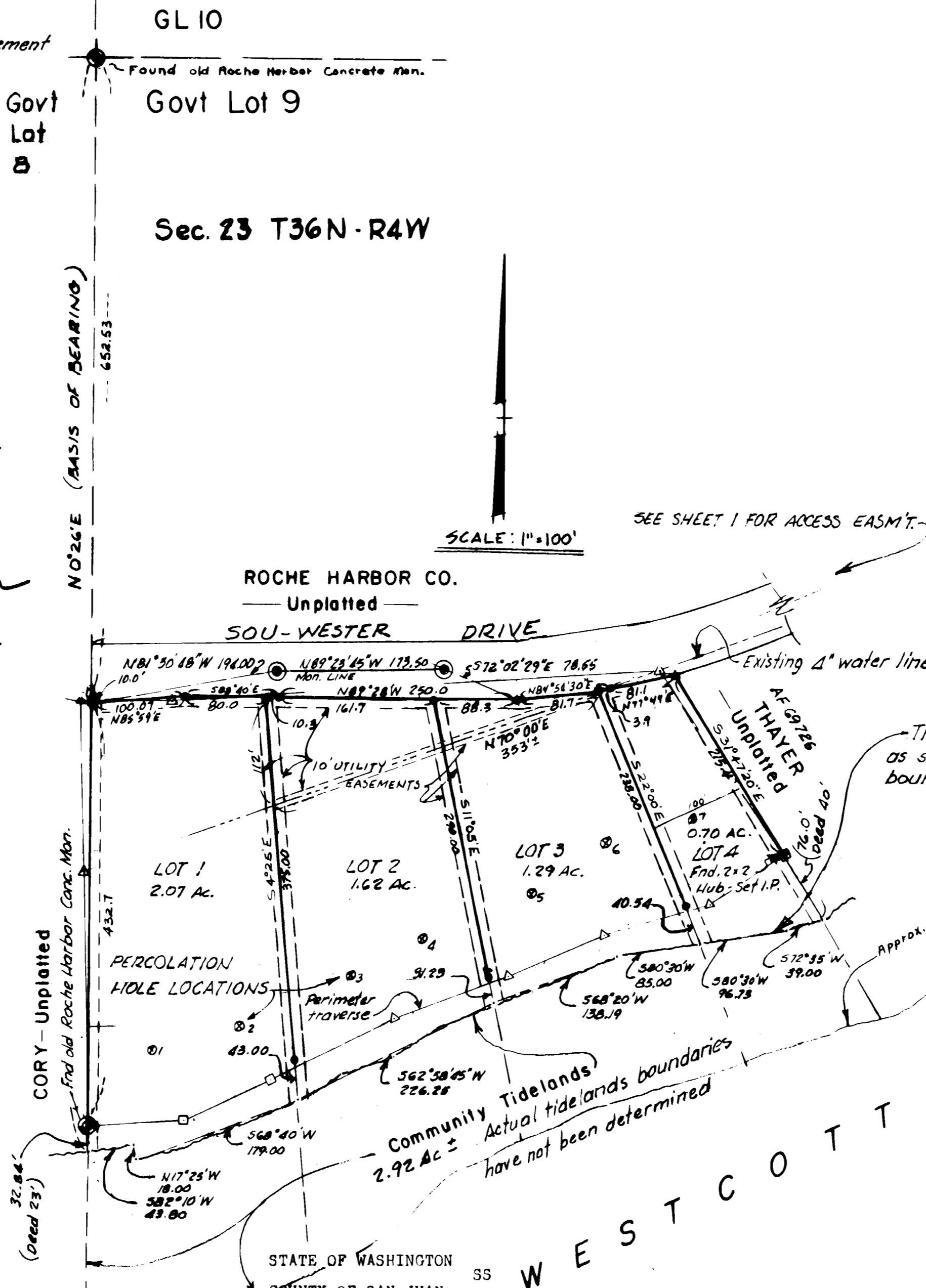
COUNTY OF KING

on this 27th day of September, 1976, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Ferris L. Dracoby, Betty Bryson

to me known to be the persons who executed the foregoing dedication and acknowledgement, the said Dedication to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

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



DESCRIPTION

A portion of Government Lot 9, Section 23, Township 36 North, Range 4 West, of the Willamette Meridian, described as follows:

Commencing at a point on the West boundary of said Government Lot 9 which point is South 652.53 feet and West 4.93 feet of the northwest corner of said Government Lot 9 and which point is marked by a 3/4" iron pipe at a gate in an existing roadway; thence along said West boundary South 0°26' West 10.0 feet to the true point of beginning of the following described tract of land; thence from said true point of beginning along the margin of the aforesaid existing roadway North 85°59' East 100.07 feet; thence South 88°40' East 90.3 feet; thence South 89°28' East 250.0 feet; thence North 84°54'30" East 85.6 feet; thence North 77°44' East 81.1 feet to the northwest corner of that certain parcel described under Auditor's File No. 69726, records of San Juan County, Washington; thence along the West boundary of said parcel South 31°47'20" East 215.4 feet to a point on the bank above the beach; thence continuing South 31°47'20" East 40 feet, more or less, to the line of ordinary high tide; thence south- westerly along the line of ordinary high tide to a point on the West boundary of said Government Lot 9; thence along said West boundary northerly 23 feet, more or less, to a point marked by a concrete monu- ment on the bank above the beach; thence continuing northerly along said west boundary 432.7 feet to the said true point of beginning.

TOGETHER WITH tidelands of the second class adjoining.

ALSO TOGETHER WITH a nonexclusive easement sixty feet in width for the purpose of ingress and egress and for the purpose of furnishing public utilities between the existing County Road and said property over and across the existing roadway described in that certain instrument recorded December 22, 1953, under Auditor's File No. 44019, together with the right with other owners to relocate said existing roadway within said sixty foot easement.\*

SUBJECT TO: Exceptions and reservations by the State of Washington as to Second Class Tidelands.

\* See "Relocation of Easement," recorded under auditor's file # 92708 records of San Juan County, Wa. This shoreline traverse approximates the line of ordinary high tide as surveyed on July 11, 1975, and represents the waterfront boundary of lots 1, 2, 3, & 4.

LEGEND

- Indicates I.P. set
Indicates I.P. found
Indicates Conc. Mon. found
Indicates Conc. Mon. Set
Indicates traverse point

A SHORT PLAT FOR CATLOW-DICKHOUS-WHEELER SEC. 23 - T36N-R4W W.M. WESTCOTT SHORES SAN JUAN COUNTY, WASHINGTON REHM & CONDON, Inc. SURVEYORS - ENGINEERS P O BOX 767 FRIDAY HARBOR, WA 98250 (206) 378-2227