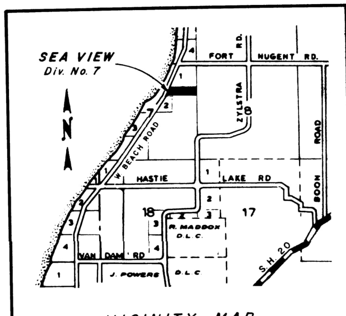
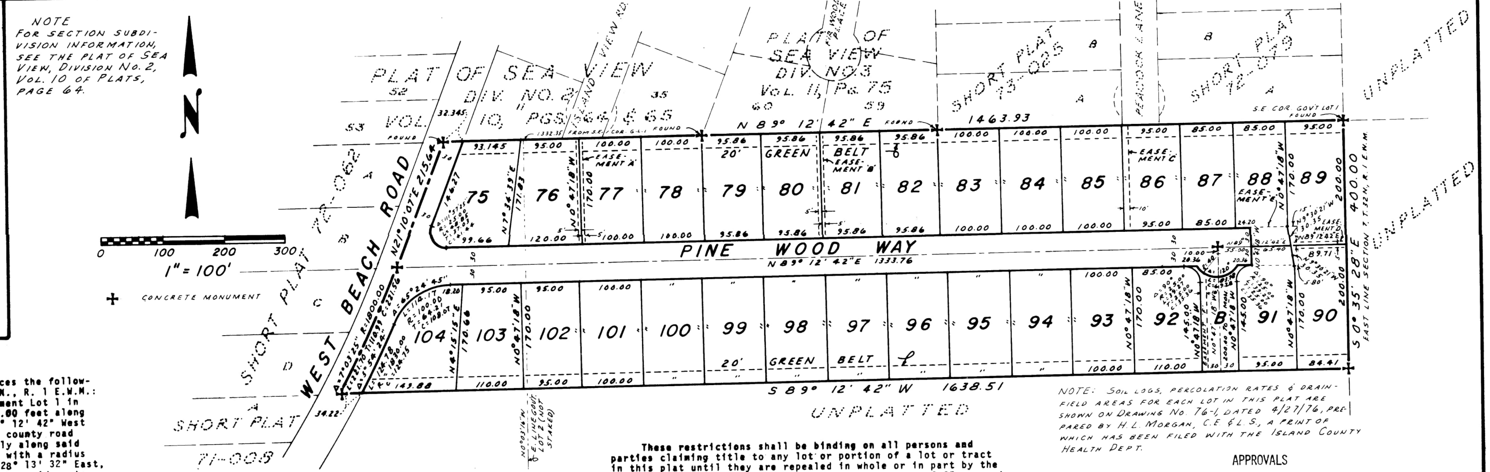


VICINITY MAP
SCALE: 1.5" = 1 MILE



NOTE: SOIL LOGS, PERCOLATION RATES & DRAINFIELD AREAS FOR EACH LOT IN THIS PLAT ARE SHOWN ON DRAWING NO. 76-1, DATED 4/27/76, PREPARED BY H.L. MORGAN, C.E. & L.S., A PRINT OF WHICH HAS BEEN FILED WITH THE ISLAND COUNTY HEALTH DEPT.

LEGAL DESCRIPTION

The plat of Sea View, Division No. 7, embraces the following described tract of land in Section 7, T. 32 N., R. 1 E.W.M.:

Beginning at the southeast corner of Government Lot 1 in said Section 7, thence South 0° 35' 28" East 400.00 feet along the east line of said Section 7; thence South 89° 12' 42" West 1638.51 feet to a point on the centerline of the county road known as the West Beach Road; thence northeasterly along said centerline 221.70 feet along a curve to the left with a radius of 1800.00 feet with an initial course of North 28° 13' 32" East, through an arc of 7° 03' 25"; thence continue along said centerline North 21° 10' 07" East 215.64 feet to the south line of the above mentioned Government Lot 1; thence North 89° 12' 42" East 1463.93 feet along said south line to the point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that we, the undersigned, hereby declare this plat and dedicate to the use of the public forever all streets shown on the plat and the use thereof for public highways. Also the right to make all necessary slopes for cuts and fills upon the lots and tracts shown on this plat in the original grading of the streets shown thereon. Also the right to drain the streets over and across any lot or tract where water might take a natural course after the streets are graded.

All claims for damages against Island County which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of said streets are hereby waived.

The right to use Easements A, B, C, D, E & F for the construction and maintenance of utilities and drainage facilities is reserved by the undersigned and their assigns.

Tract B is reserved by the undersigned for future road purposes.

An easement is hereby reserved for, and granted to, PUGET SOUND POWER and LIGHT COMPANY and GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., and their respective successors and assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable, and wires with necessary facilities and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purpose stated.

The right to use Easement E for ingress and egress and the responsibility for the maintenance thereof is hereby granted to the owners of Lots No. 89 and 90.

Howard F. Gepner — Elizabeth A. Gepner
Hubert L. Morgan — Beatrice E. Morgan
Francis J. Trefero — Jessie Trefero

ACKNOWLEDGMENT

State of Washington
ss.
County of Island

This is to certify that on this 3 day of June, A.D., 1976, before me, the undersigned, a notary public, in and for the State of Washington, duly commissioned and sworn, personally appeared Howard F. Gepner and Elizabeth A. Gepner, his wife, Hubert L. Morgan and Beatrice E. Morgan, his wife, and Francis J. Trefero and Jessie Trefero, 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 therein.

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

Robert T. Severns
Notary Public in and for the State of Washington
residing at Oak Harbor

RESTRICTIONS

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

No lot, tract or portion of a lot or tract of this plat shall be divided and sold, resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 80 feet in width at its narrowest part on a normal rectangular lot nor less than 12000 square feet in area.

No permanent structure or building shall be constructed on any lot, parcel or tract of this plat closer than 30 feet to the margin of any street or road.

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

Direct vehicular access to the West Beach Road from Lots 75 and 104 is prohibited.

Blocking, diverting, or restricting any natural or constructed drainage course following original reasonable grading of the roads and ways on this plat is prohibited.

All buildings constructed on this plat shall have their exteriors, including outside painting, finished within one year after commencement of construction on the property and shall be completed in conformance with the Island County Building Code and Health Department Regulations.

Travel trailers and mobile homes are prohibited as residences on all lots. Used or pre-built homes shall not be placed on any lot.

All lots except Tract B are residential lots and are restricted to a single or duplex family residence with garage and other appurtenant buildings architecturally in harmony therewith and incidental and necessary to residential use of the premises. This provision shall not be construed as limiting or restricting the combining and re-subdivision of adjoining lots.

The minimum habitable main floor area of the principal dwelling on any lot, exclusive of other buildings, open entries, porches and patios, shall be not less than 1000 square feet for single level dwellings and 700 square feet for multiple level dwellings.

The north 20 feet of Lots 75 thru 89 and the south 20 feet of Lots 90 thru 104, marked "20' GREENBELT" on the plat, shall be maintained or left in its natural state to provide a sight and noise barrier between this plat and the adjoining properties. Removal of trees and other vegetation is limited to the removal of snags, dead trees, limbs, nuisance growth such as thistles, nettles, undesirable weeds and other items that present a hazard to human health and well being. Trees, shrubs and other plants may be planted and nurtured but extensive clearing is prohibited. This restriction shall not be construed as prohibiting the construction and maintenance of fences.

No noxious, illegal or offensive use of the land, including the discharge of firearms, shall be performed nor shall anything be done which may become an annoyance or nuisance to the neighborhood.

No hogs, cattle, horses, sheep, goats, similar livestock or poultry shall be permitted or maintained on said property at any time. Household pets such as cats and dogs not exceeding 2 in number (except litters for a period of 90 days) shall be permitted but must be kept on the premises of the owner. Not more than one accessory building on any one building site shall be permitted for use in the housing of such pets. Any such building shall be located not less than 30 feet from any place of human habitation other than the owners.

No signs of any kind shall be displayed to the public view on any lot except each lot may have one professional sign of not more than one square foot and/or one sign of not more than 5 square feet advertising the property for sale or rent.

No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral shafts or excavations be permitted in or upon any lot. No derrick or other structure designed for use in boring for oil or gas shall be erected, maintained or permitted upon any lot.

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Such items shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

These restrictions shall be binding on all persons and parties claiming title to any lot or portion of a lot or tract in this plat until they are repealed in whole or in part by the written and acknowledged concurrence of the owners of 65 percent of all lots in this plat.

If the parties hereto or any of them, their heirs or assigns, shall violate or attempt to violate any of the covenants herein contained, it shall be lawful for any other person or persons owning any real property situated in this plat or having a vendee's interest under a real estate contract to purchase any property situated in the plat to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate such covenants and to prevent him or them from so doing and to recover damages arising from such violations.

Invalidation of any of these covenants by a judgment of any court or competent jurisdiction shall in no wise affect any of the other provisions which shall remain in full force and effect.

SURVEYOR'S CERTIFICATE

I, H.L. Morgan, hereby certify that the plat of Sea View, Division No. 7, is based upon an actual survey, that the distances and courses are shown thereon correctly, that monuments have been set, that all lots have been staked on the ground and that the provisions of statute and ordinance have been observed.

H. L. Morgan
Registered Civil Engineer & Land Surveyor

TREASURER'S CERTIFICATE

I, the Treasurer of Island County, Washington, hereby certify that all taxes on the property embraced by this plat are fully paid to and including the year 1977.

Patricia C. Pfeifer
County Treasurer

by Bernice E. Bainbridge
Deputy

CERTIFICATE OF TITLE

Recorded June 21, 1976, under File No. 298912, Volume 339, Page 33, Records of Island County, Washington.

RECORDING CERTIFICATE

Filed for record at the request of H. L. Morgan on June 21, 1976, at 59 minutes past 1 P.M., and recorded in volume 12 of Plats, page 34, Records of Island County, Washington, under Auditor's File Number 298913.

E. Duane Kemp
County Auditor

by [signature], Deputy
Deputy

APPROVALS

Examined and approved in accordance with R.C.W. 58.17.160(1) 21st day of June, 1976.

D. A. Jolly
County Engineer

Approved by the County Planning Director this 21st day of June, 1976.

[signature]
County Planning Director

Approved by the Board of County Commissioners this 21st day of June, 1976.

Delmon L. Anderson
R. V. Christiansen
Carl L. Mecklenberg

attest E. Duane Kemp
County Auditor
by E. Gallian, Deputy

H.L. MORGAN
Civil Engineer & Land Surveyor
OAK HARBOR, WASH.

PLAT of SEA VIEW DIVISION NO. 7

IN SECTION 7, T. 32 N., R. 1 E.W.M.
Whidbey Island, Washington

SHEET 1 OF 1

SEA VIEW
Division No. 7
Vol. 12, Page 34