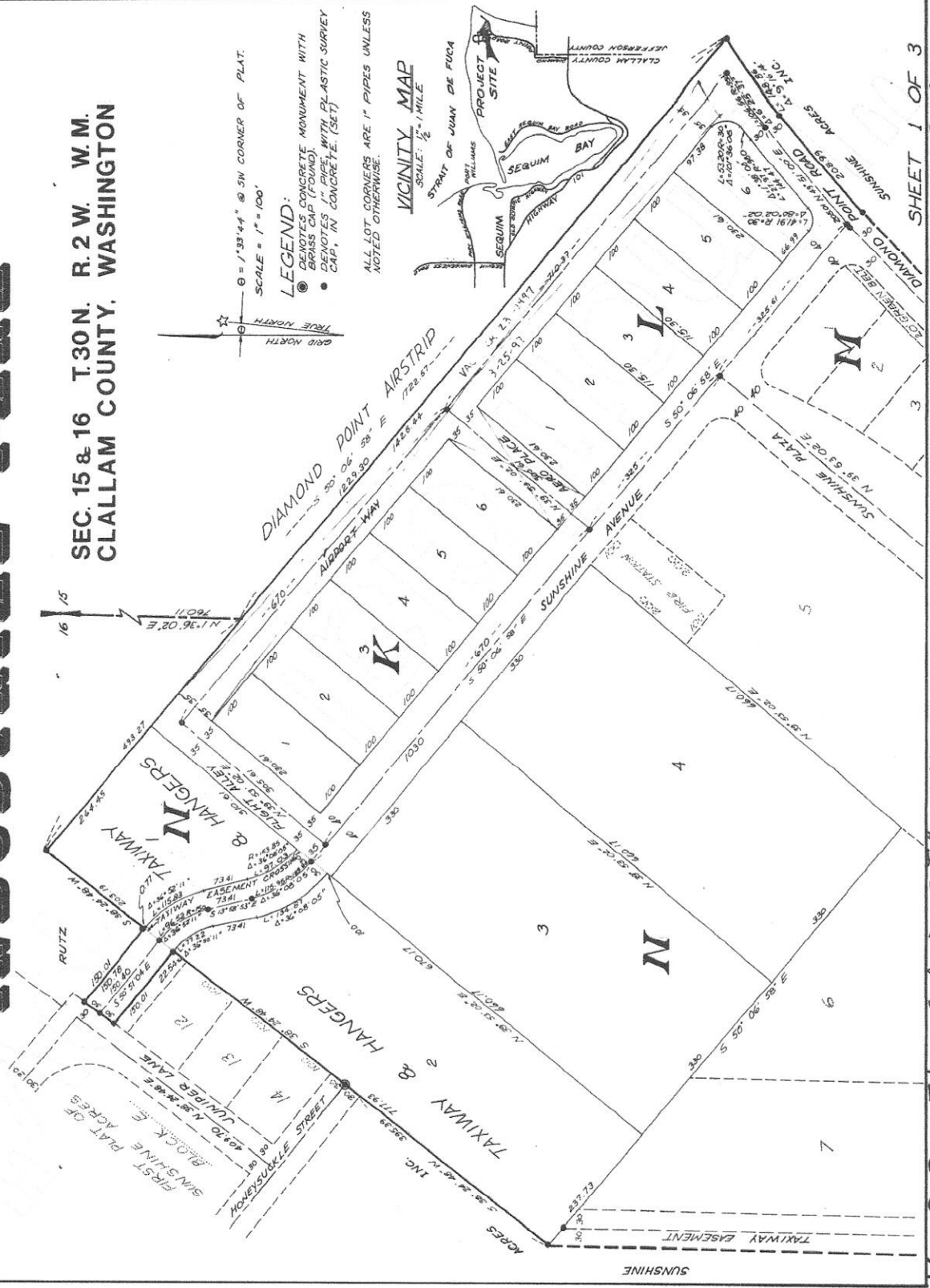


# SUNSHINE ACRES INDUSTRIAL PARK

SEC. 15 & 16 T.30N. R.2 W. W.M.  
CLALLAM COUNTY, WASHINGTON

444598



$\odot = 1'39'44'' @ SW CORNER OF PLAT.$   
 $SCALE = 1" = 100'$

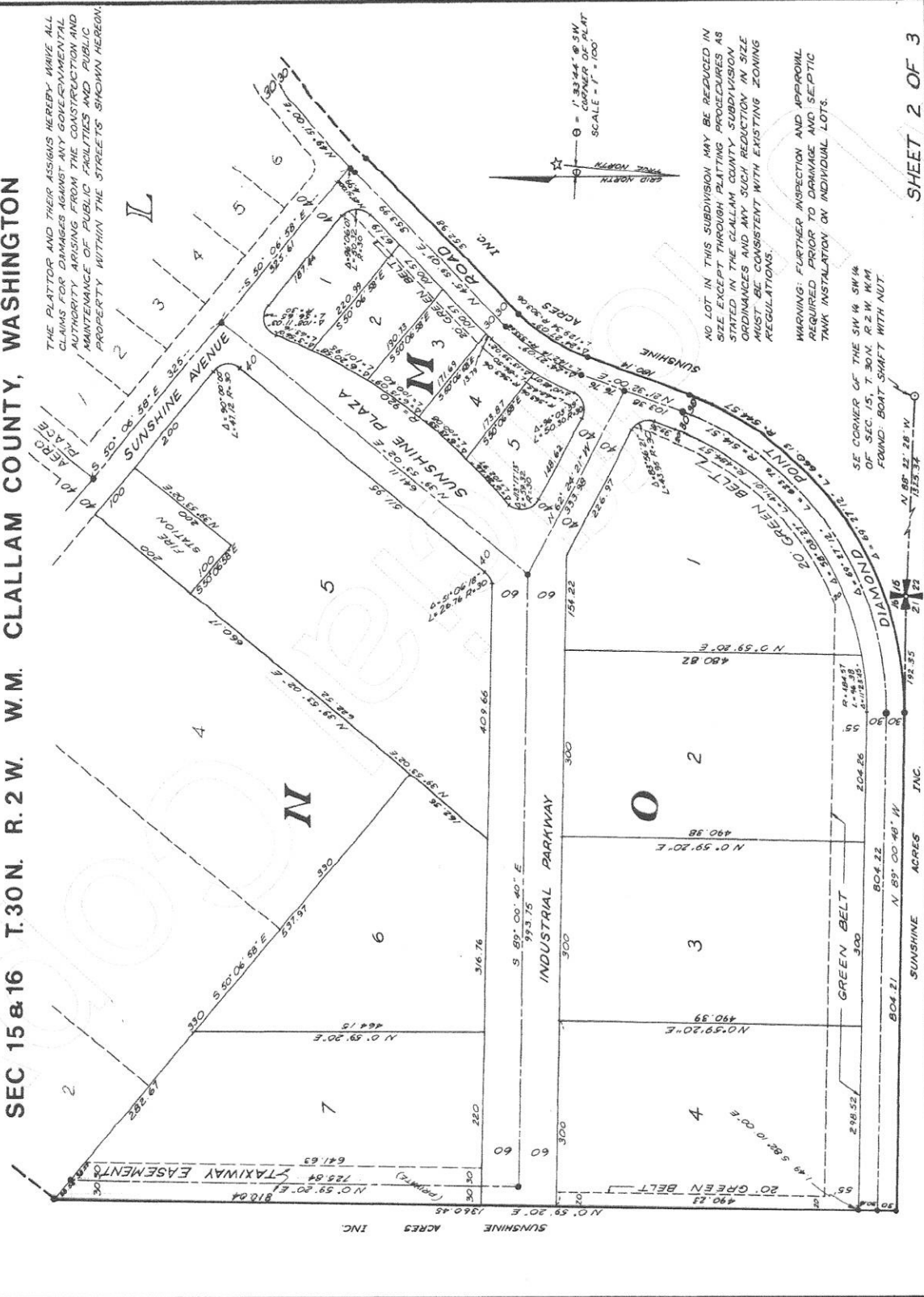
**LEGEND:**  
 $\odot$  DENOTES CONCRETE MONUMENT WITH BRASS CAP (FOUND)  
 $\bullet$  DENOTES 1" PIPE, WITH PLASTIC SURVEY CAP, IN CONCRETE. (SET)  
 ALL LOT CORNERS ARE 1" PIPES UNLESS NOTED OTHERWISE.

**VICINITY MAP**  
 SCALE:  $\frac{1}{2}$  MILE

# SUNSHINE ACRES INDUSTRIAL PARK

SEC 15 & 16 T.30N. R.2W. W.M. CLALLAM COUNTY, WASHINGTON

THE PLATTOR AND THEIR ASSIGNS HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AND AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC PROPERTY WITHIN THE STREETS SHOWN HEREON.



NO LOT IN THIS SUBDIVISION MAY BE REDUCED IN SIZE EXCEPT THROUGH THE PROCEDURES AS PROVIDED IN THE CLALLAM COUNTY SUBDIVISION ORDINANCES AND ANY SUCH REDUCTION IN SIZE MUST BE CONSISTENT WITH EXISTING ZONING REGULATIONS.

WARNING: FURTHER INSPECTION AND APPROVAL REQUIRED PRIOR TO DRAINAGE AND SEPTIC TANK INSTALLATION ON INDIVIDUAL LOTS.

SE CORNER OF THE SW 1/4 SW 1/4 OF SEC. 15, T.30N. R.2W. W.M. FOUND: BOAT SHAFT WITH NUT.

SHEET 2 OF 3  
Vol 8 Page 37

Vol 8 Page 38

# SUNSHINE ACRES INDUSTRIAL PARK

## SEC 15 & 16 T.30N. R.2W. W.M. CLALLAM COUNTY, WASHINGTON

### DESCRIPTION

THOSE PORTIONS OF SECTION 15 AND SECTION 16, TOWNSHIP 30 NORTH, RANGE 2 WEST, S.M., CLALLAM COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 16;

THENCE NORTH 89° 00' 48" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 996.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89° 00' 48" EAST, A DISTANCE OF 804.21 FEET TO A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 544.57 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 69° 27' 12", A DISTANCE OF 660.13 FEET;

THENCE NORTH 21° 32' 00" EAST, A DISTANCE OF 180.14 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 303.06 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 27' 09", A DISTANCE OF 129.34 FEET;

THENCE NORTH 45° 59' 09" EAST, A DISTANCE OF 352.98 FEET;

THENCE NORTH 49° 51' 00" EAST, A DISTANCE OF 208.99 FEET TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 920.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99° 16' 14", A DISTANCE OF 148.86 FEET;

THENCE NORTH 50° 06' 58" WEST, A DISTANCE OF 1229.30 FEET TO A POINT IN THE WEST LINE OF SECTION 15, LYING SOUTH 10° 36' 02" WEST, A DISTANCE OF 760.11 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 15;

THENCE CONTINUING NORTH 50° 06' 58" WEST, A DISTANCE OF 493.27 FEET TO THE EAST LINE OF A TRACT OF LAND AS DESCRIBED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 384944, RECORDS OF CLALLAM COUNTY, WASHINGTON;

THENCE SOUTH 38° 24' 48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 203.19 FEET;

THENCE NORTH 50° 51' 04" WEST, A DISTANCE OF 150.01 FEET TO THE EAST LINE OF JUNIPER LANE, AS DEPICTED ON THE FIRST PLAT OF SUNSHINE ACRES, SAID PLAT BEING RECORDED UNDER AUDITOR'S FILE NUMBER 353890, RECORDS OF CLALLAM COUNTY, WASHINGTON;

THENCE SOUTH 38° 24' 48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 50° 51' 04" EAST, A DISTANCE OF 150.01 FEET;

THENCE SOUTH 38° 24' 48" WEST, A DISTANCE OF 22.54 FEET TO THE MOST EASTERLY CORNER OF LOT 12, BLOCK E OF SAID FIRST PLAT OF SUNSHINE ACRES;

THENCE CONTINUING SOUTH 38° 24' 48" WEST, A DISTANCE OF 755.39 FEET;

THENCE SOUTH 0° 59' 20" WEST, A DISTANCE OF 1360.45 FEET TO THE SOUTH LINE OF SAID SECTION 16 AND THE TRUE POINT OF BEGINNING.

### SURVEYOR'S CERTIFICATE

I, DARRELL E. PETERSEN, OF PETERSEN AND ASSOCIATES, P. S. REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

DARRELL E. PETERSEN  
REGISTERED LAND SURVEYOR



### PROTECTIVE COVENANTS

TO FURTHER THE DEVELOPMENT OF A PLANNED COMMUNITY, THE USE OF ALL LAND IN THIS PLAT IS RESTRICTED BY DECLARATION OF PROTECTIVE COVENANTS FOR THE INDUSTRIAL PARK OF SUNSHINE ACRES FILED SIMULTANEOUSLY HERewith IN VOLUME 44B OF DEEDS, PAGE 76 AND RECEIVING NUMBER 44448.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT SUNSHINE ACRES, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WASHINGTON, OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL ROADWAYS SHOWN HEREON AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE UPON THE LOTS ALL NECESSARY SLOPES FOR CUTS OR FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADWAYS; ALSO GRANTING THE RIGHT TO DRAIN WATER AND SEWAGE ACROSS PORTIONS OF LOTS DESIGNATED HEREIN AS DRAINAGE EASEMENTS; ALSO GRANTING THE RIGHT TO THOSE SUPPLYING UTILITIES SERVICES TO THE LOTS OF THIS PLAT THE RIGHT TO INSTALL, OPERATE, MAINTAIN AND REPLACE REASONABLY NECESSARY LINES AND ACCESSORIES ACROSS PORTIONS OF LOTS DESIGNATED HEREON AS UTILITIES EASEMENTS. SUNSHINE ACRES SHALL BE SUBJECT TO A TARIWAY CROSSING EASEMENT WHERE DESIGNATED. IN WITNESS WHEREOF THE SAID CORPORATION BY ITS OFFICERS HAS CAUSED ITS CORPORATE NAME TO BE HERUNTO SUBSCRIBED AND ITS SEAL AFFIXED THIS 30th DAY OF June, 1975.

SUNSHINE ACRES, INC.  
E. D. WARREN, PRESIDENT

HELEN S. DENT, SECRETARY-TREASURER

THE FIRST NATIONAL BANK OF PORT TOWNSEND, A NATIONAL BANKING ASSN.  
PRESIDENT: [Signature] VICE-PRESIDENT: [Signature]

FIRST FEDERAL SAVINGS AND LOAN ASSN. OF PORT ANGELES, A CORPORATION  
PRESIDENT: [Signature] VICE-PRESIDENT: [Signature]

### ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss  
COUNTY OF CLALLAM

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF June, 1975 BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED E. D. WARREN AND HELEN S. DENT TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF SUNSHINE ACRES, INC., A WASHINGTON CORPORATION, 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 YEAR FIRST ABOVE WRITTEN.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT [Address]

### ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss  
COUNTY OF CLALLAM

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF June, 1975 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED [Signature] AND [Signature] TO ME KNOWN TO BE THE PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF THE FIRST NATIONAL BANK OF PORT TOWNSEND, A NATIONAL BANKING ASSOCIATION, 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 YEAR FIRST ABOVE WRITTEN.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT [Address]

### ACKNOWLEDGEMENT

STATE OF WASHINGTON } ss  
COUNTY OF CLALLAM

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF July, 1975 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED [Signature] AND [Signature] TO ME KNOWN TO BE THE PRESIDENT AND VICE-PRESIDENT, RESPECTIVELY, OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF PORT ANGELES, 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 YEAR FIRST ABOVE WRITTEN.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT [Address]

### EXAMINED AND APPROVED

THIS 9th DAY OF July, 1975 [Signature] PROSECUTING ATTORNEY  
THIS 10th DAY OF July, 1975 [Signature] COUNTY EXAMINER  
THIS 9 DAY OF July, 1975 [Signature] COUNTY ENGINEER  
THIS 10th DAY OF July, 1975 [Signature] SUBDIVISION COORDINATOR  
THIS 10th DAY OF July, 1975 [Signature] CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS  
MEMBER [Signature]  
MEMBER [Signature]  
MEMBER [Signature]  
THIS SUBDIVISION CONFORMS TO THE COMPREHENSIVE PLANNING DIRECTOR [Signature]

### TREASURER'S CERTIFICATE

I, [Signature], TREASURER OF CLALLAM COUNTY, WASHINGTON HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1976.

### FILING RECORD

FILED FOR RECORD AT THE REQUEST OF [Signature] THIS 10 DAY OF July, 1975, 10:45 A.M. AND RECORDED IN VOLUME 44B OF DEEDS, PAGE 36, RECORDS OF CLALLAM COUNTY, WASHINGTON.  
[Signature] COUNTY AUDITOR [Signature] DEPUTY

SHEET 3 OF 3