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2.944 Ac.

3997943

# PLAT OF BROAD VIEW ADDITION

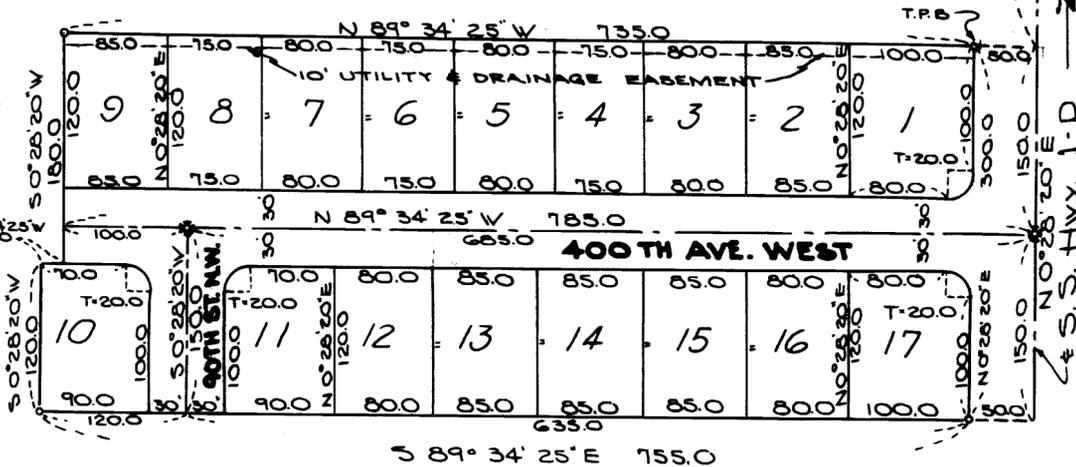
## DIVISION NO. 1 OAK HARBOR, WASHINGTON

NE Cor. Ulrich Freund Donation Land Claim No. 10

Indicates Conc. Monument Iron Pipe

### DESCRIPTION

A portion of Ulrich Freund Donation Land Claim No. 10, Island County, Washington described as follows: Commencing at the Northeast corner of said Ulrich Freund Donation Land Claim No. 10; thence S 0° 28' 20" W along the east line of said Donation Land Claim for 2498.10 feet; thence N 89° 34' 25" W parallel to the north line of said Donation Land Claim for 50.0 feet to the westerly margin of Secondary State Highway No. 1-D, the true point of beginning; thence continue N 89° 34' 25" W for 735.0 feet; thence S 0° 28' 20" W for 1800 feet; thence N 89° 34' 25" W for 200 feet; thence S 0° 28' 20" W for 120.0 feet; thence S 89° 34' 25" E for 755.0 feet to the westerly margin of said Secondary State Highway No. 1-D; thence N 0° 28' 20" E along said westerly margin for 300.0 feet to the true point of beginning.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Ralph U. Freund and Winifred L. Freund, husband and wife, owners in fee simple, and MODERN HOME BUILDERS, INC., contract purchaser, a corporation existing under the laws of the State of Washington, do hereby declare the Plat of BROAD VIEW ADDITION, DIVISION NO. 1 and dedicate to the public for the use of the public forever all streets, roads and alleys shown thereon for any and all public purposes not inconsistent with the use thereof for public highway purposes; and also reserve the right to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys.

OWNERS IN FEE SIMPLE

*Ralph U. Freund*  
RALPH U. FREUND

*Winifred L. Freund*  
WINIFRED L. FREUND

MODERN HOME BUILDERS, INC. (CONT. PUR.)

*G.O. Madack*  
PRESIDENT

*R.W. Bishop, Jr.*  
SECRETARY

### ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF ISLAND

This is to certify that on this 4<sup>th</sup> day of March, 1958, personally appeared before me Ralph U. Freund and Winifred L. Freund, husband and wife, to me known to be the persons who executed the above Dedication, and who acknowledged the same to be their free and voluntary act and deed for the uses and purposes therein mentioned.

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

*John W. Wall*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN OAK HARBOR

### ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.  
COUNTY OF KING

This is to certify that on this 4<sup>th</sup> day of March, 1958, personally appeared before me G.O. Madack and R.W. Bishop, Jr. to me known to be the President and Secretary respectively of Modern Home Builders, Inc. the corporation that executed the within and foregoing instrument and who acknowledged to me that they signed and sealed the same as a free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

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

*Virginia B. Rao*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN SEATTLE

### TITLE CERTIFICATE

We the undersigned, do hereby certify that the persons named in the instrument above titled "Dedication" are the owners in fee simple and contract purchaser of the land above described, subject to local improvement assessments, if any, and subject to the following encumbrances: \_\_\_\_\_

IN testimony whereof the Skagit-Island Counties Title Co. has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed this \_\_\_ day of \_\_\_ 1958, at \_\_\_ o'clock \_\_\_ M.

SKAGIT-ISLAND TITLE CO.

MANAGER

### TREASURERS' CERTIFICATE

I, hereby certify that all taxes heretofore levied and which have become a lien upon the lands described above, have been fully paid and discharged, according to the records of my office, up to and including the year 1959.

*Neil D. Couper* ISLAND COUNTY TREASURER by: *Ruth E. Zylstra* DEPUTY COUNTY TREASURER

### RESTRICTIONS

Restrictive and Protective covenants covering all lots in this Plat are in accordance with Declaration of Protective Covenants, as filed for record in Vol. 22 of Deeds at Page 657, records of Island County, Wash. MISC.

### SURVEYORS CERTIFICATE

I, hereby certify that this plat is based on an actual survey and subdivision of a portion of the Ulrich Freund Donation Land Claim No. 10; that courses and distances are correct; that monuments have been set and lot corners staked on the ground according to the statutes and ordinances.

*Walter C. Cook*  
PROF. LAND SURVEYOR - LIC. NO. 4633

### APPROVALS

Examined and approved by the Planning Commission of the City of Oak Harbor this 4 day of April, 1958.

*R. J. ...*  
CHAIRMAN

Examined and approved by the Engineer of the City of Oak Harbor this 4 day of April, 1958.

*James W. Bushner*  
ENGINEER

Examined and approved by the Council of the City of Oak Harbor this 14 day of April, 1958.

ATTEST: *Charissa Walcott* CITY CLERK *Ray ...* MAYOR

### RECORDING 114078

Filed for record at the request of Modern Home Builders, Inc. on this 14 day of April, 1958 at 22 minutes past 4 o'clock P.M. and recorded in Vol. 6 of Plats at page 12 records of Island County, Wash.

*W. J. Libbey*  
AUDITOR ISLAND COUNTY WASH.