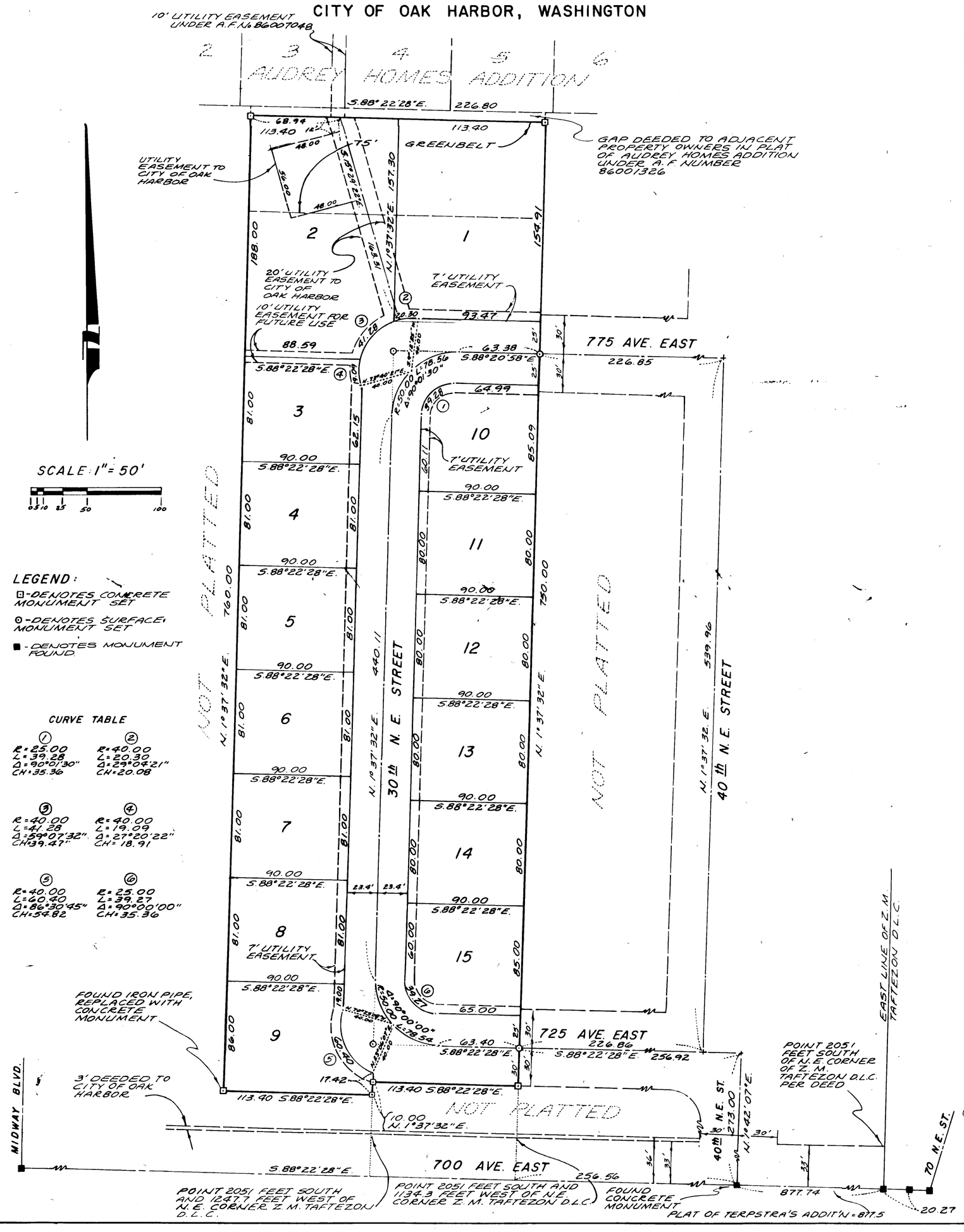
3040618

PLAT OF
COLONIAL COURT

SECTION 35, TOWNSHIP 33 N., RANGE I EAST, W. M.
CITY OF OAK HARBOR, WASHINGTON



DEDICATION

KNOW ALL MEN BY THESE PRESENCE THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS SHOWN HEREON. ALSO THE RIGHTS TO DRAIN THE STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS GRADED. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED TO ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

PUBLIC UTILITIES ABOVE AND BELOW GROUND ON ALL STREETS, AVENUES, ALLEYS AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 23 DAY OF Oct, 1986.

Rosalie L. Nunn
VICE-PRESIDENT
BESTWAY CONSTRUCTION CO., INC.

LEGAL DESCRIPTION

THAT PORTION OF THE Z.M. TAFTEZON DONATION LAND CLAIM DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE Z.M. TAFTEZON DONATION LAND CLAIM; THENCE SOUTHERLY ALONG THE EAST BOUNDARY OF SAID DONATION LAND CLAIM 2005 FEET; THENCE WESTERLY ALONG THE NORTH SIDE OF 700 AVENUE EAST 1247 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 960 FEET; THENCE WEST 1134 FEET; THENCE SOUTH 960 FEET; THENCE EASTERLY PARALLEL TO 700 AVENUE EAST 93.4 FEET; THENCE SOUTH 200 FEET; THENCE EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT THE SOUTH 200 FEET.

ALSO TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING NORTHERLY OF THE SOUTH LINE OF 725 AVENUE EAST, EXTENDED WESTERLY:

BEGINNING AT A POINT LOCATED BY RUNNING FROM THE NORTHEAST CORNER OF THE Z.M. TAFTEZON DONATION LAND CLAIM, SOUTH ALONG THE EAST BOUNDARY OF SAID DONATION LAND CLAIM 2005 FEET; THENCE WESTERLY ALONG THE NORTH SIDE OF HIGH SCHOOL ROAD, AS IT EXISTED ON MARCH 29, 1913, 1134.3 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID NORTH SIDE OF HIGH SCHOOL ROAD, 113.4 FEET; THENCE NORTHERLY 960 FEET; THENCE EASTERLY 113.4 FEET; THENCE SOUTHERLY 960 FEET TO THE POINT OF BEGINNING.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, CITY OF OAK HARBOR, CASCADE NATURAL GAS CORPORATION AND TELE-VUE SYSTEMS AND THEIR RESPECTIVE SUCCESSOR'S AND ASSIGNS UNDER THE EXTERIOR SEVEN FEET OF THE FRONT OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, WIRES, VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, WATER, GAS AND CABLE TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED AS SHOWN HEREON. ALSO A TEN FOOT EASEMENT AS SHOWN ON LOTS 2 AND 3 AND A TWENTY FOOT EASEMENT AS SHOWN ON LOTS 1 AND 2 HEREBY GRANTED TO THE CITY OF OAK HARBOR FOR THE PLACEMENT, REPAIR AND MAINTENANCE OF UTILITIES.

SURVEYOR'S CERTIFICATE

I, JOHN E. LEONARD, JR. HEREBY CERTIFY THAT THE ADJOINING PLAT OF COLONIAL COURT IS BASED UPON AN ACTUAL SURVEY THAT THE COURSES AND DISTANCES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND ALL LOT CORNERS HAVE BEEN STAKED UPON THE GROUND AS SHOWN.

John E. Leonard Jr.
JOHN E. LEONARD, JR., PE & LS.
CERTIFICATE NUMBER 8992

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 19__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

_____

TO ME KNOWN TO BE THE INDIVIDUAL(S) 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 ABOVE WRITTEN.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT
_____

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF October, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED
Rosalie Nunn Vice President OF
BESTWAY CONSTRUCTION COMPANY, 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 SHE IS ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Diane K. Hamilla
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT
Oak Harbor

TREASURER'S CERTIFICATE

I, MAXINE SAUTER, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID UP TO, AND INCLUDING THE YEAR 1987.

By: Bernice E. Bainbridge, Deputy
MAXINE SAUTER
ISLAND COUNTY TREASURER

APPROVALS

THE PLANNING COMMISSION OF THE CITY OF OAK HARBOR, WASHINGTON, MEETING ON JUNE 24, 1986 FOUND THAT THE ADJOINING PLAT SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS CHAIRMAN TO EXECUTE ITS WRITTEN APPROVAL THEREON.

Robert W. Fuller DDS
PLANNING COMMISSION CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF OAK HARBOR, WASHINGTON, MEETING IN REGULAR SESSION THIS 5th DAY OF AUGUST, 1986.

Al Koetje
AL KOETJE
MAYOR OF OAK HARBOR

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160 (1) THIS 24th DAY OF October, 1986.

Pat Davis
OAK HARBOR CITY SUPERVISOR

CERTIFICATE OF TITLE

RECORDED Oct. 31, 1986, IN VOLUME 550 PAGE 279 UNDER AUDITOR'S FILE NUMBER 8601386Z RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Bestway Construction Company THIS 31 DAY OF Oct 1986, AT 24 MINUTES PAST 11:00 A.M., AND RECORDED IN VOLUME 13 OF PLATS, PAGE 51 UNDER AUDITOR'S FILE NUMBER 8601386Z RECORDS OF ISLAND COUNTY, WASHINGTON.

Harry H. Ferrier
HARRY H. FERRIER
ISLAND COUNTY AUDITOR

BY: Kim Armstrong
DEPUTY COUNTY AUDITOR

P. #13335-111-4240
#13335-111-4350

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