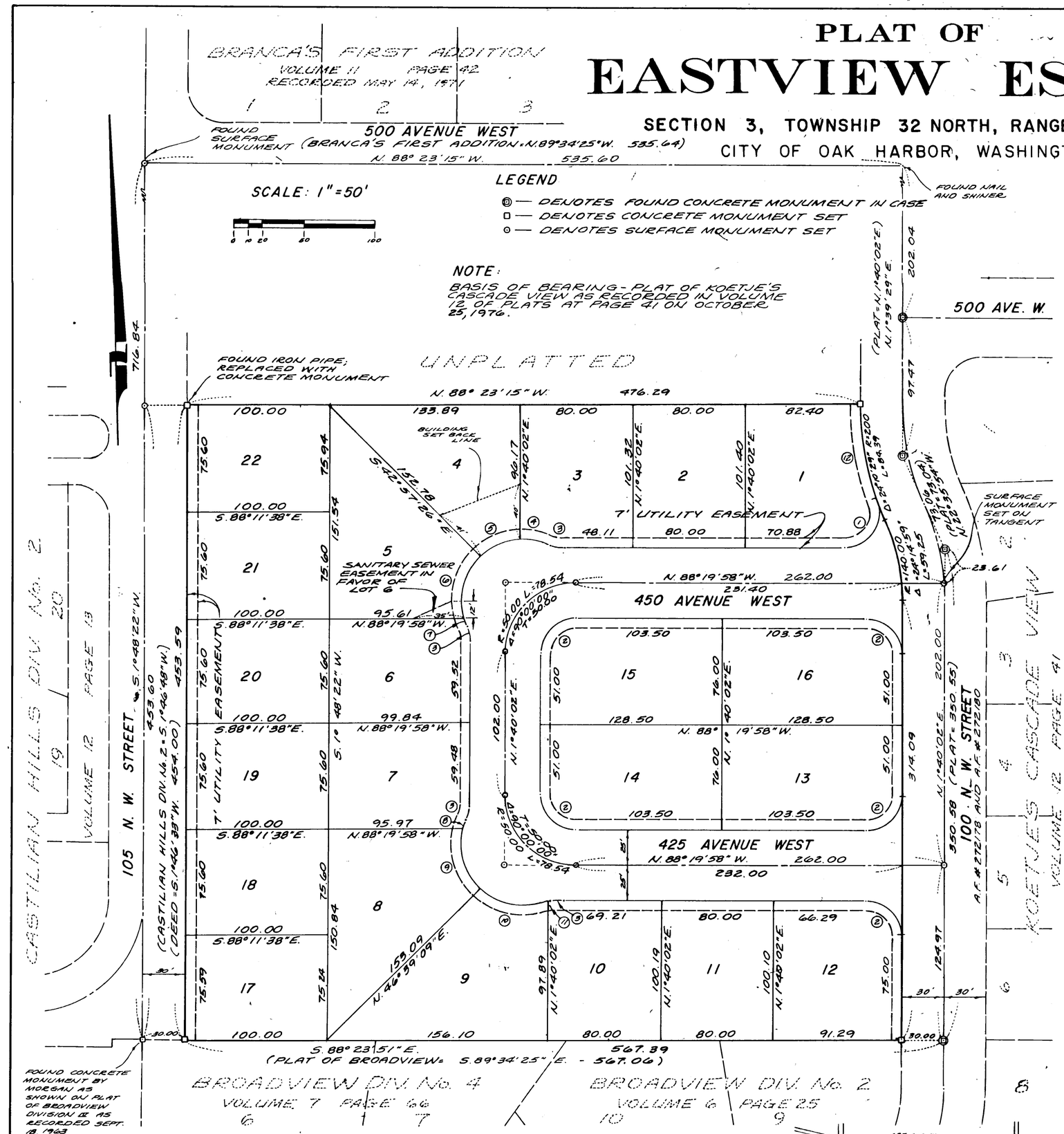
3049792

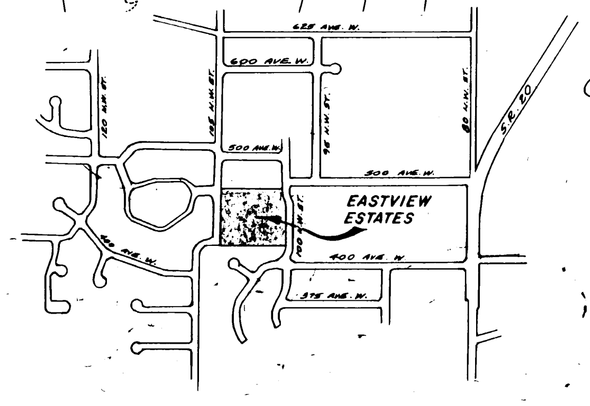
PLAT OF
EASTVIEW ESTATES

SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
CITY OF OAK HARBOR, WASHINGTON



CURVE TABLE

(1) Δ=109°56'28" R=25.00 L=47.97 T=35.66	(2) Δ=90°00'00" R=25.00 L=39.27 T=25.00	(3) Δ=22°33'27" R=25.00 L=9.84 T=4.99	(4) Δ=28°59'13" R=45.00 L=22.77 T=11.63	(5) Δ=38°12'01" R=45.00 L=30.00 T=15.58
(6) Δ=59°13'41" R=45.00 L=46.52 T=25.58	(7) Δ=8°41'28" R=45.00 L=6.83 T=3.42	(8) Δ=8°45'16" R=45.00 L=6.88 T=3.44	(9) Δ=58°49'03" R=45.00 L=46.20 T=25.37	(10) Δ=65°54'12" R=45.00 L=51.76 T=29.17
(11) Δ=1°38'23" R=45.00 L=1.29 T=0.64	(12) Δ=19°51'58" R=200.00 L=69.33 T=35.02			



VICINITY MAP
NO SCALE

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 30TH DAY OF APRIL 19 87.

David S. Ellsworth
DAVID S. ELLSWORTH

Joanne Ellsworth
JOANNE ELLSWORTH

D. Stephen Ellsworth Jr.
D. STEPHEN ELLSWORTH, JR.

LEGAL DESCRIPTION

PARCEL "A"
THAT PORTION OF THE ULRICH FREUND DONATION LAND CLAIM IN SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1322.85 FEET SOUTH OF THE NORTHEAST CORNER OF SAID DONATION LAND CLAIM; THENCE WEST 1989.6 FEET; THENCE SOUTH 821.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 454 FEET; THENCE EAST 530.5 FEET; THENCE NORTH 454 FEET; THENCE WEST 530.5 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO ISLAND COUNTY BY INSTRUMENT RECORDED NOVEMBER 5, 1963, UNDER AUDITOR'S FILE No. 157230, RECORDS OF ISLAND COUNTY, WASHINGTON;

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF OAK HARBOR BY INSTRUMENT RECORDED APRIL 29, 1974, UNDER AUDITOR'S FILE No. 272180, RECORDS OF ISLAND COUNTY, WASHINGTON.

PARCEL "B"
A PORTION OF THE ULRICH FREUND DONATION LAND CLAIM IN SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ULRICH FREUND DONATION LAND CLAIM; THENCE SOUTH 0°28'20" WEST ALONG THE EAST LINE OF SAID ULRICH FREUND DONATION LAND CLAIM 2498.1 FEET; THENCE NORTH 89°34'29" WEST PARALLEL WITH THE NORTH LINE OF SAID ULRICH FREUND DONATION LAND CLAIM 1996.6 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DEEDED TO ISLAND COUNTY, NOVEMBER 5, 1963 UNDER AUDITOR'S FILE No. 157230, VOLUME 129 OF DEEDS, PAGE 586, RECORDS OF ISLAND COUNTY, WASHINGTON AND THE TRUE POINT OF BEGINNING; THENCE NORTH 0°28'20" EAST PARALLEL WITH AND 30 FEET EAST OF THE WEST LINE OF THE ULRICH FREUND DONATION LAND CLAIM, A DISTANCE OF 454.05 FEET; THENCE SOUTH 89°34' 29" EAST 530.6 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED JANUARY 24, 1957, UNDER AUDITOR'S FILE No. 106778, VOLUME 87 OF DEEDS, PAGE 228, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE SOUTH 0°28'20" WEST 454.05 FEET TO THE SOUTHWEST CORNER OF SAID TRACT RECORDED UNDER AUDITOR'S FILE No. 106778, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE NORTH 89°34'29" WEST 530.56 FEET TO THE TRUE POINT OF BEGINNING.

LAND SURVEYOR'S CERTIFICATE

I, JOHN E. LEONARD, JR. HEREBY CERTIFY THAT THE ADJOINING PLAT OF EASTVIEW ESTATES 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. 3/12/87
JOHN E. LEONARD, JR., P.E. & P.L.S.
CERTIFICATE No. 8992

STATE OF WASHINGTON — JOHN E. LEONARD, JR. — REGISTERED PROFESSIONAL LAND SURVEYOR

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION, THE CITY OF OAK HARBOR, TELE-VUE SYSTEMS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PUBLIC AND/OR PRIVATE ROADS LOCATED IN THIS PLAT, AND WITHIN 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, WIRES, AND VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, WATER AND CABLE TELEVISION SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS
COUNTY OF ISLAND }

THIS IS TO CERTIFY THAT ON THIS 30TH DAY OF APRIL, 1987, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DAVID S. ELLSWORTH, JOANNE ELLSWORTH, D. STEPHEN ELLSWORTH JR.

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 HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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

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
R 13203-364-3710

TREASURER'S OFFICE SEAL — ISLAND COUNTY, WASHINGTON

APPROVALS

THE PLANNING COMMISSION OF THE CITY OF OAK HARBOR, WASHINGTON, MEETING ON FEBRUARY 24, 1987 FOUND THAT THE ADJOINING PLAT SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS CHAIRPERSON TO EXECUTE ITS WRITTEN APPROVAL THEREON.

PETER J. BRADY
PLANNING COMMISSION CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF OAK HARBOR, WASHINGTON, MEETING IN REGULAR SESSION THIS 17TH DAY OF MARCH, 1987.

AL KOETJE
MAYOR OF OAK HARBOR

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160 (1) THIS 4TH DAY OF MAY, 1987.

PAT NEVINS
OAK HARBOR CITY SUPERVISOR

CERTIFICATE OF TITLE

RECORDED MAY 1987, IN VOLUME 55b PAGE 361 UNDER AUDITOR'S FILE No. 87005888 RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF The Barnett's Group THIS 5th DAY OF May 1987, AT 26 MINUTES PAST 1 P.M. AND RECORDED IN VOLUME 13 OF PLATS, PAGE 55, UNDER AUDITOR'S FILE NUMBER 87005889, RECORDS OF ISLAND COUNTY, WASHINGTON.

HARRY H. SAMUELS
ISLAND COUNTY AUDITOR

BY: Cherry Simmons
DEPUTY AUDITOR

COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 87005890 VOL 55b PAGES 370 - 377

ISLAND COUNTY — COUNTY SEAL AUDITOR — STATE OF WASHINGTON

86102