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Plat
Island County Washington
4206520

FAIRWAY POINT P.R.D.
PHASE 2

SEC. 4, TWP. 32 N., RNG. 1 E., W.M.
CITY OF OAK HARBOR
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
THENCE NORTH 01°57'48" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF FORT NUGENT ROAD;
THENCE LEAVING SAID EAST LINE, NORTH 88°38'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 0.42 FEET, TO AN ANGLE POINT IN SAID NORTH RIGHT-OF-WAY;
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY, SAID NORTHERLY RIGHT-OF-WAY BEING PARALLEL WITH AND 40.00 FEET NORTHERLY OF SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, NORTH 88°38'21" WEST, A DISTANCE OF 333.52 FEET, TO THE INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SAID SECTION 4;
THENCE LEAVING SAID RIGHT-OF-WAY, ALONG LAST DESCRIBED WEST LINE, NORTH 02°00'51" EAST, A DISTANCE OF 620.40 FEET, TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST OF SAID SECTION 4, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG SAID LAST DESCRIBED SOUTH LINE, NORTH 88°39'51" WEST, A DISTANCE OF 333.39 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OR THE SOUTHWEST QUARTER OF SAID SECTION 4;
THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 2°03'54" EAST, A DISTANCE OF 600.26 FEET TO A POINT ON A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
THENCE ALONG SAID PARALLEL LINE, NORTH 88°41'21" WEST, A DISTANCE OF 34.12 FEET;
THENCE LEAVING SAID PARALLEL LINE, NORTH 1°18'40" EAST, A DISTANCE OF 24.95 FEET;
THENCE SOUTH 88°02'11" EAST, A DISTANCE OF 150.00 FEET;
THENCE SOUTH 85°03'51" EAST, A DISTANCE OF 50.07 FEET;
THENCE SOUTH 88°41'20" EAST, A DISTANCE OF 370.21 FEET;
THENCE SOUTH 01°57'48" WEST, A DISTANCE OF 480.03 FEET;
THENCE SOUTH 52°00'51" WEST, A DISTANCE OF 221.75 FEET;
THENCE NORTH 88°39'51" WEST, A DISTANCE OF 33.49 FEET TO THE POINT OF BEGINNING;

ALL SITUATED IN ISLAND COUNTY, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN THAT BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, BERWICK DRIVE AND CARNEGIE STREET SHOWN HEREON AND THE USE THEREOF FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 25TH DAY OF June, 2007.

Allen L. Collins

ACKNOWLEDGEMENT

CORPORATION

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
THIS IS TO CERTIFY THAT ON THE 25th DAY OF JUNE, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED BRIAN GENTRY
OF FAIRWAY POINT II, A PRESIDENT A WASH. CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION 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 WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVED.

Cheryl C Holmstrom
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Mount Vernon

CHERYL C. HOLMSTROM NOTARY EXP. 10-15-08 PUBLIC STATE OF WASHINGTON

ACKNOWLEDGEMENT

CORPORATION

STATE OF WASHINGTON)
COUNTY OF SKAGIT)
THIS IS TO CERTIFY THAT ON THE 25th DAY OF JUNE, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED ALLEN L COLLINS, VICE PRES.
OF ~~VICE~~ WASH FED SAV, A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION 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 WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVED.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____.

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON TELEPHONE CO. OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, AT&T TELECOMMUNICATIONS INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PUBLIC ROADWAYS, AND UTILITY EASEMENTS (10') SHOWN HEREON, AND ALONG THE ROUTE OF THE AS BUILT OR YET TO BE BUILT UTILITY ALIGNMENTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE LOTS WITHIN THIS P.R.D. AND OTHER PROPERTIES AS MAY BE DEVELOPED IN ASSOCIATION WITH EXPANSIONS TO THIS P.R.D., TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THIS P.R.D. OR TO THE HOMEOWNERS ASSOCIATION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. ALL COMMON ELEMENT AREAS AND ALL UNDEVELOPED LOTS IN THIS PHASE ARE SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION. AN ADDITIONAL EASEMENT IS HEREBY RESERVED TO PUGET SOUND ENERGY, INC., THAT RESTRICTS INSTALLATION OF DRIVEWAYS, PARKING SPACES, AND ANY OTHER VEHICULAR ACTIVITIES WITHIN A FIVE (5) FOOT PERIMETER AROUND ELECTRICAL VAULTS, TRANSFORMERS, PEDESTALS, AND HANDHOLDS LOCATED WITHIN SAID P.R.D., ALSO AN EASEMENT RESTRICTION TO MAINTAIN A TEN (10) FOOT CLEARANCE BETWEEN SAID ELECTRIC TRANSFORMERS AND COMBUSTIBLE WALLS (INCLUDING STUCCO), DOORS, WINDOWS, VENTS, FIRE ESCAPES AND OTHER BUILDING OPENING AND A THREE (3) FOOT CLEARANCE BETWEEN SAID ELECTRIC TRANSFORMERS AND NON-COMBUSTIBLE WALLS (INCLUDING BRICK, CONCRETE, STEEL AND STONE).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "FAIRWAY POINT" P.R.D. IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

YOUNG-SOO KIM, P.L.S. #32169

YOUNG-SOO KIM STATE OF WASHINGTON 32169 REGISTERED PROFESSIONAL LAND SURVEYOR 6/19/07 EXPIRES 1/24/2008

PARCEL NUMBER

S6612-00-0000B-0

COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS

FILED UNDER AF# _____

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED DEVELOPER(S) HEREBY CERTIFY THAT THE ATTACHED PLANNED RESIDENTIAL DEVELOPMENT, PLAT OF "FAIRWAY POINT" IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

LANDED GENTRY DEVELOPMENT, INC.

Allen L. Collins
WASHINGTON FEDERAL SAVINGS

APPROVALS

EXAMINED AND APPROVED THIS 5th DAY OF July 2007.

OAK HARBOR CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF OAK HARBOR, WASHINGTON THIS 5th DAY OF July 2007.

MAYOR OF OAK HARBOR — CLERK OF OAK HARBOR

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL. THIS 5th DAY OF July 2007.

DOUGLAS A. MERRIMAN
OAK HARBOR FINANCE DIRECTOR

TREASURER'S CERTIFICATES

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2007.

Dawn C Thomas Deputy
ISLAND COUNTY TREASURER

TREASURER OFFICIAL SEAL ISLAND COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Fairway Point II Inc THIS 10 DAY OF July, 2007 AND RECORDED IN BOOK ___ OF PLATS, PAGES ___ THROUGH ___, INCLUSIVE, UNDER AUDITOR'S FILE NO. 4206520 pg 1 of 3, RECORDS OF ISLAND COUNTY, WASHINGTON.

Susanne Sinclair — DEPUTY COUNTY AUDITOR
ISLAND COUNTY AUDITOR

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

TITLE CERTIFICATE

RECORDED UNDER A.F.# 4206519

DEVELOPERS / OWNERS

FAIRWAY POINT II, INC.
504 E. FAIRHAVEN AVENUE
BURLINGTON, WA 98233
(360) 755-9021

02062

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
SUMMIT

FAIRWAY POINT P.R.D. - PHASE 2
SEC. 4, TWP. 32 N. RNG. 1 E., W.M.
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON

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FAIRWAY POINT P.R.D. PHASE 2

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CITY OF OAK HARBOR
ISLAND COUNTY, WASHINGTON

NOTES:

1. ZONING: R1–P.R.D.

2. ACCESS TO STORMWATER FACILITIES AND SEWER MAIN MANHOLES TO REMAIN UNOBSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICULAR ACCESS. NO ALTERATION IS ALLOWED WITHOUT THE APPROVAL OF THE CITY OF OAK HARBOR.

3. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESSED OR IMPLIED; NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS OR HER RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS, AND ORDINANCES.

4. ALL LOT CORNERS AND THE POINTS OF CURVATURE ARE MARKED ON THE GROUND WITH A REBAR AND A PLASTIC CAP MARKED "SUMMIT 32169" UNLESS NOTED OTHERWISE.

5. NO PERMANENT BUILDING, DECK, FENCING OR OTHER STRUCTURE SHALL BE ERECTED WITHIN THE EASEMENTS SHOWN HEREON.

6. ALL LOTS SHALL HAVE AN UNDIVIDED INTEREST IN ALL TRACTS AND COMMON AREAS WITHIN ALL THREE PHASES OF THE "FAIRWAY POINT" P.R.D., AS ULTIMATELY RECORDED.

7. THE STORMWATER RUNOFF IS TO BE DIRECTED TO THE ADJACENT PRIVATE REGIONAL DRAINAGE FACILITIES, AS SHOWN ON "FAIRWAY POINT" P.R.D., PHASE 1, DIVISIONS 1 A 1a, RECORDED UNDER AUDITOR'S FILE NUMBER 4175742, AFTER PASSING THROUGH THE APPROVED ON–SITE WATER QUALITY FACILITIES.

8. TRACTS ON THIS PLAT ARE SUBJECT TO THE PURPOSES STATED AS FOLLOWS, AS WELL AS FOR USES NOT FOUND TO BE INCONSISTENT WITH SAID PURPOSES:
TRACT "J": RESERVED FOR RECREATIONAL PURPOSES AND TREE RETENTION PURPOSES.
TRACT "K": RESERVED PEDESTRIAN INGRESS AND EGRESS, FOR SANITARY SEWER PIPELINE, STORMWATER CONVEYANCE PIPELINE, AND ACCESS BY THE CITY OF OAK HARBOR TO SAID PIPELINES FOR THE PURPOSES ASSOCIATED THEREWITH AND HEREIN STATED.

MAINTENANCE OF SAID TRACTS AND THE COSTS ASSOCIATED THEREWITH SHALL BE THE RESPONSIBILITY OF HOMEOWNER'S ASSOCIATION.

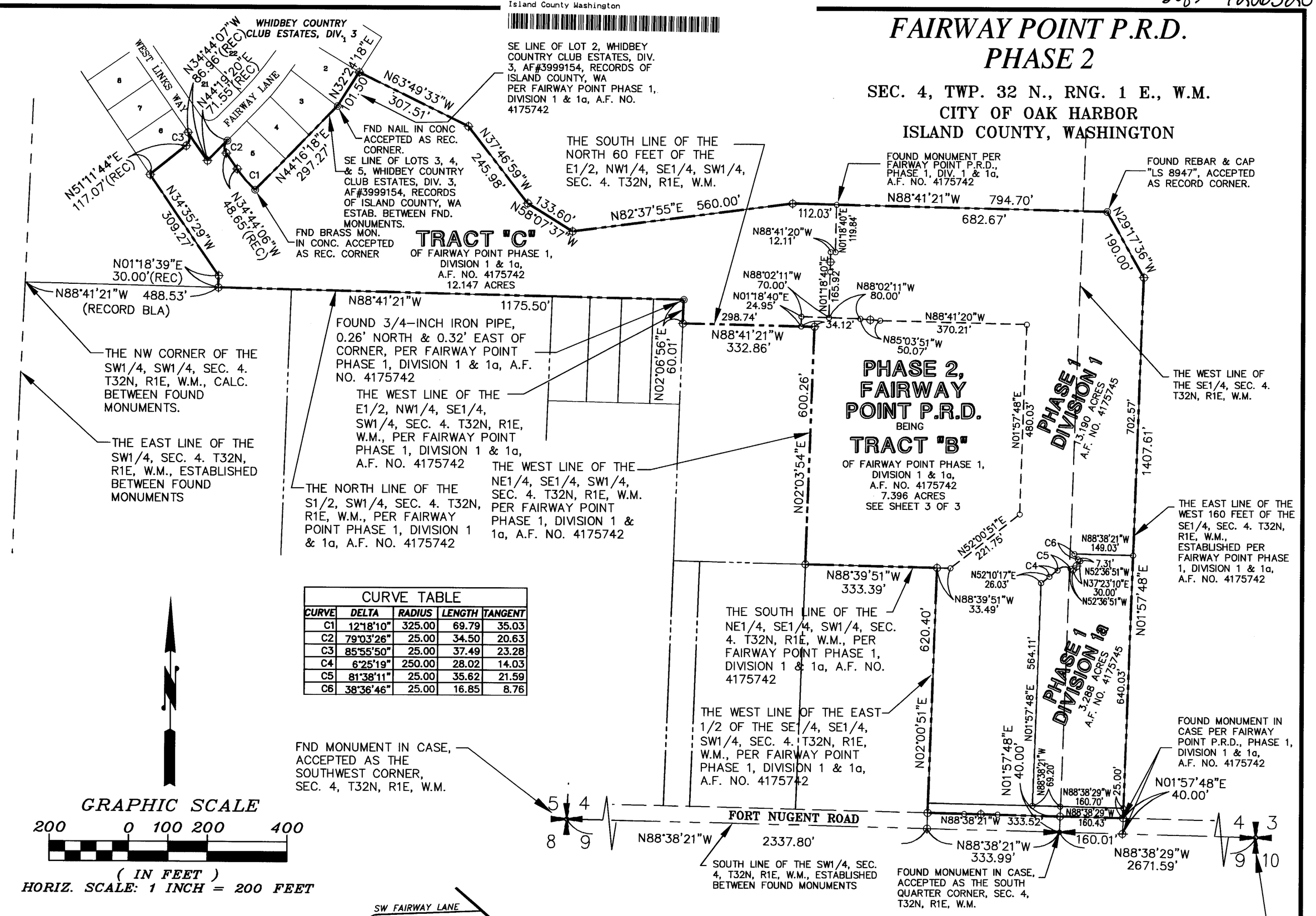
9. IF THE HOMEOWNER'S ASSOCIATION DISBANDS, THE INDIVIDUAL PROPERTY OWNERS WILL BECOME RESPONSIBLE FOR THE MAINTENANCE AND BEST MANAGEMENT PRACTICES FOR THE COMMON AREA TRACTS AND NATURALLY VEGETATED TRACTS.

10. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY TRAILS, WALKWAYS, IRRIGATION SYSTEMS, PRIVATE LIGHTING, LANDSCAPING, RECREATION FACILITIES, AND ANY OTHER COMMONLY OWNED PRIVATE FACILITY WITHIN THE COMMON TRACTS FOR THE BENEFIT OF THE PROPERTY OWNERS, THEIR FAMILIES, AND GUESTS.

11. BERWICK DRIVE AND CARNEGIE STREET, AS SHOWN HEREON, ARE PUBLIC ROADWAYS. THE PUBLIC ROADWAYS SHALL BE MAINTAINED BY THE CITY OF OAK HARBOR.

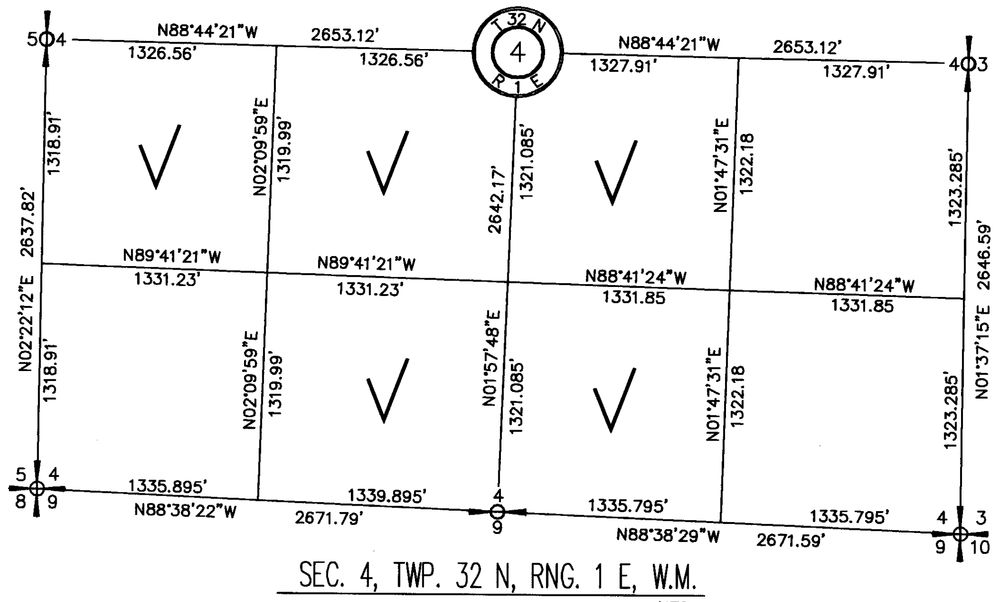
12. ALL LANDSCAPE AREAS IN PUBLIC RIGHT–OF–WAY SHALL BE MAINTAINED BY THE DEVELOPER AND/OR SUCCESSOR(S) AND ASSIGN(S). SAID AREAS MAY BE REDUCED OR ELIMINATED IF DEEMED DETRIMENTAL TO CITY ROAD PURPOSES.

13. ROOF AND LOT STORMWATER COLLECTION SYSTEMS TO BE PRIVATELY OWNED AND MAINTAINED FROM THE MANIFOLD INLET TO THE CATCH BASIN IN THE PUBLIC RIGHT–OF–WAY, UPSTREAM, INCLUDING MANIFOLD PIPING, STRUCTURES, AND ON–LOT PIPING AND APPURTENANCES.

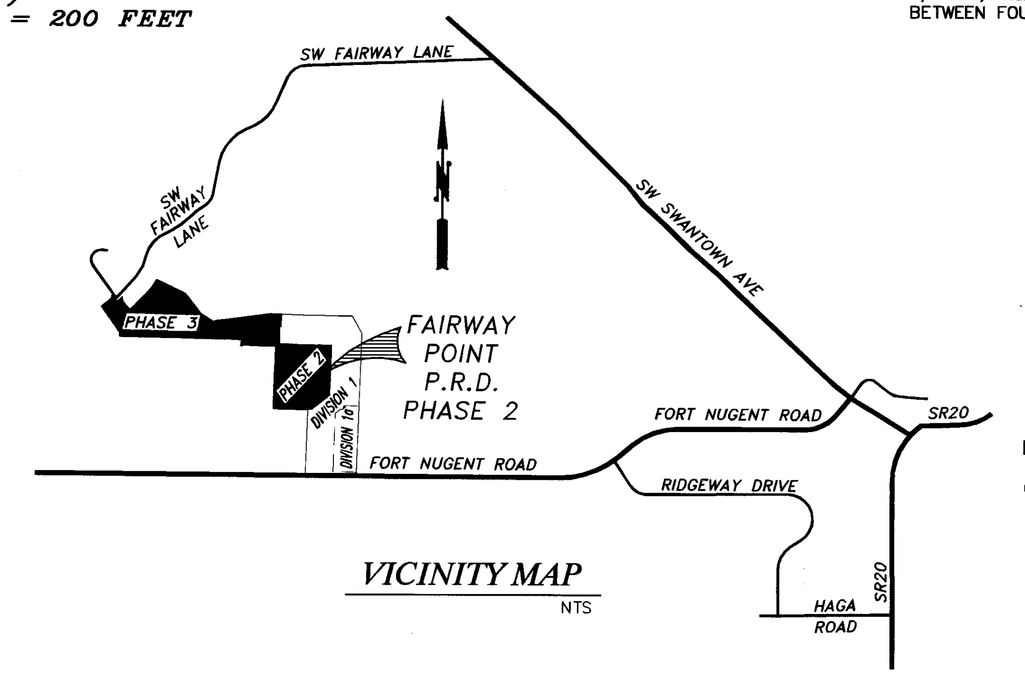


CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	12°18'10"	325.00	69.79	35.03
C2	79°03'26"	25.00	34.50	20.63
C3	85°55'50"	25.00	37.49	23.28
C4	6°25'19"	250.00	28.02	14.03
C5	81°38'11"	25.00	35.62	21.59
C6	38°36'46"	25.00	16.85	8.76

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
HORIZ. SCALE: 1 INCH = 200 FEET



SEC. 4, TWP. 32 N, RNG. 1 E, W.M.
NTS



VICINITY MAP
NTS

LEGEND

- INDICATES FOUND CONCRETE MONUMENT IN CASE PER FAIRWAY POINT P.R.D. PHASE 1, DIVISIONS 1 AND 1a, A.F. NO. 4157542
- INDICATES SET CONCRETE MONUMENT IN CASE, UNLESS OTHERWISE NOTED.
- INDICATES SET REBAR AND CAP #32169, UNLESS OTHERWISE NOTED.
- INDICATES FOUND MONUMENT AS NOTED.
- INDICATES FOUND MONUMENT PER FAIRWAY POINT P.R.D., PHASE 1, DIVISION 1 & 1a, A.F. NO. 4175742
- INDICATES PLAT BOUNDARY LINE.
- INDICATES PLAT PHASE LINE AND/OR BOUNDARY OF TRACTS "B" AND "C".

NOTE: SET REBAR & CAP #32169 AT EACH LOT LINE INTERSECTION, SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.
ALL SET REBAR MUST BE A MINIMUM OF 3/8" DIAMETER AND MINIMUM 18" LONG.

YOUNG–SOO KIM
STATE OF WASHINGTON
32169
REGISTERED PROFESSIONAL LAND SURVEYOR
6/11/07
EXPIRES 1/24/2008

02062

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
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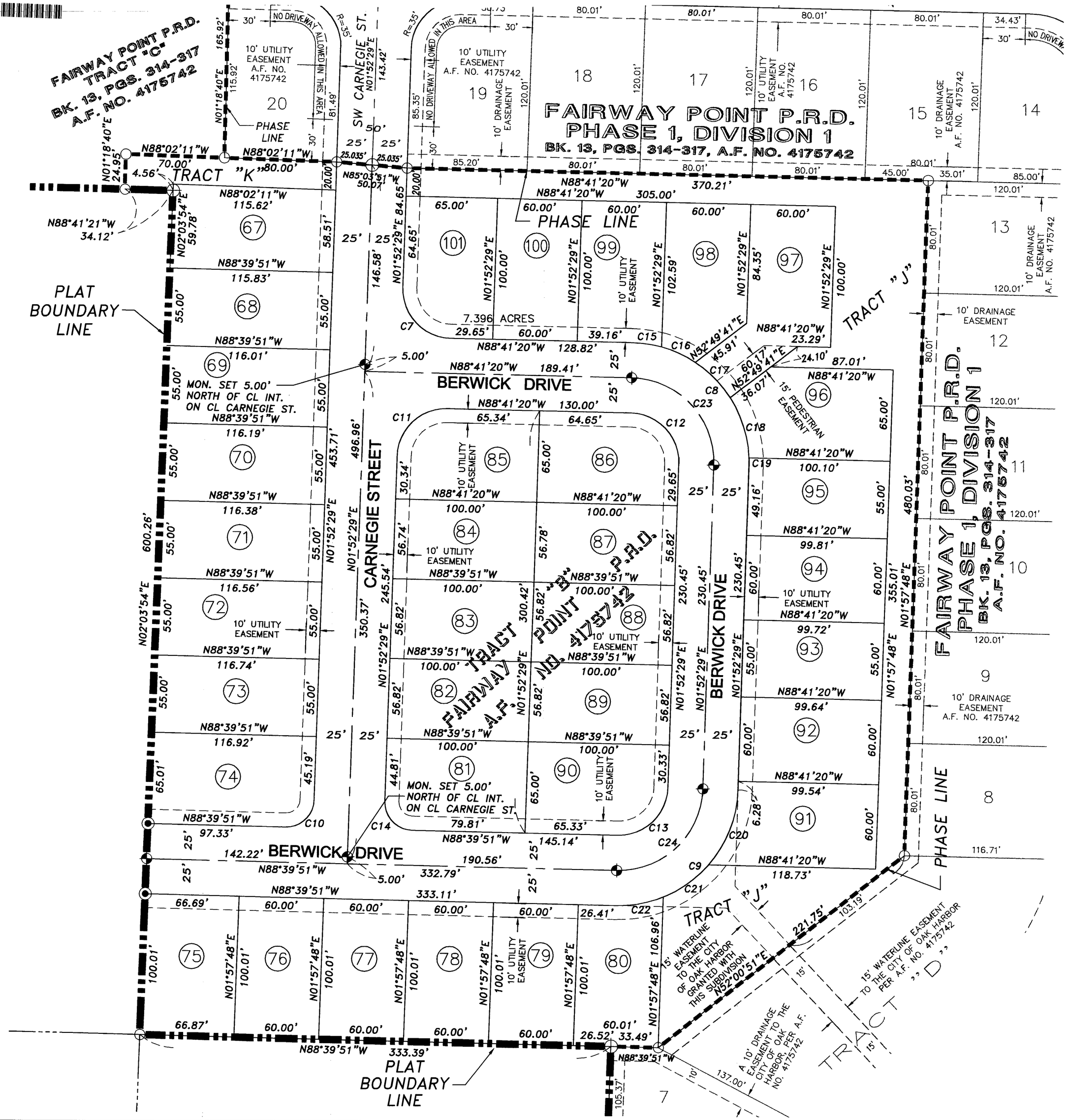

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C5	81°38'11"	25.00	35.62	21.59
C6	38°36'46"	25.00	16.85	8.76
C7	90°33'49"	35.00	55.32	35.35
C8	90°33'49"	85.00	134.35	85.84
C9	89°27'40"	85.00	132.72	84.20
C10	89°27'40"	20.00	31.23	19.81
C11	89°26'11"	35.00	54.63	34.66
C12	90°33'49"	35.00	55.32	35.35
C13	89°27'40"	35.00	54.65	34.67
C14	90°32'20"	20.00	31.60	20.19
C15	14°10'23"	85.00	21.03	10.57
C16	17°50'03"	85.00	26.46	13.34
C17	23°58'18"	85.00	35.56	18.05
C18	30°38'45"	85.00	45.46	23.29
C19	3°56'19"	85.00	5.84	2.92
C20	39°21'48"	85.00	58.40	30.40
C21	26°45'32"	85.00	39.70	20.22
C22	23°20'20"	85.00	34.62	17.56
C23	90°33'49"	60.00	94.84	60.59
C24	89°27'40"	60.00	93.68	59.44

LEGEND

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