

PLAT OF FORT NUJENT HIGHLANDS SW 1/4 OF SW 1/4 OF SEC. 3, TWP. 32 N, R0E. 1 E, W.M. PARCEL R/3203-027-1060

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WINDWARD CONSULTING, LLC, A STATE CORPORATION, OWNER IN THE FEE SIMPLE OF CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DECATES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON. ALSO THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER AND ACROSS ANY LOT, TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED. PUBLIC UTILITIES ARE HEREBY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON, GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREBY SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREBY AFFIXED THIS 19 DAY OF August, 2003.

WINDWARD CONSULTING, LLC
BY: *[Signature]*

DECLARATION OF COMPLETION RECORDED UNDER AUDITOR'S FILE NO. 4071764

ACKNOWLEDGEMENT
STATE OF WASHINGTON
COUNTY OF Island

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Richard S. Combs SIGNED THIS INSTRUMENT, ON OATH STATING THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Owner (TYPE OF AUTHORITY, E.G., OFFICER, TRUSTEE, ETC.) OF Windward Consulting, LLC (NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED) TO BY THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.
NOTARY IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT 11000 1st Ave NE, Seattle, WA 98125
MY APPOINTMENT EXPIRES March 29, 2004



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT OF FORT NUJENT HIGHLANDS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 3, 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.

CERTIFICATE NO. 37549
EXPIRATION 10/6/03
DATE 8/12/03



COUNTY AUDITOR 4071764
FILED FOR AT THE REQUEST OF Windward Consulting, LLC THIS
DATE DAY OF August 2003 AND RECORDED
IN VOLUME 13 OF PLATS, PAGE(S) 247 & 248
[Signature]
ISLAND COUNTY AUDITOR



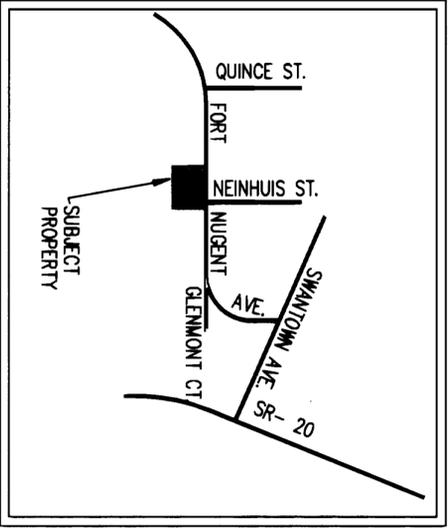
LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILMETTE MERIDIAN;
EXCEPT ROADS, EXCEPT THE NORTH 81/2 FEET THEREOF;
EXCEPT THOSE PROVISIONS CONVEYED TO ISLAND COUNTY BY DEED DATED OCTOBER 8, 1965, AS AUDITOR'S FILE NOS. 177368 AND 177369, RECORDS OF ISLAND COUNTY, WASHINGTON;

EXCEPT THAT PORTION LYING WEST OF THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO DENNIS FABER AND RENEE FABER, HUSBAND AND WIFE, BY INSTRUMENT RECORDED FEBRUARY 26, 1968 UNDER FILE NO. 206479, EXTENDED SOUTHERLY TO THE SOUTH LINE OF SAID SECTION 3;
ALSO EXCEPT THAT PORTION CONVEYED TO ISLAND COUNTY BY DEED RECORDED DECEMBER 3, 1991 UNDER AUDITOR'S FILE NO. 91018482, RECORDS OF ISLAND COUNTY, WASHINGTON;

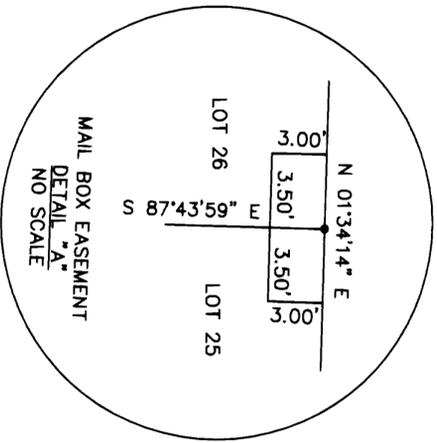
CITY ENGINEER APPROVAL
EXAMINED AND APPROVE THIS 19 DAY OF August, 2003
[Signature]
CITY ENGINEER
CITY COUNCIL APPROVAL
APPROVED BY THE COUNCIL OF THE CITY OF OAK HARBOR, WASHINGTON THIS
DAY OF August, 2003
[Signature]
CITY CLERK

EASEMENTS:

1. AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR FOR WATER, STORM AND SANITARY SEWERS, A.T. & T. BROADBAND, VERIZON COMMUNICATIONS, PUEBLO POWER, AND CASCADE NATURAL GAS CO. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED HERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS 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 THE SUBDIVISION BY EXERCISE OF RIGHTS AND PRIVILEGES HEREBY GRANTED.



VICINITY MAP
NOT TO SCALE



CERTIFICATE OF TITLE
Reviewed July 21, 2003.
Under and with file NO.
Settled titles and/or
Records of Island County,
Washington.

CITY FINANCE DIRECTOR APPROVAL
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREBY DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2003.
[Signature]
ISLAND COUNTY TREASURER, DEPUTY
COUNTY TREASURER APPROVAL
THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBY DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2003.



- NOTES:**
1. ACCESS TO S.W. FORT NUJENT AVENUE IS NOT PERMITTED FROM LOTS 17, 18, AND 27.
 2. BASIS OF BEARING IS N 00° 32' 30" W BETWEEN HELD CENTERLINE INTERSECTION MONUMENTS AT THE INTERSECTIONS OF S.W. NEINHUIS STREET AND S.W. FORT NUJENT AVENUE, AND AT THE POINT OF CURVE OF S.W. NEINHUIS STREET AS SHOWN ON THE PLAT OF AMBERDALE DIVISION NO.1 AS RECORDED IN VOLUME 13 OF PLATS PAGES 131 AND 132.
 3. THIS SURVEY WAS ACCOMPLISHED IN JANUARY 2002 BY FIELD TRAVERSE USING A SECOND DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
 4. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DETENTION FACILITY. IF THE ASSOCIATION DISBANDS, THE INDIVIDUAL PROPERTY OWNERS WILL BECOME RESPONSIBLE FOR THE MAINTENANCE AND BEST MANAGEMENT PRACTICES FOR THE STORMWATER DETENTION FACILITY.
 5. THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE BUFFER, FENCING AND IRRIGATION SYSTEM FOR THE AREA FROM THE BACK EDGE OF THE SIDEWALK ALONG FT. NUJENT AVENUE TO THE EDGE OF THE LANDSCAPE BUFFER DELINEATED ON THE PLAT. THIS RESPONSIBILITY SHALL DEFAULT TO ALL PROPERTY OWNERS IF THE HOME OWNER'S ASSOCIATION DISBANDS.
- SURVEY REFERENCES:**
1. PLAT OF WEST RIDGE DIVISION NO. 1, RECORDED IN VOLUME 11 OF PLATS AT PAGE 17, RECORDS OF ISLAND COUNTY.
 2. PLAT OF AMBERDALE DIVISION NO. 1, RECORDED IN VOLUME 13 OF PLATS, PAGES 131 AND 132, RECORDS OF ISLAND COUNTY.
 3. PLAT OF FIRESIDE DIVISION NO. 3, RECORDED IN VOLUME 13 OF PLATS, PAGES 140, 141, AND 142, RECORDS OF ISLAND COUNTY.
 4. RECORD OF SURVEY RECORDED IN BOOK 1 OF SURVEYS, PAGE 33, RECORDS OF ISLAND COUNTY.
 5. SHORT PLAT AS RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 449, RECORDS OF ISLAND COUNTY.

BAYVIEW SURVEYING INC.
PROFESSIONAL LAND SURVEY SERVICES
130 Sharon Avenue Burlington WA 98233
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bvs@bverizon.net

PROJECT DEVELOPER:
WINDWARD CONSULTING LLC
506 W. GROVER STREET
LYNDEN, WA 98264

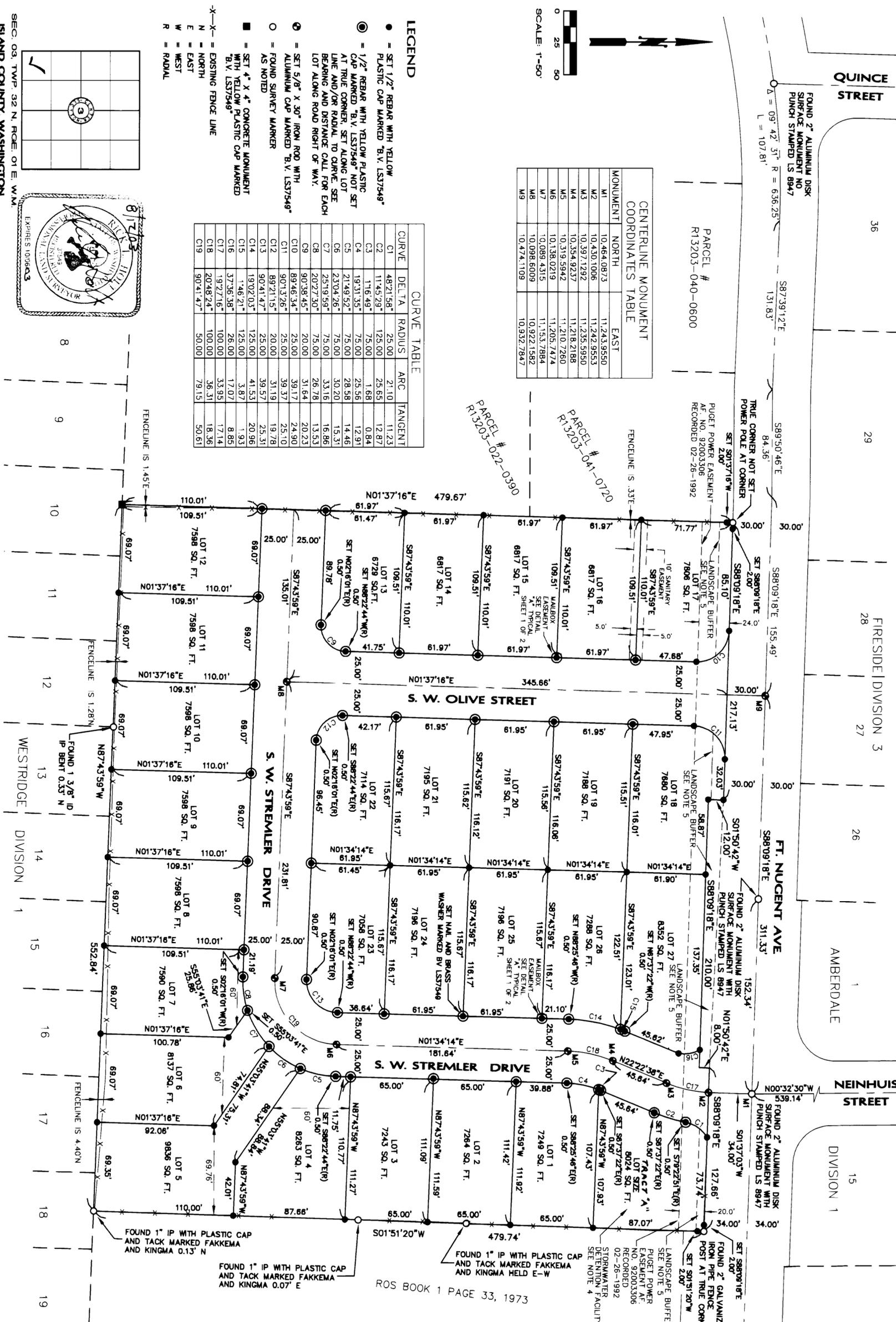
SCALE: NONE
DRAWN BY: K. COCHRAN
CHECKED BY: R. HOLT
DATE: JULY 29, 2003

SHEET DESCRIPTION:
FINAL PLAT
FORT NUJENT HIGHLANDS

JOB NO.: 2003-12
SHEET NO.: 1 OF 2

PLAT OF FORT NUGENT HIGHLANDS

SW 1/4 OF SW 1/4 OF SEC. 3, TWP. 32 N, RGE. 1 E, W.M.



CENTERLINE MONUMENT
COORDINATES TABLE

MONUMENT	NORTH	EAST
M1	10,464.0873	11,243.9550
M2	10,430.1006	11,242.9553
M3	10,397.1292	11,235.5950
M4	10,354.9237	11,218.2188
M5	10,319.5942	11,210.7260
M6	10,138.0219	11,205.7474
M7	10,089.4315	11,153.7884
M8	10,098.6009	10,922.1582
M9	10,474.1109	10,932.7847

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT
C1	48°21'58"	25.00	21.10	11.23
C2	11°45'29"	125.00	25.65	12.87
C3	11°16'49"	75.00	1.68	0.84
C4	19°31'35"	75.00	25.56	12.91
C5	21°49'52"	75.00	28.58	14.46
C6	23°04'28"	75.00	30.20	15.31
C7	25°19'59"	75.00	33.16	16.86
C8	20°27'30"	75.00	26.78	13.53
C9	90°38'45"	20.00	31.64	20.23
C10	89°46'34"	25.00	39.17	24.90
C11	90°13'28"	25.00	39.37	25.10
C12	89°21'15"	20.00	31.19	19.78
C13	90°41'47"	25.00	39.57	25.31
C14	18°02'05"	125.00	41.53	20.96
C15	1°46'21"	125.00	3.87	1.93
C16	37°36'38"	26.00	17.07	8.85
C17	19°27'16"	100.00	33.95	17.14
C18	20°48'24"	100.00	36.31	18.36
C19	90°41'47"	50.00	79.15	50.61

- LEGEND**
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "B.V. L537549"
 - = 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "B.V. L537549" NOT SET AT TRUE CORNER. SET ALONG LOT LINE AND/OR RADIAL TO CURVE. SEE BEARING AND DISTANCE CALL FOR EACH LOT ALONG ROAD RIGHT OF WAY.
 - ⊙ = SET 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED "B.V. L537549" AS NOTED
 - = SET 4" X 4" CONCRETE MONUMENT WITH YELLOW PLASTIC CAP MARKED "B.V. L537549"
 - X-X = EXISTING FENCE LINE
 - N = NORTH
 - E = EAST
 - W = WEST
 - R = RADIAL

SEC. 03, TWP. 32 N, RGE. 01 E, W.M.
ISLAND COUNTY, WASHINGTON

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LYNDEN, WA 98264

SCALE: 1" = 50'

DRAWN BY: K. COCHRAN
CHECKED BY: R. HOLT
DATE: JULY 29, 2003

SHEET DESCRIPTION:
FINAL PLAT
FORT NUGENT HIGHLANDS

JOB NO.: 2003-12
SHEET NO.: 2 OF 2

ROS BOOK 1 PAGE 33, 1973