GLENN HAVEN, PLATOE VOL 13 P. 149

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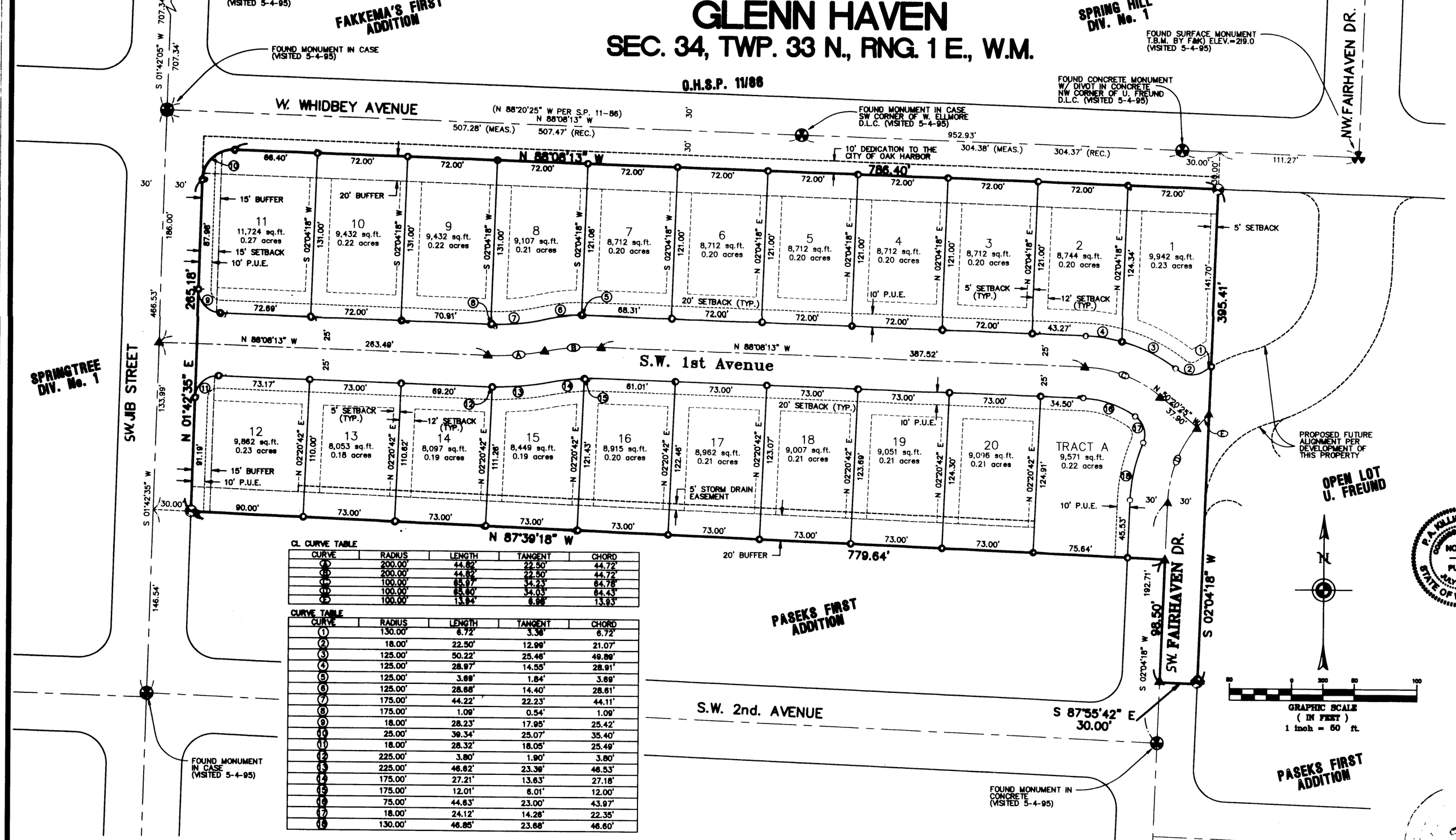
GLENN HAVEN
SEC. 34, TWP. 33 N., RNG. 1 E., W.M.



CURVE	RADIUS	LENGTH	TANGENT	CHORD
(A)	200.00'	44.82'	22.50'	44.72'
(B)	200.00'	44.82'	22.50'	44.72'
(C)	100.00'	85.07'	47.33'	84.78'
(D)	100.00'	89.60'	54.03'	84.43'
(E)	100.00'	13.94'	6.98'	13.93'

CURVE	RADIUS	LENGTH	TANGENT	CHORD
(1)	130.00'	6.72'	3.36'	6.72'
(2)	18.00'	22.50'	12.99'	21.07'
(3)	125.00'	50.22'	25.46'	49.89'
(4)	125.00'	28.97'	14.55'	28.91'
(5)	125.00'	3.69'	1.84'	3.69'
(6)	125.00'	28.68'	14.40'	28.61'
(7)	175.00'	44.22'	22.23'	44.11'
(8)	175.00'	1.09'	0.54'	1.09'
(9)	18.00'	28.23'	17.95'	25.42'
(10)	25.00'	39.34'	25.07'	35.40'
(11)	18.00'	28.32'	18.05'	25.49'
(12)	225.00'	3.80'	1.90'	3.80'
(13)	225.00'	46.62'	23.39'	46.53'
(14)	175.00'	27.21'	13.63'	27.18'
(15)	175.00'	12.01'	6.01'	12.00'
(16)	75.00'	44.63'	23.00'	43.97'
(17)	18.00'	24.12'	14.26'	22.35'
(18)	130.00'	46.85'	23.68'	46.60'

LEGEND

- DENOTES ALUMINUM CAP IN CONC.
- DENOTES ALUMINUM SURFACE MONUMENT
- DENOTES 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED (D.PAC LS 28414) SET THIS SURVEY.
- DENOTES MONUMENT IN CASE FOUND AND HELD AS NOTED
- DENOTES SURFACE MONUMENT FOUND AND HELD AS NOTED

EASEMENTS

An easement is reserved for and granted to the City of Oak Harbor, Puget Sound Power & Light Company, General Telephone Company of the Northwest, Cascade Natural Gas Corporation, U.S. Postal Service, Tele-Vue Systems, and their successors and assigns under and upon the exterior ten feet of front and five feet of side boundary lines of all lots and tracts, 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 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 herein granted.

LEGAL DESCRIPTION

That portion of Government Lot 1 in Section 34, Township 33 North, Range 1 East, of the Willamette Meridian, lying South of the South line of the Elmore Donation Claim produced Westerly;

EXCEPT the North 20 feet;

ALSO EXCEPT the PLAT OF PASEK'S FIRST ADDITION, according to the plat thereof recorded in Volume 11 of Plats, page 56, records of Island County, Washington;

ALSO EXCEPT that portion deeded to the City of Oak Harbor and recorded June 10, 1974 under Auditor's File No. 273610 records of Island County, Washington;
Also that portion of the Ulrich Freund Donation Claim in Section 34, Township 33 North, Range 1 East of the Willamette Meridian, described as follows:
The West 30 feet of the following described tract:
Beginning at a point of 20 feet South of the Northeast corner of the Ulrich Freund Donation Land Claim;
thence South a distance of 401.925 feet;
thence West to the West boundary of said Donation Land Claim;
thence North to a point 20 feet South of the Northwest corner of said Donation Land Claim;
thence East to the point of beginning.

Situated in Island County, Washington.

ACCESS NOTE

Lots 1 through 11 shall not have direct access to Whidbey Avenue, lots 11 and 12 shall not have direct access to Jib Street.

TRACT 'A' NOTE

Tract 'A' is for a drainage detention facility, the homeowner's association shall own and be responsible for the maintenance of Tract 'A' and the drainage facility. Tract 'A' may be designated for single family residential use, after down stream drainage facilities are in place and a short plat has been approved.

LANDSCAPE BUFFER

No structures shall be built within the buffer areas lots 1 through 11, including decks, accessory structures, or fences. Lots 12 through 20 and Tract A may include only north/south fences in the buffer on the side lot lines. Fences are allowed on the house side of the buffer areas along Whidbey Avenue (700th Avenue West) and Jib Street (115th NW Street). No fences shall be located within the buffer. The fencing may be up to six feet in height, may be of solid construction, and shall be constructed of natural materials. Fencing along the south buffer (lots 12 through 20, and Tract A) may have the fence on either side of the buffer, the fence may be open or solid construction, the fence shall be constructed of natural materials, and the fence may be up to six feet in height.

NOTE

LANDSCAPE BUFFER WILL BE MAINTAINED BY INDIVIDUAL HOME OWNERS PER CC&R'S RECORDED IN AUDITOR'S FILE No._____

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE FOUND CONCRETE MONUMENT AT 700TH AND 115TH TO THE FOUND CONCRETE MONUMENT KNOW AS SW CORNER OF THE W. ELLMORE D.L.C. IN 700TH AVENUE EAST.
(BASIS OF BEARING – N 88°08'13" 507.47)

SURVEY REFERENCES

S.P. BY: FAKKEMA KINGMA, Inc. RECORDED IN VOLUME 2, PAGE 101 RECORDS OF ISLAND COUNTY, WASHINGTON.

PLAT OF PASEK'S FIRST ADDITION, RECORDED IN VOLUME 11, PAGE 56 RECORDS OF ISLAND COUNTY, WASHINGTON.

NOTES

EQUIPMENT USED: ELECTRONIC TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE

CITY COUNCIL APPROVAL

Approved by the Council of the City of Oak Harbor, Washington this 17th day of September 1996

Attest:
ROSEMARY MORRISON
CITY CLERK

Mayor, STEPHEN DERNBACH

CITY FINANCE DIRECTOR APPROVAL

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 public use are paid in full.
This 2nd day of December 1996

City Finance Director, Denise Sosebee

ROAD DEDICATION DESCRIPTION

The North 10 feet of the following described parcel:

That portion of Government Lot 1 in Section 34, Township 33 North, Range 1 East, of the Willamette Meridian, lying South of the South line of the Elmore Donation Claim produced Westerly;

EXCEPT the North 20 feet;

ALSO EXCEPT the PLAT OF PASEK'S FIRST ADDITION, according to the plat thereof recorded in Volume 11 of Plats, page 56, records of Island County, Washington;

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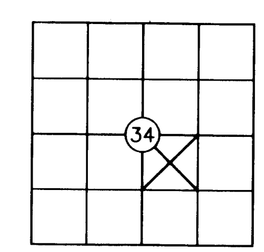

SEC. 34, TWP. 33 N., RNG. 1 E., W.M.

DEVELOPERS

Arthur C. Piculell
Dee W. Piculell
c/o The Piculell Group, Inc.
3236 S.W. Kelly St.
Suite No. 105
Portland, Or. 97201
Phone No. (503) 243-3827

Lee Piculell
1709 N. 122nd
Seattle, Washington 98133
(206) 440-8939

datum pacific Inc.
604 N. MAIN ST.
P.O. Box 308
Coupeville, WA. 98239
(360) 678-8363

PLAT OF GLENN HAVEN
N 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SEC. 34, TWP. 33 N, RNG. 1 E, W.M.

CITY OF OAK HARBOR — WASHINGTON

F.B. No. 3-6 / PG. 53– | FOR: THE PICULELL GROUP, INC. | SCALE: 1" = 50'
APPROVED BY: LST | C:\ADCADD\P\6168\CDGD\6168FL.PT 9-24-96 16:23:28 PST | DRAWN BY: CJH

Know all Men by these Presents that we, the undersigned owners in the 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 all streets, avenues, easements and public utilities shown and below ground shown thereon and use thereof for all public purposes not inconsistent with use thereof for public highway purposes; also the right to make all necessary slopes for cut and fill upon the lots and blocks shown on this plat and the original reasonable grading of the streets and avenues shown hereon.
IN WITNESS WHEREOF We have hereunto set our hands and seals this 1st day of October 1996

Arthur C. Piculell Dee W. Piculell
Lee Piculell

ACKNOWLEDGEMENT

State of Oregon, County of Multnomah, I certify that I know or have satisfactory evidence that Arthur C. Piculell signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal the day and year first above written.

Deborah Millsap
Notary Public in and for the State of Oregon
residing at Portland, Oregon
My Appointment Expires 6-18-97

OFFICIAL SEAL
DEBORAH MILLSAP
NOTARY PUBLIC - OREGON
COMMISSION NO.028341
MY COMMISSION EXPIRES JUNE 18, 1997

ACKNOWLEDGEMENT

State of Oregon, County of Multnomah, I certify that I know or have satisfactory evidence that Dee W. Piculell signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal the day and year first above written.

Deborah Millsap
Notary Public in and for the State of Oregon
residing at Portland, Oregon
My Appointment Expires 6-18-97

OFFICIAL SEAL
DEBORAH MILLSAP
NOTARY PUBLIC - OREGON
COMMISSION NO.028341
MY COMMISSION EXPIRES JUNE 18, 1997

ACKNOWLEDGEMENT

State of Washington, County of Island, I certify that I know or have satisfactory evidence that Lee Piculell signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal the day and year first above written.

P.A. Killingsworth
Notary Public in and for the State of Washington
residing at Freeland
My Appointment Expires 7-19-99

P.A. KILLINGSWORTH
COMMISSION EXPIRES
NOTARY
PUBLIC
JULY 19, 1999
STATE OF WASHINGTON

APPROVALS

CITY ENGINEER

Examined and approved this 28th day of October, 1996

City Engineer, Ryan Goodman

PLANNING COMMISSION

I hereby certify that the within plat of GLENN HAVEN is duly approved by the City of Oak Harbor Planning Commission this 3 day of Dec, 1996

Chairman, Chris Sallman

TREASURER-COUNTY

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 1996

Island County Treasurer, Maxine Souter

COUNTY AUDITOR'S AF# 96020640

Filed for record at the request of LAND TITLE this 9th day of DECEMBER, 1996, and recorded in Volume 13 of Plats, Page(s) 149, Records of Island County, Washington.

Island County Auditor, Art Hyland
Deputy Auditor

ISLAND COUNTY
COUNTY
AUDITOR
STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of GLENN HAVEN is based upon an actual survey and subdivision of Section 34, Township 33 N., 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.

L. Shayne Thatcher, P.L.S.
Certificate No. 28414
Expiration 9-13-98
Date 10-4-96

SHAYNE THATCHER
STATE OF WASHINGTON
28414
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/13/98
10-4-96