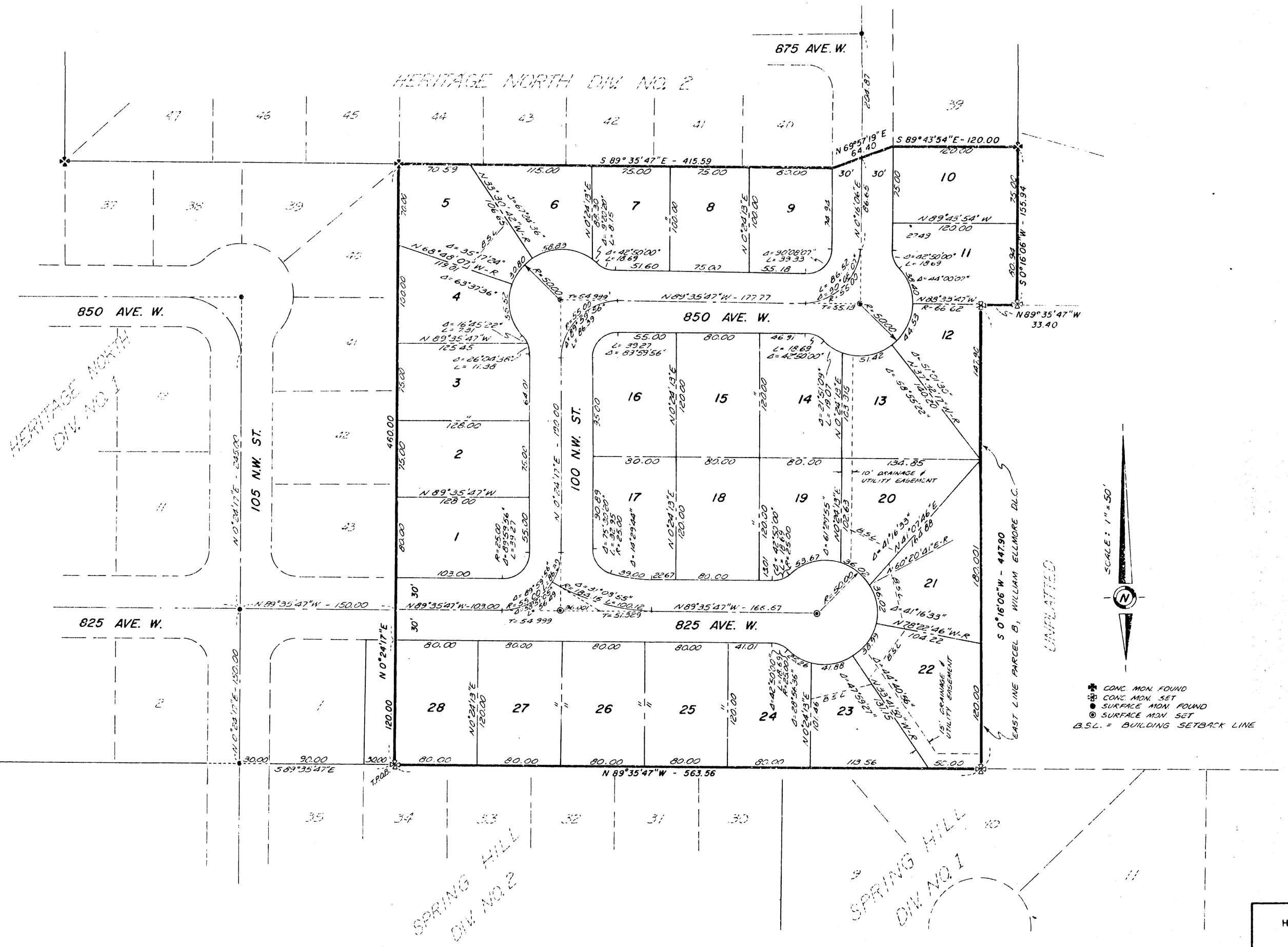
3027319-01

46

THE PLAT OF

HERITAGE NORTH DIV. NO. 3

A PORTION OF THE ELLMORE DONATION LAND CLAIM
IN SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST, W. M.
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON



HERITAGE NORTH
DIV. NO. 3

SHEET 1 OF 2

3027319-02

47.

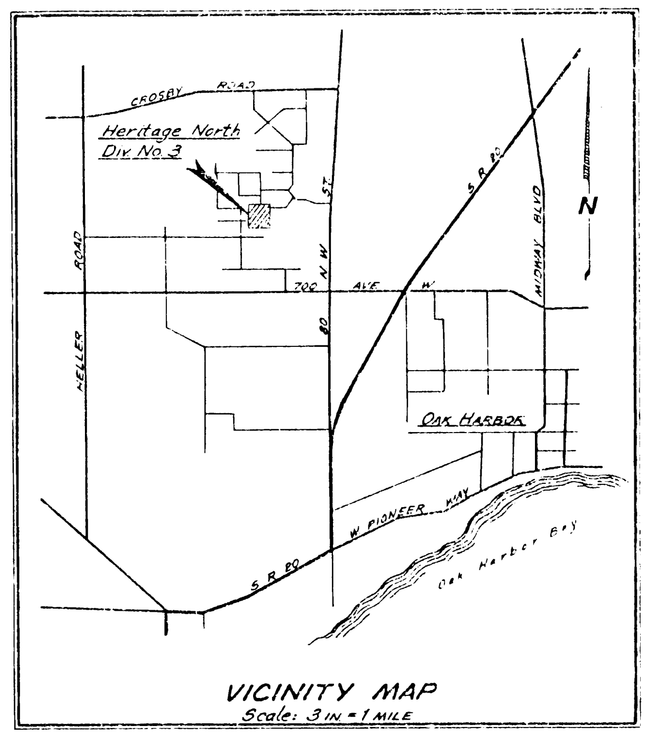
THE PLAT OF
HERITAGE NORTH DIV. NO. 3

A PORTION OF THE ELLMORE DONATION LAND CLAIM
IN SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST, W.M.
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION

That portion of the William Ellmore Donation Land Claim in Section 34, Township 33 North, Range 1 East, W.M., Island County, Washington, described as follows:

Commencing at the Southeast Corner of Lot 1 of the Plat of Heritage North Division No. 1, as Recorded in Volume 12 of Plats, Page 51, Records of Island County, Washington; thence South 89°35'47" East a distance of 30.00 feet to the True Point of Beginning; thence North 0°24'17" East a distance of 120.00 feet; thence continue North 0°24'17" East along the East Line of said Plat of Heritage North Division No. 1 a distance of 460.00 feet to the South Line of the Plat of Heritage North Division No. 2 as recorded under Auditors File No. 350078, Records of Island County, Washington; thence South 89°35'47" East along said South Line a distance of 415.59 feet; thence North 68°57'19" East a distance of 64.40 feet; thence South 89°43'54" East a distance of 120.00 feet to the Southeast Corner of said Plat of Heritage North Division No. 2, and the West Line of the Plat of Pirdale, as Recorded in Volume 12 of Plats, Pages 53 and 54, Records of Island County, Washington; thence South 0°16'06" West along said West Line a distance of 155.94 feet; thence North 89°35'47" West a distance of 33.40 feet to the Northeast Corner of Parcel B of the same William Ellmore Donation Land Claim; thence South 0°16'06" West along the East Line of said Parcel B a distance of 447.90 feet to the North Line of the Plat of Spring Hill Division No. 1, as Recorded in Volume 8 of Plats, Page 11, Records of Island County, Washington; thence North 89°35'47" West along the North Line of said Plat, and along the North Line of the Plat of Spring Hill Division No. 2, as Recorded in Volume 11 of Plats, Page 56, Records of Island County, Washington, a distance of 553.56 feet to the True Point of Beginning.



VICINITY MAP
Scale: 3 IN = 1 MILE

ACKNOWLEDGEMENTS

KNOW ALL MEN BY THESE PRESENTS THAT WE, the undersigned, owners in fee simple, hereby declare this plat and dedicate to the use of the public forever all streets and avenues or whatever public property there is shown on the plat and the use thereof for any and 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, tracts, etc., shown on this plat in the reasonable original grading of all streets shown hereon. Also the right to drain the streets and avenues over and across any lot or lots or tract where water might take a natural course after the road is graded. Public utilities above and below ground on all streets and avenues 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 land within the plat by the established construction, drainage, and maintenance of said roads.

Restrictive and protective covenants applying to all lots in this plat are recorded in Volume 375, page 344, under Auditor's File No. 327552, records of Island County, Washington.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13 day of December A.D. 1985.

INTERWEST SAVINGS BANK

LAND SURVEYOR'S CERTIFICATE

I, John B. Friel, hereby certify that the Plat of HERITAGE NORTH DIVISION NO. 3 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 B. FRIEL
Registered Land Surveyor
Certificate No. 10745

APPROVALS

The Planning Commission of the City of Oak Harbor, Washington, meeting on October 23 A, 1985, found that the Plat of HERITAGE NORTH DIVISION NO. 3 serves the public use and interest and has authorized its chairman to execute its written approval thereon.

Planning Commission Chairman

Approved by the City Council of Oak Harbor, Washington, meeting in regular session this 19th day of November, 1985.

Mayor of Oak Harbor

Examined and approved in accordance with R.C.W. 58.17.160 (1) this 1st day of January, 1986.

Oak Harbor City Supervisor

EASEMENT PROVISIONS

An easement is hereby reserved for, and granted to: puget SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY, and NATIONWIDE CABLEVISION and their respective successors and assigns under and upon the exterior 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 and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purpose stated.

TREASURER'S CERTIFICATE R13334-178-4050

I, Patricia C. Pfeifer, Treasurer of Island County, Washington, hereby certify that all taxes on the above property are fully paid up to and including the year 1985.

By J. R. Cruikshank Deputy
Island County Treasurer

CERTIFICATE OF TITLE

Recorded January 15, 1986 in Volume 481, page ____ under Auditor's File No. 86000562, records of Island County, Washington.

STATE OF WASHINGTON)
COUNTY OF ISLAND) ss.

THIS IS TO CERTIFY THAT ON THIS 9th day of JANUARY, 1986, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared S. M. HARRIS and LEA STELLA the PRESIDENT and VICE PRESIDENT, respectively of INTERWEST SAVINGS BANK, a Washington Corporation, that they 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 they are authorized to execute said instrument and that the seal affixed is the corporate seal of said Corporation.

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 OAK HARBOR

RECORDING CERTIFICATE

Filed for record at the request of INTERWEST SAVINGS BANK THIS 15th day of January, 1986, at 48 minutes past 10 A.M., and recorded in Volume 13 of Plats, Pages 46 & 47, under Auditor's File No. 86000563, records of Island County, Washington.

County Auditor — By Deputy County Auditor

HERITAGE NORTH
DIV. NO. 3