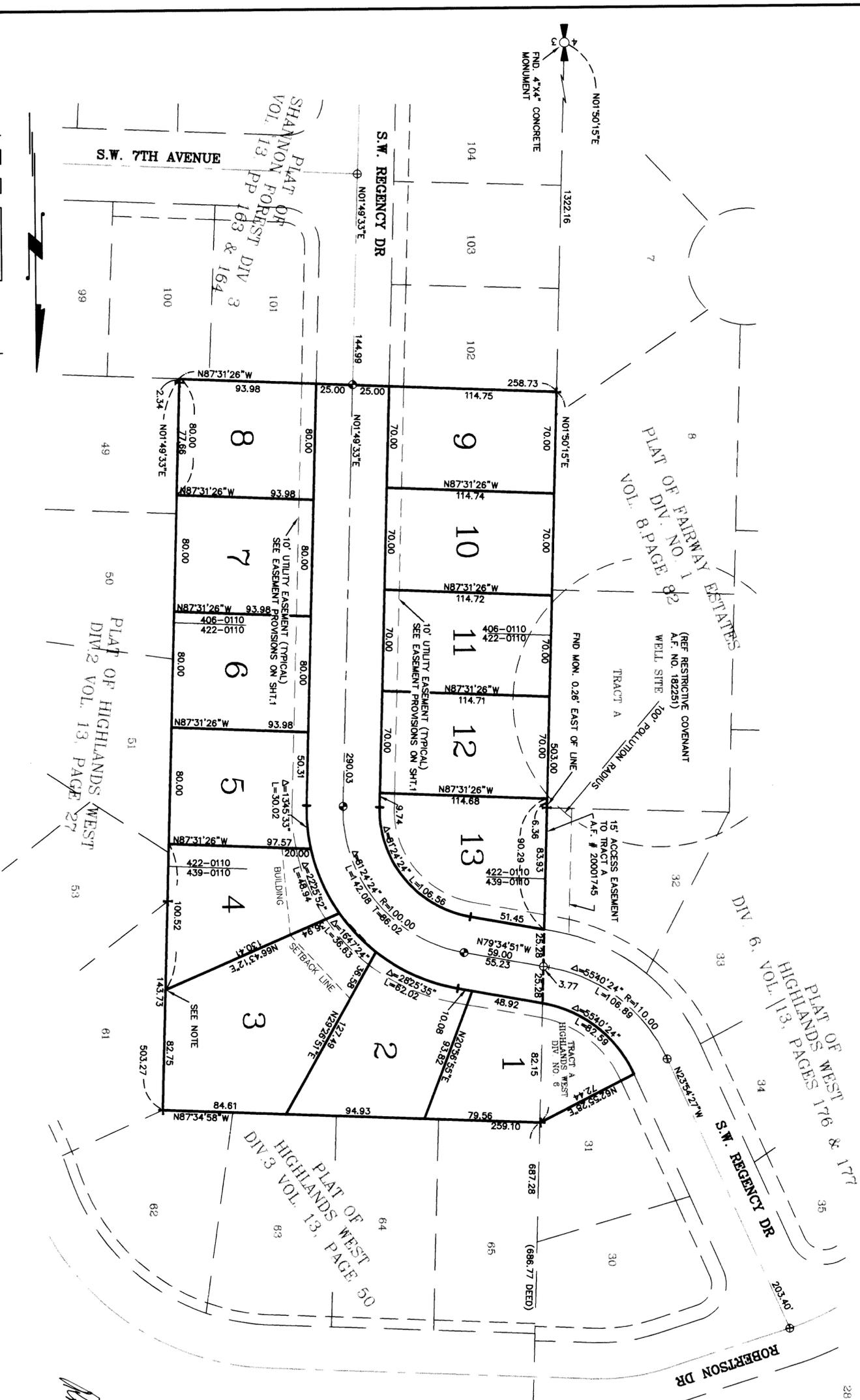


335 3555

PLAT OF HIGHLANDS WEST, DIV. NO. 7

SECTION 3 & 4 TOWNSHIP 32 NORTH, RANGE 1 EAST W.M., CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON
INCLUDING A REPLAT OF TRACT A OF THE PLAT OF HIGHLANDS WEST DIV. NO.6, VOL.13 OF PLATS, PAGES 176 AND 177



LOT NUMBER	AREA SQ. FT.
1	8663.7
2	8495.6
3	12961.3
4	7996.8
5	7553.2
6	7517.9
7	7517.9
8	7517.9
9	8031.5
10	8030.8
11	8029.4
12	8028.7
13	8591.6

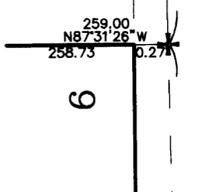
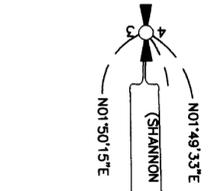


FAKKEMA & KINGMA, INC.
840 SE 8TH AVENUE, SUITE 102
OAK HARBOR, WA 98277
1-(360) 675-5973
FAX-1-(360) 675-7255

0 50 100 150
SCALE IN FEET

+.....FOUND CONCRETE MON. BY FAKKEMA AND KINGMA, INC. UNLESS NOTED OTHERWISE.
●.....SET ALUM. SURFACE MON THIS SURVEY MARKED FAKKEMA & KINGMA, INC. LS 11941.
⊕.....FOUND EXISTING SURFACE MON SET BY FAKKEMA & KINGMA TO THE SOUTHWEST

1/2" REBAR WITH CAP MARKED FAKKEMA & KINGMA, INC. LS 11941 SET AT ALL CORNERS IN HIGHLANDS WEST. 1" REBAR WITH CAP MARKED FAKKEMA & KINGMA, INC. LS 11941 SET AT DOPPER TACK AND DISC MARKED FK 11941 SET AT RIGHT OF WAY CORNERS IN CONCRETE MAIL BOX AREAS FOR CORNERS COMMON TO LOTS 2 AND 3 AND 6 AND 7



WEST LINE OF SEC. 3 PER PLATS OF SHANNON FOREST

HIGHLANDS WEST DIV. NO. 7

SECTION 4
SECTION 3

503.00
503.00
1825.16

HIGHLANDS WEST DIV. 6
HIGHLANDS WEST, DIV. 3

258.63
N87°34'58"W
259.10
687.28
2512.44

SECTION LINE DETAIL
NOT TO SCALE

PLAT OF HIGHLANDS WEST, DIV. NO. 7 SECTION 3 & 4 TOWNSHIP 32 NORTH, RANGE 1 EAST W.M., CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON INCLUDING A REPLAT OF TRACT A OF THE PLAT OF HIGHLANDS WEST DIV. NO.6, VOL 13 OF PLATS, PAGES 176 AND 177

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND MORTGAGE HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND USE THEREOF FOR ALL PUBLIC 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 ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE 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 ABOVE AND BELOW THE GROUND ON ALL STREETS, AVENUES, ALLEYS AND EASEMENTS 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. RESTRICTIVE AND PROTECTIVE COVENANTS APPLYING TO ALL LOTS IN THIS PLAT ARE RECORDED UNDER AUDITOR'S FILE NO. 20010017. RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEALS THIS 8th DAY OF June 2000.
LMR, INC.
[Signature]
RYAN R. KINGMA, PRESIDENT
1170 SW 4TH AVENUE
OAK HARBOR, WA 98277
1-(360) 675-5664

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF ISLAND

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RYAN R. KINGMA IS THE PERSON THAT APPEARED BEFORE ME AND SAID PERSON EXPLAINED THE SIGNED THIS INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: June 3rd 2000.
[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 12/28/2005



EASEMENT PROVISIONS

AN EASEMENT IS RESERVED AND GRANTED TO THE CITY OF OAK HARBOR, PUEBT SOUND ENERGY GENERAL TELEPHONE CO. OF THE NORTHWEST CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, TCI CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 FEET OF EACH LOT AND TRACT ABUTTING THE STREETS AS SHOWN HEREIN PLATTED IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UNDERGROUND CONDUITS, CABLES, WIRES AND VALVES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, WATER, GAS, CABLE TELEVISION AND POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

RESTRICTIONS

1. LOTS 11 & 12 OF THIS PLAT ARE HEREBY MADE SUBJECT TO THAT RESTRICTIVE COVENANT RECORDED APRIL 13, 1988, UNDER AUDITOR'S FILE NO. 182251, RECORDS OF ISLAND COUNTY, WASHINGTON.

GENERAL NOTES

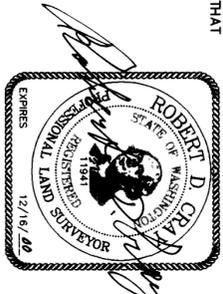
1. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGEMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESS OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS AND ORDINANCES.
2. ALL CORNERS ARE MARKED UPON THE GROUND WITH AN IRON REBAR AND PLASTIC CAP MARKED FAKKEMA & KINGMA, INC. IS 11941 UNLESS NOTED OTHERWISE.
3. SURVEY EQUIPMENT USED FOR THE FIELD SURVEY IS A LEICA TCR09L TOTAL STATION WITH RETRO PRISMS, CALIBRATED AGAINST NGS BASELINE "BAYVIEW" ON AUGUST 2, 1999.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF HIGHLANDS WEST, DIV. 7 IS BASED UPON AN ACTUAL SURVEY OF SECTION 3 TOWNSHIP 32 N., RANGE 1 E. 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.

ROBERT D. GRAY, P.L.S.
CERTIFICATE NO. 11941
FAKKEMA & KINGMA, INC.
840 SE 8TH AVENUE, SUITE 102
OAK HARBOR, WA 98277
1-(360) 675-5973
FAX-1-(360) 675-7255

5/26/00



LAND DESCRIPTION

THE PLAT OF HIGHLANDS WEST, DIV. NO. 7 EMBRACES TRACT A OF THE PLAT OF HIGHLANDS WEST, DIV. NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 176 AND 177, RECORDS OF ISLAND COUNTY.

ALSO THE PLAT OF HIGHLANDS WEST, DIV. NO. 7 EMBRACES THOSE PORTIONS OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST W.M., CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON, LYING WEST AND SOUTH OF THE PLATS OF HIGHLANDS WEST, DIV. NO. 2 AND DIV. NO. 3, ACCORDING TO THE PLATS THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGES 27 AND 50, RESPECTIVELY; RECORDS OF ISLAND COUNTY; SAID PORTIONS BEING ALSO DESCRIBED AS FOLLOWS:

PARCEL A, R13203-408-0110

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 3 THAT IS SOUTH 0°38'40" WEST 1022.51 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 0°38'40" WEST FOR A DISTANCE OF 259.00 FEET; THENCE SOUTH 0°38'40" WEST FOR A DISTANCE OF 167.87 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE WEST 88°41'33" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 259 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 0°38'40" WEST TO THE POINT OF BEGINNING.
EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF HIGHLANDS WEST, DIV. NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 27, RECORDS OF ISLAND COUNTY, WASHINGTON.

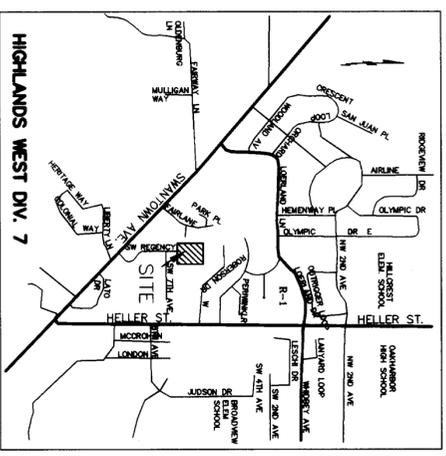
PARCEL B, R13203-422-0110

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 3 THAT IS SOUTH 0°38'40" WEST 854.64 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 3; THENCE CONTINUE SOUTH 0°38'40" WEST A DISTANCE OF 167.87 FEET; THENCE SOUTH 88°41'33" EAST A DISTANCE OF 259 FEET; THENCE NORTH 0°38'40" EAST A DISTANCE OF 167.87 FEET; THENCE NORTH 88°41'33" WEST A DISTANCE OF 259 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF HIGHLANDS WEST, DIV. NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 27, RECORDS OF ISLAND COUNTY, WASHINGTON.

PARCEL C, R13203-438-0110

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 3 THAT IS SOUTH 0°38'40" WEST 686.77 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 3; THENCE CONTINUE SOUTH 88°41'33" EAST A DISTANCE OF 259 FEET; THENCE NORTH 0°38'40" EAST A DISTANCE OF 167.87 FEET; THENCE NORTH 88°41'33" WEST A DISTANCE OF 259 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF HIGHLANDS WEST, DIV. NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 27, RECORDS OF ISLAND COUNTY, WASHINGTON.

ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF HIGHLANDS WEST, DIV. NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 50, RECORDS OF ISLAND COUNTY, WASHINGTON.



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREBY DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 2nd DAY OF June 2000.

[Signature]
DOUGLAS A. WERRMAN
OAK HARBOR FINANCE DIRECTOR

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 2000.

MAKINE R. SAUTER, ISLAND COUNTY TREASURER
DEPUTY TREASURER



APPROVALS

EXAMINED AND APPROVED THIS 2nd DAY OF June 2000
[Signature]
RYAN GOODMAN, OAK HARBOR CITY ENGINEER

I HEREBY CERTIFY THAT THE PLAT OF HIGHLANDS WEST, DIV. 7 IS DULY APPROVED BY THE CITY OF OAK HARBOR PLANNING COMMISSION THIS 2nd DAY OF June 2000.
[Signature]
BRUCE W. VAN TASSELL, CHAIRMAN

APPROVED BY THE CITY COUNCIL OF OAK HARBOR, WASHINGTON, THIS 2nd DAY OF June 2000.
[Signature]
PATRICIA A. COHEN, MAYOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF FAKKEMA & KINGMA, INC. THIS 2nd DAY OF June 2000, AND RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 196 & 197 RECORDS OF ISLAND COUNTY, WASHINGTON.

[Signature]
SUZANNE SINCLAIR
ISLAND COUNTY AUDITOR
AUDITORS FILE NO. 20010099

CERTIFICATE OF TITLE

RECORDED 5 DAY OF June 2000, IN VOLUME 13, PAGE 193 UNDER AUDITOR'S FILE NO. 20010099. RECORDS OF ISLAND COUNTY, WASHINGTON.

