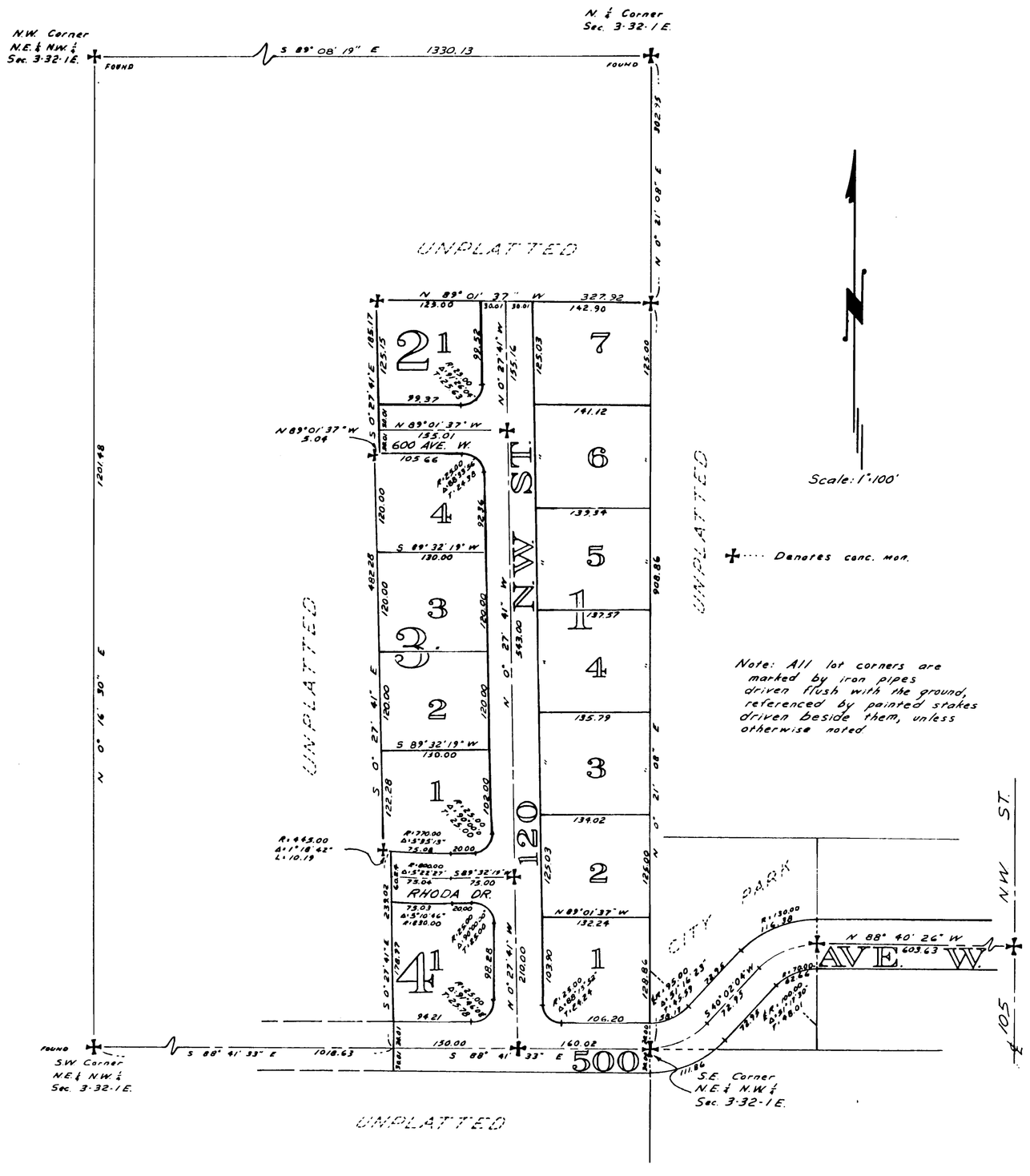
PLAT OF
KIMBALL HEIGHTS
DIV NO. 1
AN ADDITION TO
OAK HARBOR
IN SEC. 3, TWP. 32 N., R. 1E. W.M.
ISLAND COUNTY, WASHINGTON



Note: All lot corners are marked by iron pipes driven flush with the ground, referenced by painted stakes driven beside them, unless otherwise noted.

DESCRIPTION

The adjoining plat of KIMBALL HEIGHTS, DIV. NO. 1, embraces that certain portion of the N.E.¼ of the N.W.¼ of Section 3, Township 32 North, Range 1 East Willamette Meridian described as follows:

Beginning at the Southeast corner of said N.E.¼ of the N.W.¼; thence N 0° 21' 08" E, along the East line of said N.E.¼ of the N.W.¼, a distance of 908.86 feet; thence N 89°01' 37" W 327.92 feet; thence S 0° 27' 41" E 185.17 feet; thence N 89°01' 37" W 5.04 feet; thence S 0° 27' 41" E 482.28 feet; thence Easterly, along a curve to the left having a radius of 770.00 feet through an arc 1°18'42" for a distance of 10.19 feet; thence S 0° 27' 41" E 839.02 feet to the South line of said N.E.¼ of the N.W.¼; thence S 88° 41' 33" E, along said South line, a distance of 310.02 feet to the point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, Richard Kimball and Louise M. Kimball, his wife, owners in fee simple of the land herein platted, hereby declare this plat and dedicate to the use of the public forever all streets and easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes; also, the right to make all necessary slopes, cuts or fills upon the lots, blocks, tracts, etc. shown hereon. Also the right to drain said streets, avenues and alleys over and across any lot or lots where water might take a natural course after the road is graded. Public utilities above and below ground on all streets, avenues and alleys are hereby dedicated to the Town of Oak Harbor, Washington.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 2 day of July A.D. 1965.

Richard Kimball — RICHARD KIMBALL
Louise M. Kimball — LOUISE M. KIMBALL

RESTRICTIONS

Restrictive and protective covenants applying to all lots in this plat are recorded in Volume 10 of Miscellaneous Records, Page 247, Records of Island County, Washington.

ACKNOWLEDGMENT

State of Washington } s.s.
County of Island }

This is to certify that on this 2 day of July, AD 1965, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Richard Kimball and Louise M. Kimball, his wife, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes mentioned herein.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first above written.

Henry Koetje
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
Oak Harbor

SURVEYOR'S CERTIFICATE

I, Robert P. Fakkema, hereby certify that the adjoining plat of KIMBALL HEIGHTS, DIV. NO. 1, is based upon an actual survey, that the courses and distances are shown thereon correctly, that monuments have been set and all lot and block corners have been staked on the ground and that the provisions of statute and ordinance have been complied with.

Robert P. Fakkema
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 8947

ROBERT P. FAKKEMA — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR

TREASURER'S CERTIFICATE

I, Harry A. Lang, Treasurer of Island County, Washington, hereby certify that all taxes on the adjoining property are fully paid to and including the year 1965.

Harry A. Lang — COUNTY TREASURER
BY Mary L. Smith — DEPUTY COUNTY TREASURER

CERTIFICATE OF TITLE

Recorded _____, 196__. File No. _____.
Volume ____, Page _____, Island County, Washington.

174703

RECORDING CERTIFICATE

Filed for record at the request of TOWN OF OAK HARBOR this 9th day of AUGUST, 1965, at 58 minutes past 2 P.M., and recorded in Volume 8 of Plats, Page 34, Records of Island County, Washington.

J.W. LIBBEY — COUNTY AUDITOR
BY M. Cook — DEPUTY COUNTY AUDITOR

APPROVALS

The Planning Commission of the Town of Oak Harbor, Washington, meeting on May 25, 1965, found that the adjoining plat of KIMBALL HEIGHTS, DIV. NO. 1, serves the public use and interest and has authorized it's secretary to execute it's written approval thereon.

William Harrison
PLANNING COMMISSION SECRETARY

Approved by the Town Council of Oak Harbor, Washington, meeting in regular session this 6 day of July, 1965.

Vanessa Walrath — CLERK OF OAK HARBOR
[illegible] — MAYOR OF OAK HARBOR

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to

Puget Sound Power & Light Company
AND
WEST COAST TELEPHONE CO.

and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables 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 purposes stated; also hereby granted is the right to use the streets for the same purposes.

All permanent utility services shall be provided by underground service exclusively.