3999150

52.

PLAT OF
KIMBALL HEIGHTS
DIV. NO. 3
SECTION 3, TWP. 32 N., R. I E., W. M.
OAK HARBOR, WASHINGTON
INCLUDING A REPLAT OF LOT 6, BLOCK 2, IN THE PLAT OF KIMBALL HEIGHTS, DIV. NO. 2

DESCRIPTION

The Plat of KIMBALL HEIGHTS, DIV. NO. 3, embraces that portion of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 32 North, Range 1 East, W.M., Island County, Washington, including a replat of Lot 6 in Block 2 in the Plat of KIMBALL HEIGHTS, DIV. NO. 2, described as follows:

Beginning at a point on the North line of said Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 3, lying South 87° 56' 49" East 330.00 feet from the Northwest corner thereof: thence continuing

South 87° 56' 49" East along said North line, a distance of 334.95 feet to the East line of said Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 3; thence

South 01° 30' 56" West along said East line, a distance of 301.67 feet to the South line of the North 1/2 of said Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 3, said South line being also the North boundary of the Plat of KIMBALL HEIGHTS, DIV. NO. 2, as per plat recorded in Volume 9 of Plats, page 37, records of Island County, Washington; thence

North 87° 49' 57" West along said South line, a distance of 43.04 feet to the Northeast corner of Lot 6 in Block 2 in said Plat of KIMBALL HEIGHTS, DIV. NO. 2; thence

South 00° 44' 31" West along the East line of said Lot 6, a distance of 125.15 feet to the Southeast corner of said Lot 6; thence

North 87° 49' 25" West along the South line of said Lot 6, a distance of 70.89 feet to the West boundary of said Plat of KIMBALL HEIGHTS, DIV. NO. 2; thence

South 02° 10' 35" West along said West plat boundary, a distance of 60.00 feet to a point on a curve from which a radial line bears

North 02° 10' 35" East to the radius point, thence Northwesterly along said curve, being along said West Plat boundary, being to the right, having a radius of 338.92 feet, through a central angle of 16° 59' 50", an arc distance of 100.54 feet to the beginning of a curve to the left from which a radial line bears

South 19° 10' 25" West to the radius point; thence leaving said West Plat boundary, Westerly along said curve to the left, having a radius of 270.00 feet, through a central angle of 17° 41' 30", an arc distance of 83.37 feet; thence

North 01° 28' 55" East 60.00 feet; thence

North 88° 31' 05" West 40.79 feet to a line bearing South 01° 28' 55" West from the Point of Beginning; thence

North 01° 28' 55" East along said line, being parallel to the West line of aforesaid Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 3, a distance of 400.00 feet to the Point of Beginning.

LAND SURVEYOR'S CERTIFICATE

I, Robert P. Fakkema, hereby certify that the Plat of KIMBALL HEIGHTS, DIV. 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 in the ground as shown.

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

Robert P. Fakkema
Registered Land Surveyor
Certificate No. 8947

EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to: Puget Sound Power & Light Company, General Telephone Company of the Northwest, and Tele-Vue-Systems and their respective successors and assigns at locations shown on the plat in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, wires, vaults, with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, and cable television services, together with the right to enter upon the lots and tracts at all times for the purposes stated.

DEDICATION

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 381, page 271, under Auditor's File No. 320785, records of Island County, Washington.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28TH day of SEPTEMBER, A.D., 1977.

Richard Kimball — *Richard Kimball*
Louise M. Kimball — *Louise M. Kimball*
Ann R. Kingma — *Ann R. Kingma*
Ryan H. Kingma
ISLAND SAVINGS AND LOAN ASSOCIATION
Barney R. Beeksma, President — *Stephen Walden, Secretary*

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) ss.
County of Island)

This is to certify that on this 28TH day of SEPTEMBER 1977, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Barney R. Beeksma and Stephen Walden, President and Secretary, respectively, of ISLAND SAVINGS And LOAN ASSOCIATION, 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

STATE OF WASHINGTON)
) ss.
County of Island)

This is to certify that on this 28TH day of SEPTEMBER, 1977, 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, and Ryan H. Kingma and Ann A. Kingma, 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.

Notary Public in and for the State of Washington, residing at Oak Harbor

APPROVALS

The Planning Commission of the City of Oak Harbor, Washington, meeting on AUG. 23RD, 1977, found that the Plat of KIMBALL HEIGHTS, DIV. NO. 3, serves the public use and interest and has authorized its chairman to execute its written approval thereon.

ELIZABETH S. AUSTIN
Planning Commission Chairman

Approved by the City Council of Oak Harbor, Washington, meeting in regular session this 6TH day of SEPT., 1977.

AL KOETJE
Mayor of Oak Harbor

Examined and approved in accordance with R.C.W. 58.17.160 (1) this day of 28TH of SEPT., 1977.

JACK E. WILSON, P.E.
Oak Harbor City Supervisor

TREASURER'S CERTIFICATE

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 1978.

by: Bernice E. Bainbridge, Deputy
PATRICIA C. PFEIFER
Island County Treasurer

CERTIFICATE OF TITLE

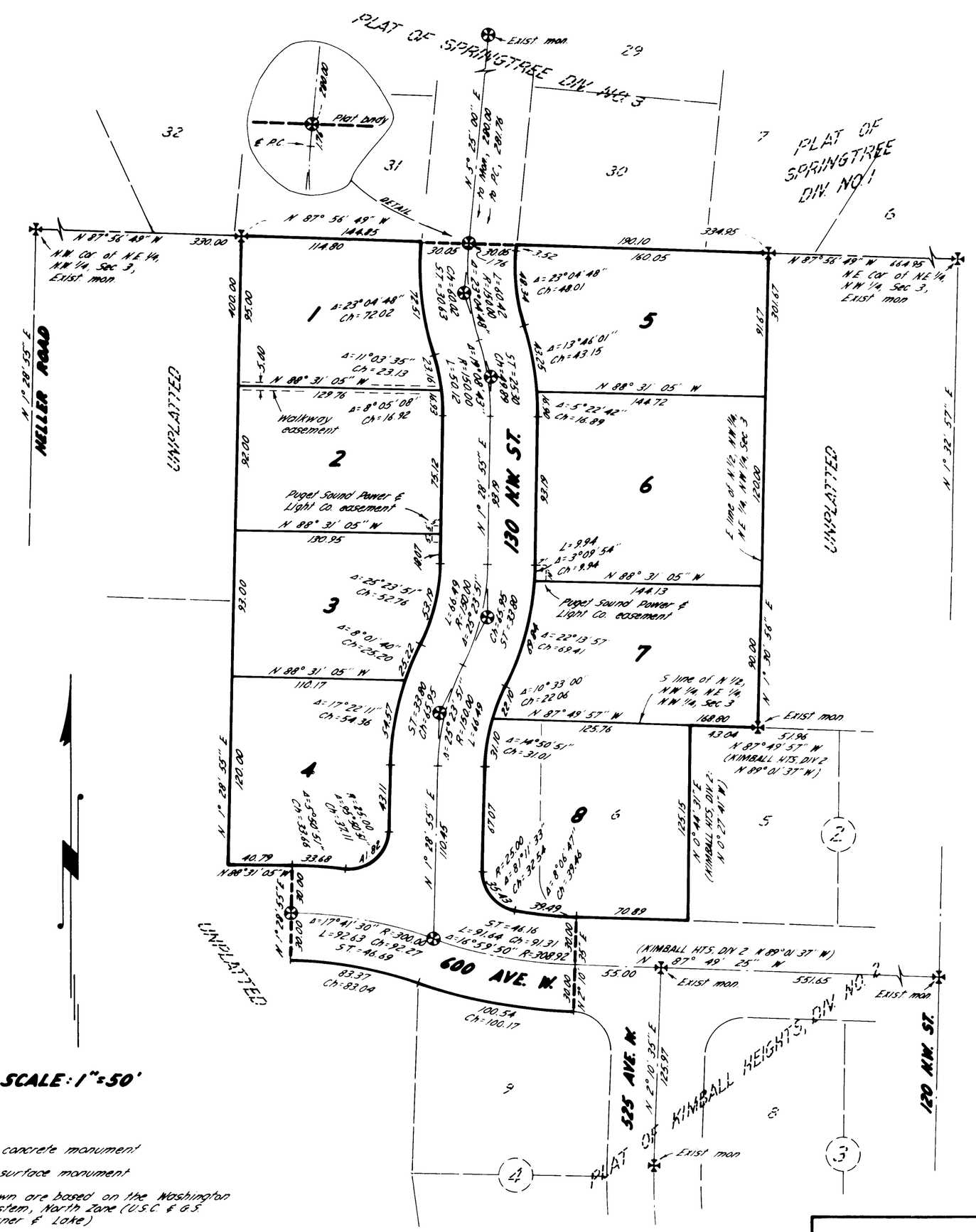
Recorded OCTOBER 4TH, 1977 in Volume 381, page 265. under Auditor's File No. 320783, records of Island County, Washington.

RECORDING CERTIFICATE

Filed for record at the request of FAKKEMA & KINGMA INC. this 4TH day of OCTOBER, 1977, at 44 minutes past 9 A.M., and recorded in Volume 12 of Plats, page 52, under Auditors File No. 320784, records of Island County, Washington.

E. Duane Kemp
County Auditor

Deputy County Auditor



SCALE: 1" = 50'

✠ *Denotes concrete monument*

⊕ *Denotes surface monument*

Bearings shown are based on the Washington Coordinate System, North Zone (U.S.C. & G.S. Stations Warner & Lake)

All lot corners and points of curvature on lot lines are marked by iron pipes. Lot numbers are marked on wood stakes beside iron pipes.

Fakkema & Kingma, Inc.

121-3
ERF

KIMBALL HEIGHTS

PLAN HOLD

PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE

DRAWING NUMBER
PLAT OF KIMBALL HTS
DIV. # 3

PLAN HOLD CORPORATION IRVINE CALIFORNIA
REORDER #1 NO. 07934-24