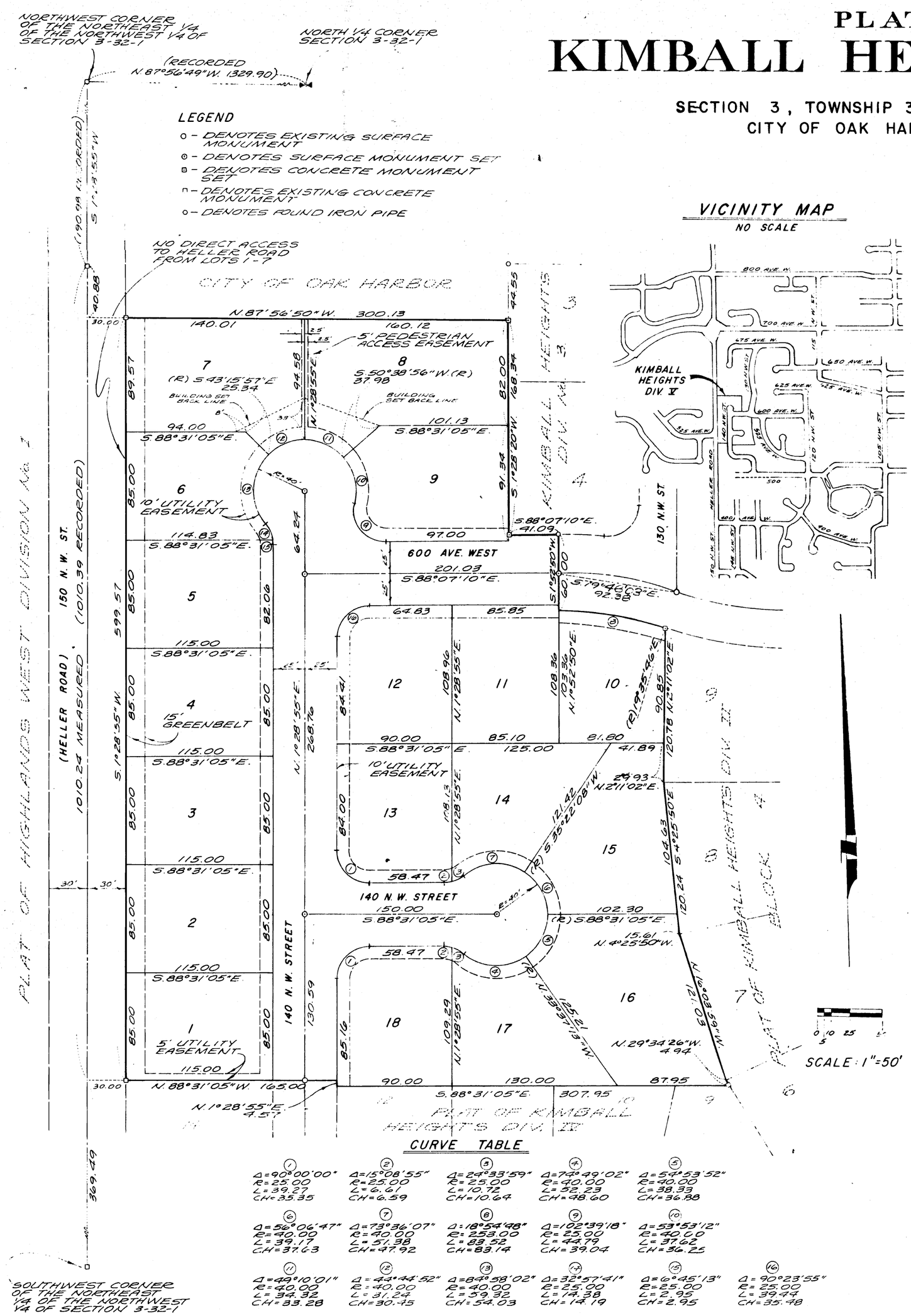
3116864

74

PLAT OF
KIMBALL HEIGHTS DIVISION V

SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
CITY OF OAK HARBOR, WASHINGTON

R 13203-460-1550



VICINITY MAP

NO SCALE

CURVE TABLE

(1) Δ=90°00'00" R=25.00 L=39.27 CH=35.35	(2) Δ=15°08'55" R=25.00 L=6.61 CH=6.59	(3) Δ=24°33'59" R=25.00 L=10.72 CH=10.64	(4) Δ=74°49'02" R=40.00 L=52.23 CH=48.60	(5) Δ=54°53'52" R=40.00 L=38.33 CH=36.88
(6) Δ=56°06'47" R=40.00 L=39.17 CH=37.63	(7) Δ=73°36'07" R=40.00 L=51.38 CH=47.92	(8) Δ=18°54'48" R=253.00 L=83.52 CH=83.14	(9) Δ=102°39'18" R=25.00 L=44.79 CH=39.04	(10) Δ=53°53'12" R=40.00 L=37.62 CH=36.25
(11) Δ=49°10'01" R=40.00 L=34.32 CH=33.28	(12) Δ=44°44'52" R=40.00 L=31.24 CH=30.45	(13) Δ=84°38'02" R=39.92 CH=54.03	(14) Δ=32°57'41" R=25.00 L=14.38 CH=14.19	(15) Δ=6°45'13" R=25.00 L=2.95 CH=2.95	(16) Δ=90°23'55" R=25.00 L=39.44 CH=35.48

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED 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 WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF, FOR 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, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS SHOWN HEREON. ALSO THE RIGHT TO DRAIN THE STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS GRADED. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGE AGAINST THE CITY OF OAK HARBOR WHICH MAY BE OCCASIONED TO ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS. PUBLIC UTILITIES ABOVE AND BELOW GROUND ON ALL STREETS, AVENUES, ALLEYS, AND EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF OAK HARBOR, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 18 DAY OF DECEMBER 1989

D. STEPHEN ELLSWORTH
JONI ELLSWORTH
DAVID S. ELLSWORTH
JOANNE M. ELLSWORTH
KARL KRIEGER, III
DARLANE KRIEGER
WILLIAM L. MCDOWELL, III
ELAINE MCDOWELL
LOUISE M. KIMBALL

EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION, THE CITY OF OAK HARBOR, TELE-VUE SYSTEMS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PUBLIC AND/OR PRIVATE ROADS LOCATED IN THIS PLAT AND THE EXTERIOR TEN (10) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, WIRES AND VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, WATER AND CABLE TELEVISION SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

SURVEYOR'S CERTIFICATE

I, JOHN E. LEONARD JR. HEREBY CERTIFY THAT THE ADJOINING PLAT OF KIMBALL HEIGHTS DIV V 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 E. LEONARD JR. PE & PLS
CERTIFICATE No. 18982

JOHN E. LEONARD JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.;
EXCEPT THE NORTH 232 FEET OF THE WEST 330 FEET THEREOF;
ALSO EXCEPT THE SOUTH 200 FEET OF THE WEST 250 FEET THEREOF;
ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF KIMBALL HEIGHTS, DIVISIONS I, II, III AND IV;
ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF KIMBALL HEIGHTS;
AND ALSO EXCEPT PARCELS A AND B OF THAT CERTAIN SHORT PLAT RECORDED JULY 29, 1982 IN VOLUME 1 OF SHORT PLATS, PAGE 149 UNDER AUDITOR'S FILE No. 938892, RECORDS OF ISLAND COUNTY, WASHINGTON.
AND ALSO EXCEPT THE WEST 30 FEET THEREOF DEEDED TO ISLAND COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED APRIL 14, 1954 UNDER AUDITOR'S FILE No. 94264, RECORDS OF ISLAND COUNTY, WASHINGTON.

NOTES

ALL HOUSES TO HAVE ON SITE RETENTION OF ROOF DRAINS. RETENTION SHALL CONSIST OF A MINIMUM OF 2 CUBIC YARDS DRAIN ROCK AT A DEPTH OF 4 FEET OR LESS TO THE ORIGINAL GROUND.

TRACT A KIMBALL HEIGHTS DIVISION No. 4, IS ESTABLISHED FOR STORM WATER DETENTION FOR THE BENEFIT OF KIMBALL HEIGHTS DIVISION Nos. 4 AND 5 AND PIPER HEIGHTS DIVISION. SAID PLATS ARE SUBJECT TO "STORM WATER DETENTION AGREEMENT" RECORDED DECEMBER 14, 1989, UNDER AUDITOR'S FILE No. 8901 8548, RECORDS OF ISLAND COUNTY, WASHINGTON.

DECLARATION OF COVENANTS RECORDED UNDER AUDITOR'S FILE No. 90003908.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THIS 18th DAY OF Dec. 19 89 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED D. STEPHEN ELLSWORTH, JONI ELLSWORTH, DAVID S. ELLSWORTH, JOANNE M. ELLSWORTH, KARL KRIEGER, III, DARLANE KRIEGER, WILLIAM L. MCDOWELL, III, ELAINE MCDOWELL, AND LOUISE M. KIMBALL

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.

C.B. Grordahe
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 11 DAY OF Nov 19 89, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED LOUISE M. KIMBALL

TO ME KNOWN TO BE THE INDIVIDUAL 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

TREASURER'S CERTIFICATE

I, MAXINE SAUTER, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1989.

Maxine Sauter DEPUTY
MAXINE SAUTER
ISLAND COUNTY TREASURER

APPROVALS

THE PLANNING COMMISSION OF THE CITY OF OAK HARBOR, WASHINGTON MEETING ON JULY 25, 1989 FOUND FOUND THAT THE ADJOINING PLAT SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS CHAIRPERSON TO EXECUTE ITS WRITTEN APPROVAL THEREON.

M. D. STANLEY
PLANNING COMMISSION CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF OAK HARBOR, WASHINGTON, MEETING IN REGULAR SESSION THIS 5TH DAY OF SEPTEMBER, 1989.

ALCOTT
MAYOR OF OAK HARBOR

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160 (1) THIS 11 DAY OF JULY, 1990.

RYAN GOODMAN
OAK HARBOR CITY ENGINEER

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 OTHER PUBLIC USE ARE PAID IN FULL THIS 5TH DAY OF OCTOBER, 1990

TERRY HICKS
TREASURER, CITY OF OAK HARBOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF McDowell Hancock THIS 12th DAY OF Oct 1990 AT 10 MINUTES PAST 1:00 P.M. AND RECORDED IN VOLUME 13 OF PLATS, PAGE 74, UNDER AUDITOR'S FILE NUMBER 9001 9279, RECORDS OF ISLAND COUNTY, WASHINGTON.

HARRY H. FERRIER
ISLAND COUNTY AUDITOR
BY: Kim Armstrong
DEPUTY AUDITOR

CERTIFICATE OF TITLE

RECORDED Oct. 12 1990, IN VOLUME 601, PAGE 2155 UNDER AUDITOR'S FILE No. 9001 9278 RECORDS OF ISLAND COUNTY, WASHINGTON.

87122