DRAWING NUMBER

PLAN HOLD CORPORATION IRVINE CALIFORNIA
REORDER BY NO. 0-903-24

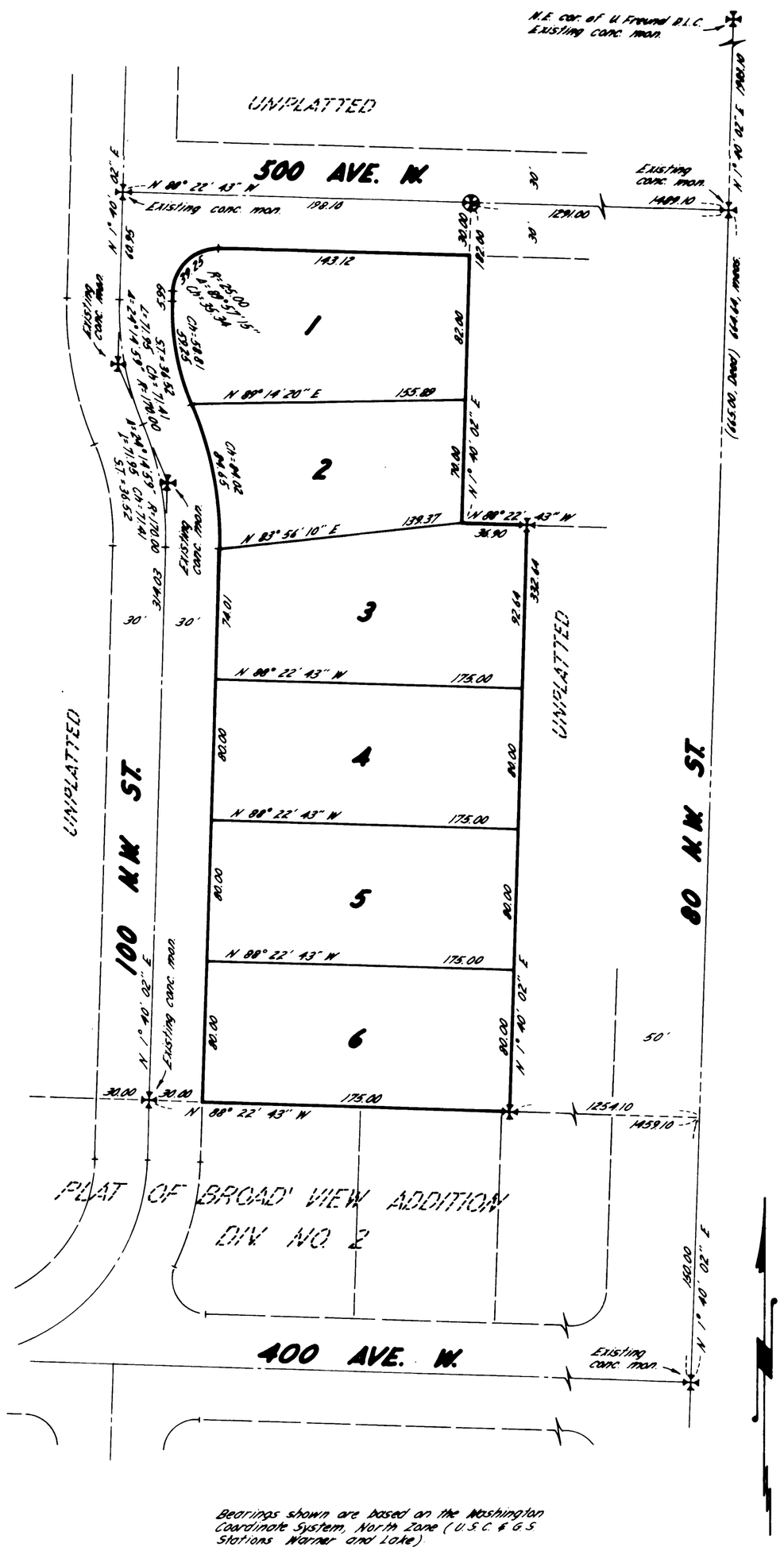
PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE

PLAN HOLD

3999142

41.

PLAT OF
KOETJE'S CASCADE VIEW
SECTION 3, TWP. 32 N., R. 1 E., W. M.
OAK HARBOR, WASHINGTON



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

✠ - - Denotes concrete monument

⊕ - - Denotes surface monument

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

SCALE-1"=50'

Fakkema & Kingma
1522 ZAP

DESCRIPTION

The Plat of KOETJE'S CASCADE VIEW embraces that portion of the Ulrich Freund Donation Land Claim in Section 3, Township 32 North, Range 1 East, W.M., Island County, Washington, described in that certain instrument recorded October 1, 1975, under Auditor's File No. 289269, records of Island County, Washington, and more particularly described as follows:

Commencing at the Northeast corner of said U. Freund D.L.C.; thence

South 01° 40' 02" West along the East line of said U. Freund D.L.C., a distance of 1983.10 feet to the centerline of 500 Avenue West; thence

North 88° 22' 43" West along said centerline, a distance of 1291.00 feet; thence

South 01° 40' 02" West 30.00 feet to the South right-of-way margin of said 500 Avenue West and the True Point of Beginning; thence continuing

South 01° 40' 02" West 152.00 feet; thence

South 88° 22' 43" East 36.90 feet; thence

South 01° 40' 02" West 332.64 feet to the North line of the Plat of BROAD VIEW ADDITION, DIV. NO. 2, as per plat recorded in Volume 6 of Plats, Page 25, records of Island County, Washington; thence

North 88° 22' 43" West along said North line, a distance of 175.00 feet to the East right-of-way margin of 100 N.W. Street; thence northerly and easterly along said East right-of-way margin of 100 N.W. Street and aforesaid South right-of-way margin of 500 Avenue West the following courses and distances:

North 01° 40' 02" East 314.01 feet to the beginning of a curve to the left from which a radial line beare

North 88° 19' 58" West to the radius point; thence northwesterly along said curve to the left, having a radius of 200.00 feet, through a central angle of 24° 14' 59", an arc distance of 84.65 feet to the beginning of a curve to the right from which a radial line beare

North 67° 25' 03" East to the radius point; thence northerly along said curve to the right, having a radius of 140.00 feet through a central angle of 24° 14' 59", an arc distance of 59.25 feet; thence

North 01° 40' 02" East 5.99 feet to the beginning of a curve to the right from which a radial line bears

South 88° 19' 58" East to the radius point; thence northeasterly along said curve to the right, having a radius of 25.00 feet, through a central angle of 89° 57' 15", an arc distance of 39.25 feet; thence

South 88° 22' 43" East 143.12 feet to the True Point of Beginning.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to: The City of Oak Harbor, Puget Sound Power & Light Company, General Telephone Company of the Northwest, and Tele-Vue Systems and their respective successors and assigns under the West ten (10) feet of all lots and the North ten (10) feet of Lot 1, in which to install, lay, construct, renew, operate and maintain underground water and sewer services, conduits, cables, wires, vaults, with necessary facilities and other equipment for the purpose of serving the subdivision and other property with water, sewer, electric, telephone, and cable television services, together with the right to enter upon the lots and tracts at all times for the purposes stated.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, the undersigned, owners in fee simple of the land herein platted, hereby declare this Plat.

Granted hereby is a waiver of all claims for damages against the City of Oak Harbor which may be occasioned to the land within the plat by the established construction, drainage and maintenance of adjoining streets.

Restrictive and protective covenants applying to all lots in this Plat are recorded in Volume _____ of Island County Records, Page _____, records of Island County, Washington.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of October, A.D., 1976.

Sidney Eelkema — Sidney Eelkema

Alyda P. Eelkema — Alyda P. Eelkema

George R. Koetje — George R. Koetje

Karel Ann Koetje — Karel Ann Koetje

KOETJE AGENCY, INC.

Henry Koetje — Henry Koetje, President

Alvin B. Koetje — Alvin B. Koetje, Secretary

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) ss.
County of Island)

This is to certify that on this 11th day of October, 1976, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Henry KOETJE and Alvin B. KOETJE, President and Secretary, respectively, of KOETJE AGENCY, INC., 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.

Dail E. Bol
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 11th day of October, 1976, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sidney EELKEMA and Alyda P. EELKEMA, husband and wife, and George R. KOETJE and Karel Ann KOETJE, husband and 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.

Dail E. Bol
Notary Public in and for the State of Washington, residing at Oak Harbor

LAND SURVEYOR'S CERTIFICATE

I, Robert P. Fakkema, hereby certify that the Plat of KOETJE'S CASCADE VIEW 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.

ROBERT P. FAKKEMA — CIVIL — WASHINGTON — REGISTERED LAND SURVEYOR

Robert P. Fakkema
ROBERT P. FAKKEMA
Registered Land Surveyor
Certificate No. 8947

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 1977.

Patricia C. Pfeifer by: Bernice E. Bauerbridge, Deputy
PATRICIA C. PFEIFER, Treasurer

APPROVALS

The Planning Commission of the City of Oak Harbor, Washington, meeting on AUGUST 24TH, 1976, found that the Plat of KOETJE'S CASCADE VIEW serves the public use and interest and has authorized its secretary to execute its written approval thereon.

Elizabeth S. Austin
Planning Commission ~~Secretary~~ CHAIRMAN

Approved by the City Council of Oak Harbor, Washington, meeting in regular session this 5TH day of OCTOBER, 1976.

Al Koetje
Mayor of Oak Harbor

Examined and approved in accordance with R.C.W. 58.17.160(1) this 4TH day of OCTOBER, 1976.

Jack E. Wilson
JACK E. WILSON, C.E.

CERTIFICATE OF TITLE

Recorded OCTOBER 25, 1976, File No. 304657, Volume 349, Page 514, records of Island County, Washington.

RECORDING CERTIFICATE

Filed for record at the request of FAKKEMA & KINGMA INC. on OCTOBER 25, 1976, at 56 minutes past 4 P.M., and recorded in Volume 12 of Plats, Page 41, Records of Island County, Washington, under Auditor's File No. 304658.

E. Duane Kemp
County Auditor

Carolyn Gallion
Deputy County Auditor

Koetje's
Cascade View
(City of Oak Harbor)
3-32-1E