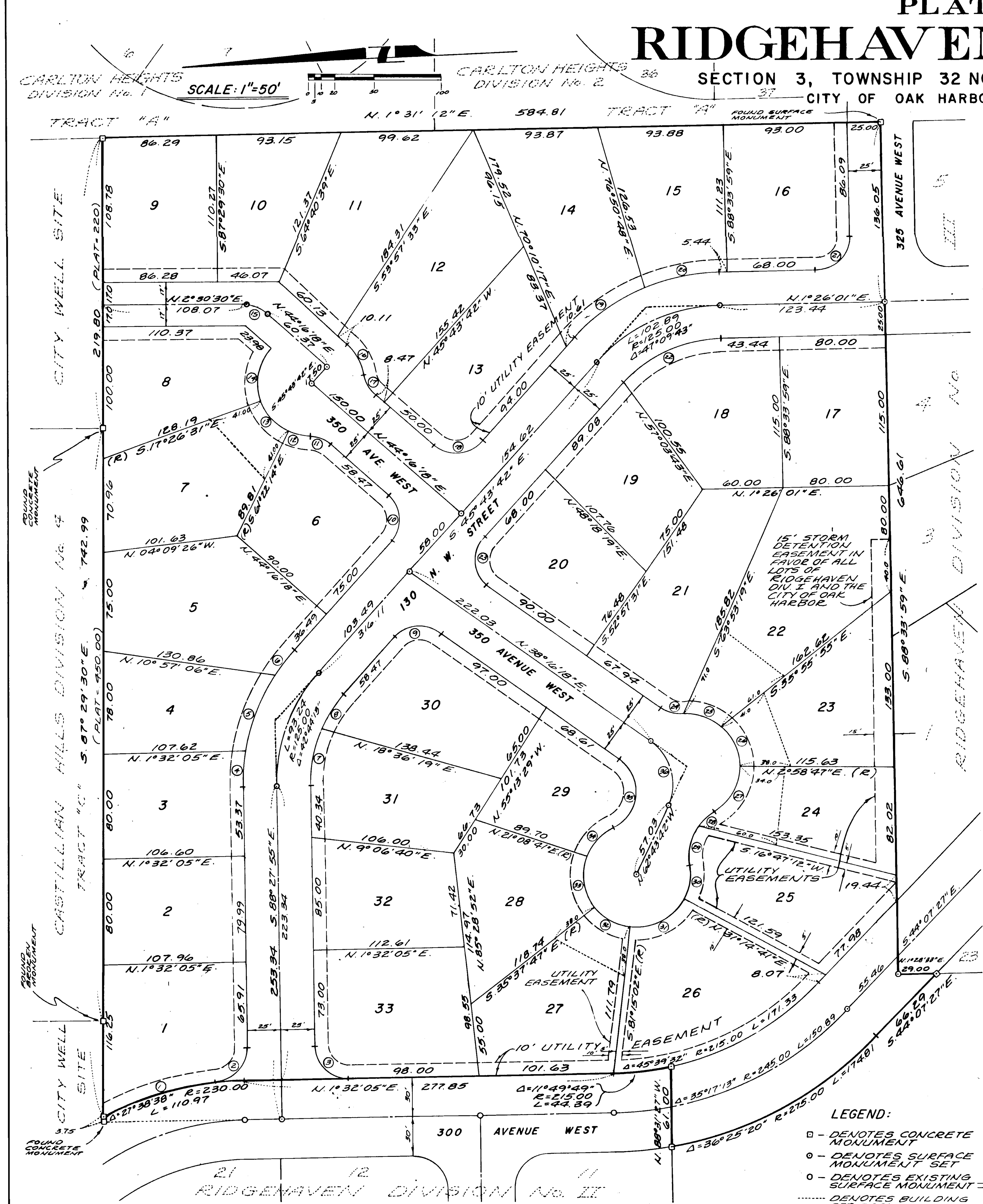
3049795

56.

PLAT OF RIDGEHAVEN DIVISION I

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



CURVE TABLE

Curve	Δ	R	L	T
1	22°44'39"	230.00	91.30	46.26
2	85°06'01"	25.00	37.13	22.95
3	90°00'00"	25.00	39.27	25.00
4	10°13'16"	150.00	26.76	13.42
5	23°27'50"	150.00	61.43	31.15
6	09°03'07"	150.00	23.70	11.87
7	24°55'09"	100.00	43.49	22.10
8	17°49'04"	100.00	31.10	15.68
9	84°00'00"	25.00	36.65	22.51
10	90°00'00"	25.00	39.27	25.00
11	39°42'54"	25.00	17.33	9.03
12	24°04'22"	40.00	16.81	8.53
13	43°55'43"	40.00	30.67	16.13
14	61°42'49"	40.00	43.08	23.90
15	41°45'48"	25.00	18.22	9.54
16	39°42'54"	40.00	27.73	14.45
17	39°42'54"	25.00	17.33	9.03
18	90°00'00"	25.00	39.27	25.00
19	25°00'07"	150.00	65.45	33.26
20	22°09'36"	150.00	58.01	29.37
21	90°00'00"	25.00	39.27	25.00
22	47°09'43"	100.00	82.31	43.65
23	96°00'00"	25.00	41.89	27.77
24	39°42'54"	25.00	17.33	9.03
25	44°02'55"	40.00	30.75	16.18
26	50°22'28"	40.00	35.17	18.81
27	58°31'15"	40.00	40.86	22.41
28	23°43'01"	40.00	16.56	8.40
29	44°44'26"	40.00	31.23	16.46
30	38°12'07"	40.00	26.67	13.85
31	67°30'17"	40.00	47.13	26.73
32	45°37'15"	40.00	31.85	16.82
33	56°46'28"	40.00	39.64	21.62
34	45°34'54"	40.00	31.82	16.80
35	118°26'57"	30.00	62.02	50.37
36	79°00'00"	40.00	55.15	32.97

DEDICATION

KNOW ALL MEN BY THESE PRESENCE 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 LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS GRADED. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES 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 ______ DAY OF ______, 19 ___.

JAMES LOFGREN ______ FIRST INTERSTATE BANK
GALE LOFGREN ______

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 1°31'12" WEST 1383.96 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 87°29'30" WEST 742.99 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT WHICH BEARS SOUTH 63°53'27" WEST A DISTANCE OF 230.00 FEET; THENCE IN A SOUTHERLY DIRECTION THROUGH A CENTRAL ANGLE OF 27°38'38" AN ARC DISTANCE OF 110.97 FEET; THENCE SOUTH 1°32'05" WEST A DISTANCE OF 277.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°49'49" A DISTANCE OF 44.39 FEET; THENCE NORTH 88°31'27" WEST A DISTANCE OF 61.00 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT WHICH BEARS NORTH 82°17'53" EAST A DISTANCE OF 275.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°25'20" AN ARC DISTANCE OF 174.81 FEET; THENCE SOUTH 44°07'27" EAST A DISTANCE OF 66.29 FEET TO THE WEST LINE OF THE PLAT OF RIDGEHAVEN DIVISION III AND IV; THENCE NORTH 1°28'33" EAST ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 29.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°33'59" EAST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 646.61 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 1°31'12" EAST A DISTANCE OF 584.81 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE TRUE POINT OF BEGINNING.

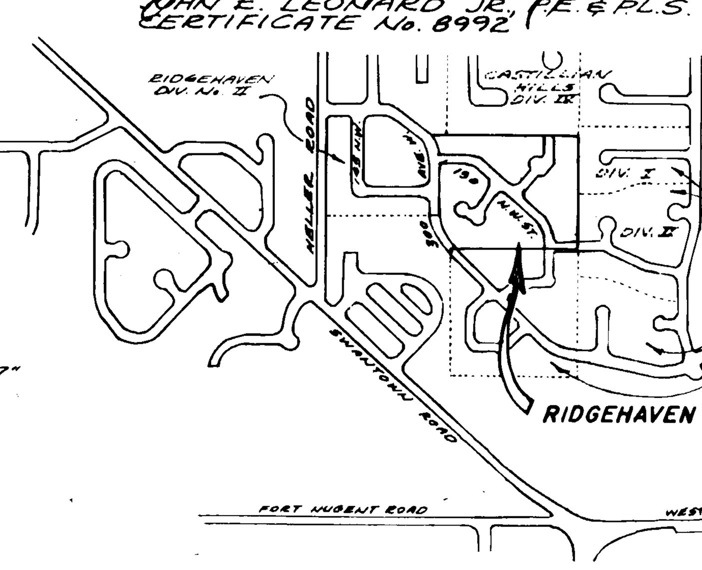
EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION, CITY OF OAK HARBOR, AND TELE-VUE SYSTEMS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER THE EXTERIOR TEN FEET OF THE FRONT OF ALL LOTS 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, WATER GAS AND CABLE TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED, AS SHOWN HEREON.

LAND SURVEYOR'S CERTIFICATE

I, JOHN E. LEONARD JR. HEREBY CERTIFY THAT THE ADJOINING PLAT OF RIDGEHAVEN DIVISION I 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.
JOHN E. LEONARD JR., P.E. & P.L.S.
CERTIFICATE No. 8992



VICINITY MAP
NO SCALE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }ss
COUNTY OF ~~ISLAND~~ Skagit

THIS IS TO CERTIFY THAT ON THIS 23rd DAY OF April 19 87, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED James A. Lofgren & Gail Lofgren

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.

Nina Leigh Keith
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Anacortes

STATE OF WASHINGTON }ss
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THIS 30th DAY OF APRIL 19 87, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM A. BIRCHARD
FIRST INTERSTATE BANK

THE CORPORATION THAT 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 ______ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HEREUNTO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Duke D. Johnson
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 1987.

by: Bernice E. Bainbridge, Deputy
MAXINE SAUTER
ISLAND COUNTY TREASURER

PARCEL No. R13203-243-2280
PARCEL No. R13203-214-2310
PARCEL No. R13203-207-1970

APPROVALS

THE PLANNING COMMISSION OF THE CITY OF OAK HARBOR, WASHINGTON, MEETING ON FEBRUARY 24, 1987, FOUND THAT THE ADJOINING PLAT SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS CHAIRPERSON TO EXECUTE ITS WRITTEN APPROVAL THEREON.

PETER J. BRADY
PLANNING COMMISSION CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF OAK HARBOR, WASHINGTON, MEETING IN REGULAR SESSION THIS 17th DAY OF MARCH, 1987.

AL KOETJE
MAYOR OF OAK HARBOR

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.190 (1) THIS 4th DAY OF May, 1987.

PAT NEVINS
OAK HARBOR CITY SUPERVISOR

CERTIFICATE OF TITLE

RECORDED May 5 1987, IN VOLUME 556 PAGE 378 UNDER AUDITOR'S FILE NUMBER 87005891 RECORDS OF ISLAND COUNTY WASHINGTON.

BASIS OF BEARING

PLAT OF SOUTHWOOD DIVISION No. 1, VOLUME 13 OF PLATS, PAGE 37 AND PLAT OF RIDGEHAVEN DIVISION No. II, VOLUME 13 OF PLATS PAGE 31. BEARING SYSTEM, WASHINGTON COORDINATE SYSTEM NORTH ZONE.

EASEMENTS

1. EASEMENT TO TOWN OF OAK HARBOR, FOR UNDISCLOSED PURPOSES, RECORDED UNDER AUDITOR'S FILE No. 169650 RECORDED FEBRUARY 16, 1965. VACATED BY CITY ON APRIL 21, 1987 AS RECORDED ON PAGE 83 OF CITY COUNCIL MINUTES 1987.

2. EASEMENT RECORDED UNDER AUDITOR'S FILE No. 412817 RECORDS OF ISLAND COUNTY, WASHINGTON, FOR SANITARY SEWER LINE IN FAVOR OF THE CITY OF OAK HARBOR.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF McDowell & Assoc. THIS 5th DAY OF May 1987, AT 49 MINUTES PAST 1 P.M., AND RECORDED IN VOLUME 13 OF PLATS, PAGE 56, UNDER AUDITOR'S FILE NUMBER 87005892 RECORDS OF ISLAND COUNTY, WASHINGTON.

Harry H. Ferrier BY Sherry Simmons
HARRY H. FERRIER
ISLAND COUNTY AUDITOR DEPUTY AUDITOR

COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 87005893
Vol. 556 PAGES 381-384

McDOWELL No. 83136
L & B No. 86196