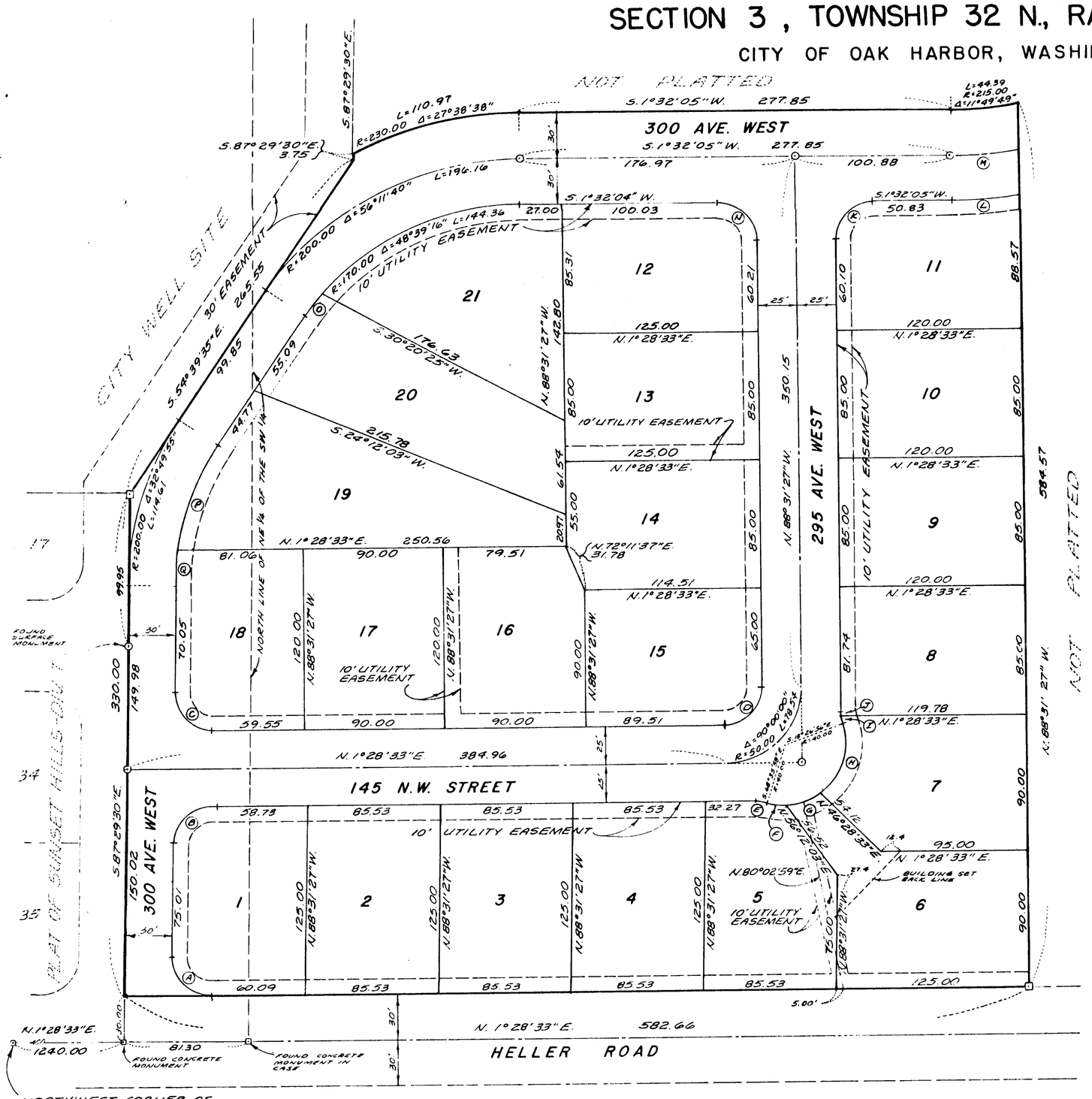
PLAT OF
RIDGEHAVEN DIVISION II
SECTION 3, TOWNSHIP 32 N., RANGE I E., W.M.
CITY OF OAK HARBOR, WASHINGTON

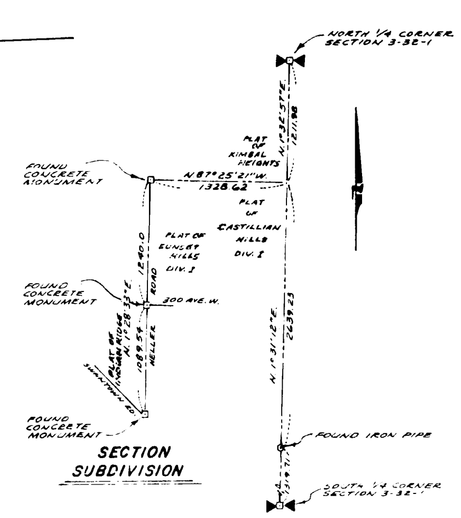


SCALE: 1" = 50'

CURVE TABLE

(A) Δ=91°01'57" R=25.00 L=39.72 T=25.46	(D) Δ=37°00'33" R=40.00 L=25.84 T=13.39	(H) Δ=109°22'19" R=245.00 L=44.35 T=22.24
(B) Δ=88°58'03" R=25.00 L=38.82 T=24.33	(E) Δ=73°06'37" R=40.00 L=50.44 T=30.75	(I) Δ=89°56'28" R=25.00 L=39.24 T=24.97
(C) Δ=91°01'57" R=25.00 L=39.72 T=25.46	(F) Δ=12°25'53" R=25.00 L=5.42 T=2.72	(J) Δ=7°32'24" R=170.00 L=22.37 T=11.20
(D) Δ=90°00'00" R=25.00 L=39.27 T=25.00	(G) Δ=7°29'36" R=25.00 L=3.27 T=1.64	(K) Δ=24°31'49" R=170.00 L=72.78 T=36.96
(E) Δ=19°55'29" R=25.00 L=8.69 T=4.39	(H) Δ=90°03'32" R=25.00 L=39.30 T=25.03	(L) Δ=8°18'06" R=170.01 L=24.63 T=12.34
(F) Δ=17°43'48" R=40.00 L=12.38 T=6.24	(G) Δ=24°14'12" R=275.01 L=44.33 T=22.22	

LEGEND
⊙ - DENOTES SURFACE MONUMENT SET
□ - DENOTES CONCRETE MONUMENT SET



SECTION SUBDIVISION

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 RIGHTS 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 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__.

BUSTER KRIEG ESTHER KRIEG

RIDGEHAVEN ASSOCIATES

OLYMPIC BANK

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 32 NORTH, RANGE I EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 1°28'33" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 1240.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 87° 29'30" EAST A DISTANCE OF 30 FEET TO THE EAST MARGIN OF THE HELLER ROAD, BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°29'30" EAST ALONG THE SOUTH BOUNDARY OF THE PLAT OF SUNSET HILLS DIV. I, FILED IN BOOK 12 OF PLATS, AT PAGE 3, RECORDS OF ISLAND COUNTY, A DISTANCE OF 330.00 FEET; THENCE SOUTH 2°39'33" EAST A DISTANCE OF 265.85 FEET; THENCE SOUTH 87°29'30" EAST A DISTANCE OF 3.75 FEET TO A POINT ON A CURVE HAVING A RADIUS POINT BEARING SOUTH 6°39'53" WEST A DISTANCE OF 230.00 FEET; THENCE IN A SOUTHERLY DIRECTION THROUGH AN ARC OF 27°38'38" A 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 1°49'49" A DISTANCE OF 4.43 FEET TO A POINT ON THE NORTH LINE OF TRACT DESCRIBED UNDER AUDITOR'S FILE NUMBER 376594 RECORDS OF ISLAND COUNTY; THENCE NORTH 88°31'27" WEST ALONG THE NORTH LINE OF SAID TRACT DESCRIBED UNDER AUDITOR'S FILE NUMBER 376594 A DISTANCE OF 394.57 FEET TO A POINT ON THE EAST MARGIN OF SAID HELLER ROAD; THENCE NORTH 1°28'33" EAST ALONG THE EAST MARGIN OF SAID HELLER ROAD A DISTANCE OF 582.66 FEET TO THE TRUE POINT OF BEGINNING.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION, CITY OF OAK HARBOR AND CABLE TELEVISION 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. ALSO A TEN FOOT EASEMENT AS SHOWN ON LOTS 5 AND 6 IS HEREBY GRANTED TO THE CITY OF OAK HARBOR FOR THE PLACEMENT, REPAIR AND MAINTENANCE OF UTILITIES.

LAND SURVEYOR'S CERTIFICATE

I, JOHN E. LEONARD, JR. HEREBY CERTIFY THAT THE ADJOINING PLAT OF RIDGEHAVEN, DIVISION No. II IS BASED UPON AN ACTUAL SURVEY, THAT THE COURSES AND DISTANCES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND ALL LOT COURSES HAVE BEEN STAKED UPON THE GROUND AS SHOWN.

JOHN E. LEONARD, JR. PE & PLS.
CERTIFICATE No. 8992

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

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } SS
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 19__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

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 _____

STATE OF WASHINGTON } SS
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 19__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

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 HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____

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 19 84.

by Patricia C. Pfeifer Deputy
PATRICIA C. PFEIFER
ISLAND COUNTY TREASURER

APPROVALS

THE PLANNING COMMISSION OF THE CITY OF OAK HARBOR, WASHINGTON, MEETING ON March 5th, 19 84, FOUND THAT THE ADJOINING PLAT SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS CHAIRPERSON TO EXECUTE ITS WRITTEN APPROVAL THEREON.

James Dawson
JAMES DAWSON
PLANNING COMMISSION CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF OAK HARBOR, WASHINGTON, MEETING IN REGULAR SESSION THIS 21st DAY OF May, 19 84.

Al Roetcisoender
AL ROETCISOENDER
MAYOR OF OAK HARBOR

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160 (1) THIS 21st DAY OF May, 19 84.

Robert H. Walker
ROBERT H. WALKER
OAK HARBOR CITY SUPERVISOR

CERTIFICATE OF TITLE

RECORDED May 24 19 84, IN VOLUME 526 PAGE 2357 UNDER AUDITOR'S FILE No. 425018 RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Ridgehaven associates THIS 24th DAY OF May, 19 84, AT 40 MINUTES PAST 3:00 P. M., AND RECORDED IN VOLUME 13 OF PLATS, PAGE 31, UNDER AUDITOR'S FILE NUMBER 425019, RECORDS OF ISLAND COUNTY, WASHINGTON.

Harry H. Ferrier
HARRY H. FERRIER
ISLAND COUNTY AUDITOR

BY: Jennifer Weimer
DEPUTY AUDITOR