

CERTIFICATE OF TITLE

KNOW ALL MEN BY THESE PRESENTS THAT WE, the undersigned, owners in fee simple and mortgage holder, 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 highway purposes; also, the right to make all necessary slopes for cuts or fills upon the lots, blocks, etc., shown on this plat in the reasonable original grading of all streets and avenues shown hereon. Also, the right to drain the streets and avenues over and across any lot, or lots, where water might take a natural course after the street is graded. Public utilities above and below ground on all streets and avenues are hereby dedicated to the City of Oak Harbor, Washington. Grated 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 streets. Also dedicated to the City of Oak Harbor is Tract "B" shown hereon and those utilities constructed within said Tract "B".

Restrictive and protective covenants applying to all lots in this plat are recorded in Volume 298, page 260, under Auditor's File No. 95017821, records of Island County, Washington.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of June, 1997.

ERLING F. BANGSTON, PRESIDENT
FORESIGHT INVESTMENTS, INC.
SHARON A. EXLEY, VICE-PRESIDENT
INTEREST SAVINGS BANK

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF ISLAND
I certify that I know or have satisfactory evidence that Erling F. Bangston is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as President of FORESIGHT INVESTMENTS, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated: June 17, 1997



NOTARY PUBLIC in and for the State of Washington, residing at Island County, WA 98045. My appointment expires 12/31/2000.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF ISLAND
I certify that I know or have satisfactory evidence that Sharon A. Exley is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledge it as Vice-President of INTEREST SAVINGS BANK, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
Dated: June 6, 1997

NOTARY PUBLIC in and for the State of Washington, residing at Island County, WA 98045. My appointment expires 11/30/97.



LAND DESCRIPTION

A portion of the Southwest Quarter of the Northwest Quarter of Section 3, Township 32 North Range 1 East of the Willamette Meridian, described as follows:
That portion of the Southwest Quarter of the Northwest Quarter of said Section 3, lying North of Swanton Avenue and West and North of the Plat of SHANNON FOREST, DIV. NO. 1, as recorded in volume 13 of plats, page 133, under Auditor's File No. 95017821, records of Island County, Washington and North and West of the following described line:

- Commencing at the West Quarter corner of said Section 3; thence North 01°49'33" East along the West line of said Section 3, a distance of 1,321.97 feet to the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 3; thence Quarter of said Section 3; thence Quarter of the North line of the Southwest Quarter of the Northwest Quarter of said Section 3, a distance of 793.31 feet to the True Point of Beginning; thence South 02°28'34" West 120.00 feet; thence North 87°31'26" West 2.24 feet; thence South 01°28'33" West 128.25 feet; thence North 88°31'27" West 95.00 feet; thence North 01°28'33" East 4.12 feet; thence North 88°31'27" West 143.00 feet; thence South 01°28'33" West 58.71 feet to the southerly terminus of said line and the Northeast corner of Tract "A" of the Plat of SHANNON FOREST, DIV. NO. 1, as recorded in volume 13 of plats, page 133, under Auditor's File No. 95017821, records of Island County, Washington.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, City of Oak Harbor, Cascade Natural Gas Corporation, U.S. Postal Service, and Telecommunications Inc. (TCL) and their respective successors and assigns under and upon the exterior ten(10) feet of the front of each lot and tract abutting the streets as herein plotted and as proposed to be plotted in future divisions of this plat in which to install, lay, construct, renew, operate, maintain, and remove underground conduits, cables, wires, and vaults with the necessary facilities and other equipment for the purpose of serving the subdivision and other property with Sanitary and Storm drainage, telephone, water, gas and cable television services, together with the right to access at all times for the purposes stated.

NOTES

- 1. Certification, as contained herein, comprises the declaration of the surveyor's professional judgment. It does not constitute a warranty or a guarantee, express or implied; nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinances.
- 2. All lot corners and points of curvature are marked on the ground with a rebar and plastic plug marked FK LS 11941 unless noted otherwise.
- 3. Survey equipment used for field survey is a TOPCON GTS-4 with retro-prisms [=(/-(5mm + 3ppm), +/- 1"], calibrated at NCS baseline March 1996.
- 4. Bearing system is based upon the NAD 1927 Coordinate System, North Zone.
- 5. No permanent building, deck, fencing or other structure shall be erected within the 25 foot Landscape Buffer. Fences are allowed along the west line of the west 15 foot Buffer (adjacent to Aviator Lane) and along the North line of the North 15 foot Buffer (South line of Highlands West Div. No. 1 & 2) and the side lot lines in said 15 foot Buffers.
- 6. No street or direct vehicular access to Swanton Ave. or Aviator Lane from the lots in this Plat shall be allowed.
- 7. Natural vegetation is to remain within the 25 foot and 15 foot Buffers except as noted in note 6 for fence construction within the 15 foot Buffer areas. Trees determined to be a hazard may be removed, subject to approval by the City of Oak Harbor.
- 8. The SHANNON FOREST HOMEOWNERS ASSOCIATION is responsible for the 15 foot and 25 foot Landscape Buffers, including any maintenance, protection or replanting of trees within said Buffers.

TREASURER'S CERTIFICATES

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 3rd day of July, 1997.
Denise L. Soesbee
City Finance Director

All taxes levied which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, including the current year, 1998.

By: Denise L. Soesbee, Chief Deputy
Makine R. Sauter
County Treasurer

PLAT OF SHANNON FOREST DIV. NO. 3

CERTIFICATE OF TITLE

Recorded August 21, 1997, in Volume 333 page 1460, under Auditor's File No. 97013402 records of Island County, Washington.
RECORDING CERTIFICATE
Filed for record at the request of RBA & Associates, Inc. this 13th day of August, 1997, and recorded in Volume 13 of Plats, pages 1341-1344, under Auditor's File No. 97013402, records of Island County, Washington.

M. [Signature] Deputy County Auditor
Island County Auditor

APPROVALS

Explored and approved this 18th day of July, 1997.
Ryan Goodman, PE
Oak Harbor City Engineer

I hereby certify that the within Plat of SHANNON FOREST DIV. NO. 3 is duly approved by the City of Oak Harbor Planning Commission this 19th day of July, 1997.

Christopher Saxon
Planning Commission Chairman

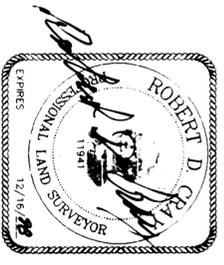
Approved by the Council of the City of Oak Harbor, Washington, this 19th day of July, 1997.

Attest:
Rosemary Morrison, Clerk
Stephen A. Dornbach
City of Oak Harbor

LAND SURVEYOR'S CERTIFICATE

I hereby certify the Plat of SHANNON FOREST DIV. NO. 3 is based upon an actual survey and subdivision of Section 3, Township 32N., Range 1 East W.M.; that the courses and distances are shown correctly thereon; that the monuments have been set and the lot corners staked correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.

Robert D. Gray
Registered Land Surveyor
Certification No. 11941
Expiration date 12-16-98



6/2/97

PLAT OF SHANNON FOREST DIV. NO. 3

FAKEMA & KINGMA, INC.
CIVIL ENGINEERS & SURVEYORS
P.O. Box 200, Anacortes, WA 98009-0200
360-235-2973

