11/28/1984 11:36:00 AM
Recording Fee $40.0 Page 1 of 1
Plat
Island County Washington

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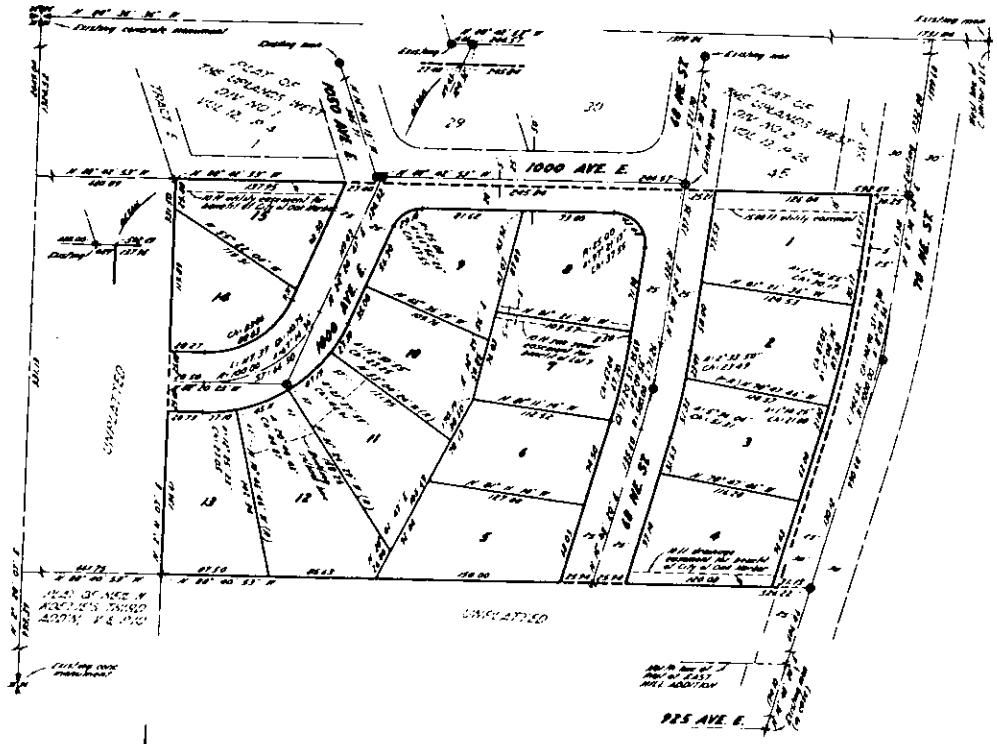
PLAT OF
TIMBERLANE, DIV. NO. 1

SECTION 36, TOWNSHIP 33 N., RANGE 1 E., W.M.

CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON



Bearing (N) is based on the Washington Coordinate System, North Zone, NAD 1983 (Epoch "Average" and "Date").

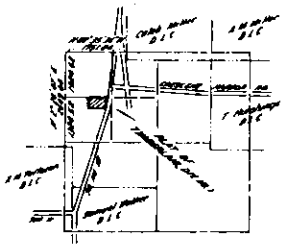
All corners are marked by rebar and cap or other monument, 1" iron pipe unless noted.

Control whichever proves to be and from the NE Corner shall not be permitted of lots 1, 2, 3 and 4.

◆ - Denotes concrete monument

● - Denotes brass surface monument

SCALE IN FEET



SEC. 36, T. 33 N., R. 1 E., W.M.

DESCRIPTION

The Plat of TIMBERLANE, DIV. NO. 1, embraces that portion of the Northwest 1/4 of Section 36, Township 33 North, Range 1 East, W.M., Island County, Washington, described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of Section 36; thence

North 02° 20' 07" East along the West line thereof, a distance of 993.39 feet to the North line of the Plat of MEIL M. KLETJE'S THIRD ADDITION TO OAK HARBOR, as per plat recorded in Volume 6 of Plats, page 10, records of Island County; thence

South 88° 40' 53" East along said North line, a distance of 661.75 feet to the Northeast corner of said plat and the True Point of Beginning; thence

North 02° 11' 07" East 331.50 feet to the South line of the Plat of THE UPLANDS WEST, DIV. NO. 1, as per plat recorded in Volume 12 of Plats, page 6, records of Island County; thence

South 88° 42' 53" East along said South line and the South line of the Plat of THE UPLANDS WEST DIV. NO. 2, as per plat recorded in Volume 13 of Plats, page 26, records of Island County, a distance of 592.89 feet to the centerline of 70 NE Street; thence Southerly along said centerline the following courses and distances:

South 08° 38' 24" West 87.38 feet to the beginning of a curve to the right from which a radial line bears

North 81° 21' 36" West to the radius point; thence southwesterly along said curve to the right, having a radius of 1000.00 feet, through a central angle of 8° 06' 56", an arc distance of 142.57 feet; thence

South 16° 48' 20" West 130.12 feet to a line bearing South 88° 40' 53" East from the True Point of Beginning; thence, leaving said centerline,

North 88° 40' 53" West 526.22 feet to the True Point of Beginning

EXCEPT roads

LAND SURVEYOR'S CERTIFICATE

I, Robert P. Fakkema, hereby certify that the adjoining Plat of TIMBERLANE, DIV. NO. 1, 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
Registered Land Surveyor
Certificate No. 8947

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, and Tele-Vue Systems and their respective successors and assigns under the exterior seven (7) 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, natural gas and cable television services, together with the right to enter upon the lots at all times for the purposes stated.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners in fee simple of the land hereto 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. And we, jointly and severally, agree to defend, indemnify and hold harmless the City of Oak Harbor, its officers, agents and employees, from any and all claims, actions and suits, under the restrictive and particular covenants recorded in the _____ records of Island County, Washington.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28 day of May, 1984.

Gordon H. Koetje Barbara B. Koetje

INTERWEST SAVINGS BANK, formerly ISLAND SAVINGS AND LOAN ASSOCIATION

Barry A. Sanders
President

Walter H. Walker
Executive Vice President

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
County of Island } ss.

This is to certify that on this 1st day of May, 1984, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Gordon H. Koetje and Barbara B. 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.

Notary Public in and for the State of Washington, residing at Oak Harbor

STATE OF WASHINGTON }
County of Island } ss.

This is to certify that on this 1st day of May, 1984, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Barry A. Sanders and Walter H. Walker, President and Executive Vice President, respectively, of INTERWEST SAVINGS BANK, a Washington Corporation, that they executed the foregoing instrument, and acknowledged 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.

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, 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 84.

Patricia C. Pfeifer
Island County Treasurer

APPROVALS

The Planning Commission of the City of Oak Harbor, Washington, meeting on June 19, 1984, found that the adjoining plat serves the public use and interest and has authorized its chairman to execute its written approval thereon.

James Davison
Planning Commission Chairman

APPROVED BY THE City Council of Oak Harbor, Washington, meeting in regular session this 7th day of August, 1984.

Al Koetje
Mayor of Oak Harbor

Examined and approved in accordance with R.C.W. 58.17.160 (1) this 21st day of March, 1984.

Robert H. Walker
Oak Harbor City Supervisor

CERTIFICATE OF TITLE

Recorded Aug 3, 1984, in Volume 631, page 920, under Auditor's File No. 84005913, records of Island County, Washington.

RECORDING CERTIFICATE

Filed for record at the request of Fakkema & Kingma this 28 day of May, 1984, at 36 minutes past 11 a.m., and recorded in Volume 13 of Plats, page 38, under Auditor's File No. 84005913 records of Island County, Washington.

Harry W. Ferrier
Island County Auditor

Deputy County Auditor

PLAT OF TIMBERLANE DIV. NO. 1

#2817

Fakkema And Kingma