323 8265

PLAT OF SHANNON FOREST DIV. NO. 1

134

DEDICATION

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. Granted 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.

Restrictive and protective covenants applying to all lots in this plat are recorded in Volume 697, pages 1 under Auditor's File No. 95017820, records of Island County, Washington.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9 day of October, 1995.

ERLING F. BANGSTON, PRESIDENT
FORESIGHT INVESTMENTS, INC.

SHARON A. EXLEY
VICE-PRESIDENT
INTERWEST SAVINGS BANK

175070 7041

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 excute the instrument and acknowledged 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: 10-19-95.

CARMEN KATHERINE ANDRE NOTARY PUBLIC STATE OF WASHINGTON MY COMMISSION EXPIRES

NOTARY PUBLIC in and for the State of Washington, residing at Oak Harbor
My appointment expires 11-26-95.

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 excute the instrument and acknowledged it as Vice-President of INTERWEST SAVINGS BANK, a Washington corporation, to be the free and voluntary act of such party for th uses and purposes mentioned in the instrument, Dated: 10-19-95.

NOTARY PUBLIC in and for the State of Washington, residing at Oak Harbor
My appointment expires 03-03-98

RICHARD D. MASON
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 3-3-98

CERTIFICATE OF TITLE

Recorded November 3, 1995, in Volume 697, page 2157, under Auditor's File No. 95 017820, records of Island County, Washington.

RECORDING CERTIFICATE

Filed for record at the request of RDA & ASSOCIATES INC this 30 day of NOVEMBER, 1995, and recorded in Volume 13 of Plats, page 133,134 under Auditor's File No. 95017821, records of Island County, Washington.

Art Hyland by
Art Hyland
Island County Auditor

Deputy County Auditor

ISLAND COUNTY STATE OF WASHINGTON

APPROVALS

Examined and approved this 2nd day of November, 1995

Ryan Goodman, P.E.
Oak Harbor City Engineer

I hereby certify that the within Plat of SHANNON FOREST DIV. NO. 1, is duly approved by the City of Oak Harbor Planning Commission this 2ND day of NOVEMBER 1995.

Christopher Saxman
Planning Commission Chairman

Approved by the Council of the City of Oak Harbor, Washington, this 2ND day of NOV, 1995.
ATTEST:

Rosemary Morrison, Clerk
City of Oak Harbor

Al Koetje, Mayor
City of Oak Harbor

LAND DESCRIPTION

A portion of the Northwest Quarter of Section 3, Township 32 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the West 1/4 corner of said Section 3, Township 32 North, Range 1 E.,W.M., thence;
North 01° 49' 33" East along the West line of said Section 3, a distance of 266.36 feet to the northerly right-of-way of Swantown Road; thence;
South 45° 30' 36" East along said northerly right-of-way 67.73 feet to the True Point of Beginning; thence
North 57° 32' 12" East 176.92 feet; thence
North 39° 09' 55" West 19.19 feet to the beginning of a curve to the right from which a radial line bears
North 50° 50' 05" East to the radius point; thence Northwesterly along said curve to the right having a radius of 75.00 feet through a central angle of 22° 15' 16" an arc distance of 29.13 feet; thence
South 88° 10' 27" East 99.78 feet; thence
North 01° 49' 33" East 350.00 feet; thence
North 01° 53' 49" West 73.15 feet; thence
North 01° 49' 33" East 229.24 feet; thence
South 87° 31' 26" East 286.80 feet; thence
South 01° 28' 33" West 245.29 feet; thence
South 88° 31' 27" East 145.00 feet; thence
South 01° 28' 33" West 4.12 feet; thence
South 88° 31' 27" East 240.00 feet; thence
South 01° 28' 33" West 4.16 feet; thence
South 88° 31' 27" East 97.00 feet; thence
South 01° 28' 33" West 3.16 feet; thence
South 88° 31' 27" East 147.00 feet; thence
North 01° 28' 33" East 33.31 feet; thence
South 88° 31' 27" East 125.00 feet to the Westerly right-of-way of Heller Road; thence
South 01° 28' 33" West along the Westerly right-of-way of Heller Road, a distance of 445.51 feet; thence
North 88° 31' 27" West 175.00 feet; thence
South 01° 28' 33" West 76.49 feet; thence
North 87° 33' 32" West 731.00 feet; thence
South 02° 26' 28" West 104.00 feet; thence
North 87° 33' 32" West 23.07 feet to the beginning of a curve to the right from which a radial line bears
North 02° 26' 28" East to the radius point; thence Northwesterly along said curve to the right having a radius of 75.00 feet through a central angle of 30° 45' 15". an arc distance of 40.26 feet; thence
South 33° 11' 43" West 172.29 feet to the Northerly right-of-way of Swantown Road; thence
North 45° 30' 36" West along said Northerly right-of-way, a distance of 273.97 feet to the True point of Beginning.

SUBJECT to and TOGETHER with those certain agreements and easements filed under Auditor's file numbers 95007513 and 95015527 records of Island County Washington. Said agreements and easements provide for offsite drainage facilities.

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 Tele-Vue Systems 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 platted and as proposed to be platted in future divisions of this plat in which to install, lay, construct, renew, operate, maintain, and remove underground conduits, cables, wires, and vaults with 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 judgement. 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 NGS baseline, MAY 4, 1995.

4. Bearing system is based upon the NAD 1927 Coordinate System, North Zone.

5. The principal permitted use of all lots is one detached single family dwelling.

6. No permanent building, deck, fencing or other structure shall be erected within the 25 ft. Landscape Buffer.

7. No direct vehicular access to Swantown Road or 150th NW St. (Heller Road) from the lots in this plat shall be allowed.

8. Natural vegetation is to remain within the 25' Landscape Buffer, except trees determined to be a hazard may be removed, subject to approval by the City of Oak Harbor.

LAND SURVEYOR'S CERTIFICATE

I hereby certify the Plat of SHANNON FOREST DIV. NO. 1 is based upon an actual survey and subdivision of Section 3, Township 32N., Range 1East 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 ststutes and platting regulations.

Robert D. Cray
Registered Land Surveyor
Certification No. 11941
Expiration date 12/16/95

10/19/95

ROBERT D. CRAY STATE OF WASHINGTON 11941 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12/16/96

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 2 day of November, 1995

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 taxes for the current year, 1995.

Deputy
Maxine R. Sauter
County Treasurer

TREASURER ISLAND COUNTY OFFICIAL SEAL

PAR# R13203-331-0650

SHEET 2 OF 2

PLAT OF SHANNON FOREST DIV. NO. 1

3722ELGA
5/12/95
EGH
(NO SCALE)

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323 8265

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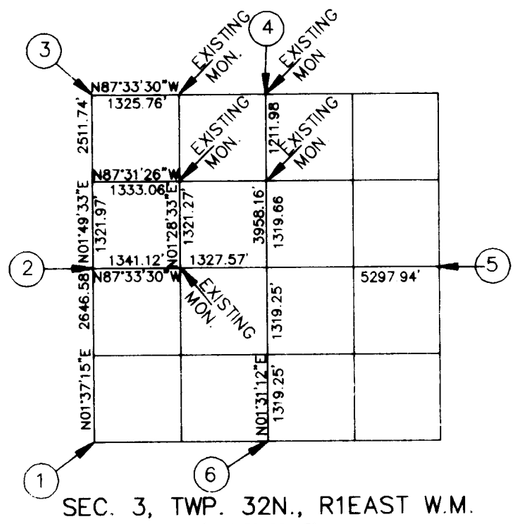
PLAT OF SHANNON FOREST DIV. NO. 1

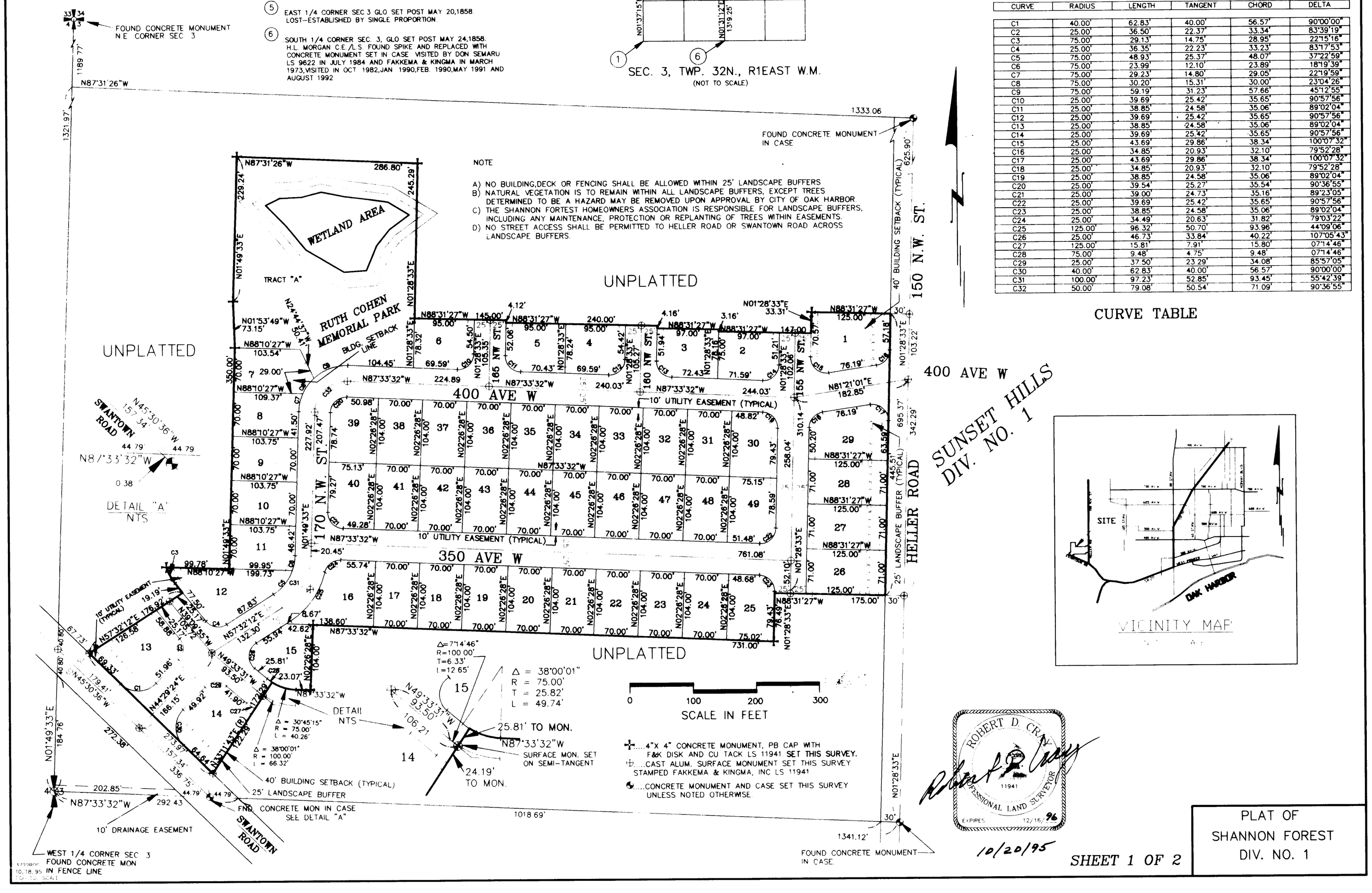
SECTION 3, TOWNSHIP 32NORTH., RANGE 1 EAST. W.M.
OAK HARBOR–ISLAND COUNTY–WASHINGTON

SECTION 3 CORNER DESCRIPTION

1. SOUTHWEST CORNER SEC. 3, GLO SET POST MAY 20,1858. FAKKEMA & KINGMA FOUND CORNER JUNE 26, 1978 AND VISITED FEB. 10,1981, FEB 18,1982 AND MARCH 22,1995. CORNER IS A CONCRETE MON. WITH PLUG AND TACK
2. WEST 1/4 CORNER SEC. 3, GLO SET POST MAY 25, 1858. CORNER IS A CONCRETE MON. ON A E/W FENCE LINE. FAKKEMA & KINGMA FOUND MARCH 17, 1966.VISITED 3/22/95.
3. NORTHWEST CORNER SEC. 3, GLO SET POST MAY 10, 1858. FAKKEMA & KINGMA FOUND CONCRETE MONUMENT MARCH 12, 1973.
4. NORTH 1/4 CORNER SEC. 3, GLO SET POST MAY 10, 1858 FAKKEMA & KINGMA FOUND CONCRETE MON MARCH 12, 1973
5. EAST 1/4 CORNER SEC 3 GLO SET POST MAY 20,1858. LOST–ESTABLISHED BY SINGLE PROPORTION.
6. SOUTH 1/4 CORNER SEC. 3, GLO SET POST MAY 24,1858. H.L. MORGAN C.E./L.S. FOUND SPIKE AND REPLACED WITH CONCRETE MONUMENT SET IN CASE. VISITED BY DON SEMARU LS 9622 IN JULY 1984 AND FAKKEMA & KINGMA IN MARCH 1973,VISITED IN OCT 1982,JAN 1990,FEB. 1990,MAY 1991 AND AUGUST 1992



SEC. 3, TWP. 32N., R1EAST W.M.
(NOT TO SCALE)



NOTE

A) NO BUILDING,DECK OR FENCING SHALL BE ALLOWED WITHIN 25' LANDSCAPE BUFFERS
B) NATURAL VEGETATION IS TO REMAIN WITHIN ALL LANDSCAPE BUFFERS, EXCEPT TREES DETERMINED TO BE A HAZARD MAY BE REMOVED UPON APPROVAL BY CITY OF OAK HARBOR
C) THE SHANNON FORTEST HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR LANDSCAPE BUFFERS, INCLUDING ANY MAINTENANCE, PROTECTION OR REPLANTING OF TREES WITHIN EASEMENTS.
D) NO STREET ACCESS SHALL BE PERMITTED TO HELLER ROAD OR SWANTOWN ROAD ACROSS LANDSCAPE BUFFERS.

✚....4"X 4" CONCRETE MONUMENT, PB CAP WITH F&K DISK AND CU TACK LS 11941 SET THIS SURVEY.
⊕....CAST ALUM. SURFACE MONUMENT SET THIS SURVEY STAMPED FAKKEMA & KINGMA, INC LS 11941
....CONCRETE MONUMENT AND CASE SET THIS SURVEY UNLESS NOTED OTHERWISE.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	40.00'	62.83'	40.00'	56.57'	90°00'00"
C2	25.00'	36.50'	22.37'	33.34'	83°39'19"
C3	75.00'	29.13'	14.75'	28.95'	22°15'16"
C4	25.00'	36.35'	22.23'	33.23'	83°17'53"
C5	75.00'	48.93'	25.37'	48.07'	37°22'59"
C6	75.00'	23.99'	12.10'	23.89'	18°19'39"
C7	75.00'	29.23'	14.80'	29.05'	22°19'59"
C8	75.00'	30.20'	15.31'	30.00'	23°04'26"
C9	75.00'	59.19'	31.23'	57.66'	45°12'55"
C10	25.00'	39.69'	25.42'	35.65'	90°57'56"
C11	25.00'	38.85'	24.58'	35.06'	89°02'04"
C12	25.00'	39.69'	25.42'	35.65'	90°57'56"
C13	25.00'	38.85'	24.58'	35.06'	89°02'04"
C14	25.00'	39.69'	25.42'	35.65'	90°57'56"
C15	25.00'	43.69'	29.86'	38.34'	100°07'32"
C16	25.00'	34.85'	20.93'	32.10'	79°52'28"
C17	25.00'	43.69'	29.86'	38.34'	100°07'32"
C18	25.00'	34.85'	20.93'	32.10'	79°52'28"
C19	25.00'	38.85'	24.58'	35.06'	89°02'04"
C20	25.00'	39.54'	25.27'	35.54'	90°36'55"
C21	25.00'	39.00'	24.73'	35.16'	89°23'05"
C22	25.00'	39.69'	25.42'	35.65'	90°57'56"
C23	25.00'	38.85'	24.58'	35.06'	89°02'04"
C24	25.00'	34.49'	20.63'	31.82'	79°03'22"
C25	125.00'	96.32'	50.70'	93.96'	44°09'06"
C26	25.00'	46.73'	33.84'	40.22'	107°05'43"
C27	125.00'	15.81'	7.91'	15.80'	07°14'46"
C28	75.00'	9.48'	4.75'	9.48'	07°14'46"
C29	25.00'	37.50'	23.29'	34.08'	85°57'05"
C30	40.00'	62.83'	40.00'	56.57'	90°00'00"
C31	100.00'	97.23'	52.85'	93.45'	55°42'39"
C32	50.00'	79.08'	50.54'	71.09'	90°36'55"

CURVE TABLE

ROBERT D. CRAY
11941
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/16/96

10/20/95

SHEET 1 OF 2

PLAT OF SHANNON FOREST DIV. NO. 1