ISLAND COUNTY PARCEL NO. R13204-039-2180

HIGHLAND PARK P.R.D

SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
CITY OF OAK HARBOR, ISLAND COUNTY, WASHINGTON

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Planned Residential Development
Island County Washington

4222584

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN HEREON AND USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON; ALSO THE RIGHT TO DRAIN THE STREETS AND AVENUES OVER AND ACROSS ANY LOT, TRACT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET IS GRADED. PUBLIC UTILITIES ABOVE AND BELOW THE GROUND ON ALL STREETS, AVENUES, ALLEYS AND EASEMENTS 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 LANDS WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREETS. ALSO, TRACTS A–D ARE HEREBY CONVEYED TO THE HIGHLAND PARK P.R.D. HOMEOWNERS ASSOCIATION, AS DESCRIBED WITHIN THE RESTRICTIVE AND PROTECTIVE COVENANTS REFERENCED HEREIN.

ALL LOTS, TRACTS, OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED UNDER AUDITOR'S FILE NO._____, RECORDS OF ISLAND COUNTY, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 6 DAY OF FEBRUARY 2008.

ROSE HILL ASSOCIATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY

_____
ANDREW W. GOODSTEIN, MANAGER

BANNER BANK

_____
KIRK V. JOHNSON,
VICE PRESIDENT–RESIDENTIAL CONSTRUCTION

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF ISLAND } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANDREW W. GOODSTEIN 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 MANAGER OF ROSE HILL ASSOCIATES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-6-08

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT OAK HARBOR, WA
MY COMMISSION EXPIRES JULY 5, 2011

JASON T. FIELDS
MY COMMISSION EXPIRES
NOTARY PUBLIC
JULY 5, 2011
STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF ISLAND } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KIRK V. JOHNSON 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 VICE PRESIDENT OF RESIDENTIAL CONSTRUCTION OF BANNER BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-6-08

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT BELLEVUE
MY COMMISSION EXPIRES 03/12/08

ANNMARIE CLAYTON
MY COMMISSION EXPIRES
NOTARY PUBLIC
MARCH 12, 2010
STATE OF WASHINGTON

LAND DESCRIPTION

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE SOUTH 40.00 FEET THEREOF AS CONVEYED TO ISLAND COUNTY BY DEED RECORDED AUGUST 23, 1983, AS AUDITOR'S FILE NO. 414106.

SITUATE IN ISLAND COUNTY, WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION, CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 FEET OF EACH LOT AND TRACT ABUTTING THE STREETS AND THE NORTH 6 FEET OF THE WEST 30 FEET OF LOT 9 FOR SIDEWALK PURPOSES AS SHOWN HEREIN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES. ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. INCLUDED IN THIS IS THE 10 FT. EASEMENT CROSSING LOTS 14, 15, AND TRACT D AS SHOWN IN DETAIL 2 ON PAGE 2 OF 2 HEREIN.

NOTES

1. BEARING SYSTEM IS BASED ON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE.

2. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESSED OR IMPLIED; NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS OR ORDINANCES.

3. ALL LOT CORNERS ARE MARKED ON THE GROUND WITH AN IRON PIN AND PLASTIC CAP MARKED "FK, LS 11941", UNLESS NOTED OTHERWISE.

4. SURVEY EQUIPMENT USED FOR FIELD SURVEY IS A TOPCON GTS–4 WITH RETRO PRISMS, CALIBRATED AGAINST NGS BASELINE "BAYVIEW", DECEMBER, 2006.

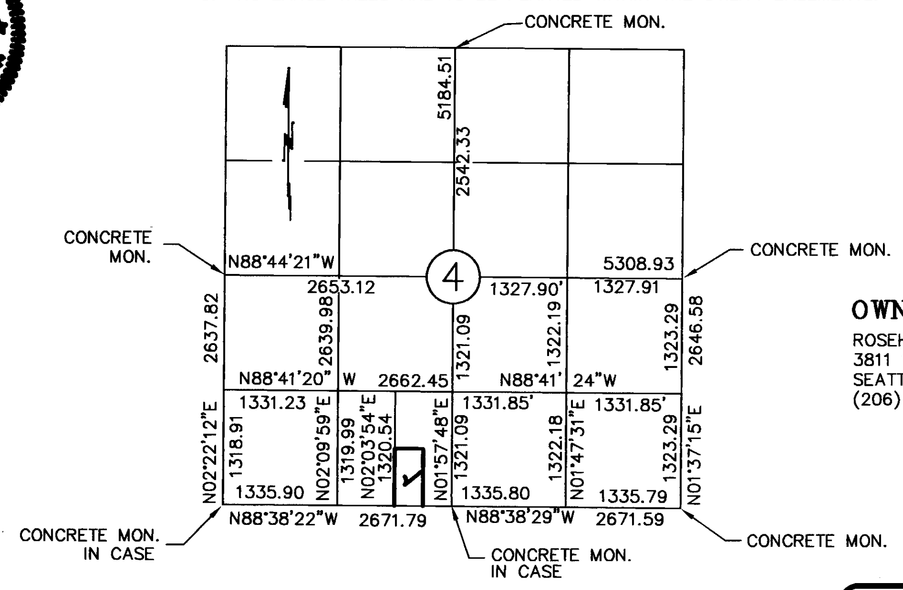
5. ALL TRACTS, OPEN SPACES, AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (H.O.A.). INDIVIDUAL LOTS TO BE MAINTAINED BY HOMEOWNER. IF THE H.O.A DISBANDS, ALL TRACTS, OPEN SPACES, AND LANDSCAPE AREAS SHALL BE MAINTAINED, REPLACED, AND RECONSTRUCTED BY INDIVIDUAL HOMEOWNERS. ALL HOMEOWNERS SHALL EQUALLY SHARE THE COST AND RESPONSIBILITY FOR SAID PURPOSES.

6. ALL TRACTS A–D LISTED IN THE CC&R'S AS "OPEN SPACE" ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. PUBLIC AND PRIVATE UTILITIES HAVE ACCESS THROUGH EASEMENTS PUT UPON THE TRACTS.

7. THE MAINTENANCE OF THE IRRIGATION SYSTEM AND THE PAYMENT OF WATER CONSUMED WILL BE THE H.O.A.'S RESPONSIBILITY.

8. THE ROOF/LOT DRAIN COLLECTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS. THE RAIN GARDEN SWALE IN TRACT B SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

9. NO LARGE TREES ARE TO BE PLANTED WITHIN THE UTILITY EASEMENTS.



SEC 4, TWP 32 N, R 1 E, W.M.

BEARING SYSTEM IS BASED UPON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE. THE BASIS OF THE SURVEY AND SUBDIVISION OF SECTION 4, AS SHOWN ON THE PLAT OF FIRESIDE, DIVISIONS 4 AND 5 AND ON CROSSWOODS, DIVISION 4, RECORDS OF ISLAND COUNTY, WASHINGTON.

OWNER

ROSEHILL ASSOCIATES, LLC
3811 14TH AVE. W. #D411
SEATTLE, WASHINGTON 98119
(206) 295–6987

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE HIGHLAND PARK P.R.D. IS BASED UPON AN ACTUAL SURVEY OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

2/6/08

ROBERT D. CRAY P.L.S., CERTIFICATE NO. 11941

ROBERT D. CRAY
STATE OF WASHINGTON
11941
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/16/08

TREASURER'S CERTIFICATE

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 12 DAY OF February, 2008

_____
DOUGLAS MERRIMAN
CITY OF OAK HARBOR FINANCE DIRECTOR

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LAND HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2008.

_____ _____
LINDA RIFFE, ISLAND COUNTY TREASURER — DEPUTY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 25th DAY OF February, 2008

_____
OAK HARBOR CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF OAK HARBOR, WASHINGTON, THIS 13 DAY OF Feb, 2008

_____ _____
CONNIE T. WHEELER, CLERK — JAMES A. SLOWIK, MAYOR

CERTIFICATE OF TITLE

RECORDED _____, 20 __, IN VOLUME _____, PAGES _____, UNDER AUDITOR'S FILE NO. _____, RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Rose Hill Associates LLC THIS 26 DAY OF February, 2008 AND RECORDED IN VOLUME — OF PLATS, PAGES ——, UNDER AUDITOR'S FILE NO. 4222584 RECORDS OF ISLAND COUNTY, WASHINGTON.

_____ _____
~~SUZANNE SINCLAIR~~, ISLAND COUNTY AUDITOR — DEPUTY AUDITOR

ISLAND COUNTY
COUNTY AUDITOR
STATE OF WASHINGTON

HIGHLAND PARK P.R.D.
SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
OAK HARBOR WASHINGTON

SURVEYED BY: CRC	DATE:	Fakkema And Kingma, Inc. CONSULTING ENGINEERING & LAND SURVEYING 840 SE 8TH. AVE., SUITE 102 OAK HARBOR, WA 98277 (360)675-5973	SCALE: NO SCALE	PROJECT NO.: 4662
DRAWN BY: RNF	DATE: 01/29/08			SHEET NO.: 1 OF 2

HIGHLAND PARK P.R.D

SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
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Planned Residential Development
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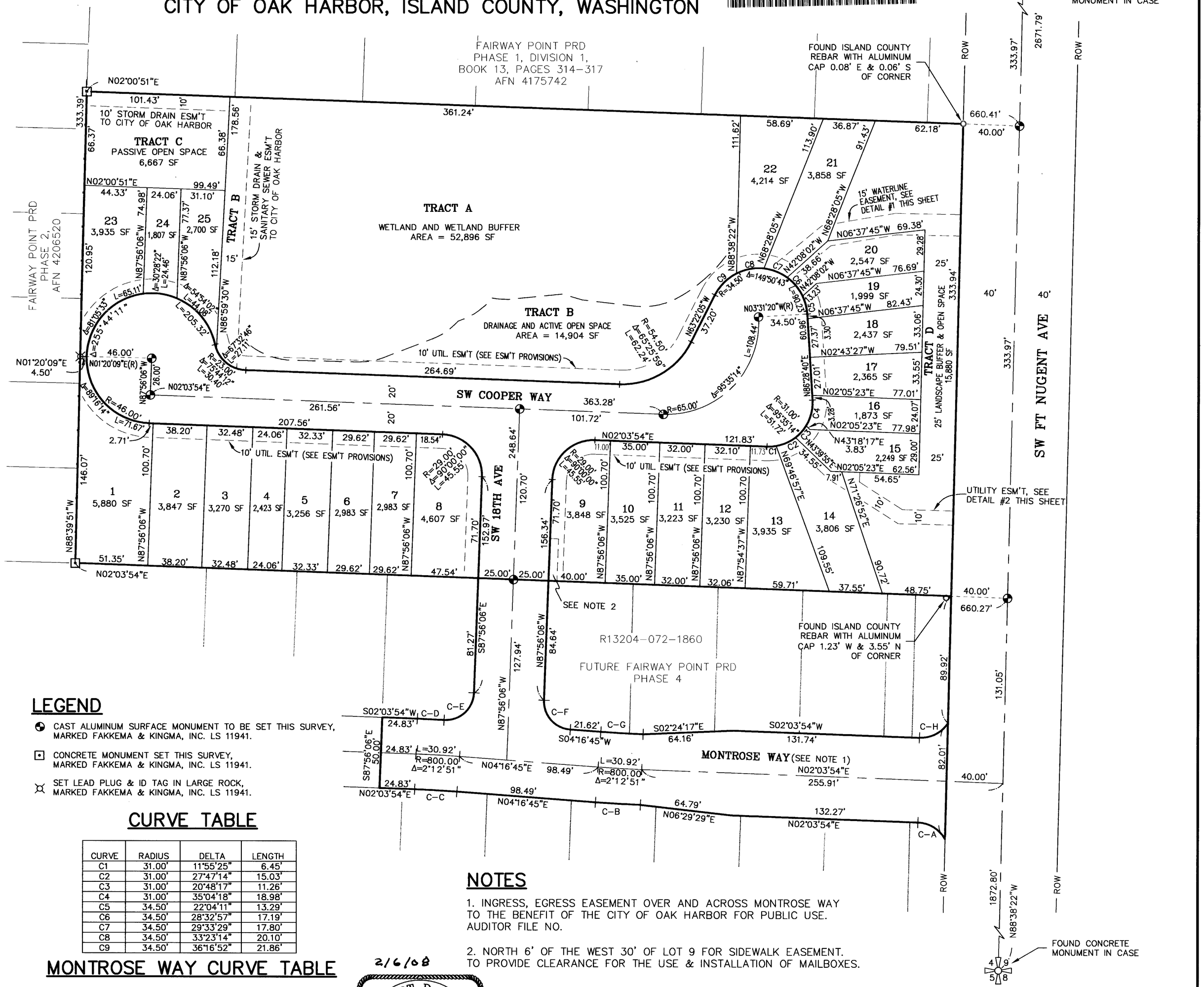
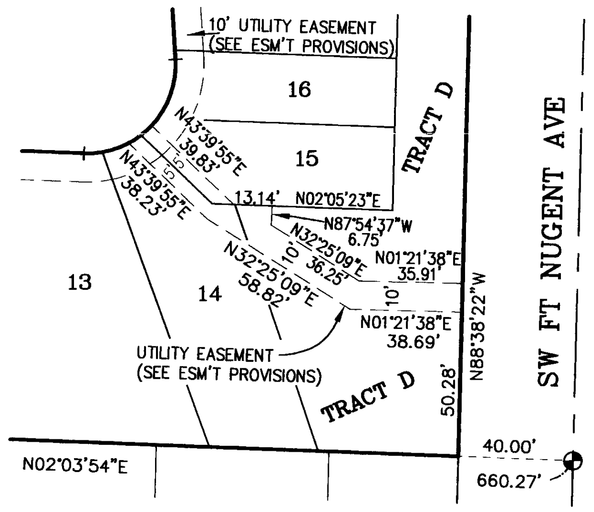
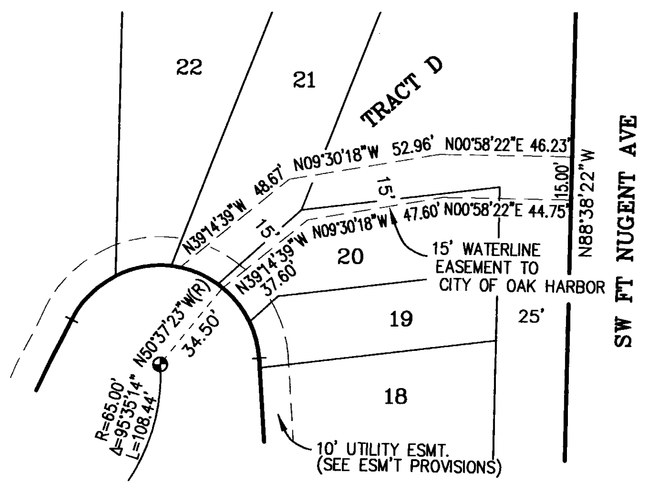
0 50 100 150
1" = 50'
SCALE IN FEET





DETAIL 2
1" = 50'



DETAIL 1
1" = 50'

LEGEND

- CAST ALUMINUM SURFACE MONUMENT TO BE SET THIS SURVEY, MARKED FAKKEMA & KINGMA, INC. LS 11941.
- CONCRETE MONUMENT SET THIS SURVEY, MARKED FAKKEMA & KINGMA, INC. LS 11941.
- SET LEAD PLUG & ID TAG IN LARGE ROCK, MARKED FAKKEMA & KINGMA, INC. LS 11941.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	31.00'	11°55'25"	6.45'
C2	31.00'	27°47'14"	15.03'
C3	31.00'	20°48'17"	11.26'
C4	31.00'	35°04'18"	18.98'
C5	34.50'	22°04'11"	13.29'
C6	34.50'	28°32'57"	17.19'
C7	34.50'	29°33'29"	17.80'
C8	34.50'	33°23'14"	20.10'
C9	34.50'	36°16'52"	21.86'

MONTROSE WAY CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C-A	23.00'	58°10'57"	23.36'
C-B	825.00'	02°12'51"	31.88'
C-C	775.00'	02°12'51"	29.95'
C-D	825.00'	01°19'11"	19.00'
C-E	20.00'	91°19'11"	31.88'
C-F	20.00'	87°47'09"	30.64'
C-G	775.00'	02°12'51"	29.95'
C-H	23.00'	58°54'58"	23.65'

2/6/08

ROBERT D. CRAIG
STATE OF WASHINGTON
11941
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/16/08

NOTES

1. INGRESS, EGRESS EASEMENT OVER AND ACROSS MONTROSE WAY TO THE BENEFIT OF THE CITY OF OAK HARBOR FOR PUBLIC USE. AUDITOR FILE NO.

2. NORTH 6' OF THE WEST 30' OF LOT 9 FOR SIDEWALK EASEMENT. TO PROVIDE CLEARANCE FOR THE USE & INSTALLATION OF MAILBOXES.

HIGHLAND PARK P.R.D.
SECTION 4, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
OAK HARBOR WASHINGTON

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			SHEET NO.: 2 OF 2