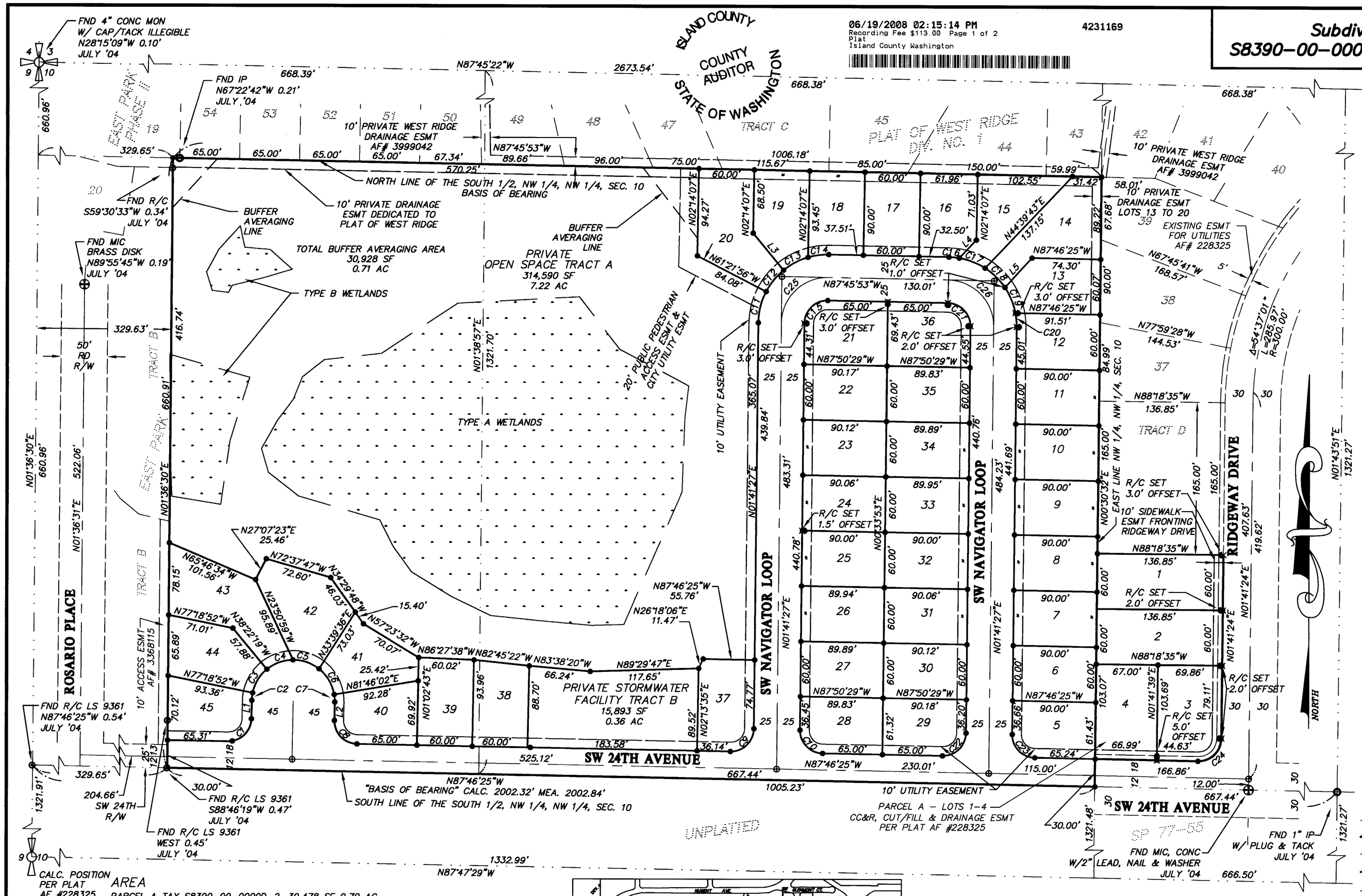
06/19/2008 02:15:14 PM
Recording Fee $113.00 Page 1 of 2
Plat
Island County Washington
4231169

ISLAND COUNTY
COUNTY AUDITOR
STATE OF WASHINGTON

Subdivision of Parcels
S8390-00-0000D-2/R13210-430-0810



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°02'43"E	20.00
L2	N01°02'43"E	20.00
L3	N39°28'22"W	51.95
L4	N43°28'51"E	26.87
L5	N42°23'33"E	43.40

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	90°00'00"	39.27	25.00
C2	10°27'33"	8.21	45.00
C3	38°56'33"	30.59	45.00
C4	38°56'33"	30.59	45.00
C5	38°56'33"	30.59	45.00
C6	42°15'16"	33.19	45.00
C7	10°27'33"	8.21	45.00
C8	90°00'00"	39.27	25.00
C9	90°32'08"	39.50	25.00
C10	89°27'52"	39.04	25.00
C11	26°56'37"	35.27	75.00
C12	23°04'26"	30.20	75.00
C13	23°04'26"	30.20	75.00
C14	17°27'11"	22.85	75.00
C15	90°32'40"	39.51	25.00
C16	8°41'40"	11.38	75.00
C17	23°04'26"	30.20	75.00
C18	23°04'26"	30.20	75.00
C19	23°04'26"	30.20	75.00
C20	11°32'22"	15.10	75.00
C21	89°27'20"	39.03	25.00
C22	90°32'08"	39.50	25.00
C23	89°27'52"	39.04	25.00
C24	90°32'11"	39.50	25.00
C25	90°32'40"	79.01	50.00
C26	89°27'20"	78.06	50.00

BASIS OF BEARING

WASHINGTON DOT GPS MONUMENTS GP15020-38 & GP15020-39, NAD 83/91 WASHINGTON NORTH ZONE.

LEGEND

- SECTION CORNER
- 1/4 CORNER
- EXISTING MONUMENT IN CASE
- EXISTING REBAR
- EXISTING IRON PIPE
- 5/8" R/C SET, DES LS 28023
- SET P/K NAIL
- SET "X" IN CONCRETE
- SURFACE MON
- OFFSET REBAR & CAP LS 28023 OFFSET AS NOTED ON PLANS
- SET MON IN CASE
- SECTION LINE
- PLAT BOUNDARY
- PROPOSED ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

AREA

PARCEL A TAX S8390-00-0000D-2, 30,478 SF 0.70 AC
PARCEL B TAX R13210-430-0810, 664,558 SF 15.26 AC
TOTAL AREA - 695,036 SF 15.96 AC

NOTES

- SEE SHEET 2 FOR LOT AREAS
- SECTION BREAKDOWN BASED ON "PLAT OF WEST RIDGE DIV. 1" AF #228325

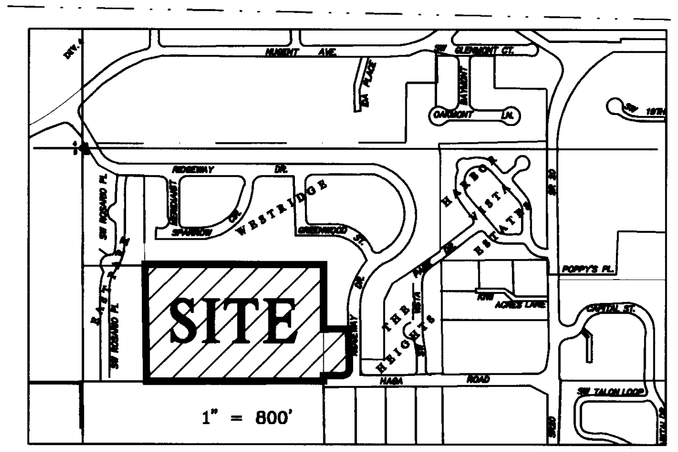
2/28/08

DOUGLAS E. SCHWIND STATE OF WASHINGTON 28023 REGISTERED PROFESSIONAL LAND SURVEYOR 12/19/09

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF ON Frostad Pond IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, 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 AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Douglas E. Schwind DATE 2/28/09
CERTIFICATE NO. 28023 EXPIRES 12/19/09



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

SURVEY INSTRUMENTATION

TRIMBLE S-6
SERIAL 92710977, STD DEV 3",
EDM ± (3MM +2PPM).

SURVEYING PROCEDURE

FIELD TRAVERSE
LINEAR AND ANGULAR MEASUREMENTS MEET OR EXCEED STANDARDS SET IN WAC 332-130-090

PLAT NO _____

NW NE 10 SW SE

Section 10, T 32 N, R 1 E
Island County, Washington

AUDITOR'S CERTIFICATE

FILED FOR AT THE REQUEST OF ON FROSTAD POND LLC
THIS 19 DAY OF June, 2008 AND RECORDED IN
VOLUME — OF PLATS, PAGE(S) —, UNDER AUDITOR'S FILE
NO. 4231169, RECORDS OF ISLAND COUNTY, WASHINGTON.
AT 2:15 pm

Sheilah Crider by [signature]
ISLAND COUNTY AUDITOR

NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS
1128 E. FAIRHAVEN AVE
BURLINGTON, WASHINGTON 98233
PH: (360) 755-0434 FAX: (360) 755-0464
DOUGLAS E. SCHWIND P.E., P.L.S.

ON FROSTAD POND

SURVEY in a portion of the South 1/2 of the North 1/2 of the NW 1/4 Section 10, T. 32 N., R. 1 E. WM
for:
CHURCHILL AND ASSOCIATES
in Oak Harbor, Washington

PROJECT 04072
DRAWING 04072.dwg
DRAWN BY bz
CHECKED BY des
DATE Feb. 2008

SHEET 1 OF 2

D:\Projects\04072\dwg\04072.dwg Feb 26, 2008 - 3:06pm

Subdivision of Parcels
S8390-00-0000D-2/R13210-430-0810

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE ON FROSTAD POND LLC, A WASHINGTON LIMITED LIABILITY CORPORATION, OWNER IN THE FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED.

6-13-08
GEORGE CHURCHILL DATE

Dwight Jeppson, SVP 6-13-08
FRONTIER BANK DATE

Lawrence H Mason 6/9/08
LAWRENCE MASON DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island
THIS IS TO CERTIFY THAT ON THIS 13th DAY OF June, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED George Churchill, TO ME KNOWN TO BE THE Member OF ON FROSTAD POND LLC, A WASHINGTON LIMITED LIABILITY CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Susan M Patton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
Oak Harbor
MY COMMISSION EXPIRES 4.14.2009

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island
THIS IS TO CERTIFY THAT ON THIS 13th DAY OF June, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Dwight Jeppson, TO ME KNOWN TO BE THE Senior Vice President OF FRONTIER BANK, A WASHINGTON CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Susan M Patton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
Oak Harbor
MY COMMISSION EXPIRES 4.14.2009

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island
THIS IS TO CERTIFY THAT ON THIS 9th DAY OF June, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED LAWRENCE MASON, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Susan M Patton
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
Oak Harbor, WA
MY COMMISSION EXPIRES 4.14.2009

2/28/08
DOUGLAS E. SCHWIND
STATE OF WASHINGTON
28023
REGISTERED
PROFESSIONAL LAND SURVEYOR
12/19/09

	AREA (SF)
LOT 1	8,211
LOT 2	8,211
LOT 3	7,130
LOT 4	6,926
LOT 5	5,397
LOT 6	5,400
LOT 7	5,400
LOT 8	5,400
LOT 9	5,400
LOT 10	5,400
LOT 11	5,400
LOT 12	5,407
LOT 13	5539
LOT 14	7337
LOT 15	5890
LOT 16	5416
LOT 17	5400
LOT 18	5426
LOT 19	5592
LOT 20	7708
LOT 21	6131
LOT 22	5409
LOT 23	5405
LOT 24	5402
LOT 25	5398
LOT 26	5395
LOT 27	5391
LOT 28	5371
LOT 29	5400
LOT 30	5409
LOT 31	5405
LOT 32	5402
LOT 33	5399
LOT 34	5395
LOT 35	5392
LOT 36	6098
LOT 37	5929
LOT 38	5480
LOT 39	5679
LOT 40	5413
LOT 41	5570
LOT 42	7463
LOT 43	8561
LOT 44	6081
LOT 45	5461

LEGAL DESCRIPTION

PARCEL A:

TRACT D, PLAT OF WEST RIDGE, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 11 OF PLATS, PAGE 17, RECORDS OF ISLAND COUNTY, WASHINGTON;

EXCEPT THE NORTHERLY 165 FEET.

PARCEL B:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE WEST 329.63 FEET THEREOF.

ALL SITUATED IN ISLAND COUNTY, WASHINGTON

EASEMENTS

AN EASEMENT IS RESERVED FOR AND GRANTED TO CITY OF OAK HARBOR, PUGET SOUND ENERGY INC., VERIZON COMMUNICATIONS INC., CASCADE NATURAL GAS INC., AND COMCAST INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 10 FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS, 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.

A 10 FOOT SIDEWALK EASEMENT IS HEREBY GRANTED ALONG THE FRONT LINES OF LOTS 1, 2, 3, 4, 12, 13, 21, 24, 25, 32, 33 AND 36 IN ADDITION TO THE 10 FOOT UTILITY EASEMENT.

COUNTY TREASURER APPROVAL

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2009

C. Root Dept 6/18/08
COUNTY TREASURER

CITY ENGINEER APPROVAL

EXAMINED AND APPROVED
THIS 13 DAY OF June, 2008.

CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF OAK HARBOR, WASHINGTON
THIS 13th DAY OF June, 2008.

ATTEST:
CLERK MAYOR

CITY FINANCE DIRECTOR APPROVAL

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 13th DAY OF June, 2008.

CITY FINANCE DIRECTOR

ZONING & BUILDING SETBACKS

ZONING = (R-1) SINGLE FAMILY RESIDENTIAL
FRONT = 20'
SIDE = 7' & 5', 15' ALONG STREETS
BACK = 20'

RESTRICTIONS

1. PLAT NAME AND NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS.
2. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
3. TRACT A IS A WETLAND AND WETLAND BUFFER TRACT. THIS AREA IS SET ASIDE FOR THE PROTECTION OF WILDLIFE, THE WETLAND AND OF THE SURROUNDING WETLAND BUFFER. NO TREES SHALL BE REMOVED WITHIN THESE AREAS WITHOUT PRIOR APPROVAL OF THE CITY OF OAK HARBOR. NO STRUCTURES OR IMPROVEMENTS ARE PERMITTED TO BE CONSTRUCTED IN THE WETLAND OR WETLAND BUFFER AREAS WITHOUT APPROVAL FROM THE CITY OF OAK HARBOR.
4. FOR FURTHER INFORMATION ON THE PLAT SEE ON FROSTAD POND, LLC. HOME OWNERS ASSOCIATION AF#_____
5. THE ROOF/LOT DRAIN COLLECTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED. THE STORMWATER DETENTION/TREATMENT FACILITY IN TRACT B SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. TRACTS A AND B SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. ALL LANDSCAPED AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND MAY BE REDUCED OR ELIMINATED IF DEEMED DETRIMENTAL TO CITY ROAD PURPOSES

PLAT NO _____

NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS
1128 E. FAIRHAVEN AVE
BURLINGTON, WASHINGTON 98233
PH: (360) 755-0434 FAX: (360) 755-0464
DOUGLAS E. SCHWIND P.E., P.L.S.

ON FROSTAD POND
SURVEY in a portion of the South 1/2 of the North 1/2 of the NW 1/4 Section 10, T. 32 N., R. 1 E. WM
for:
CHURCHILL AND ASSOCIATES
in Oak Harbor, Washington

PROJECT 04072
DRAWING 04072.dwg
DRAWN BY bz
CHECKED BY des
DATE Feb. 2008
SHEET 2 OF 2