

**INTERLOCAL AGREEMENT BETWEEN
THE CITY OF OAK HARBOR AND ISLAND COUNTY
REGARDING THE ANNEXATION OF THE SOUTH ANNEXATION AREA**

This Interlocal Agreement ("Agreement" or "ILA") is made and entered into this 19th day of March by and between the City of Oak Harbor ("City"), a municipal corporation, and Island County("County"), a political subdivision of the State of Washington, collectively known as the Parties.

WHEREAS, the City and County recognize that the Growth Management Act (GMA), chapter 36.70A RCW encourages cities with urban services to annex unincorporated urban growth areas within a county; and

WHEREAS, the City and County recognize the need to facilitate an orderly transition of services and any capital projects from the County to the City at the time of annexation; and

WHEREAS, RCW 35A.14.296, which is titled "Annexation of unincorporated territory pursuant to interlocal agreement," authorizes the annexation of unincorporated territory through adoption of an interlocal agreement between a county, a code city, and any special district(s); and

WHEREAS, the City initiated the annexation process under RCW 35.14.296 for the area known as the "South Annexation Area" as shown on **Exhibit A** and generally encompassing four separate areas that include: parcels near the 1900 block of Country Lane; parcels south of SW 24th Street, North of Waterloo Road, and westerly of State Route 20; parcels and right-of-way bounded on the north by the existing City limits and on the south by the south line of Waterloo Road; and the full width right-of-way for Swantown Road from the current City limits extending southeasterly to the current City limits near Heller Street and the west half of Heller Street where it fronts the Plat of Indian Ridge; and

WHEREAS, the City commenced negotiations for an interlocal agreement with the County; and

WHEREAS, the "South Annexation Area" is located entirely in the City of Oak Harbor Urban Growth Area designated under RCW 36.70A.110, and

WHEREAS, RCW 35A.14.296(2) required the City to provide written notice to any fire protection district under Title 52 RCW, regional fire protection service authority under chapter 52.26 RCW, water-sewer district under Title 57 RCW, and transportation benefit district under chapter 36.73 RCW with territory in the South Annexation Area proposed for annexation; and

WHEREAS, the Island County Fire Protection District No. 2 ("District") is a regional fire protection district organized under Title 52 RCW, and on December 31,

2025, the City mailed to the District written notice of the proposed South Annexation Area annexation to be effectuated by an interlocal agreement under RCW 35A.14.296 and chapter 39.34 RCW; and

WHEREAS, Island County Public Transportation Benefit Area (“Island Transit”) is a transportation benefit area organized under chapter 36.57A RCW, and on December 31, 2025, the City mailed to Island Transit written notice of the proposed South Annexation Area annexation to be effectuated by an interlocal agreement under RCW 35A.14.296 and chapter 39.34 RCW; and

WHEREAS, neither the District nor Island Transit informed the City of any objection to the City and County entering into this Agreement, or gave any formal responses whatsoever to the written notice of this Agreement that the City mailed to them; and

WHEREAS, RCW 35A.14.296 authorizes a city and county to enter into an interlocal agreement to effect annexation of unincorporated areas within a county to a city on the terms therein contained; and

WHEREAS, the County agreed to negotiations for the annexation of South Annexation Area by interlocal agreement; and

WHEREAS, the Parties have concluded these negotiations and are ready to enter into this Agreement; and

WHEREAS, this ILA and the annexation of South Annexation Area are consistent with the requirements of the Growth Management Act, Countywide Planning Policies, and comprehensive plans of both the City and County; and

WHEREAS, the governing bodies of each of the Parties hereto have determined to enter into this Agreement as authorized and provided for by the Interlocal Cooperation Act, codified at Chapter 39.34 RCW, and as provided for by RCW 35A.14.296.

NOW, THEREFORE, by their signatures below, the Parties hereby enter into this Agreement regarding the annexation of the South Annexation Area by the City.

1. Purpose. The purpose of this Agreement is to set forth the terms of the Parties’ agreement to annex to the City the territory located within the South Annexation Area, as allowed pursuant to RCW 35A.14.296.
2. Effective date for this annexation. The Parties agree that the City’s annexation the South Annexation Area shall become effective on the effective date provided in an annexation ordinance adopted by the City for the South Annexation Area (“Annexation Ordinance”).

3. Boundaries of the annexation area. The boundaries of the South Annexation Area territory are legally described in **Exhibit B**, which is hereby incorporated by reference into this Agreement.
4. Public hearing on the Annexation Ordinance. As required by RCW 35A.14.296(3), the City Council and County Board of Commissioners shall hold a joint public hearing on March 19, 2026, to take public testimony, and to consider approving this ILA and authorizing its execution.
5. Notice of availability of this Agreement. As required by RCW 35A.14.293(3), the Parties shall separately or jointly, publish a notice of availability of this Agreement at least once a week for four weeks before the date of the hearing in one or more newspapers of general circulation within the City and one or more newspapers of general circulation within the territory proposed for annexation; and post the notice of availability of the Agreement on its website for the same four weeks that the notice is published in the newspapers. The notice shall describe where the public may review the Agreement and the territory to be annexed by it.
6. Annexation Ordinance. The Parties agree that following execution of this Agreement, the City shall pursue the annexation of the territory depicted and described in **Exhibits A and B**, and known herein as South Annexation Area, by adoption of an ordinance pursuant to RCW 35A.14.296(4). Upon passage of the Annexation Ordinance, a certified copy shall be filed with the County Board of Commissioners.
7. Maintain Existing Residential Zoning. For a period of five years after the effective date of the Annexation Ordinance as under Section 2 herein, any parcel(s) zoned for residential development within the South Annexation Area shall:
 - (a) Maintain a zoning designation that provides for residential development; and
 - (b) Not have its minimum gross residential density reduced below the density allowed for by the zoning designation for such parcel(s) prior to annexation.
8. Applicable Zoning and Development Regulations. The City's codes, development regulations, and policies will apply and be enforced in the South Annexation Area on and after the effective date of annexation as provided in the Annexation Ordinance. The County will have no development regulations applicable in the South Annexation Area after the effective date of the annexation. Pursuant to the Annexation Ordinance, upon annexation the City's zoning designation for the South Annexation Area shall be R2, Limited Multifamily Residential, consistent with current Comprehensive Plan Land Use Designation and or subject to change with the 2025 Comprehensive Plan Major Update.
9. Future Capital Improvements. The County has not identified any planned capital improvements to roads or other existing transportation infrastructure in or adjacent to the South Annexation Area. The County agrees to work cooperatively on identifying and planning for needed transportation improvements within and adjacent to the South Annexation Area that will meet the needs of both City and County multimodal traffic.

10. Fire Protection and Emergency Medical Services. Upon annexation, the City will provide fire protection and emergency medical services in and to the South Annexation Area at the same or higher level as is currently provided by the District.

11. Term. The term of this Agreement is in perpetuity from the date first written above.

12. Indemnification. Each of the Parties shall defend, indemnify and hold the other Parties, their officers, officials, employees and agents harmless from any and all costs, claims, judgment, and/or awards of damages, arising out of, or in any way resulting from that other party's negligent acts or omissions in performing under this Agreement. No party will be required to defend, indemnify or hold the other party harmless if the claim, suit or action for injuries, death or damages is caused by the sole negligence of that party. Where such claims, suits or actions result from the concurrent negligence of the Parties, the indemnity provisions provided herein shall be valid and enforceable only to the extent of each party's own negligence. Each party agrees that its obligations under this section include, but are not limited to, any claim, demand, and/or cause of action brought by, or on behalf of, any of its employees or agents. For this reason, each of the Parties, by mutual negotiation, hereby waives, with respect to the other Parties only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW.

13. Compliance with laws. The Parties shall comply with all applicable codes, rules and regulations pertaining to them in connection with the matters covered herein. However, to the extent allowed by law, the Parties agree the provisions of this Agreement shall supersede such provisions.

14. Administrators and Contacts for Agreement. The Administrators and contact persons for this Agreement are:

Ronnie Wright
City of Oak Harbor
865 SE Barrington Drive
Oak Harbor, WA 98277

Melanie Bacon
Island County
1 NE 7th Street
Coupeville, WA 98239

15. Miscellaneous.

- a. All of the terms in this Agreement shall extend to and bind the legal successors and assigns of the Parties.
- b. This Agreement is made and shall be construed in accordance with the laws of the State of Washington. Jurisdiction and venue for any action

arising out of this Agreement shall be in Island County, Washington.

- c. No separate legal entity is hereby created.
- d. Except as expressly provided herein, nothing in this Agreement shall be construed to permit anyone other than the Parties and their successors and assigns to rely upon the terms herein nor to give any such third party a cause of action on account of any nonperformance hereunder.
- e. No joint oversight and administration board is created by this Agreement.
- f. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be held to be invalid or unenforceable by a final decision of any court having jurisdiction on the matter, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and shall continue in full force and effect, unless either party determines that such invalidity or unenforceability materially interferes with or defeats the purposes of this Agreement, at which time the Parties shall substitute a provision that most closely approximates that which was invalidated without being invalid itself.
- g. This Agreement constitutes the final and completely integrated agreement between the Parties on its subject matter.
- h. No modifications or amendments of this Agreement shall be valid or effective unless evidenced by an agreement in writing signed by all Parties.
- i. Copies of this Agreement shall be filed with the Island County Auditor by the City.
- j. Pursuant to RCW 35A.14.296(4), upon passage of the Annexation Ordinance by the City, a certified copy of it shall be filed with the Island County Board of Commissioners.
- k. Each party has had the opportunity to consult with counsel in connection with this Agreement. Each of the provisions of this Agreement represents the combined work product of all Parties. Therefore, no presumption or other rules of construction which would interpret the provisions of this Agreement in favor of or against the party preparing the same will apply in connection with the construction or interpretation of any of the provisions of this Agreement.
- l. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original but all of

which together shall constitute the same instrument

16. RCW 39.34 Required Clauses.

- a. Purpose. See Section 1 above.
- b. Duration. See Section 11 above.
- c. Organization of a separate entity and its powers. See Sections 15(c) and 14(e) above.
- d. Responsibilities of the Parties. See provisions above.
- e. Agreement to be filed with the auditor. See Section 15(i) above.
- f. Financing. Each party shall be responsible for the financing of its contractual obligations under normal budgetary processes.
- g. Termination. This Agreement shall become effective following the approval of the Agreement by the official governing bodies of each of the Parties hereto and the signing of the Agreement by the duly authorized representative of each of the Parties hereto, and shall remain in effect unless terminated by a court of law.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement as of the day and year first above written.

CITY OF OAK HARBOR

ISLAND COUNTY

Ronnie Wright, Mayor

Melanie Bacon, Chair

ATTEST:

Julie Nester, City Clerk

Janet St. Clair, Member

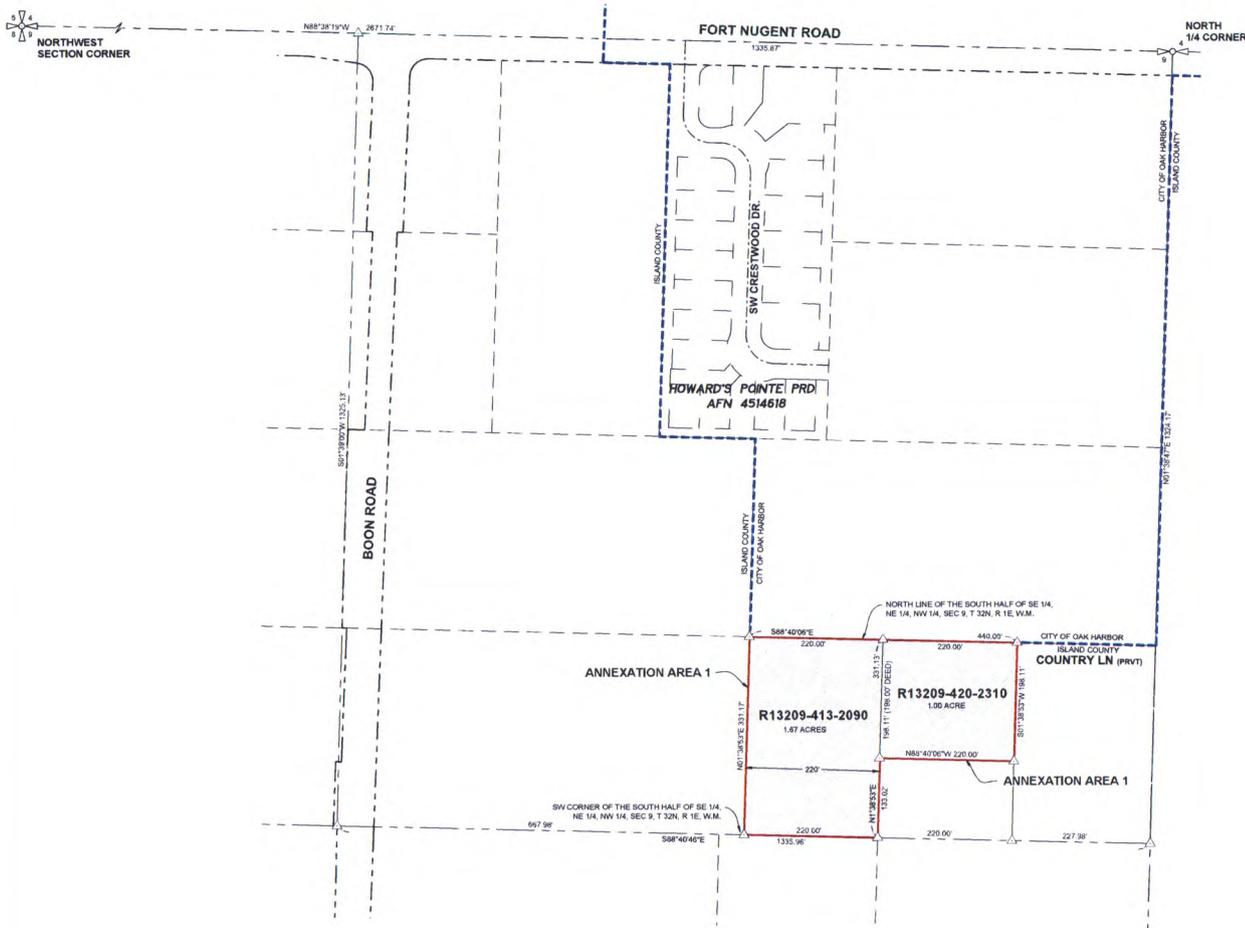
ATTEST:

Jennifer Roll, MMC, Clerk of the Board

Jill Johnson, Member

Exhibit A

ANNEXATION EXHIBIT MAP IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 9, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
ISLAND COUNTY, WASHINGTON

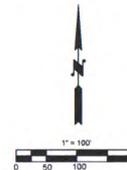


SURVEY NOTES

1. BASIS OF BEARINGS: GRID NORTH WASHINGTON COORDINATE SYSTEM NORTH ZONE PER THAT SURVEY FOR ISLAND COUNTY PUBLIC WORKS BOON ROAD RIGHT-OF-WAY, RECORDED UNDER AUDITOR'S FILE NUMBER 435519 AND THAT SURVEY FOR VALLEY HIGH INVESTMENTS LLC RECORDED UNDER AUDITOR'S FILE NUMBER 4462376.
2. THIS EXHIBIT MAPPING IS NOT THE RESULT OF A CURRENT SITE SPECIFIC FIELD SURVEY, RATHER IT RELIES RECORD SURVEY DATA AND REPORTED MEASUREMENTS TO ESTABLISH THE SECTION SUBDIVISION AND TO DEPICT THE BOUNDARY FOR THE SUBJECT PARCEL.
3. THE PURPOSE OF THIS MAPPING IS TO PROVIDE A DEPICTION OF THE PROPERTY PROPOSED FOR ANNEXATION IN RELATION TO SURROUNDING PARCELS BOTH INSIDE AND OUTSIDE OF THE CURRENT CITY LIMITS. MAPPING MAY NOT SHOW ALL EASEMENTS OR ENCUMBRANCES NOT READILY AVAILABLE IN RECORD INFORMATION.
4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
5. THE CURRENT ZONING OF THIS SITE INSIDE OF ISLAND COUNTY JURISDICTION IS 'OAK HARBOR RESIDENTIAL (OHR)'

LEGEND & ABBREVIATIONS

- △ CALCULATED PROPERTY CORNER OR SECTION SUBDIVISION CORNER
 - RIGHT-OF-WAY LINE
 - - - RIGHT-OF-WAY CENTERLINE
 - CALCULATED PROPERTY BOUNDARY
 - - - EASEMENT LINE
 - CITY LIMITS
- APN - AUDITOR'S FILE NUMBER
 APN - ASSESSOR'S PARCEL NUMBER
 ESMT - EASEMENT
 FT - FOOT
 IN - INCH
 LS - LAND SURVEYOR
 PRD - PLANNED RESIDENTIAL DEVELOPMENT
 PRVT - PRIVATE ROAD
 R - RECORD
 RAY - RIGHT-OF-WAY
 NOS - RECORD OF SURVEY
 SHP - SHORT PLAT
 WI - WITH



REVISIONS

HARMSEN ENGINEERS SURVEYORS
 (360) 356-9199
 (360) 656-2726
 FAX: (360) 962-6337

HARMSEN ENGINEERS SURVEYORS
 603 SOUTH FIRST STREET
 P.O. BOX 1759
 MOUNT VERNON, WA 98273

ISLAND COUNTY PUBLIC WORKS
 ANNEXATION EXHIBIT MAP
 AREA 1 - COUNTRY LANE VICINITY
 APN R13209-413-2090 & R13209-420-2310

DWN. BY: JTF
 CHK. BY:
 DATE: 1/15/2026
 JOB #: 25HRM0341
 SCALE: 1"=100'



S1

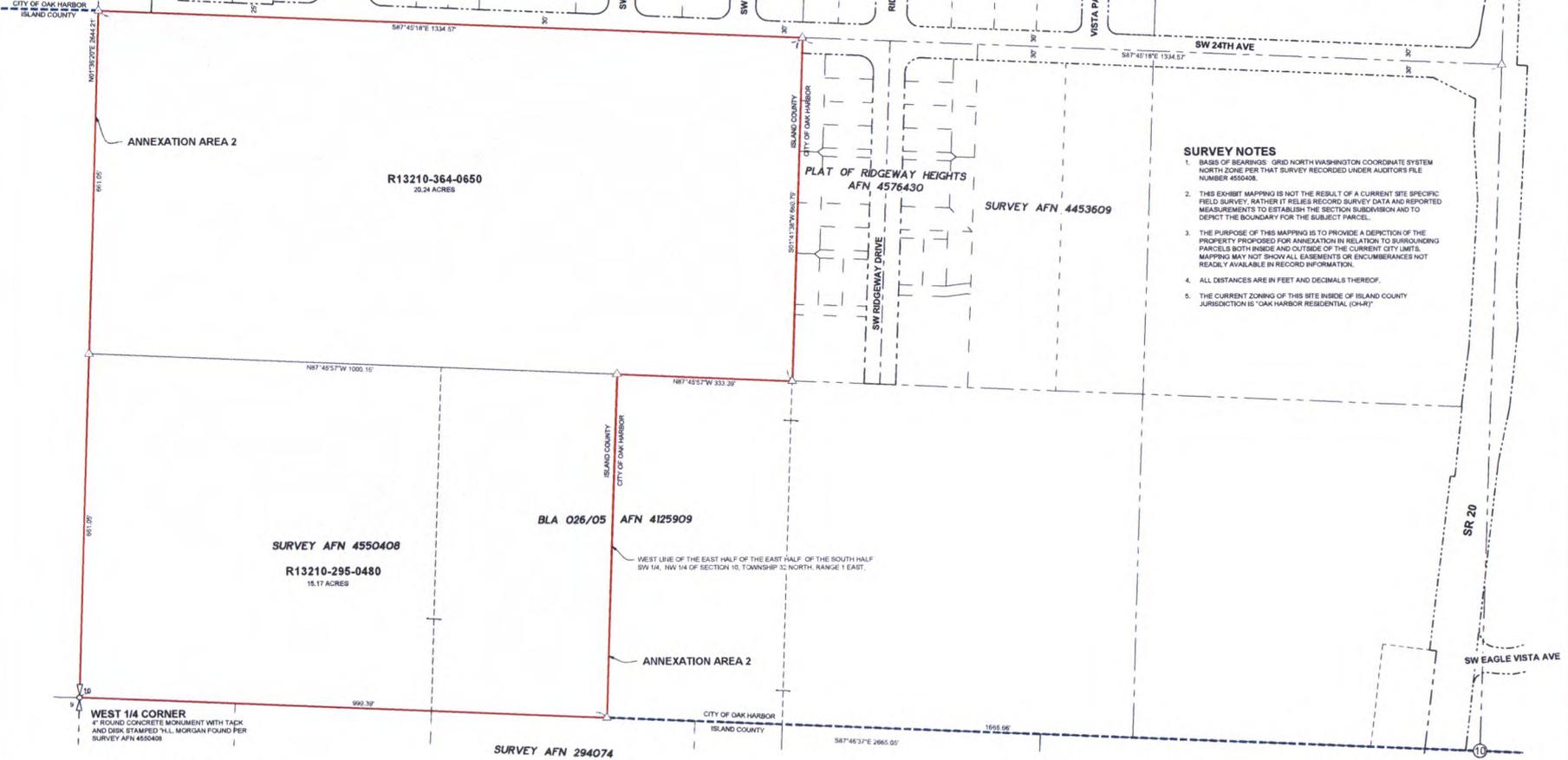
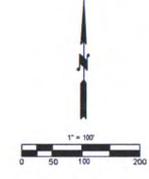
ANNEXATION EXHIBIT MAP IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
ISLAND COUNTY, WASHINGTON

SECTION CORNER
FOUND 4" SQUARE CONCRETE
MONUMENT WITH YELLOW CAP
AND TACK, REFERENCE SURVEY
AFN 4550408

**PLAT OF EAST PARK
PHASE 2 - AFN 4010537**

**PLAT OF ON FROSTAD POND
AFN 423169**

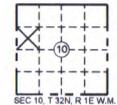
**PLAT OF THE HEIGHTS
AFN 95007708**



- SURVEY NOTES**
1. BASIS OF BEARINGS: GRID NORTH WASHINGTON COORDINATE SYSTEM NORTH ZONE PER THAT SURVEY RECORDED UNDER AUDITORS FILE NUMBER 4550408.
 2. THIS EXHIBIT MAPPING IS NOT THE RESULT OF A CURRENT SITE SPECIFIC FIELD SURVEY, RATHER IT RELIES RECORD SURVEY DATA AND REPORTED MEASUREMENTS TO ESTABLISH THE SECTION SUBDIVISION AND TO DEPICT THE BOUNDARY FOR THE SUBJECT PARCEL.
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 5. THE CURRENT ZONING OF THIS SITE INSIDE OF ISLAND COUNTY JURISDICTION IS 'OAK HARBOR RESIDENTIAL (OH-R)'

LEGEND & ABBREVIATIONS

- | | |
|--|---|
| <ul style="list-style-type: none"> △ CALCULATED PROPERTY CORNER OR SECTION SUBDIVISION CORNER --- RIGHT-OF-WAY LINE --- RIGHT-OF-WAY CENTERLINE --- CALCULATED PROPERTY BOUNDARY --- EASEMENT LINE --- CITY LIMITS | <ul style="list-style-type: none"> AFN - AUDITOR'S FILE NUMBER APN - ASSESSOR'S PARCEL NUMBER ESMT - EASEMENT FT - FOOT IN - INCH LS - LAND SURVEYOR PRG - PLANNED RESIDENTIAL DEVELOPMENT R - RECORD R/W - RIGHT-OF-WAY ROB - RECORD OF SURVEY SHP - SHORT PLAT W - WITH |
|--|---|



REVISIONS

HARMSEN ENGINEERS SURVEYORS
(360) 356-9199
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
FAX: (360) 962-2837

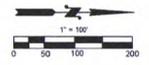
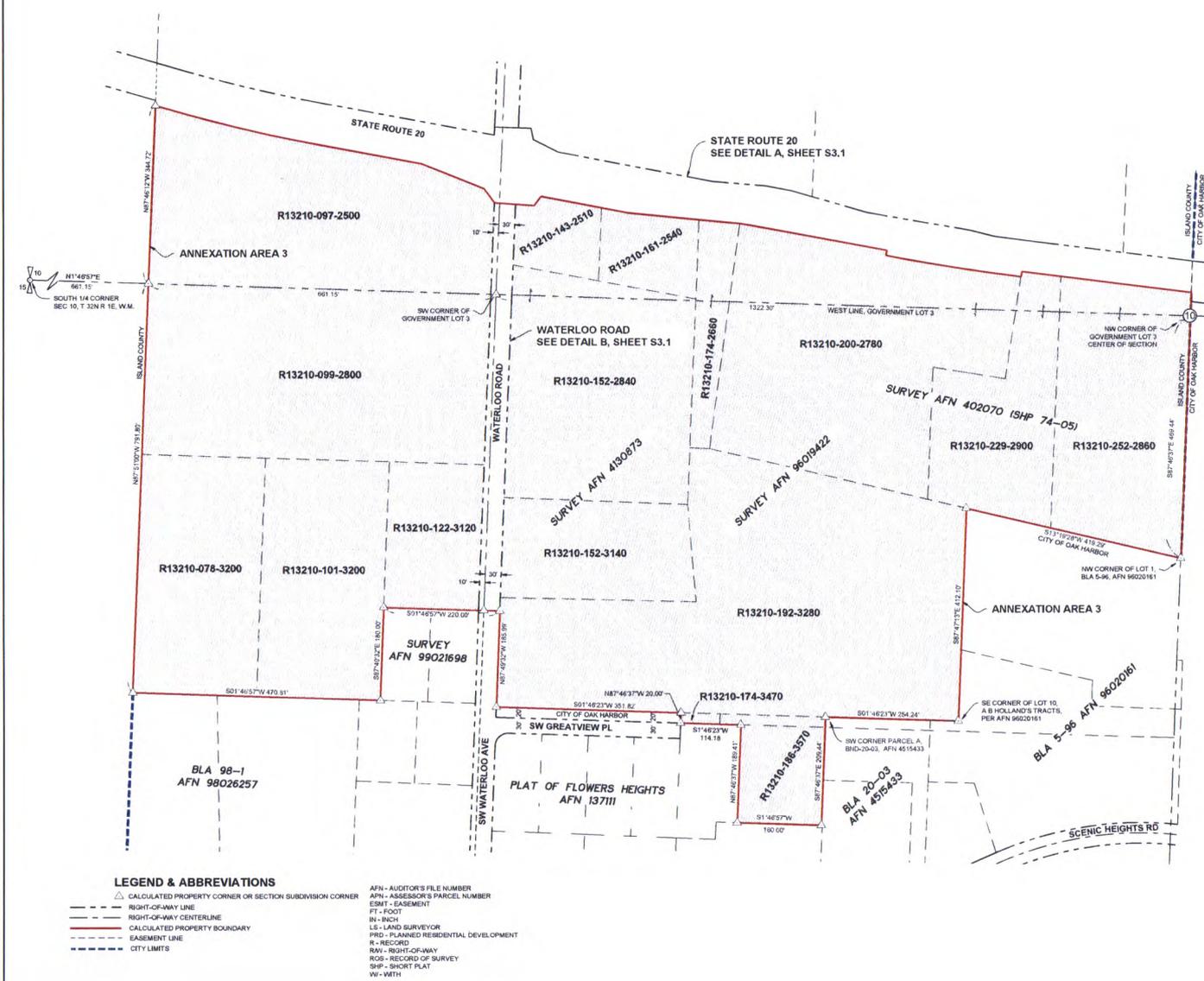
ISLAND COUNTY PUBLIC WORKS
ANNEXATION EXHIBIT MAP
AREA 2 - SW 24TH AVE PARCELS
APN R13210-364-0650 & R13210-295-0480

DWN. BY:	JTF
CHK. BY:	
DATE:	1/15/2028
JOB #:	25HRM0341
SCALE:	1"=100'

811
Know what's below.
Call before you dig.

S2

ANNEXATION EXHIBIT MAP IN A PORTIONS OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF, SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
ISLAND COUNTY, WASHINGTON



SURVEY NOTES

1. BASIS OF BEARINGS: GRID NORTH WASHINGTON COORDINATE SYSTEM NORTH ZONE PER THAT SURVEY. RECORDED UNDER AUDITOR'S FILE NUMBERS 450006, 407344 AND 9602160.
2. THIS EXHIBIT MAPPING IS NOT THE RESULT OF A CURRENT SITE SPECIFIC FIELD SURVEY. RATHER IT RELIES RECORD SURVEY DATA AND REPORTED MEASUREMENTS TO ESTABLISH THE SECTION SUBDIVISION AND TO DEPICT THE BOUNDARY FOR THE SUBJECT PARCEL.
3. THE PURPOSE OF THIS MAPPING IS TO PROVIDE A DEPICTION OF THE PROPERTY PROPOSED FOR ANNEXATION IN RELATION TO SURROUNDING PARCELS BOTH INSIDE AND OUTSIDE OF THE CURRENT CITY LIMITS. MAPPING MAY NOT SHOW ALL EASEMENTS OR ENCUMBRANCES NOT READILY AVAILABLE IN RECORD INFORMATION.
4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
5. THE CURRENT ZONING OF THIS SITE INSIDE OF ISLAND COUNTY JURISDICTION IS "OAK HARBOR RESIDENTIAL CO-H4".
6. SEE SHEET S3.1 FOR DETAILS AND INFORMATION REGARDING ROAD RIGHTS-OF-WAY

LEGEND & ABBREVIATIONS

- △ CALCULATED PROPERTY CORNER OR SECTION SUBDIVISION CORNER
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- CALCULATED PROPERTY BOUNDARY
- EASEMENT LINE
- CITY LIMITS
- AFN - AUDITOR'S FILE NUMBER
- APN - ASSESSOR'S PARCEL NUMBER
- ESMT - EASEMENT
- FT - FOOT
- IN - INCH
- LS - LAND SURVEYOR
- PRD - PLANNED RESIDENTIAL DEVELOPMENT
- R - RECORD
- RAW - RIGHT-OF-WAY
- ROS - RECORD OF SURVEY
- SHP - SHORT PLAT
- W - WITH

REVISIONS

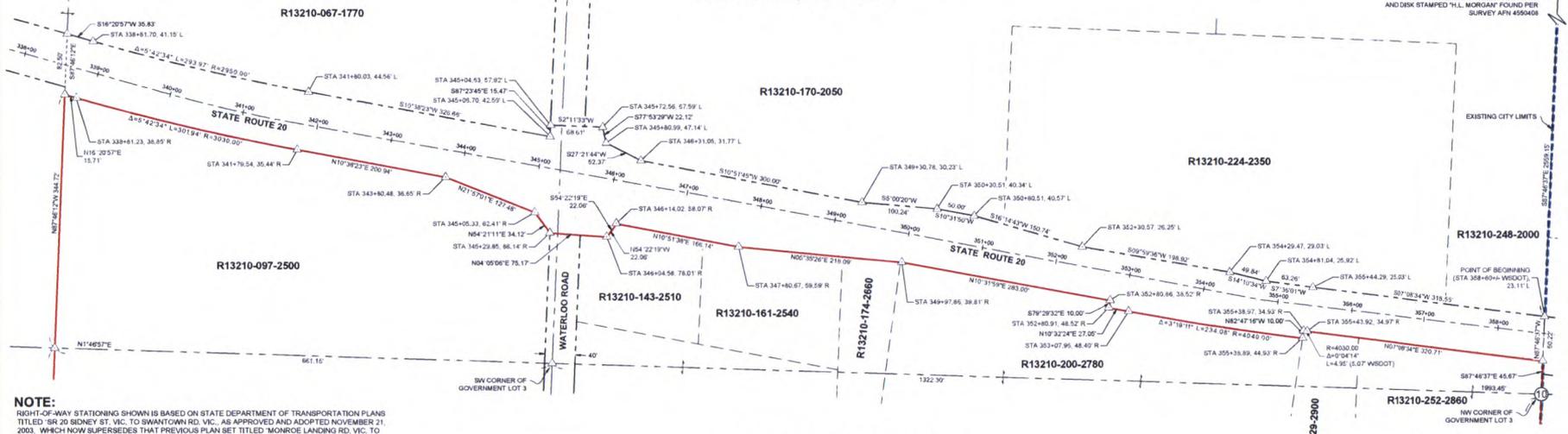
HARMSEN ENGINEERS SURVEYORS
 (360) 336-9199
 (360) 656-2726
 (360) 392-2631
 603 SOUTH FIRST STREET
 P.O. BOX 17556
 MOUNT VERNON, WA 98273

ISLAND COUNTY PUBLIC WORKS
 ANNEXATION EXHIBIT MAP
 AREA 3 - WATERLOO ROAD VICINITY
 PARCEL EXHIBIT

DRAWN BY	JTF
CHECK BY	
DATE	1/15/2026
JOB #	25HRM0341
SCALE	1"=100'

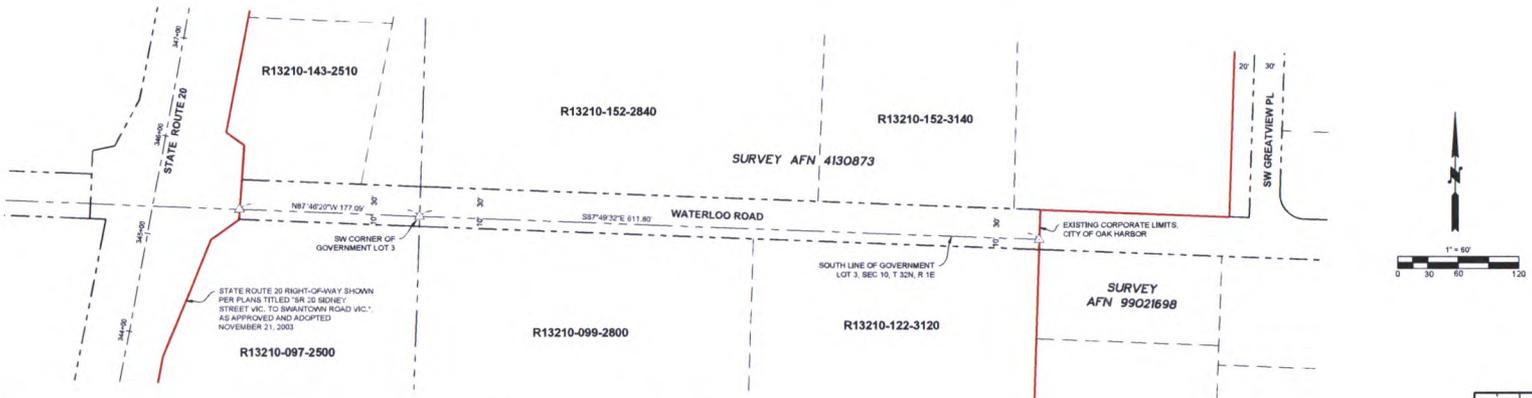
811
 Know what's below.
 Call before you dig.
S3

ANNEXATION EXHIBIT MAP IN A PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF, SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
ISLAND COUNTY, WASHINGTON



DETAIL A - STATE ROUTE 20 RIGHT-OF-WAY
SCALE: 1" = 70'

NOTE:
RIGHT-OF-WAY STATIONING SHOWN IS BASED ON STATE DEPARTMENT OF TRANSPORTATION PLANS TITLED "SR 20 SIDNEY ST. VIC. TO SWANTOWN RD. VIC. AS APPROVED AND ADOPTED NOVEMBER 21, 2003, WHICH NOW SUPERSEDES THAT PREVIOUS PLAN SET TITLED "MOORICE LANDING RD. VIC. TO SWANTOWN RD. VIC. AS APPROVED MARCH 26, 1984. FOR THE PURPOSE OF PROVIDING AN ANNEXATION DESCRIPTION, THE NEWER WSDOT PLAN SET WAS USED EVEN THOUGH OLDER DEED REFERENCES FOR PROPERTY ADJOINING THE RIGHT-OF-WAY INSIDE THIS ANNEXATION AREA MAY STILL CITE THE NOW SUPERSEDED PLANS IN THEIR DESCRIPTIONS. IT IS ASSUMED THAT WSDOT INTENDED THE NEWER SET TO REPRESENT THEIR RIGHT-OF-WAY, EVEN THOUGH SUPPORTING DEEDS AND ACQUIRED RIGHTS MAY NOT BE PRESENT TO DESCRIBE THE CURRENT CONFIGURATION AND STATIONING.



DETAIL B - WATERLOO ROAD RIGHT-OF-WAY
SCALE: 1" = 60'

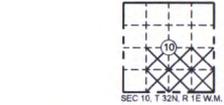
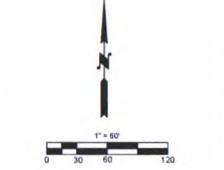
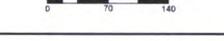
NOTE:
FOR THE PURPOSE OF THIS ANNEXATION, WATERLOO ROAD IS DEPICTED AS A 40-FOOT WIDE ROAD LYING 30 FEET NORTH AND 10 FEET SOUTH THE SUBDIVISION LINE. AS NOTED, ON THAT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 99021698, THE ORIGINAL "WAIVER OF CLAIM FOR DAMAGES AND CONSENT TO LOCATE ROADS" SIGNED BY FRED AND ELVIRA WHEELER INDICATES THIS CONFIGURATION WITH THE ASSUMPTION THAT THE ROAD WILL BE A 40-FOOT WIDE ROAD WITH 10 FEET LYING SOUTH OF THE SUBDIVISION LINE. THE RIGHT-OF-WAY HAS BEEN SHOWN AS A 40-FOOT WIDE STRIP IN SURVEYS OF RECORD HOWEVER NO OFFICIAL DEED HAS BEEN FOUND TO EXIST CONVEYING THE FULL ROAD WIDTH TO THE COUNTY. ADDITIONAL RIGHT-OF-WAY ACQUISITION, ASSERTION OF PRESCRIPTIVE RIGHTS, AND/OR CLARIFICATION MAY BE REQUIRED TO PERFECT THE JURISDICTIONAL RIGHTS TO THIS ROAD.

WEST 1/4 CORNER
4" ROUND CONCRETE MONUMENT WITH TACK AND DISK STAMPED "H.L. MORGAN FOUND PER SURVEY AFN 6566068

POINT OF BEGINNING
(STA 358+80+H.WSDOT)
23.11' L

SW CORNER OF GOVERNMENT LOT 3

NW CORNER OF GOVERNMENT LOT 3



HARMSEN ENGINEERS SURVEYORS
603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273
PHONE: (360) 336-9199
FAX: (360) 336-2326

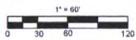
ISLAND COUNTY PUBLIC WORKS
ANNEXATION EXHIBIT MAP
WATERLOO ROAD VICINITY
SR 20 AND WATERLOO ROAD DETAILS

DRAWN BY	JTF
CHK BY	
DATE	1/15/2026
JOB #	22HRM0341
SCALE	AS NOTED



S3.1

WEST 1/4 CORNER
CALCULATED PER PLAT OF
CROSSWOODS DIVISION NO. 5
AFN 377952



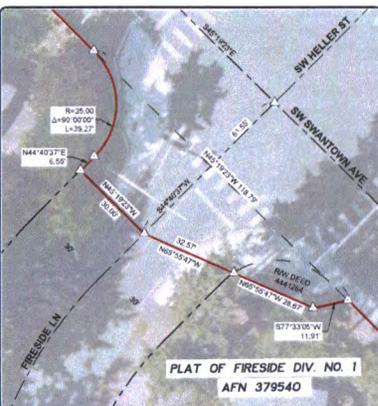
SURVEY NOTES

1. BASIS OF BEARINGS: GRID NORTH WASHINGTON COORDINATE SYSTEM NORTH ZONE PER PLAT OF FRESIDE DIV. NO. 1, RECORDED FEBRUARY 17, 1981, IN VOLUME 13 OF PLATS, PAGE 9, UNDER AUDITOR'S FILE NUMBER 378540.
2. THIS EXHIBIT MAPPING IS NOT THE RESULT OF A CURRENT SITE SPECIFIC FIELD SURVEY. RATHER IT RELIES ON RECORD SURVEY DATA AND REPORTED MEASUREMENTS TO ESTABLISH THE SECTION SUBDIVISION AND TO DEPICT THE BOUNDARY FOR THE SUBJECT PARCEL.
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4. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

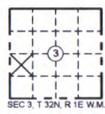
LEGEND & ABBREVIATIONS

- △ CALCULATED PROPERTY CORNER OR SECTION SUBDIVISION CORNER
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- CALCULATED RIGHT-OF-WAY BOUNDARY
- EASEMENT LINE
- CITY LIMITS

- AFN - AUDITOR'S FILE NUMBER
- APN - ASSESSOR'S PARCEL NUMBER
- ESMT - EASEMENT
- FT - FOOT
- IN - INCH
- LS - LAND SURVEYOR
- PRD - PLANNED RESIDENTIAL DEVELOPMENT
- R - RECORD
- R/W - RIGHT-OF-WAY
- ROB - RECORD OF SURVEY
- SNP - SHORT PLAT
- WI - WITH



DETAIL 1
SCALE 1"=200'



FOR REVIEW

C:\USERS\JASON\WORK\TRANSFER\L259M0341\CPW-ANNEXATION\DWG\L25-0341-CPW-ANNEXATION.DWG 02/05/2026

REVISIONS TO SWANTOWN RD R/W PER REVIEW 262026

REVISIONS

HARMSEN ENGINEERS SURVEYORS
(360) 336-9199
(360) 698-2726
FAX: (360) 982-2837

603 SOUTH FIRST STREET
MOUNT VERNON, WA 98273

ISLAND COUNTY PUBLIC WORKS
ANNEXATION EXHIBIT MAP
AREA 4 - SWANTOWN AVE & HELLER ST
RIGHT-OF-WAY

DWN. BY	JTF
CHK. BY	
DATE	1/15/2026
JOB #	259-RM0341
SCALE	1"=90'



S4

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Exhibit B

**ANNEXATION AREA 1
COUNTRY LANE VICINITY**

ANNEXATION AREA CONTAINS THE FOLLOWING PARCEL NUMBERS:

R13209-413-2090 AND R13209-420-2310

ANNEXATION AREA LEGAL DESCRIPTION:

THE WEST 220 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN AS MEASURED ALONG THE SOUTH LINE THEREOF.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;
THENCE SOUTH 89°51'47" EAST ALONG THE SOUTH LINE OF SAID SOUTH HALF A DISTANCE OF 220.00 FEET;
THENCE NORTH 0°26'47"EAST 133.02 FEET TO THE **TRUE POINT OF BEGINNING**;
THENCE CONTINUING NORTH 0°26'47"EAST 198.00 FEET TO THE NORTH LINE OF THE AFORESAID SOUTH HALF;
THENCE SOUTH 89°51'10"EAST ALONG SAID NORTH LINE A DISTANCE OF 220.00 FEET;
THENCE SOUTH 0°26'47"WEST 198.00 FEET;
THENCE NORTH 89°51'10"WEST A DISTANCE OF 220.00 FEET TO THE **TRUE POINT OF BEGINNING**;

SITUATE IN ISLAND COUNTY, STATE OF WASHINGTON.

CONTAINING +/-2.67 ACRES

**ANNEXATION AREA 2
SW 24TH AVE VICINITY**

ANNEXATION AREA 2 CONTAINS THE FOLLOWING PARCEL NUMBERS:

R13210-364-0650 AND R13210-295-0480

ANNEXATION AREA LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 32 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN.

TOGETHER WITH THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN. **EXCEPT** THE EAST HALF OF THE EAST HALF THEREOF. ALSO KNOWN AS LOT A OF ISLAND COUNTY BOUNDARY LINE ADJUSTMENT 026/05 RECORDED FEBRUARY 16, 2005 UNDER AUDITOR'S FILE NUMBER 4125909, RECORDS OF ISLAND COUNTY, WASHINGTON.

SITUATE IN ISLAND COUNTY, STATE OF WASHINGTON.

CONTAINING +/- 35.41 ACRES

ANNEXATION AREA 3 WATERLOO ROAD VICINITY

ANNEXATION AREA 3 CONTAINS THE FOLLOWING PARCEL NUMBERS:

R13210-097-2500, R13210-099-2800, R13210-078-3200, R13210-101-3200, R13210-122-3120, R13210-143-2510, R13210-161-2540, R13210-174-2660, R13210-200-2780, R13210-229-2900, R13210-252-2860, R13210-152-2840, R13210-152-3140, R13210-192-3280, R13210-174-3470 and R13210-186-3570

ANNEXATION AREA 3 DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 10, LYING EAST OF THE EASTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 20 AS SHOWN ON THOSE STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS TITLED "SIDNEY STREET VIC. TO SWANTOWN ROAD VIC.", AS APPROVED AND ADOPTED NOVEMBER 21, 2003;

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3 AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3;

THENCE SOUTH 87°46'37" EAST 469.44 FEET ALONG THE NORTH LINE THEREOF TO THE NORTHWEST CORNER OF LOT 1 OF CITY OF OAK HARBOR BOUNDARY LINE ADJUSTMENT BLA 5-96 RECORDED NOVEMBER 22, 1996, UNDER AUDITOR'S FILE NUMBER 96020161;

THENCE SOUTH 13°19'28" WEST, ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 419.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 87°47'13" EAST 412.10 TO A POINT NOTED ON SAID BLA 5-96 AS THE SOUTHEAST CORNER OF LOT 10 OF THE UNRECORDED PLAT OF A.B. HOLLAND'S TRACTS;

THENCE SOUTH 1°46'23" WEST 254.24 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF CITY OF OAK HARBOR BOUNDARY LINE ADJUSTMENT BND-20-03, RECORDED APRIL 2, 2021, UNDER AUDITOR'S FILE NUMBER 4515433;

THENCE SOUTH 87° 46'37" EAST ALONG THE SOUTH LINE OF SAID BND-20-03, FOR A DISTANCE OF 209.44 FEET TO A LINE 1007.10 FEET EAST OF THE WEST LINE OF SAID GOVERNMENT LOT 3;

THENCE SOUTH 1°46'57" WEST, ALONG SAID LINE FOR A DISTANCE OF 160.00 FEET;

THENCE NORTH 87° 46'37" WEST 189.41 FEET;

THENCE SOUTH 1°46'23" WEST 114.18 FEET TO A POINT 939.80 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 3, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF FLOWERS HEIGHTS AS PER PLAT RECORDED JUNE 13, 1961, UNDER AUDITOR'S FILE NUMBER 137111;

THENCE NORTH 87° 46'37" WEST 20.00 FEET;

THENCE SOUTH 1°46'23" WEST 351.82 FEET TO THE NORTHERLY RIGHT-OF-WAY MARGIN OF WATERLOO ROAD;

THENCE NORTH 87° 49' 32" WEST ALONG SAID RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 185.99 FEET;

THENCE SOUTH 1°46'57" WEST 220.00 FEET;

THENCE SOUTH 87° 49' 32" EAST 180.00 FEET;
THENCE SOUTH 1°46'57" WEST 470.81 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10;
THENCE NORTH 87°51'00" WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF, FOR A DISTANCE OF
791.80 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 1°46'57" EAST ALONG THE WEST LINE OF SAID NORTH HALF, FOR A DISTANCE OF 661.15
FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3;
THENCE CONTINUING, NORTH 1°46'57" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 TO
THE POINT OF BEGINNING;

SITUATE IN ISLAND COUNTY, WASHINGTON

CONTAINING +/- 39.64 ACRES

WATERLOO ROAD RIGHT-OF-WAY DESCRIPTION:

A 40-FOOT STRIP OF LAND IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SAID SECTION 10, THE SIDELINES OF WHICH LYING 30.00 FEET NORTH AND 10.00 FEET SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 87°46'20" WEST, ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 177.09 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 20 AS SHOWN ON THOSE STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS TITLED "SR 20 SIDNEY ST. VIC. TO SWANTOWN RD. VIC." , AS APPROVED AND ADOPTED NOVEMBER 21, 2003; AND THE **TERMINUS** OF SAID LINE;

THE SIDELINES OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO TERMINATE AT THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND SAID EASTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 20;

TOGETHER WITH A STRIP OF LAND IN GOVERNMENT LOT 3 AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, THE SIDELINES OF WHICH LYING 30.00 FEET NORTH AND 10.00 FEET SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3;
THENCE SOUTH 87°49'32" EAST, ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 611.80 FEET TO THE CURRENT CORPORATE LIMITS OF THE CITY OF OAK HARBOR, AND THE **TERMINUS** OF SAID LINE;

THE SIDELINES OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO TERMINATE AT THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 AND SAID CURRENT CORPORATE LIMITS OF THE CITY OF OAK HARBOR.

SITUATE IN ISLAND COUNTY, WASHINGTON.

CONTAINING +/- 0.72 ACRES

STATE ROUTE 20 ROAD RIGHT-OF-WAY DESCRIPTION FRONTING AREA TO BE ANNEXED:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; BEING THAT PORTION OF STATE ROUTE 20 RIGHT-OF-WAY AS SHOWN ON THOSE STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS TITLED "SR 20 SIDNEY STREET VIC. TO SWANTOWN RD. VIC.", AS APPROVED AND ADOPTED NOVEMBER 21, 2003, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID POINT BEARING SOUTH 87° 46' 37" EAST 2559.19 FEET FROM THE NORTHWEST CORNER THEREOF, AND BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 20 AT APPROXIMATE STATIONING (HEREINAFTER REFERRED AS STA) 358+60 AS SHOWN ON SAID PLANS, AND LYING 23.11 FEET WESTERLY OF THE RIGHT-OF-WAY CENTERLINE;

THENCE ALONG SAID RIGHT-OF-WAY MARGIN TO STATIONING AND OFFSETS RELATIVE TO SAID CENTERLINE AS FOLLOWS:

SOUTH 07° 08' 34" WEST 315.55 FEET TO A POINT OPPOSITE STA 355+44.29 AND 25.03 FEET WESTERLY THEREFROM;

THENCE SOUTH 07° 36' 01" WEST 63.26 FEET TO A POINT OPPOSITE STA 354+81.04 AND 25.92 FEET WESTERLY THEREFROM;

THENCE SOUTH 14° 10' 34" WEST 49.84 FEET TO A POINT OPPOSITE STA 254+29.47 AND 29.03 FEET WESTERLY THEREFROM;

THENCE SOUTH 09° 59' 36" WEST 198.92 FEET TO A POINT OPPOSITE STA 352+30.57 AND 26.25 FEET WESTERLY THEREFROM;

THENCE SOUTH 16° 14' 43" WEST 150.74 FEET TO A POINT OPPOSITE STA 350+80.51 AND 40.57 FEET WESTERLY THEREFROM;

THENCE SOUTH 10° 31' 50" WEST 50.00 TO A POINT OPPOSITE STA 350+30.51 AND 40.34 FEET WESTERLY THEREFROM;

THENCE SOUTH 05° 00' 20" WEST 100.24 FEET TO A POINT OPPOSITE STA 349+30.78 AND 30.23 FEET WESTERLY THEREFROM;

THENCE SOUTH 10° 51' 45" WEST 300.00 FEET TO A POINT OPPOSITE STA 346+31.05 AND 31.77 FEET WESTERLY THEREFROM;

THENCE SOUTH 27° 21' 44" WEST 52.37 FEET TO A POINT OPPOSITE STA 345+80.99 AND 47.14 WESTERLY THEREFROM;

THENCE SOUTH 77° 53' 29" WEST 22.12 FEET TO A POINT OPPOSITE STA 345+72.56 AND 67.59 FEET WESTERLY THEREFROM;

THENCE SOUTH 02° 11' 33" WEST 68.61 FEET TO A POINT OPPOSITE STA 345+04.63 FEET AND 57.92 FEET WESTERLY THEREFROM;

THENCE SOUTH 87° 23' 45" EAST 15.47 FEET TO A POINT OPPOSITE STA 345+06.70 AND 42.59 FEET WESTERLY THEREFROM;

THENCE SOUTH 10° 38' 23" WEST 326.68 FEET TO A POINT OPPOSITE STA 341+80.03 AND 44.56 FEET WESTERLY THEREFROM AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2950.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°42'34" FOR A DISTANCE OF 293.97 FEET TO A POINT OPPOSITE STA 338+81.70 AND 41.15 FEET WESTERLY THEREFROM;

THENCE SOUTH 16° 20' 57" WEST 35.83 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH 87°46'12" EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 82.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF WAY MARGIN OF STATE ROUTE 20;
THENCE NORTH 16° 20' 57" EAST 15.71 FEET TO A POINT OPPOSITE STA 338+81.23 AND 38.85 FEET EASTERLY THEREFROM AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3030.00;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°42'34" FOR A DISTANCE OF 301.94 FEET TO A POINT OPPOSITE STA 341+79.54 AND 35.44 FEET EASTERLY THEREFROM;
THENCE NORTH 10° 38' 23" EAST TO A POINT OPPOSITE STA 343+80.48 AND 36.65 FEET EASTERLY THEREFROM;
THENCE NORTH 21° 57' 01" EAST 127.48 TO A POINT OPPOSITE STA 345+05.33 AND 62.41 FEET EASTERLY THEREFROM;
THENCE NORTH 54° 21' 11" EAST 34.12 TO A POINT OPPOSITE STA 345+29.85 AND 86.14 FEET EASTERLY THEREFROM;
THENCE NORTH 04° 05' 06" EAST 75.17 FEET TO A POINT OPPOSITE STA 346+04.58 AND 78.01 FEET EASTERLY THEREFROM;
THENCE NORTH 54° 22' 19" WEST 22.06 TO A POINT OPPOSITE STA 346+14.02 AND 58.07 FEET EASTERLY THEREFROM;
THENCE NORTH 10° 51' 38" EAST 166.14 TO A POINT OPPOSITE STA 347+80.67 AND 59.59 FEET EASTERLY THEREFROM;
THENCE NORTH 05° 35' 26" EAST 218.09 FEET TO A POINT OPPOSITE STA 349+97.86 FEET AND 39.81 FEET EASTERLY THEREFROM;
THENCE NORTH 10° 31' 59" EAST 283.00 FEET TO A POINT OPPOSITE STA 352+80.86 AND 38.52 FEET EASTERLY THEREFROM;
THENCE SOUTH 79° 29' 32" EAST 10.00 FEET TO A POINT OPPOSITE STA 352+80.91 AND 48.52 FEET EASTERLY THEREFROM;
THENCE NORTH 10° 32' 24" EAST 27.05 FEET TO A POINT OPPOSITE STA 353+07.96 AND 48.40 FEET EASTERLY THEREFROM AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4040.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°19'11" FOR A DISTANCE OF 234.08 FEET TO A POINT OPPOSITE STA 355+38.89 AND 44.93 FEET EASTERLY THEREFROM;
THENCE NORTH 82° 47' 16" WEST 10.00 TO A POINT OPPOSITE STA 355+38.97 AND 34.93 FEET EASTERLY THEREFROM AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 4030.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 82° 47' 12" WEST TO THE RADIUS POINT.
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°4'14" FOR A DISTANCE OF 4.95 FEET TO A POINT OPPOSITE STATION 355+43.92 AND 34.97 FEET EASTERLY THEREFROM;
THENCE NORTH 7° 08' 34" EAST 320.71 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 87°46'37" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 60.22 FEET TO THE **POINT OF BEGINNING:**

SITUATE IN ISLAND COUNTY, WASHINGTON

CONTAINING +/-3.67 ACRES

ANNEXATION AREA 4
SW SWANTOWN AVE, SW HELLER STREET, AND FIRESIDE LANE
RIGHT-OF-WAY

ANNEXATION AREA 4 LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

A 60-FOOT WIDE STRIP OF LAND BEING THAT PORTION OF ROAD RIGHT-OF-WAY FOR SOUTHWEST SWANTOWN AVE (ALSO KNOWN AS SWANTOWN ROAD) AS SHOWN ON THE PLATS OF CROSSWOODS DIVISION NO. 1, RECORDED JUNE 21, 1973, IN VOLUME 11 OF PLATS, PAGE 87, UNDER AUDITOR'S FILE NUMBER 263112, CROSSWOODS DIVISION NO. 2, RECORDED MARCH 18, 1974, IN VOLUME 12 OF PLATS, PAGE 9, UNDER AUDITOR'S FILE NUMBER 270904, CROSSWOODS DIVISION NO. 3, RECORDED MARCH 24, 1975, IN VOLUME 12 OF PLATS, PAGE 19, UNDER AUDITOR'S FILE NUMBER 282308, CROSSWOODS DIVISION NO. 5, RECORDED JANUARY 6, 1981, IN VOLUME 13 OF PLATS, PAGE 4, UNDER AUDITOR'S FILE NUMBER 377952, FIRESIDE DIV. NO. 1, RECORDED FEBRUARY 17, 1981, IN VOLUME 13 OF PLATS, PAGE 9, UNDER AUDITOR'S FILE NUMBER 379540, AND INDIAN RIDGE DIVISION NO. 1, RECORDED FEBRUARY 5, 1962, IN VOLUME 7 OF PLATS, PAGE 28, UNDER AUDITOR'S FILE NUMBER 142248, LYING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED RIGHT-OF-WAY CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 AS SHOWN ON SAID PLAT OF CROSSWOODS DIVISION NO. 3;
THENCE SOUTH 87°33'30" EAST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 247.64 FEET TO THE MONUMENTED CENTERLINE OF SAID SOUTHWEST SWANTOWN AVENUE AND THE **TRUE POINT OF BEGINNING** OF SAID LINE:
THENCE SOUTH 45°19'23" EAST, ALONG SAID MONUMENTED CENTERLINE, FOR A DISTANCE OF 1499.80 FEET TO A POINT OF INTERSECTION WITH THE MONUMENTED CENTERLINE OF SOUTHWEST HELLER STREET (HELLER ROAD), AS SHOWN ON SAID PLAT OF INDIAN RIDGE DIVISION NO. 1 AND THE **TERMINUS** OF SAID LINE.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED TO INTERSECT THE NORTH AND EAST LINES OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3.

TOGETHER WITH A 30-FOOT WIDE STRIP OF LAND BEING THE WEST HALF OF ROAD RIGHT-OF-WAY FOR SOUTHWEST HELLER STREET (ALSO KNOWN AS HELLER ROAD) AS SHOWN ON SAID PLAT OF INDIAN RIDGE DIVISION NO. 1, THE EAST LINE OF WHICH BEING CONCURRENT WITH THE FOLLOWING DESCRIBED RIGHT-OF-WAY CENTERLINE:

BEGINNING AT SAID MONUMENTED CENTERLINE INTERSECTION OF SOUTHWEST HELLER STREET (HELLER ROAD) AND SOUTHWEST SWANTOWN AVE (SWANTOWN ROAD);
THENCE NORTH 1° 28' 41" EAST ALONG SAID MONUMENTED CENTERLINE OF HELLER ROAD AS SHOWN ON SAID PLAT OF INDIAN RIDGE DIVISION NO. 1, FOR A DISTANCE OF 1008.27 FEET TO THE NORTH LINE OF SAID SUBDIVISION AND THE **TERMINUS** OF SAID LINE;

THE WEST SIDELINE OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO INTERSECT THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE MONUMENTED CENTERLINE OF SWANTOWN ROAD.

ALSO TOGETHER WITH A PARCEL OF LAND AS SHOWN ON SAID PLAT OF INDIAN RIDGE DIVISION NO. 1 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 2, OF SAID PLAT OF INDIAN RIDGE DIVISION NO. 1;

THENCE SOUTH 1°28'41" EAST 123.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND THE **TRUE POINT OF BEGINNING**:

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133° 11'56" FOR AN ARC DISTANCE OF 58.11 FEET TO A POINT OF TANGENCY WITH THE NORTHERLY RIGHT-OF-WAY MARGIN OF SOUTHWEST SWANTOWN AVENUE (SWANTOWN ROAD) AS SHOWN ON SAID PLAT OF INDIAN RIDGE DIVISION NO. 1;

THENCE SOUTH 45°19'23" EAST 57.76 FEET

THENCE NORTH 1°28'41" EAST 57.76 FEET TO THE **POINT OF BEGINNING**.

ALSO TOGETHER WITH THOSE PORTIONS OF ROAD RIGHT-OF-WAY DEEDED TO ISLAND COUNTY BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 91017994, 91010807 AND 91010808, AND 4442057, RECORDS OF ISLAND COUNTY, WASHINGTON.

ALSO TOGETHER WITH THOSE PORTIONS OF FIRESIDE LANE AND LOT 1 OF SAID PLAT FIRESIDE DIVISION NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CONCRETE MONUMENT MARKING THE CENTERLINE INTERSECTION OF SOUTHWEST SWANTOWN AVENUE AND FIRESIDE LANE;

THENCE SOUTH 44° 40' 37" EAST, ALONG THE CENTERLINE OF SAID FIRESIDE LANE, FOR A DISTANCE OF 61.55 FEET TO THE **TRUE POINT OF BEGINNING**:

THENCE NORTH 45°19'23" WEST, PERPENDICULAR TO SAID CENTERLINE, FOR A DISTANCE OF 30.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY MARGIN OF FIRESIDE LANE:

THENCE NORTH 44° 40' 37" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY MARGIN, FOR A DISTANCE OF 6.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF SOUTHWEST SWANTOWN AVENUE;

THENCE SOUTH 45°19'23" EAST, ALONG SAID SOUTHWESTERLY MARGIN, FOR A DISTANCE OF 118.79 FEET TO A POINT OF INTERSECTION WITH THE MOST EASTERLY POINT OF THAT RIGHT-OF-WAY CONVEYED TO ISLAND COUNTY BY DEED RECORDED MARCH 23, 2018, UNDER AUDITOR'S FILE NUMBER 4441264;

THENCE SOUTH 77°33'05" WEST, ALONG SAID DEED LINE, FOR A DISTANCE OF 11.91 FEET;

THENCE NORTH 65°55'47" WEST 28.67 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY MARGIN OF SAID FIRESIDE LANE;

THENCE CONTINUING, NORTH 65°55'47" WEST 32.57 FEET TO CENTERLINE OF FIRESIDE LANE, AND **TRUE POINT OF BEGINNING**.

ALL SITUATE IN ISLAND COUNTY, WASHINGTON.

CONTAINING +/- 2.96 ACRES