

LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. L62037, DATED JULY 17, 2015, THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT THE EAST 40 FEET FOR ROAD; ALSO EXCEPT THAT PORTION CONVEYED TO ISLAND COUNTY FOR ROAD RIGHT-OF-WAY BY DEED RECORDED JUNE 11, 1954 UNDER AUDITOR'S FILE NO. 93867, RECORDS OF ISLAND COUNTY, WASHINGTON; ALSO EXCEPT ANY PORTION LYING WITHIN ISLAND PLACE DIVISION #1, A PLANNED RESIDENTIAL DEVELOPMENT, RECORDED IN VOLUME 13 OF PROS, PAGES 330 AND 331, RECORDS OF ISLAND COUNTY, WASHINGTON; SITUATE IN COUNTY OF ISLAND, STATE OF WASHINGTON.

RESTRICTIVE COVENANTS

SEE A.F. # 4394372 THESE NOTES SHALL BE CONSIDERED PLAT COVENANTS AND DEED RESTRICTIONS RUNNING WITH THE LAND, AND REFERENCED ON ANY CONVEYANCES OR AGREEMENTS OF USAGE FOR THESE PLATTED LOTS AS SHOWN.

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 2016
C. Post Dept DATE 2/18/16
ISLAND COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF ISLAND PLACE DIVISION 2 IS BASED UPON A COMPLETE AND ACTUAL SURVEY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 EAST, W.M., THAT COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET, AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Neil Lane DATE 1-13-2016
GILBERT J. LAAS PROFESSIONAL LAND SURVEYOR
WASHINGTON STATE LICENSE NO. 42674

COUNTY AUDITOR

FILED FOR AT THE REQUEST OF _____ THIS 16 DAY OF Feb, 2016, AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____, RECORDS OF ISLAND COUNTY, WASHINGTON.
Michael Cook by Ed Kelly deputy DATE 2/18/16
ISLAND COUNTY AUDITOR

BASIS OF BEARING

THE WASHINGTON STATE NORTH ZONE (NAD 83/91), AS PER THE PLAT OF ISLAND PLACE DIVISION #1, RECORDED UNDER AUDITOR'S FILE NUMBER 4200549, RECORDS OF ISLAND COUNTY, WASHINGTON.

SURVEY REFERENCE

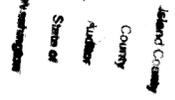
- 1. ISLAND COUNTY SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 321219, RECORDS OF ISLAND COUNTY, WASHINGTON.
- 2. ISLAND PLACE DIVISION #1, AS RECORDED UNDER AUDITOR'S FILE NO. 4200549, RECORDS OF ISLAND COUNTY, WASHINGTON.

DEVELOPER/OWNER

GB VENTURES, LLC
PO BOX 1182
SILVAS, WASHINGTON 98295
804-807-6900

PARCEL NUMBER

R 13334-232-0641



02/18/2016 02:33:06 PM
Recording Fee \$182.00 Page 1 of 6
Island County Washington
4394371

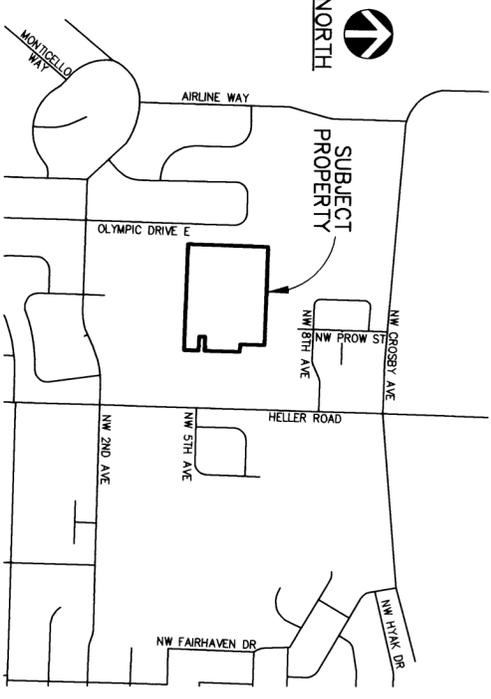
NOTES:

- 1. FOR LOTS WITH ALLEYS, ACCESS TO LOTS SHALL BE RESTRICTED TO THE ALLEY SIDE.
- 2. ROOF AND LOT DRAIN SYSTEMS SHALL BE MAINTAINED, RESPECTIVELY, BY THE OWNERS OF THE LOTS SERVED.
- 3. STORM FLOW CONTROL AND TREATMENT FACILITIES IN THE TRACTS, ROOF DRAIN MANIFOLD PIPES, AND THE STREET DRAINAGE SYSTEM FROM THE NORTHERN CATCH BASIN IN NW 5th AVENUE THROUGH THE DISPERSION TRENCH IN TRACT H, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR THEIR SUCCESSOR(S). ROOF/LOT DRAINS AND INDIVIDUAL LOT INFILTRATION TRENCHES SHALL BE MAINTAINED BY THE LOT OWNER(S).
- 4. TRACT G IS FOR GRASS PLAYFIELD/STORM INFILTRATION. TRACT H IS FOR WETLANDS/BUFFER AND DISPERSION TRENCH. TRACT I IS FOR TREE RETENTION/PARK AND STORM INFILTRATION.
- 5. ALL OF THE TRACTS SHOWN ON THE SURVEY MAP ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR THEIR SUCCESSOR(S). THE MAINTENANCE FOR LANDSCAPING IN PLANTER STRIPS ADJUTING ALL TRACTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND/OR ITS SUCCESSOR(S).
- 6. LOTS 40-51 AND 88-105 ARE ZERO LOT LINE SETBACK (COMMON WALL) LOTS.
- 7. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND/OR REPLACEMENT OF STREET TREES AND LANDSCAPING WITHIN THE PLANTER STRIPS ADJUTING THEIR RESPECTIVE LOTS.
- 8. IF THE HOMEOWNERS ASSOCIATION AND/OR THEIR SUCCESSOR(S) SHOULD DISBAND, INDIVIDUAL PROPERTY OWNERS WILL ASSUME FULL RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND/OR THEIR SUCCESSOR(S) OBLIGATIONS.
- 9. THE FOLLOWING USES MAY BE PERMITTED WITHIN A WETLAND BUFFER, PROVIDED THEY ARE NOT PROHIBITED BY ANY OTHER APPLICABLE LAW AND ARE CONDUCTED IN A MANNER SO AS TO MINIMIZE NEGATIVE IMPACTS TO THE BUFFER AND ADJACENT WETLAND:
 - (a) CONSERVATION OR RESTORATION ACTIVITIES AIMED AT PROTECTING THE SOIL, WATER, VEGETATION OR WILDLIFE.
 - (b) PASSIVE RECREATION FACILITIES DESIGNED AND IN ACCORDANCE WITH AN APPROVED CRITICAL AREAS REPORT, INCLUDING:
 - i. WALKWAYS AND TRAILS; PROVIDED PATHWAYS MINIMIZE ADVERSE IMPACTS ON WATER QUALITY. THEY SHOULD GENERALLY BE PARALLEL TO THE PERIMETER OF THE WETLAND, LOCATED IN THE OUTER 25 PERCENT OF THE WETLAND BUFFER AREA, AND AVOID REMOVAL OF SIGNIFICANT TREES. THEY SHOULD BE LIMITED TO PERVIOUS SURFACES LESS THAN FIVE FEET IN WIDTH, RAISED BOARDWALKS UTILIZING NONTREATED PILINGS MAY BE ACCEPTABLE.
 - ii. CONSTRUCTION OF NEW FACILITIES MAY REQUIRE CITY APPROVAL.
- 10. THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT OR DESIGNEE MUST APPROVE THE REMOVAL OF TREES THAT ARE NOT PART OF A NATIVE VEGETATION AREA THAT WERE REQUIRED TO BE RETAINED AS PART OF A PREVIOUS PLAN APPROVAL. IF IT IS DETERMINED THAT THE TREE IS DISEASED, PHYSICALLY DETEIORATED, POTENTIALLY HAZARDOUS, DAMAGED OR SUBJECT TO WINDTHROW, TREES THAT ARE REMOVED AS APPROVED BY THE DIRECTOR SHALL BE REPLACED AT A ONE-TO-ONE RATIO. REPLACEMENT TREES SHALL BE A MINIMUM TWO-AND-ONE-HALF-INCH CALIPER FOR DECIDUOUS TREES OR A MINIMUM OF SIX FEET FROM EXISTING GRADE FOR CONIFERS.



STANDARD EASEMENT PROVISION:

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR, FRONTIER COMMUNICATIONS NORTHWEST, CASCADE NATURAL GAS CORPORATION, CONCAST, PUGET SOUND ENERGY, U.S. POSTAL SERVICE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS; AND FOR THE USE OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN THE ROOF DRAIN MANIFOLD PIPES UNDER AND UPON THE FRONT 8 OR 10 FEET OF EACH LOT AND TRACT ADJUTING THE STREETS 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 BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.



VICINITY MAP
SCALE: 1" = 1000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GB VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN 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, AVENUES AND ALLEYS 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, AVENUES AND ALLEYS SHOWN HEREON. THIS SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES, IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREINTO AFFIXED THIS 22 DAY OF February, 2016.

BAR HAYRE, MEMBER GB VENTURES, LLC

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF Island }
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BAR HAYRE SIGNED THIS INSTRUMENT ONE DAY, STATING THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED THE NUMBER OF GB VENTURES, LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.
IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DATE AND YEAR ABOVE WRITTEN.

DATED 1/22/2016
D. MARIANNE FLORES
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT DAE Harbor, WA
MY APPOINTMENT EXPIRES 5/30/2018



CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS FINAL PLAT IS CONSISTENT WITH ALL APPLICABLE CITY IMPROVEMENT STANDARDS AND REQUIREMENTS IN FORCE ON THE DATE OF PRELIMINARY PLAT APPROVAL, EXAMINED AND APPROVED THIS 11 DAY OF February, 2016.

CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED BY THE COUNCIL OF THE CITY OF OAK HARBOR, WASHINGTON THIS 2nd DAY OF February, 2016.

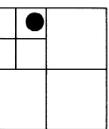
ATTEST:
Shaw Thompson MAYOR
[Signature] CLERK

CITY FINANCE DIRECTOR APPROVAL

I HEREBY CERTIFY THAT ALL TAXES AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

THIS 11th DAY OF February, 2016.

[Signature]
CITY FINANCE DIRECTOR



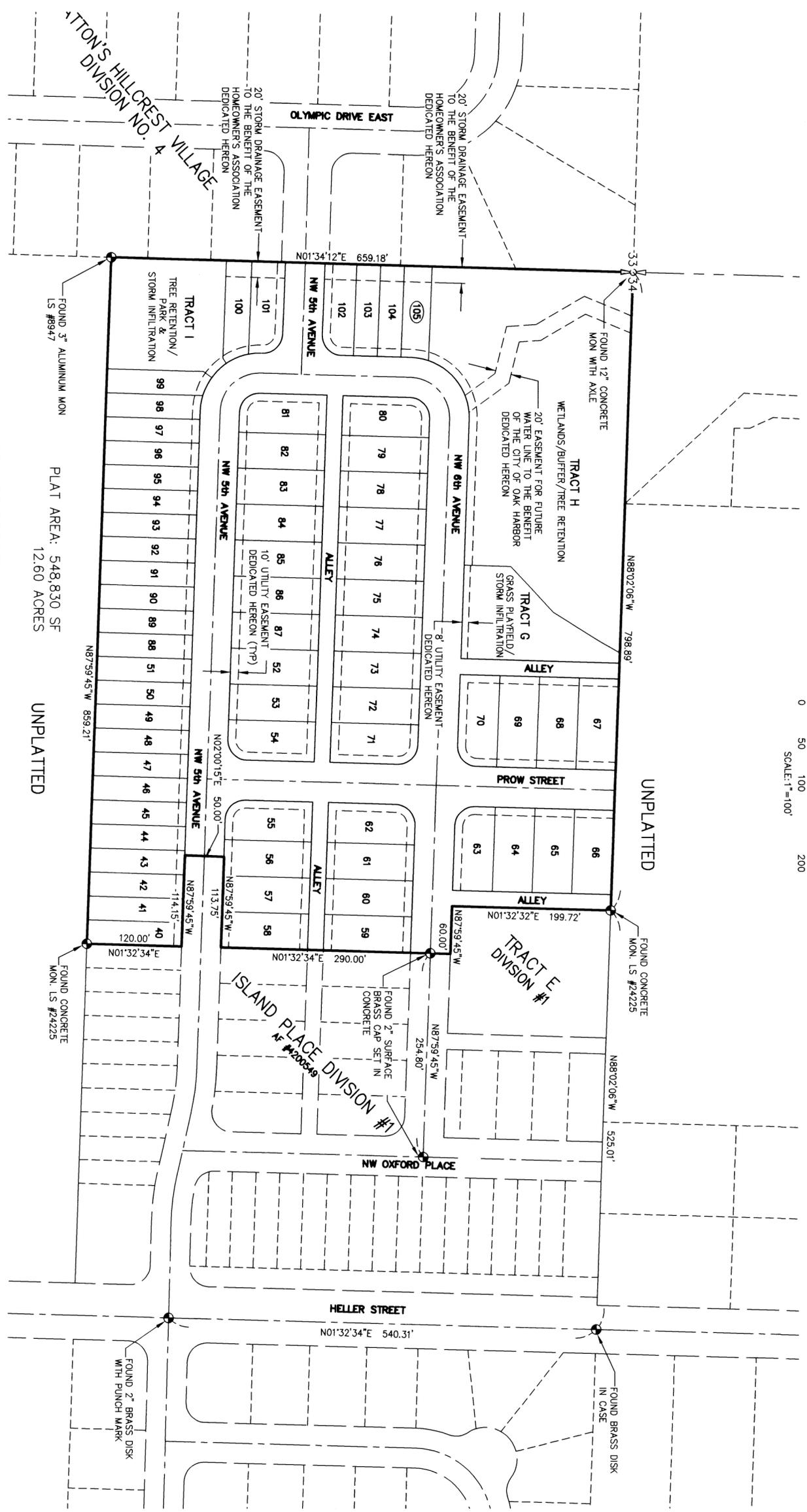
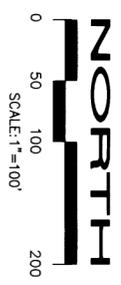
NW 1/4 OF THE SW 1/4
SECTION 34, TWP 33 N, R1 E



DAVID EVANS AND ASSOCIATES, INC.
1620 W. MARINE VIEW DR. SUITE 200
EVERETT, WASHINGTON 98201
(425)259-4099

ISLAND PLACE DIVISION 2

A PORTION OF THE NW1/4 OF THE SW1/4
SEC. 34, T 33 N, R 1 E, W.M.
OAK HARBOR, WASHINGTON



PLAT AREA: 548,830 SF
12.60 ACRES
UNPLATTED

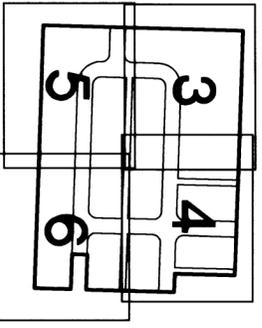
SURVEY NOTES

1. A LEICA MS 50 MULTI-STATION AND LEICA TS 15 TOTAL STATION WERE USED FOR THIS SURVEY.
2. THIS SURVEY EXCEEDS THE MINIMUM REQUIRED SURVEY PRECISION FOR FIELD TRAVERSES, AS SET FORTH BY WAC 352-150-090.

LOT ADDRESSES

LOT NUMBER	STREET						
40	1551 NW 5th AVE	57	1566 NW 5th AVE	73	1661 NW 6th AVE	89	1675 NW 5th AVE
41	1552 NW 5th AVE	58	1567 NW 5th AVE	74	1671 NW 6th AVE	90	1687 NW 5th AVE
42	1573 NW 5th AVE	42	1544 NW 6th AVE	TR E	1544 NW 6th AVE	91	1695 NW 5th AVE
43	1579 NW 5th AVE	59	1551 NW 6th AVE	75	1691 NW 6th AVE	92	1709 NW 5th AVE
44	1589 NW 5th AVE	60	1553 NW 6th AVE	76	1707 NW 6th AVE	93	1715 NW 5th AVE
45	1597 NW 5th AVE	61	1581 NW 6th AVE	77	1721 NW 6th AVE	94	1727 NW 5th AVE
46	1607 NW 5th AVE	62	1593 NW 6th AVE	78	1733 NW 6th AVE	95	1735 NW 5th AVE
47	1615 NW 5th AVE	63	1624 NW 6th AVE	79	1751 NW 6th AVE	96	1749 NW 5th AVE
48	1629 NW 5th AVE	64	1634 NW 6th AVE	80	1761 NW 6th AVE	97	1755 NW 5th AVE
49	1635 NW 5th AVE	65	1638 NW 6th AVE	81	1762 NW 5th AVE	98	1767 NW 5th AVE
50	1647 NW 5th AVE	66	1668 NW 6th AVE	82	1752 NW 5th AVE	99	1775 NW 5th AVE
51	1655 NW 5th AVE	67	1669 NW 6th AVE	83	1732 NW 5th AVE	TR I	1781 NW 5th AVE
52	1662 NW 5th AVE	68	1657 NW 6th AVE	84	1722 NW 5th AVE	100	1785 NW 5th AVE
53	1642 NW 5th AVE	69	1635 NW 6th AVE	85	1702 NW 5th AVE	101	1789 NW 5th AVE
54	1632 NW 5th AVE	70	1625 NW 6th AVE	86	1690 NW 5th AVE	102	1794 NW 6th AVE
55	1596 NW 5th AVE	71	1631 NW 6th AVE	87	1670 NW 5th AVE	103	1790 NW 6th AVE
56	1580 NW 5th AVE	72	1643 NW 6th AVE	88	1667 NW 5th AVE	104	1786 NW 6th AVE
						105	1782 NW 6th AVE

KEY MAP



DAVID EVANS AND ASSOCIATES, INC.
1620 W. MARINE VIEW DR. SUITE 200
EVERETT, WASHINGTON 98201
(425)259-4099

AP # 4394371

SHEET 2 OF 6 SHEETS



4394371

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Island County Washington

ISLAND PLACE

DIVISION 2

A PORTION OF THE NW1/4 OF THE SW1/4
 SEC. 34, T 33 N, R 1 E, W.M.
 OAK HARBOR, WASHINGTON

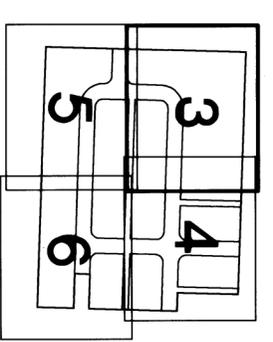


Curve #	Delta	Radius	Length
C1	165°25'9"	75.00	22.10
C2	90°27'41"	25.00	39.47
C3	153°4'6"	75.00	20.38
C16	90°27'41"	25.00	39.47

LEGEND

- INDICATES 1/2" REBAR AND CAP SET FOR THIS PLAT. (LS 42674), SEPT. 2015.
- ⊙ INDICATES 3" BRASS MONUMENT IN CASE SET FOR THIS PLAT. (LS 42674) SEPT. 2015
- ⊙ INDICATES MONUMENT FOUND
- 40* INDICATES DUPLEX LOT-ZERO SETBACK ON INTERIOR DUPLEX LOT LINES
- ▭ EXISTING WETLAND
- X— EXISTING FENCE

NOTE: MONS IN PROW STREET WERE OFFSET 5 FEET DUE TO CONFLICT WITH SEWER MANHOLES.



KEY MAP
 E-13-16

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 Island County Washington 4394371

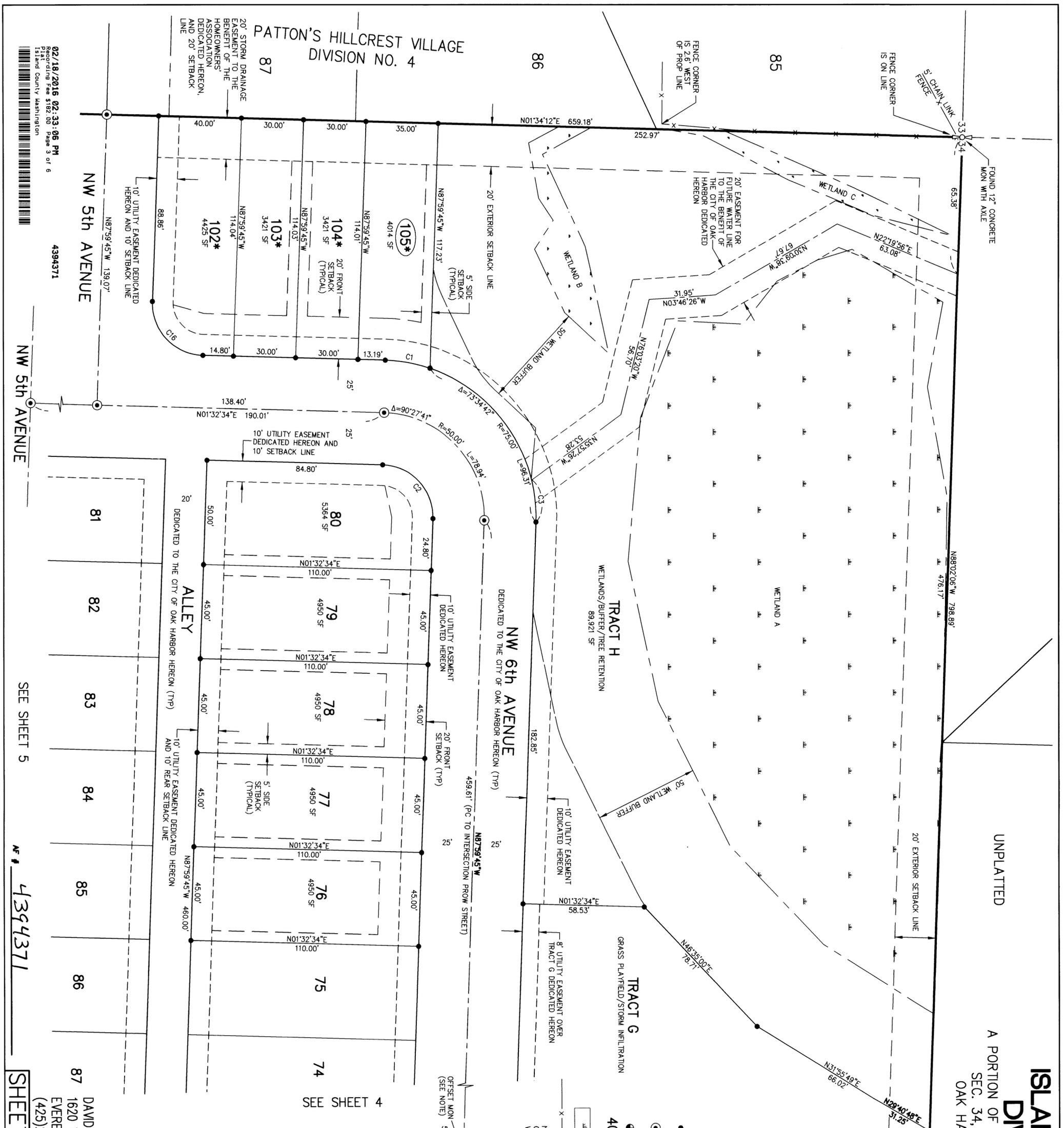
NW 5th AVENUE

SEE SHEET 5

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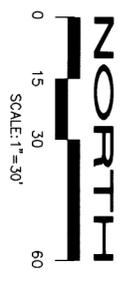
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SHEET 3 OF 6 SHEETS



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 OAK HARBOR, WASHINGTON

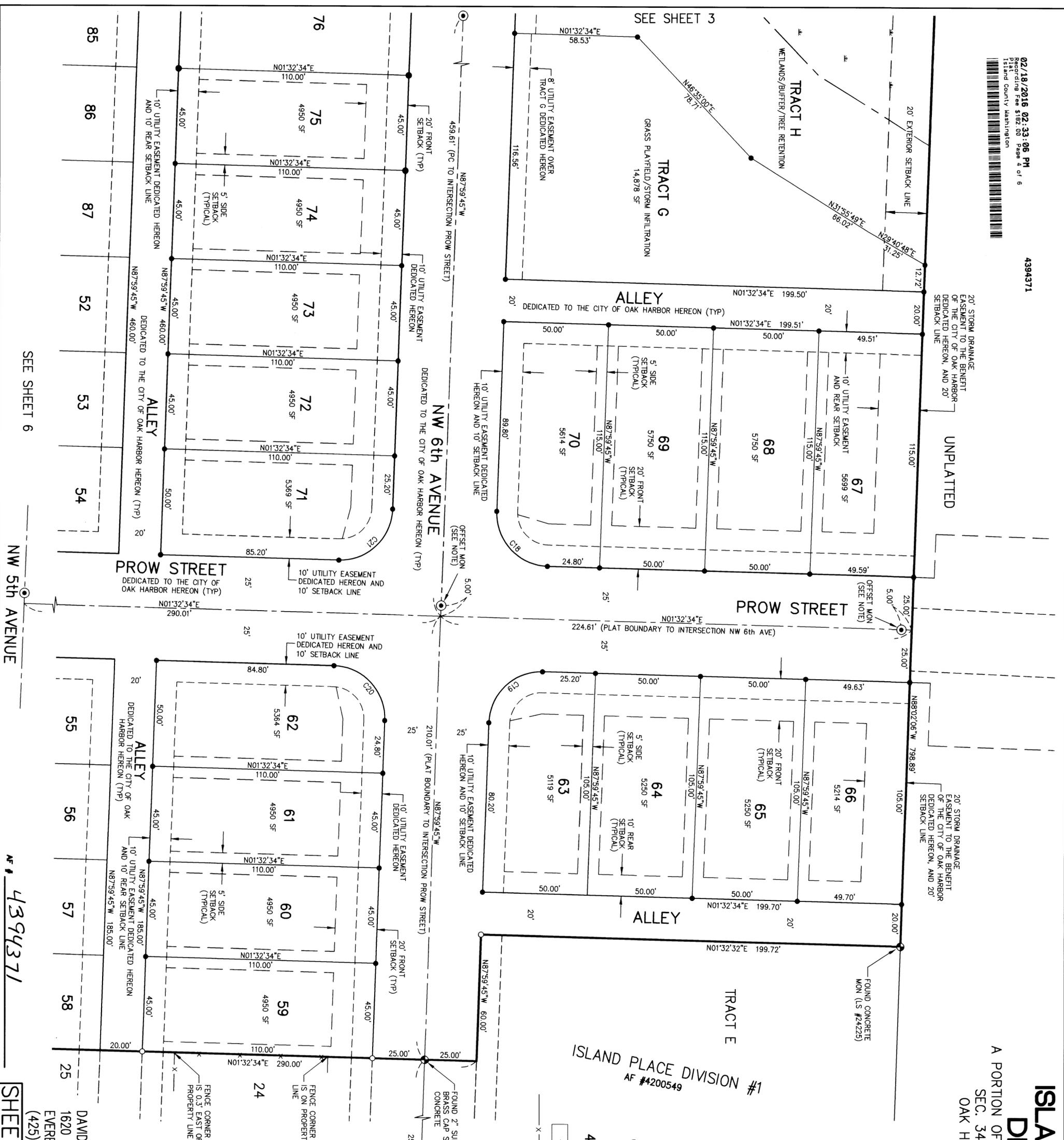


Curve #	Delta	Radius	Length
C18	90°27'41"	25.00'	39.47'
C19	89°32'19"	25.00'	39.07'
C20	90°27'41"	25.00'	39.47'
C21	89°32'19"	25.00'	39.07'

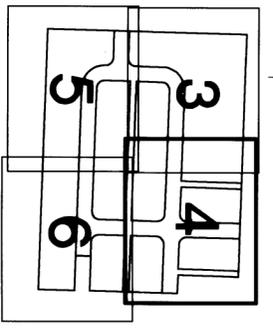
ISLAND PLACE DIVISION #1 AF #4200549

- LEGEND**
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 - ⊙ INDICATES 3" BRASS MONUMENT IN CASE SET FOR THIS PLAT. (LS 42674), SEPT. 2015
 - ⊙ INDICATES MONUMENT FOUND
 - 40* INDICATES DUPLEX LOT--ZERO SETBACK ON INTERIOR DUPLEX LOT LINES
 - X — EXISTING WETLAND
 - — — EXISTING FENCE

NOTE: MONS IN PROW STREET WERE OFFSET 5 FEET DUE TO CONFLICT WITH SEWER MANHOLES.



KEY MAP



DAVID EVANS AND ASSOCIATES, INC.
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 (425)259-4099
 GSA/0000-0001

ISLAND PLACE DIVISION 2

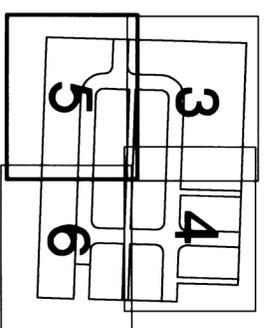
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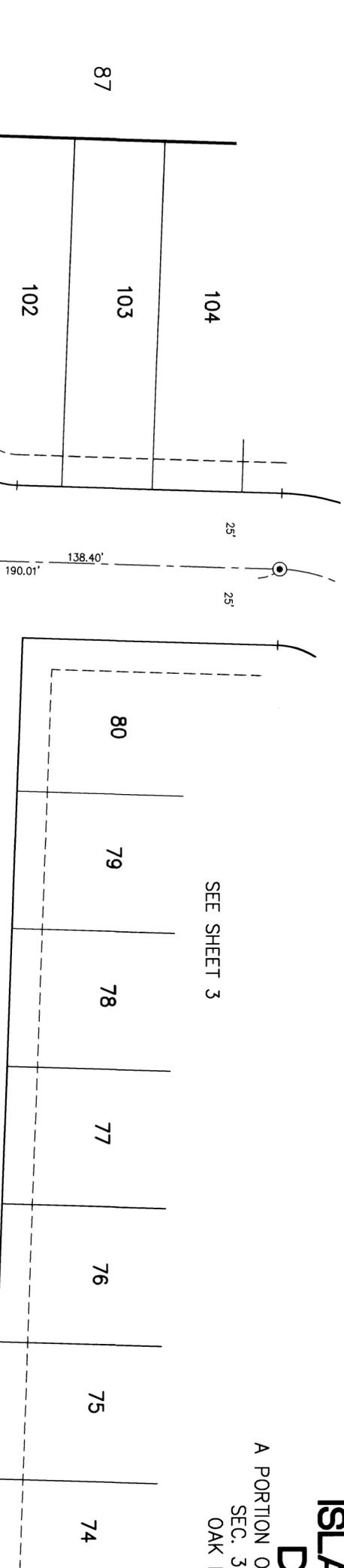
0 15 30 60
SCALE: 1"=30'

LEGEND

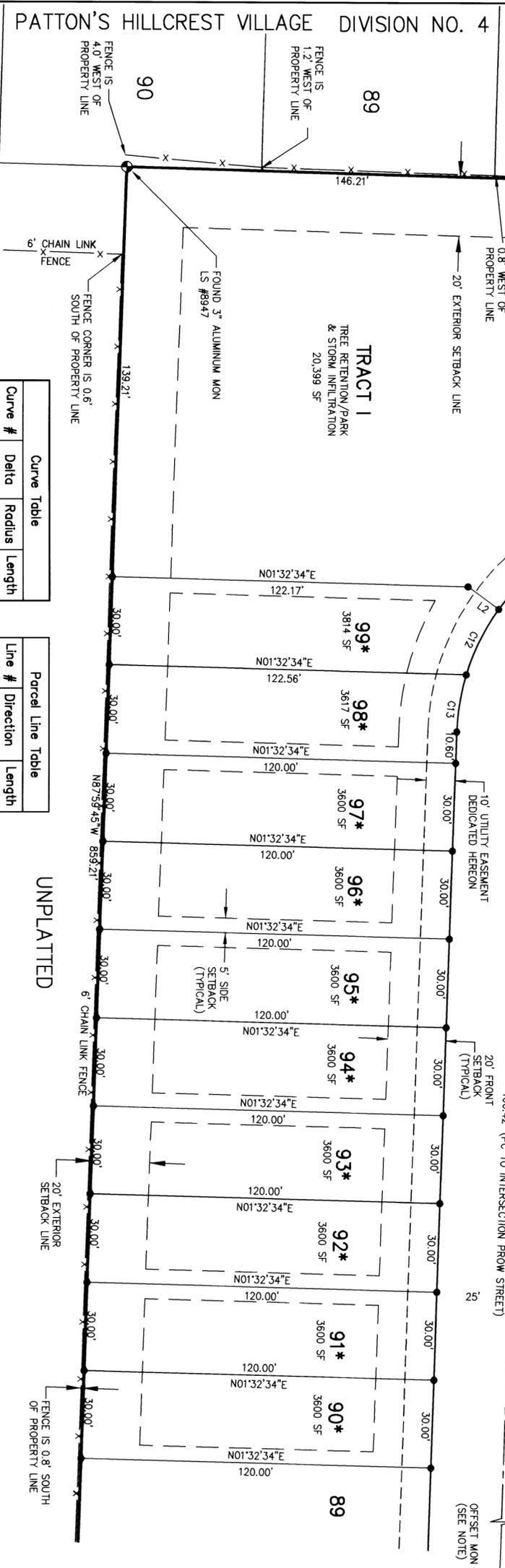
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 - X— EXISTING FENCE
- NOTE: MONS. IN PROW STREET WERE OFFSET 5 FEET DUE TO CONFLICT WITH SEWER MAINHOLES.



KEY MAP
1-13-16



SEE SHEET 3



Curve Table			
Curve #	Delta	Radius	Length
C7	89°32'19"	25.00	39.07
C8	90°41'21"	25.00	39.57
C9	131°4'22"	75.00	17.33
C10	23°32'04"	75.00	30.81
C11	19°45'42"	75.00	25.87
C12	19°08'56"	75.00	25.07
C13	15°00'17"	75.00	19.64

Parcel Line Table		
Line #	Direction	Length
L1	S55°55'10"W	7.85
L2	S36°09'28"W	13.02

Curve Table			
Curve #	Delta	Radius	Length
C7	89°32'19"	25.00	39.07
C8	90°41'21"	25.00	39.57
C9	131°4'22"	75.00	17.33
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Parcel Line Table		
Line #	Direction	Length
L1	S55°55'10"W	7.85
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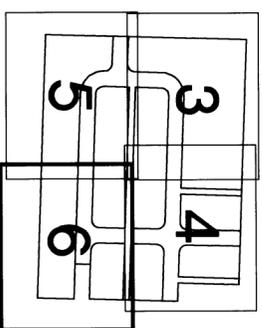
Curve #	Delta	Radius	Length
C5	89°32'19"	25.00	39.07
C6	90°27'41"	25.00	39.47

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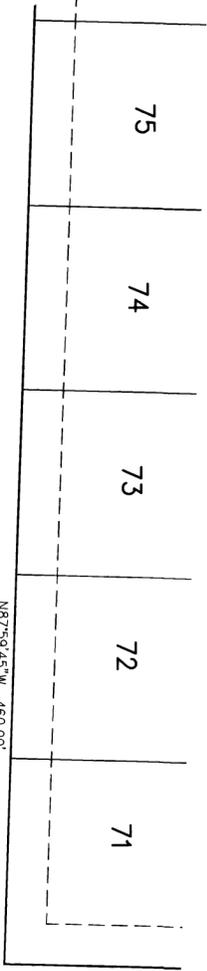
KEY MAP



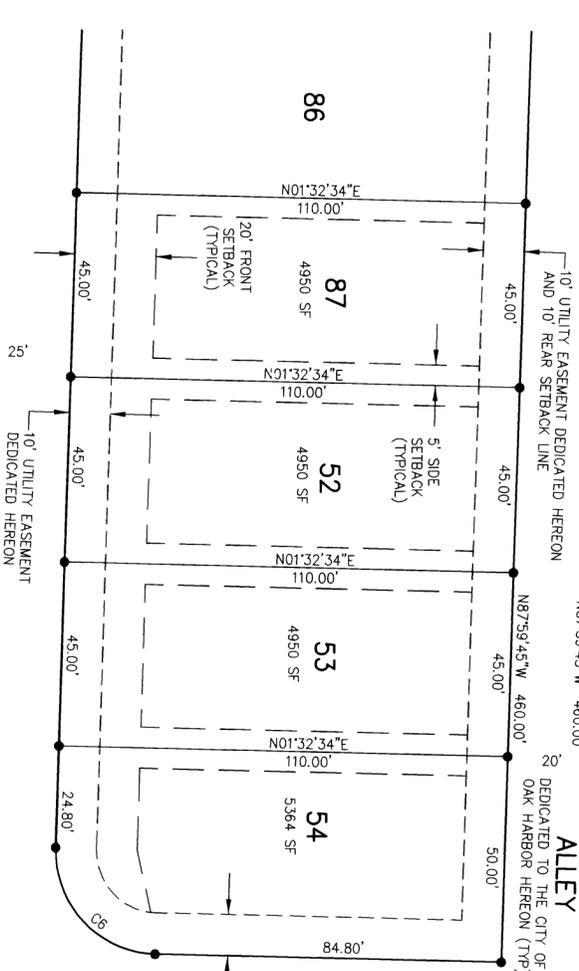
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NW 6th AVENUE

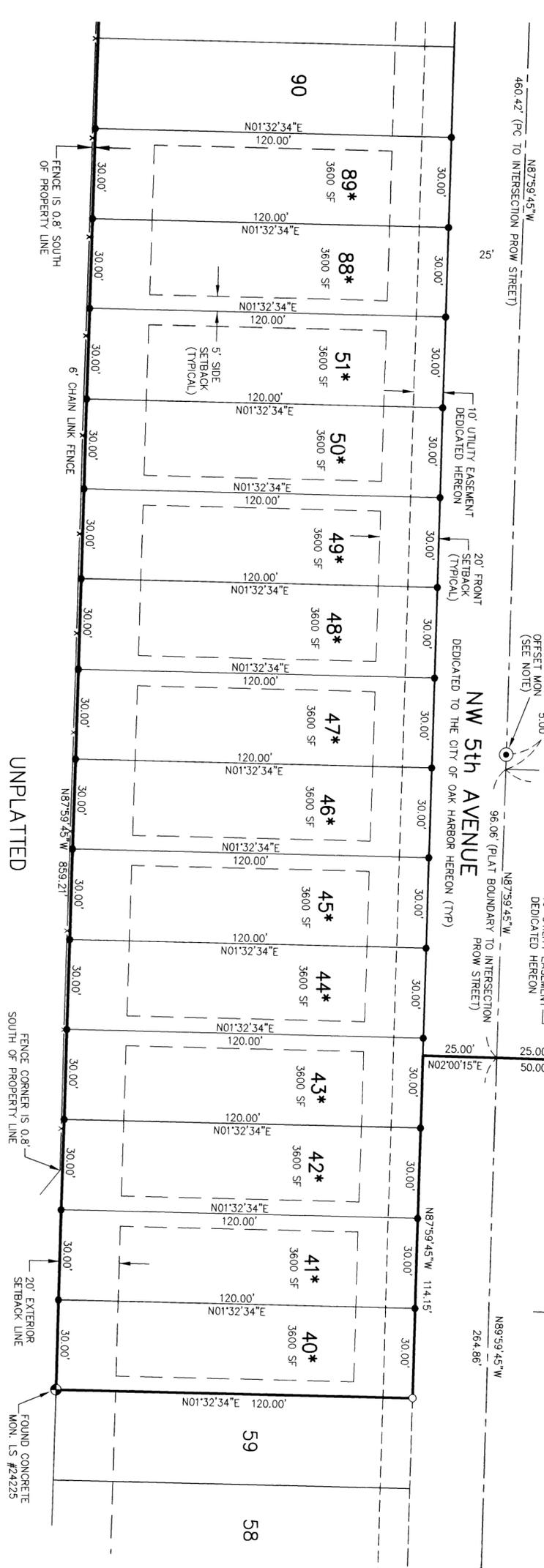
SEE SHEET 4



PROW STREET



SEE SHEET 5



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SHEET 6 OF 6 SHEETS