

# KATYDID COURT COTTAGES

LONG PLAT No. PLP 118/04.

S7165-08-0000B-1  
 S7165-08-0000B-2  
 S7165-08-0000B-5  
 DATE January 3, 2005

**OWNER**  
 HOLMES HARBOR COMMUNITY PARTNERS L.L.C.  
**PARCEL NUMBERS & AREAS**  
 S7165-08-0000B-1; 122,843 SQ.FT.; 2.82 AC  
 S7165-08-0000B-2; 142,099 SQ.FT.; 3.26 AC  
 S7165-08-0000B-5; 69,331 SQ.FT.; 1.59 AC  
**TOTAL SITE AREA**  
 334,273 sq.ft. 7.67 AC

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS DIVISION No. 8, HOLMES HARBOR GOLF & YACHT CLUB.

**SURVEY REFERENCES**  
 HOLMES HARBOR GOLF & YACHT CLUB, DIVISION No. 8, RECORDED IN VOLUME 9 OF PLATS, PAGE 70, RECORDS OF ISLAND COUNTY, WASHINGTON.

**EQUIPMENT & PROCEDURES**  
 EQUIPMENT USED: ELECTRONIC TOTAL STATION  
 METHOD OF SURVEY: FIELD TRAVERSE

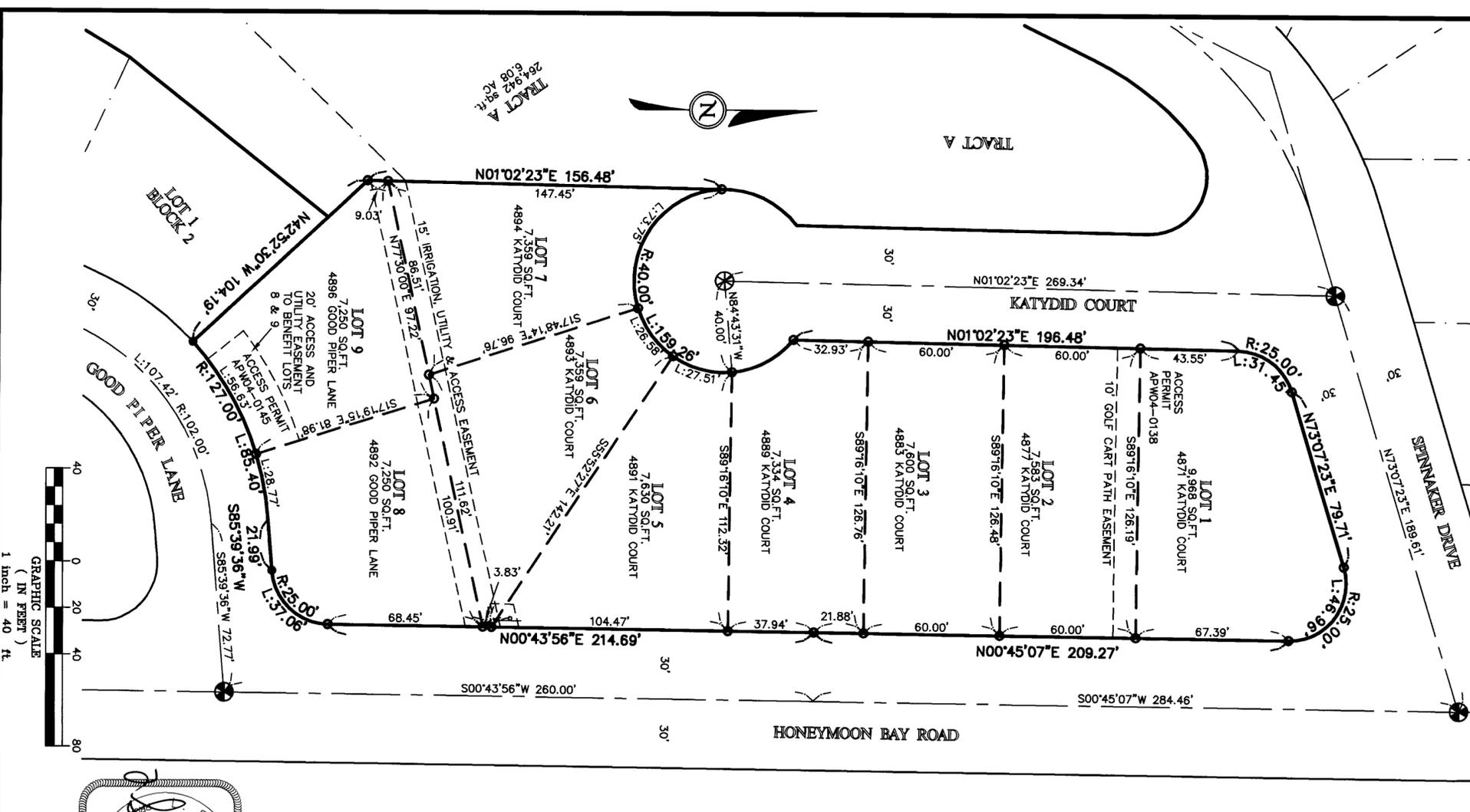
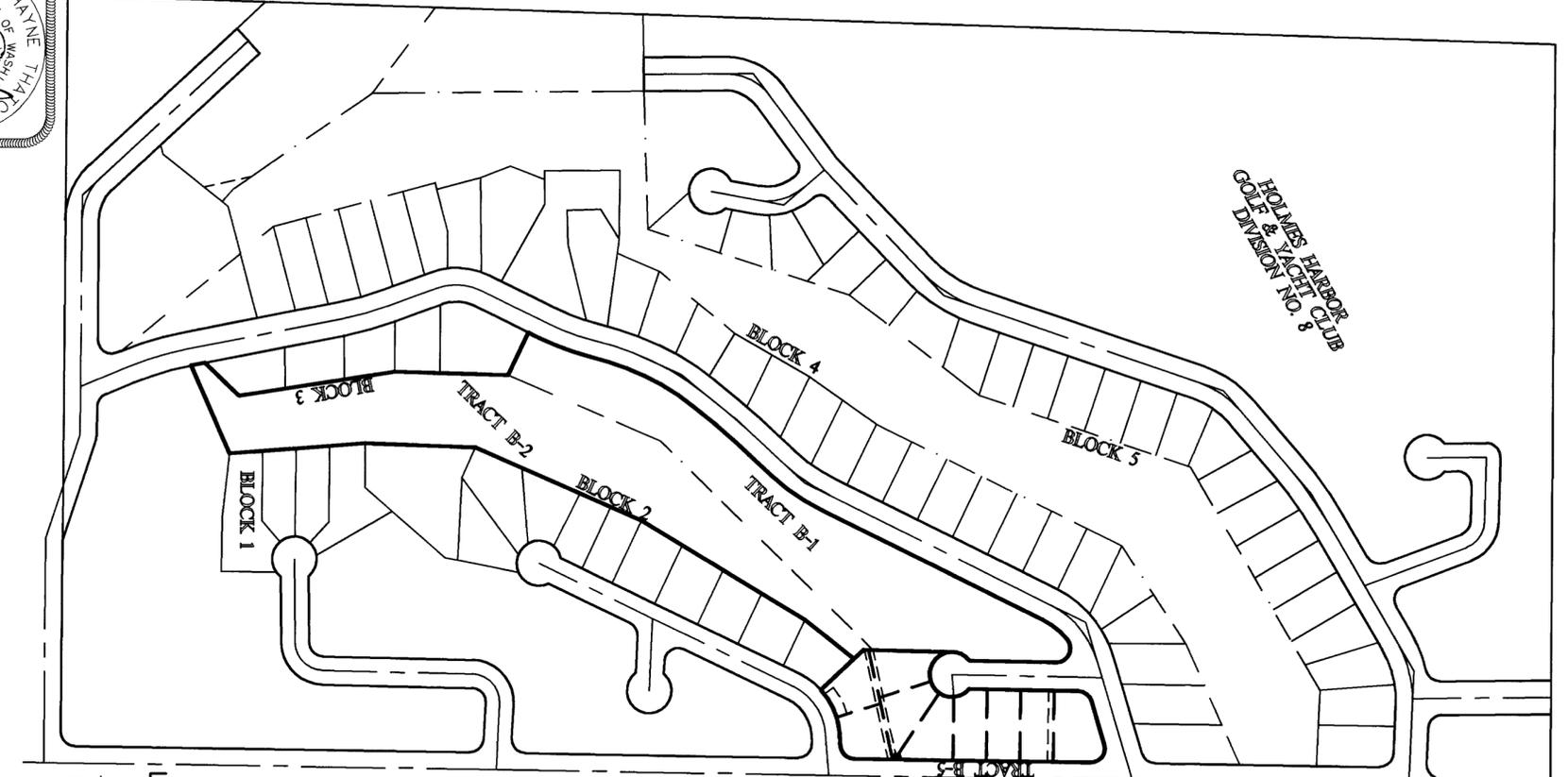
**RESTRICTIONS**  
 1) LOT SIZE AVERAGING HAS BEEN USED PURSUANT TO ICC 17.03.070.F.3 AND POTENTIAL FUTURE SUBDIVISION WILL BE REDUCED ACCORDINGLY. CONTACT THE ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR MORE INFORMATION.  
 2) NO VARIANCES OF ISLAND COUNTY SETBACK REQUIREMENTS SHALL BE GRANTED FOR LOTS 1-9.

3) PRIOR TO ANY CLEARING, FILLING, EXCAVATING, OR GRADING, IN ANY QUANTITIES, ON STEEP SLOPES, IN WETLANDS OR THEIR ASSOCIATED BUFFERS, AND ANY ACCUMULATIVE FILLING AND/OR EXCAVATION EXCEEDING FIVE HUNDRED (500) CUBIC YARDS, APPLICANT SHALL OBTAIN A CLEARING AND GRADING PERMIT FROM ISLAND COUNTY.  
 4) DIRECT VEHICULAR ACCESS FROM LOTS 1 TO KATYDID COURT AND LOTS 8-9 TO GOOD PIPER LANE ARE RESTRICTED TO THE APPROVED ACCESS LOCATIONS SHOWN HEREON. ALL OTHER ACCESS POINTS TO LOTS 2-7 SHALL BE FROM KATYDID COURT ONLY.

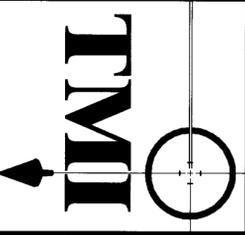
5) NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.  
**NOTE**  
 1) PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:

- A) A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
- B) A CERTIFICATE OF SEWER AVAILABILITY MUST BE ISSUED BY THE HOLMES HARBOR SEWER DISTRICT.
- 2) ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
- 3) FUTURE BUILDING PERMIT APPLICATIONS SHALL INCLUDE A NARRATIVE ADOPTING AT A MINIMUM THE RECOMMENDED STORMWATER AND EROSION CONTROL BEST MANAGEMENT PRACTICES DESCRIBED IN AN APPROVED PLAT DRAINAGE NARRATIVE BY DAVIDO CONSULTING GROUP DATED MAY 2004.
- 4) ALL LOTS IN THIS SUB-DIVISION ARE SUBJECT TO RESTRICTIONS AND COVENANTS AS RECORDED IN AUDITOR'S FILE NOS. 203281 & 97004429.
- 5) FIRE FLOW: PRIOR TO BUILDING CONSTRUCTION ALL NEW RESIDENCES MUST DEMONSTRATE THE ABILITY TO MEET THE FIRE FLOW REQUIREMENTS OUTLINED IN SECTION 13.03A.100 OF ISLAND COUNTY CODE. THIS REQUIREMENT MAY BE MET BY CERTIFYING THAT THE WATER SYSTEM CAN MEET THE MINIMUM FLOW REQUIREMENTS OUTLINED OR, AS AN ALTERNATIVE, INDIVIDUAL FIRE SPRINKLER SYSTEMS, OR OTHER APPROVED MEANS, MAY BE USED IN AREAS WHERE FLOW AND/OR HOSE LAY REQUIREMENTS CANNOT BE MET.

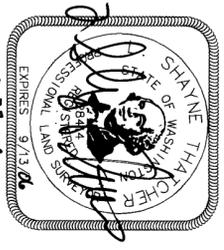
**LEGEND**  
 DENOTES MONUMENT IN CASE FOUND AND HELD AS NOTED  
 DENOTES SINGLE POLE SIGN LOCATED THIS SURVEY  
 DENOTES MONUMENT IN CASE SET THIS SURVEY  
 DENOTES 1/2" x 24" REBAR AND YELLOW PLASTIC CAP INCRIBED (TMI LS 28414) SET THIS SURVEY



FOR: S.W.D.C. Inc.  
 SCALE: 1" = 40'  
 APPROVED BY: LST  
 DRAWN BY: RLS  
 F.B. No.  
 DRAWING No. 6190SHIP  
 DATE: DECEMBER 22, 2004



**Thatcher & Morrison, Inc.**  
 P.O. Box 101  
 1796 Main Street, Suite 105  
 Fredland, Washington 98299  
 509-331-7293 Fax 509-331-7294



FINAL LONG SUBDIVISION OF A PORTION OF DIVISION No. 8, HOLMES HARBOR GOLF & YACHT CLUB  
 SEC. 3, TWP. 29 N., RNG. 2 E., W.M., Washington Island County  
 SHEET 1 OF 2

# KATYDID COURT COTTAGES

**LEGAL DESCRIPTION - All of Tract B-5 and \***  
 ALL THAT PART OF TRACTS B-1 AND B-2 OF HOLMES HARBOR GOLF AND YACHT CLUB DIVISION NUMBER 8, PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 70, RECORDS OF ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK 2 OF SAID DIVISION NUMBER 8;

THENCE NORTH 42°52'30" WEST, A DISTANCE OF 104.19 FEET; THENCE NORTH 01°02'23" EAST, A DISTANCE OF 156.48 FEET TO A POINT ON THE SOUTH LINE OF KATYDID COURT AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 87°50'19" EAST, A RADIAL DISTANCE OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, AND SAID KATYDID COURT THROUGH A CENTRAL ANGLE OF 228°07'00", A DISTANCE OF 159.26 FEET; THENCE NORTH 01°02'23" EAST, A DISTANCE OF 196.48 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 72°05'00", THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 31.45 FEET TO A POINT ON THE SOUTH LINE OF SPINNAKER DRIVE; THENCE NORTH 73°07'23" EAST, A DISTANCE OF 79.71 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 107°37'44"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 46.96 FEET TO A POINT ON THE WEST LINE OF HONEYMOON BAY ROAD; THENCE SOUTH 00°45'07" WEST, A DISTANCE OF 209.27 FEET; THENCE SOUTH 00°43'56" WEST, A DISTANCE OF 214.69 FEET TO THE POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 84°55'40"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 37.06 FEET; THENCE SOUTH 85°39'36" WEST, A DISTANCE OF 21.99 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 127.00 FEET AND A CENTRAL ANGLE OF 38°31'48"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 85.40 FEET TO THE POINT OF BEGINNING.  
 SITUATED IN ISLAND COUNTY, WASHINGTON.

\* *C. Layle 12-30-04*  
 Authorized revision by *Mark R. Schuster*

**OWNER'S CONSENT**

KNOW ALL MEN BY THESE PRESENCE THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

OWNER'S SIGNATURE: *Mark R. Schuster*  
 OWNER'S NAME PRINTED: Mark R. Schuster

**ACKNOWLEDGMENT**

THIS IS TO CERTIFY THAT ON THIS 20 DAY OF December, 2004 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED Mark R. Schuster, A RESPECTIVELY OF SW D C etc WASHINGTON CORPORATION, THAT THEY EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

*Terry G. Morrison*  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,  
 RESIDING AT 1111 1st Ave S  
 MY APPOINTMENT EXPIRES: 8-21-07



**DIRECTOR'S APPROVAL CERTIFICATE**

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 30 DAY OF December, 2004.

*Phil Bakke*  
 PHIL BAKKE, DIRECTOR

LONG PLAT No. PLP 118/04.  
 S7165-08-0000B-1  
 S7165-08-0000B-2  
 S7165-08-0000B-5  
 DATE January 3, 2005

**ENGINEER'S APPROVAL CERTIFICATE**

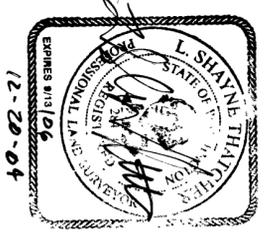
EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 30 DAY OF December, 2004.

*Richard Snyder*  
 RICHARD SNYDER, ISLAND COUNTY ENGINEER

**SURVEYOR'S CERTIFICATE**

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF Dec, 2004.

*Richard Snyder*  
 REGISTERED LAND SURVEYOR  
 LICENSE NO. 28414



**TREASURER'S CERTIFICATE**

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, 2004.  
C. Layle  
 ISLAND COUNTY TREASURER



**AUDITORS CERTIFICATE AFN 41222716**

FILED FOR RECORD THIS 3 DAY OF JAN, 2005 AT 2:15 P.M. IN VOLUME 13 OF LONG PLATS PAGES 204-205 UNDER AUDITOR'S FILE NO. 4122275 RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY.  
*Burgess Dickinson*  
 ISLAND COUNTY AUDITOR

DEPUTY AUDITOR



**BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE**

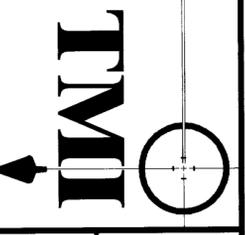
THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 3 DAY OF JANUARY, 2005

*William J. Boyd*  
 BILL BYRD, COMMISSIONER, CHAIRMAN MEMBER  
*Mike Shelton*  
 MIKE SHELTON, COMMISSIONER, CHAIRMAN MEMBER  
*Phil Bakke*  
 PHIL BAKKE, COMMISSIONER, CHAIRMAN MEMBER

ATTEST: *Shaine Thatcher*  
 CLERK OF THE GOV.



FOR: S.W.D.C. Inc.
SCALE: 1" = 40'
APPROVED BY: LST
DRAWN BY: RLS
F.B. No.
DRAWING No. 6190SHIP
DATE: MARCH 31, 2004



FINAL LONG SUBDIVISION OF A PORTION OF DIVISION No. 8, HOLMES HARBOR GOLF & YACHT CLUB  
 SEC. 3, TWP. 29 N., RNG. 2 E., W.M., Island County  
**Thatcher & Morrison, Inc.**  
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