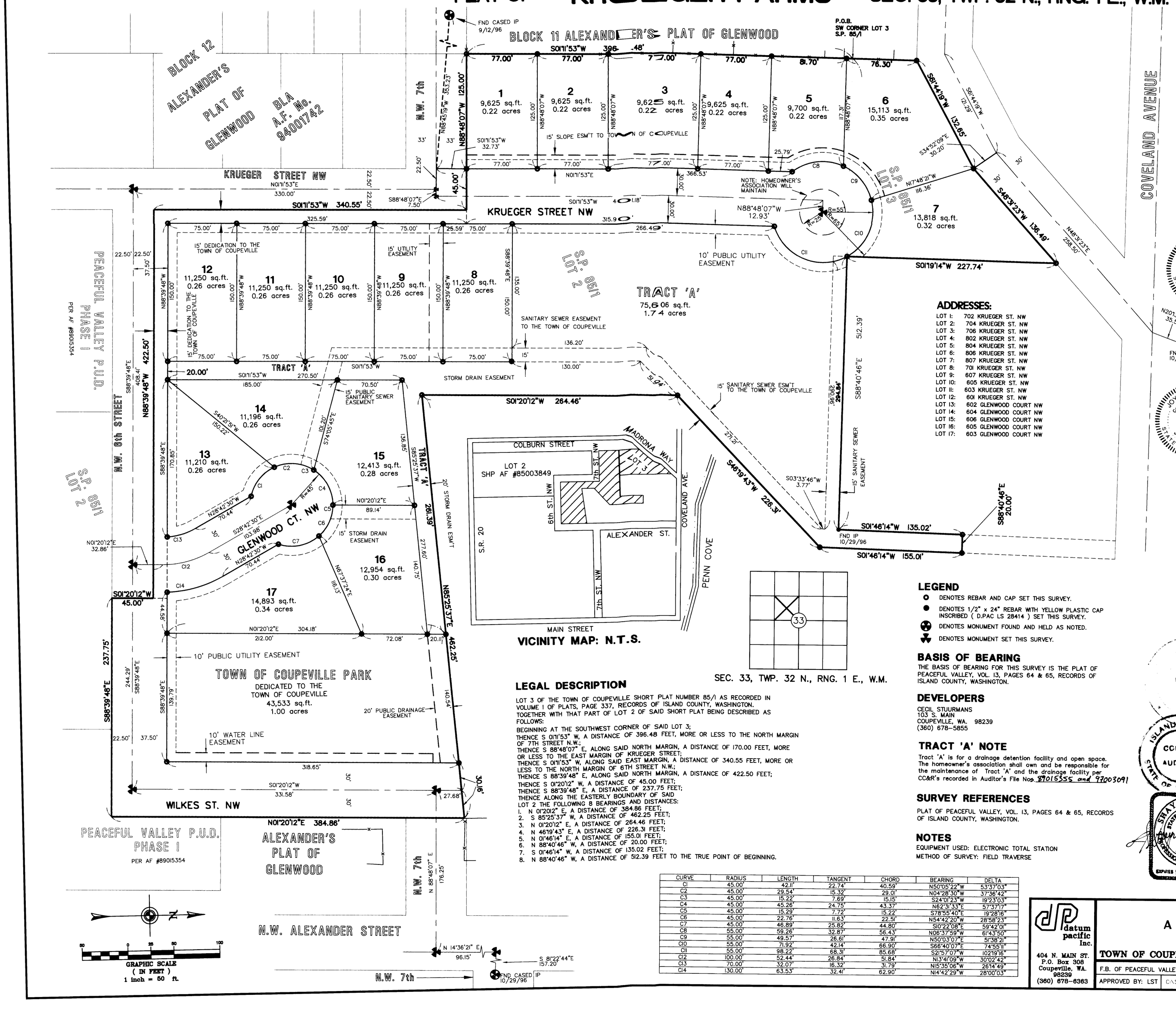
326 6690

157

Plat of KRUEGER FARMS v. 13 p. 157

9700 3116

# PLAT OF KRUEGER FARMS SEC. 33, TWP. 32 N., RNG. 1 E., W.M.




VICINITY MAP: N.T.S.




SEC. 33, TWP. 32 N., RNG. 1 E., W.M.

## LEGAL DESCRIPTION

LOT 3 OF THE TOWN OF COUPEVILLE SHORT PLAT NUMBER 85/1 AS RECORDED IN VOLUME 1 OF PLATS, PAGE 337, RECORDS OF ISLAND COUNTY, WASHINGTON. TOGETHER WITH THAT PART OF LOT 2 OF SAID SHORT PLAT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE S 01°11'53" W, A DISTANCE OF 396.48 FEET, MORE OR LESS TO THE NORTH MARGIN OF 7TH STREET N.W.;
THENCE S 88°48'07" E, ALONG SAID NORTH MARGIN, A DISTANCE OF 170.00 FEET, MORE OR LESS TO THE EAST MARGIN OF KRUEGER STREET;
THENCE S 01°11'53" W, ALONG SAID EAST MARGIN, A DISTANCE OF 340.55 FEET, MORE OR LESS TO THE NORTH MARGIN OF 6TH STREET N.W.;
THENCE S 88°39'48" E, ALONG SAID NORTH MARGIN, A DISTANCE OF 422.50 FEET;
THENCE S 01°20'12" W, A DISTANCE OF 45.00 FEET;
THENCE S 88°39'48" E, A DISTANCE OF 237.75 FEET;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 2 THE FOLLOWING 8 BEARINGS AND DISTANCES:
1. N 01°20'12" E, A DISTANCE OF 384.86 FEET;
2. S 85°25'37" W, A DISTANCE OF 462.25 FEET;
3. N 01°20'12" E, A DISTANCE OF 264.46 FEET;
4. N 46°19'43" E, A DISTANCE OF 226.31 FEET;
5. N 01°46'14" E, A DISTANCE OF 155.01 FEET;
6. N 88°40'46" W, A DISTANCE OF 20.00 FEET;
7. S 01°46'14" W, A DISTANCE OF 135.02 FEET;
8. N 88°40'46" W, A DISTANCE OF 512.39 FEET TO THE TRUE POINT OF BEGINNING.

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|---|---|---|---|---|---|---|
| C1 | 45.00' | 42.11' | 22.74' | 40.59' | N50°05'22"W | 53°37'03" |
| C2 | 45.00 | 29.54' | 15.32' | 29.01' | N04°28'30"W | 37°36'42" |
| C3 | 45.00' | 15.22' | 7.69' | 15.15' | S24°01'23"W | 19°23'03" |
| C4 | 45.00' | 45.26' | 24.75' | 43.33' | N62°33'33"E | 57°37'17" |
| C5 | 45.00' | 15.29' | 7.72' | 15.22' | S78°55'40"E | 19°28'16" |
| C6 | 45.00' | 22.76' | 11.63' | 22.51' | N54°42'20"W | 28°58'23" |
| C7 | 45.00' | 46.89' | 25.82' | 44.80' | S10°22'08"E | 59°42'09" |
| C8 | 55.00' | 59.26' | 32.87' | 56.43' | N06°37'59"W | 61°43'50" |
| C9 | 55.00' | 49.57' | 26.61' | 47.91' | N50°03'07"E | 51°38'29" |
| C10 | 55.00' | 71.92' | 42.14' | 66.90' | S66°40'07"E | 74°53'15" |
| C11 | 55.00' | 98.22' | 68.31' | 85.68' | S21°57'07"W | 102°19'16" |
| C12 | 100.00' | 52.44' | 26.84' | 51.84' | N13°41'09"W | 30°02'42" |
| C13 | 70.00' | 32.07' | 16.32' | 31.79' | N15°35'06"W | 26°14'49" |
| C14 | 130.00' | 63.53' | 32.41' | 62.90' | N14°42'29"W | 28°00'03" |

## ADDRESSES:

LOT 1: 702 KRUEGER ST. NW
LOT 2: 704 KRUEGER ST. NW
LOT 3: 706 KRUEGER ST. NW
LOT 4: 802 KRUEGER ST. NW
LOT 5: 804 KRUEGER ST. NW
LOT 6: 806 KRUEGER ST. NW
LOT 7: 807 KRUEGER ST. NW
LOT 8: 701 KRUEGER ST. NW
LOT 9: 607 KRUEGER ST. NW
LOT 10: 605 KRUEGER ST. NW
LOT 11: 603 KRUEGER ST. NW
LOT 12: 601 KRUEGER ST. NW
LOT 13: 602 GLENWOOD COURT NW
LOT 14: 604 GLENWOOD COURT NW
LOT 15: 606 GLENWOOD COURT NW
LOT 16: 605 GLENWOOD COURT NW
LOT 17: 603 GLENWOOD COURT NW

## LEGEND

- DENOTES REBAR AND CAP SET THIS SURVEY.
- DENOTES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED ( D.PAC LS 28414 ) SET THIS SURVEY.
- DENOTES MONUMENT FOUND AND HELD AS NOTED.
- DENOTES MONUMENT SET THIS SURVEY.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE PLAT OF PEACEFUL VALLEY, VOL. 13, PAGES 64 & 65, RECORDS OF ISLAND COUNTY, WASHINGTON.

## DEVELOPERS

CECIL STUURMANS
103 S. MAIN
COUPEVILLE, WA. 98239
(360) 678-5855

## TRACT 'A' NOTE

Tract 'A' is for a drainage detention facility and open space. The homeowner's association shall own and be responsible for the maintenance of Tract 'A' and the drainage facility per CC&R's recorded in Auditor's File Nos. 8901555 5 and 9700309 1

## SURVEY REFERENCES

PLAT OF PEACEFUL VALLEY, VOL. 13, PAGES 64 & 65, RECORDS OF ISLAND COUNTY, WASHINGTON.

## NOTES

EQUIPMENT USED: ELECTRONIC TOTAL STATION
METHOD OF SURVEY: FIELD TRAVERSE

PARCEL No. R13233-344-2690
R13233-205-2820

## DEDICATION

Know all Men by these Presents that we, the undersigned owners in the fee simple or contract purchaser and mortgage holder of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, easement and public utilities above and below ground shown thereon and use thereof for all public purposes not inconsistent with use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat and the original reasonable grading of the streets and avenues shown hereon.

Owner waiver of claims: The owner shall grant the Town a covenant releasing, indemnifying and holding the Town harmless from any and all claims for damages or injunctive relief of whatever nature from the construction, operation and maintenance of the improvements.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 4 day of MARCH, 1997.

Owner's Signature — Owner's Signature
Mortgage or Lien Holder's Signature

## OWNER'S CONSENT

Know all men by these presents that the undersigned subdivider(s) hereby certifies that this plat is made as THEIR free and voluntary act and deed.

Owner's Signature — Owner's Signature
Mortgage or Lien Holder's Signature

## ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Island )ss

This is to certify that on this 4 DAY OF MARCH 1997 before me the undersigned, a Notary Public in and for the State of Washington. Duly commissioned sworn personally appeared CECIL AND CHERYL STUURMANS to me know to be the individual(s) described in and who executed this forgoing instrument and acknowledged to me that THEY signed and sealed the same as their free and voluntary act and deed for the uses and purposes mention herein.

NOTARY PUBLIC in and for the STATE OF WASHINGTON, residing at OAK HARBOR

JOYCE NELSON Commission Expires NOTARY PUBLIC JULY 2, 1999 STATE OF WASHINGTON

## ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Island )ss

This is to certify that on this 4 DAY OF MARCH 1997 before me the undersigned, a Notary Public in and for the State of Washington. Duly commissioned and sworn personally appeared JANICE E VAUGHAN respectively of WHIDBEY ISLAND BANK a Washington corporation. That executed the forgoing 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 the they are authorized to execute said instrument.

NOTARY PUBLIC in and for the STATE OF WASHINGTON, residing at OAK HARBOR

JOYCE NELSON Commission Expires NOTARY PUBLIC JULY 2, 1999 STATE OF WASHINGTON

## APPROVALS

### TOWN ENGINEER

Examined and approved this 5 day of Mar., 1997.

Town Engineer

### TOWN COUNCIL APPROVAL

Approved by the Council of the Town of COUPEVILLE, Washington this 27th day of February, 1997.

Attest: Robin D. Hutton, Town Clerk — Nancy Conard, Mayor

### TOWN FINANCE DIRECTOR

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 public use are paid in full.

This 5th day of March, 1997.

Robin D. Hutton
Town Finance Director

### TREASURER (ISLAND COUNTY)

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 1997.

Beverly L. Bardsdall, Deputy
Island County Treasurer, Maxine Sauter

### COUNTY AUDITOR'S AF# 9700311 6

Filed for record at the request of Cecil Stuurmans this 7th day of March, 1997, and recorded in Volume 13 of Plats, Page(s) 157, Records of Island County, Washington.

Island County Auditor, Art Hyland by Deputy Auditor

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

### SURVEYOR'S CERTIFICATE

I hereby certify that the plat of KRUEGER FARM is based upon an actual survey and subdivision of Section 33, Township 32 N., 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.

L. Shayne Thatcher, P.L.S.
Certificate No. 28414
Expiration 9-13-98
Date 3-4-97

SHAYNE THATCHER STATE OF WASHINGTON 28414 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 9/13/98

datum pacific inc.
404 N. MAIN ST.
P.O. Box 308
Coupeville, WA. 98239
(360) 678-6363

# PLAT OF KRUEGER FARM
## A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SEC. 33, TWP. 32 N, RNG. 1 E., W.M.

TOWN OF COUPEVILLE — WASHINGTON

| | | |
|---|---|---|
| F.B. OF PEACEFUL VALLEY | FOR: CECIL STUURMANS | SCALE: 1" = 50' |
| APPROVED BY: LST | C:\SDSKPROJ\6265\dwg\6265fnlp 3-4-97 3:40:55 pm EST | DRAWN BY: DAV |