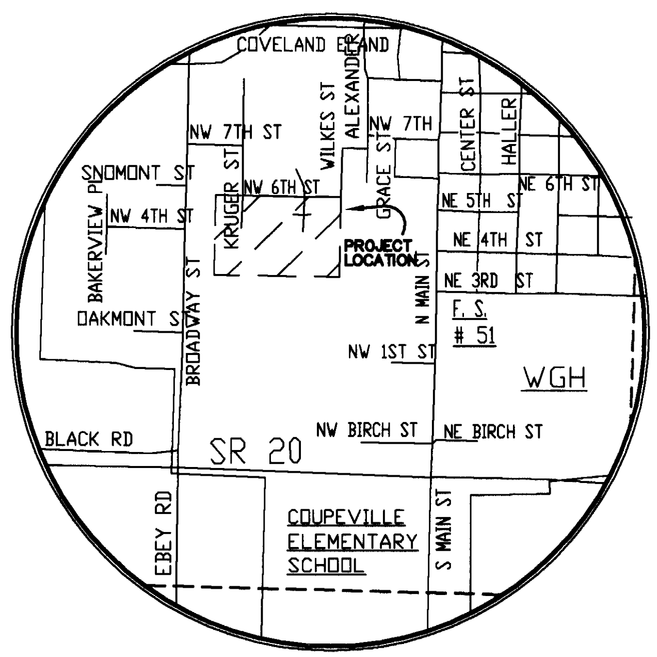
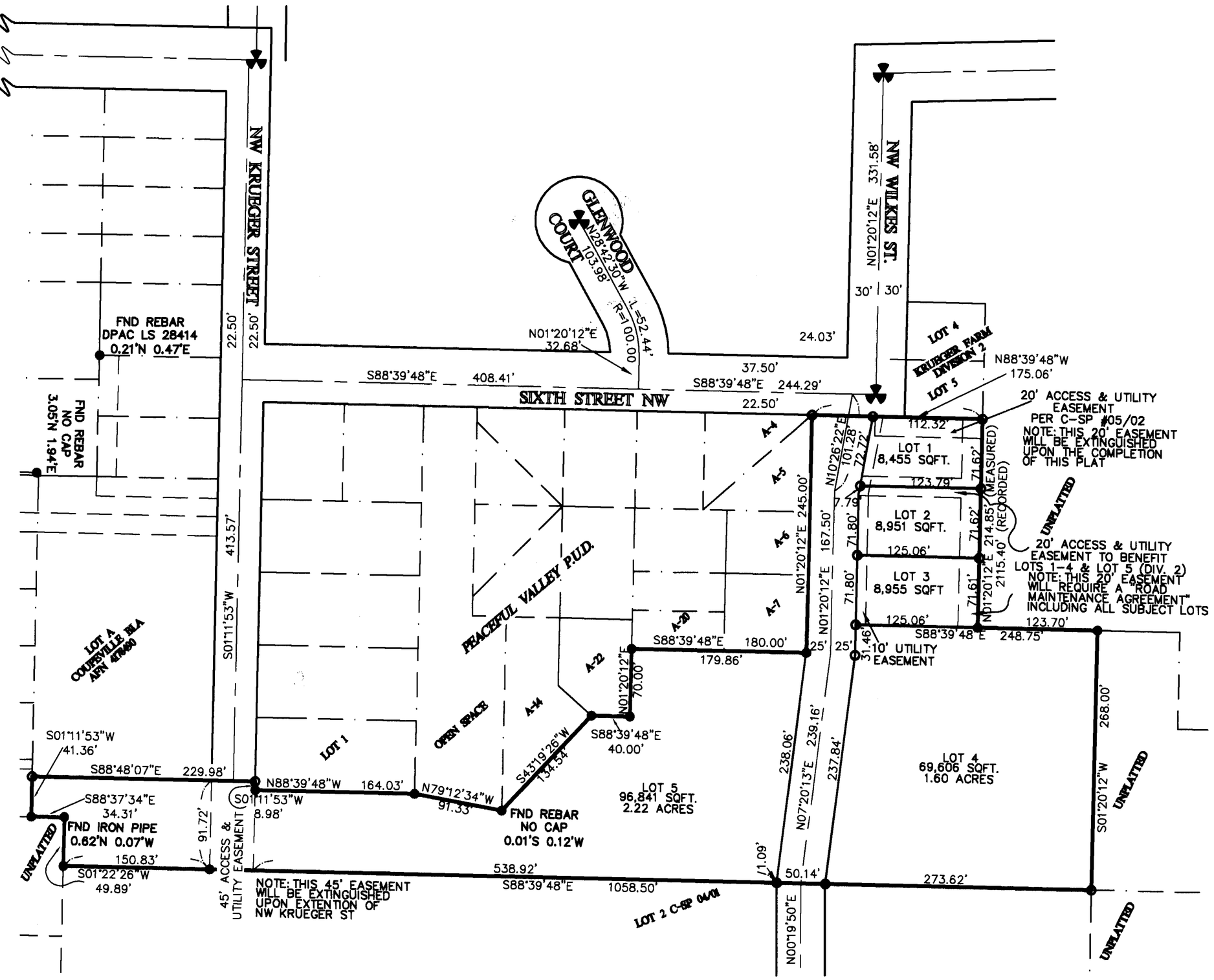
# KRUEGER FARM DIVISION 3

TOWN OF COUPEVILLE PLAT #PP 07-01
KRUEGER FARM DIVISION #3
DATE 2-27-08




VICINITY MAP
N.T.S.




## LEGAL DESCRIPTION

LOT 6 OF THE PLAT OF KRUEGER FARM DIVISION TWO AS RECORDED IN VOLUME 13 OF PLATS, PAGES 303 AND 304 UNDER AUDITOR'S FILE NO. 4155990, RECORDS OF ISLAND COUNTY, WASHINGTON.

EXCEPT ALL THAT PART THEREOF DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6;
THENCE N 01°11'53" E, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 91.72 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID LINE, N 01°11'53" E, A DISTANCE OF 113.52 FEET TO THE SOUTH END OF KRUEGER STREET;
THENCE S 88°48'07" E, A DISTANCE OF 45.00 FEET;
THENCE S 01°11'53" W, A DISTANCE OF 113.52 FEET;
THENCE N 88°48'07" W, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION KNOWN AS WILKES STREET, RECORDED UNDER AUDITOR'S FILE NO. 4206570, RECORDS OF ISLAND COUNTY, WASHINGTON.

TOGETHER WITH ALL THAT PART OF LOT 3 OF SAID PLAT OF KRUEGER FARM DIVISION TWO, DESCRIBED AS FOLLOWS:

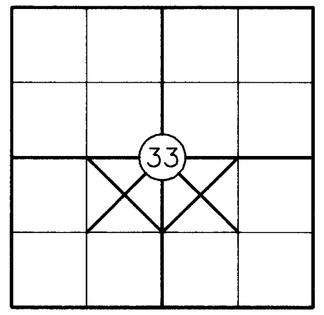
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, SAID POINT BEING THE POINT OF BEGINNING;
THENCE N 01°11'53"E, ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 91.72 FEET;
THENCE N88°48'07"W, 184.98 FEET;
THENCE S01°11'53"W, 41.36 FEET;
THENCE S88°37'34"E, 34.33 FEET;
THENCE S01°23'54"W, 49.89 FEET;
THENCE S88°39'48"E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 150.83 FEET TO THE POINT OF BEGINNING;

SITUATED IN ISLAND COUNTY, WASHINGTON.

02/27/2008 08:45:58 AM
Recording Fee $113.00 Page 1 of 2
Plat
Island County Washington
4222602

## LEGEND

- DENOTES 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED ( LS #28414 ) SET THIS SURVEY.
- DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
- DENOTES MONUMENT IN CASE FOUND AND HELD AS NOTED
- DENOTES SURFACE MONUMENT FOUND AND HELD AS NOTED




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

N

100 0 50 100 200
GRAPHIC SCALE
( IN FEET )
1 inch = 100 ft.

## ADDRESS

LOT 1 – 511 NW WILKES STREET
LOT 2 – 509 NW WILKES STREET
LOT 3 – 507 NW WILKES STREET
LOTS 4 & 5 TO BE DETERMINED

## DEVELOPERS

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

## ZONING

MOA

SHAYNE THATCHER
STATE OF WASHINGTON
28414
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 3/13/08
2-27-08

| | |
|---|---|
| FOR: PV INC. | |
| SCALE: 1" = 100' | |
| APPROVED BY: LST | |
| DRAWN BY: DLG/RBT | |
| F.B. No. | |
| DRAWING No. T&M 7454 | |
| SHEET 1 of 2 | |

TMI

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

**Island County** **Washington**


**Thatcher & Morrison, Inc.**
P.O. box 1011
1796 Main Street, Suite 200
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394


T:\TMI\DATA\Land Projects\7400-7499\7454Stuurmans\dwg\7454Stuurmans.dwg 2/22/2008 9:17:54 AM PST

# KRUEGER FARM DIVISION 3

TOWN OF COUPEVILLE PLAT #PP 07-01
KRUEGER FARM DIVISION #3

DATE 2-27-08

## ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 16.16, COUPEVILLE TOWN CODE, THIS 26 DAY OF FEBRUARY 2008.

TOWN ENGINEER

## TOWN PLANNER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.16 OF THE COUPEVILLE TOWN CODE AND IS HEREBY APPROVED THIS 26th DAY OF February 2008.

TOWN ~~ENGINEER~~ Planner

## MAYOR'S APPROVAL CERTIFICATE

APPROVED BY THE TOWN OF COUPEVILLE WASHINGTON THIS 26th DAY OF February 2008.

MAYOR

ATTEST - TOWN CLERK

## 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 FEBRUARY, 2008.

REGISTERED LAND SURVEYOR
LICENSE NO. 28414

LS SHAYNE THATCHER STATE OF WASHINGTON 28414 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 9/13/08

## 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, 2008.

Janice A. Wilson, Deputy

ISLAND COUNTY TREASURER

TREASURER

## AUDITORS CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF February 2008, AT 8:45 A.M., IN VOLUME ____ OF PLATS, PAGE ____, UNDER AUDITOR'S FILE NO. 4222602 RECORDS OF ISLAND COUNTY, WASHINGTON

ISLAND COUNTY AUDITOR — DEPUTY AUDITOR

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

## OWNER'S CONSENT

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

CEC — President Stuurmans Enterprises INC

OWNER'S SIGNATURE — OWNER'S SIGNATURE

## OWNER'S WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY GRANTS 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, INCLUDING A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD. THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS SUCH LAND WHERE WATER MAY TAKE A NATURAL COURSE AFTER THE STREETS HAVE BEEN GRADED. FOLLOWING THE ORIGINAL REASONABLE GRADING OF ROADS, THE OWNERS ARE PROHIBITED FROM BLOCKING, DIVERTING, OR RESTRICTING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSES.

CEC — President Stuurmans Enterprises INC

OWNER'S SIGNATURE — OWNER'S SIGNATURE

## CLERK - TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEY, OR FOR PUBLIC USE ARE PAID IN FULL. THIS 26th DAY OF February, 2008.

Judy A Thomas
Clerk-Treasurer

## ACKNOWLEDGMENT

STATE OF WASHINGTON )
)SS
COUNTY OF ISLAND )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Cecil Stuurmans IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE SAID PERSON'S FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 26th DAY OF February, 2008.

Judy A. Thomas

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Coupeville

MY APPOINTMENT EXPIRES 3.9.2010

JUDY A. THOMAS MY COMMISSION EXPIRES NOTARY PUBLIC MARCH 9, 2010 STATE OF WASHINGTON

## ACKNOWLEDGMENT

STATE OF WASHINGTON )
)SS
COUNTY OF ISLAND )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT_____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE SAID PERSON'S FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS____DAY OF_____,2008.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT_____

MY APPOINTMENT EXPIRES_____

## RESTRICTIONS

1) FIVE HUNDRED GALLONS PER MINUTE FOR FIRE FLOW IS REQUIRED SO LONG AS THE SQUARE FOOTAGE OF INDIVIDUAL RESIDENCES DO NOT EXCEED 2,400 SQUARE FEET. RESIDENCES GREATER THAN 2,400 SQUARE FEET (WHICH INCLUDES ATTACHED GARAGES) REQUIRE 1,500 GALLONS PER MINUTE OR BE CONSTRUCTED WITH A RESIDENTIAL SPRINKLER SYSTEM. ALL HOMES OVER 5,000 SQUARE FEET MUST BE SPRINKLED.

2) ALL FUTURE CONSTRUCTION WILL BE SUBJECT TO THE APPROVAL OF THE DESIGN REVIEW BOARD CONSISTENT WITH THE SPECIAL STANDARDS ADOPTED BY THE DESIGN REVIEW BOARD.

3) DIRECT VEHICULAR ACCESS FROM LOTS 1-3 IS RESTRICTED TO THEIR PRIVATE ACCESS ROAD/ACCESS & UTILITY EASEMENT, AND ITS APPROVED ACCESS POINT LOCATION ONTO WILKES STREET SHOWN HEREON.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE TOWN OF COUPEVILLE SHORT PLAT NUMBER 04/01 AS RECORDED IN VOLUME 4 OF PLATS, PAGE 88-89, RECORDS OF ISLAND COUNTY, WASHINGTON.

## SURVEY REFERENCES

COUPEVILLE SHORT PLAT NUMBER 04/01 AS RECORDED IN VOLUME 4 OF PLATS, PAGE 88-89, RECORDS OF ISLAND COUNTY, WASHINGTON.

COUPEVILLE BOUNDARY LINE ADJUSTMENT 00-01, RECORDED UNDER AUDITOR'S FILE NO. 20023228, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 3 OF SURVEYS, PAGE 57, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 11 OF SURVEYS, PAGE 309, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 12 OF SURVEYS, PAGE 104, RECORDS OF ISLAND COUNTY, WASHINGTON.

COUPEVILLE SHORT PLAT 87-4, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGES 148 & 149, RECORDS OF ISLAND COUNTY, WASHINGTON.

COUPEVILLE SHORT PLAT 91-01, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 406, RECORDS OF ISLAND COUNTY, WASHINGTON.

COUPEVILLE SHORT PLAT 96-01, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGES 120 & 121, RECORDS OF ISLAND COUNTY, WASHINGTON.

REPLAT OF PEACEFUL VALLEY DIV. 1, RECORDED IN VOLUME 13 OF PLATS, PAGE 75, RECORDS OF ISLAND COUNTY, WASHINGTON.

## EQUIPMENT & PROCEDURES

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

## LEGEND

- ○ DENOTES 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED ( LS #28414 ) SET THIS SURVEY.
- ● DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
- DENOTES MONUMENT IN CASE FOUND AND HELD AS NOTED
- DENOTES SURFACE MONUMENT FOUND AND HELD AS NOTED

## DEVELOPERS

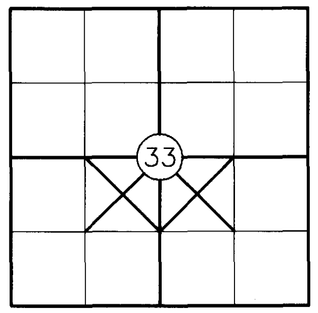
STUURMANS ENTERPRISES, INC.
103 S. MAIN
COUPEVILLE, WA, 98239
(360) 678-5855

## SURVEYOR

THATCHER & MORRISON INC.
1796 NORTH MAIN STREET, SUITE 200
FREELAND, WASHINGTON 98249
(360) 331-7393

02/27/2008 08:45:58 AM
Recording Fee $113.00 Page 2 of 2
Plat
Island County Washington

4222602




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

## PARCEL INFORMATION

TAX PARCEL NO. S7302-02-00006-0
TAX KEY NO.
ZONING IS MOA
EXISTING PARCEL SIZE: 217,523 SQ.FT. / 4.99 AC
PROPOSED:
LOT 1: 8,455 SQ.FT / 0.19 AC
LOT 2: 8,951 SQ.FT. / 0.21 AC
LOT 3: 8,955 SQ.FT. / 0.21 AC
LOT 4: 69,606 SQ.FT. / 1.60 AC
LOT 5: 96,841 SQ.FT. / 2.22 AC

| | |
|---|---|
| FOR: PV INC. | |
| SCALE: 1" = 100' | |
| APPROVED BY: LST | |
| DRAWN BY: DLG/RBT | |
| F.B. No. | |
| DRAWING No. 7454 | |
| SHEET 2 of 2 | |

TMI

PLAT OF A PORTION OF THE NE 1/4 OF THE SW 1/4 & NW 1/4 OF THE SE 1/4 OF SEC. 33, TWP. 32 N., RNG. 1 E., W.M.

Island County — Washington

**Thatcher & Morrison, Inc.**
P.O. box 1011
1796 Main Street, Suite 200
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394

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