3093275 -01

64

PEACEFUL VALLEY P.U.D.

PHASE ONE

SECTION 777, TWP. 32 N. R. 1 E.W.M.

A PORTION OF THE JOHN ALEXANDER D.L.C.

LEGAL DESCRIPTION

1. THAT PORTION OF THE JOHN ALEXANDER DONATION LAND CLAIM, COUPEVILLE, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 11, ALEXANDER'S PLAT OF GLENWOOD, PER PLAT RECORDED IN VOL. 2 OF PLATS, PAGE 7, RECORDS OF ISLAND COUNTY, THENCE S 88°48'07"E, ALONG THE SOUTH LINE OF SAID BLOCK 11, EXTENDED EASTERLY, A DISTANCE OF 170.00 FT.; THENCE S 01°11'53"E 340.55 FT.; THENCE S 88°39'48"E 422.50 FT.; THENCE S 01°20'12"W 45.00 FT.; THENCE S 88°39'48"E 142.75 FT.; THENCE S 01°20'12"W 245.00 FT.; THENCE N 88°39'48"W 180.00 FT.; THENCE S 01°20'12"W 70.00 FT.; THENCE N 88°39'48"W 40.00 FT.; THENCE S 43°19'26"W 134.54 FT.; THENCE N 79°12'34"W 91.33 FT.; THENCE N 88°39'48"W 164.03 FT.; THENCE N 01°11'53"E 122.50 FT.; THENCE N 88°48'07"W 45.00 FT.; THENCE N 01°11'53"E 347.05 FT.; THENCE N 88°48'07"W 125.00 FT.; THENCE N 01°11'53"E 50.00 FT. TO THE SOUTHEAST CORNER OF BLOCK 12 OF SAID PLAT OF ALEXANDER'S GLENWOOD; THENCE N 01°11'53"E ALONG THE EAST LINE OF SAID BLOCK 12 AND SAID EAST LINE EXTENDED A DISTANCE OF 266.00 FT. TO THE POINT OF BEGINNING.

2. THAT PORTION OF THE JOHN ALEXANDER DONATION LAND CLAIM, COUPEVILLE, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 12, ALEXANDER'S PLAT OF GLENWOOD, PER PLAT RECORDED IN VOL. 2 OF PLATS, PAGE 7, RECORDS OF ISLAND COUNTY; THENCE S 01°11'53"W ALONG THE EAST MARGIN OF BROADWAY ST. A DISTANCE OF 200.00 FT. TO THE TRUE POINT OF BEGINNING; THENCE S 01°11'53"W ALONG SAID EAST MARGIN, A DISTANCE OF 132.76 FT.; THENCE S 01°22'26"W ALONG SAID E. MARGIN, A DISTANCE OF 218.74 FT. TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN A.F.N. 151586, RECORDS OF ISLAND COUNTY; THENCE S 88°37'34"E ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 140.67 FT.; THENCE N 01°11'53"E 351.97 FT.; THENCE N 88°48'07"W. PARALLEL TO THE SOUTH LINE OF SAID BLOCK 12, A DISTANCE OF 140.00 FT. TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, DANIEL BEARDSLEE, HEREBY CERTIFY THAT THE PLAT OF PEACEFUL VALLEY, PHASE ONE, IS BASED UPON AN ACTUAL SURVEY, THAT THE COURSES AND DISTANCES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND ALL LOT CORNERS HAVE BEEN STAKED UPON THE GROUND AS SHOWN.

[signature]
DANIEL E. BEARDSLEE
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 10640

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO: PUGET SOUND POWER & LIGHT CO., GENERAL TELEPHONE COMPANY OF THE NORTHWEST, TELE-VUE SYSTEMS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER THE EXTERIOR 7 FT. OF THE FRONT OF EACH LOT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, WIRES, VAULTS, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY TELEPHONE AND CABLE TELEVISION SERVICES. TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTANT WITH THE USE THEREOF FOR PUBLIC ROADS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF THE STREETS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID STREETS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS GRADED. LOT OWNERS ARE PROHIBITED FROM BLOCKING, DIVERTING OR RESTRICTING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSES FOLLOWING REASONABLE ORIGINAL GRADING OF ROADS. COUPEVILLE HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST COUPEVILLE WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID CITY ROADS.
ALL LOTS, TRACTS OR PARCELS EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED IN VOLUME 585, PAGE 2410-2482, UNDER AUDITOR'S FILE NO. 89015355, RECORDS OF ISLAND COUNTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ______ DAY OF ______, 198__.

Cecil E Stuurmans | Cheryl K. Stuurmans
CECIL E. STUURMANS | CHERYL K. STUURMANS

Roger J Johnson | [signature]
WHIDBEY ISLAND BANK | WHIDBEY ISLAND BANK

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } ss
COUNTY OF ISLAND }
THIS IS TO CERTIFY THAT ON THIS 16th DAY OF October, 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CECIL E. STUURMANS AND CHERYL K. STUURMANS, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING 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 MENTIONED HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

Judy H. Davis
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Coupeville

STATE OF WASHINGTON } ss
COUNTY OF ISLAND }
THIS IS TO CERTIFY THAT ON THIS 16th DAY OF October, 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Roger Johnson, Robert J. Nelson, RESPECTFULLY, OF WHIDBEY ISLAND BANK, A 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

Judy H. Davis
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Coupeville

TREASURER'S CERTIFICATE

I, MAXINE SAUTER, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1990.
(Deposit Paid 10/24/89)

R 13233-228-2820
R 13233-173-3310

ISLAND COUNTY TREASURER

Bernice E. Bainbridge, Deputy
DEPUTY

APPROVALS

I HEREBY CERTIFY THAT THE WITHIN PEACEFUL VALLEY, P.U.D. PHASE ONE IS DULY APPROVED BY THE CITY OF COUPEVILLE PLANNING COMMISSION THIS 23 DAY OF October, 1989.

[signature]
CHAIRMAN

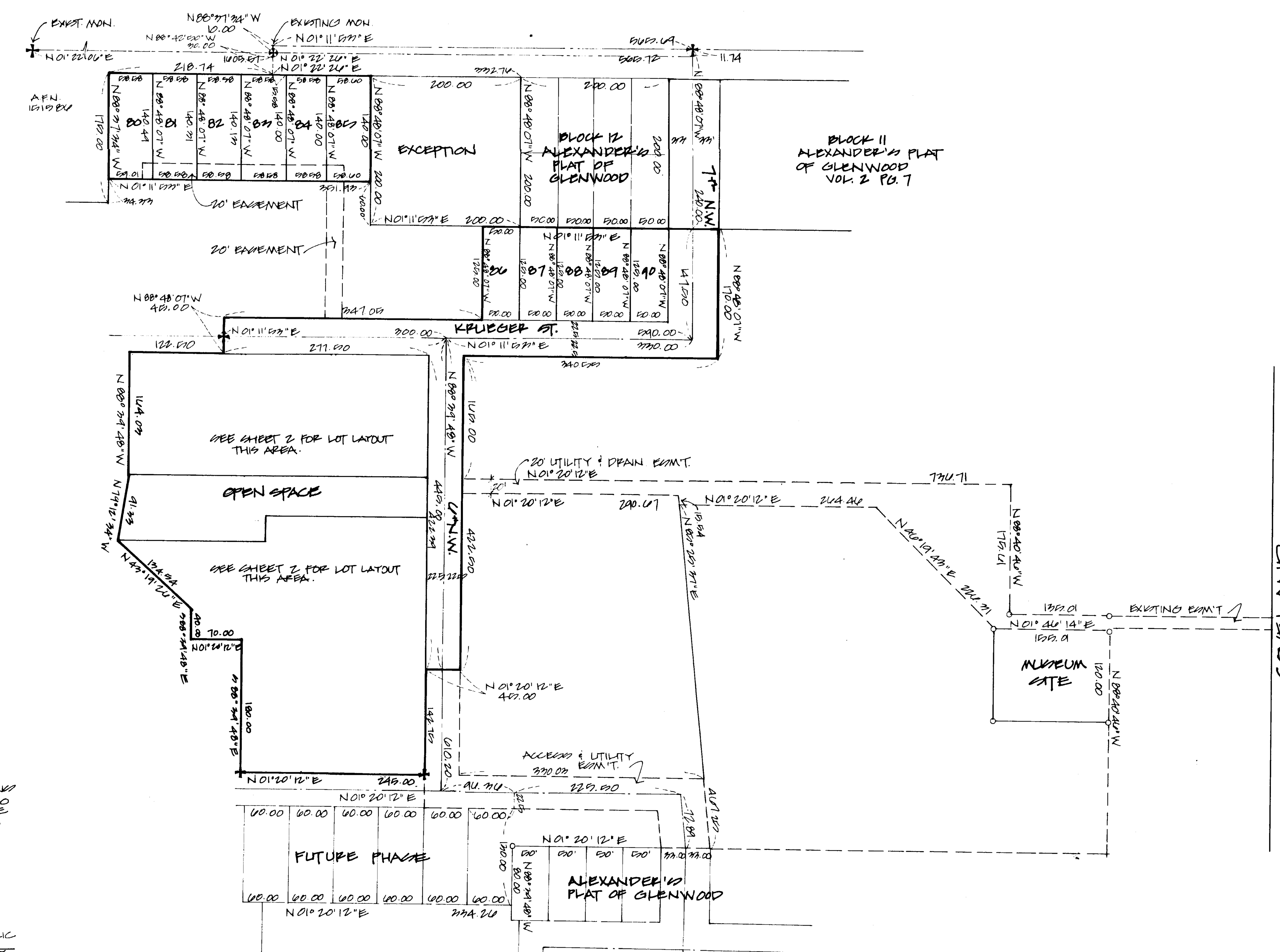
APPROVED BY THE COUNCIL OF THE CITY OF COUPEVILLE, WASHINGTON THIS 23 DAY OF October, 1989.

Doris A. Wal
CITY CLERK

Bette J. Coupe
MAYOR

APPROVED BY THE CITY ENGINEER, CITY OF COUPEVILLE THIS 17th DAY OF October 1989.

J.E. Schaefer
CITY ENGINEER



+ DENOTES ALUMINUM MONUMENTS SET THIS SURVEY UNLESS OTHERWISE NOTED

NORTH

100 0 100 200
SCALE: 1" = 100'

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DATUM PACIFIC, INC. THIS 24 DAY OF Oct. 1989 AT 2 MINUTES PAST 9:00 A.M. AND RECORDED IN VOL. 13 OF PLATS, PAGE 64-65, UNDER A.F.N. 89015354, RECORDS OF ISLAND COUNTY, WA.

Harry H. Ferrier | Kim Armstrong
ISLAND COUNTY AUDITOR | DEPUTY

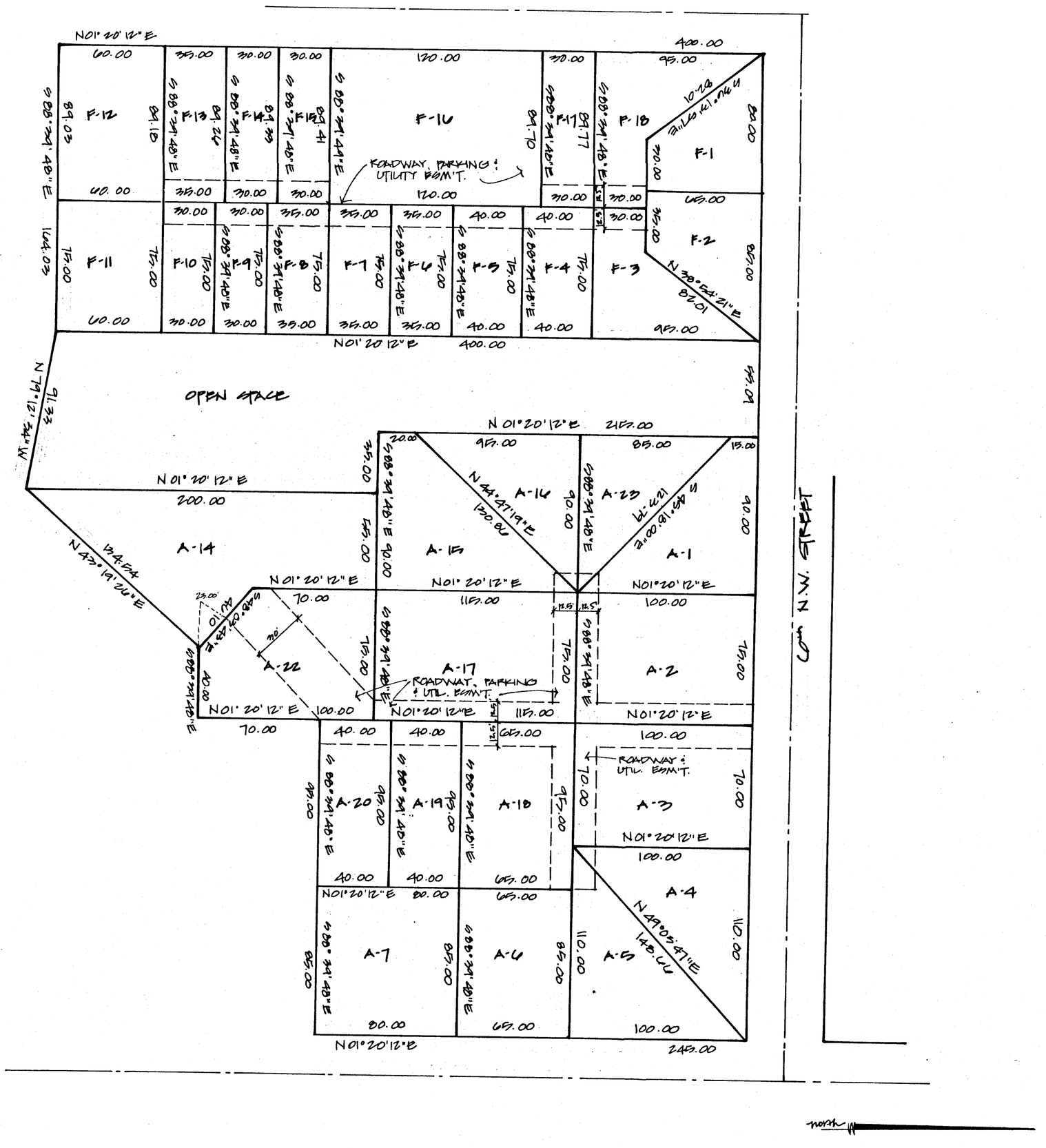
CERTIFICATE OF TITLE

RECORDED THIS 24 DAY OF Oct. 1989, IN VOLUME 585, PAGE 2437-2439, UNDER A.F.N. 89015353, RECORDS OF ISLAND COUNTY, WASHINGTON

Harry H. Ferrier | Kim Armstrong
ISLAND COUNTY AUDITOR | DEPUTY

PEACEFUL VALLEY COUPEVILLE, WASHINGTON.		
SURVEYED BY: DEB FLD BK.	DATUM PACIFIC INC.	SCALE: 1" = 100' 5047
DATE: 9/22/89	COUPEVILLE, WA.	SHEET 1 OF 2

3093275 -02


F-1
F-2
F-3
F-4
F-5
F-6
F-7
F-8
F-9
F-10
F-11
F-12
F-13
F-14
F-15
F-16
F-17
F-18
ROADWAY, PARKING & UTILITY EASM'T.
OPEN SPACE
A-1
A-2
A-3
A-4
A-5
A-6
A-7
A-10
A-14
A-15
A-16
A-17
A-19
A-20
A-22
A-23
ROADWAY, PARKING & UTIL. EASM'T.
ROADWAY & UTIL. EASM'T.
N 01° 20' 12" E
S 88° 34' 48" E
N 44° 47' 19" E
N 45° 19' 24" E
N 49° 05' 47" E
N 79° 12' 34" W
S 45° 19' 00" E
N 30° 24' 21" E
S 00° 34' 48" E
S 89° 34' 48" E
S 88° 34' 48" E
S 88° 34' 44" E
S 88° 34' 41" E
S 88° 34' 40" E
S 88° 34' 36" E
S 88° 34' 34" E
S 88° 34' 32" E
S 88° 34' 30" E
S 88° 34' 28" E
S 88° 34' 26" E
S 88° 34' 24" E
S 88° 34' 22" E
S 88° 34' 20" E
S 88° 34' 18" E
S 88° 34' 16" E
S 88° 34' 14" E
S 88° 34' 12" E
S 88° 34' 10" E
S 88° 34' 08" E
S 88° 34' 06" E
S 88° 34' 04" E
S 88° 34' 02" E
S 88° 34' 00" E
S 88° 33' 58" E
S 88° 33' 56" E
S 88° 33' 54" E
S 88° 33' 52" E
S 88° 33' 50" E
S 88° 33' 48" E
S 88° 33' 46" E
S 88° 33' 44" E
S 88° 33'