LONG PLAT NO. PLP 225/07 R13222-197-1650

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED APPLICANT HEREBY CERTIFY THAT THIS LONG PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

BOYDEN, ROBINETT & ASSOCIATES, L.P.,
A WASHINGTON LIMITED PARTNERSHIP
HENRY M. ROBINETT, GENERAL PARTNER

COASTAL COMMUNITY BANK

BY: ______ ITS: VICE PRESIDENT

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **HENRY M. ROBINETT** IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE **GENERAL PARTNER** OF **BOYDEN, ROBINETT AND ASSOCIATES, L.P.**, A WASHINGTON LIMITED PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

(SIGNATURE) Denise M. Glasscock
(PRINTED) Denise M. Glasscock
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Stanwood
MY APPOINTMENT EXPIRES: 7-31-14
DATED: 10-20-10

DENISE M. GLASSCOCK
COMMISSION EXPIRES
NOTARY PUBLIC
7-31-2014
STATE OF WASHINGTON

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JIM CROASDILL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE)/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE)/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF **COASTAL COMMUNITY BANK**, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

(SIGNATURE) ______
(PRINTED) RY L. McDUFFY
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT EVERETT, WASHINGTON
MY APPOINTMENT EXPIRES: SEPTEMBER 1, 2014
DATED: 10/20/10

RY L. MCDUFFY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 1, 2014

DECLARATION

APPLICANT AND APPLICANT'S HEIRS, LEGAL REPRESENTATIVES, ASSIGNS, AND LESSEES, HEREBY ACKNOWLEDGE AND AGREE TO ACCEPT BY THE PLACEMENT OF THIS NOTICE, AND THE ACCEPTANCE AND RECORDING OF THIS INSTRUMENT, THAT:

1.) THE PROPERTY HEREIN DESCRIBED IS SITUATED WITHIN FIVE HUNDRED (500) FEET OF AGRICULTURAL, FOREST LAND, OR A SURFACE MINING OPERATION, OR LANDS DESIGNATED MINERAL LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE;

2.) A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR ON THESE LANDS THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION, AND THEREFORE THE PROPERTY MAY BE SUBJECT TO NOISE, DUST, SMOKE AND ODORS RESULTING FROM HARVEST, PLANTING, FERTILIZATION, WASTE DISPOSAL AND PEST CONTROL ASSOCIATED WITH PERMITTED AGRICULTURAL, SURFACE MINING OR FOREST PRACTICES;

3.) FOR MINERAL LANDS THESE ACTIVATES MAY INCLUDE MINING, EXTRACTION, SCREENING, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS; AND;

4.) THESE PRACTICES, WHEN PREFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE UNLESS ACTIVITY HAS A SUBSTANTIAL ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY;

BY THE RECORDING OF THIS NOTICE, THE COUNTY DOES NOT INTEND TO AFFECT OR IMPAIR ANY RIGHT TO SUE FOR DAMAGES UNDER NEW RCW 7.48.305.

LEGAL DESCRIPTION

THAT PORTION OF THE JOHN CONDRA DONATION LAND CLAIM, IN SECTION 22, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY LINE OF THE SAID JOHN CONDRA DONATION LAND CLAIM, THAT IS 2774.90 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;
THENCE NORTH 89°02'00" WEST, 682.28 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00°15'00" WEST, 1016.68 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF THE PLAT OF PENN COVE PARK DIVISION NO. 1., AS A PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 19, RECORDS OF ISLAND COUNTY, WASHINGTON;
THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PLAT, WEST, 682.28 FEET TO THE NORTHWEST CORNER OF SAID PLAT;
THENCE NORTH 00°16'00" EAST, 1016.68 FEET;
THENCE IN AN EASTERLY DIRECTION, 628.28 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

RESTRICTIONS

1.) LOT SIZE AVERAGING WAS USED IN ACCORDANCE WITH CHAPTER 17.03.070 TO CREATE LOTS THAT ARE SMALLER THAN THE REQUIRED MINIMUM LOT SIZE. NO LOTS IN THIS SUBDIVISION MAY BE FURTHER DIVIDED.

2.) NO VARIANCES SHALL BE GRANTED TO REDUCE THE SETBACKS FOR ANY LOTS WITHIN THIS SUBDIVISION.

3.) DIRECT VEHICULAR ACCESS FROM EACH LOT IS RESTRICTED TO THE SITE'S PRIVATE ACCESS ROAD/ACCESS & UTILITY EASEMENT, COVE VIEW CIRCLE, AND IT'S APPROVED ACCESS POINT LOCATION ONTO THE ADJOINING PUBLIC ROAD, WILDWOOD DRIVE, SHOWN HEREON.

4.) NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF THE EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS, IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.

5.) SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR **PENN COVE PARK DIVISION 3**, UNDER AUDITOR'S FILE NUMBER 4285201, RECORDS OF ISLAND COUNTY, WASHINGTON.

NOTES

1.) THIS PARCEL IS LOCATED WITHIN THE AICUZ NOISE ZONE 2 IMPACTED AREA. PERSONS ON THE PREMISES MAY BE EXPOSED TO A SIGNIFICANT NOISE LEVEL AS A RESULT OF AIRPORT OPERATIONS. ISLAND COUNTY HAS PLACED CERTAIN RESTRICTION OF CONSTRUCTION ON PARCELS WITHIN AIRPORTS NOISE ZONES. BEFORE PURCHASING OR LEASING FROM THE ABOVE SITE, YOU SHOULD CONSULT THE ISLAND COUNTY NOISE LEVEL REDUCTION ORDINANCE TO DETERMINE THE RESTRICTION WHICH HAVE BEEN PLACED ON THE SUBJECT SITE.

2.) THIS SITE IS LOCATED WITHIN THE CENTRAL WHIDBEY HISTORICAL PRESERVATION DISTRICT. HISTORICAL ADVISORY COMMITTEE REVIEW OF ALL STRUCTURES IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

3.) ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.

4.) PROPERTY IS SUBJECT TO THE PENN COVE WATER AND SEWER DISTRICT RESOLUTION NUMBER 269, RECORDED ON JANUARY 12, 2007, UNDER AUDITOR'S FILE NUMBER 4191581, RECORDS OF ISLAND COUNTY, WASHINGTON.

5.) ADDRESSES ASSIGNED PURSUANT TO RCW 58.17280, ARE ONLY APPROXIMATE. BEFORE, OR AT, THE TIME OF BUILDING PERMIT APPLICATION SUBMITTAL, AN APPLICATION FOR ADDRESS SHALL BE SUBMITTED WITH A PLOT PLAN SHOWING THE LOCATION OF THE DRIVEWAY. ONLY THEN WILL A DETERMINATION BE MADE IF THE ADDRESSES ASSIGNED TO MEET THE REQUIREMENTS OF RCW 58.17280, ARE ACCURATE OR IF THEY WILL NEED TO BE CHANGED.

6.) THIS PARCEL IS LOCATED WITHIN EBEY'S LANDING NATIONAL HISTORICAL RESERVE. ISLAND COUNTY HAS PLACED CERTAIN RESTRICTIONS OF CONSTRUCTION OF PARCELS WITHIN THIS DISTRICT. BEFORE PURCHASING OR LEASING THE ABOVE PROPERTY, YOU SHOULD CONSULT THE ISLAND COUNTY EBEY'S LANDING NATIONAL HISTORICAL RESERVE DEVELOPMENT REGULATIONS CONTAINED WITHIN ICC 17.04, TO REVIEW THE RESTRICTIONS WHICH HAVE BEEN PLACED ON THE SUBJECT PROPERTY. CONSULTATION WITH THE ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT OR CENTRAL WHIDBEY HISTORICAL PRESERVATION DISTRICT, IS ALSO RECOMMENDED.

EASEMENT PROVISIONS

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT LONG PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

PROVIDED, THAT IF ANY PRIVATE ROAD(S) SHOULD BECOME A PUBLIC ROAD(S) AT SOME TIME IN THE FUTURE, ALL EASEMENTS WITHIN THE THE ROAD SHALL BECOME NULL AND VOID AND ANY UTILITY FACILITIES WHICH PHYSICALLY EXIST SHALL BECOME SUBJECT TO THE FRANCHISE REQUIREMENTS OF THE COUNTY.

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENT. THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COST THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE LOTS SERVED BY SAID EASEMENT, THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF AUGUST, 2010.

RICHARD A. HEALEY, P.L.S. 10/20/10
CERTIFICATE NUMBER 20719 DATE

RICHARD A. HEALEY
STATE OF WASHINGTON
20719
REGISTERED
PROFESSIONAL LAND SURVEYOR

DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENT OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 22ND DAY OF OCTOBER, 2010

DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1.) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 26TH DAY OF OCTOBER, 2010.

ISLAND COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISION AS ESTABLISHED BY CHAPTER 16.06, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 1ST DAY OF NOVEMBER, 2010.

COMMISSIONER, ~~CHAIRMAN~~ HELEN PRICE JOHNSON

VOTED "NO APPROVAL"
COMMISSIONER ANGIE HOMOLA

COMMISSIONER JOHN DEAN

CLERK OF THE BOARD

BOARD OF CO. COMMISSIONERS
ISLAND COUNTY
1853
WASHINGTON

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, 2010.

Dawn C Thomas, Deputy
ISLAND COUNTY TREASURER

CERTIFICATE OF TITLE

RECORDED Nov. 22, 2010, IN VOLUME ______, PAGE ______, UNDER AUDITOR'S FILE NUMBER 4285199, RECORDS OF ISLAND COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR THE RECORD THIS 22 DAY OF NOV., 2010, AT 1:36 P.M., IN VOLUME — OF LONG PLATS, PAGE(S) —, UNDER AUDITOR'S FILE NUMBER 4285200, RECORDS OF ISLAND COUNTY, AT THE REQUEST OF THE ISLAND COUNTY.

AF# 4285200

ISLAND COUNTY AUDITOR, deputy

11/22/2010 01:36:12 PM 4285200
Recording Fee $133.00 Page 1 of 2
Plat
Island County Washington

ISLAND COUNTY
COUNTY AUDITOR
STATE OF WASHINGTON

PENN COVE PARK DIV. 3

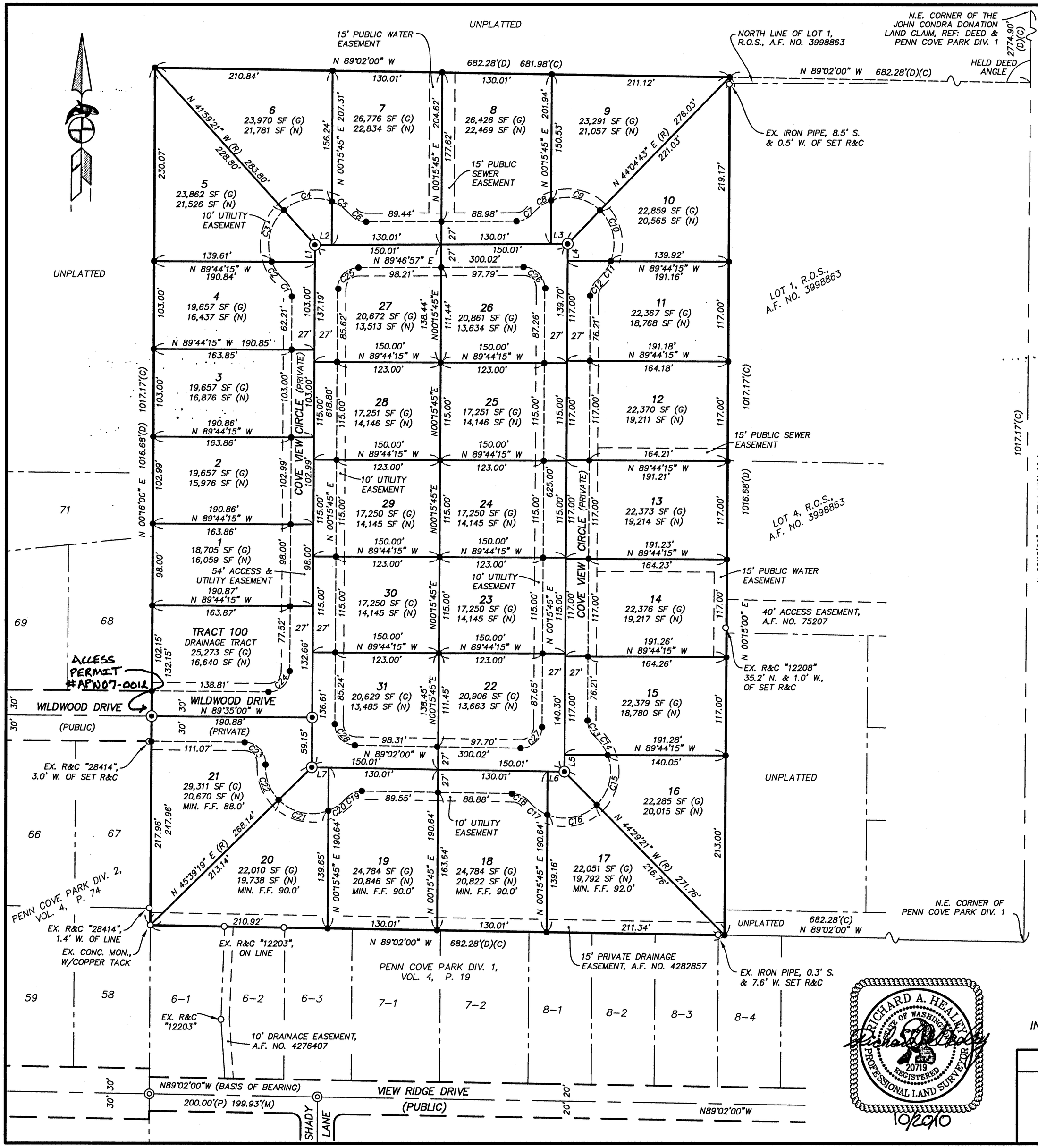
IN THE NE 1/4 OF THE SW 1/4 OF SECTION 22, T.32N., R.1E., W.M.
ISLAND COUNTY, WASHINGTON

LONG PLAT FOR BOYDEN, ROBINETT & ASSOCIATES, L.P.

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-258-1616

JOB NO. 2010-027
DATE: 10/20/10
DWG BY: K.G.
F.B. 101, PG. 70
SHEET 1 of 2

LONG PLAT NO. PLP 225/07 R13222-197-1650



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	21.58	25.00	49°27'30"
C2	27.01	55.00	28°08'05"
C3	66.30	55.00	69°04'19"
C4	61.03	55.00	63°34'29"
C5	26.55	55.00	27°39'20"
C6	21.58	25.00	49°27'30"
C7	21.58	25.00	49°27'30"
C8	27.47	55.00	28°36'56"
C9	62.53	55.00	65°08'20"
C10	64.80	55.00	67°30'27"
C11	27.01	55.00	28°08'05"
C12	21.58	25.00	49°27'30"
C13	21.58	25.00	49°27'30"
C14	27.01	55.00	28°08'05"
C15	63.90	55.00	66°34'20"
C16	63.43	55.00	66°04'25"
C17	27.68	55.00	28°50'26"
C18	21.58	25.00	49°27'30"
C19	21.58	25.00	49°27'30"
C20	26.33	55.00	27°25'56"
C21	64.04	55.00	66°42'54"
C22	45.82	55.00	47°44'01"
C23	40.57	25.00	92°58'21"
C24	39.34	25.00	90°09'15"
C25	39.06	25.00	89°31'12"
C26	39.48	25.00	90°28'48"
C27	39.58	25.00	90°42'15"
C28	38.96	25.00	89°17'45"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N00°15'45"E
L2	20.00	N89°46'57"E
L3	20.00	N89°46'57"E
L4	20.00	N00°15'45"E
L5	20.00	N00°15'45"E
L6	20.00	N89°02'00"W
L7	20.00	N89°02'00"W

LOT ADDRESS
LOT 1 – 1038 COVE VIEW CIRCLE
LOT 2 – 1034 COVE VIEW CIRCLE
LOT 3 – 1030 COVE VIEW CIRCLE
LOT 4 – 1028 COVE VIEW CIRCLE
LOT 5 – 1024 COVE VIEW CIRCLE
LOT 6 – 1020 COVE VIEW CIRCLE
LOT 7 – 1016 COVE VIEW CIRCLE
LOT 8 – 1012 COVE VIEW CIRCLE
LOT 9 – 1008 COVE VIEW CIRCLE
LOT 10 – 1004 COVE VIEW CIRCLE
LOT 11 – 1000 COVE VIEW CIRCLE
LOT 12 – 946 COVE VIEW CIRCLE
LOT 13 – 942 COVE VIEW CIRCLE
LOT 14 – 938 COVE VIEW CIRCLE
LOT 15 – 934 COVE VIEW CIRCLE
LOT 16 – 930 COVE VIEW CIRCLE
LOT 17 – 926 COVE VIEW CIRCLE
LOT 18 – 922 COVE VIEW CIRCLE
LOT 19 – 918 COVE VIEW CIRCLE
LOT 20 – 914 COVE VIEW CIRCLE
LOT 21 – 910 COVE VIEW CIRCLE
LOT 22 – 919 COVE VIEW CIRCLE
LOT 23 – 937 COVE VIEW CIRCLE
LOT 24 – 941 COVE VIEW CIRCLE
LOT 25 – 945 COVE VIEW CIRCLE
LOT 26 – 1011 COVE VIEW CIRCLE
LOT 27 – 1015 COVE VIEW CIRCLE
LOT 28 – 1031 COVE VIEW CIRCLE
LOT 29 – 1035 COVE VIEW CIRCLE
LOT 30 – 1039 COVE VIEW CIRCLE
LOT 31 – 915 COVE VIEW CIRCLE
TRACT 100 – 1042 COVE VIEW CIRCLE

EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARING: THE MONUMENTED CENTERLINE OF VIEW RIDGE DRIVE PER THE PLAT OF PENN COVE PARK DIVISION NO. 1, ACCORDING THE PLAT THEREOF AS RECORDED IN VOLUME 4 OF PLATS, PAGE 19, RECORDS OF ISLAND COUNTY, WASHINGTON.

PROJECT BENCHMARK: THE TOP OF THE FLANGE BOLT ON THE NORTH SIDE OF THE FIRE HYDRANT NEAR THE NORTHWEST CORNER OF LOT 21, ELEVATION = 93.36 FEET, DATUM: NAVD 1988'

LEGEND

- ◎ EXISTING CASED CONCRETE MONUMENT
- ○ EXISTING REBAR OR IRON PIPE, AS NOTED
- ⊙ SET BRASS CAP SURFACE MONUMENT "ORCA 20719"
- ● SET 1/2" X 24" REBAR WITH CAP "ORCA 20719"
- (D) DEED
- (C) CALCULATED

GRAPHIC SCALE

80 0 80 160

SCALE: 1" = 80'

4285200

11/22/2010 01:36:12 PM
Recording Fee $133.00 Page 2 of 2
Plat
Island County Washington

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20719
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