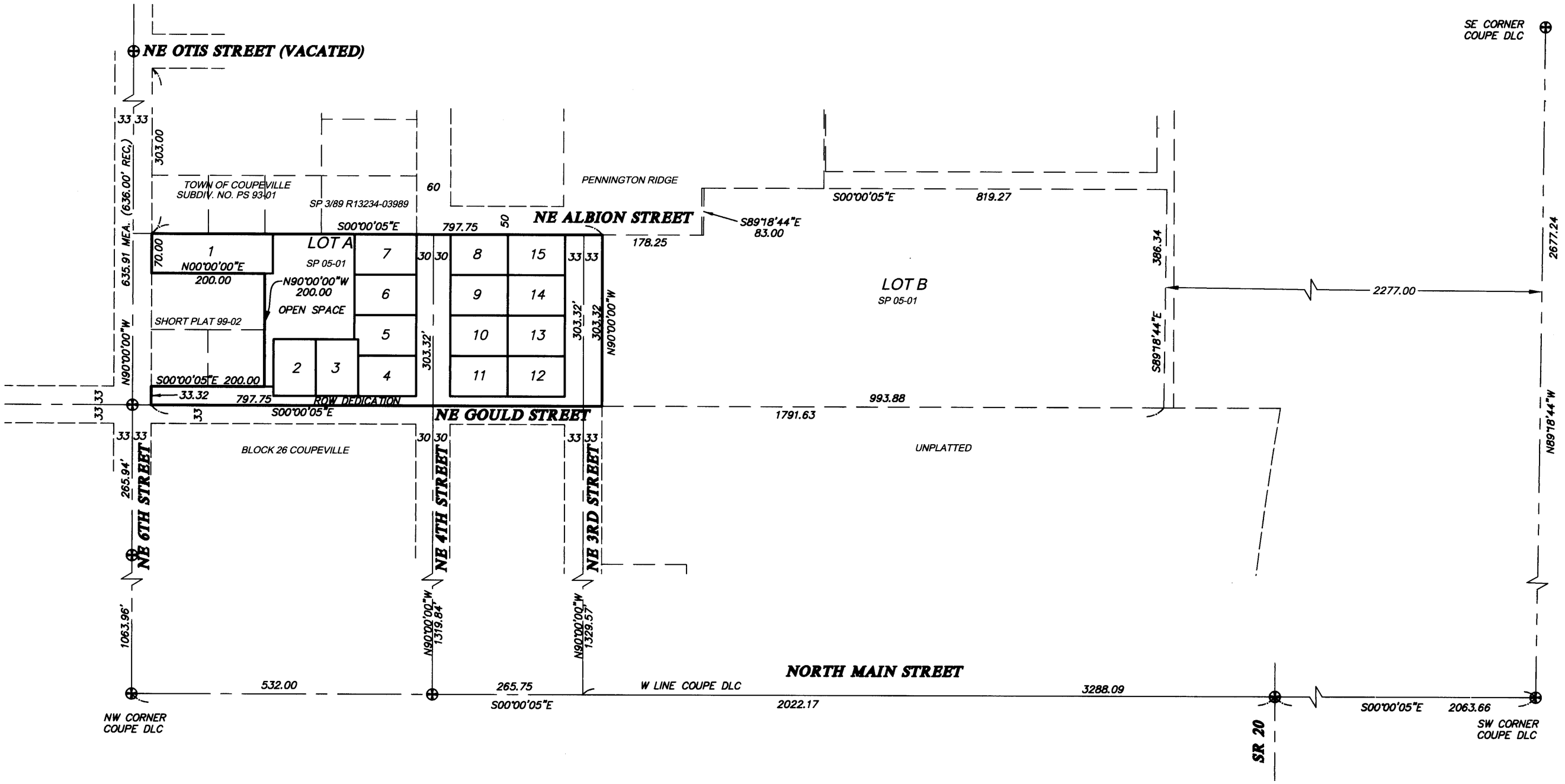

BASIS OF BEARING

CENTERLINE OF SIXTH STREET AS SHOWN IN SHORT PLAT 4-89, VOL 2 OF SHORT PLATS P 323, AF NO 3138989, RECORDS OF ISLAND COUNTY, WASHINGTON

SURVEY INSTRUMENTATION

THEODOLITE: GEODIMETER 610
SERIAL 61010236, STD DEV 3",
EDM ± (5MM +5PPM).

SURVEYING PROCEDURE

FIELD TRAVERSE.

LINEAR AND ANGULAR MEASUREMENTS MEET OR EXCEED STANDARDS SET IN WAC 332-130-090

LEGEND

⊕ EXISTING MONUMENT IN CASE

LEGAL DESCRIPTION

LOT A OF COUPEVILLE SHORT PLAT NO. 05-01, AS APPROVED ON SEPTEMBER 15, 2005, AND RECORDED SEPTEMBER 15, 2005 IN VOLUME 4 OF SHORT PLATS, PAGES 119 AND 120, UNDER AUDITOR'S FILE NO. 4147641, RECORDS OF ISLAND COUNTY, WASHINGTON; BEING A PORTION OF THE THOMAS COUPE DONATION LAND CLAIM IN SECTION 34, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN ISLAND COUNTY, WASHINGTON

10/8/07

DOUGLAS E. SCHWIND — STATE OF WASHINGTON — 28023 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 12/19/07

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMATION WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:

George Churchill IN Sept 2007

CERTIFICATE NO. 28023

11/02/2007 09:44:52 AM
Recording Fee $116.00 Page 1 of 3
Plat
Island County Washington

4215395

ISLAND COUNTY — COUNTY AUDITOR — STATE OF WASHINGTON

NORTH

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

NE
34
SE

Section 34, T 32 N, R 1 E
Island County, Washington

PLAT NO 05-04

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF George Churchill + Darrel Wallen
THIS 2 DAY OF November 2007 AT 9:44 AM AND RECORDED
UNDER AUDITOR'S FILE NO. 4215395 RECORDS OF
ISLAND COUNTY, WASHINGTON.

Robin Corum for Suzanne Sinclair
DEPUTY COUNTY AUDITOR

NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS
160 CASCADE PLACE, SUITE 102
BURLINGTON, WASHINGTON 98233
PH: (360) 404-2020 FAX: (360) 404-2021
DOUGLAS E. SCHWIND P.E., P.L.S.

COUPEVILLE RESERVE

SURVEY in a portion of Thomas Coupe DLC
Section 34, T. 32 N., R. 1 E. WM
for
George Churchill & Darrel Wallen
PO Box 1696 - Oak Harbor, Washington 98277, (360) 675-0715

PROJECT 04071
DRAWING 04071.dwg
DRAWN BY pm
CHECKED BY des
DATE Sept, 2007
SHEET 1 OF 3

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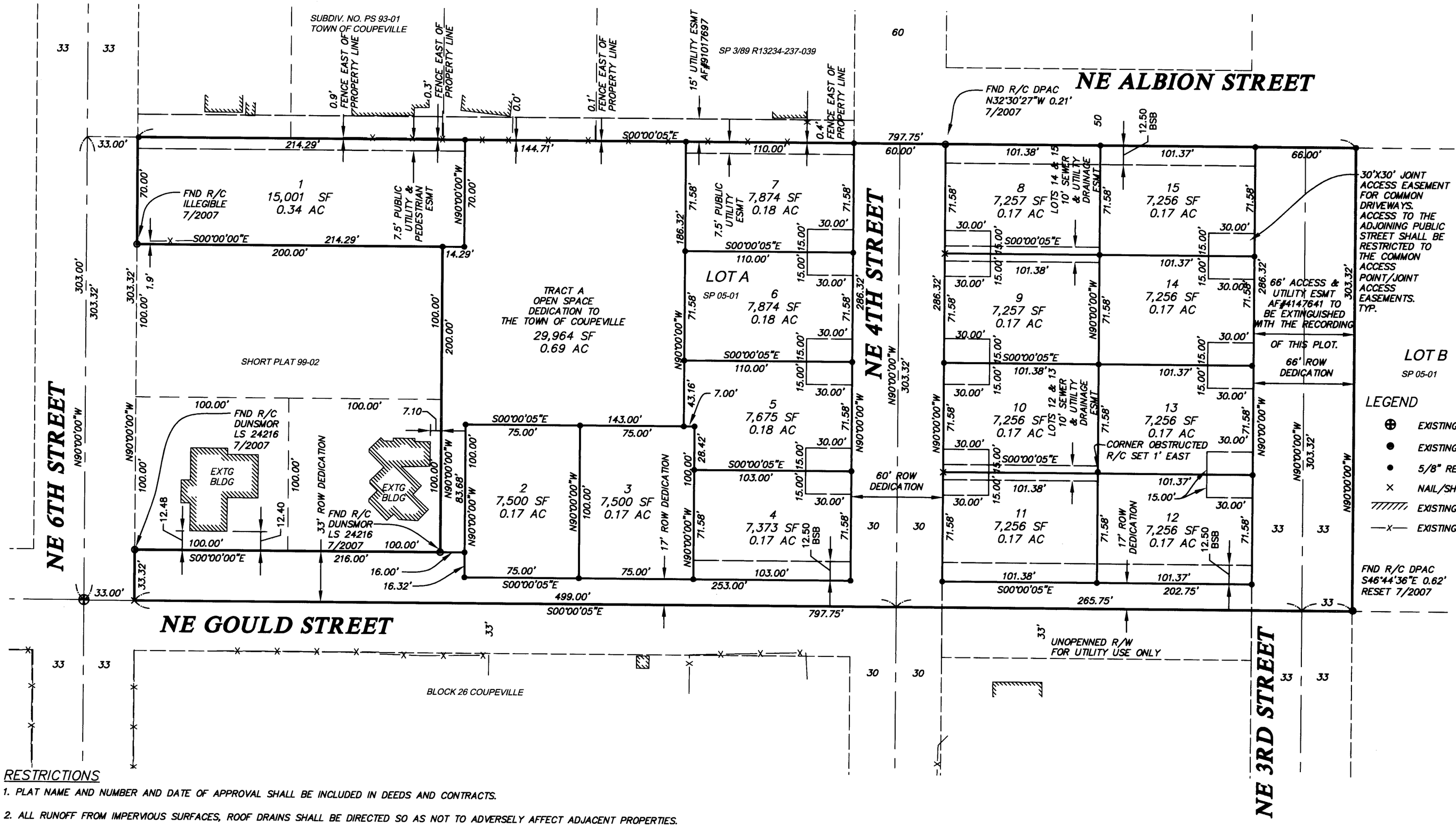


AREA TABLE	
R/W	53,164 SF
OPEN SPACE	29,964 SF
LOTS 1–15	118,846 SF
TOTAL SUB AREA	201,974 SF

BUILDING SETBACKS:

FRONT = 25'
SIDE = 6'
BACK = 20'
LOTS 4, 8, 11, 12 & 15
SIDE STREETS 12.5
SEE LOT DRAWING

LEGEND

- EXISTING MONUMENT IN CASE
- EXISTING REBAR/CAP
- 5/8" REBAR/CAP SET MARKED LS 28023
- NAIL/SHINER MARKED LS 28023
- EXISTING BUILDING
- EXISTING FENCE LINE

LOT ADDRESSES

LOT 1	507 NE 6TH STREET
LOT 2	405 NE GOULD STREET
LOT 3	403 NE GOULD STREET
LOT 4	502 NE 4TH STREET
LOT 5	504 NE 4TH STREET
LOT 6	506 NE 4TH STREET
LOT 7	508 NE 4TH STREET
LOT 8	507 NE 4TH STREET
LOT 9	505 NE 4TH STREET
LOT 10	503 NE 4TH STREET
LOT 11	501 NE 4TH STREET
LOT 12	502 NE 3RD STREET
LOT 13	504 NE 3RD STREET
LOT 14	506 NE 3RD STREET
LOT 15	508 NE 3RD STREET

RESTRICTIONS

1. PLAT NAME AND NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN DEEDS AND CONTRACTS.

2. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

3. ALL BUILDING PERMITS SHALL BE SUBMITTED TO THE CITY OF COUPEVILLE'S DESIGN REVIEW BOARD FOR APPROVAL. IN ASSOCIATION WITH SUBMITTAL OF INDIVIDUAL HOME PLANS, THE APPLICANT SHALL INCLUDE IN THE APPLICATION LOW IMPACT STORM WATER CONTROLS TO INCLUDE, AS EXAMPLES, RAIN WATER CATCHMENTS/REUSE, RAIN GARDENS, AND INFILTRATION SYSTEMS.

4. TREE RETENTION OF EXISTING TREES AND VEGETATION SHALL BE REQUIRED PER CITY OF COUPEVILLE'S LANDSCAPING ORDINANCES, AND LANDSCAPE PLAN TO BE SUBMITTED TO THE DESIGN REVIEW BOARD FOR APPROVAL. PROVISIONS FOR RETENTION OF EXISTING TREES AND VEGETATION OR THE REPLANTING OF REMOVED TREES AT A 3:1 RATIO SHALL BE SUBMITTED AS PART OF THE LANDSCAPE PLAN FOR EACH INDIVIDUAL DESIGN REVIEW BOARD APPLICATION AND BUILDING PERMIT.

5. THE MAXIMUM ALLOWABLE INDIVIDUAL LOT COVERAGE IS 35% OF THE USEABLE AREA AS DEFINED IN THE TOWN CODE.

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

7. EACH BUILDING PERMIT SHALL PAY $1,000 FOR IMPROVEMENT AND MAINTENANCE OF THE OPEN SPACE TRACT, DUE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.

8. THE LOTS SHOWN IN THIS SUBDIVISION ARE SUBJECT TO PARK IMPACT FEES WHICH SHALL BE PAID TO THE TOWN OF COUPEVILLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR SAID LOTS.

9. ACCESS TO LOTS 4, 11 AND 12 SHALL BE OFF 3RD OR 4TH STREET. NO ACCESS OFF GOULD STREET SHALL BE ALLOWED.

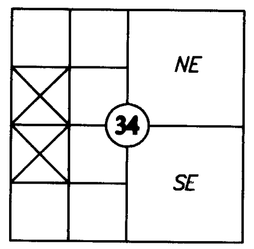
10. ACCESS TO LOTS 8 & 15 SHALL BE OFF 3RD & 4TH STREET. NO ACCESS OFF ALBION SHALL BE ALLOWED.

11. 30 FOOT BY 30 FOOT JOINT ACCESS EASEMENT FOR COMMON DRIVEWAYS. ACCESS TO THE ADJOINING PUBLIC STREET SHALL BE RESTRICTED TO THE COMMON ACCESS POINT/JOINT ACCESS EASEMENTS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



Section 34, T 32 N, R 1 E
Island County, Washington

PLAT NO 05-04

DOUGLAS E. SCHWIND
STATE OF WASHINGTON
28023
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 12/19/07

10/08/07

11/02/2007 09:44:52 AM
Recording Fee $116.00 Page 2 of 3
Plat
Island County Washington

4215395

NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS
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DOUGLAS E. SCHWIND P.E., P.L.S.

COUPEVILLE RESERVE

SURVEY in a portion of Thomas Coupe DLC
Section 34, T. 32 N., R. 1 E. WM

for

George Churchill & Darrel Wallen

PO Box 1696 – Oak Harbor, Washington 98277, (360) 675-0715

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DRAWING 04071.dwg
DRAWN BY pm
CHECKED BY des
DATE Sept, 2007

SHEET 2 OF 3

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DEDICATION & WAIVER

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 ALL STREETS, EASEMENTS AND WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADS, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS SHOWN HEREON. ALSO THE RIGHTS TO DRAIN THE STREETS OVER AND ACCESS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS GRADED. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE TOWN OF COUPEVILLE WHICH MAY BE OCCASIONED TO ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS. PUBLIC UTILITIES ABOVE THE AND BELOW ALL STREETS, AVENUES, ALLEYS, EASEMENTS AND TRACT "A" ARE HEREBY DEDICATED TO THE TOWN OF COUPEVILLE, WASHINGTON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS.

GEORGE B. CHURCHILL	10-22-07 DATE	VICKIE I. CHURCHILL	10-22-07 DATE
DARREL B. WALLEN	10/12/07 DATE	CINDY A. WALLEN	10/12/07 DATE
COUPEVILLE RESERVE, LLC	10-22-07 DATE	PEOPLES BANK, INC.	10/16/07 DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF October, 2007 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED GEORGE B. CHURCHILL, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Janet A. Darter

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

Oak Harbor

MY COMMISSION EXPIRES 5/12/2010

JANET A DARTER COMMISSION EXPIRES NOTARY PUBLIC MAY 12, 2010 STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF October, 2007 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED VICKIE I. CHURCHILL, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Janet A. Darter

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

Oak Harbor

MY COMMISSION EXPIRES 5/12/2010

JANET A DARTER COMMISSION EXPIRES NOTARY PUBLIC MAY 12, 2010 STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DARREL B. WALLEN, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Jane S. LaQuet

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

Oak Harbor

MY COMMISSION EXPIRES 7/16/09

J. ME S LA QUET COMMISSION EXPIRES NOTARY PUBLIC JULY 16, 2009 STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island

THIS IS TO CERTIFY THAT ON THIS 12th DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED CINDY A. WALLEN, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Jane S. LaQuet

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

Oak Harbor

MY COMMISSION EXPIRES 7/16/09

J. ME S LA QUET COMMISSION EXPIRES NOTARY PUBLIC JULY 16, 2009 STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit

THIS IS TO CERTIFY THAT ON THIS 16 DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Alice Takehara, TO ME KNOWN TO BE THE Vice President of PEOPLES BANK INC., A WASHINGTON COMPANY, WHICH COMPANY HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE COMPANY OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sara L Robinson

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

Bellingham WA

MY COMMISSION EXPIRES March 16, 2010

SARA L. ROBINSON COMMISSION EXPIRES NOTARY PUBLIC MARCH 16, 2010 STATE OF 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, 2007.

C. Port, Dep. 10/19/07

SIGNATURE AND SEAL

TREASURER ISLAND COUNTY, WASHINGTON SEAL

ENGINEER'S APPROVAL CERTIFICATE:

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 16.16, COUPEVILLE TOWN CODE, THIS 28 DAY OF OCT 2007.

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 30th DAY OF Oct, 2007.

Larry Kwarsick

TOWN PLANNER

MAYOR'S APPROVAL CERTIFICATE:

APPROVED BY THE COUNCIL OF THE TOWN OF COUPEVILLE WASHINGTON THIS 23rd DAY OF Oct 2007.

Nancy Conard

MAYOR

Judy L. Thomas

ATTEST - TOWN CLERK

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island

THIS IS TO CERTIFY THAT ON THIS 22 DAY OF October, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED George B. Churchill, TO ME KNOWN TO BE THE Manager OF COUPEVILLE RESERVE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, WHICH COMPANY HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE COMPANY OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE COMPANY SEAL OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Janet A. Darter

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

Oak Harbor WA

MY COMMISSION EXPIRES 5/12/2010

JANET A DARTER COMMISSION EXPIRES NOTARY PUBLIC MAY 12, 2010 STATE OF WASHINGTON

10/8/07

DOUGLAS E. SCHWIND STATE OF WASHINGTON 28023 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12/19/07

11/02/2007 09:44:52 AM
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Plat
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PLAT NO 0504

NORTHWEST DATUM & DESIGN
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