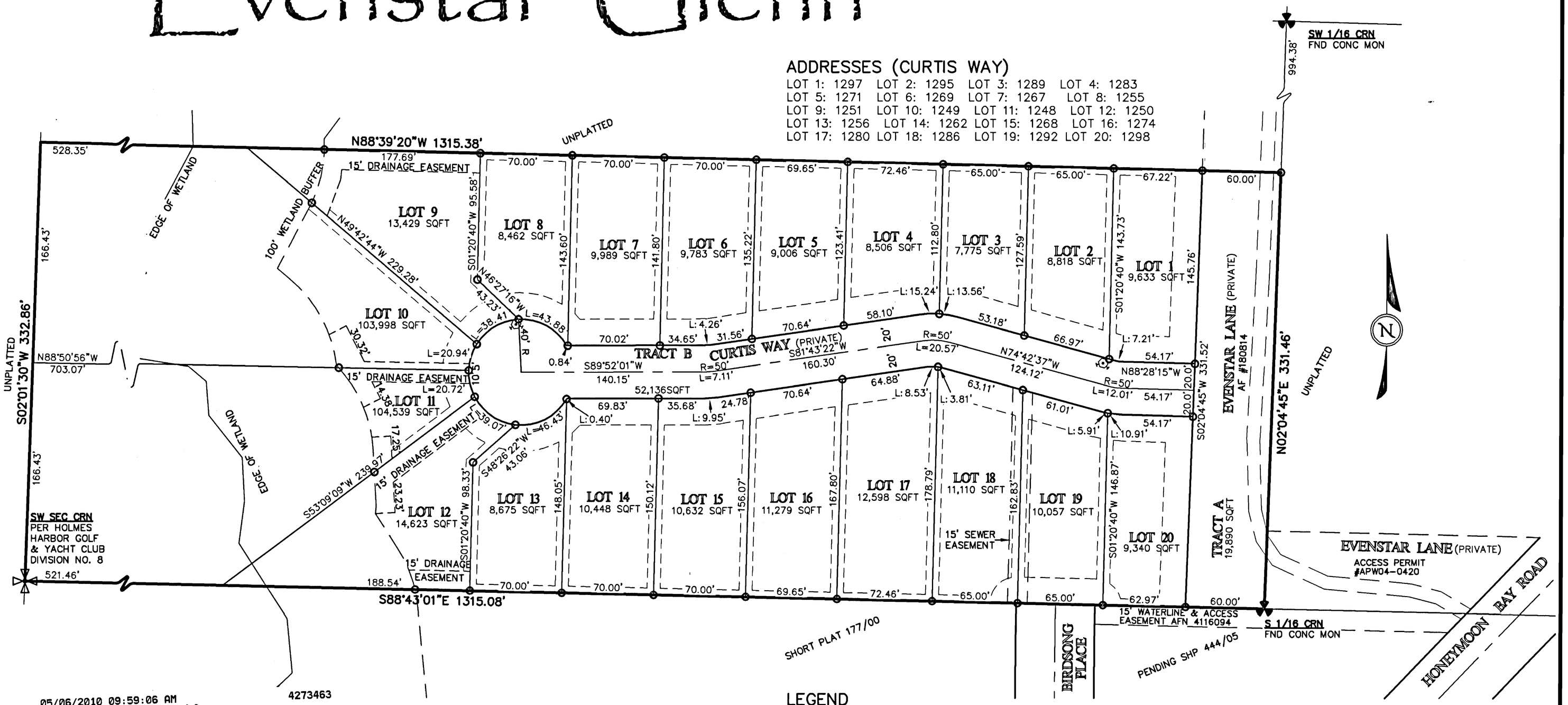
LONG PLAT NO. PLP 153/06. R23034-017-0670

Evenstar Glenn



05/06/2010 09:59:06 AM 4273463
Recording Fee $133.00 Page 1 of 2
Plat
Island County Washington

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 SURFACE MONUMENT FOUND AND HELD AS NOTED
- DENOTES SECTION CORNER NOT LOCATED PER THIS SURVEY
- DENOTES FIRE HYDRANT

60 0 30 60 120
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 2 E.W.M.

SITUATED IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N2°04'45"E BETWEEN THE SOUTH 1/16 CORNER AND THE SOUTHWEST 1/16 CORNER, SECTION 34, TOWNSHIP 30 NORTH, RANGE 2 EAST, W.M.

SURVEY REFERENCES

SHORT PLAT 097/04, RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 89, RECORDS OF ISLAND COUNTY, WASHINGTON.

SHORT PLAT 031/92, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 441, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 10 OF SURVEYS, PAGE 123, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 3 OF SURVEYS, PAGE 24, RECORDS OF ISLAND COUNTY, WASHINGTON.

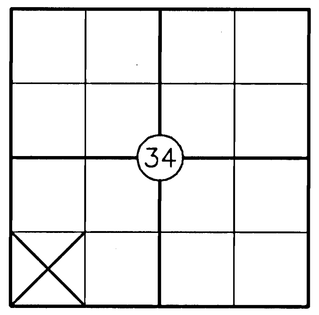
RECORD OF SURVEY, RECORDED IN BOOK 5 OF SURVEYS, PAGE 32, RECORDS OF ISLAND COUNTY, WASHINGTON.

NOTE

LOT SIZE AVERAGING WAS USED FOR THIS LONG PLAT.

PARCEL NUMBER: R23034-017-0670
TOTAL PARCEL SIZE: 10.03 AC.; 436,906.8 SQ.FT.
ZONING: RURAL RESIDENTIAL
DENSITY: 3 UNITS/1 ACRE
DENSITY: 10.03 ACRES x 3 = 30 LOTS
436,906.8 SQ.FT./30 LOTS = 14,563.56 SQ.FT./LOT

DEVELOPER: L.A. "BUD" WELCOME



SEC. 34, TWP. 30 N., RNG. 2 E., W.M.

SHAYNE THATCHER
STATE OF WASHINGTON
28414
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 9/13/08
8-21-08

FOR: BUD WELCOME	
SCALE: 1" = 60'	
APPROVED BY: LST	
DRAWN BY: RLS/RBT	
F.B. No.	
DRAWING No. 6827	
SHEET 1 OF 2	

TMI

LONG PLAT OF A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF SEC. 34, TWP. 30 N., RNG. 2 E., W.M.

Thatcher & Morrison, Inc.
P.O. box 1011
1796 Main Street, Suite 105
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394

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LONG PLAT NO. PLP 153/06. R23034.017-0670

Evenstar Glenn

LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 2 E.W.M.

SITUATED IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

EQUIPMENT & PROCEDURES

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

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SHORT PLAT 031/92.

SURVEY REFERENCES

SHORT PLAT 031/92, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 441, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 10 OF SURVEYS, PAGE 123, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 3 OF SURVEYS, PAGE 24, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 5 OF SURVEYS, PAGE 32, RECORDS OF ISLAND COUNTY, WASHINGTON.

NOTE

1) ADDRESSES ASSIGNED PURSUANT TO RCW 58.17.280 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 58.17.280 ARE ACCURATE OF IF THEY WILL NEED TO BE CHANGED.

2) 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.

3) DEVELOPMENT ON EACH PARCEL SHALL EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL BMPS TO PREVENT TRANSPORT OF SEDIMENT INTO THE SITE'S STORMWATER DETENTION SYSTEM.

4) PROPERTY IS SUBJECT TO AN AGREEMENT AS RECORDED UNDER ISLAND COUNTY AUDITOR'S FILE NO. 4147681.

5) PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO PUGET SOUND ENERGY AS RECORDED UNDER ISLAND COUNTY AUDITOR'S FILE NO. 4221059.

6) PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:

A) A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY PUBLIC HEALTH.

B) A CERTIFICATE OF SEWER AVAILABILITY MUST BE ISSUED BY THE HOLMES HARBOR SEWER DISTRICT.

7) PLAT IS SUBJECT TO CC&R'S RECORDED UNDER AFN 4233583

RESTRICTIONS

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

2) DIRECT VEHICULAR ACCESS FROM ALL TWENTY LOTS IS RESTRICTED TO THE DEVELOPMENT'S INTERNAL PRIVATE ACCESS ROAD/ACCESS & UTILITY EASEMENT, AND ITS COMMON APPROACH ACCESS POINT LOCATION ONTO THE PRIVATE ACCESS ROAD EVENSTAR LANE SHOWN HEREON.

3) 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.

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

OWNER'S CONSENT

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

OWNER'S SIGNATURE — BRETT CURTIS, OWNER'S NAME PRINTED

MORTGAGE OR LIEN HOLDER'S SIGNATURE Dale Anderson

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)SS

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF AUGUST, 2008 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED Brett Curtis, RESPECTIVELY OF B-BO, LLC 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.

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

MY APPOINTMENT EXPIRES 6/14/11

TIM J. PEARSON — NOTARY PUBLIC — COMMISSION EXPIRES 06-14-11 — STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)SS

THIS IS TO CERTIFY THAT ON THIS 28th DAY OF August, 2008 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED DALE ANDERSON, RESPECTIVELY OF SHORELINE 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.

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

MY APPOINTMENT EXPIRES 6/14/11

TIM J. PEARSON — NOTARY PUBLIC — COMMISSION EXPIRES 06-14-11 — STATE OF WASHINGTON

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 15 DAY OF SEPT, 2008.

JOHN DEAN, COMMISSIONER, CHAIRMAN

PHILLIP BAKKE, COMMISSIONER

WM. L MCDOWELL, COMMISSIONER

ELAINE MARLOW, CLERK OF THE BOARD

BOARD OF CO. COMMISSIONERS — EST ISLAND COUNTY 1853 — WASHINGTON

DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 9th DAY OF September, 2008.

JEFF TATE, DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 9TH DAY OF DAY OF SEPTEMBER, 2008.

WILLIAM E. OAKES, ISLAND COUNTY ENGINEER

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 August, 2008.

REGISTERED LAND SURVEYOR
LICENSE NO. 28414

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

8/21/08

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, 2010.

Deputy 5/5/10

ISLAND COUNTY TREASURER

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 6 DAY OF MAY 2010, AT 9:59 A.M., IN VOLUME —, OF LONG PLATS, PAGE —, UNDER AUDITOR'S FILE NO. 4273463, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY.

ISLAND COUNTY AUDITOR

DEPUTY AUDITOR

ISLAND COUNTY — COUNTY AUDITOR — STATE OF WASHINGTON

CERTIFICATE OF TITLE

RECORDED MAY 6TH, 2010, IN ~~VOLUME~~ —, ~~PAGE~~ —, UNDER AUDITOR'S FILE NUMBER 4273462, RECORDS OF ISLAND COUNTY, WASHINGTON.

05/06/2010 09:59:06 AM 4273463
Recording Fee $133.00 Page 2 of 2
Plat
Island County Washington

FOR: BUD WELCOME	
SCALE: 1" = 80'	
APPROVED BY: LST	
DRAWN BY: RLS/RBT	
F.B. No.	
DRAWING No. 6827	
SHEET 2 OF 2	

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Thatcher & Morrison, Inc.
P.O. box 1011
1796 Main Street, Suite 105
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394

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