FINAL PLAT

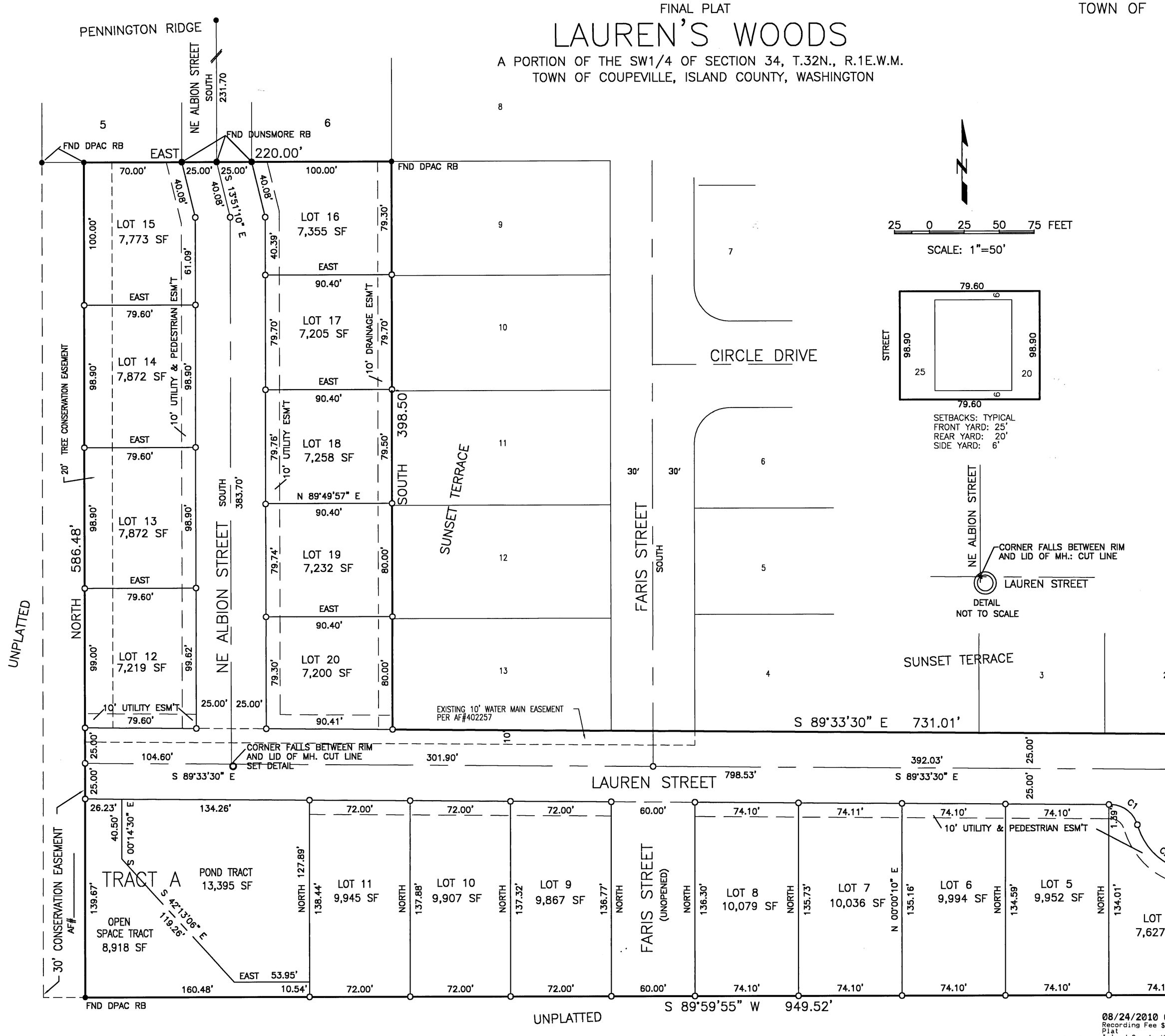
LAUREN'S WOODS

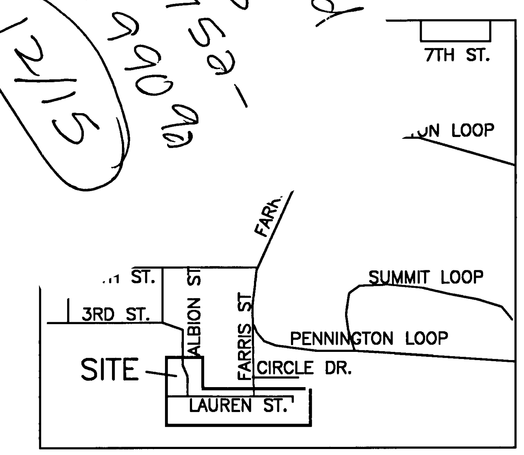
A PORTION OF THE SW1/4 OF SECTION 34, T.32N., R.1E.W.M.
TOWN OF COUPEVILLE, ISLAND COUNTY, WASHINGTON

TOWN OF

PP 06-01

Island 205 427807sa- 427990 pa 12/15





VICINITY MAP
NOT TO SCALE

APPLICANT
PEOPLES BANK, A WASHINGTON CORPORATION

PARCEL NO. R13234-105-0690

ZONING: RM9600

ADDRESSES:

LOT 1:	811 NE LAUREN STREET
LOT 2:	809 NE LAUREN STREET
LOT 3:	807 NE LAUREN STREET
LOT 4:	805 NE LAUREN STREET
LOT 5:	803 NE LAUREN STREET
LOT 6:	801 NE LAUREN STREET
LOT 7:	709 NE LAUREN STREET
LOT 8:	707 NE LAUREN STREET
LOT 9:	703 NE LAUREN STREET
LOT 10:	701 NE LAUREN STREET
LOT 11:	615 NE LAUREN STREET
TRACT A:	613 NE LAUREN STREET
LOT 12:	102 NE ALBION STREET
LOT 13:	104 NE ALBION STREET
LOT 14:	106 NE ALBION STREET
LOT 15:	108 NE ALBION STREET
LOT 16:	109 NE ALBION STREET
LOT 17:	107 NE ALBION STREET
LOT 18:	105 NE ALBION STREET
LOT 19:	103 NE ALBION STREET
LOT 20:	101 NE ALBION STREET

NOTES

○——— DENOTES 1/2" REBAR MARKED "DUNSMORE LS 24216" SET THIS SURVEY

●——— DENOTES FOUND CORNER AS NOTED

BASIS OF BEARINGS: SOUTH BETWEEN MONUMENTS ON NE ALBION PER PLAT OF PENNINGTON RIDGE.

EQUIPMENT USED: TOPCON GTS 603

METHOD OF SURVEY: FIELD TRAVERSE

BOUNDARY PER RECORD OF SURVEY VOL. 7, PAGE 425

CURVE	RADIUS	DELTA	ARC
C1	20.00	72°54'28"	25.45
C2	47.00	72°06'45"	59.15
C3	47.00	65°36'20"	53.82
C4	47.00	28°14'31"	23.17

DONALD R. DUNSMORE
STATE OF WASHINGTON
24216
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 10/12/10
8/20/10

08/24/2010 03:25:42 PM
Recording Fee $133.00 Page 1 of 2
Plat
Island County Washington
4279458

SHEET 1 OF 2

LAUREN'S WOODS FOR: PEOPLES BANK, A WASHINGTON CORPORATION
A PORTION OF THE SW1/4 OF SECTION 34,
TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.
TOWN OF COUPEVILLE ISLAND COUNTY, WASHINGTON

DUNSMORE AND ASSOCIATES
P.O. Box 1403 COUPEVILLE, WA. 98239 (360) 678-3459

DWG.	1583LAURENS2A
DWN. BY	DRD
F.B. No.	2/21
DATE	8/10
SCALE	1"=50'
JOB NO.	1583

FINAL PLAT

LAUREN'S WOODS

A PORTION OF THE SW1/4 OF SECTION 34, T.32N., R.1E.W.M.,
TOWN OF COUPEVILLE, ISLAND COUNTY, WASHINGTON

TOWN OF COUPEVILLE SUBBIVISION NO. PP 06-01

OWNER'S CERTIFICATION DEDICATION, WAIVER OF CLAIM

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY CERTIFY THAT THIS SUBDIVISION IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED AND THEY HAVE NO OBJECTION THERETO, AND HEREBY DECLARE THIS SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS AS SHOWN ON THE FACE OF THE PLAT AND USE THEREOF FOR ALL PUBLIC PURPOSES; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT AND THE ORIGINAL REASONABLE GRADING OF THE STREETS SHOWN HEREON. THE OWNERS SHALL GRANT THE TOWN OF COUPEVILLE A WAIVER OF ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS WITHIN THE SUBDIVISION BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID STREETS. THE OPEN SPACE TRACT A IS HEREBY DEDICATED TO THE TOWN OF COUPEVILLE FOR OPEN SPACE, STORM RETENTION AND UTILITIES.

PEOPLES BANK, A WASHINGTON CORPORATION

ACKNOWLEDGEMENT

STATE OF WASHINGTON) ss
COUNTY OF ISLAND)

THIS IS TO CERTIFY THAT ON THIS 23rd DAY OF August, 2010, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Mark K. Mowe TO ME KNOWN TO BE THE V.P., Branch Manager OF PEOPLES BANK, A WASHINGTON CORPORTION DESCRIBED IN AND WHO EXECUTED THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT he SIGNED AND SEALED THE SAME AS his FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Oak Harbor.
MY COMMISSION EXPIRES 7/16/13.

JAMES LA QUET — COMMISSION EXPIRES — NOTARY PUBLIC — JULY 16, 2013 — STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SUBDIVISION IS BASED ON AN ACTUAL SURVEY OF A PORTION OF THE SW1/4 OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND AS REQUIRED BY THE TOWN ENGINEER.

DONALD R. DUNSMORE — STATE OF WASHINGTON — 24216 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 10/12/10

8/20/10

DONALD R. DUNSMORE, P.L.S.
CERTIFICATE NO. 24216

LEGAL DESCRIPTION:

THAT PORTION OF THE THOMAS COUPE D.L.C., IN SECTION 34, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, RECORDS OF ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER LOT 9, BLOCK D, PLAT OF SUNSET TERRACE; THENCE WEST 220.00 FEET; THENCE SOUTHERLY, PARALLEL TO THE WEST LINE OF SAID COUPE D.L.C., A DISTANCE OF 627 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTH 2277 FEET OF SAID COUPE D.L.C.; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF SAID COUPE D.L.C.; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OR SOUTH LINE PRODUCED EASTERLY OF SAID PLAT OF SUNSET TERRACE; THENCE WEST TO THE SOUTHWEST CORNER OF LOT 13, BLOCK D, OF SAID PLAT; THENCE NORTH ALONG THE WEST LINE OF SAID PLAT TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

OPEN SPACE RESTRICTIONS:

TRACT A IS HEREBY DESIGNATED AS OPEN SPACE, STORM WATER RETENTION AND UTILITIES. NO CLEARING OR REMOVAL OF NATURAL VEGETATION IS PERMITTED EXCEPT THE REMOVAL OF DEAD OR DYING TREES, EXCEPT FOR THE NECESSARY MAINTENANCE OF THE RETENTION FACILITIES. OPEN SPACE TRACTS SHALL REMAIN IN UNDISTURBED NATURAL STATE EXCEPT AS NOTED ABOVE, AND RESERVED SOLELY AS AN OPEN SPACE AREA AND FOR STORM RETENTION FACILITIES WITHOUT ANY STRUCTURES OF ANY KIND, EXCEPT FOR UNDERGROUND UTILITIES AND BUILDING FOR CONTROL FACILITIES FOR LIFT STATION.

RESTRICTIONS:

THE WEST 20 FEET OF LOTS 12, 13, 14 AND 15 AS SHOWN HEREON IS HEREBY DESIGNATED FOR RETENTION OF NATURAL VEGETATION. NO CLEARING OR REMOVAL OF NATURAL VEGETATION IS PERMITTED EXCEPT THE REMOVAL OF DEAD OR DYING TREES, WITHOUT THE WRITTEN PERMISSION OF THE TOWN OF COUPEVILLE.

THE DRAINAGE EASEMENT ALONG THE EAST 10 FEET OF LOTS 16, 17, 18, 19 AND 20 AS SHOWN HEREON, SHALL BE MAINTAINED BY EACH INDIVIDUAL ADJACENT LOT OWNER AND NO BLOCKING OR DIVERTING OF THE DRAINAGE SHALL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE TOWN OF COUPEVILLE.

MAXIMUM ALLOWABLE INDIVIDUAL LOT COVERAGE SHALL BE RESTRICTED TO 35% OF THE USEABLE AREA AS DEFINED BY TOWN CODE.

BUILDING PERMITS SHALL BE APPROVED BY THE DESIGN REVIEW BOARD WITH THE MAXIMIZATION OF TREE RETENTION.

FIRE FLOW RESTRICTIONS:

FIVE HUNDRED GALLONS PER MINUTE FOR FIRE FLOW IS REQUIRED SO LONG AS THE SQUARE FOOTAGE OF INDIVIDUAL RESIDENCES DOES NOT EXCEED 2400 SQUARE FEET. RESIDENCES GREATER THAN 2400 SQUARE FEET, WHICH INCLUDES ATTACHED GARAGES (DETACHED GARAGES GREATER THAN SIX FEET OF SEPARATION ARE EXEMPT FROM THE 2400 SQUARE FOOT REQUIREMENT) REQUIRE 1500 GALLONS PER MINUTE OR BE CONTRUCTED WITH A RESIDENTIAL SPRINKLER SYSTEM. ALL HOMES OVER 5000 SQUARE FEET MUST BE SPRINKLED.

STORM WATER INFILTRATION SYSTEMS:

ALL HOME DESIGNS WITHIN THE PLAT SHALL INCORPORATE STORM WATER INFILTRATION SYSTEMS FOR ALL IMPERVIOUS SURFACES.

PARK IMPACT FEES:

THE LOTS SHOWN IN THIS SUBDIVISION ARE SUBJECT TO PARK IMPACT FEES ARE REQUIRED BY THE TOWN OF COUPEVILLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR SAID LOTS.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY, VERIZON, TOWN OF COUPEVILLE, U.S. POSTAL SERVICE AND COMCAST CABLE AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF THE FRONT OF EACH LOT ABUTTING THE STREETS AS HEREIN PLATTED IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UNDERGROUND CONDUITS, CABLES, WIRES AND VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR SANITARY AND STORM DRAINAGE, TELEPHONE, WATER, AND CABLE TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED.

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AND NOTES AS CONTAINED IN SHORT PLAT RECORDED APRIL 19, 1983, UNDER AUDITOR'S FILE NO. 408457.

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AND NOTES AS RECORDED August 24, 2010, UNDER AUDITOR'S FILE NO. 4279459

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.

TREASURER — SEAL — ISLAND COUNTY, WASH.

Dawn C Thomas, Deputy
ISLAND COUNTY TREASURER

AUDITOR'S CERTIFICATE

ISLAND COUNTY — COUNTY AUDITOR — STATE OF WASHINGTON

FILED FOR RECORD THIS 24th DAY OF August, 2010, AT 3:26 P.M., IN VOL. 1 OF PLATS, PAGE 2, UNDER AUDITOR'S FILE NO. 4279458, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF PEOPLES BANK, INC.

Sherlah Cruder by Lynda Marsema, Deputy
COUNTY AUDITOR

APPROVALS

EXAMINED AND APPROVED THIS 10th DAY OF August, 2010, AS WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE DEVELOPMENT REGULATIONS.

TOWN OF COUPEVILLE ENGINEER — TOWN PLANNER

APPROVED BY THE COUNCIL OF THE TOWN OF COUPEVILLE, WASHINGTON, THIS 10th DAY OF August, 2010.

ATTEST:

Nancy Conard
NANCY CONARD, MAYOR OF THE TOWN OF COUPEVILLE

CERTIFICATE OF TITLE

RECORDED August 24, 2010, IN VOLUME —, PAGE —, UNDER AUDITOR'S FILE NO. 4279459.
RECORDS OF ISLAND COUNTY, WASHINGTON.

08/24/2010 03:25:42 PM 4279458
Recording Fee $133.00 Page 2 of 2
Plat
Island County Washington

SHEET 2 OF 2

NOTE:

CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGEMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESS OR IMPLIED; NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATIONS AND ORDINANCES.

LAUREN'S WOODS FOR: PEOPLES BANK, A WASHINGTON CORPORATION A PORTION OF THE SW1/4 OF SECTION 34, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M. TOWN OF COUPEVILLE ISLAND COUNTY, WASHINGTON	DWG. 1583LAUREN1
	DWN. BY DRD
	F.B. No.
	DATE 8/10
DUNSMORE AND ASSOCIATES P.O. Box 1403 COUPEVILLE, WA. 98239 (360) 678-3459	SCALE
	JOB NO. 1583