PLAT OF KOELLER

LONG PLAT No. PLP 320/06.R32902-343-4790
DATE 20 DECEMBER 2010

RESTRICTIONS

1. DIRECT VEHICULAR ACCESS FROM LOT 1 AND 2 IS RESTRICTED TO THE EXISTING PRIVATE ACCESS ROAD AND ACCESS & UTILITY EASEMENT, AND ITS APPROVED ACCESS POINT LOCATION ONTO CLYDE ROAD SHOWN HEREON.

2. 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.

3. VIEW EASEMENT – AS SHOWN OF LOT 2, NO STRUCTURE OR PLANTINGS TO EXCEED 15' ABOVE BENCHMARK SHOWN ON LOT 2.

4) ALL PROPERTY BOUNDARIES EXISTING PRIOR TO THIS SUBDIVISION SHALL BE SUBJECT TO A FIFTY (50) FOOT SETBACK AS SHOWN HEREON.

5) PROPERTY IS AFFECTED BY A "BLANKET" EASEMENT RECORDED UNDER AUDITORS FILE #4109174, BENEFITING WHIDBEY TELEPHONE COMPANY.

6) PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED UNDER AUDITORS FILE #4078383.

7) LOT 1 IS SUBJECT TO THE ALTERNATIVE FIRE FLOW PROTECTION MEASURE OF HAVING MANDATORY 50 FOOT SETBACK FROM EACH OF ITS FOUR PROPERTY LINES.

NOTE

1. THE FOLLOWING RECORDED EASEMENTS – 4022199, 4022200 4258882, 4047545, AND 4078050 ESTABLISHING SEWAGE TRANSPORT LINE AND DRAINFIELD EASEMENTS WERE NOT EVALUATED BY THE ISLAND COUNTY HEALTH DEPARTMENT FOR COMPLIANCE WITH ICC 8.07C ON SITE SEWAGE SYSTEMS. APPROVAL OF THIS SHORT SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF SEPTIC SYSTEM PERMITS UTILIZING THE RECORDED EASEMENTS DESCRIBED ABOVE.

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

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

1. A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.

2. A PERMIT FOR A SEWAGE DISPOSAL SYSTEM MUST BE ISSUED BY THE ISLAND COUNTY HEALTH DEPARTMENT.

LEGAL DESCRIPTION

LOT 2 OF ISLAND COUNTY SHORT PLAT NO. 309/99.R32902-310-4800 AS APPROVED OCTOBER 6, 2003, AND RECORDED OCTOBER 7, 2003, IN VOLUME 4 OF SHORT PLATS, PAGES 13 AND 14 UNDER AUDITOR'S FILE NO. 4078093, RECORDS OF ISLAND COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 29 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN ISLAND COUNTY, 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 13 DAY OF JANUARY, 2011

HELEN PRICE JOHNSON, COMMISSIONER, ~~CHAIRMAN~~

~~JOHN DEAN~~, COMMISSIONER
KELLY EMERSON

ANGIE HOMOLA, COMMISSIONER, CHAIR

Elaine Marlow
CLERK OF THE BOARD

BOARD OF CO. COMMISSIONERS EST ISLAND COUNTY 1853 WASHINGTON

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 — Gerald Wayne Koeller, OWNER'S NAME PRINTED

OWNER'S SIGNATURE — Robin Ann Koeller, OWNER'S NAME PRINTED

MORTGAGE OR LIEN HOLDER'S SIGNATURE
Kenneth E Janearz FVP

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF ISLAND)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GERALD W. KOELLER & ROBIN A. KOELLER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE SAID PERSON'S FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 8th DAY OF October 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 903 Andres Langley Wa 98260

MY APPOINTMENT EXPIRES 2/11/2012

Notary Public
State of Washington
BILLIE J JUNG
My Appointment Expires Feb 11, 2012

ACKNOWLEDGMENT

STATE OF WASHINGTON) Michigan
COUNTY OF Kalamazoo)SS

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF November, 2010 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ~~WASHINGTON~~, Michigan DULY COMMISSIONED, PERSONALLY APPEARED Kenneth E Janearz, RESPECTIVELY OF Fidelity Mortgage Services a division of A Crowell Bank FSB 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~~, Michigan
RESIDING AT Kalamazoo, MI

MY APPOINTMENT EXPIRES 8-1-2012

KAREN L. LUHTALA
Notary Public - Michigan
Kalamazoo County
My Commission Expires Aug. 1, 2012
Acting in the County of Kalamazoo

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SHORT PLAT 85/32

SURVEY REFERENCES

SHORT PLAT 85/32, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 402, RECORDS OF ISLAND COUNTY, WASHINGTON.

EQUIPMENT & PROCEDURES

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

ISLAND COUNTY COUNTY AUDITOR STATE OF 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 20TH DAY OF DECEMBER, 2010.

ROBERT H. PEDERSON, DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 27TH DAY OF DECEMBER 2010.

~~RICHARD SNYDER~~, ISLAND COUNTY ENGINEER
WILLIAM OAKES

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 OCTOBER 2010.

REGISTERED LAND SURVEYOR
LICENSE NO. 45174

MICHAEL LEE SJOLIN STATE OF WASHINGTON 45174 REGISTERED PROFESSIONAL LAND SURVEYOR

10-1-2010

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.

Jamie Arvilson, Deputy
ISLAND COUNTY TREASURER

TREASURER ISLAND COUNTY WASHINGTON

AUDITORS CERTIFICATE

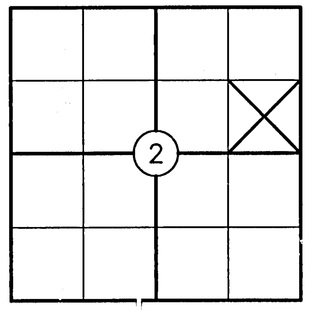
FILED FOR RECORD THIS 12th DAY OF January 2011, AT 2:39 P M., IN VOLUME — OF LONG PLATS, PAGE —, UNDER AUDITOR'S FILE NO. 4288742 RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY.

Sherlah Crider by Lynda Marlowe, Deputy
ISLAND COUNTY AUDITOR — DEPUTY AUDITOR

CERTIFICATE OF TITLE

RECORDED 12th January, 2011 IN VOLUME —, PAGE —, UNDER AUDITOR'S FILE NUMBER 4288741, RECORDS OF ISLAND COUNTY, WASHINGTON.

01/12/2011 02:39:07 PM 4288742
Recording Fee $133.00 Page 1 of 2
Plat
Island County Washington



SEC. 2, TWP. 29 N., RNG. 3 E., W.M.

FOR: GERALD & ROBIN KOELLER	
SCALE: 1" = 50'	
APPROVED BY: MLS	
DRAWN BY: RLS/RBT	
F.B. No. 23, pg 29, No. 27, pg 26-27, 44, 46, 49-50	
DRAWING No. 7120; KOELLER.dwg	
SHEET 1 OF 2	

TMI

LONG PLAT
OF A PORTION OF THE NE 1/4 OF
SEC. 2 TWP. 29 N., RNG. 3 E., W.M.

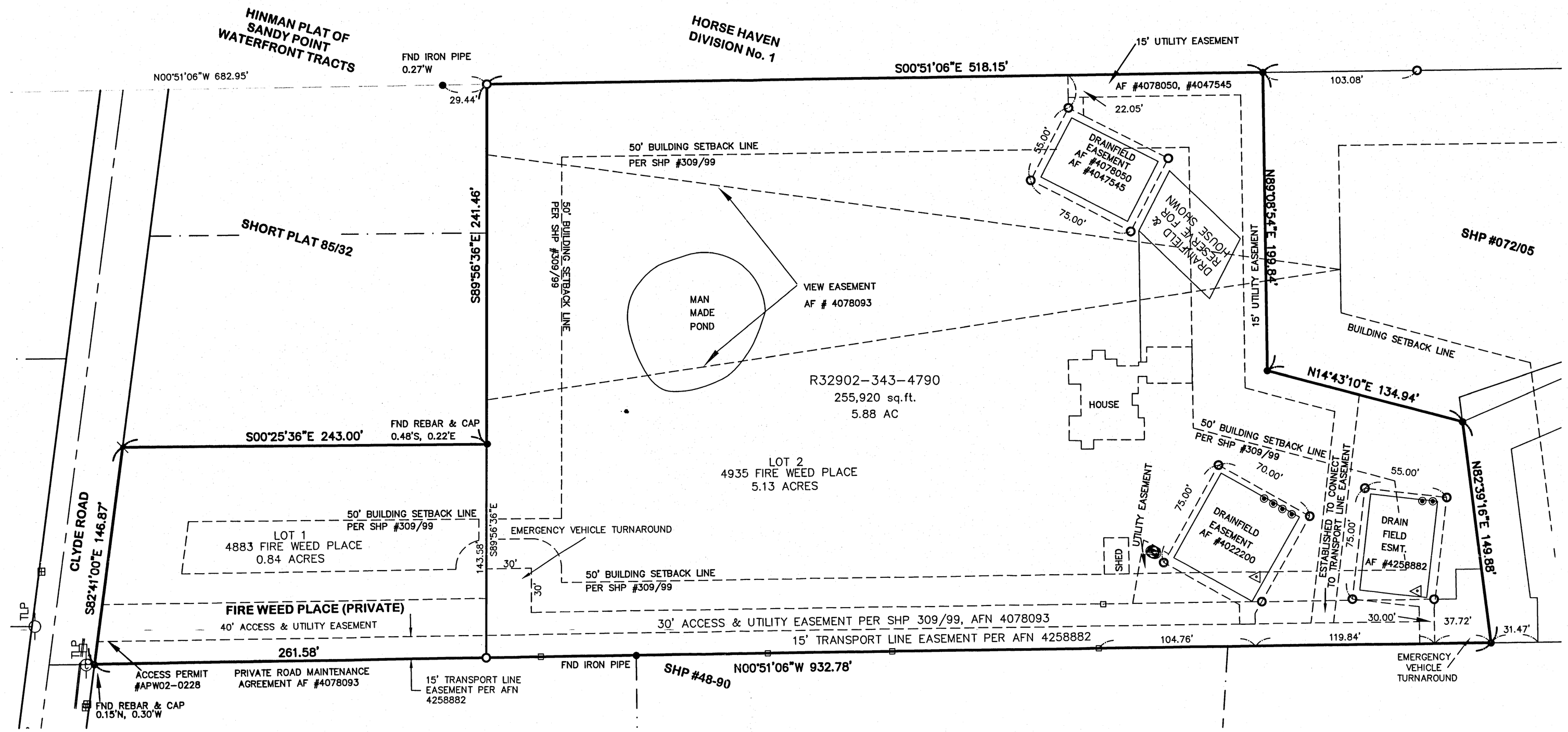
Island County — Washington

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

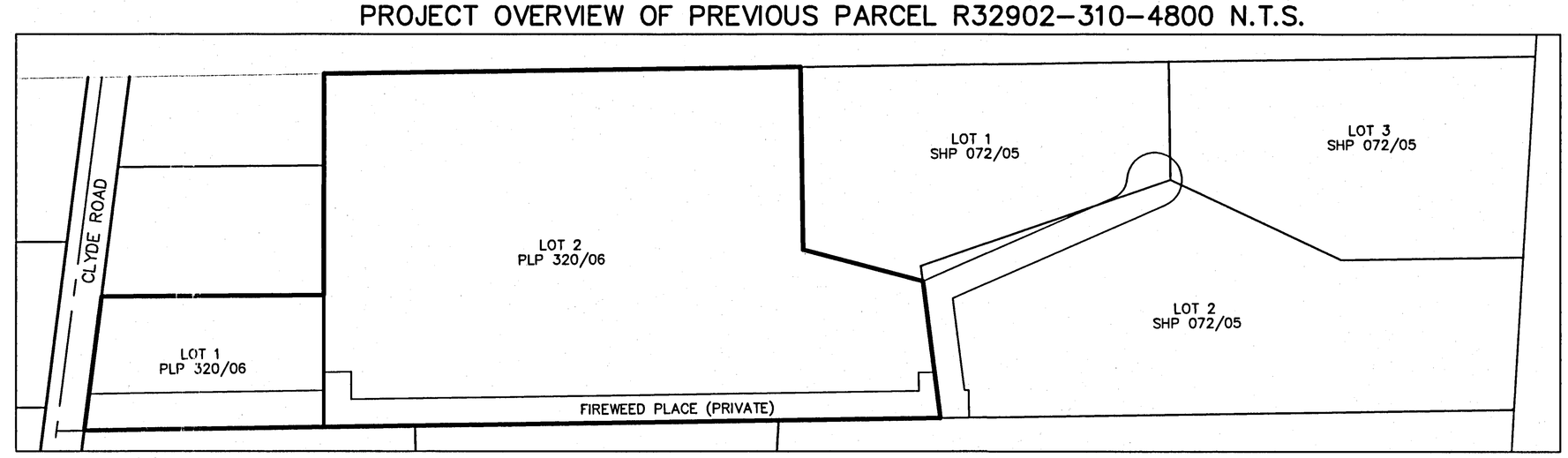
T:\TMI\DATA\Land Projects\7100-7199\7120KOELLER\dwg\7120KOELLER.dwg 10/1/2010 12:48:51 PM PDT

PLAT OF KOELLER

LONG PLAT No. PLP 320/06.R32902-343-4790
DATE _____



PROJECT OVERVIEW OF PREVIOUS PARCEL R32902-310-4800 N.T.S.

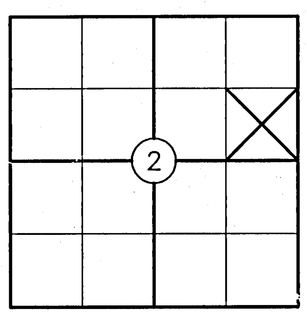


50 0 25 50 100
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

N

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 SEPTIC STAND PIPE
- △ DENOTES SEPTIC CONTROL BOX



SEC. 2, TWP. 29 N., RNG. 3 E., W.M.

MICHAEL LEE SULLIVAN
STATE OF WASHINGTON
45174
REGISTERED PROFESSIONAL LAND SURVEYOR
12-28-2010

01/12/2011 02:39:07 PM
Recording Fee $133.00 Page 2 of 2
Plat
Island County Washington
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