

2
3 **Town of Coupeville**
4 **Planning Commission Special Meeting**
5 **Commissioners' Hearing Room**
6 **Tuesday, March 1, 2016**
7 **6:00 p.m.**
8

9 **PRESENT:** Acting Chair Molly McPherson, Commissioner Carol Moliter, Commissioner Ricardo
10 Reyes, Commissioner Lynda Richards, Commissioner Lori Taylor

11 **STAFF PRESENT:** Town Planner Tammy Baraconi, Recording Secretary Shelly Maier, Recording
12 Secretary-in-Training Amanda Apsey

13 **CALL TO ORDER**

14 The meeting was called to order by Acting Chair McPherson at 6:00 p.m.

15 **APPROVAL OF MINUTES**

16 Commissioner Reyes moved to approve the minutes of the February 2, 2016 meeting. Second by
17 Commissioner Richards. Commissioner Taylor moved to amend the motion to add, between lines 30 &
18 31, her request to have electronic postings of the minutes available on the Town of Coupeville website.
19 Second by Commissioner Reyes. The vote to approve the draft minutes of the February 2, 2016 meeting,
20 as amended, passed unanimously.

21 **PUBLIC HEARING**

22 Acting Chair McPherson asked if there were any conflicts of interest or appearance of fairness concerns.
23 Commissioner Taylor reported she is the property owner for V010-16 and would recuse herself from the
24 room during the presentation by her husband. She also stated she had not spoken about the project with
25 any of the Commissioners. Commissioner Richards stated she owns property across the street from the
26 Variance location, but did not believe that would have any bearing on her decision. Acting Chair
27 McPherson reported that she, also, had a conflict of interest and would recuse herself. She appointed
28 Commissioner Moliter as Acting Chair during V010-16.

29 Commissioners McPherson and Taylor recused themselves from the room. Acting Chair Moliter opened
30 the Public Hearing at 6:04 p.m.

31 **Variance V010-16:** Lori Taylor and Jim Colton, 603 NE 6th Street, Coupeville WA, a request to eliminate
32 a side yard setback

33 Planner Baraconi asked that her Staff Report be entered into the record. Acting Chair Moliter accepted.
34 Planner Baraconi presented her Staff Report. Planner Baraconi stated Jim Colton and Lori Taylor had
35 approached the previous Town Planner, Bridget Smith, who told them they would need to obtain an
36 easement from their neighbor and then they could build it (the subject workshop in the Variance). Planner
37 Baraconi reported she had a different understanding, specifically mentioning two issues: setbacks and the
38 Town's Comprehensive Plan. Planner Baraconi stated the Town needs to keep its setbacks to maintain a
39 rural, small-town "feel," unlike an urban area such as Seattle. She reported the slope of the property
40 presents issues for other locations of the proposed structure, as do utility and neighboring easements.

41 Planner Baraconi recommended denial of the Variance, stating that the application doesn't meet the intent
42 of the Comprehensive Plan or the Town Code, in her opinion.

43 Acting Chair Moliter opened the public comment period at 6:12 p.m. Mr. Jim Colton, the husband of
44 property owner, Lori Taylor, spoke regarding the Variance and conducted a Power Point presentation
45 (copy attached). During his presentation, Mr. Colton:

- 46 • argued that a precedent wouldn't be set by granting the Variance since their property is unique
- 47 • reported that completion of the project would allow them to remove their vehicles out of the
48 public right-of-way and conceal their trash cans from public view
- 49 • stated he disagreed with staff's opinion regarding the "rural feel," since there would be 12 ft.
50 between structures due to easements
- 51 • reported that once the project is complete, it would result in an overall increase in permeable
52 surface
- 53 • shared that he and his wife made a substantial good faith effort, spending \$2,725 and two-years of
54 their time based on (former) Town Planner, Bridget Smith's, instruction
- 55 • shared his belief that of the available options, the proposed is the least disruptive and most
56 visually appealing

57 Brief discussion ensued between the Commissioners, Planner Baraconi, and Mr. Colton. Acting Chair
58 Moliter asked if any members of the audience wished to speak; there were none. Planner Baraconi stated
59 no written comments were submitted.

60 Council Action: Commissioner Richards moved to approve V010-16 stating that she disagreed with
61 Staff's opinion that the Variance does not meet the criteria. She added that the look and feel of the area is
62 that it has "a lot going on," nearby homes have out-buildings, and the proposal would not change the
63 nature of "this small pocket of Coupeville."

64 Acting Chair Moliter stated she would agree, except the Commission needs to apply (the rules) in all
65 instances and she is concerned about precedence for the entire Town. Commissioner Reyes added that he,
66 too, is concerned about precedence and the purpose of the Code is to follow the Comp Plan. He suggested
67 Mr. Colton come up with "something else." Acting Chair Moliter asked Planner Baraconi if the Variance
68 went to the Historic Reserve Committee. Planner Baraconi stated it had gone to the Committee (made up
69 of herself, a member of the County's Planning Department, and a member of Ebey's National Historic
70 Reserve) and they recommended compliance with the Town's Comprehensive Plan. She added it did not
71 go before the Historic Preservation Commission.

72 Acting Chair Moliter seconded Commissioner Richard's motion. The motion failed 1-2 with Acting Chair
73 Moliter and Commissioner Reyes opposed.

74 Commissioner Reyes made a motion to deny the Variance based on the Findings of Fact, listed below,
75 second by Acting Chair Moliter. The motion to deny the Variance passed 2-1 with Commissioner
76 Richards opposed.

Findings of Fact:

As per CTC 16.14.020(B) the Council must find all five of the following conditions to exist in order to grant the variance.

1. *That there are exceptional physical circumstances or special conditions applicable to the property which do not apply generally to the other properties in the same district. These could include the size, shape, topography, location or surroundings of the property, public*

necessity for public structures, environmental factors such as vegetation, wetlands or wildlife habitats, or protection of designated historic properties.

Staff finds that due to easements both at the front and rear of the property and sloping of the land, there are constraints placed on the property owner for siting the accessory structure.

2. That the strict application of the provisions of this chapter would result in practical difficulties.

Based upon mandatory easements located at the front and rear of the property and natural sloping of the land, strict adherence to the provisions of this chapter would result in practical difficulties.

3. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

Because the property owner has obtained an easement from the adjacent property owner and the adjacent property owner will be maintaining an unbuildable area, staff finds that granting the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

4. That the granting of the variance will not be contrary to the objectives of the comprehensive plan.

Setbacks contribute to the overall feel of a community. Traditionally, small towns require larger setbacks on side yard property lines resulting in a more open feel to the community overall. Building up to the property line is something that would be seen in a more urban setting, such as Seattle or Tacoma, resulting in a more densely developed community.

Because of this reasoning and based upon the goal and policies listed below and in the Comprehensive Plan, staff finds that granting this variance will be contrary to the objectives of the comprehensive plan.

The Comprehensive Plan states the following:

Goal 1: To promote a development pattern that recognizes and enhances Coupeville's historic small-town character.

Policy LU 1.1: Support development that furthers Coupeville's historic small-town character and discourage growth pressures that could adversely impact this character.

Policy LU 1.2: Use height, setback and other design controls to protect views and preserve the quality and character of the Town.

5. That the special conditions do not result from actions of the applicant.

The applicant will be building this structure if the variance is granted therefore the special conditions are the result of actions from the applicant.

77 The public hearing was closed by Acting Chair Moliter at 6:50 p.m. Commissioners McPherson and
78 Taylor returned to the Hearing Room and Commissioner McPherson resumed her role as Acting Chair.

79 **PRESENTATION**

80 Members of the Island County Planning Department stated there would not be a presentation that evening
81 regarding Island County's Joint Planning Area (JPA) of their Comprehensive Plan and encouraged any
82 interested parties to attend an upcoming community meeting at the Coupeville Rec Hall on March 29,
83 2016. The Island County Planners briefly discussed the JPA with the Commissioners. Planner Baraconi
84 stated the materials originally intended on being presented were held up in legal review and would be
85 forwarded to the Planning Commission when available. Questions were asked and answered.
86 Commissioner Taylor stated she would like clarification on the overlay areas. Island County Planner
87 Beckye Frey reported the County has a lot of discretion in the application of the overlays. She reiterated
88 there would be public discussion; the County wants the Town's feedback regarding their JPA.
89 Commissioner Taylor verified the role of the Planning Commission regarding Island County's JPA is one
90 of an advisory role for the County. Acting Chair McPherson verified the presentation scheduled for that
91 evening would be held during the April Planning Commission meeting and would last approximately one
92 hour. She also verified with Planner Baraconi that members of the public could address the issue at the
93 following Planning Commission meeting with the Planning Commissioners.

94 **NEW BUSINESS**

95 Planner Baraconi provided an update on the Whidbey General Hospital and Madrona Way projects.
96 Commissioner Reyes asked audience member Mayor Hughes about the landslides on Front Street. Mayor
97 Hughes discussed the efforts being made to address the issue. Commissioner Reyes reported a concern
98 about tidal erosion with regards to the wooden sidewalk between Aqua Gifts and Toby's. Planner
99 Baraconi stated his concern had been directed to Public Works Superintendent Kelly Riepma for review
100 and she (Riepma) is keeping an eye on it.

101 **AUDIENCE INPUT**

102 Acting Chair McPherson asked if any members of the public wished to speak. Mr. William Lyle made a
103 presentation regarding a concern he has regarding his property and provided hand-outs to the
104 Commissioners regarding his concern. He requested the documents he provided be made part of the
105 public record. They were accepted into the record by Acting Chair McPherson. Questions were asked and
106 answered.

107 Mr. Wilbur Bishop stated he was in attendance to hear the Island County Planning Department's
108 presentation as listed on the Agenda. He reported he is extremely concerned about the overlays,
109 particularly those in Ebey's Reserve. He, also, expressed concern regarding the National Parks Service's
110 Management Plan and encouraged the Planning Commission to be cautious about additional regulations.

111 **ADJOURNMENT**

112 The meeting was adjourned at 8:04 p.m. by Acting Chair McPherson.

113

114 Respectfully submitted:

115

116

117 _____
Shelly Maier, Recording Secretary

Tammy Baraconi, Town Planner

118 *An audio recording of this meeting is available, upon request, from the Clerk-Treasurer.*

Variance Application V010-16
603 NE 6th Street, Coupeville

Lori Taylor and Jim Colton
Planning Commission March 1, 2016

Why build a shop?

- Space for woodshop to craft repairs and improvements to current home (sustainability)
- Relieve undersized garage of tools and household chemicals (safety)
- Allow both cars to be parked in attached garage (improve property value)
- Allow trash receptacles to be stored in garage (improve property value)

Why grant a variance?

- Unique site challenges that are unlikely to apply elsewhere in the town; this is unlikely to set a precedent
- Design promotes rural feel as it maintains spacing between buildings
- Addition of shop will result in improved condition of the home, increasing property values and tax revenues
- Granting of variance promotes retention and upkeep of an existing smaller home



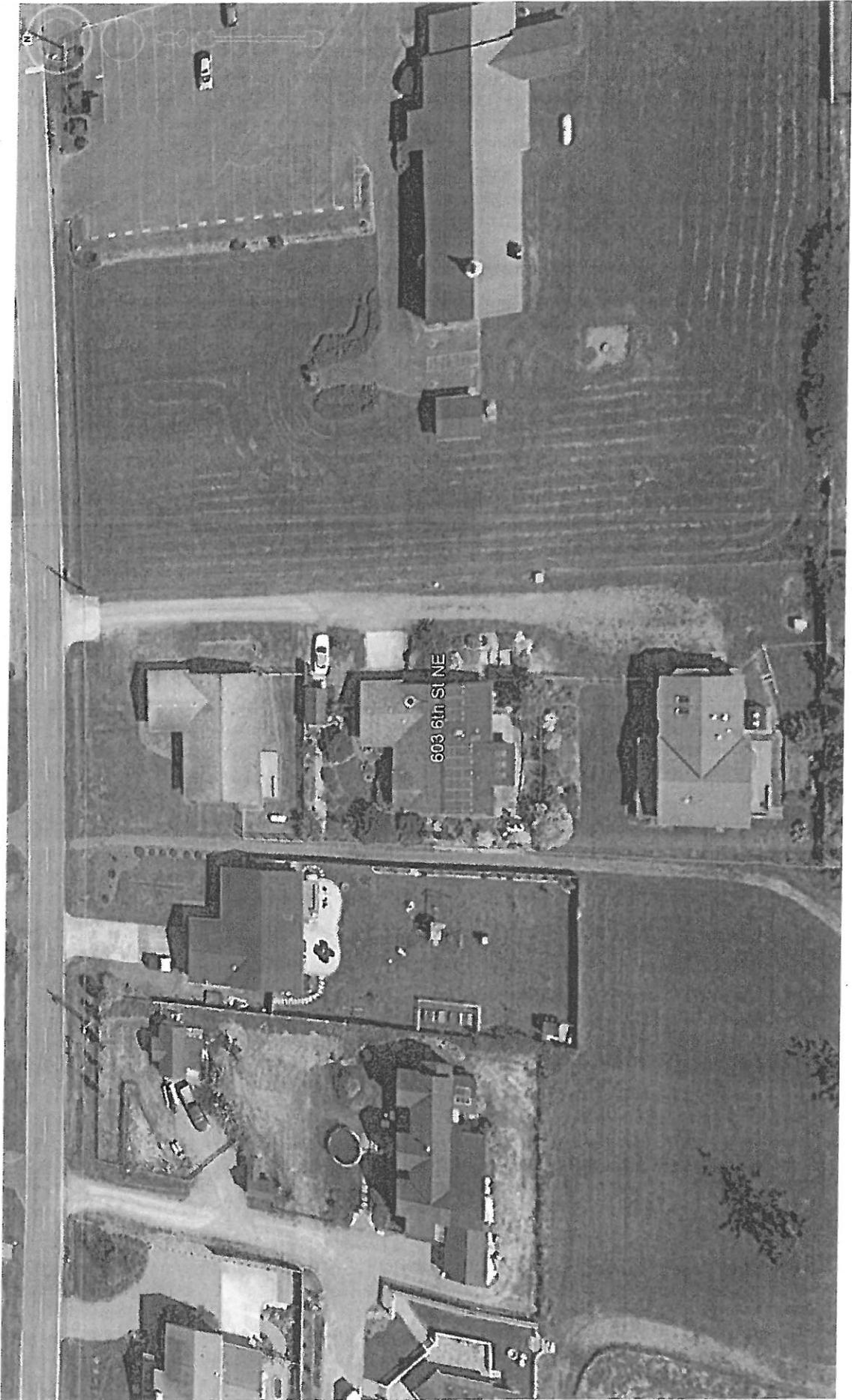
Coupeville

603 6th St NE

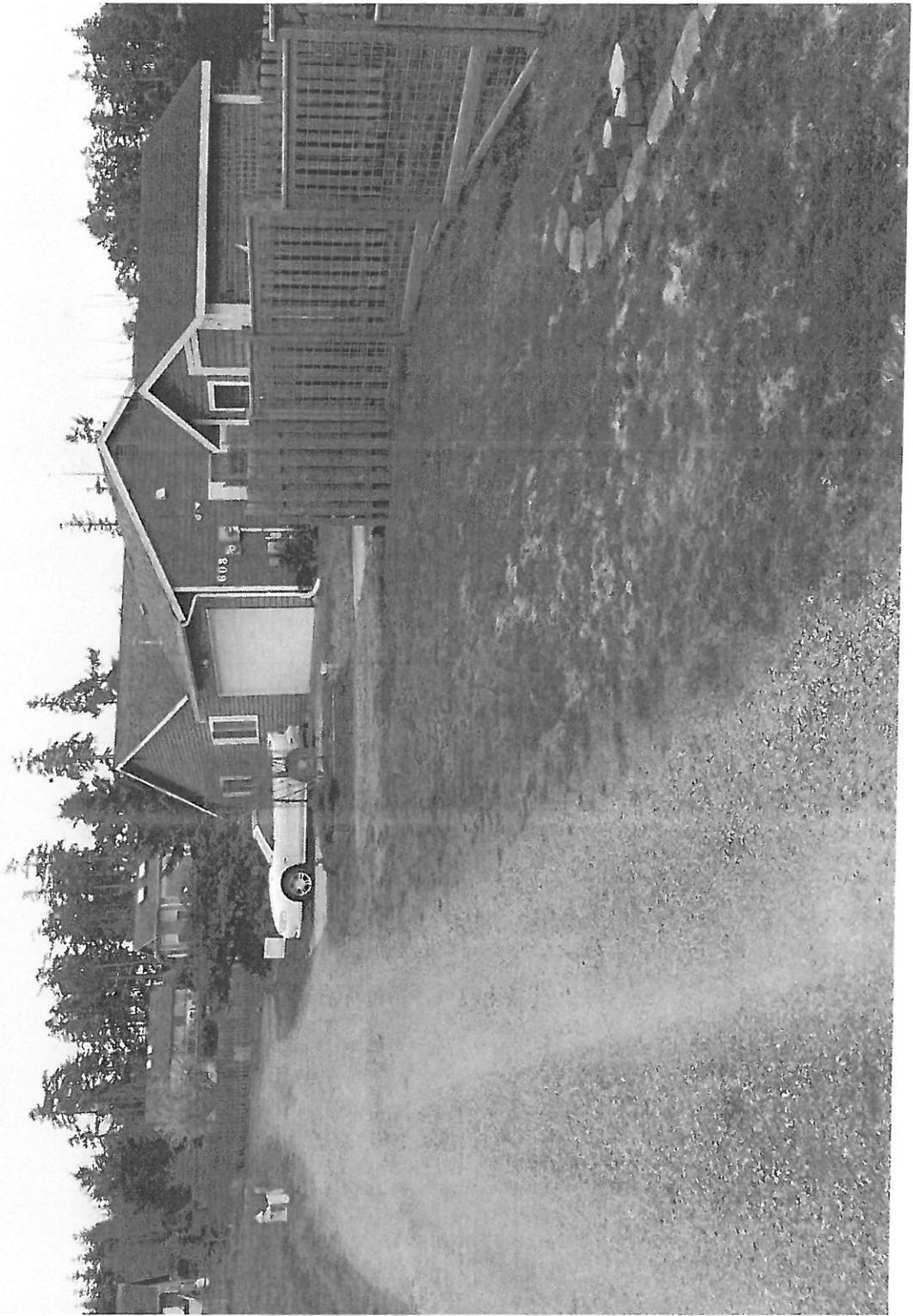
Unique site challenges

- 38 % of lot is unbuildable because of utility right of ways - (1/3 of this is access driveway for plat)
- Off-street lot; house surrounded by other homes on three sides; public access is to side rather than front or back of home. (Most people don't know how to access the front door)
- House sited more centrally in lot leaving little space between buildings and setbacks; no other lots in neighborhood are so constrained as this – 5th street does not penetrate this block



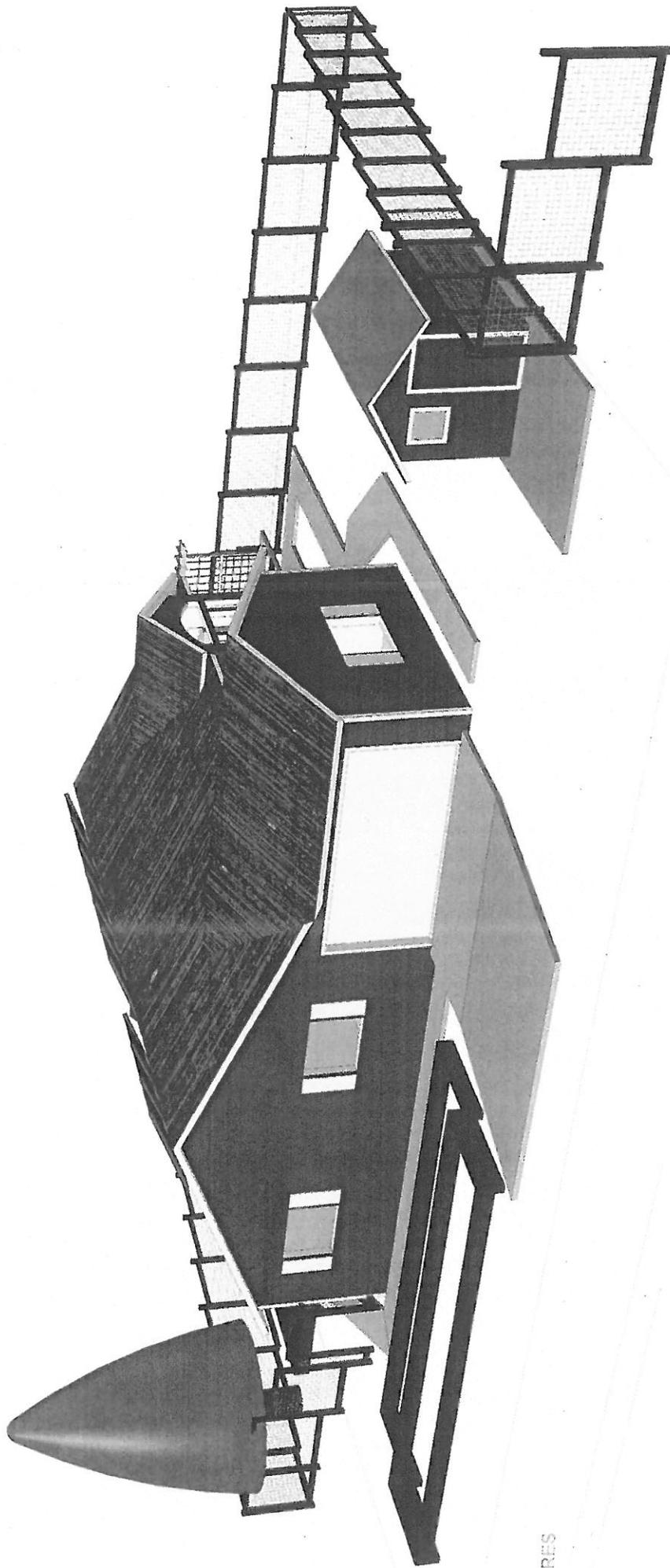


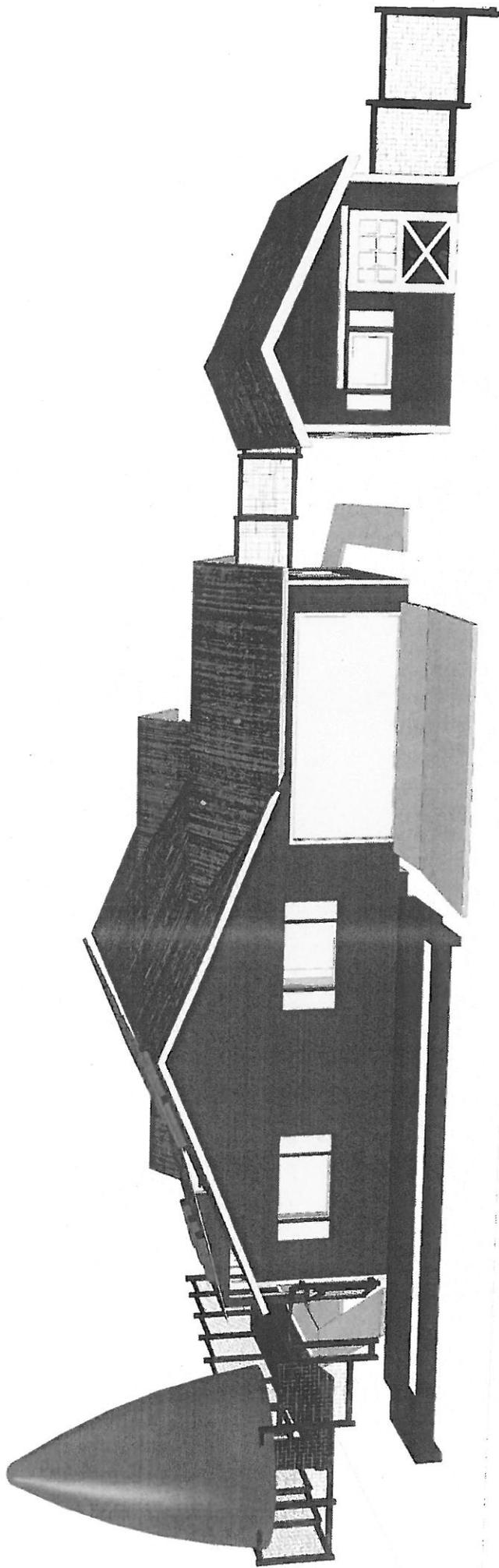




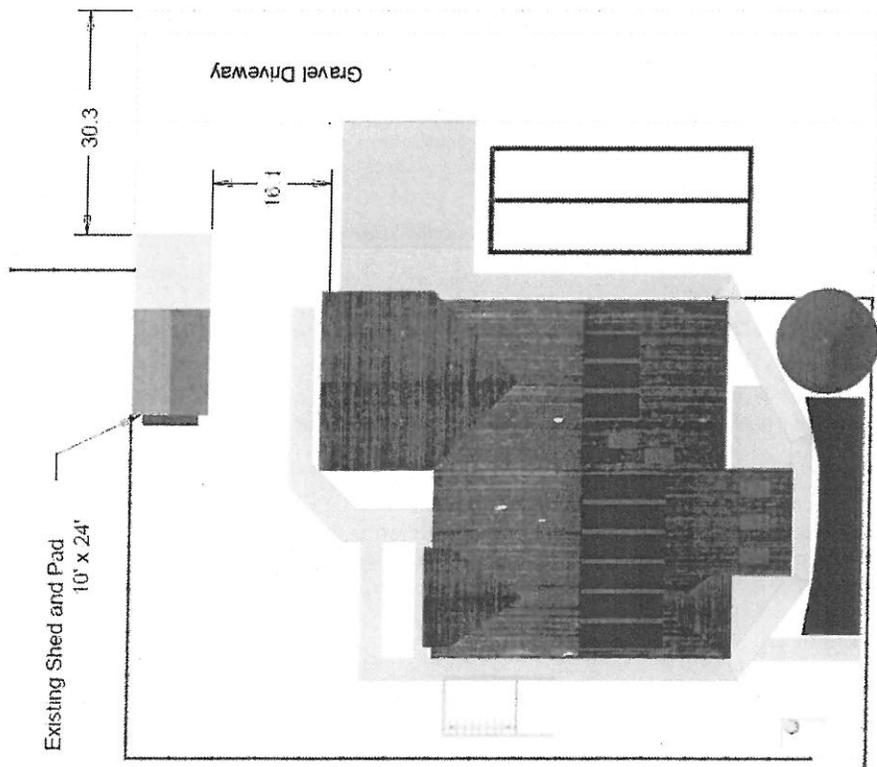




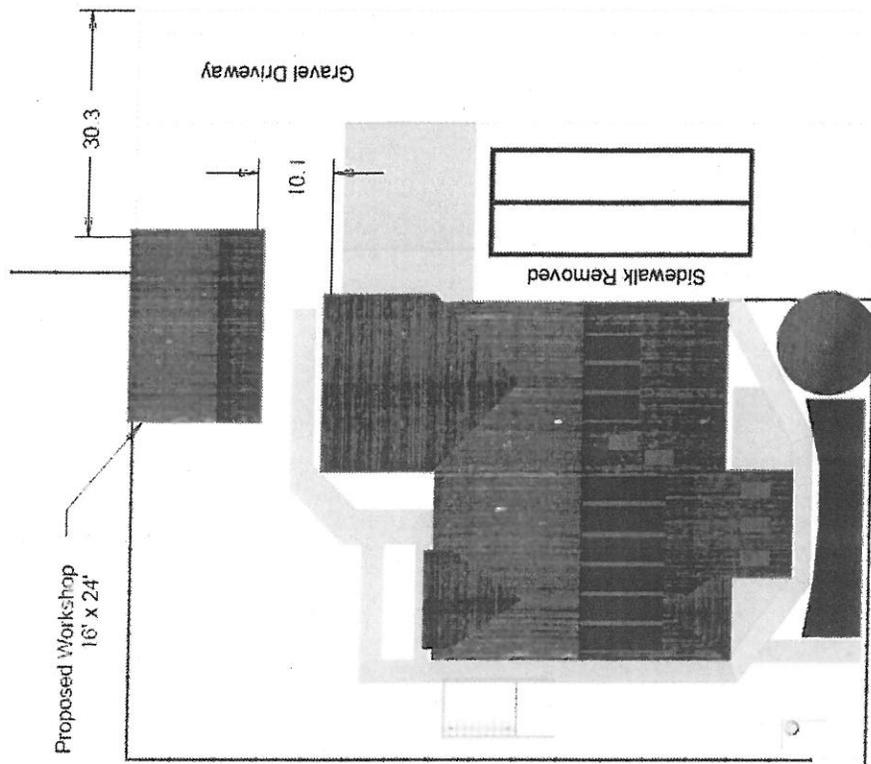




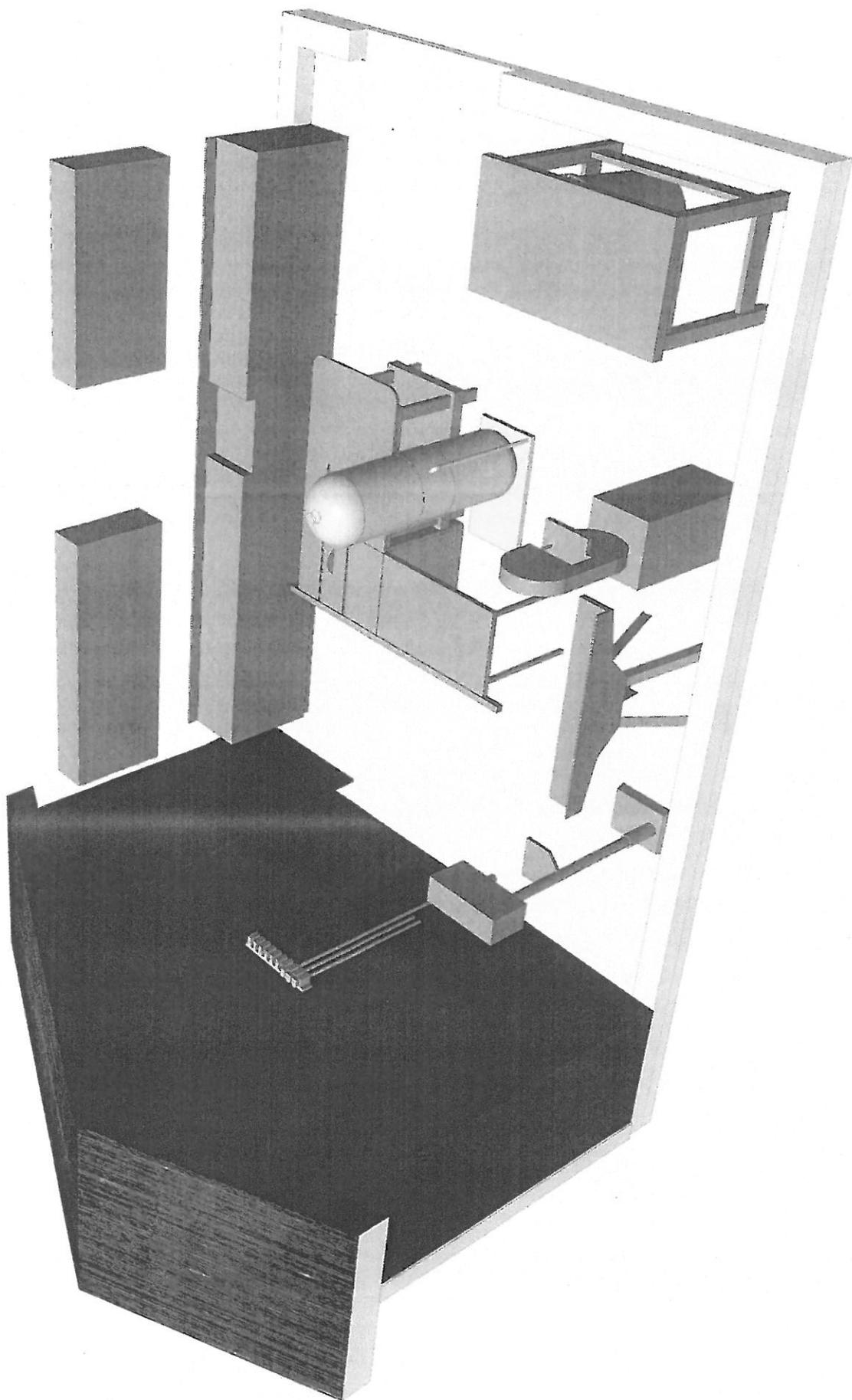
603 NE 6th Site Plan - Current

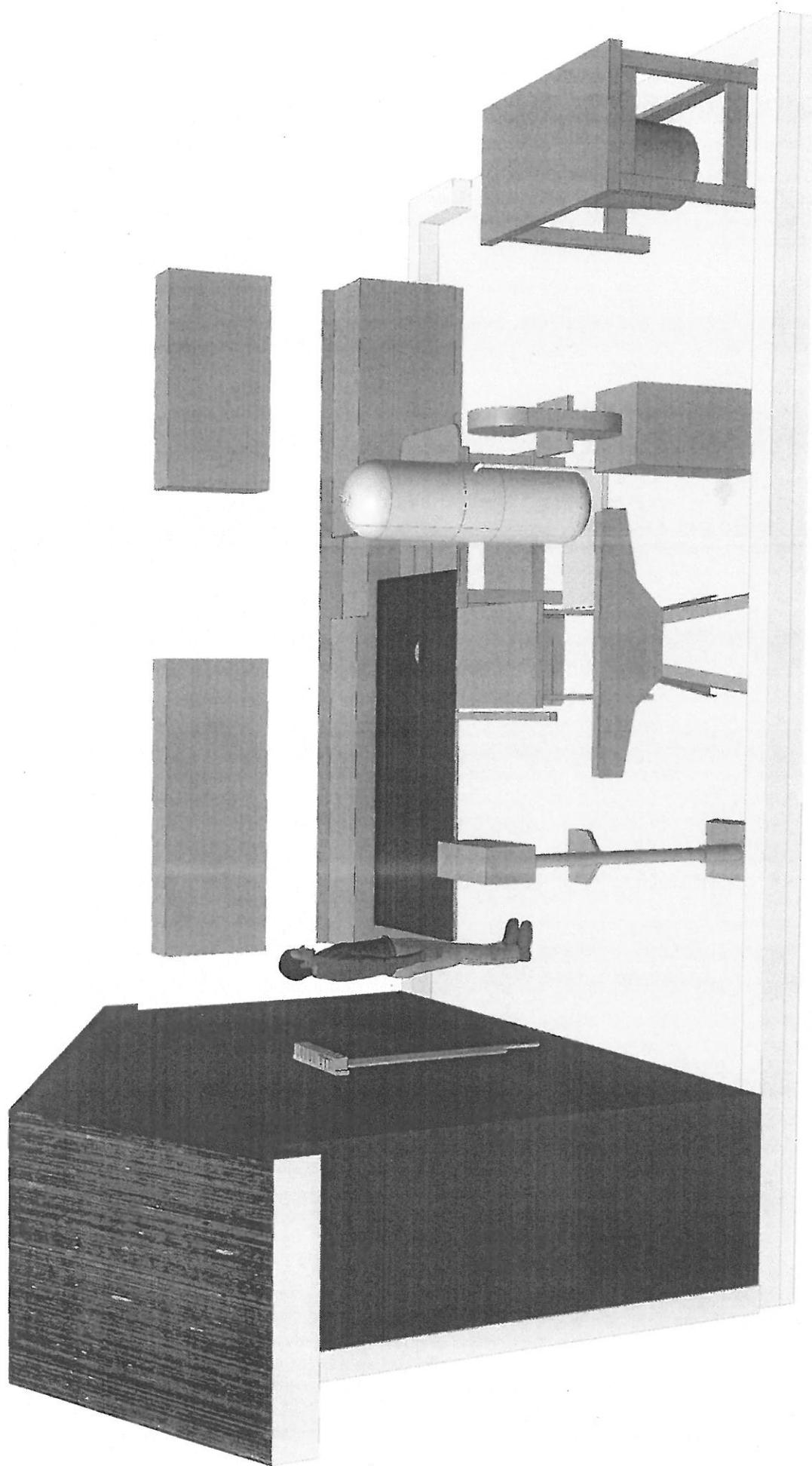


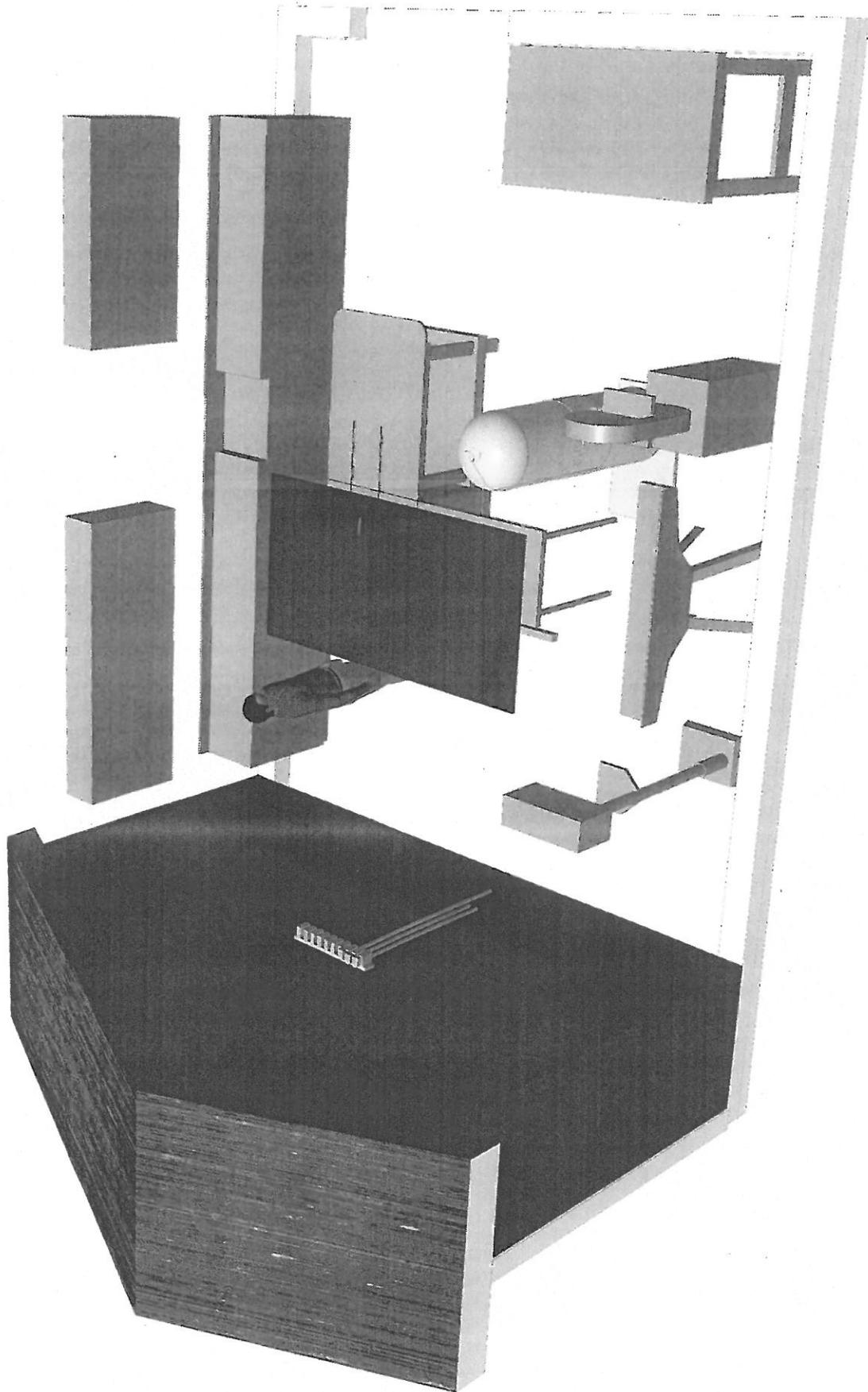
603 NE 6th Site Plan - Proposed



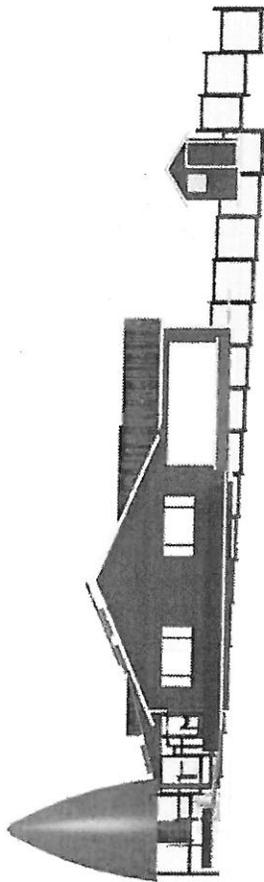
29 Feb 2016



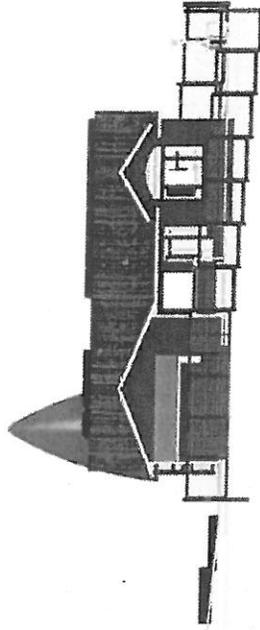




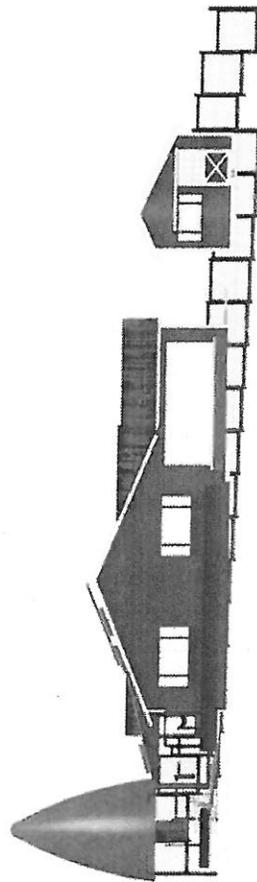
East View - Existing



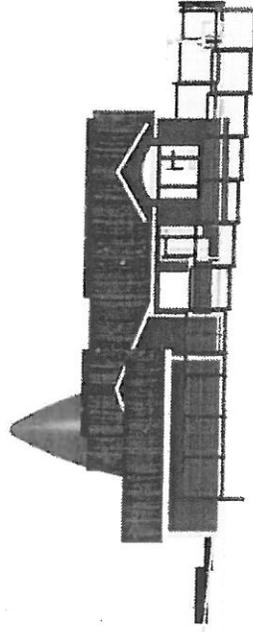
Front View - Existing



East View - Proposed

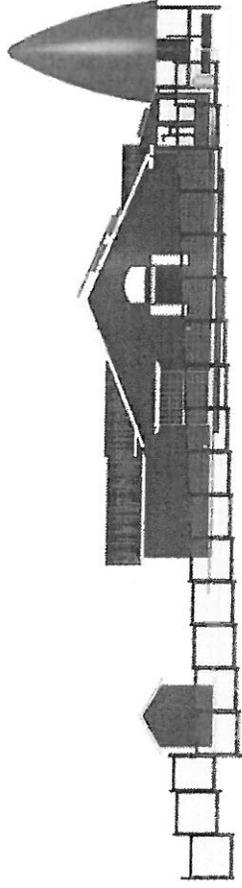


Front View - Proposed

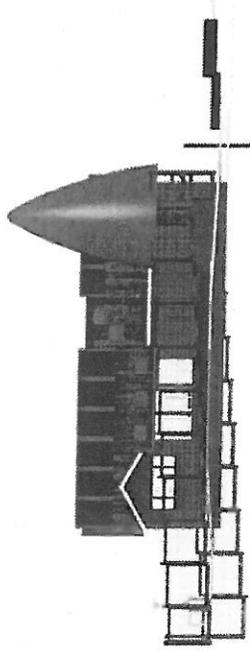


29 Feb 2016

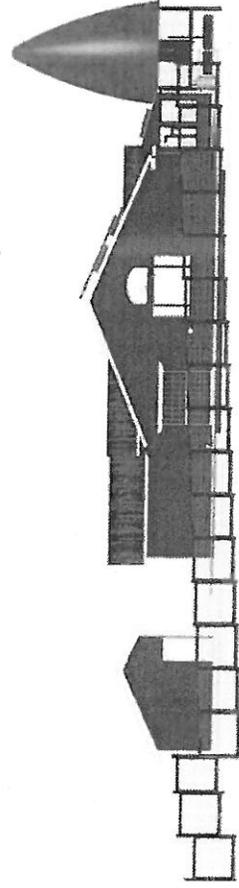
West View - Current



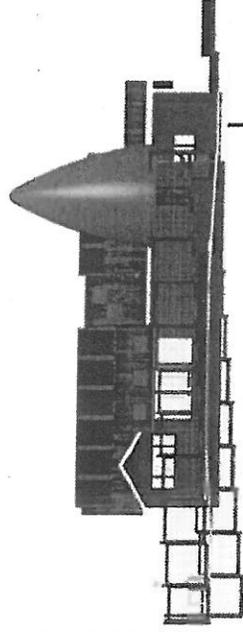
Rear View - Current



West View - Proposed

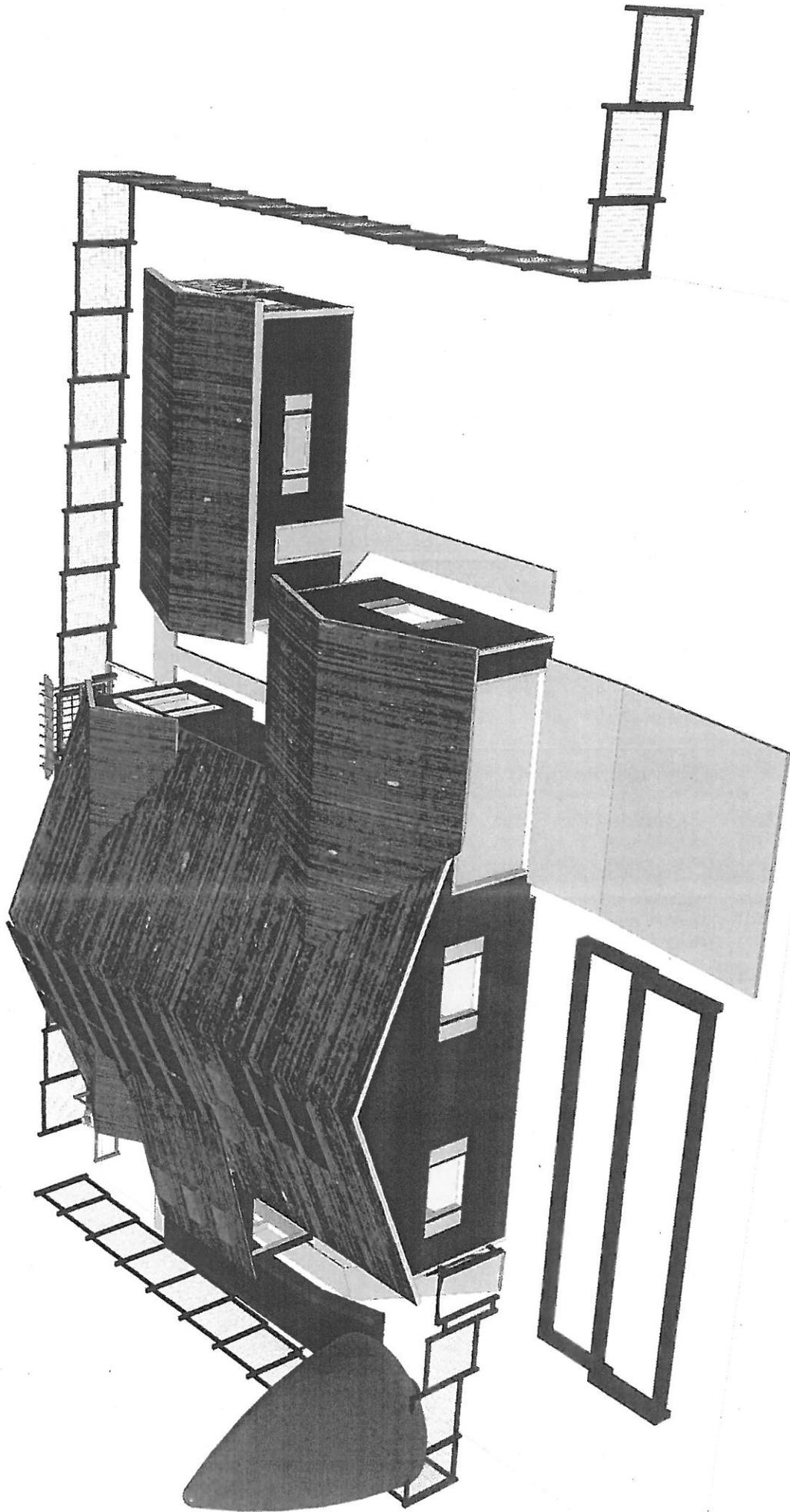


Rear View - Proposed



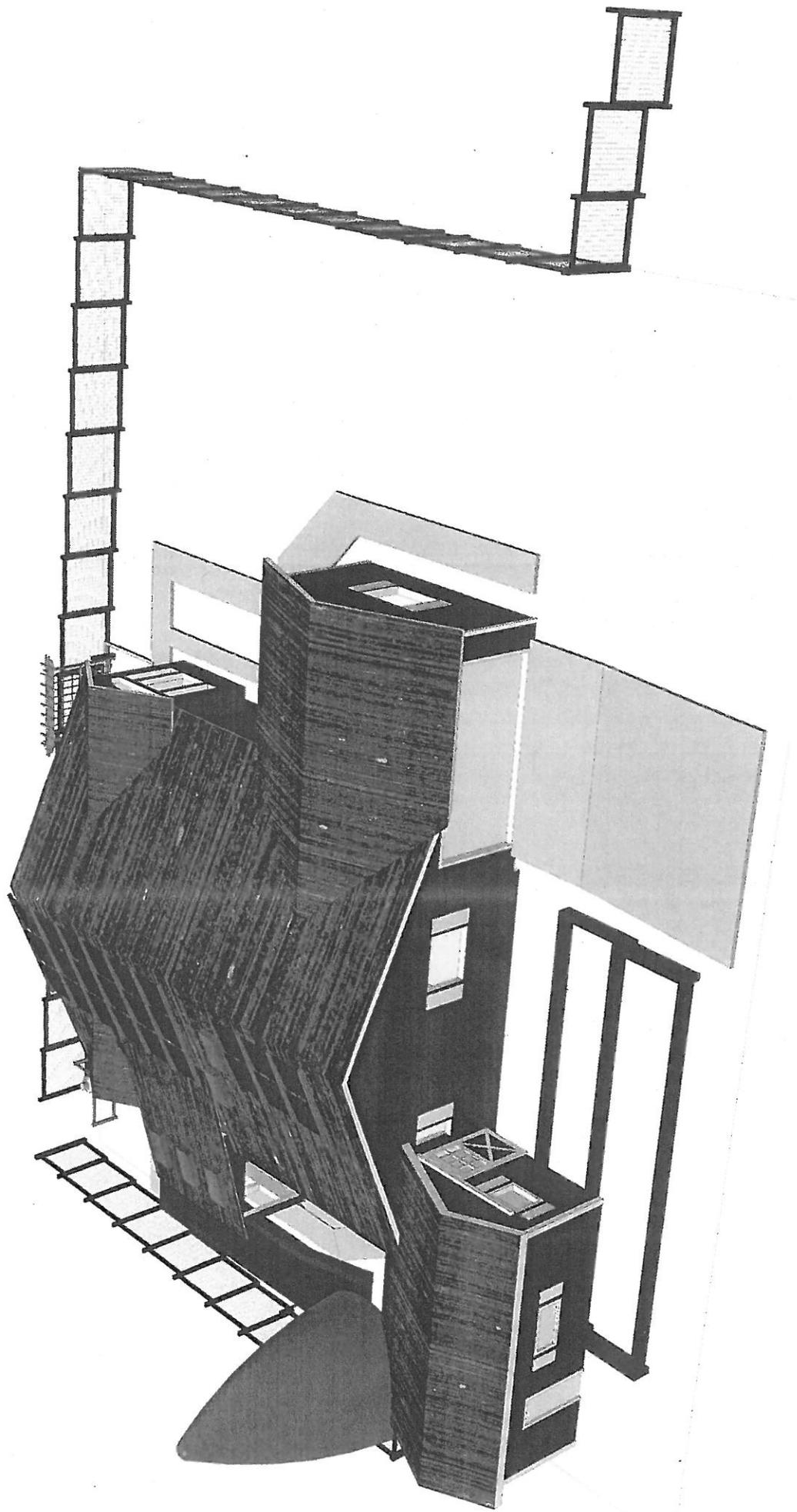
Options not requiring a variance

- Site shop in front yard (North)
 - blocks all north facing views, sidewalk to front door becomes a maze
 - architecturally and functionally inappropriate
 - reduces property value
 - loss of majority of front yard and plantings



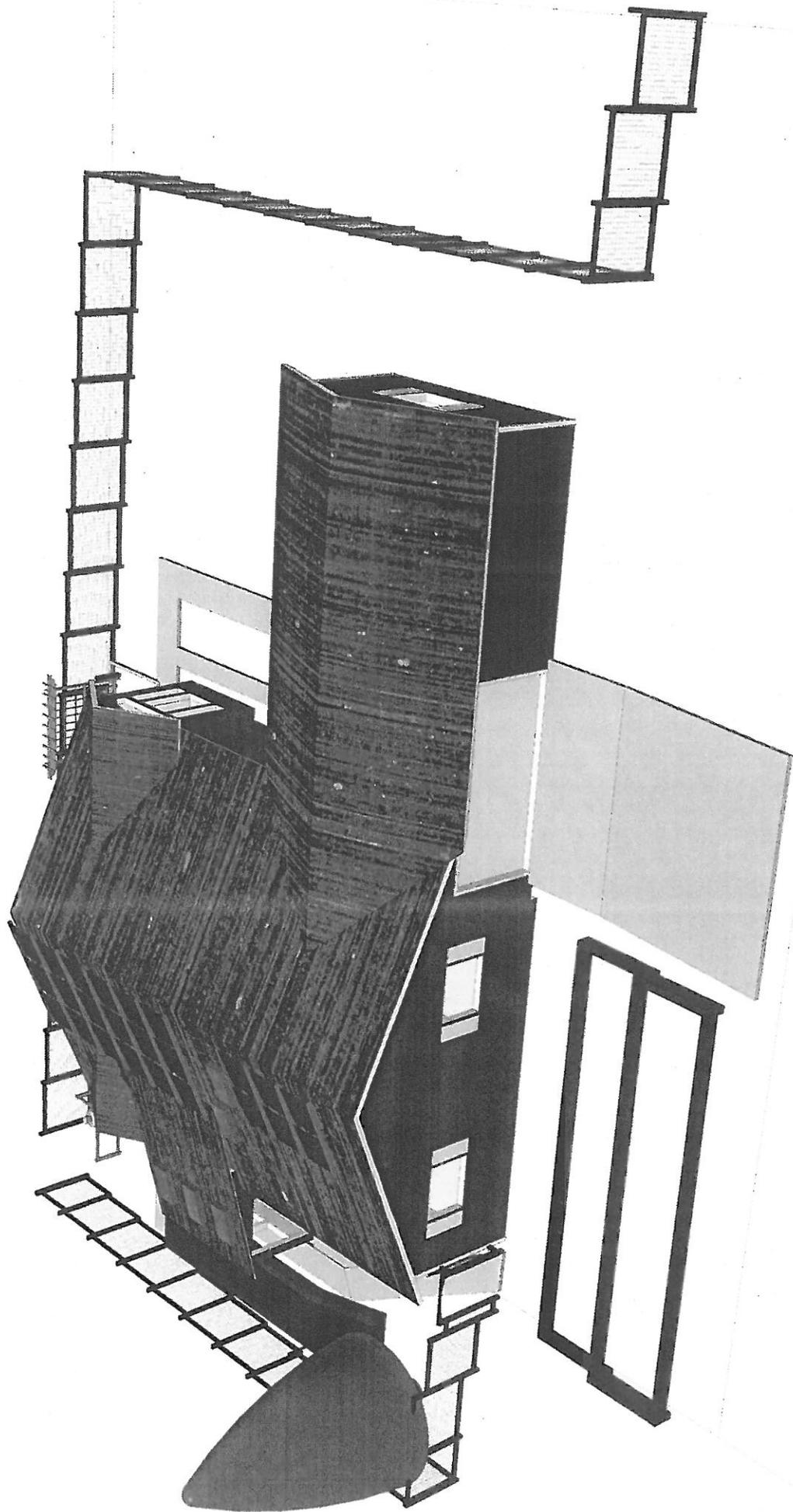
Options not requiring a variance

- Site shop in side yard (East)
 - Blocks the only window to master bedroom
 - eliminates access to backyard
 - masses all buildings in one part of lot
 - slope issues
 - would abut the house due to 25 foot front setback
 - architecturally and functionally inappropriate
 - reduces property value



Options not requiring a variance

- Extend the garage to the North
 - creates a solid wall of building at the East (public) access; disproportionate
 - would require addition of impervious surface sidewalks to the north for public access
 - adds more confusion as to how to access the house (affecting visitors and first responders)
 - reduces privacy for neighbors by routing front door access to their fenceline

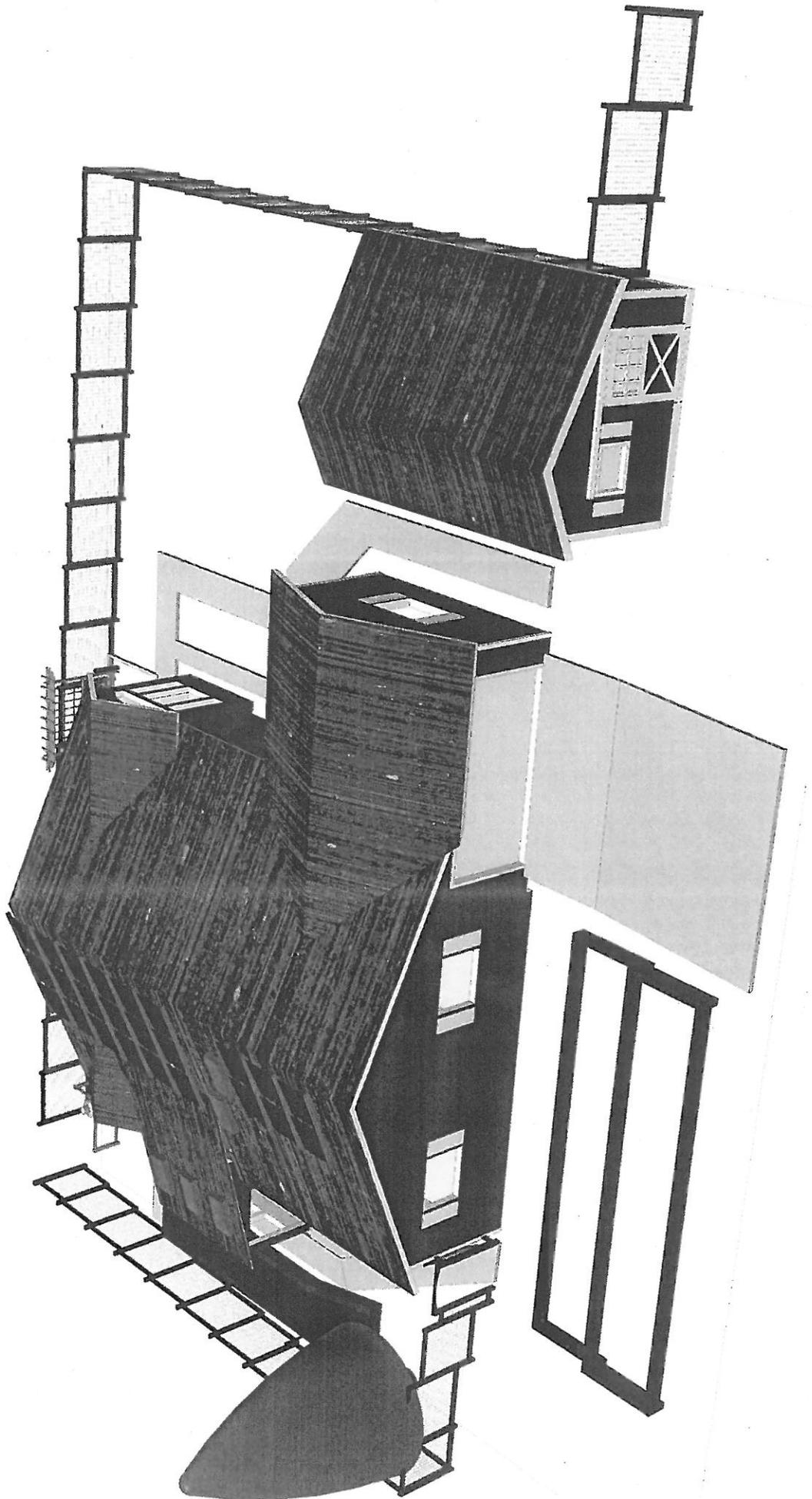


Reasons to approve variance

- Unique lot with unique challenges - our situation not applicable to other locations
- Substantial good faith effort with prior planner; \$2725 and almost 2 years invested
- Impacted neighbor has already granted an easement
- 12' spacing between buildings; maintains rural feel and we believe this improvement is in line with Comp Plan

Reasons to approve variance

- Least disruptive option; shed already at lot line for many years
- Options not requiring a variance are visually unappealing, nonfunctional and reduce property value, safety and neighbor privacy
- Site conditions do not result from the actions of the applicant as all conditions were present upon purchase of the property.
 - If the act of applying for a variance is a self-created condition, then no variances could ever be recommended for approval.



Thank You

- Questions?

Supporting Documents and Additional Views

- O'Shirley Knotagan plat, original survey
- 2015 Survey for 603/601 easement
- Easement agreement

TOWN OF COUPEVILLE SUBDIVISION NO. P.S. 33-01

PROPERTY OWNERS:
ROBERT L. DAVIS
COUPEVILLE, WASHINGTON 98633

LEGAL DESCRIPTION:
WEST PORTION OF THE THOMAS COPELAND QUARTERLY LAND CLAIM, BEING PART OF THE WEST 1/4 OF SECTION 34, T. 32N., R. 1E., W.M., COUPEVILLE, WASHINGTON COUNTY, WASHINGTON. THE TRACT BEING DESCRIBED AS FOLLOWS: BEING THE WEST 1/4 OF SECTION 34, T. 32N., R. 1E., W.M., COUPEVILLE, WASHINGTON COUNTY, WASHINGTON. THE TRACT BEING DESCRIBED AS FOLLOWS: BEING THE WEST 1/4 OF SECTION 34, T. 32N., R. 1E., W.M., COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

LEGAL DESCRIPTION:
WEST PORTION OF THE THOMAS COPELAND QUARTERLY LAND CLAIM, BEING PART OF THE WEST 1/4 OF SECTION 34, T. 32N., R. 1E., W.M., COUPEVILLE, WASHINGTON COUNTY, WASHINGTON. THE TRACT BEING DESCRIBED AS FOLLOWS: BEING THE WEST 1/4 OF SECTION 34, T. 32N., R. 1E., W.M., COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

EDIFICATION:
THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THE FOREGOING PLAT IS TRUE AS THEIR FAITH AND BELIEF, AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

UTILITIES:
ELECTRICITY, GAS, WATER, SEWER, CABLE, AND DISPOSAL.

ACCESS:
PRIVATE ROAD FROM SIXTH STREET TO THE EAST SIDE OF SECTION 34, T. 32N., R. 1E., W.M., COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

ACCESS:
PRIVATE ROAD FROM SIXTH STREET TO THE EAST SIDE OF SECTION 34, T. 32N., R. 1E., W.M., COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

ACKNOWLEDGMENT:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

ACKNOWLEDGMENT:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

ACKNOWLEDGMENT:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

ACKNOWLEDGMENT:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

CERTIFICATE OF TITLE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

CERTIFICATE OF TITLE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

CERTIFICATE OF TITLE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

CERTIFICATE OF TITLE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

APPROVALS:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

APPROVALS:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

APPROVALS:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

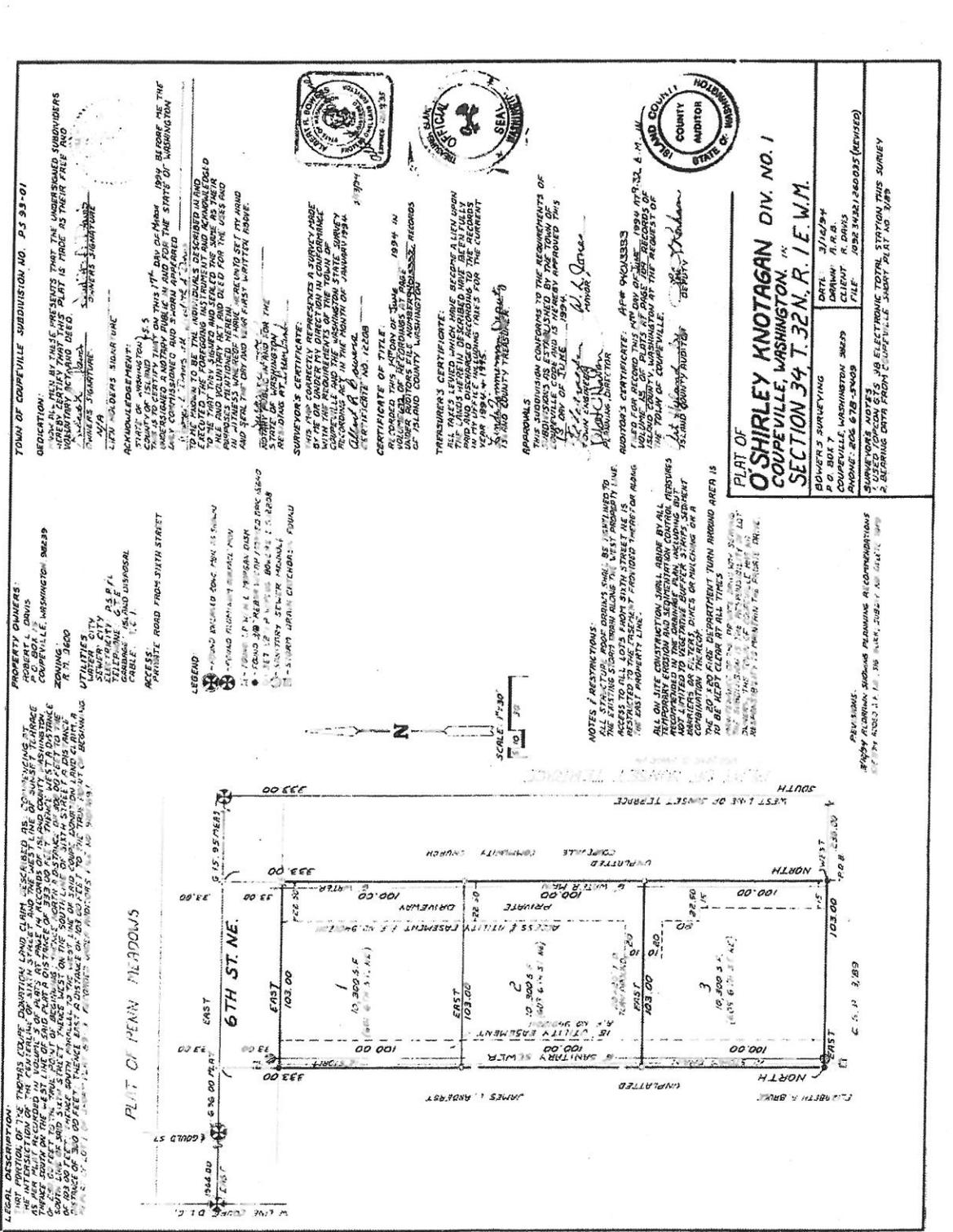
APPROVALS:
I, THE UNDERSIGNED, HAVE BEEN DULY ADVISED BY THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON, THAT THE FOREGOING PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF COUPEVILLE, WASHINGTON COUNTY, WASHINGTON.

PLAT OF
O'SHIRLEY KNOTAGAN DIV. NO. 1
COUPEVILLE, WASHINGTON, IN
SECTION 34, T. 32N., R. 1E., W.M.

DATE: 3/10/94
DRAWN: R.R.B.
CLIENT: R. DAVIS
JOB: SHIRLEY KNOTAGAN (REVISED)
FILE

DATE: 3/10/94
DRAWN: R.R.B.
CLIENT: R. DAVIS
JOB: SHIRLEY KNOTAGAN (REVISED)
FILE

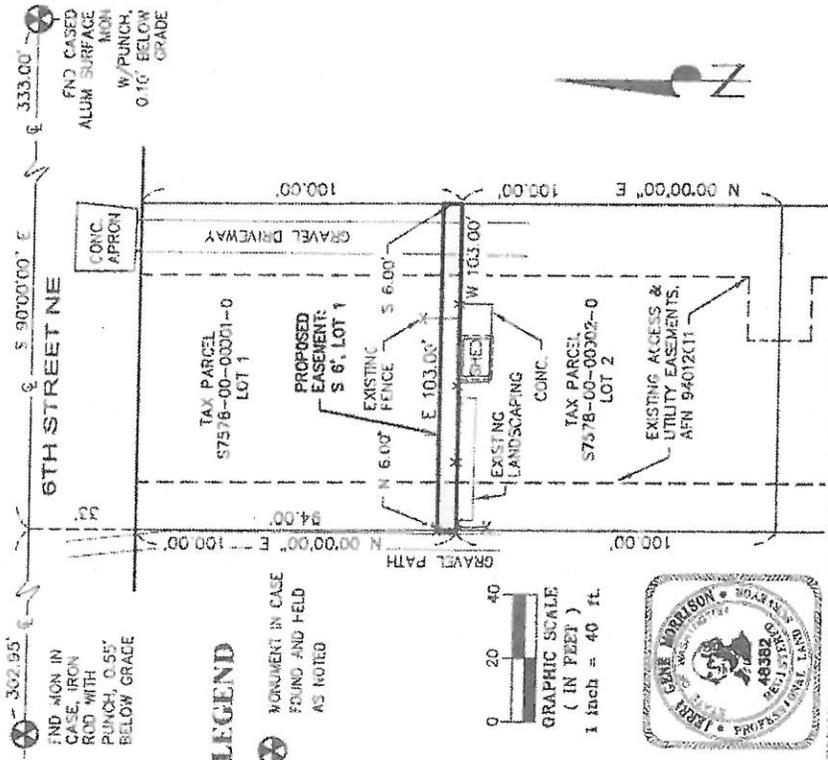
DATE: 3/10/94
DRAWN: R.R.B.
CLIENT: R. DAVIS
JOB: SHIRLEY KNOTAGAN (REVISED)
FILE



NOTES & RESTRICTIONS:
ALL EXISTING ROAD RIGHTS SHALL BE MAINTAINED TO THE EAST PROPERTY LINE.
THE EASTING STAKE MARK ALONG THE WEST PROPERTY LINE IS RESTRICTED TO THE PROPERTY PROVIDED THEREFOR AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
ALL ON-LINE CONSTRUCTION SHALL BE BY ALL NEIGHBORS TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE LIMITED TO USE DURING CONSTRUCTION ONLY.
ALL EXISTING UTILITY LINES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE LIMITED TO USE DURING CONSTRUCTION ONLY.
THE 60' EASEMENT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE LIMITED TO USE DURING CONSTRUCTION ONLY.
THE 60' EASEMENT SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE LIMITED TO USE DURING CONSTRUCTION ONLY.

PLAT NO. 1
O'SHIRLEY KNOTAGAN DIV. NO. 1
COUPEVILLE, WASHINGTON, IN
SECTION 34, T. 32N., R. 1E., W.M.

EASEMENT EXHIBIT MAP
OF A PORTION OF THE NW/4 OF THE SW/4
OF SEC. 34, TWP. 32N., RNC. 1E., W.M.



302.95' END MON IN CASE, IRON ROD WITH PUNCH, 0.55' BELOW GRADE

333.00' END CASED ALUM SURFACE MON W/PUNCH 0.16' BELOW GRADE

LEGEND
 MONUMENT IN CASE FOUND AND FIELD AS NOTED

0 20 40
 GRAPHIC SCALE (IN FEET)
 1 inch = 40 ft.



TMI

TMI Land Surveying

P.O. Box 1011
 5571 E 4th Avenue, Suite B
 Freedland, Washington, 99249
 360-331-7393 Fax 360-331-7394

FILE No. 9077
 SCALE: 1 IN = 40 FT
 APPROVED BY: JCM
 DRAWN BY: TS
 DATE: MARCH 11, 2015

(5) **Benefit and Burden to Run with the Land.** It is agreed that the mutual promises and covenants herein shall bind and inure to the benefit and burden of the properties more particularly described above, and shall run with the land, and shall bind all subsequent owners, heirs, successors, and assigns in interest of the benefited and burdened properties.

(6) **Entire Agreement.** This agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party, except to the extent incorporated in this agreement. Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if evidenced in a writing signed by each party or an authorized representative of each party.

DATED this 18 day of Dec, 2015.

GRANTORS:


Renee Hill, Trustee of the Arnold-Hill Family Trust dated May 22, 2013

GRANTEE:


Lori B. Taylor

STATE OF WASHINGTON
COUNTY OF YAKIMA

I certify and I have others who certify evidence that Renee Hill and Jamie Arnold are the persons and persons who executed this instrument and acknowledge it as their act and deed for the uses and purposes hereinafter expressed.

noted 11/18/15

Notary Public in and for the State of WASHINGTON
My commission expires 11/18/16



STATE OF WASHINGTON)
COUNTY OF ISLAND)

I certify that I know the parties and the contents of the instrument and acknowledge it to be their act and deed for the uses and purposes hereinafter expressed.

DAVID 1/26/16


NOTARY PUBLIC in and for the
State of Washington, residing at
1111 1st St SE, Everett, WA 98201
My commission expires 11/18/16

