

ORDINANCE NO. 412A

An Ordinance of the Town of Coupeville, Washington, amending Ordinance No. 412 of the Town.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF COUPEVILLE,

WASHINGTON, as follows:

SECTION 1: The legal description shall be amended to read as follows:

Situate in the County of Island, State of Washington; That portion of the John Alexander Donation Land Claim and that portion of Lot 6 and 7, Block 4, Alexander's Plat of Glenwood, as recorded in Volume 2 of Plats, Page 7, described as follows:

Commencing at the south line of Coveland St. at a point lying 938.00 feet westerly of the centerline of Main St.; thence south 01°19'14" west 200.00 feet to the true point of beginning; thence south 01°46'14" west 135.01 feet; thence north 88°40'46" west 297.03 feet; thence north 01°19'14" east 227.74 feet; thence south 48°31'23" west 136.49 feet; thence south 61°44'19" west 132.65 feet to the northeast corner of block 10 of said Alexander's Plat of Glenwood; thence south 01°11'53" west 932.00 feet along the east line of Blocks 10, 11 and 12 of said Alexander's Plat of Glenwood, and said line extended; thence north 88°48'07" west 200.00 feet to the east line of Broadway St.; thence south 01°11'53" west along said east line 132.76 feet; thence south 01°22'26" west 218.74 feet; thence south 88°37'34" east 175.00 feet; thence south 01°22'26" west 245.00 feet; thence north 88°37'34" west 175.00 feet to the aforementioned east line of Broadway St.; thence south 01°22'26" west along said east line 841.88 feet; thence south 09°56'11" east 50.99 feet; thence south 02°41'48" east 175.42 feet to the north line of the State Highway; thence south 88°38'50" east, along said north line of State Highway, a distance of 1564.34 feet to the west line of Main St.; thence north 26°20'44" east, along said west line of Main St. 75.66 feet; thence north 01°20'12" east, along said west line of Main St., 54.75 feet to a point lying 123 south of the south line of property described in deed to Georgia Muncaster, recorded March 10, 1933, in Vol. 48 of Deeds, page 194; thence north 88°39'48" west 404 feet; thence north 01°20'12" east 423.00 feet; thence south 88°39'48" east 4 feet to the southwest corner of property described in deed to Georgia Muncaster recorded under Vol. 25 of Deeds, page 617; thence north 01°20'12" east 500.00 feet; thence south 88°39'48" east 15.55 feet; thence north 01°20'12" east 483.45 feet to the southwest corner of that certain tract conveyed to Housing Authority of Island County by instrument recorded under Auditor's File No. 192695; thence north 88°39'48" west along said south line 123.71 feet to the southwest corner thereof; thence north 01°20'12" east along the west line of said property 334.26 feet to the south line of Block 15 of said Alexander's Plat of Glenwood; thence north 88°39'48" west 80.00 feet to the southwest corner thereof; thence north 01°20'12" east 266.00 feet to the southwest corner of Lot 4, Block 14, of said Alexander's Plat of Glenwood; thence south 85°25'37" west 462.25 feet; thence north 01°20'12" east 264.46 feet; thence north 46°19'43" east 226.31 feet; thence north 01°46'14" east 155.01 feet to the south line of Lot 19, Block 6, of said Alexander's Plat of Glenwood; thence north 88°40'46" west, 20 feet to the true point of beginning.

Except any portion lying within the Plat of Peaceful Valley, Div. No. 1, according to Plat recorded in Vol. 13 of Plats, page 30, records of Island County.

Together with Lots 4, 5, 6 and 7, Plat of Peaceful Valley, Div. No. 1, according to Plat recorded in Vol. 13 of Plats, page 30, records of Island County.

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SECTION 2: That Section 3, Items 2. and 6. shall be amended as follows:

2. A Final Plat drawing for each phase of construction shall be submitted to the Planning Commission in accordance with Section 10.40.035 and approved in accordance with Sections 10.40.040 and 10.40.045. For each Phase a detailed plan shall be submitted to the Planning Commission for review of compliance of the P.U.D. concept. Bonding as required by 10.40.040 Section E-1 shall be required for paths used as sidewalks. This submittal shall be to insure compliance with the approved Final Plan.

6. Major streets to be improved to 26' in pavement width with 5 foot concrete sidewalks on one side. Right-of-way shall be 50 feet. Minor streets shall be 20 foot asphalt pavement width, with 5 foot concrete sidewalks unless parallel hard surface paths are available. Right-of-way shall be 45 feet. Streets shall be improved to Class A standards, except width, on page 111 of the Development Regulations. Improved portion radius at intersections to be 20 feet. The proposed road running north and south, parallel and closest to Main St. on the east side of the development shall be a major road.

SECTION 3: This Ordinance shall be in full force and effect upon posting and recording with the Auditor of Island County, Washington.

PASSED by the Town Council and APPROVED by its Mayor this 8th day of September, 1986.

THE TOWN OF COUPEVILLE

By: [Signature]  
MAYOR

ATTEST:

[Signature]  
TREASURER-CLERK

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