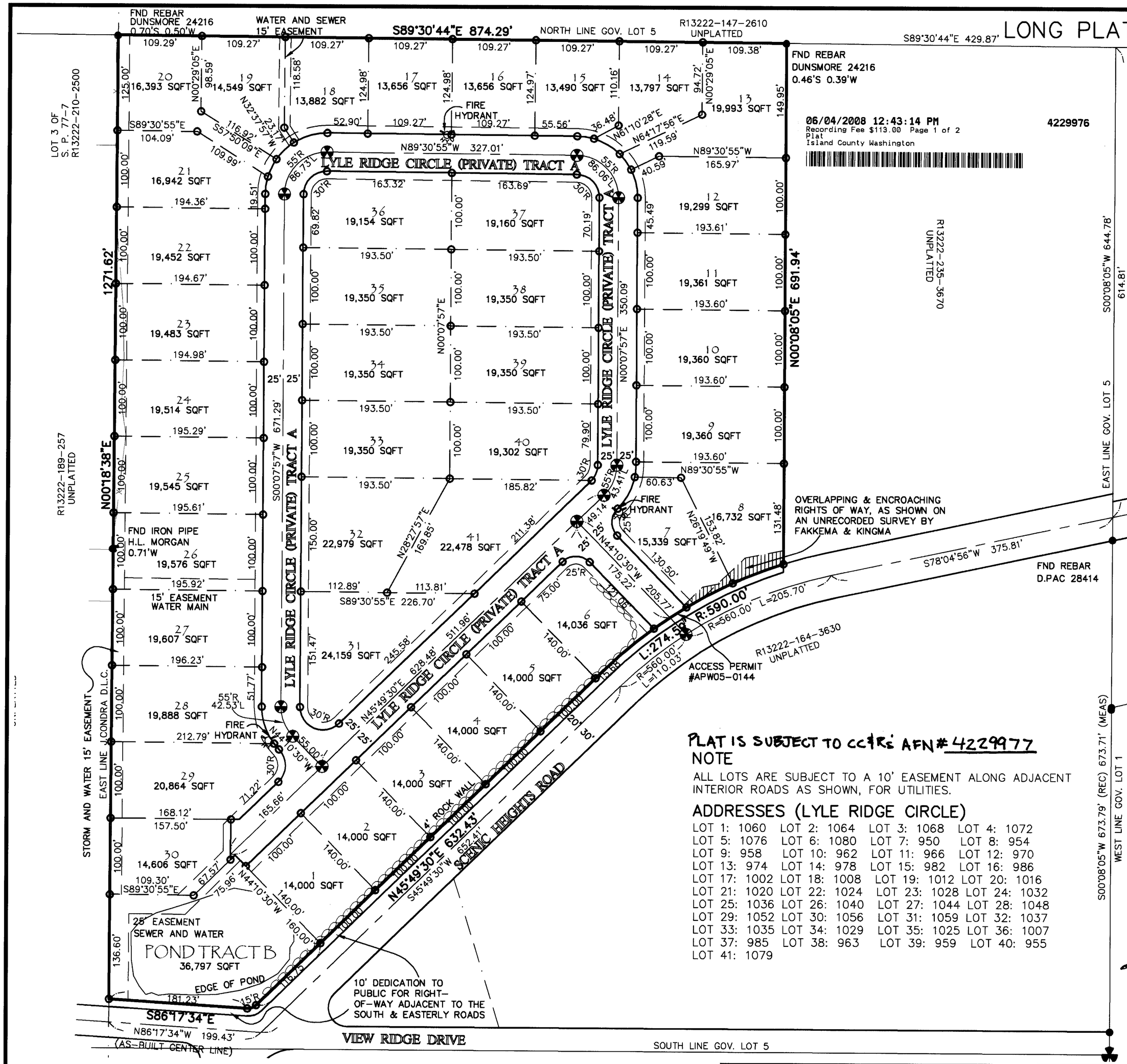
LONG PLAT No. 198/06.R13222-218-3050

DATE 6-4-2008



06/04/2008 12:43:14 PM 4229976
Recording Fee $113.00 Page 1 of 2
Plat
Island County Washington

PLAT IS SUBJECT TO CC&Rs AFN# 4229977

NOTE

ALL LOTS ARE SUBJECT TO A 10' EASEMENT ALONG ADJACENT INTERIOR ROADS AS SHOWN, FOR UTILITIES.

ADDRESSES (LYLE RIDGE CIRCLE)

LOT 1: 1060	LOT 2: 1064	LOT 3: 1068	LOT 4: 1072
LOT 5: 1076	LOT 6: 1080	LOT 7: 950	LOT 8: 954
LOT 9: 958	LOT 10: 962	LOT 11: 966	LOT 12: 970
LOT 13: 974	LOT 14: 978	LOT 15: 982	LOT 16: 986
LOT 17: 1002	LOT 18: 1008	LOT 19: 1012	LOT 20: 1016
LOT 21: 1020	LOT 22: 1024	LOT 23: 1028	LOT 24: 1032
LOT 25: 1036	LOT 26: 1040	LOT 27: 1044	LOT 28: 1048
LOT 29: 1052	LOT 30: 1056	LOT 31: 1059	LOT 32: 1037
LOT 33: 1035	LOT 34: 1029	LOT 35: 1025	LOT 36: 1007
LOT 37: 985	LOT 38: 963	LOT 39: 959	LOT 40: 955
LOT 41: 1079			

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 5, SECTION 22, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF THE COUNTY ROAD KNOWN AS SCENIC HEIGHTS ROAD AS CONVEYED TO ISLAND COUNTY IN INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO 248083, RECORDS OF ISLAND COUNTY, WASHINGTON AS IT EXISTED JUNE 16, 1955;

EXCEPT THE SOUTH 30.00 FEET THEREOF AS CONVEYED TO ISLAND COUNTY IN INSTRUMENT RECORDED IN VOLUME 35 OF DEEDS, PAGE 23, UNDER AUDITOR'S FILE NO. 16093, RECORDS OF ISLAND COUNTY, WASHINGTON.

ALSO EXCEPT THE EAST 429.87 FEET OF GOVERNMENT LOT 5 AS MEASURED ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS S00°08'05"W BETWEEN SURVEY MARKERS FOUND ON THE EAST LINE OF GOVERNMENT LOT 5, SEC. 22, TWP. 32 N., RNG 1 E.,W.M., PER ASSESSOR'S PLAT OF VIEW RIDGE, DIVISION NO 1.

SURVEY REFERENCES

ASSESSOR'S PLAT OF VIEW RIDGE, DIVISION NO. 1, RECORDED IN VOLUME 12 OF PLATS, PAGE 7, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 10 OF SURVEYS, PAGE 215, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 14 OF SURVEYS, PAGE 56, RECORDS OF ISLAND COUNTY, WASHINGTON.

NOTES

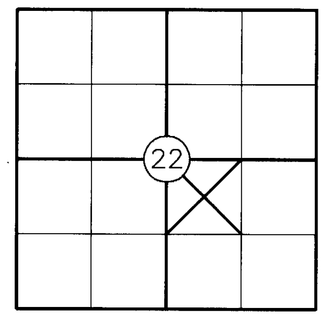
EQUIPMENT USED: ELECTRONIC TOTAL STATION
METHOD OF SURVEY: FIELD TRAVERSE

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 MONUMENT IN CASE SET THIS SURVEY

100 0 50 100 200
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SHAYNE THATCHER STATE OF WASHINGTON 23444 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 9/13/08
5-30-08



SEC. 22, TWP. 32 N., RNG. 1 E., W.M.

LYLE RIDGE

FOR: RON & SHELLY MUZZALL	
SCALE: 1" = 100'	
APPROVED BY: LST	
DRAWN BY: RLS/RBT	
F.B. No.	
DRAWING No. 7724	
SHEET 1 OF 2	

TMI

LONG PLAT OF A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 22, TWP. 32 N., RNG. 1 E., W.M.

Island County Washington

Thatcher & Morrison, Inc.
P.O. Box 1011
1796 Main Street, Suite 200
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394

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LONG PLAT No. 198/06.R13222-218-3050

DATE 6-4-2008

RESTRICTIONS

1. DIRECT VEHICULAR ACCESS FROM ALL 41 LOTS IS RESTRICTED TO THE DEVELOPMENT'S PRIVATE ACCESS ROAD, LYLE CIRCLE, AND ITS APPROVED ACCESS POINT LOCATION ONTO SCENIC HEIGHTS 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.

RURAL FOREST DECLARATION

APPLICANT AND APPLICANT'S HEIRS, LEGAL REPRESENTATIVES, ASSIGNS, AND LESSEES, HEREBY ACKNOWLEDGE AND AGREE TO ACCEPT BY THE PLACEMENT OF THIS NOTICE, AND THE ACCEPTANCE AND RECORDING OF THIS INSTRUMENT, THAT 1) THE PROPERTY HEREIN DESCRIBED IS SITUATED WITHIN FIVE HUNDRED (500) FEET OF AGRICULTURAL, FOREST LAND, OR A SURFACE MINING OPERATION, OR LANDS DESIGNATED MINERAL LANDS OF LONG TERM COMMERCIAL SIGNIFICANCE; 2) A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR ON THESE LANDS THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION, AND THEREFORE THE PROPERTY MAY BE SUBJECT TO NOISE, DUST, SMOKE AND ODORS RESULTING FROM HARVEST, PLANTING, FERTILIZATION, WASTE DISPOSAL AND PEST CONTROL ASSOCIATED WITH PERMITTED AGRICULTURAL, SURFACE MINING OR FOREST PRACTICES; 3) FOR MINERAL LANDS THESE ACTIVITIES MAY INCLUDE MINING, EXTRACTION, SCREENING, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS; AND 4) THESE PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE UNLESS THE ACTIVITY HAS A SUBSTANTIAL ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY. BY THE RECORDING OF THIS NOTICE, THE COUNTY DOES NOT INTEND TO AFFECT OR IMPAIR ANY RIGHT TO SUE FOR DAMAGES UNDER NEW RCW 7.48.305.

NOTE

1) 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.

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

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

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

3) 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 OR IF THEY WILL NEED TO BE CHANGED.

4) DEVELOPMENT ON EACH PARCEL SHALL EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL BMP'S TO PREVENT TRANSPORT OF SEDIMENT INTO THE SITE'S STORMWATER CONVEYANCE AND DETENTION POND FACILITY SYSTEM.

5) PROPERTY IS SUBJECT TO AN AGREEMENT BETWEEN THE PENN COVE PARK SEWER DISTRICT AND THE PENN COVE PARK WATER DISTRICT, AS RECORDED UNDER AUDITOR'S FILE NO. 20011011.

6) PROPERTY IS SUBJECT TO A RESOLUTION AS RECORDED BY PENN COVE PARK SEWER DISTRICT UNDER AUDITOR'S FILE NO. 20011012 AND ALSO A RESOLUTION AS RECORDED BY PENN COVE PARK WATER DISTRICT #127 UNDER AUDITOR'S FILE NO. 20011013. THESE BEING FURTHER DESCRIBED AND RECORDED UNDER AUDITOR'S FILE NO. 20039416.

7) PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO PUGET SOUND ENERGY AS DESCRIBED AND RECORDED UNDER AUDITOR'S FILE NO. 4202563.

8) PROPERTY IS SUBJECT TO AN AGREEMENT WITH PENN COVE WATER AND SEWER DISTRICTS, AS RECORDED UNDER AUDITOR'S FILE NO. 4143286.

9) PROPERTY IS SUBJECT TO SEVERAL ACCESS AND/OR UTILITY EASEMENTS AS SHOWN ON THE MAP PAGE OF THIS DOCUMENT AND MORE PARTICULARLY DESCRIBED IN DOCUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 4228301, 4228302 & 4228303, RECORDS OF ISLAND COUNTY, WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY FOR SCENIC HEIGHTS ROAD AND VIEWRIDGE DRIVE AS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL HIGHWAY PURPOSES. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER STREETS ARE GRADED.

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.

Ronald E Muzzall — OWNER'S SIGNATURE
Ronald E Muzzall — OWNER'S NAME PRINTED

Shelly L Muzzall — OWNER'S SIGNATURE
Shelly L Muzzall — OWNER'S NAME PRINTED

Megan Colwell
MORTGAGE OR LIEN HOLDER'S SIGNATURE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF ISLAND)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ronald E & Shelly L Muzzall 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 30 DAY OF May, 2008.

P.S. Bunnell
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Oak Harbor
MY APPOINTMENT EXPIRES 10-31-10

P.S. BUNNELL — MY COMMISSION EXPIRES OCT 31 2010 — STATE OF WASHINGTON NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Island)SS

THIS IS TO CERTIFY THAT ON THIS 30 DAY OF May, 2008 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED Megan Colwell, RESPECTIVELY OF Whidbey Island 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.

P.S. Bunnell
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Oak Harbor
MY APPOINTMENT EXPIRES 10-31-10

P.S. BUNNELL — MY COMMISSION EXPIRES OCT 31 2010 — STATE OF WASHINGTON NOTARY PUBLIC

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 2 DAY OF JUNE, 2008.

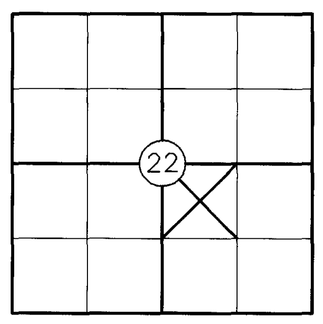
John Dean
JOHN DEAN, COMMISSIONER, CHAIRMAN

WM McDowell
WM. L. MCDOWELL, COMMISSIONER

Phil Bakke
PHIL BAKKE, COMMISSIONER

Elaine Marlow
ELAINE MARLOW, CLERK OF THE BOARD

BOARD OF CO. COMMISSIONERS — 1st ISLAND COUNTY 1853 — WASHINGTON



SEC. 22, TWP. 32 N., RNG. 1 E., W.M.

06/04/2008 12:43:14 PM
Recording Fee $113.00 Page 2 of 2
Plat
Island County Washington

4229976

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 30th DAY OF May, 2008.

Jeff Tate
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 30TH DAY OF DAY OF MAY, 2008.

William Oakes
WILLIAM E. OAKES, PUBLIC WORKS DIRECTOR

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 MAY, 2008.

REGISTERED LAND SURVEYOR
LICENSE NO. 28414

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

5-30-08

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, 2008.

C. Root Dept 5/30/08
ISLAND COUNTY TREASURER

TREASURER — SEAL — ISLAND COUNTY, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF June, 2008, AT 12:43 PM., IN VOLUME ___ OF LONG PLATS, PAGE ___, UNDER AUDITOR'S FILE NO. 4229976 RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY.

Sheilah Crider — ISLAND COUNTY AUDITOR
Robin Porum — DEPUTY AUDITOR

CERTIFICATE OF TITLE

RECORDED June 4, 2008, IN VOLUME ___, PAGE ___, UNDER AUDITOR'S FILE NUMBER 4229975, RECORDS OF ISLAND COUNTY, WASHINGTON.

LYLE RIDGE

FOR: RON & SHELLY MUZZALL	
SCALE: 1" = 100'	
APPROVED BY: LST	
DRAWN BY: RLS/RBT	
F.B. No.	
DRAWING No. 7724	
SHEET 2 OF 2	

TMI

LONG PLAT OF A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 22, TWP. 32 N., RNG. 1 E., W.M.

Island County — Washington

Thatcher & Morrison, Inc.
P.O. Box 1011
1796 Main Street, Suite 200
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394

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