3091740

LEGAL DESCRIPTION

LOT 1 OF SHORT PLAT RECORDED IN VOL 2 OF SHORT PLATS, PAGE 183, UNDER AUDITOR'S FILE NO. 8801390177, RECORDS OF ISLAND COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

I, DANIEL BEARDSLEE, HEREBY CERTIFY THAT THE PLAT OF NOBLECLIFF IS BASED ON AN ACTUAL SURVEY, THAT THE COURSES AND DISTANCES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND ALL LOT CORNERS HAVE BEEN STAKED UNDERGROUND AS SHOWN.

DANIEL E. BEARDSLEE
REGISTERED LAND SURVEYOR
CERTIFICATE NO. 16640

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO: PUGET SOUND POWER + LIGHT CO., WHIDBEY TELEPHONE CO., TELE-VUE SYSTEMS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER THE EXTERIOR 7 FT. OF THE FRONT OF EACH LOT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, WIRES, VAULTS, WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE AND CABLE TELEVISION SERVICES TOGETHER WITH THE RIGHT TO ENTER ON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED. EASEMENT 'A' SHOWN HEREON IS GRANTED TO CITY OF LANGLEY FOR UTILITY PURPOSES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE THIS PLAT. LOT OWNERS ARE PROHIBITED FROM BLOCKING, DIVERTING, OR RESTRICTING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSES FOLLOWING REASONABLE ORIGINAL GRADING OF ROADS. THE CITY OF LANGLEY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST LANGLEY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 18 DAY OF September, 1989.

THOMAS C. ALBRECHT — LINDA K. ALBRECHT

ERNEST E. NOBLE — MAXINE NOBLE

ACKNOWLEDGEMENTS

STATE OF WASHINGTON } ss
COUNTY OF ISLAND }

THIS IS TO CERTIFY THAT ON THIS 18 DAY OF September, 1989, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED THOMAS C. ALBRECHT AND LINDA K. ALBRECHT, ERNEST E. NOBLE AND MAXINE NOBLE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Langley

TREASURER'S CERTIFICATE

I, MAXINE SAUTER, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE PROPERTY ARE FULLY PAID UP TO AND INCLUDING THE YEAR 1990.

ISLAND COUNTY TREASURER
by: Bernice E. Bainbridge, Deputy
DEPUTY

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DATUM PACIFIC INC. THIS 29 DAY OF Sept. 1989 AT 47 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 13 OF PLATS PAGE 63, UNDER AUDITOR'S FILE NO. 89013816, RECORDS OF ISLAND COUNTY, WASHINGTON.

HARRY H. FERRIER
ISLAND COUNTY AUDITOR
Kim Armstrong
DEPUTY

CERTIFICATE OF TITLE

RECORDED THIS 29 DAY OF September, 1989, IN VOLUME 584 PAGE 2254-2255, UNDER AUDITOR'S FILE NO. 89013815, RECORDS OF ISLAND COUNTY, WASHINGTON.

HARRY H. FERRIER
ISLAND COUNTY AUDITOR
Kim Armstrong
DEPUTY

APPROVALS

I HEREBY CERTIFY THAT THE PLAT OF NOBLECLIFF IS DULY APPROVED BY THE CITY OF LANGLEY ADVISORY BOARD THIS Eighteenth DAY OF September, 1989.

Wm. James Riley
CHAIRMAN

APPROVED BY THE COUNCIL OF THE CITY OF LANGLEY, WASHINGTON, THIS 21st DAY OF September, 1989.

Sharon Stewart
CITY CLERK
Paul Elliott
MAYOR

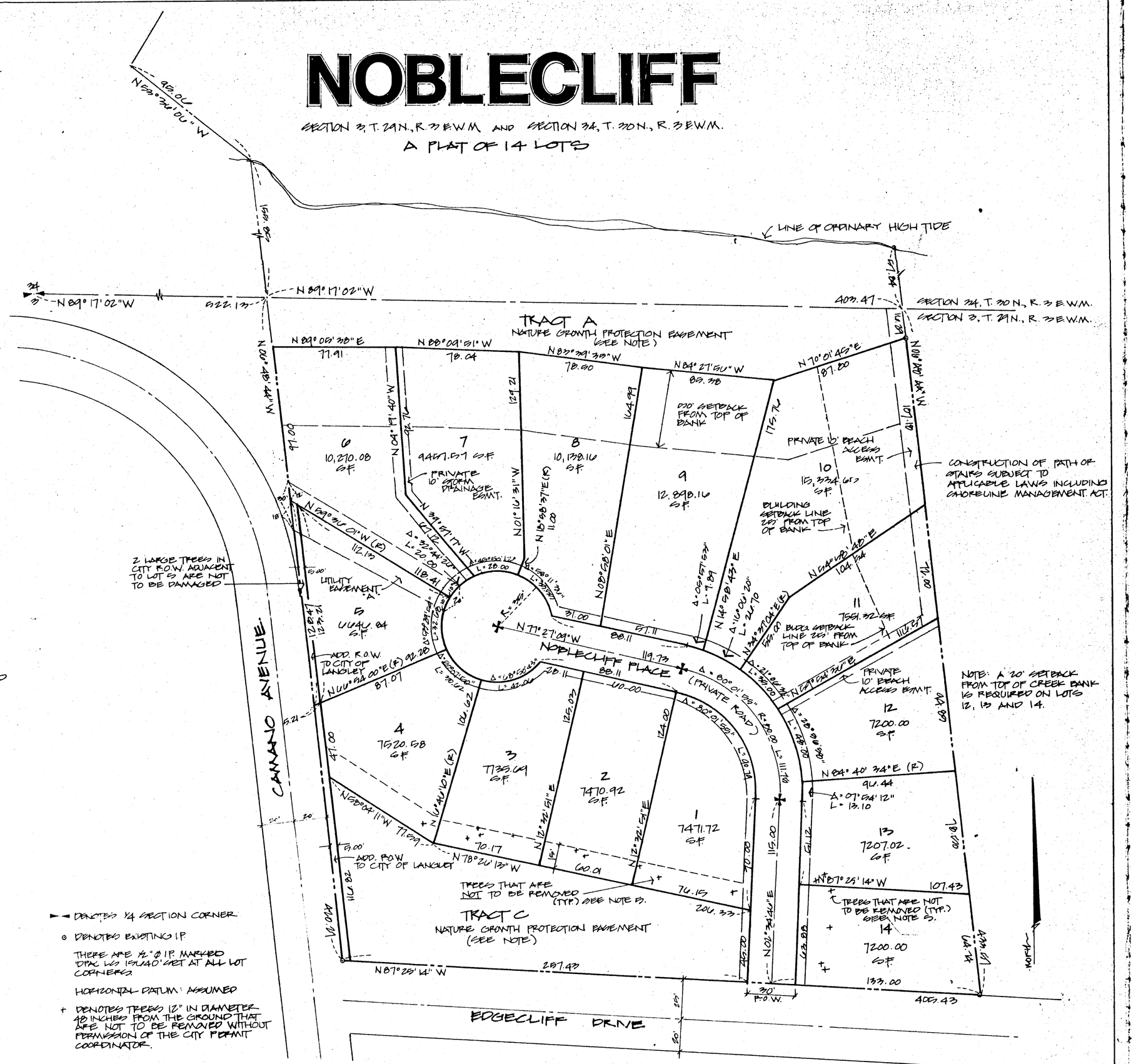
APPROVED BY THE ENGINEER OF THE CITY OF LANGLEY, WASHINGTON, THIS 28 DAY OF SEPTEMBER, 1989.

PE.
CITY ENGINEER

NOBLECLIFF

SECTION 3, T. 29 N., R. 3 E.W.M. AND SECTION 34, T. 30 N., R. 3 E.W.M.

A PLAT OF 14 LOTS



► DENOTES 1/4 SECTION CORNER.

○ DENOTES EXISTING I.P.

THERE ARE 1/2" Ø I.P. MARKED 'DPAC LS 16640' SET AT ALL LOT CORNERS.

HORIZONTAL DATUM: ASSUMED

+ DENOTES TREES 12" IN DIAMETER AT 4.5 INCHES FROM THE GROUND THAT ARE NOT TO BE REMOVED WITHOUT PERMISSION OF THE CITY PERMIT COORDINATOR.

NOTES: RESTRICTIONS

1. A NATIVE GROWTH PROTECTION EASM'T. (NGPE) CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF SIGNIFICANT NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, VISUAL + AURAL BUFFERING, AND PROTECTION OF LAND AND ANIMAL HABITAT. THE NGPE IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF LAND SUBJECT TO THE EASEMENT THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF LANGLEY TO LEAVE UNDISTURBED ALL SIGNIFICANT VEGETATION WITHIN THE EASEMENT. NO SIGNIFICANT VEGETATION SHALL BE REMOVED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY PERMIT COORDINATOR WITH THE ADVICE OF THE PLANNING ADVISORY BOARD. THIS IS NOT INTENDED TO PREVENT THE REMOVAL OF DISEASED OR DANGEROUS TREES. SIGNIFICANT VEGETATION MEANS THOSE LIVING TREES 12" IN DIAMETER AT 4.5' ABOVE SOIL LEVEL OF THE TREE.
   BEFORE AND DURING THE COURSE OF ANY GRADING, BUILDING CONSTRUCTION, OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE NGPE, THE COMMON BOUNDARY BETWEEN THE EASEMENT AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE FLAGGED OR OTHERWISE MARKED TO THE SATISFACTION OF THE CITY PERMIT COORDINATOR.
2. NATIVE GROWTH PROTECTION AREAS, PRIVATE ROADS, AND PRIVATE STORM DRAINAGE SYSTEM TO BE MAINTAINED BY NOBLECLIFF HOMEOWNER'S ASSOCIATION OR, IN THE ABSENCE THEREOF, THE OWNERS OF THE RESPECTIVE LOTS.
3. BUILDING SETBACK LINE (BSL) - BUILDING RESTRICTIONS
   STRUCTURES (WITH THE EXCEPTION OF DECKS AND PATIOS AS DESCRIBED BELOW) FILL (OTHER THAN TOPSOIL USED FOR NORMAL LANDSCAPING PURPOSES) AND OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO DECKS, PATIOS, OUTBUILDINGS, OR OVERHANGS BEYOND 18 INCHES) ARE PROHIBITED WITHIN THE BUILDING SETBACK LINE AND WITHIN THE NATIVE GROWTH PROTECTION EASEMENTS. DECKS AND PATIOS ARE ALLOWED WITHIN THE 50 FT. B.S.L. SUBJECT TO THE FOLLOWING:
   1. NO HIGHER THAN 30 INCHES FROM GROUND LEVEL
   2. PROTRUDE NO FURTHER THAN 15 FT. INTO THE BUILDING SETBACK LINE.
   3. SHALL NOT EXCEED THE WIDTH OF THE RESIDENTIAL STRUCTURE OR 65% OF THE WIDTH OF THE LOT.

   4. PARKING
   EACH LOT OWNER SHALL PROVIDE SUFFICIENT PARKING. A ONE BEDROOM HOME MUST PROVIDE AT LEAST TWO PARKING SPACES, A TWO BEDROOM HOME MUST PROVIDE THREE PARKING SPACES, A THREE BEDROOM HOME MUST PROVIDE FOUR SPACES ETC.

   5. TREES THAT ARE 12 INCHES IN DIAMETER OR GREATER, 4.5 INCHES ABOVE GROUND, THAT ARE WITHIN 15 FT. OF BSL ON LOTS 1 - 4, AND LOTS 13 AND 14 ARE DESIGNATED NOT TO BE REMOVED AND ARE SUBJECT TO THE SAME RESTRICTIONS AS IN NOTE 1. ABOVE.

PLAT OF NOBLECLIFF			
LANGLEY			WASHINGTON
SURVEYED BY: DBS — DATE: 6/6/89 — FIELD BK: 2-11	DATUM PACIFIC INC. COUPEVILLE, WA. 678-0563	SCALE: 1" = 40'	PROJECT NO: 5342
DRAWN BY: DJR — DATE: 9/7/89 — CASE BK: DBS		SHEET NO 1 OF 1	