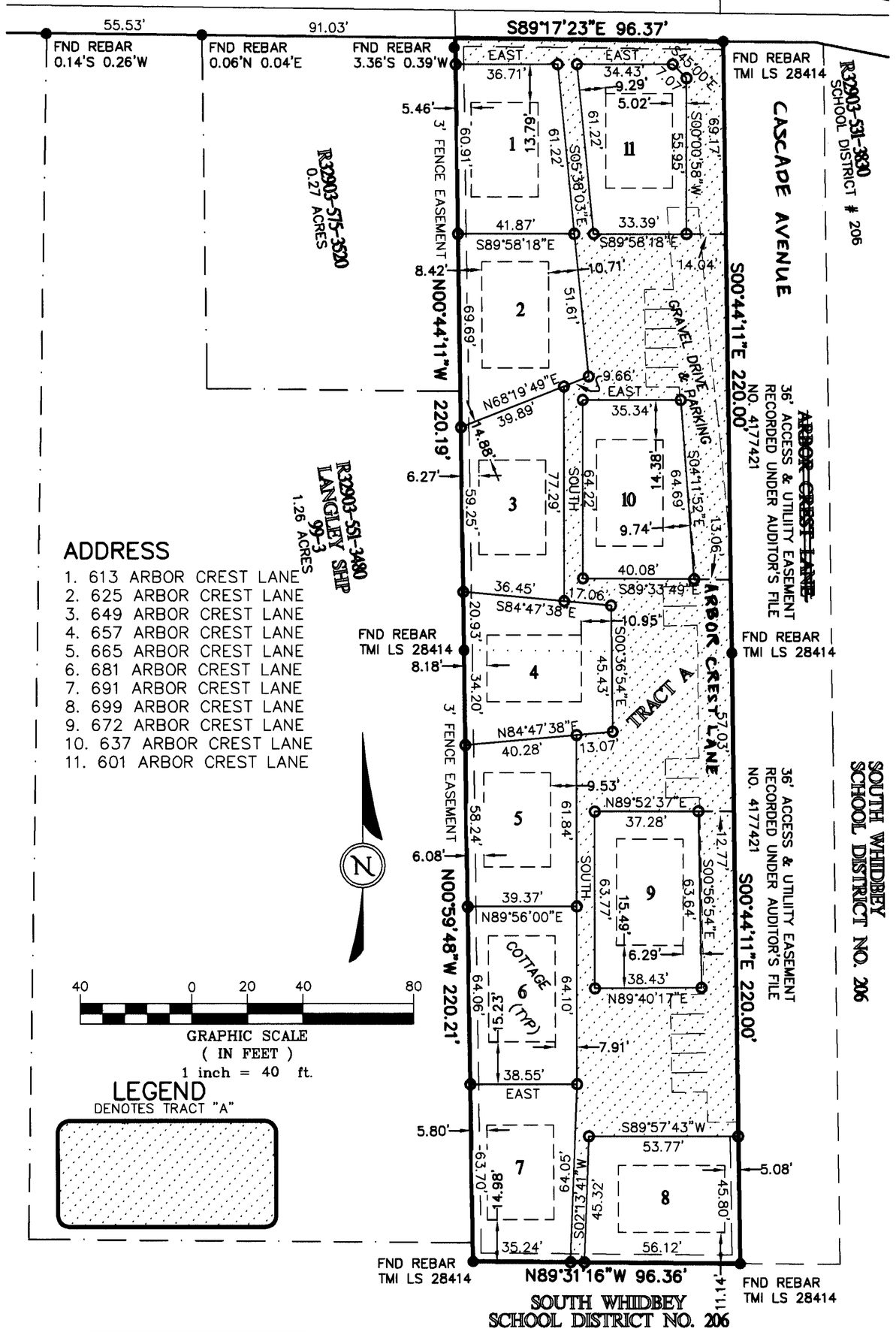
07/02/2007 12:37:58 PM
Recording Fee $103.00 Page 1 of 2
Plat
Island County Washington
4205925

LANGLEY GARDEN BUNGALOWS

LANGLEY BINDING SITE PLAN R32903-571-3630 R32903-549-3630

DATE 27 JUNE 2007



ADDRESS

1. 613 ARBOR CREST LANE
2. 625 ARBOR CREST LANE
3. 649 ARBOR CREST LANE
4. 657 ARBOR CREST LANE
5. 665 ARBOR CREST LANE
6. 681 ARBOR CREST LANE
7. 691 ARBOR CREST LANE
8. 699 ARBOR CREST LANE
9. 672 ARBOR CREST LANE
10. 637 ARBOR CREST LANE
11. 601 ARBOR CREST LANE

LEGEND

DENOTES TRACT "A"

SURVEYOR'S NOTE

1) 1/2" REBAR & YELLOW PLASTIC CAP (TMI LS 28414) WERE SET AT ALL LOT CORNERS WITHIN THIS PLAT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE THE FOLLOWING:

TRACT A IS DEDICATED AS OPEN SPACE FOR THE OWNERS OF THIS PLAT. IT IS TO BE USED FOR INGRESS, EGRESS, PARKING AND UTILITIES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS, ALSO THE RIGHT TO BUILD AND MAINTAIN A FENCE ALONG SAID BOUNDARY OF TRACT "A", LOT OWNERS ARE PROHIBITED FROM BLOCKING, DIVERTING OR RESTRICTING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSES. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF LANGLEY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF STREETS.

LEGAL DESCRIPTION

R32903-571-3630, R32903-549-3630

THE NORTH HALF AND THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY;

THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 3, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 693 FEET NORTH AND 192 FEET WEST OF THE CORNER STONE IN THE EAST LINE OF SAID LOT 2, SAID STONE BEING MORE PARTICULARLY DESCRIBED IN A DEED TO JOHN C. SMITH, THENCE NORTH ABOUT 450 FEET TO THE TOWNSHIP LINE OF TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M.; THENCE WEST 96.34 FEET TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN DEED FILED MARCH 28, 1968, UNDER AUDITOR'S FILE NO. 207602; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID PROPERTY 450 FEET TO AN ESTABLISHED FENCE; THENCE EASTERLY 96.34 FEET TO THE POINT OF BEGINNING

EXCEPT STREET ALONG THE NORTH LINE THEREOF

AND EXCEPT PORTION, IF ANY, LYING WITHIN A TRACT CONVEYED TO ISLAND COUNTY SCHOOL DISTRICT NO. 206 BY DEED RECORDED UNDER AUDITOR'S FILE NO. 61348.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS S00°44'11"E BETWEEN SURVEY MARKERS FOUND ON THE EAST LINE OF SUBJECT PARCEL, PER RECORD OF SURVEY RECORDED IN BOOK 13 OF SURVEYS, PAGE 252.

SURVEY REFERENCES

LANGLEY SHORT PLAT 99-3, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 106, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 2 OF SURVEYS, PAGE 82, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 4 OF SURVEYS, PAGE 102, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 7 OF SURVEYS, PAGE 171, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 8 OF SURVEYS, PAGE 217, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 13, OF SURVEYS, PAGE 252, RECORDS OF ISLAND COUNTY, WASHINGTON.

APPROVALS

EXAMINED AND APPROVED THIS 27th DAY OF June 2007
CITY ENGINEER

EXAMINED AND APPROVED THIS 27th DAY OF JUNE 2007
CITY PLANNING OFFICIAL

EXAMINED AND APPROVED THIS 28 DAY OF JUNE 2007
MAYOR

CITY CLERK

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____,2007 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED_____, RESPECTIVELY OF _____ 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.

_____

_____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT_____

MY APPOINTMENT EXPIRES_____

CERTIFICATE OF TITLE

RECORDED July 2, 2007, UNDER AUDITOR'S FILE NUMBER 4205924, RECORDS OF ISLAND COUNTY, WASHINGTON.

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 JUNE, 2007.

REGISTERED LAND SURVEYOR
LICENSE NO. 28414

SHAYNE THATCHER STATE OF WASHINGTON 34414 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 9/13/08

6-15-07

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, 2007. + Full yr 2008.

Janie A Wilson, Deputy
ISLAND COUNTY TREASURER

TREASURER OFFICIAL SEAL ISLAND COUNTY WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 2 DAY OF July 2007, AT 12:37 PM., IN VOLUME ___ OF PLATS, PAGE ___, UNDER AUDITOR'S FILE NO. 4205925, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF VERITAS INVESTMENT PARTNERS.

Suzanne Sinclair by Robin Drum
ISLAND COUNTY AUDITOR DEPUTY AUDITOR

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

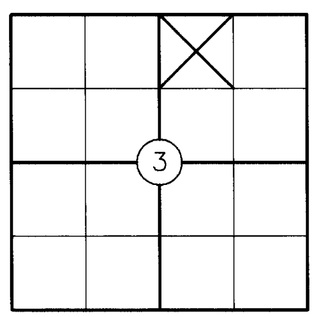
OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDER(S) HEREBY CERTIFIES THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

Brian L Stowell 6/20/07 for Veritas Investment Partners LLC
OWNERS SIGNATURE DATE OWNERS SIGNATURE DATE

Brian L. Stowell 6/20/07
NAME PRINTED DATE NAME PRINTED DATE

JEFF KUHLMAN FOR BANK MIDWEST
MORTGAGE OR LIEN HOLDER'S SIGNATURE



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

FOR: VERITAS INVESTMENT PARTNERS	
SCALE: 1" = 40'	
APPROVED BY: LST	
DRAWN BY: RLS/DLG	
F.B. No. SEE FILE	
DRAWING No. 6652	
PAGE 1 OF 2	

TMI

BINDING SITE PLAN OF A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC. 3, 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\6600-6699\6652LangleyCottages\dwg\6652LangleyCottagesLONGPLAT.dwg 6/15/2007 12:57:48 PM PDT

07/02/2007 12:37:58 PM
Recording Fee $103.00 Page 2 of 2
Plat
Island County Washington
4205925

LANGLEY GARDEN BUNGALOWS

LANGLEY BINDING SITE PLAN R32903-571-3630
R32903-549-3630
DATE 27 JUNE 2007

NOTES

1) PURSUANT TO THIS BINDING SITE PLAN THE PARKING AREAS AND FENCE EASEMENT SHOWN HEREON ARE TO BE PERMANENT AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS DESCRIBED IN THE CCR'S.

2) MODIFICATIONS TO THE SITE DESIGN AND GENERAL LANDSCAPING SCHEME, AND EXTERIOR MODIFICATIONS TO ANY STRUCTURES, WITHIN LANGLEY GARDEN BUNGALOWS ARE NOT PERMITTED WITHOUT THE CONSENT OF THE CITY OF LANGLEY.
ANY CHANGES TO DESIGN SHALL BE IN ACCORDANCE WITH, AND CONSISTENT WITH THE DECISIONS MADE BY THE DESIGN REVIEW BOARD, SET FORTH ON JUNE 21, 2005 AND FEBRUARY 21, 2006.

3) TRACT "A" IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH THE SAID AGREEMENTS AND RESTRICTIONS PURSUANT TO THIS PLAT LOCATED IN THE CCR'S.

4) ANY DEVELOPMENT OR USE WITHIN LANGLEY GARDEN BUNGALOWS, SHALL BE CONSISTENT AND IN ACCORDANCE WITH THE CITY COUNCIL'S DECISIONS DATED MARCH 15, 2006

5) THIS BINDING SITE PLAN IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS UNDER ISLAND COUNTY AUDITOR'S FILE NO._____.

RESTRICTIONS

1) ALL LOTS OR TRACTS OF LAND EMBRACED BY THIS BINDING SITE PLAN ARE SUBJECT TO AND SHALL BE SOLD UNDER THE FOLLOWING RESTRICTIONS:

2) NO FURTHER SUBDIVISION OF ANY LOT IS PERMITTED.

3) CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT PRIOR TO COMMENCEMENT OF WORK.

4) THE OPEN SPACE TRACTS ARE TO REMAIN AS PERMANENT OPEN SPACE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR, IN THE ABSENCE THEREOF, THE OWNERS OF THE RESPECTIVE LOTS. IN THE EVENT THAT THE PROPERTY OWNERS ARE NEGLIGENT IN THEIR MAINTENANCE RESPONSIBILITIES.

5) DIRECT VEHICULAR ACCESS FROM ALL LOTS IS RESTRICTED TO THE SINGLE APPROVED ACCESS LOCATION, ONTO ARBOR CREST LANE.

6) NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE CITY OF LANGLEY.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____,2007 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED_____,
RESPECTIVELY OF _____ 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.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT_____

MY APPOINTMENT EXPIRES_____

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF PITKIN)SS

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF June ,2007 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ,
DULY COMMISSIONED, PERSONALLY APPEARED Brian L Stowell ,
RESPECTIVELY OF Veritas Investment Partners LLC AN LLC ~~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
RESIDING AT 453 E. Hopkins

MY APPOINTMENT EXPIRES_____

AMANDA LYNN VIRTUE-FARAONI
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 02/26/11

AMANDA LYNN VIRTUE-FARAONI NOTARY PUBLIC STATE OF COLORADO

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____,2007 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED_____,
RESPECTIVELY OF _____ 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.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT_____

MY APPOINTMENT EXPIRES_____

ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF PITKIN)SS

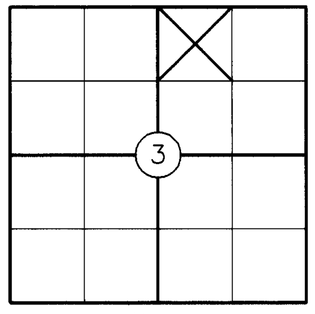
THIS IS TO CERTIFY THAT ON THIS 20th DAY OF June ,2007 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ,
DULY COMMISSIONED, PERSONALLY APPEARED Jeff Kuhlman ,
RESPECTIVELY OF Bank Midwest A CORPORATION, THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO 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
RESIDING AT 453 E. HOPKINS AVE

MY APPOINTMENT EXPIRES_____

AMANDA LYNN VIRTUE-FARAONI
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 02/26/11

AMANDA LYNN VIRTUE-FARAONI NOTARY PUBLIC STATE OF COLORADO



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

SHAYNE THATCHER
STATE OF WASHINGTON
28414
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 9/13

6-15-07

T:\TMI\DATA\Land Projects\6600-6699\6652LangleyCottages\dwg\6652LangleyCottagesLONGPLAT.dwg 6/15/2007 12:57:48 PM PDT

FOR: VERITAS INVESTMENT PARTNERS	
SCALE: 1" = 40'	
APPROVED BY: LST	
DRAWN BY: RLS/DLG	
F.B. No. SEE FILE	
DRAWING No. 6652	
PAGE 2 OF 2	

TMI

BINDING SITE PLAN OF A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC. 3, 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