R32903-386-3400
R32903-386-3050
DATE October 10, 2007

LEGAL DESCRIPTION

ALL THAT PART OF THE WEST 950 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE N.07°35'19"W., ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 53.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID LINE, A DISTANCE OF 683.98 FEET; THENCE S.87°58'33"E., A DISTANCE OF 963.53 FEET; THENCE S.07°35'19"E., A DISTANCE OF 728.16 FEET; THENCE N.87°08'47"W., A DISTANCE OF 314.00 FEET; THENCE N.07°35'19"W., A DISTANCE OF 147.60 FEET; THENCE N.87°08'47"W., A DISTANCE OF 147.60 FEET; THENCE S.07°35'19"E., A DISTANCE OF 117.60 FEET; THENCE N.87°08'47"W., A DISTANCE OF 504.40 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 15 FEET THEREOF FOR COUNTY ROAD.
AND EXCEPT THE WEST 15 FEET OF PARCEL "A" OF SHORT PLAT 77-124 AS RECORDED UNDER AUDITORS FILE NO. 326554, RECORDS OF ISLAND COUNTY, WASHINGTON, DEDICATED TO THE COUNTY FOR ROAD.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SITUATED IN ISLAND COUNTY, WASHINGTON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE PLAT OF NORTHVIEW, DIV. 1 BY FAKKEMA & KINGMA, RECORDED IN VOLUME 13 OF PLATS, PAGES 5-6 UNDER AUDITOR'S FILE NO. 378911.

SURVEY REFERENCES

THE PLAT OF NORTHVIEW, DIV. 1, RECORDED UNDER AUDITOR'S FILE No. 378911, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY BY HAMMOND, COLLIER & WADE-LIVINGSTON, RECORDED IN VOLUME 3 OF SURVEYS, PAGE 18 UNDER AUDITOR'S FILE NO. 3998515. RECORDS OF ISLAND COUNTY, WASHINGTON.

RESTRICTIONS

ALL LOTS OR TRACTS OF LAND EMBRACED BY THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD UNDER THE FOLLOWING RESTRICTIONS:

THERE SHALL BE NO DIRECT ACCESS TO AL ANDERSON AVENUE OR FAIRGROUNDS ROAD FROM LOTS WITHIN THIS PUD.

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

THE OPEN SPACE AREAS SHOWN ON THE HIGHLANDS FINAL PLAT SHALL REMAIN AS PERMANENT OPEN SPACE. THESE AREAS SHALL BE OWNED AND MAINTAINED BY THE HIGHLANDS NEIGHBORHOOD ASSOCIATION OR, IN THE ABSENCE THEREOF, THE OWNERS OF LOTS WITHIN THE HIGHLANDS. IN THE EVENT THAT THE NEIGHBORHOOD ASSOCIATION AND THE LOT OWNERS ARE NEGLIGENT IN MAINTAINING THE OPEN SPACE AREAS, THE CITY OF LANGLEY IS EMPOWERED TO PERFORM THE NECESSARY MAINTENANCE AND ASSESS THE OWNERS WITHIN THE HIGHLANDS FOR THE FULL COST.

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 FOR THE FOLLOWING:
OPEN SPACE AS SHOWN ON THE FACE OF THE PLAT

INGRESS, EGRESS AND ACCESS TO THE LOTS FOR ALL OF THE OWNERS OF THE PROPERTY IN THE HIGHLANDS

AN EASEMENT FOR INGRESS, EGRESS CONSTRUCTION, MAINTENANCE, REPAIR AND IMPROVEMENT OF UTILITIES BY THE CITY OF LANGLEY FOR SEWER, AND WATER, FOR THE UTILITIES PROVIDED BY PUGET SOUND ENERGY, COMCAST & WHIDBEY TELECOM,

AN EASEMENT FOR PUBLIC WALKING PATHS LOCATED ADJACENT TO AND ALONG AL ANDERSON AVENUE AND FAIRGROUND ROAD AS SHOWN ON THE FACE OF THE PLAT

AN EASEMENT FOR PUBLIC ACCESS ON THE PRIVATE ROADWAY, KNOWN AS HIGHVIEW STREET, TO THE PARK (TRACT B).

TRACT B IS DEDICATED TO THE CITY OF LANGLEY FOR A PARK.

AN EASEMENT ON LOTS 9, 10, AND 11, AS SHOWN ON THE FACE OF THE PLAT, FOR INGRESS, EGRESS, CONSTRUCTION, MAINTENANCE, REPAIR AND IMPROVEMENT OF UTILITIES BY THE CITY OF LANGLEY FOR SEWER. AND WATER, FOR UTILITIES OF PUGET POWER, COMCAST & WHIDBEY TELECOM.

AN EASEMENT DEDICATED TO PRESERVE THE HISTORIC RIGHTS AND FUTURE PUBLIC USE FOR SURFACE DRAINAGE BY UPSTREAM PROPERTY OWNERS OF THE EXISTING NATURAL DRAINAGE WAYS ACROSS THE PROPERTY OF THIS PLAT.

10/10/2007 09:17:03 AM 4213852
Recording Fee $111.00 Page 1 of 2
Plat
Island County Washington

APPROVALS

EXAMINED AND APPROVED THIS 8th DAY OF October 2007
CITY ENGINEER

EXAMINED AND APPROVED THIS 8th DAY OF OCTOBER, 2007
CITY PLANNING OFFICIAL

EXAMINED AND APPROVED THIS 8th DAY OF Oct 2007
MAYOR

CITY CLERK

ACKNOWLEDGMENT

STATE OF WA)
)SS
COUNTY OF Island)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lauren Pool (Whidbey Island Bank) 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 27 DAY OF September, 2007.

Serene L Armstrong
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Freeland

MY APPOINTMENT EXPIRES 05-5-10

SERENE L. ARMSTRONG COMMISSION EXPIRES NOTARY PUBLIC 05-5-10 STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Island)SS

THIS IS TO CERTIFY THAT ON THIS 26 DAY OF September, 2007 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED Erling F. Bangston
RESPECTIVELY OF The Highlands at Langley Inc 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.

Lorna Jean Kieswetter
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Coupeville

MY APPOINTMENT EXPIRES 1/15/2010

Notary Public
State of Washington
LORNA JEAN KIESWETTER
My Appointment Expires Jan 15, 2010

OWNER'S CONSENT

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

Highland at Langley Inc. 9/26/07
OWNERS SIGNATURE DATE OWNERS SIGNATURE DATE

LAUREN POOL - VP FOR WHIDBEY IS. BANK 9-27-07
NAME PRINTED DATE NAME PRINTED DATE

Lauren Pool
MORTGAGE OR LIEN HOLDER'S SIGNATURE

CERTIFICATE OF TITLE

RECORDED October 10, 2007, UNDER
AUDITOR'S FILE NUMBER 4213852, RECORDS OF ISLAND COUNTY, WASHINGTON.

NOTES

1) SUBJECT TO COVENANTS, CODES AND RESTRICTIONS AS RECORDED IN AUDITOR'S FILE NO. #4213853.

2) ALL IMPROVEMENTS, PUBLIC AND PRIVATE ARE SUBJECT TO THE HIGHLANDS PLANNED UNIT DEVELOPMENT APPROVED BY THE CITY OF LANGLEY ON JULY 19, 2006 AND RECORDED UNDER AUDITOR'S FILE NO. #4213850. ANY VARIATION TO THE PLANNED UNIT DEVELOPMENT APPROVAL SHALL BE SUBJECT TO APPROVAL BY THE CITY OF LANGLEY.

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF CITY OF LANGLEY AND WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF SEPTEMBER, 2007.

REGISTERED LAND SURVEYOR
LICENSE NO. 28414

L. SHAYNE THATCHER STATE OF WASHINGTON 28414 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 9/13/08

9-25-07

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.

C. Kost Dep. 9/27/07
ISLAND COUNTY TREASURER

TREASURER OFFICIAL SEAL ISLAND COUNTY WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF October 2007, AT 9:17 A.M., IN VOLUME — OF PLATS, PAGE —, UNDER AUDITOR'S FILE NO. 4213852 RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY PLAT ADMINISTRATOR.

Suzanne Sinclair Robin Corum
ISLAND COUNTY AUDITOR DEPUTY AUDITOR

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

LOT AREAS

LOT 1: 8,391 SQFT	LOT 2: 4,043 SQFT	LOT 3: 5,376 SQFT
LOT 4: 5,364 SQFT	LOT 5: 5,385 SQFT	LOT 6: 5,250 SQFT
LOT 7: 5,250 SQFT	LOT 8: 6,163 SQFT	LOT 9: 8,250 SQFT
LOT 10: 6,600 SQFT	LOT 11: 6,986 SQFT	LOT 12: 7,995 SQFT
LOT 13: 7,200 SQFT	LOT 14: 9,000 SQFT	LOT 15: 8,542 SQFT
LOT 16: 8,116 SQFT	LOT 17: 8,081 SQFT	LOT 18: 9,342 SQFT
LOT 19: 7,318 SQFT	LOT 20: 7,521 SQFT	LOT 21: 7,507 SQFT
LOT 22: 7,162 SQFT	LOT 23: 7,800 SQFT	LOT 24: 7,800 SQFT
LOT 25: 7,800 SQFT	LOT 26: 8,323 SQFT	LOT 27: 7,190 SQFT
LOT 28: 7,491 SQFT		
BSP-1: 45,927 SQFT	BSP-2: 32,472 SQFT	BSP-3: 50,315SQFT

TRACT A TOTALING: 240,409 SQFT

DEDICATION TO THE CITY OF LANGLEY INCLUDING THE PARK TRACT AND 15 FEET MORE RIGHT OF WAY ALONG AL ANDERSON AVENUE: 65,922 SQFT

NOTE:
BSP 1, BSP 2, BSP 3 ARE RESERVED FOR FUTURE USE AS BINDING SITE PLANS.

OWNERS/APPLICANT: HIGHLANDS AT LANGLEY, INC.
P.O. BOX 760
FREELAND, WA 98249

PARCEL INFORMATION

R32903-386-3400
AREA: 12.24 ACRES

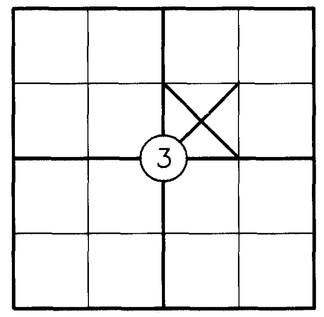
R32903-386-3050
AREA: 2.33 ACRES

EQUIPMENT & PROCEDURES

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

LEGEND

- o 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED (LS #28414) SET THIS SURVEY.
- SURFACE MONUMENT SET THIS SURVEY.
- SURFACE MONUMENT FOUND AND HELD AS NOTED
- MONUMENT IN CASE FOUND AND HELD AS NOTED
- — — — PRIVATE STREET (EDGE OF PAVEMENT)
- —— · —— WALKING TRAIL EASEMENT
- --------- BUILDING SETBACK
- OPEN SPACE



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

SHEET 1 OF 2

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

DCG INCORPORATED
DAVIDO CONSULTING GROUP, INC.
CIVIL ENGINEERING SERVICES
8804 ROOSEVELT WAY NE
SEATTLE, WA 98115
P.O. BOX 1132
FREELAND, WA 98249

FOR: HIGHLANDS AT LANGLEY, INC.
SCALE: 1" = 60'
APPROVED BY: LST
DRAWN BY: RBT
F.B. No. SEE FILE 5806 & 6758 | DRAWING No. 5806

The Highlands

Island County **Washington**

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Island County Washington

4213852

R32903-386-3400
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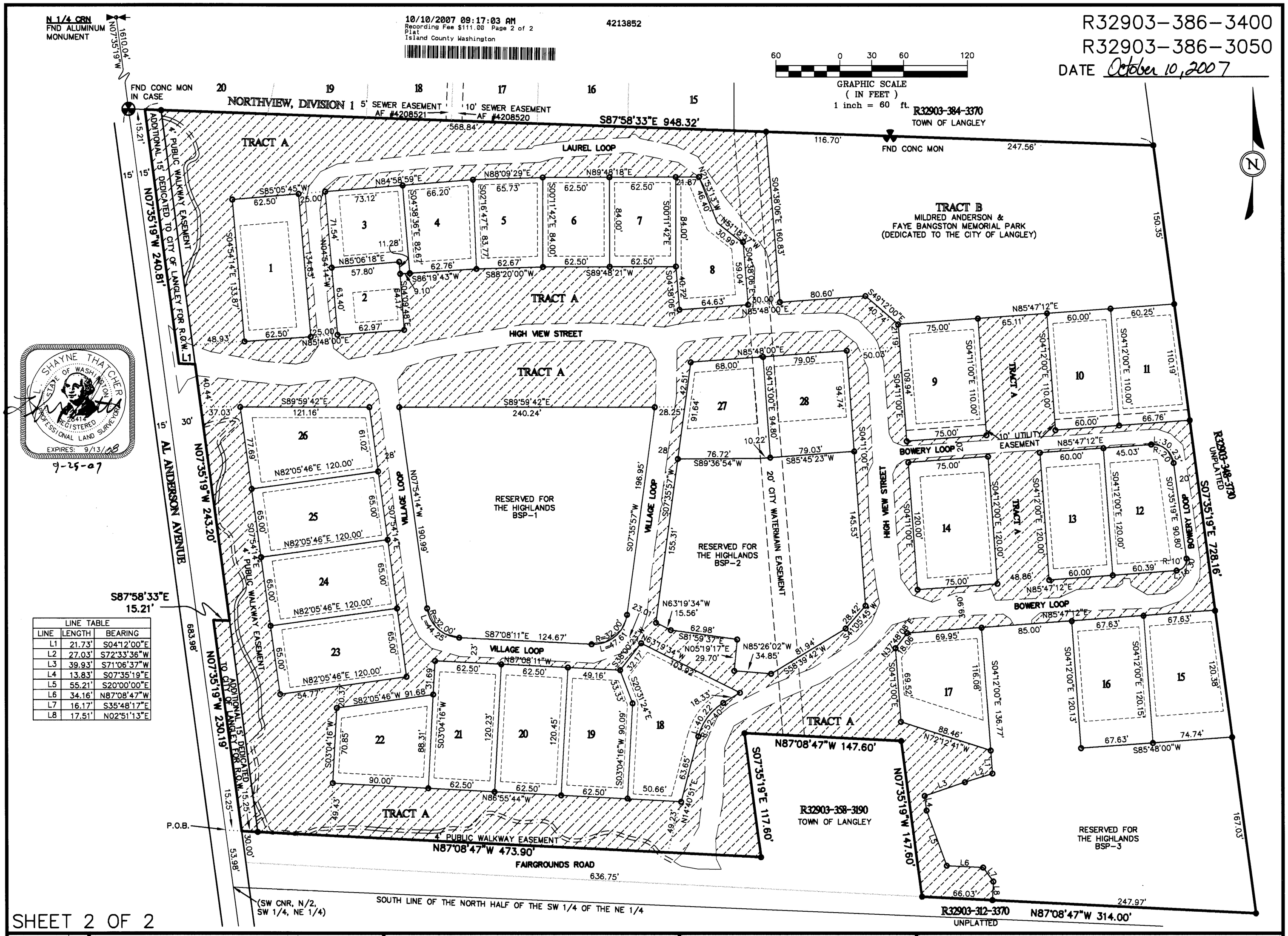

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.73'	S04°12'00"E
L2	27.03'	S72°33'36"W
L3	39.93'	S71°06'37"W
L4	13.83'	S07°35'19"E
L5	55.21'	S20°00'00"E
L6	34.16'	N87°08'47"W
L7	16.17'	S35°48'17"E
L8	17.51'	N02°51'13"E

SHEET 2 OF 2

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The Highlands

Island County Washington