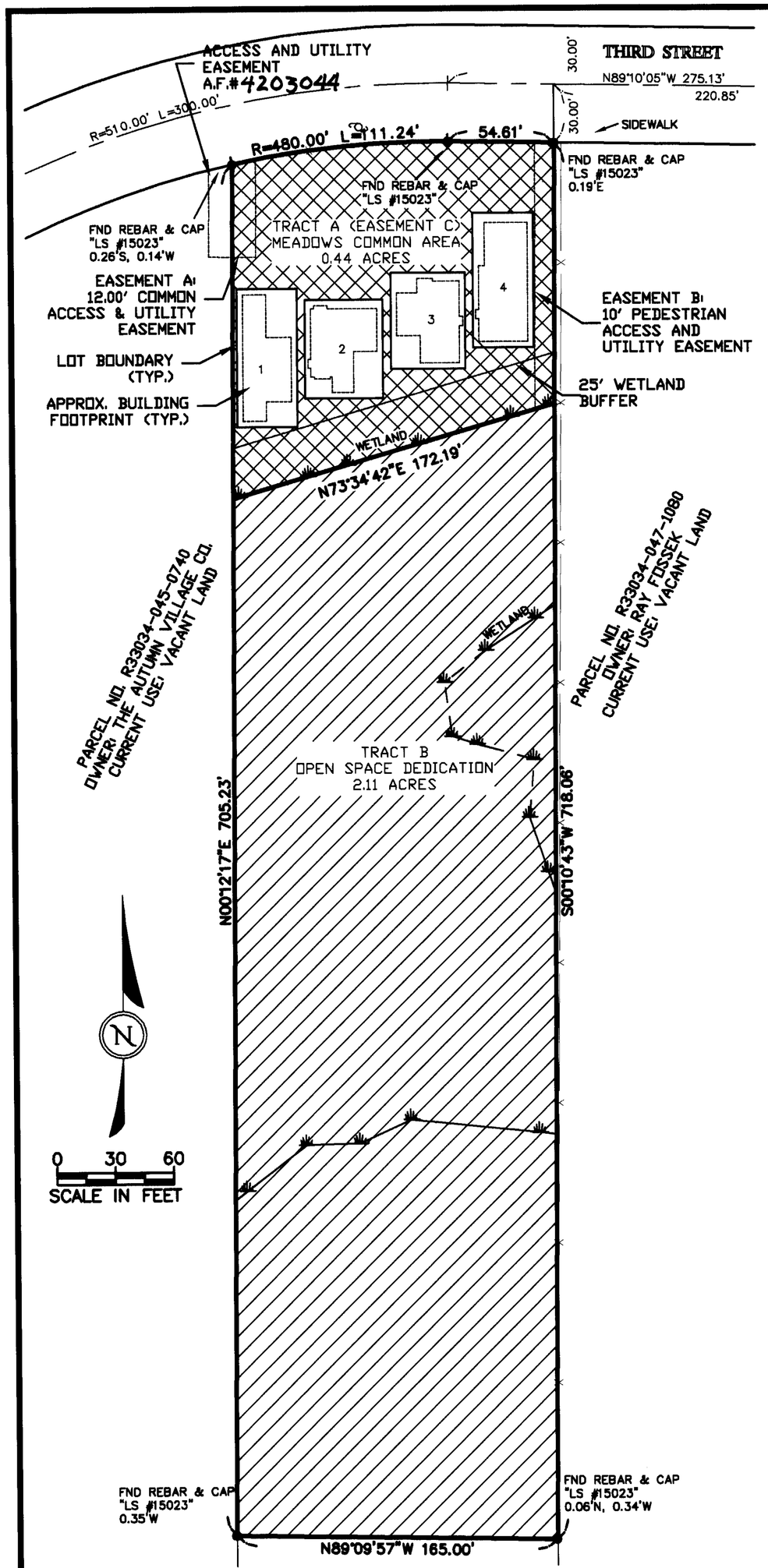
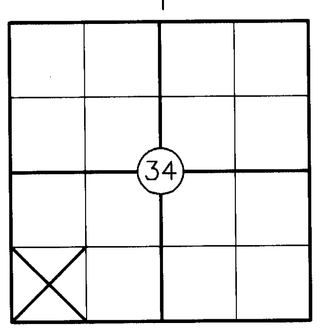
09/25/2007 02:42:10 PM
Recording Fee $116.00 Page 1 of 3
Short Plat
Island County Washington
4212778

The Meadows - P.U.D.

LANGLEY BINDING SITE PLAN No. 01-2007 R33034-057-0910

DATE JUNE, 2007





SEC. 34, TWP. 30 N., RNG. 3 E., W.M.

T:\TMI\DATA\Land Projects\5800-5899\5869Village\dwg\Binding Site Plan_Final.dwg 5/29/2007 8:27:22 AM PDT

LEGEND

PRIVATE "FOOTPRINT" LOT

TRACT A – THE MEADOWS COMMON AREA (EASEMENT C)

TRACT B – OPEN SPACE DEDICATION TO CITY

40 0 20 40 80
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DIVIDED, HEREBY DEDICATE TO THE CITY OF LANGLEY OWNERSHIP AND USE OF TRACT B SHOWN IN THE SITE PLAN. ALSO, LOTS 1 THROUGH 4 INCLUSIVE, SHALL EACH HAVE AN UNDIVIDED AND EQUAL ONE-FOURTH (1/4) INTEREST IN TRACT A, THE MEADOWS COMMON AREA, AND SHALL BE RESPONSIBLE FOR MAINTAINING ALL ON-SITE DRAINAGE AND UTILITY FACILITIES. ALL LOTS, OR TRACTS EMBRACED IN THIS P.U.D. ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED IN VOLUME — PAGE — UNDER AUDITOR'S FILE NO. 4212779 RECORDS OF ISLAND COUNTY.

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.

OWNERS SIGNATURE — DATE 5-29-07 — OWNERS SIGNATURE — DATE 5-29-07

NAME PRINTED Quin Clements — DATE 5-29-07 — NAME PRINTED Erik Davido — DATE 5-29-07

MORTGAGE OR LIEN HOLDER'S SIGNATURE W. Lemon Vice President Coastal Community Bank

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS RECORD OF SURVEY RECORDED IN BOOK 6, PAGE 429.

SURVEY REFERENCES

RECORD OF SURVEY, RECORDED IN BOOK 6 OF SURVEYS, PAGE 429, RECORDS OF ISLAND COUNTY, WASHINGTON.

PLAT OF LANGLEY, RECORDED IN VOLUME 2 OF PLATS, PAGE 15, RECORDS OF ISLAND COUNTY, WASHINGTON.

LANGLEY STREET RE-ALIGNMENT, RECORDED IN BOOK 2 OF SURVEYS, PAGE 83, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 5 OF SURVEYS, PAGE 245, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 8 OF SURVEYS, PAGE 405, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY, RECORDED IN BOOK 10 OF SURVEYS, PAGE 91, RECORDS OF ISLAND COUNTY, WASHINGTON.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF ISLAND)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Erik Davido Quin Clements 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 29TH DAY OF May, 2007.

Jerry G. Morrison

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

MY APPOINTMENT EXPIRES 8-21-07

JERRY G. MORRISON COMMISSION EXPIRES NOTARY PUBLIC 8-21-07 STATE OF WASHINGTON

APPROVALS

EXAMINED AND APPROVED THIS 5TH DAY OF JUNE 2007

CITY PLANNING OFFICIAL

EXAMINED AND APPROVED THIS 7TH DAY OF JUNE 2007

MAYOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND REOCRDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2007 TAXES.

ISLAND COUNTY TREASURER — DEPUTY ISLAND COUNTY TREASURER C. Rost 9/25/07

TREASURER OFFICIAL SEAL ISLAND COUNTY, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF September 2007, AT 2:42 P.M., IN VOLUME — OF PLATS, PAGE —, UNDER AUDITOR'S FILE NO. 4212778, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY SHORT PLAT ADMINISTRATOR Short Plat

ISLAND COUNTY AUDITOR — DEPUTY AUDITOR

ISLAND COUNTY AUDITOR STATE OF 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 MAY, 2007.

REGISTERED LAND SURVEYOR
LICENSE NO. 28414

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

5-29-07

NOTES

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

APPROVALS

PLANNING ADVISORY BOARD (P.A.B.) – FEBRUARY 15, 2006
DESIGN REVIEW BOARD (D.R.B.) – AUGUST 15, 2006

FOR: AUTUMN VILLAGE COMPANY	
SCALE: 1" = 60'	
APPROVED BY: LST	
DRAWN BY: RLS/RBT	
F.B. No. 66, 67, 73	
DRAWING No. 5869VILLAGE	
SHEET 1 OF 3	

TMI

BINDING SITE PLAN OF A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC. 34, TWP. 30 N., RNG. 3 E., W.M.

Island County — Washington

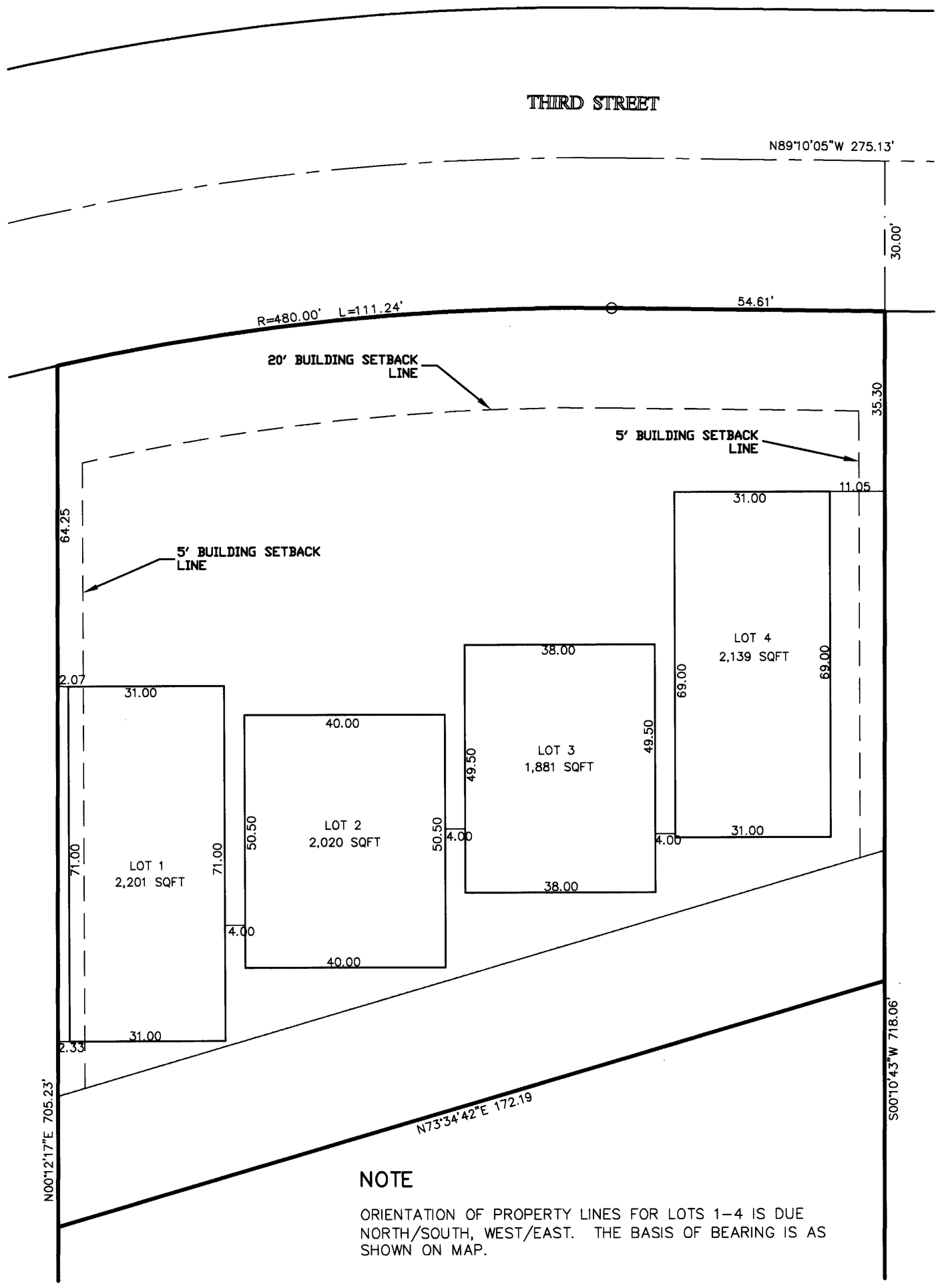
Thatcher & Morrison, Inc.
P.O. box 1011
1796 Main Street, Suite 105
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394

The Meadows - P.U.D.

LANGLEY BINDING SITE PLAN No. 01-2007 R33034-057-0910

DATE JUNE 2007

BUILDING LOT LAYOUT DETAIL



ROOF DOWNSPOUT DISPERSION REQUIREMENTS

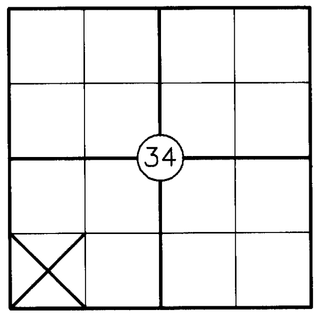
DOWNSPOUT DISPERSION SYSTEMS SHALL BE INSTALLED FOR EACH LOT IN ACCORDANCE WITH THE APPROVED PROJECT PLANS AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY TECHNICAL MANUAL AT THE TIME OF BUILDING CONSTRUCTION IN A LOCATION APPROVED BY THE CITY BUILDING OFFICIAL.

09/25/2007 02:42:10 PM 4212778
Recording Fee $116.00 Page 2 of 3
Short Plat
Island County Washington

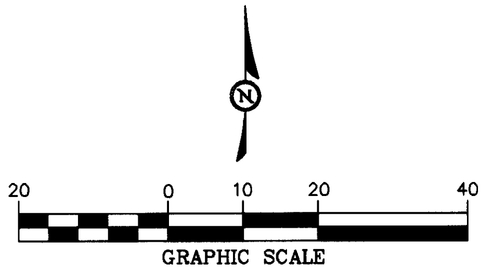
NOTE

ORIENTATION OF PROPERTY LINES FOR LOTS 1-4 IS DUE NORTH/SOUTH, WEST/EAST. THE BASIS OF BEARING IS AS SHOWN ON MAP.

SHAYNE THATCHER
STATE OF WASHINGTON
28414
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 9/13/08
9-29-07



SEC. 34, TWP. 30 N., RNG. 3 E., W.M.



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

FOR: AUTUMN VILLAGE COMPANY	
SCALE: AS SHOWN	
APPROVED BY: LST	
DRAWN BY: RLS/RBT	
F.B. No. 66, 67, 73	
DRAWING No. 5869VILLAGE	
SHEET 2 OF 3	

TMI

BINDING SITE PLAN OF A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC. 34, TWP. 30 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

The Meadows - P.U.D.

LANGLEY BINDING SITE PLAN No. 01-2007 R33034-057-0910

DATE JUNE 2007

LEGAL DESCRIPTIONS

R33034-357-0910

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 34, 50 RODS EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST 165 FEET; THENCE NORTH 900 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF THIRD STREET IN THE TOWN OF LANGLEY; THENCE WEST ALONG SAID SOUTH BOUNDARY OF THIRD STREET 165 FEET; THENCE SOUTH TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 216.5 FEET THEREOF; AND EXCEPT THAT PORTION CONVEYED TO THE TOWN OF LANGLEY FOR ROAD PURPOSES UNDER AUDITOR'S FILE NO. 110091, RECORDS OF ISLAND COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

TRACT A – THE MEADOWS COMMON AREA

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 34, 50 RODS (825 FEET) EAST OF THE SOUTHWEST CORNER THEREOF; THENCE N00°12'17"E A DISTANCE OF 215.50 FEET TO THE POINT OF BEGINNING; THENCE N00°12'17"E, A DISTANCE OF 705.23 FEET TO THE SOUTH LINE OF THIRD STREET; THENCE NORTHEASTERLY, ALONG SAID THIRD STREET, 165 FEET MORE OR LESS; THENCE S00°10'43"W, A DISTANCE OF 718.06 FEET; THENCE S89°09'57"W A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 34, 50 RODS (825 FEET) EAST OF THE SOUTHWEST CORNER THEREOF; THENCE N00°12'17"E A DISTANCE OF 215.50 FEET TO THE POINT OF BEGINNING; THENCE N00°12'17"E, A DISTANCE OF 534.19 FEET; THENCE N73°34'42"E, A DISTANCE OF 172.19 FEET; THENCE S00°10'43"W, A DISTANCE OF 584.26 FEET; THENCE N89°09'57"W A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

AND EXCEPT LOTS 1 THROUGH 4 OF LANGLEY SITE PLAN RECORDED UNDER AUDITORS FILE NO.
_____

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

TRACT B – OPEN SPACE DEDICATION TO CITY OF LANGLEY

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 34, 50 RODS (825 FEET) EAST OF THE SOUTHWEST CORNER THEREOF; THENCE N00°12'17"E A DISTANCE OF 215.50 FEET TO THE POINT OF BEGINNING; THENCE N00°12'17"E, A DISTANCE OF 534.19 FEET; THENCE N73°34'42"E, A DISTANCE OF 172.19 FEET; THENCE S00°10'43"W, A DISTANCE OF 584.26 FEET; THENCE N89°09'57"W A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

WETLAND BUFFER

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 30 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 34, 50 RODS (825 FEET) EAST OF THE SOUTHWEST CORNER THEREOF; THENCE N00°12'17"E A DISTANCE OF 749.69 FEET TO THE POINT OF BEGINNING; THENCE N00°12'17"E, A DISTANCE OF 26.09 FEET; THENCE S73°34'42"E A DISTANCE OF 172.19 FEET; THENCE S00°10'43"W, A DISTANCE OF 26.09 FEET; THENCE S73°34'42"W A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

EASEMENTS

EASEMENT A

EASEMENT A IS A 12' COMMON ACCESS AND UTILITY EASEMENT DEDICATED TO THE MEADOWS P.U.D. AND PARCEL NO. R33034-045-0740

EASEMENT B

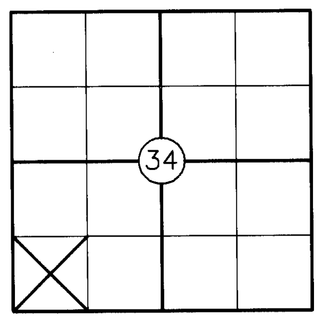
EASEMENT B IS A 10' PEDESTRIAN ACCESS AND UTILITY EASEMENT TO CITY OF LANGLEY.

EASEMENT C

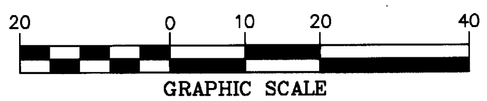
EASEMENT C IS A UTILITY EASEMENT OVER ALL OF TRACT A. THIS EASEMENT IS DEDICATED TO THE CITY OF LANGLEY TO ALLOW FOR OPERATION, MAINTENANCE AND REPAIR OF THE SEWAGE DISPOSAL SYSTEM.

09/25/2007 02:42:10 PM 4212778
Recording Fee $116.00 Page 3 of 3
Short Plat
Island County Washington

SHAYNE THATCHER
STATE OF WASHINGTON
28414
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 9/13/08
5-29-07



SEC. 34, TWP. 30 N., RNG. 3 E., W.M.



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

FOR: AUTUMN VILLAGE COMPANY	
SCALE: 1" = 60'	
APPROVED BY: LST	
DRAWN BY: RLS/RBT	
F.B. No. 66, 67, 73	
DRAWING No. 5869VILLAGE	
SHEET 3 OF 3	

TMI

BINDING SITE PLAN OF A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SEC. 34, TWP. 30 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