HIGHLAND VIEW ESTATES PLANNED RESIDENTIAL DEVELOPMENT No. PRD 473/06

PLANNED RESIDENTIAL DEVELOPMENT
NO. PRD 473/06. R33230-435-4610

05/19/2008 03:33:41 PM 4228883
Recording Fee $118.00 Page 1 of 3
Planned Residential Development
Island County Washington

PORTION OF THE NE 1/4 NE 1/4 OF SECTION 30, TOWNSHIP 32 N., RANGE 3 E, W.M.

NOTES

1. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN THE DIRECT RELATIONSHIP TO USAGE OF ROAD.

2. INSTRUMENTATION: SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "LEICA TCRA 1105", TRIMBLE S6, AND TRIMBLE 5800 DUAL FREQUENCY GPS SURVEY RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332.

3. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE FOLLOWING REQUIREMENTS MUST BE MET:
   A. A WATER AVAILABILITY 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.

4. THE FUTURE STORMWATER RUNOFF GENERATED FROM THE NEW RESIDENCES ON LOT 7 THROUGH 11 SHALL BE ROUTED INTO ONE INDIVIDUAL ON SITE LEVEL SPREADER PER LOT, RESPECTIVELY.

5. THE OWNERS HEREBY DECLARE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED UNDER AFN _____.

6. THIS PRD IS SUBJECT TO THE DECLARATION OF COVENANT FOR ROAD MAINTENANCE AND OTHER, AS RECORDED UNDER AUDITORS FILE NUMBER 4218801.

7. LOTS 5 AND 6 HEREBY GRANT AND CONVEY AN EASEMENT TO THE HOMEOWNERS ASSOCIATION AS SHOWN ON SHEET 3 OF 3 FOR STORM WATER CONVEYANCE.

8. LOTS 1 THROUGH 11, INCLUSIVE, HEREBY GRANTS AND CONVEYS THE PRIVATE ROAD AS SHOWN ON SHEET 3 OF 3 TO THE HOMEOWNERS ASSOCIATION.

9. 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 APPLIED FOR 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 NEED TO BE CHANGED.

RESTRICTIONS

1. DIRECT VEHICULAR ACCESS FROM LOTS 1 TO 11, INCLUSIVE IS RESTRICTED TO THE TWO ROAD EXTENSION CUL-DE-SACS AND FROM THEIR ACCESS POINT LOCATION ONTO THE MAIN PRIVATE ACCESS ROAD/ACCESS AND UTILITY EASEMENT, PARK VIEW LANE AND ITS SINGLE, APPROVED ACCESS POINT LOCATION ONTO ARROWHEAD ROAD AS SHOWN HEREON, (ACCESS PERMIT NO. 07-0003)

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.

3. THIS PRD HEREIN SHOWN SHALL BE LIMITED TO THE NUMBER OF LOTS PROPOSED; NO FURTHER SUBDIVISION WITHIN THE PRD SHALL BE ALLOWED.

4. THE OPEN SPACE IS TO BE LEFT IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR THOSE PORTIONS DESIGNATED FOR THE COMMUNITY AREA AND THE REMOVAL OF DEAD OR DYING TREES THAT ARE AN IMMEDIATE THREAT TO FALL ON POWER LINES, A BUILDING OR OTHER IMPROVEMENT. THE ONLY CLEARING ONSITE SHALL CONSIST OF THE CLEARING OF THE INTERIOR LOTS, LOTS 1-11, AND THE AREA WITHIN THE DESIGNATED COMMUNITY AREA.

5. ANY FUTURE TRAILS CONSTRUCTED WITHIN THE DESIGNATED OPEN SPACE AREAS ARE RESTRICTED TO PEDESTRIAN USE ONLY; NO MOTORIZED VEHICLES ALLOWED, EXCEPT FOR MAINTENANCE PURPOSES ONLY. MAXIMUM WIDTH OF TRAILS SHALL BE 5 FEET.

6. THE COMMUNITY AREA SHALL BE RESTRICTED TO FAMILY RECREATIONAL USE AND A COMMUNITY DRAINAGE FACILITY ONLY. NO HORSES OR MOTOR VEHICLES (OTHER THAN THOSE NECESSARY FOR MAINTENANCE) ARE PERMITTED WITHIN THIS AREA.

7. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: THE INTERIOR LOTS 1 THROUGH 11 SHALL HAVE A MINIMUM BUILDING SETBACK OF TWENTY (20) FEET FROM THE LOCAL ACCESS ROAD EASEMENT THAT SERVES THESE LOTS AND A MINIMUM BUILDING SETBACK OF FIFTY (50) FEET FROM THE OUTER BOUNDARY LINE OF THE PRD AS SHOWN ON THIS MAP. THE SETBACKS FROM THE INTERIOR LOT LINES SHALL TYPICALLY BE 5 FEET, EXCEPT IN AREAS OF UTILITY EASEMENTS, ALL AS SHOWN ON SHEET 3 OF 3. NO VARIANCES SHALL BE GRANTED TO PLACE STRUCTURES WITHIN THESE SETBACKS.

8. THERE IS NO ON STREET PARKING ALLOWED ON ANY OF THE PRIVATE ROADS SHOWN HEREON.

UTILITY EASEMENT

A 10.00 FOOT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THIS PRD AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE AREA ADJOINING THE PRIVATE ROADS AS SHOWN ON SHEET 3 OF 3 IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO. FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION. TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

RESEARCH

SURVEYS RECORDED UNDER AFN'S
4036229, 97009255 AND 3259592

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF MAY, 2008.

DENNIS J. ALBRIGHT PLS

17652
CERTIFICATE NUMBER

DENNIS J. ALBRIGHT — STATE OF WASHINGTON — 17652 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 2-10-08
5-12-08

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 30, TOWNSHIP 32 NORTH, RANGE 3 EAST W.M.

(DESCRIPTION IS BASED ON TITLE REPORT FROM PACIFIC NORTHWEST TITLE, ORDER NUMBER LT-91100, DATED NOVEMBER 30, 2007)

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLANNED RESIDENTIAL DEVELOPMENT DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLANNED RESIDENTIAL DEVELOPMENT WAS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 12 DAY OF MAY, 2008.

TMCK CAMANO, LLC

Robert A. Wick, officer.
WHIDBEY ISLAND BANK

CERTIFICATE OF TITLE

RECORDED 2008 IN VOLUME — AT PAGE —, UNDER AUDITORS FILE NO. 4228454, RECORDS OF ISLAND COUNTY WASHINGTON.

ACKNOWLEDGMENT

STATE OF Washington)
)SS
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Robert Wickstrom IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE officer OF WHIDBEY ISLAND BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 12, 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Jackie A. St. Clair
(NOTARY NAME TO BE PRINTED)
RESIDING AT: Burlington
MY APPOINTMENT EXPIRES 3-15-12

JACKIE A. ST. CLAIR — COMMISSION EXPIRES — NOTARY PUBLIC 3-15-2012 — STATE OF WASHINGTON

ISLAND COUNTY — COUNTY AUDITOR — STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF Washington)
)SS
COUNTY OF Snohomish)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Erik Mueller IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF TMCK CAMANO, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED May 12, 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Jackie A. St. Clair
(NOTARY NAME TO BE PRINTED)
RESIDING AT Burlington
MY APPOINTMENT EXPIRES 3-15-12

JACKIE A. ST. CLAIR — COMMISSION EXPIRES — NOTARY PUBLIC 3-15-2012 — STATE OF WASHINGTON

OCCUPATION NOTE

THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 13 DAY OF May, 2008.

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 14 DAY OF MAY, 2008.

_____, ISLAND COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06, ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 19 DAY OF MAY, 2008

JOHN DEAN, CHAIRMAN

PHILLIP BAKKE, MEMBER

WM. L. MCDOWELL, MEMBER

ELAINE MARLOW, CLERK OF THE BOARD.

BOARD OF CO. COMMISSIONERS — EST. ISLAND COUNTY 1853 — WASHINGTON

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND 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 OF 2008

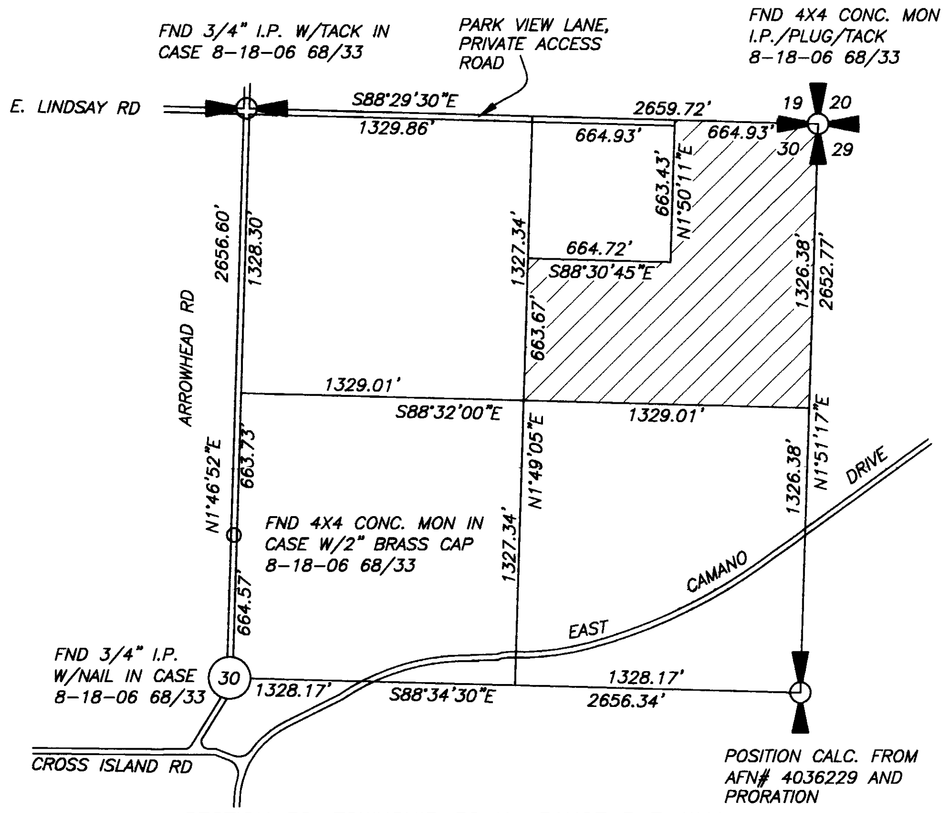
THIS 13 DAY OF May, 2008

ISLAND COUNTY TREASURER — DEPUTY

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 19 DAY OF May, 2008, AT 3:33 PM IN VOLUME — OF PLATS, PAGE(S) —, UNDER AUDITORS FILE NUMBER 4228883, RECORDS OF ISLAND COUNTY, AT THE REQUEST OF THE ISLAND COUNTY PLANNING DIRECTOR.

Sheilah Crider by Robin Corum
ISLAND COUNTY AUDITOR



SECTION 30, TOWNSHIP 32 N., RANGE 3 E, W.M.
INDEX MAP

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO Box 1705, 1111 Cleveland Street, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND VIEW ESTATES
PARCEL NO. R33230-435-4610
IN A PORTION OF THE NE 1/4
SECTION 30, TOWNSHIP 32 N., RANGE 3 E, W.M.
ISLAND COUNTY, STATE OF WASHINGTON
FOR
TMCK CAMANO LLC

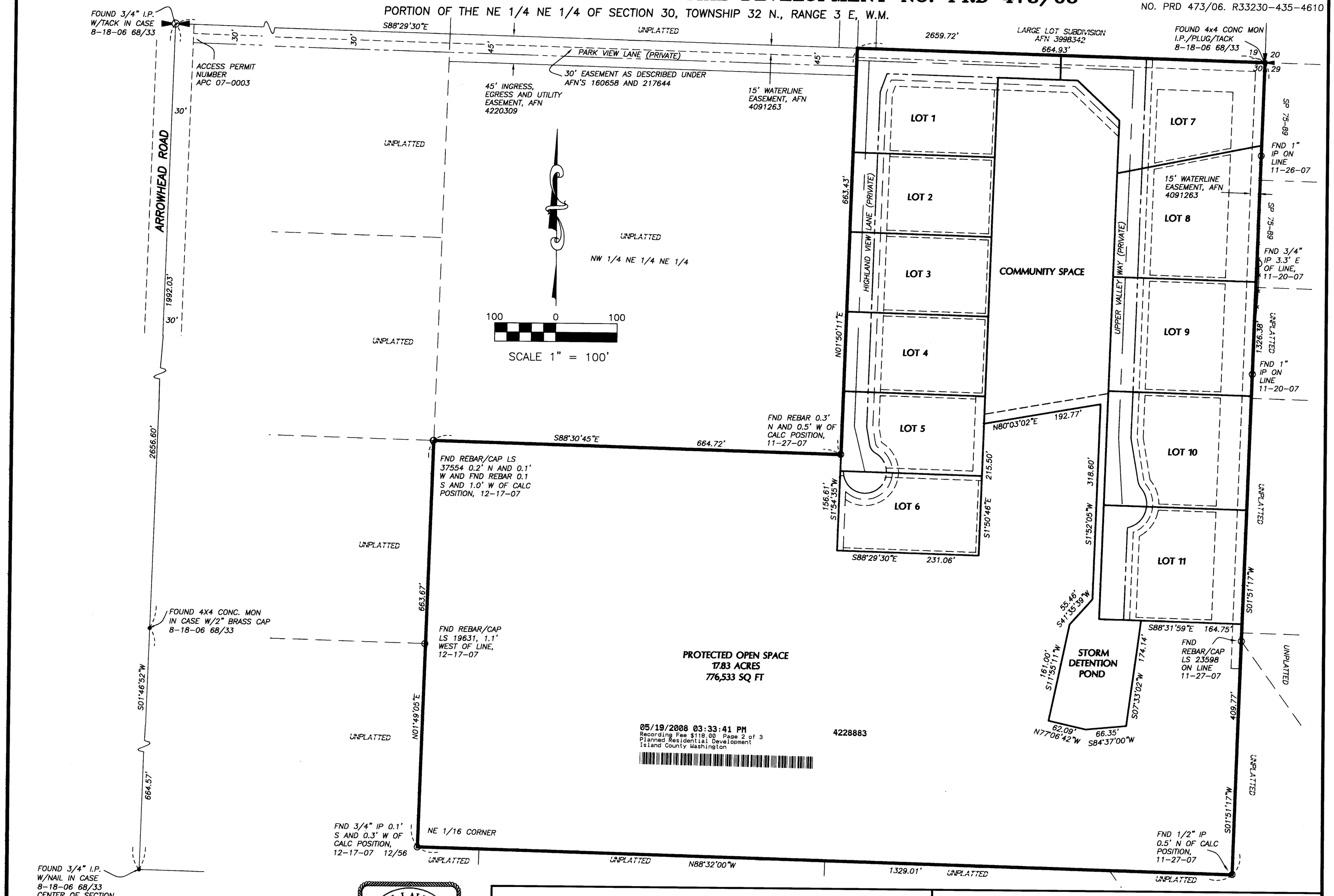
SHEET 1 OF 3

DATE: 5-12-08	BY: DJA	SCALE: N/A
PROJECT NO. 081-06	081-PLAT.DWG	F.B. N/A

HIGHLAND VIEW ESTATES PLANNED RESIDENTIAL DEVELOPMENT No. PRD 473/06

PORTION OF THE NE 1/4 NE 1/4 OF SECTION 30, TOWNSHIP 32 N., RANGE 3 E, W.M.

PLANNED RESIDENTIAL DEVELOPMENT
NO. PRD 473/06. R33230-435-4610



05/19/2008 03:33:41 PM
Recording Fee $119.00 Page 2 of 3
Planned Residential Development
Island County Washington

4228883

BASIS OF BEARING

ASSUMED N 88° 29' 30" W BETWEEN THE FOUND N 1/4 AND NE CORNERS OF SECTION 30 AS SHOWN HEREON.

DENNIS J. ALBRIGHT
STATE OF WASHINGTON
17652
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 7-10-08
5-12-08

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO Box 1705, 1111 Cleveland Street, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND VIEW ESTATES

PARCEL NO. R33230-435-4610
IN A PORTION OF THE NE 1/4
SECTION 30, TOWNSHIP 32 N., RANGE 3 E, W.M.
ISLAND COUNTY, STATE OF WASHINGTON
FOR
TMCK CAMANO LLC

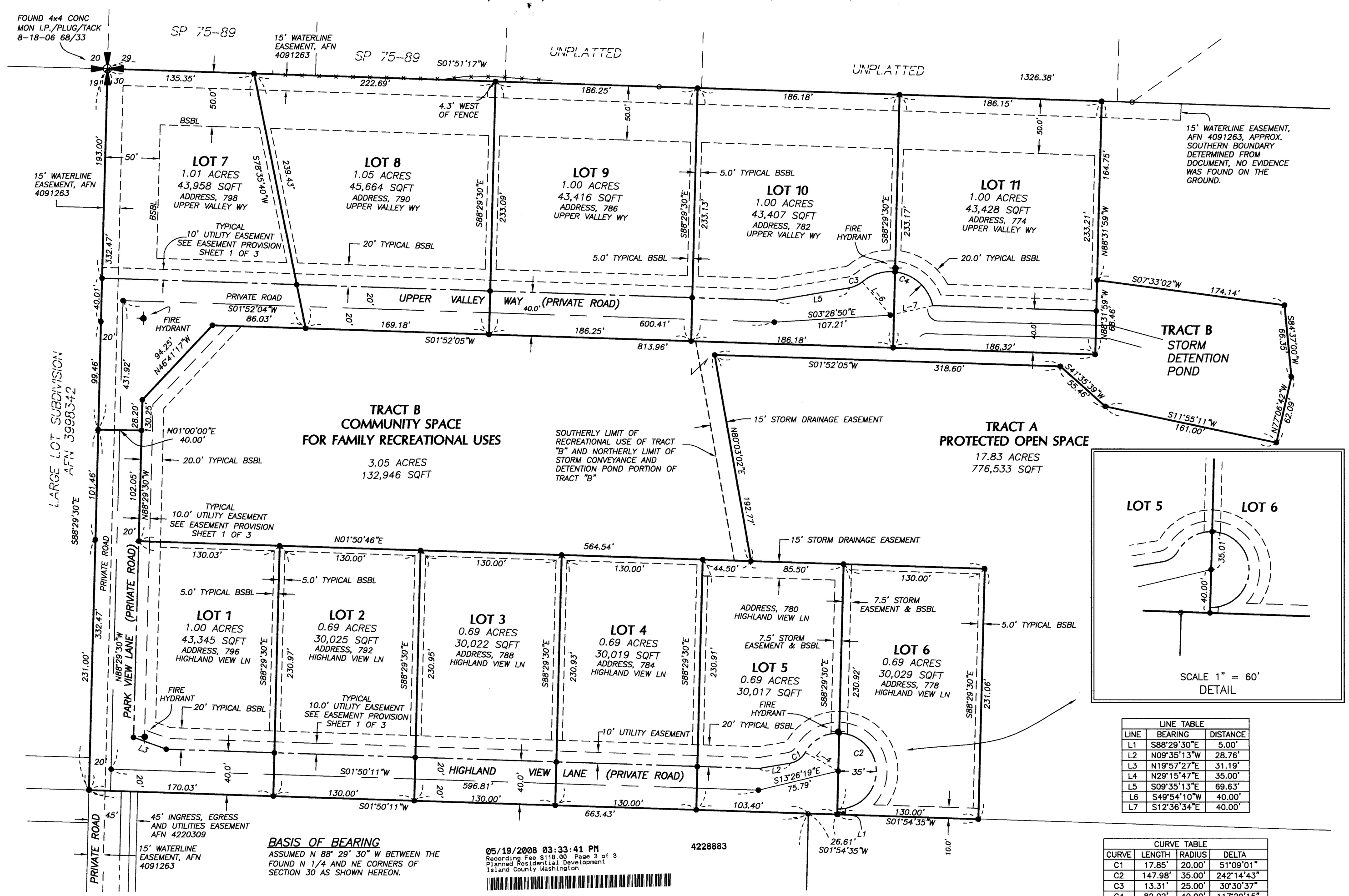
SHEET 2 OF 3

DATE: 5-12-08	BY: JOM	SCALE: 1" = 100'
PROJECT NO. 081-06 081-PLAT.DWG		F.B. 2/56

HIGHLAND VIEW ESTATES PLANNED RESIDENTIAL DEVELOPMENT No. PRD 473/06

PORTION OF THE NE 1/4 NE 1/4 OF SECTION 30, TOWNSHIP 32 N., RANGE 3 E, W.M.

PLANNED RESIDENTIAL DEVELOPMENT
NO. PRD 473/06. R33230-435-4610



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°29'30"E	5.00'
L2	N09°35'13"W	28.76'
L3	N19°57'27"E	31.19'
L4	N29°15'47"E	35.00'
L5	S09°35'13"E	69.63'
L6	S49°54'10"W	40.00'
L7	S12°36'34"E	40.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	17.85'	20.00'	51°09'01"
C2	147.98'	35.00'	242°14'43"
C3	13.31'	25.00'	30°30'37"
C4	82.02'	40.00'	117°29'15"

BASIS OF BEARING

ASSUMED N 88° 29' 30" W BETWEEN THE FOUND N 1/4 AND NE CORNERS OF SECTION 30 AS SHOWN HEREON.

05/19/2008 03:33:41 PM
Recording Fee $118.00 Page 3 of 3
Planned Residential Development
Island County Washington

4228883

60 0 60

LEGEND SCALE 1" = 60'

- ○ SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- ⊗ FOUND MONUMENT AS SHOWN
- —x— FENCE LINE
- BSBL BUILDING SETBACK LINE

DENNIS J. ALBRIGHT
STATE OF WASHINGTON
17652
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 7-10-08
5-12-08

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
PO Box 1705, 1111 Cleveland Street, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

HIGHLAND VIEW ESTATES

PARCEL NO. R33230-435-4610
IN A PORTION OF THE NE 1/4
SECTION 30, TOWNSHIP 32 N., RANGE 3 E, W.M.
ISLAND COUNTY, STATE OF WASHINGTON
FOR
TMCK CAMANO LLC

SHEET 3 OF 3

DATE: 5-12-08	BY: JOM	SCALE: 1" = 60'
PROJECT NO. 081-06 081-PLAT.DWG		F.B. 14/56