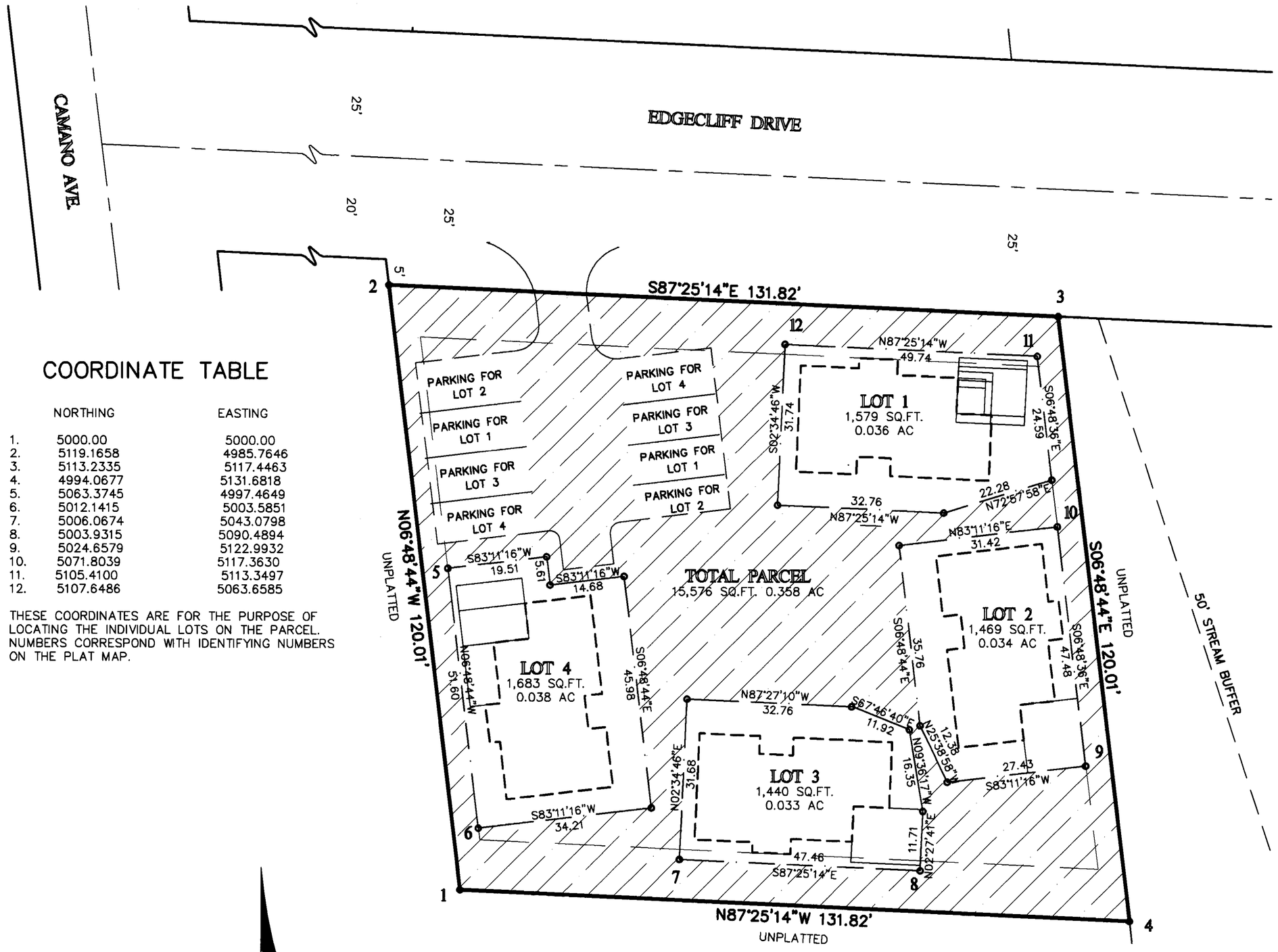
NOBLE WOODS BINDING SITE PLAN



LEGAL DESCRIPTION

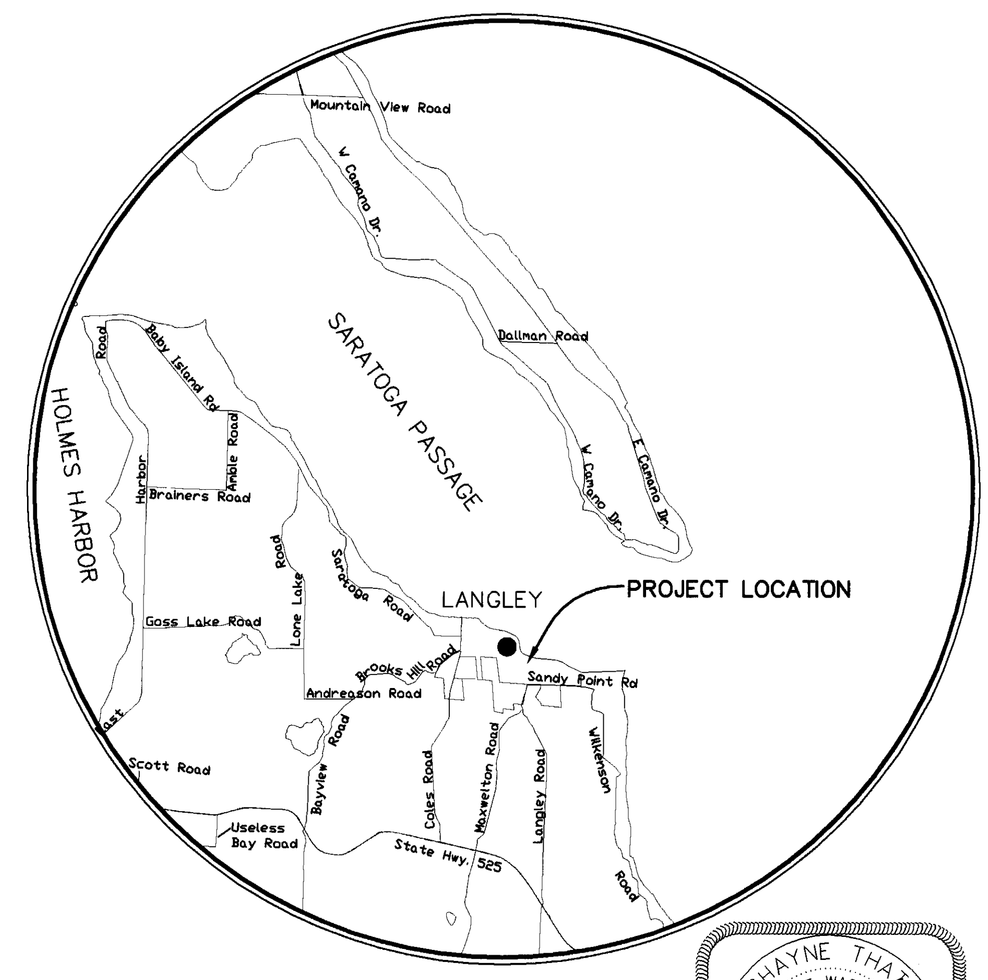
THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF EDGECLIFF DRIVE WITH THE EAST BOUNDARY OF CAMANO AVENUE IN THE TOWN OF LANGLEY:
THENCE SOUTH 87°25'14" EAST, ALONG THE SOUTH LINE OF SAID EDGECLIFF DRIVE, 271.83 FEET, TO THE NORTHEAST CORNER OF LOT 1 OF THE CITY OF LANGLEY SHORT PLAT NO. 83-1;
THENCE SOUTH 06°48'44" EAST, ALONG THE EAST LINE OF SAID SHORT PLAT, 5.07 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 06°48'44" EAST, ALONG SAID EAST LINE, 120.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH 87°25'14" EAST, 131.82 FEET;
THENCE NORTH 06°48'44" WEST, 120.01 FEET TO THE SOUTH LINE OF SAID EDGECLIFF DRIVE;
THENCE NORTH 87°25'14" WEST, ALONG SAID SOUTH LINE, 131.82 FEET TO THE POINT OF BEGINNING.

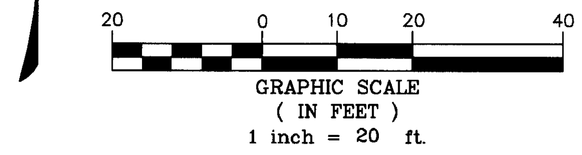
COORDINATE TABLE

	NORTHING	EASTING
1.	5000.00	5000.00
2.	5119.1658	4985.7646
3.	5113.2335	5117.4463
4.	4994.0677	5131.6818
5.	5063.3745	4997.4649
6.	5012.1415	5003.5851
7.	5006.0674	5043.0798
8.	5003.9315	5090.4894
9.	5024.6579	5122.9932
10.	5071.8039	5117.3630
11.	5105.4100	5113.3497
12.	5107.6486	5063.6585

THESE COORDINATES ARE FOR THE PURPOSE OF LOCATING THE INDIVIDUAL LOTS ON THE PARCEL. NUMBERS CORRESPOND WITH IDENTIFYING NUMBERS ON THE PLAT MAP.



VICINITY MAP
N.T.S.



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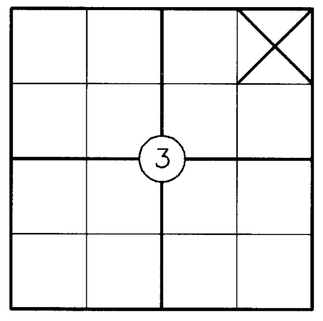
Binding Site Plan
Island County Washington

LEGEND

PROPOSED HOME

COMMON SPACE



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

LEGEND

o DENOTES 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED (LS #28414) SET THIS SURVEY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER OF EDGECLIFF DRIVE AS SHOWN ON RECORD OF SURVEY IN VOLUME 4 PAGE 460, RECORDS OF ISLAND COUNTY, WASHINGTON.

NOTES

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

SURVEY REFERENCES

RECORD OF SURVEY BY HC & WL IN VOLUME 6 OF SURVEYS, PAGE 71 RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORD OF SURVEY BY HC & WL IN VOLUME 4 OF SURVEYS, PAGE 460 RECORDS OF ISLAND COUNTY, WASHINGTON.

BOUNDARY LINE ADJUSTMENT IN AUDITORS FILE No. 4130531, RECORDS OF ISLAND COUNTY, WASHINGTON.

SHAYNE THATCHER
STATE OF WASHINGTON
28414
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 9/13/08
6-5-08

FOR: MEPTOR LLC	
SCALE: 1" = 20'	
APPROVED BY: LST	
DRAWN BY: RLS/RBT/DLG	
F.B. No. SEE FILE	
DRAWING No. 5239	
PAGE 1 OF 2	
DATE: 02/28/08	

TMI

BINDING SITE PLAN OF A PORTION OF THE NE 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

NOBLE WOODS BINDING SITE PLAN

NOTES

1) THE COMMON SPACE AS SHOWN ON THE FACE OF THE BINDING SITE PLAN ARE TO BE MAINTAINED BY THE NOBLE WOODS HOMEOWNERS' ASSOCIATION, PURSUANT TO THE COVENANTS, CONDITIONS & RESTRICTIONS ON FILE HEREIN.

2) MODIFICATIONS TO THIS BINDING SITE PLAN, STRUCTURES OR LANDSCAPING ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE CITY OF LANGLEY, AND SHALL BE IN ACCORDANCE WITH THE DECISION DRB 2007/19 MADE BY THE DESIGN REVIEW BOARD ON NOVEMBER 20, 2007.

3) THIS BINDING SITE PLAN IS SUBJECT TO COVENANTS, CONDITIONS & RESTRICTIONS OF THE PLAT OF NOBLE WOODS RECORDED ON June 16, 2008 UNDER ISLAND COUNTY AUDITOR'S FILE NO. 4230811.

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:

COMMON SPACE, AS SHOWN ON THE FACE OF THE PLAT, IS DEDICATED AS FOLLOWS:

INGRESS, EGRESS AND ACCESS TO THE LOTS FOR ALL OF THE OWNERS OF THE PROPERTY IN BINDING SITE PLAN.

AN EASEMENT FOR INGRESS & EGRESS, FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING AND IMPROVING UTILITIES BY THE CITY OF LANGLEY FOR SEWER AND WATER, FOR THE UTILITIES PROVIDED BY PUGET SOUND ENERGY, COMCAST & WHIDBEY TELECOM OVER, UNDER AND ACROSS THE ENTIRE BINDING SITE PLAN.

THE RIGHT TO DRAIN ANY AND ALL PARKING LOT AND SIDEWALKS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MAY TAKE A NATURAL COURSE AFTER THE PARKING LOT AND SIDEWALKS ARE GRADED FOLLOWING THE ORIGINAL GRADING OF ROADS AND SIDEWALKS. LOT OWNERS ARE PROHIBITED FROM BLOCKING, DIVERTING OR RESTRICTING ANY NATURAL OR CONSTRUCTED DRAINAGE COURSE.

ALL LOTS, AND COMMON OPEN SPACE, WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO AND SOLD UNDER THE RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON _____, 2008 UNDER ISLAND COUNTY AUDITOR'S FILE NO. _____.

OWNER'S CONSENT

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

Metpor LLC Marjorie Maure Manager 6-6-08

OWNERS SIGNATURE DATE OWNERS SIGNATURE DATE

NAME PRINTED DATE NAME PRINTED DATE

Lauren Pool - VP FOR WHIDBEY ISLAND BANK

MORTGAGE OR LIEN HOLDER'S SIGNATURE 6-6-08

RESTRICTIONS

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

NO FURTHER SUBDIVISION OF ANY LOT IS PERMITTED.

THERE SHALL BE NO DIRECT ACCESS TO EDGECLIFF DRIVE FROM INDIVIDUAL LOTS. ALL ACCESS WILL BE FROM THE COMMON ACCESS SHOWN HEREON.

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

THE COMMON SPACE SHALL REMAIN AS PERMANENT COMMON SPACE IN ACCORDANCE WITH THE NOBLE WOODS COTTAGE DEVELOPMENT AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF NOBLE WOODS OR, IN THE ABSENCE THEREOF, THE OWNERS OF THE RESPECTIVE LOTS. IN THE EVENT THAT THE PROPERTY OWNERS ARE NEGLIGENT IN THEIR MAINTENANCE RESPONSIBILITIES, THE CITY IS EMPOWERED TO PERFORM THE NECESSARY MAINTENANCE OR IMPROVEMENTS AND ASSESS THE OWNERS WITHIN THE BINDING SITE PLAN FOR THE COSTS.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF ISLAND)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Marjorie E Maure 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 6 DAY OF June, 2008.

Serene L Armstrong

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

MY APPOINTMENT EXPIRES 05-5-10

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

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Island)SS

THIS IS TO CERTIFY THAT ON THIS 6 DAY OF June, 2008 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED Lauren Pool, RESPECTIVELY OF Whidbey Island Bank 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.

Serene L Armstrong

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

MY APPOINTMENT EXPIRES 05-5-10

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

APPROVALS

EXAMINED AND APPROVED THIS 9th DAY OF June

CITY ENGINEER

EXAMINED AND APPROVED THIS 9th DAY OF JUNE 2008

PLANNING OFFICIAL

EXAMINED AND APPROVED THIS 9th DAY OF JUNE 2008

MAYOR

CITY CLERK

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2008 TAXES.

TREASURER OFFICIAL SEAL ISLAND COUNTY WASHINGTON

ISLAND COUNTY TREASURER

C. Foot Dept 6/16/08

DEPUTY ISLAND COUNTY TREASURER

06/16/2008 11:47:32 AM 4230810
Recording Fee $113.00 Page 2 of 2
Binding Site Plan
Island County Washington

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 16 DAY OF JUNE 2008, AT 11:47 A.M., IN SITE PLANS, UNDER AUDITOR'S FILE NO. 4230810, RECORDS OF ISLAND COUNTY, WASHINGTON AT THE REQUEST OF THE CITY OF LANGLEY.

Sheilah Crider by Kim Armstrong

ISLAND COUNTY AUDITOR

DEPUTY AUDITOR

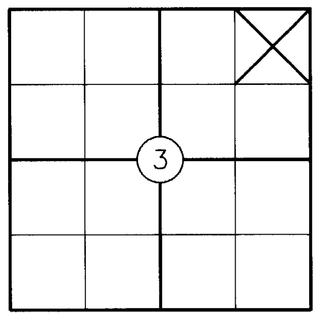
SURVEYOR'S CERTIFICATE

THIS BINDING SITE PLAN CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF LANGLEY AND WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF JUNE, 2008.

REGISTERED LAND SURVEYOR LICENSE NO. 28414

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

6-5-08



SEC. 3, TWP. 29 N., RNG. 3 E., W.M. T:\TMI\DATA\Land Projects\7600-7699\7639Genkow\dwg\SITEPLAN MAP.dwg 6/5/2008 2:50:50 PM PDT

FOR: METPOR LLC	
SCALE: N/A	
APPROVED BY: LST	
DRAWN BY: RLS/RBT	
F.B. No. SEE FILE	
DRAWING No. 5239	
PAGE 2 OF 2	
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