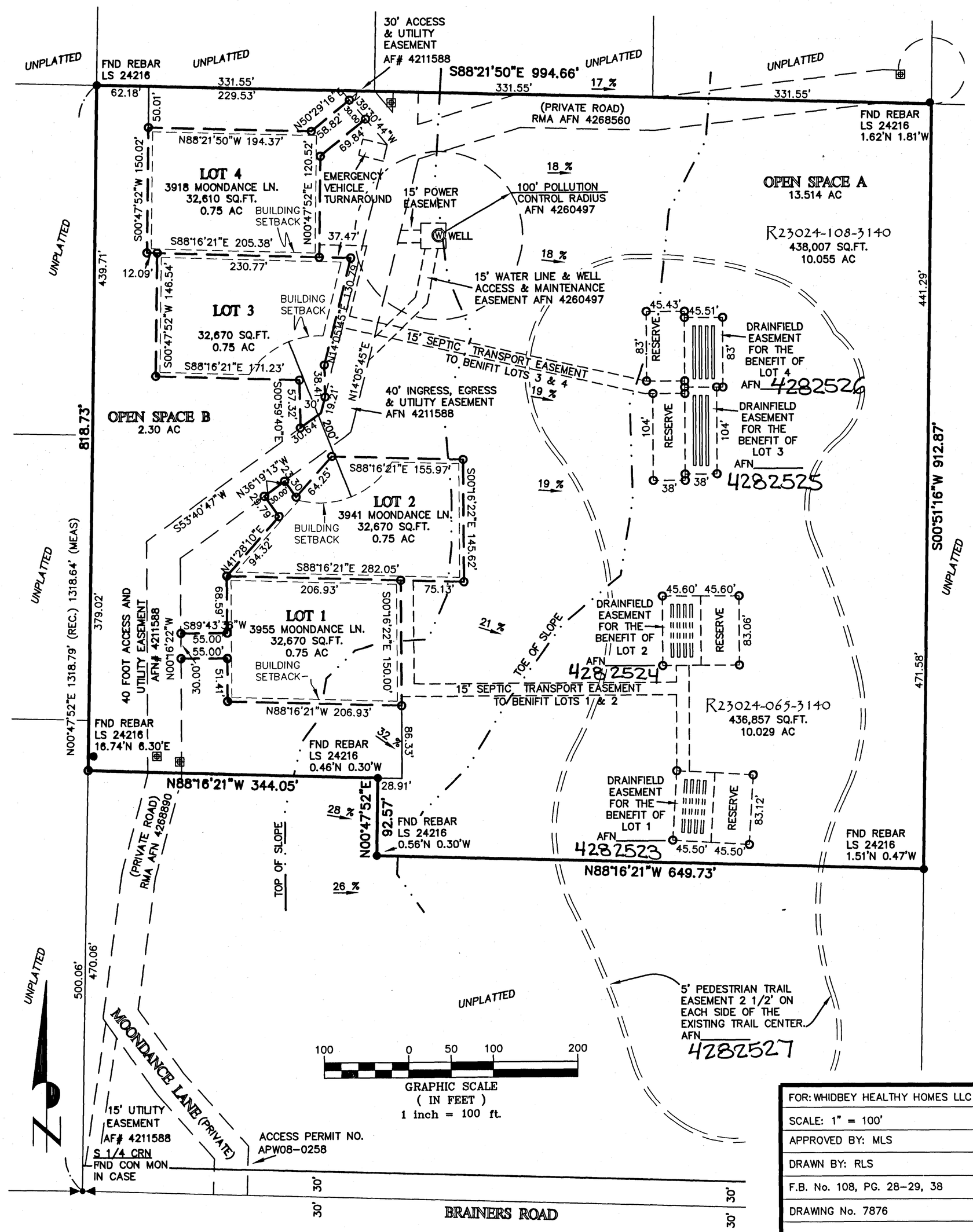
FOREST COTTAGES ON MOONDANCE LANE PLANNED RESIDENTIAL DEVELOPMENT No.308/08.R23024-065-3140 & R23024-108-3140

DATE OCTOBER 8TH 2010



LEGAL DESCRIPTION

R23024-108-3140

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE SOUTH 878.96 FEET THEREOF;

AND EXCEPT THE EAST HALF OF THE EAST HALF THEREOF.

SITUATE IN ISLAND COUNTY, WASHINGTON.

R23024-065-3140

THE NORTH 471.52 FEET OF THE SOUTH 878.96 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE EAST HALF OF THE EAST HALF THEREOF;

AND EXCEPT THE NORTH 92.56 FEET OF THE SOUTH 500 FEET OF THE WEST 344.00 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER.

SITUATE IN ISLAND COUNTY, WASHINGTON.

MICHAEL LEE SOLIN STATE OF WASHINGTON 38174 REGISTERED PROFESSIONAL LAND SURVEYOR

10-1-2010

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N00°47'52"E ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SEC. 24, TWP. 30 N., RNG. 2 E.,W.M., PER RECORD OF SURVEY, AFN 4211862.

SURVEY REFERENCES

RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 4211862, RECORDS OF ISLAND COUNTY, WASHINGTON.

EQUIPMENT & PROCEDURES

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

LEGEND

- DENOTES 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED (TMI LS #28414) SET THIS SURVEY
- DENOTES SET HUB & TACK THIS SURVEY
- DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED
- DENOTES QUARTER CORNER FOUND AND HELD AS NOTED
- DENOTES WELL HEAD
- DENOTES EXISTING UTILITIES (POWER, TELEPHONE AND/OR CABLE) LOCATED PER THIS SURVEY

4282521

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Recording Fee $133.00 Page 1 of 2
Planned Residential Development
Island County Washington

SITE COVERAGE RATIO

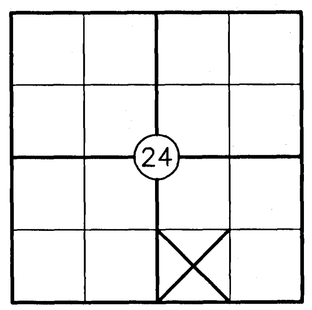
TOTAL SITE AREA:	874,864 SQ.FT.;	20.084 AC	
LOTS 1 – 4:	130,680 SQ.FT.;	3.000 AC;	15%
COMMUNITY SPACE:	48,998 SQ.FT.;	1.125 AC;	5%
ROADS:	61,402 SQ.FT.;	1.410 AC;	7%
OPEN SPACE:	633,784 SQ.FT.;	14.549 AC;	72%

TOTAL PRD AREA

PRIVATE SPACE: LOTS 1–4

COMMUNITY SPACE: ACCESS ROADS AND UTILITY EASEMENTS, WATER LINE AND WELL SITE EASEMENTS, SEPTIC TRANSPORT AND DRAINFIELD EASEMENTS.

OPEN SPACE: ENTIRE PRD AREA EXCEPT PRIVATE SPACE AND COMMUNITY SPACE. TOTAL OPEN SPACE IS OPEN SPACE A + OPEN SPACE B.



SEC. 24, TWP. 30 N., RNG. 2 E., W.M.

FOR: WHIDBEY HEALTHY HOMES LLC	
SCALE: 1" = 100'	
APPROVED BY: MLS	
DRAWN BY: RLS	
F.B. No. 108, PG. 28–29, 38	
DRAWING No. 7876	
SHEET 1 OF 2	

TMI

PLANNED RESEDENTIAL DEVELOPMENT OF A PORTION OF THE SW 1/4 OF THE SE 1/4 SEC. 24, TWP. 30 N., RNG. 2 E., W.M.

Island County Washington

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

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FOREST COTTAGES ON MOONDANCE LANE

PLANNED RESIDENTIAL DEVELOPMENT No.308/08.R23024-065-3140 & R23024-108-3140

DATE October 5th, 2010

NOTE

1) 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 WILL NEED TO BE CHANGED.

2) PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:

A) A WATER AVAILABILITY VERIFICATION 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.

C) SEWAGE TRANSPORT LINES SERVING LOTS SHARING THE SAME SEWAGE TRANSPORT LINE EASEMENT (PRD LOTS 1&2; PRD LOTS 3&4), SHALL BE INSTALLED AT THE SAME TIME BY A LICENSED SEWAGE SYSTEM INSTALLER.

3) ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.

RESTRICTIONS

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

2) 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 AND THE SELECTIVE HARVEST OF TREES AS INDICATED IN THE FOREST MANAGEMENT PLAN. THE ONLY CLEARING ONSITE WILL CONSIST OF THE CLEARING OF THE INTERIOR LOTS, THE LAND DESIGNATED AS THE ROAD TRACT AND THE LAND WITHIN THE DESIGNATED COMMUNITY AREA.

3) COMMUNITY AREA IS DESIGNATED AS ACCESS ROADS AND UTILITY EASEMENTS, WATER LINE AND WELL SITE EASEMENTS, AND SEPTIC TRANSPORT AND DRAINFIELD EASEMENTS.

4) ANY FUTURE TRAILS CONSTRUCTED WITHIN THE DESIGNATED OPEN SPACE AREAS ARE RESTRICTED TO PEDESTRIAN USE ONLY; NO MOTORIZED VEHICLES ALLOWED, EXCEPT FOR MAINTENANCE PURPOSES OR FOR THE SELECTIVE HARVEST OF TREES AS INDICATED IN THE FOREST MANAGEMENT PLAN. MAXIMUM WIDTH OF TRAILS SHALL BE 5 FEET.

5) DURING ALL INSTALLATION, MAINTENANCE, OR REPAIR OF DRAINAGE AND DRAINFIELD FACILITIES IN THE OPEN SPACE, THE ONLY CLEARING, CUTTING OR REMOVAL OF VEGETATION SHALL BE WITHIN AN AREA WHICH IS THE MINIMUM NEEDED. ALL OTHER VEGETATION MUST REMAIN AND MEET THE OPEN SPACE RESTRICTIONS AS NOTED HEREIN. NO CLEARING, CUTTING, OR REMOVAL OF VEGETATION OUTSIDE THE DRAINAGE AND DRAINFIELD AREAS SHALL BE ALLOWED.

6) MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: THE LOTS SHALL HAVE A MINIMUM BUILDING SETBACK OF TWENTY (20) FEET FROM THE PRIVATE ROAD THAT SERVES THOSE LOTS AND A MINIMUM BUILDING SETBACK OF FIVE (5) FEET FROM EACH INTERIOR LOT BOULDARY. NO VARIANCES SHALL BE GRANTED TO PLACE STRUCTURES WITHIN THESE SETBACKS.

7) DIRECT VEHICULAR ACCESS FROM PRD LOTS 1-4 TO BRAINERS ROAD IS RESTRICTED TO THE APPROVED LOCATION SHOWN HEREON.

8) 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.

NOTES

1) THE OWNER(S) OF THE AFOREDESCRIBED PROPERTY OR OF ANY LOT WHICH HAS BEEN OR IS SUBSEQUENTLY CREATED ON SAID PROPERTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE ROADS WITH SAID PLANNED RESIDENTIAL DEVELOPMENT.

2) THE ROAD(S) AND ANY PRIVATE ROAD NAME AND/OR STOP SIGNS SHALL BE MAINTAINED CONSISTENT WITH ISLAND COUNTY STANDARDS FOR SUCH PRIVATE ROADS AND/OR SIGNS.

3) IN THE EVENT SUCH PRIVATE ROAD IS IMPROVED TO COUNTY STANDARDS FOR PUBLIC STREETS, AND THE COUNTY IS WILLING TO ACCEPT THE DEDICATION OF SUCH ROAD, EACH LOT OWNER SHALL EXECUTE ANY DOCUMENTS NECESSARY TO ACCOMPLISH SUCH DEDICATION.

4) WARNING: ISLAND COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN OR PROVIDING SERVICE TO THE ABOVE-REFERENCED PROPERTY.

5) PRD IS SUBJECT TO A BLANKET EASEMENT TO WHIDBEY TELECOM AS RECORDED UNDER AUDITOR'S FILE NUMBER 4180839.

6) AN EXTINGUISHMENT OF EXISTING COVENANTS, CONDITIONS & RESTRICTIONS RECORDED UNDER AUDITORS FILE NUMBER 4268888 HAS BEEN SUPERSEDED BY A ROAD MAINTENANCE AGREEMENT FILED UNDER AUDITOR'S FILE NUMBER 4268560 AND A ROAD MAINTENANCE AGREEMENT FILED UNDER AUDITOR'S FILE NUMBER 4268890.

7) COVENANTS, CODES AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NUMBERS 4282522 ON 10-11-10

8) QUIT CLAIM TO CHANGE THE NAME OF THE OWNER AF4274373.

9) PRD IS SUBJECT TO A BLANKET EASEMENT TO PUGET SOUND ENERGY AS RECORDED UNDER AUDITOR'S FILE NUMBER 4257616.

10/11/2010 10:34:19 AM 4282521
Recording Fee $133.00 Page 2 of 2
Planned Residential Development
Island County Washington

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) 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 1 DAY OF October, 2010.

Patrick M Murphy — Susan Anderson
OWNER'S SIGNATURE — OWNER'S SIGNATURE
PATRICK M MURPHY — SUSAN TANDERSON
OWNER'S NAME PRINTED — OWNER'S NAME PRINTED

MORTGAGE OR LIEN HOLDER'S SIGNATURE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF ISLAND)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Patrick Murphy Susan Anderson 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 1 DAY OF October, 2010.

Jerry G. Morrison
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Freeland
MY APPOINTMENT EXPIRES 9-21-2011

JERRY G MORRISON — Commission Expires — NOTARY PUBLIC — 09-21-2011 — STATE OF WASHINGTON

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF _____)SS

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____,2010 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_____

DECLARATION

APPLICANT AND APPLICANTS HEIRS, LEGAL REPRESENTATIVES, ASSIGNS, AND LESSEES, HEREBY ACKNOWLEDGE AND AGREE TO ACCEPT BY THE PLACEMENT OF THIS NOTICE, AND THE ACCEPTANCE AND RECORDING OF THIS INSTRUMENT, THAT THE PROPERTY HEREIN DESCRIBED IS SITUATED WITHIN FIVE HUNDRED (500) FEET OF PROPERTY WHERE COMMERCIAL FORESTRY ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION, AND THEREFORE THE PROPERTY MAY BE SUBJECT TO NOISE, DUST, SMOKE AND ODORS RESULTING FROM HARVEST, PLANTING, FERTILIZATION, WASTE DISPOSAL AND PEST CONTROL ASSOCIATED WITH PERMITTED FOREST PRACTICES. THESE PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE UNLESS THE ACTIVITY HAS A SUBSTANTIAL ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY. BY THE RECORDING OF THIS NOTICE, THE COUNTY DOES NOT INTEND TO AFFECT OR IMPAIR ANY RIGHT TO SUE FOR DAMAGES UNDER NEW RCW 7.48.305.

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 OCTOBER, 2010.

REGISTERED LAND SURVEYOR
LICENSE NO. 45174

MICHAEL LEE SULLIVAN — STATE OF WASHINGTON — 45174 — REGISTERED PROFESSIONAL LAND SURVEYOR

10-1-2010

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, 2010.

C. Fort Dept 10/4/10
ISLAND COUNTY TREASURER

TREASURER — SEAL — ISLAND COUNTY WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 11 DAY OF OCT. 2010, AT 10:34 A.M., IN VOLUME —
OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGE —, UNDER AUDITOR'S FILE NO. 4282521, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY PLANNING DIRECTOR.

Sheila Crider — Kim Armstrong
ISLAND COUNTY AUDITOR — DEPUTY AUDITOR

ISLAND COUNTY — COUNTY AUDITOR — STATE OF WASHINGTON

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 5TH DAY OF OCTOBER, 2010

ROBERT PEDERSON, DIRECTOR

~~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 _____ DAY OF _____, 2010~~

~~JOHN DEAN, MEMBER~~

~~ANGIE HOMOLA, MEMBER~~

~~HELEN PRICE JOHNSON, CHAIRMAN~~

~~MARLOW, CLERK OF THE BOARD~~

Pursuant to ICC 16.17.020.A, *"Any PRD where no more than four (4) Dwelling Units are proposed, shall be processed as a Type II decision pursuant to Chapter 16.19 ICC."*

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 5TH DAY OF OCTOBER, 2010

WILLIAM OAKES, ISLAND COUNTY ENGINEER

~~CERTIFICATE OF TITLE~~

~~RECORDED UNDER AUDITOR'S FILE NO. _____, RECORDS OF ISLAND COUNTY, WASHINGTON.~~

Certificate of Title
Recorded under Auditors File No. 4282520 Records of Island County, WASHINGTON

FOR: WHIDBEY HEALTHY HOMES LLC	
SCALE: 1" = 100'	
APPROVED BY: MLS	
DRAWN BY: RLS	
F.B. No. 108, PG. 28-29, 38	
DRAWING No. 7876	
SHEET 2 OF 2	

TMI

PLANNED RESEDENTIAL DEVELOPMENT OF A PORTION OF THE SW 1/4 OF THE SE 1/4 SEC. 24, TWP. 30 N., RNG. 2 E., W.M.

Island County — Washington

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

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