

**LEGAL DESCRIPTION**

PER STEWART TITLE COMPANY SUBDIVISION GUARANTEE NO. G-6329-000006692

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN; EXCEPT ANY PORTION THEREOF LYING WITHIN ANDERSON ROAD RIGHT-OF-WAY; SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

**SUBDIVISION GUARANTEE NOTES:**

- #1. GENERAL TAXES, 2015. (SEE SUBDIVISION.)
- #2. ASSESSMENTS OR LID'S, IF ANY AS MAY BE LEVIED BY THE CITY OF LANGLEY.
- #3. QUESTION AS TO THE OWNERSHIP OF THE VACATED ROAD PORTION UNDER AUDITOR'S FILE NO. 395063 AS THE DEED BY WHICH TITLE WAS ACQUIRED AUDITOR'S FILE NO. 95012009 EXCEPTED OUT ANDERSON ROAD RIGHT-OF-WAY.
- #4. VACATION OF RIGHT-OF-WAY FOR ROADS, STREETS, ALLEYS IS SUBJECT TO THE FOLLOWING RESERVATIONS, AS CONTAINED IN ORDER VACATING ROAD AS RECORDED APRIL 12, 1982 UNDER AUDITOR'S FILE NUMBER 395063.
  - A. ALL EASEMENT RIGHTS HELD BY EXISTING PRIVATE OR PUBLIC UTILITIES SHALL REMAIN IN AFFECT.
  - B. ALL EASEMENT RIGHTS HELD BY ADJOINING PROPERTIES OR DEPENDENT PROPERTIES, PERTAINING TO INGRESS OR EGRESS, SHALL REMAIN IN AFFECT.
- #5. EASEMENT FOR UNDERGROUND ELECTRICAL SYSTEM AS RECORDED ON FEBRUARY 1, 1991 UNDER AUDITOR'S FILE NO. 91001616.
- #6. DEDICATION OF EASEMENT AND COVENANT TO MAINTAIN ROADWAY AND EXTINGUISHMENT OF EASEMENT AS RECORDED ON JULY 23, 1990 UNDER AUDITOR'S FILE NO. 90014004.
- #7. DEDICATION OF EASEMENT AND COVENANT TO MAINTAIN ROADWAY AND DEDICATION OF BUFFER ZONES AS RECORDED AUGUST 29, 1991 UNDER AUDITOR'S FILE NO. 91013001.
- #8. DEDICATION OF EASEMENT AND COVENANT TO MAINTAIN ROADWAY AND DEDICATION OF BUFFER ZONES AS RECORDED AUGUST 29, 1991 UNDER AUDITOR'S FILE NO. 91013002.
- #9. A 50-FOOT BUFFER FOR TREES AND PRIVACY AS CONTAINED IN DEED RECORDED ON JULY 31, 1995, UNDER AUDITOR'S FILE NO. 95012009.
- #10. SURVEY AS RECORDED ON MARCH 5, 1996 IN VOLUME 9 OF SURVEYS, PAGE 287 UNDER AUDITOR'S FILE NO. 96003642.
- #11. AGREEMENT RECORDED ON APRIL 9, 2014, UNDER AUDITOR'S FILE NO. 4357695 AND RE-RECORDED MAY 27, 2014 UNDER AUDITOR'S FILE NO. 4359927.
- #12. EASEMENT AND ROAD MAINTENANCE AGREEMENT RECORDED SEPTEMBER 2, 2014, UNDER AUDITOR'S FILE NO. 4364905.

**PARCEL INFORMATION**

R32903-245-2490 AREA: 445,190± SQFT (10.22± ACRES)

**LOT AREAS**

LOT 1: 2000± SQ FT	LOT 2: 2000± SQ FT	LOT 3: 2000± SQ FT
LOT 4: 2000± SQ FT	LOT 5: 2000± SQ FT	LOT 6: 2000± SQ FT
LOT 7: 2000± SQ FT	LOT 8: 2000± SQ FT	LOT 9: 2000± SQ FT
LOT 10: 2000± SQ FT	LOT 11: 2000± SQ FT	LOT 12: 2000± SQ FT
LOT 13: 2007± SQ FT	LOT 14: 2005± SQ FT	LOT 15: 2005± SQ FT
LOT 16: 2005± SQ FT		

**TRACT 'A':** 389,303± SQ FT (COMMON OPEN SPACE, COMMONS HOUSE, SOLAR PANELS)

**TRACT 'B':** 23,885± SQ FT (PARKING AND GRAVEL DRIVES)

TOTAL AREA: 445,190± SQ FT (10.22± ACRES)

**SURVEY NOTES**

EQUIPMENT USED: ELECTRONIC TOTAL STATION: LEICA TS-06 PLUS  
METHOD OF SURVEY: FIELD TRAVERSE  
PRECISION OF CONTROL TRAVERSE MEETS OR EXCEEDS MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.  
THIS SURVEY WAS CONDUCTED ON THE GROUND ON 10/23/12, 10/24/12, 10/29/12, 11/30/12, 11/5/12, 12/5/12, 12/6/12, 7/27/15, 7/29/15, 8/5/15, 9/28/15, 10/20/15, 11/20/15, 12/1/15 AND 12/22/15.

**ACKNOWLEDGMENT**

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF February 2016 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED LEILA JEROME RESPECTIVELY OF UPPER LANGLEY, LLC A LIMITED LIABILITY COMPANY, THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

**OWNERS CONSENT**

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Langley MY APPOINTMENT EXPIRES 2-20-16

CHERYL KNIGHTON  
Notary Public  
State of Washington  
My Commission Expires  
February 20, 2016

**ACKNOWLEDGMENT**

THIS IS TO CERTIFY THAT ON THIS 4th DAY OF February 2016 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED CAROLYN PETERSON RESPECTIVELY OF UPPER LANGLEY, LLC A LIMITED LIABILITY COMPANY, THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

**OWNERS CONSENT**

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

Carolyn Peterson MEMBER DATE Feb 4, 2016

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBIN PLATED, HEREBY DECLARE THIS PLAT AND DEDICATE THE FOLLOWING:  
INGRESS, EGRESS AND ACCESS TO THE LOTS FOR ALL OF THE OWNERS OF THE PROPERTY IN THE PLAT OF UPPER LANGLEY.  
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 & WHIDDEY TELECOM.

**RESTRICTIONS**

EXCEPTING TRACTS A AND B, ALL LOTS OF LAND EMBRACED BY THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD UNDER THE ONE OF THE FOLLOWING RESTRICTIONS:  
UPPER LANGLEY HOA DEED RESTRICTION ON TRANSFER OR SALE OF LOT INCLUDING CAPITAL IMPROVEMENTS FOR INCOME QUALIFYING LOTS  
UPPER LANGLEY HOA DEED RESTRICTION ON TRANSFER OR SALE OF LOT INCLUDING CAPITAL IMPROVEMENTS FOR NON-INCOME QUALIFYING LOTS  
CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT PRIOR TO COMMENCEMENT OF WORK.

**FINAL LONG PLAT No. 001/2015 R32903-245-2490**  
APPROVAL DATE Feb 1 2016 SHEET 1 OF 4

**APPROVALS**

EXAMINED AND APPROVED THIS 3 DAY OF Feb 2016  
CITY ENGINEER  
EXAMINED AND APPROVED THIS 3 DAY OF Feb 2016  
CITY PLANNING OFFICIAL  
EXAMINED AND APPROVED THIS 3rd DAY OF Feb 2016  
MAYOR  
CITY CLERK

**SURVEYORS 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 RECORING ACT IN THE MONTH OF February 2016.

REGISTERED LAND SURVEYOR  
LICENSE IN WA 48382

**TREASURER'S CERTIFICATE**

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREBIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2016.

**AUDITORS CERTIFICATE**

FILED FOR RECORD THIS 10:33 A.M. DAY OF February 2016, AT 10:33 A.M. IN VOLUME 1039 OF PLATS, PAGE 3604, UNDER AUDITOR'S FILE NO. R32903-245-2490 RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE CITY OF LANGLEY.

Michelle Lindby ISLAND COUNTY AUDITOR  
SP Kelly Decker DEPUTY AUDITOR

**CERTIFICATE OF TITLE**

UNDER AUDITOR'S FILE NUMBER 2918 IN VOLUME 4393608 RECORDS OF ISLAND COUNTY, WASHINGTON.

02/04/2016 10:33:07 AM  
Recording Fee \$172.00 Page 1 of 4  
Island County Washington  
4393608

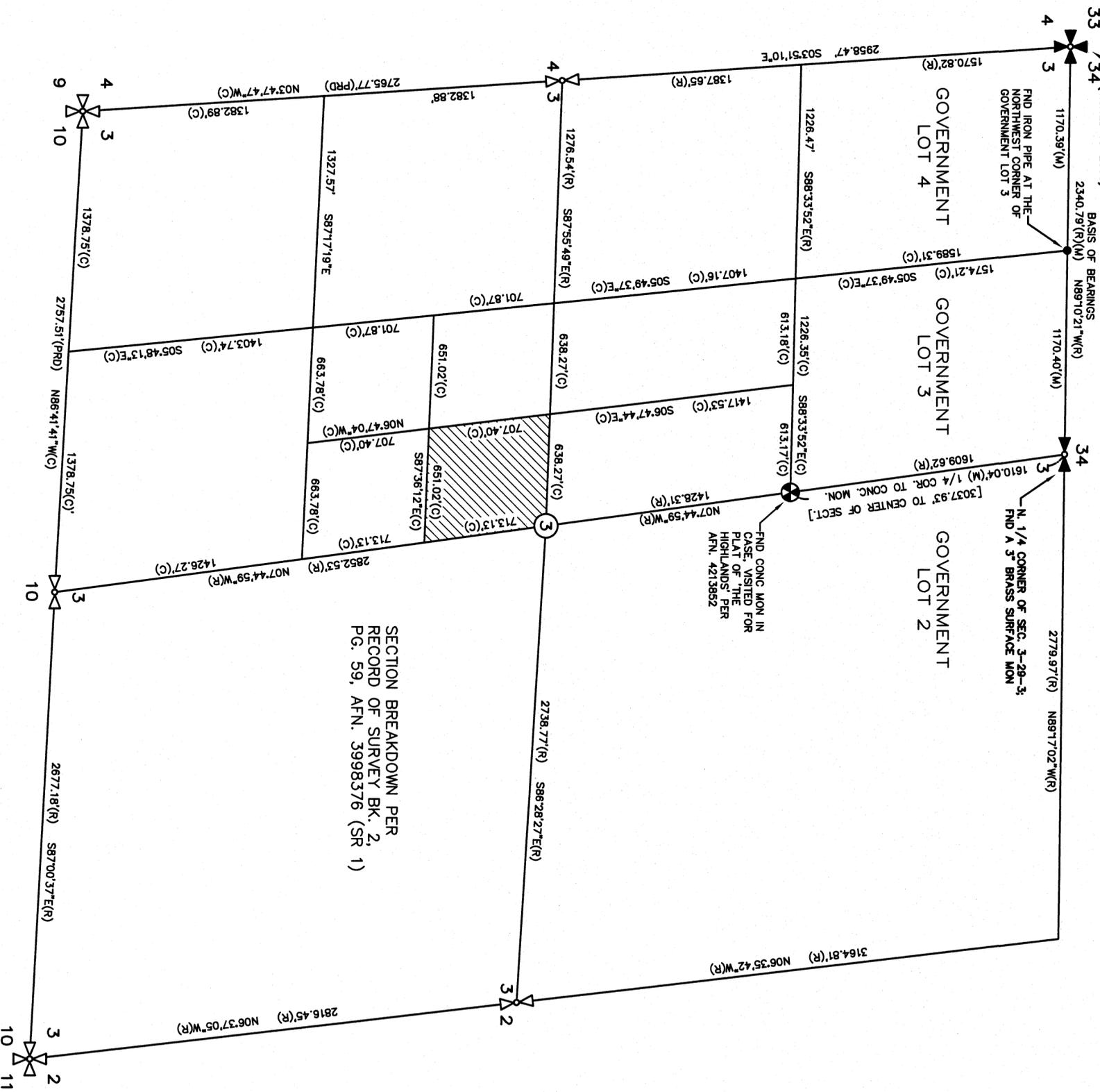
**OWNERS/APPLICANT:**

UPPER LANGLEY, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

FOR: UPPER LANGLEY, LLC  
FILE NO: 9195  
SCALE: N/A  
COMPUTED BY: JGM  
APPROVED BY: JGM  
DRAWN BY: TS

DATE: JANUARY 28, 2016  
SURVEYED BY: CHS/DIG

**TMI Land Surveying**  
P.O. Box 1011  
5571 Lotto Avenue  
Freeland, Washington 98249  
360-531-7393 www.surveymtland.com

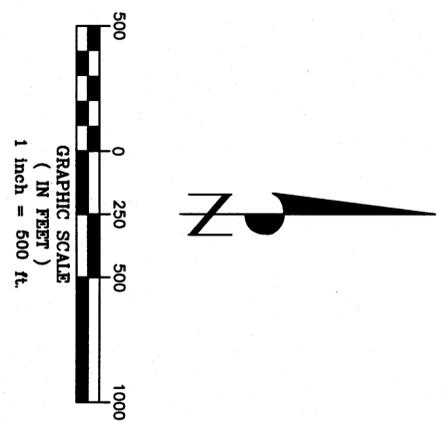


SECTION BREAKDOWN PER  
RECORD OF SURVEY BK. 2,  
PG. 59, AFN. 3998376 (SR 1)

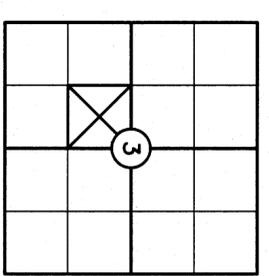
**BASIS OF BEARINGS**  
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°10'21" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, PER BOOK 2, PAGE 59, OF SURVEYS. (SR 1)

**SURVEY REFERENCES**  
SR 1. SURVEY RECORDED MAY 22, 1975, IN BOOK 2 OF SURVEYS, PAGE 59, UNDER AUDITOR'S FILE NO. 3998376, RECORDS OF ISLAND COUNTY, WASHINGTON.  
SR 2. THE PLAT OF NORTHWEIM, DIV. 1, RECORDED JANUARY 28, 1981, VOLUME 13 OF PLATS, PAGES 5-6, UNDER AUDITOR'S FILE NO. 378911, RECORDS OF ISLAND COUNTY, WASHINGTON.  
SR 3. SURVEY RECORDED MARCH 5, 1998 IN BOOK 9 OF SURVEYS, PAGE 287, UNDER AUDITOR'S FILE NO. 96003642, RECORDS OF ISLAND COUNTY, WASHINGTON.  
SR 4. RECORD OF SURVEY RECORDED NOVEMBER 29, 2012 UNDER AUDITOR'S FILE NO. 4327869, RECORDS OF ISLAND COUNTY, WASHINGTON.

- LEGEND**
- SECTION CORNER MONUMENT FOUND AND HELD AS NOTED
  - QUARTER CORNER MONUMENT FOUND AND HELD AS NOTED
  - SECTION CORNER NOT LOCATED
  - QUARTER CORNER NOT LOCATED
  - MONUMENT IN CASE FOUND AND HELD AS NOTED
  - THEORETICAL CENTER OF SECTION 3
  - REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
  - COMPUTED VALUE
  - (M) MEASURED VALUE
  - (R) VALUE PER RECORD OF SURVEY BK 2, PG 59
  - (PRD) MEASURED VALUE PER PLANNED RESIDENTIAL DEVELOPMENT FILED UNDER AFN. 91013489
  - AREA: PLAT OF UPPER LANGLEY



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



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Island County Washington



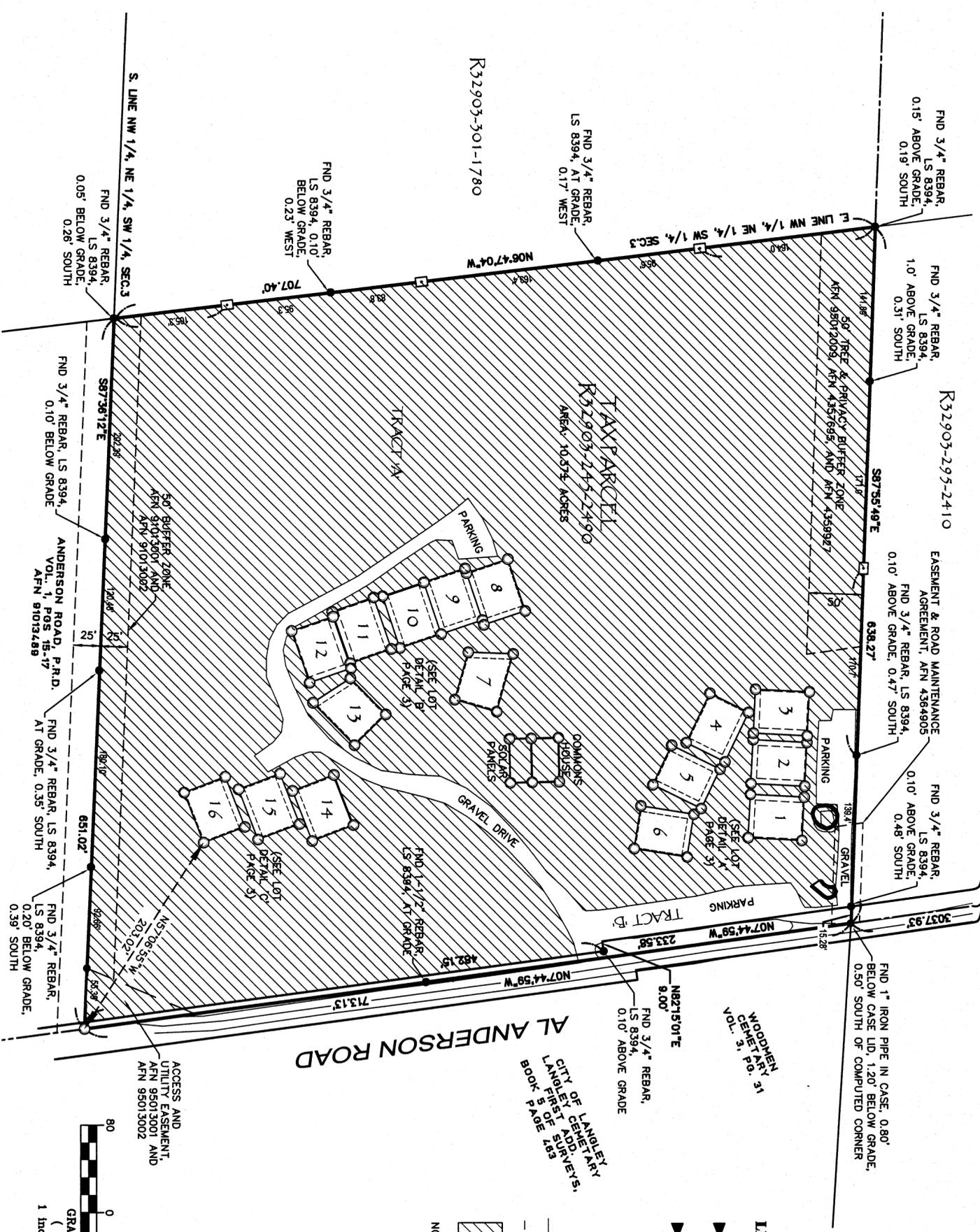
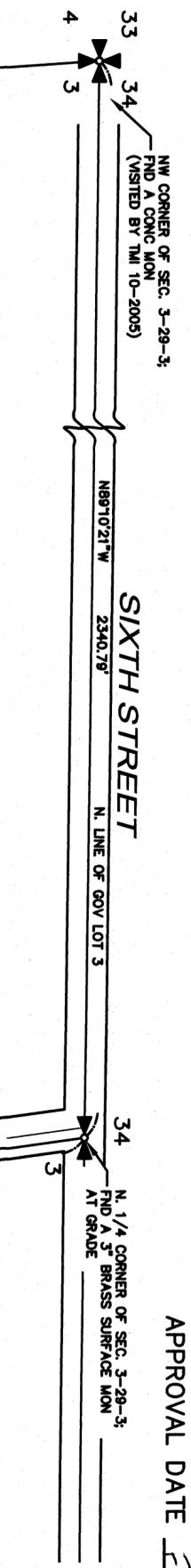
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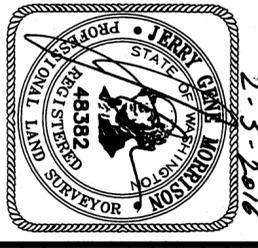
FOR: UPPER LANGLEY, LLC	
FILE NO.: 9195	SCALE: 1 IN = 500 FT
COMPUTED BY: JGM	APPROVED BY: JGM
DRAWN BY: TS	
F.B. NO.148, PGS. 22-25, 28-29	F.B. NO.185, PGS. 4-5
F.B. NO.148, PGS. 32-34, 37-40	F.B. NO.187, PGS. 51-56
F.B. NO.148, PGS. 59-63	F.B. NO.188, PGS. 74-78
F.B. NO.149, PGS. 68-71	F.B. NO.190, PGS. 36-38
F.B. NO.184, PGS. 69-71	F.B. NO.191, PGS. 29-30
DATE: JANUARY 28, 2016	
SURVEYED BY: CHS/DLG	

**TMI Land Surveying**  
Island County Washington  
PLAT OF UPPER LANGLEY IN A PORTION OF THE NE 1/4, NE 1/4, SW 1/4 OF SEC. 3, TWP. 29N., RNG. 3E., W.M.

**TMI**  
P.O. Box 1011  
5571 Lotto Avenue  
Freeland, Washington 98249  
360-331-7393 www.surveywhideby.com

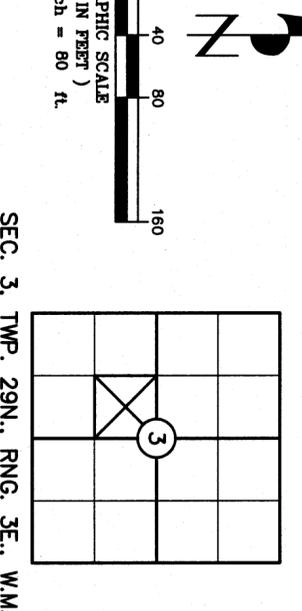


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 Recording Fee \$172.00 Page 3 of 4  
 Plat and County Washington  
 4393608



FOR: UPPER LANGLEY, LLC  
 FILE NO.: 9195  
 SCALE: 1 IN = 80 FT  
 COMPUTED BY: JGM  
 APPROVED BY: JGM  
 DRAWN BY: TS  
 FB NO.148 PGS. 22-25, 28-29  
 FB NO.148 PGS. 32-34, 37-40  
 FB NO.148 PGS. 59-63  
 FB NO.149 PGS. 66-71  
 FB NO.184 PGS. 58-62, 69-71  
 FB NO.185 PGS. 4-5  
 FB NO.187 PGS. 51-56  
 FB NO.188 PGS. 74-78  
 FB NO.190 PGS. 36-38, 67-69  
 FB NO.191 PGS. 29-30  
 DATE: JANUARY 28, 2016  
 SURVEYED BY: CHS/DJG

PLAT OF UPPER LANGLEY IN A PORTION OF THE NE 1/4, NE 1/4, SW 1/4 OF SEC. 3, TWP. 29N., RNG. 3E., W.M. Island County Washington  
**TMI Land Surveying**  
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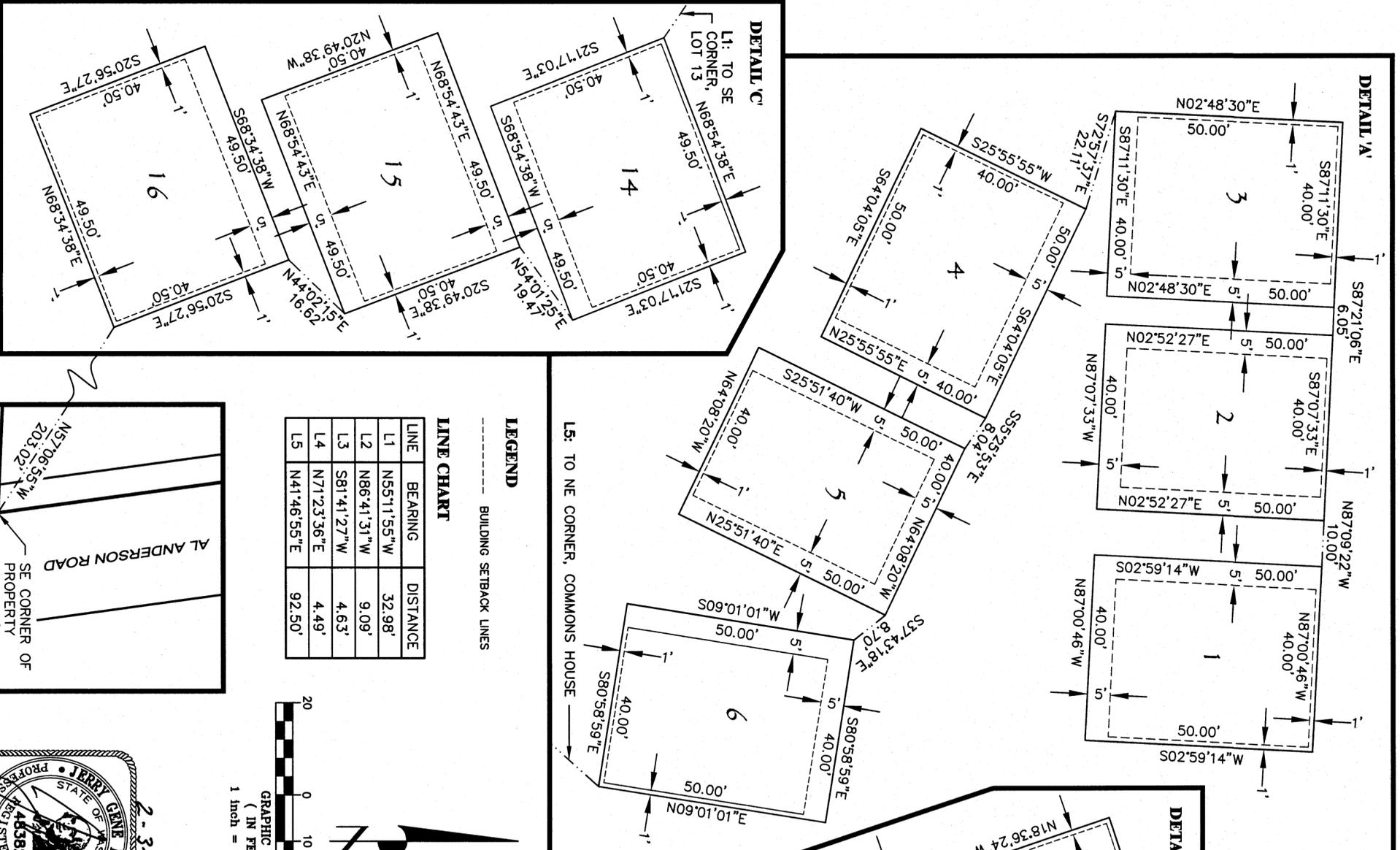


**LEGEND**  
 SECTION CORNER MONUMENT FOUND AND HELD AS NOTED  
 QUARTER CORNER MONUMENT FOUND AND HELD AS NOTED  
 REBAR OR IRON PIPE FOUND AND HELD AS NOTED  
 1/2" X 24" REBAR WITH ORANGE PLASTIC CAP INSCRIBED (TMI LS #48382) SET THIS SURVEY  
 SET 2" X 2" WOOD HUB WITH 4" LATH ON LINE  
 PRIVATE STREET (EDGE OF PAVEMENT)  
 BUILDING SETBACK LINES  
 TRACT 'A': (COMMON OPEN SPACE, COMMONS HOUSE AND SOLAR PANELS)  
 TRACT 'B': PARKING AND GRAVEL DRIVES  
 NOTE: TRACT 'B': PARKING AND GRAVEL DRIVES

**LOT DETAILS**

**FINAL LONG PLAT No. 001/2015 R32903-245-2490**

APPROVAL DATE Feb 1, 2016

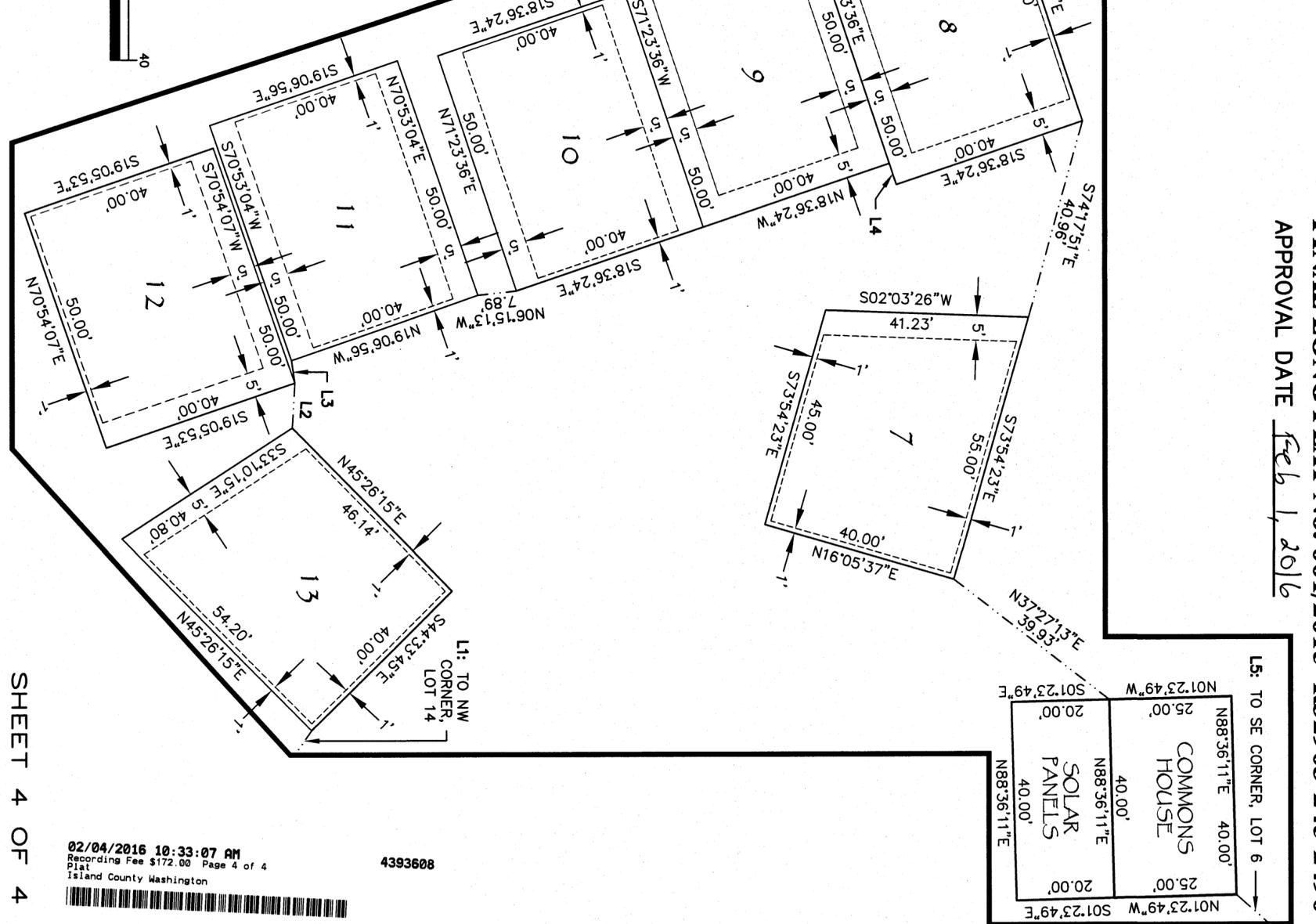
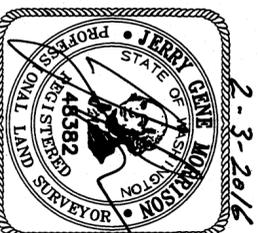
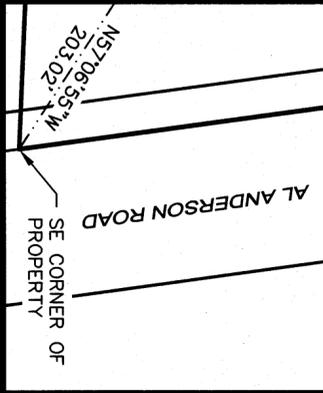
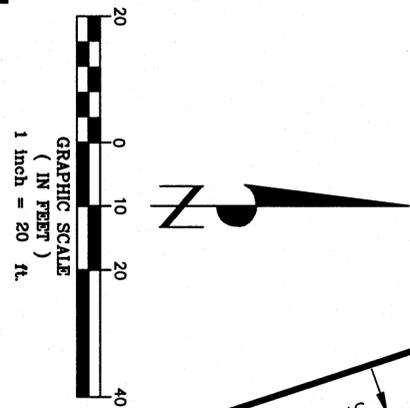


**LEGEND**

--- BUILDING SETBACK LINES

**LINE CHART**

LINE	BEARING	DISTANCE
L1	N55°11'55"W	32.98'
L2	N86°41'31"W	9.09'
L3	S81°41'27"W	4.63'
L4	N71°23'36"E	4.49'
L5	N41°46'55"E	92.50'



FOR: UPPER LANGLEY, LLC

FILE NO.: 9195

SCALE: 1 IN = 20 FT

COMPUTED BY: JGM

APPROVED BY: JGM

DRAWN BY: TS

DATE: JANUARY 28, 2016

SURVEYED BY: CHS/DLG

PLAT OF UPPER LANGLEY IN A PORTION OF THE NE 1/4, NE 1/4, SW 1/4 OF SEC. 3, TWP. 29N., RNG. 3E., W.M. Island County Washington

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