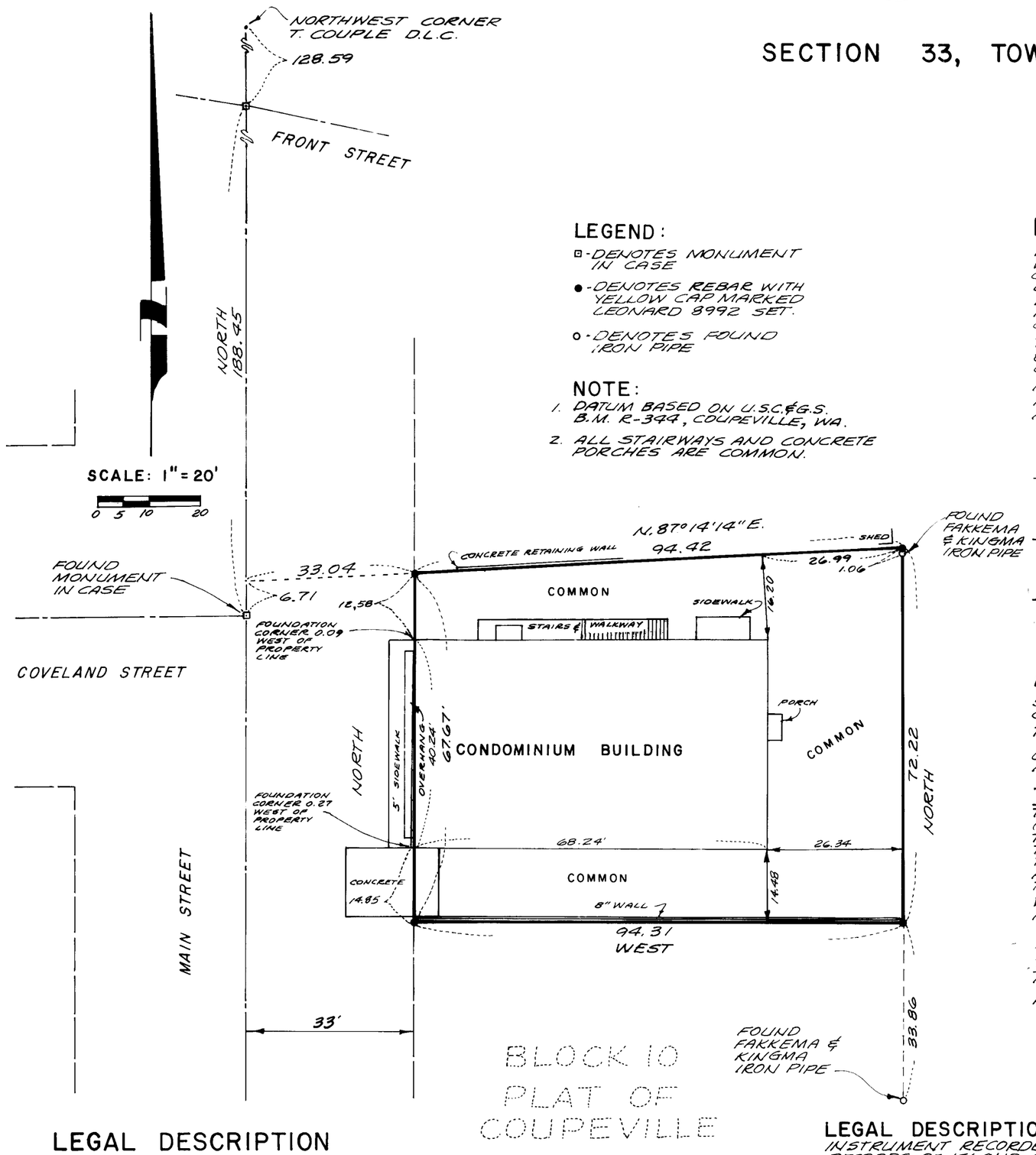
3999902 -01

JOHNSON BUILDING CONDOMINIUMS

SECTION 33, TOWNSHIP 32 NORTH, RANGE 1 EAST, W.M.



LEGEND:

- ⊡ - DENOTES MONUMENT IN CASE
- ● - DENOTES REBAR WITH YELLOW CAP MARKED LEONARD 8992 SET.
- o - DENOTES FOUND IRON PIPE

NOTE:

1. DATUM BASED ON U.S.C.&G.S. B.M. R-344, COUPEVILLE, WA.
2. ALL STAIRWAYS AND CONCRETE PORCHES ARE COMMON.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF JOHNSON BUILDING CONDOMINIUMS, A PARTNERSHIP IN FEE SIMPLE AND/OR MORTGAGEE OF THE PROPERTY HEREIN DESCRIBED HEREBY DECLARE THIS SURVEY MAP AND PLAT AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES.

THIS PLAT SHALL BE RESTRICTED TO THE TERMS OF THE DECLARATION FILED UNDER ISLAND COUNTY AUDITOR'S FILE No. 396081 AND RECORDED IN VOLUME 510 PAGE 2102 OF DEEDS.

IN WITNESS THEREOF WE HAVE SET OUR HANDS AND SEALS THIS 11th DAY OF May 1982 A.D.

PROFESSIONAL ENGINEER AND LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT IS BASED UPON AN ACTUAL SURVEY OF PARCEL HEREON DESCRIBED THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT THE MONUMENTS HAVE BEEN SET AND THE PLAT ACCURATELY DEPICTS THE LAYOUT, NUMBERS AND DIMENSIONS OF THE UNITS AS MEASURED IN THE EXISTING BUILDINGS.

JOHN E. LEONARD, JR., P.E. & P.L.S.
LEONARD AND BOULINOT, INC.
ENGINEERS AND LAND SURVEYORS
BURLINGTON, WASHINGTON
CERTIFICATE No. 8992
DATE DECEMBER 15, 1981

JOHN E. LEONARD, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER

LEONARD REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____ 19 _____ A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT _____, WA.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 1982.

THIS 11th DAY OF May, 1982.

Patricia C. Pfeifer
ISLAND COUNTY TREASURER

RECORDING CERTIFICATE

#396082

FILED FOR RECORD AT THE REQUEST OF LEONARD AND BOUDINOT, INC. AT 12 MINUTES PAST 2 O'CLOCK P.M. ON THIS 11th DAY OF May 1982 A.D., AND RECORDED IN VOLUME _____ OF ~~PLATS~~ ON PAGES 1 & _____, RECORDS OF ISLAND COUNTY, WASHINGTON.

Harry W. Jensen, Auditor
by Sherry Simms, Deputy
ISLAND COUNTY AUDITOR

ACKNOWLEDGEMENT

STATE OF WASHINGTON } SS
COUNTY OF ISLAND

ON THIS _____ DAY OF _____ 19 _____ BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE 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 HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC
RESIDING AT _____, WA.

NOTARY PUBLIC STATE OF WASHINGTON

LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF BLOCK 10, PLAT OF COUPEVILLE AS RECORDED IN VOLUME 1 OF PLATS, PAGE 2, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET AS ESTABLISHED IN THE TOWN OF COUPEVILLE, 343 FEET SOUTH AND 33 FEET EAST OF THE NORTHWEST CORNER OF THE THOMAS COUPE DONATION CLAIM; THENCE NORTH 37.59 FEET; THENCE EAST 94.31 FEET; THENCE SOUTH 104.5 FEET, MORE OR LESS, TO AN IRON PIN SET ON THE NORTH LINE OF A STREET; THENCE NORTH 54°30' WEST 115.8 FEET MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION DEEDED TO THE CITY OF COUPEVILLE DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE WEST LINE OF SAID BLOCK 10 LYING 343.00 FEET SOUTH AND 33.00 FEET EAST OF THE NORTHWEST CORNER OF THE THOMAS COUPE DONATION LAND CLAIM; SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED JANUARY 22, 1974, UNDER AUDITOR'S FILE No. 269369, RECORDS OF ISLAND COUNTY; THENCE SOUTH 54°30'00" EAST ALONG THE SOUTH BOUNDARY OF SAID TRACT, A DISTANCE OF 57.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54° 30'00" EAST 58.31 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED UNDER AUDITOR'S FILE No. 269369; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 33.86 FEET TO A LINE BEARING EAST FROM THE TRUE POINT OF BEGINNING; THENCE WEST 47.47 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF BLOCK 10 IN THE PLAT OF COUPEVILLE AS PER MAP OF REVISED BLOCK 10, PLAT OF COUPEVILLE, AS RECORDED APRIL 17, 1964 UNDER AUDITOR'S FILE No. 161149, RECORDS OF ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONCRETE MONUMENT AT THE INTERSECTION OF COVELAND STREET AND MAIN STREET, SAID MONUMENT BEING ON THE WEST LINE OF THE THOMAS COUPE DONATION LAND CLAIM AND SOUTH 317.04 FEET FROM THE NORTHWEST CORNER OF SAID D.L.C. THENCE NORTH ALONG THE CENTERLINE OF SAID MAIN STREET, A DISTANCE OF 6.71 FEET; THENCE NORTH 87°14'14" EAST 33.04 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF SAID MAIN STREET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°14'14" EAST ALONG THE SOUTH SIDE OF A CONCRETE WALL, A DISTANCE OF 69.03 FEET TO THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN

LEGAL DESCRIPTION, CON'T.

INSTRUMENT RECORDED JANUARY 22, 1974 UNDER AUDITOR'S FILE No. 269369, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 68.95 FEET TO AFORESAID EAST RIGHT-OF-WAY MARGIN; THENCE SOUTH ALONG SAID RIGHT-OF-WAY MARGIN, A DISTANCE OF 3.33 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

THAT PORTION OF BLOCK 10 PLAT OF COUPEVILLE, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 2, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 10 LYING 343.00 FEET SOUTH AND 33.00 FEET EAST OF THE NORTHWEST CORNER OF THE THOMAS COUPE DONATION LAND CLAIM, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED JANUARY 22, 1974 UNDER AUDITOR'S FILE No. 269369, RECORDS OF ISLAND COUNTY; THENCE SOUTH 54°30'00" EAST ALONG THE SOUTH BOUNDARY OF SAID TRACT, A DISTANCE OF 57.53 FEET; THENCE WEST 46.84 FEET TO THE WEST LINE OF AFORESAID BLOCK 10; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 33.41 FEET TO THE POINT OF BEGINNING.

PARCEL "C"

THAT PORTION OF BLOCK 10 IN THE PLAT OF COUPEVILLE AS PER MAP OF REVISED BLOCK 10, PLAT OF COUPEVILLE, AS RECORDED APRIL 17, 1964 UNDER AUDITOR'S FILE No. 161149, RECORDS OF ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONCRETE MONUMENT AT THE INTERSECTION OF COVELAND STREET AND MAIN STREET, SAID MONUMENT BEING ON THE WEST LINE OF THE THOMAS COUPE DONATION LAND CLAIM AND SOUTH 317.04 FEET FROM THE NORTHWEST CORNER OF SAID D.L.C. THENCE NORTH ALONG THE CENTERLINE OF SAID MAIN STREET, A DISTANCE OF 6.71 FEET; THENCE NORTH 87°14'14" EAST ALONG THE SOUTH SIDE OF A CONCRETE WALL A DISTANCE OF 102.07 FEET TO THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED JANUARY 22, 1974 UNDER AUDITOR'S FILE No. 269369, RECORDS OF ISLAND COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°14'14" EAST 25.39 FEET; THENCE SOUTH 1.22 FEET TO THE NORTHWEST CORNER OF SAID TRACT RECORDED UNDER AUDITOR'S FILE No. 269369; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 25.36 FEET TO THE TRUE POINT OF BEGINNING.

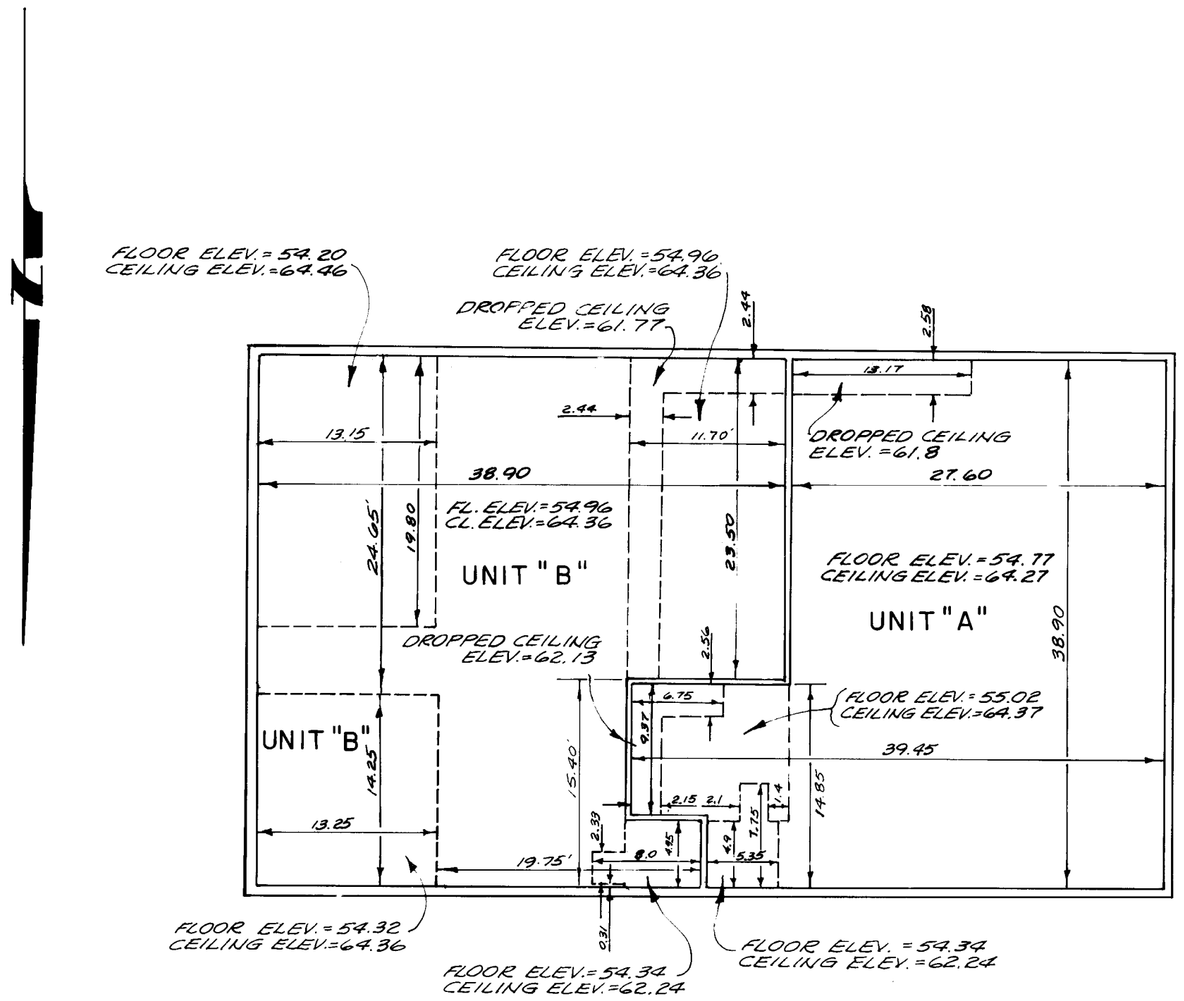
81234

DRAWING NUMBER

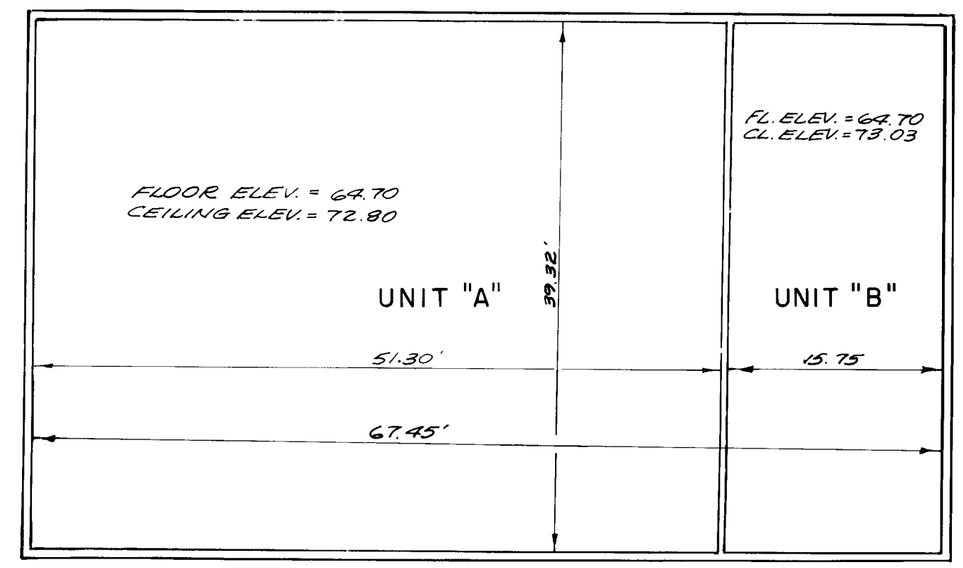
3999902 - 02

JOHNSON BUILDING CONDOMINIUMS

SCALE: 1" = 10'



FIRST FLOOR



SECOND FLOOR

REVISED: APRIL 1982 - FLOOR PLAN	
[illegible]	[illegible]
[illegible]	[illegible]

SHEET 2 OF 2 81234

BUILDING SHEET 2 OF 2

DRAWING NUMBER

DRAWING NUMBER

3999902