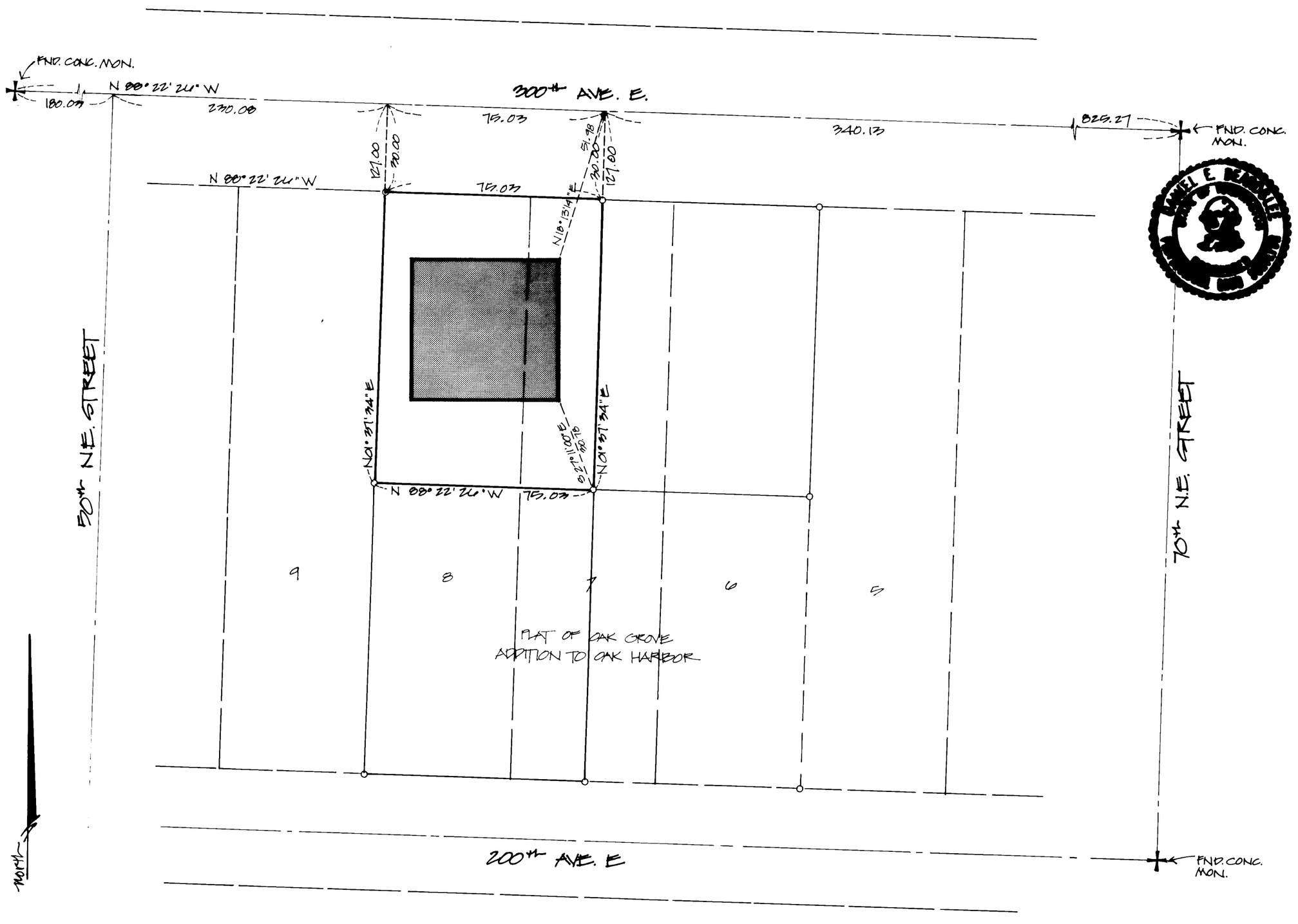
3059970

LEEWARD CONDO

PAGE 1 OF 4

87016239

DATE	REVISION	BY



LEGAL DESCRIPTION

THE NORTH 97 FT. OF LOT 8, AND THE NORTH 97 FT. OF THE WEST HALF OF LOT 7, BLOCK 6, OAK GROVE, AN ADDITION TO THE TOWN OF OAK HARBOR, AS PER THE PLAT RECORDED IN VOL. 2 OF PLATS, PAGE 29. (ALSO KNOWN AS TRACT A IN THE SURVEY RECORDED ON AUGUST 11, 1978, IN BOOK 4 OF SURVEYS, PAGE 260, UNDER ISLAND COUNTY AUDITOR'S FILE NO. 337577).

SURVEYOR'S CERTIFICATE

I, DANIEL E. BEARDSLEE, HEREBY CERTIFY THAT THE CONDOMINIUM PLANS OF COLONIAL COURT CONDOMINIUMS - PHASE 2, ON SHEETS 1, 2, 3 AND 4 ARE BASED ON AN ACTUAL SURVEY, AND THAT THEY FULLY AND ACCURATELY DEPICT THE APARTMENT NUMBERS, DIMENSIONS AND LOCATIONS AS BUILT.

DANIEL E. BEARDSLEE
REGISTERED LAND SURVEYOR CERTIFICATE NO. 15640

APPROVAL

APPROVED BY ME THIS 24 DAY OF November, 1987.

Joseph L. Jenkins
BUILDING OFFICIAL
CITY OF OAK HARBOR

DECLARATION REFERENCE

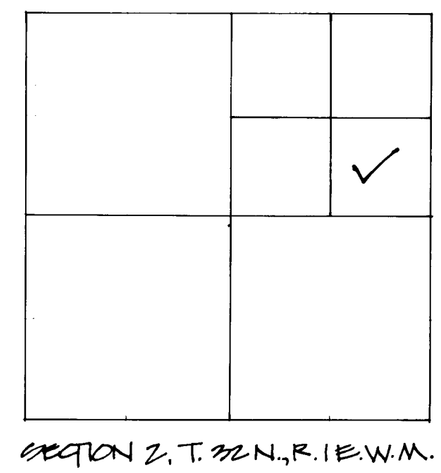
THE DECLATION OF CONDOMINIUM UNDER THE HORIZONTAL PROPERTY REGIMES ACT OF THE STATE OF WASHINGTON FOR LEEWARD CONDOMINIUMS, TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF ISLAND COUNTY, WASHINGTON ON Nov. 24, 1987 UNDER ISLAND COUNTY AUDITOR'S FILE NO. 87016241
RERECORDED, DEC. 8, 1987 # 87016766

PERCENTAGE INTEREST IN COMMON AREAS

UNIT ONE - 24%
UNIT TWO - 24%
UNIT THREE - 26%
UNIT FOUR - 26%
100%

BENCHMARK # 1 TOP OF "O" IN IOWA ON FIREHYDRANT IN FRONT OF BRIGHTWATER CONDOMINIUM. = 162.34
BENCHMARK # 2 SOUTH EDGE OF MANHOLE RIM NEAR N.E. CORNER OF CONDOMINIUM BUILDING. = 155.84

HORIZONTAL DATUM: CITY OF OAK HARBOR.



SECTION 2, T. 32 N., R. 1 E.W.M.

VERIFICATION

DANIEL E. BEARDSLEE, BEING ON OATH DULLY SWORN, DEPOSES AND SAYS THAT HE IS A REGISTERED LAND SURVEYOR, KNOWS THE CONTENTS OF THE LAND SURVEYOR'S CERTIFICATION, SURVEY MAPS HEREIN, AND BELIEVES THE SAME TO BE TRUE.

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF November, 1987.

Robin Marie Karsh
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN OAK HARBOR.

⊙ DENOTES EXISTING IRON PIPE.
○ DENOTES 1/2" Ø I.P. MARKED 'DPAC LS 15640' SET THIS SURVEY.

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of CHRIS SAXMAN & DWIGHT MITCHELL

Certificate No. 15640

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 24 DAY OF Nov., 1987, AT THE REQUEST OF DATUM PACIFIC INC., UNDER AUDITOR'S FILE NO. 87016239

Harry H. Ferrier by Jim Armstrong
County Auditor deputy

LEEWARD CONDOMINIUMS
SECTION 2, T. 32 N., R. 1 E.W.M.
OAK HARBOR WASHINGTON

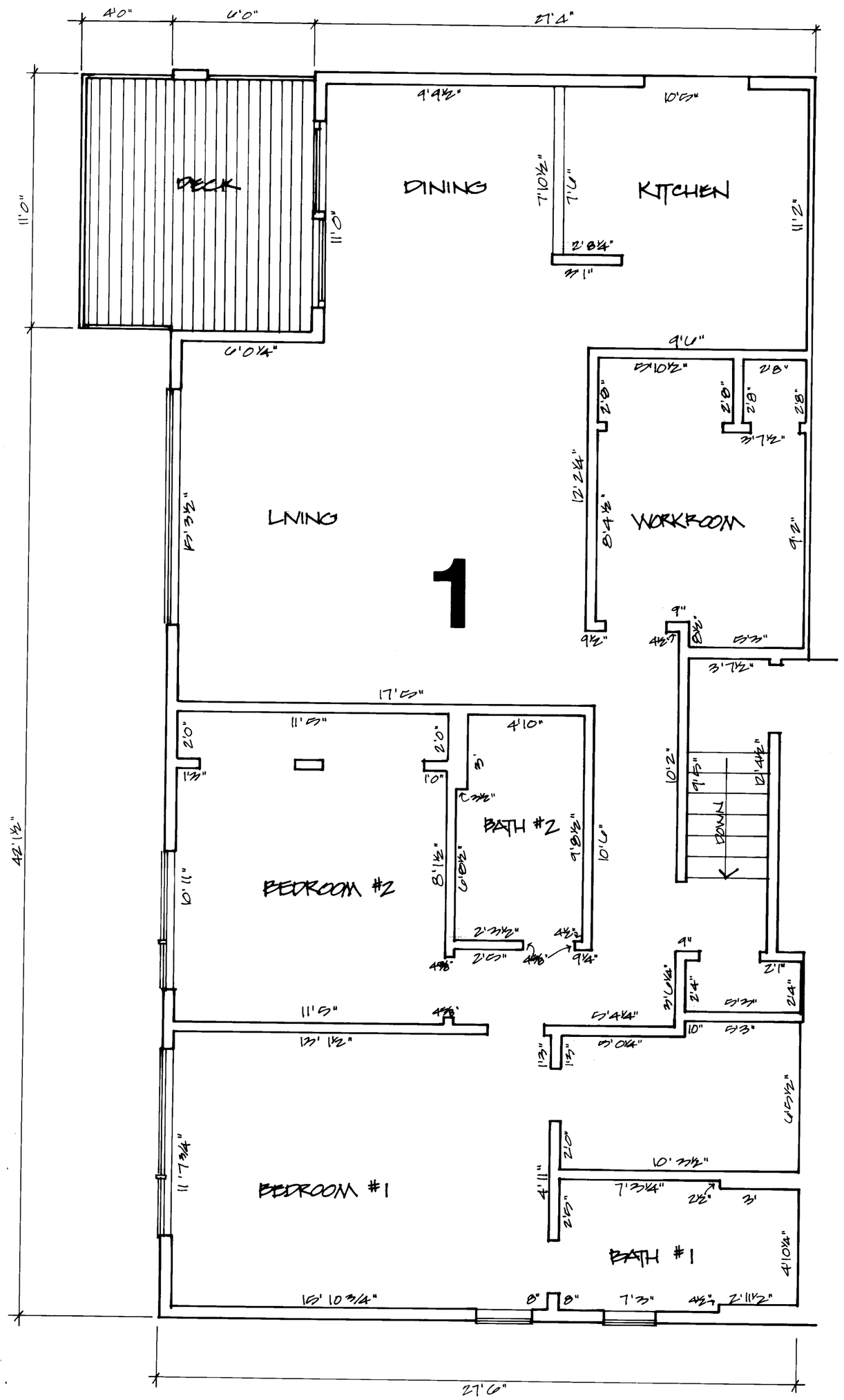
SURVEYED BY	DATE	FLD. BK.	datum pacific Inc.	SCALE	PROJECT NO.
D.E.B.	11/18/87	1-1	5291 ST. HWY. 20 • OAK HARBOR, WA 98277 (206) 675-7060 • 678-5006	1" = 30'	5319
DRAWN BY	DATE	CKD. BY		PAGE 1 OF 4	
D.J.B.	11/19/87	D.E.B.			

3059970

LEEWARD CONDO

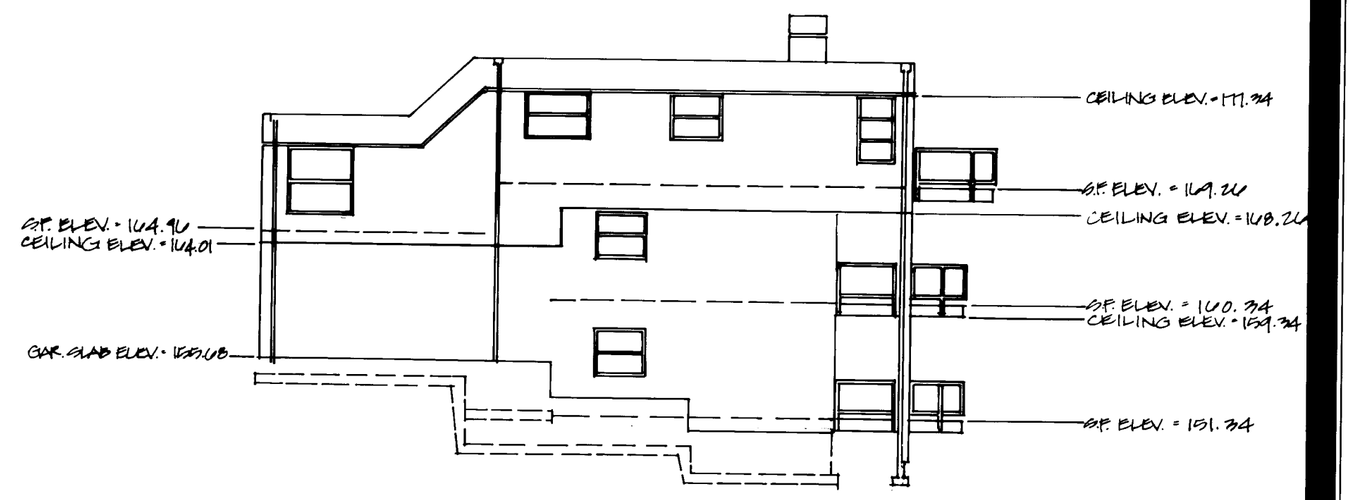
SHEET 2 OF 4

87016239



LOWER FLOOR PLAN

SCALE: 1/4" = 1'0" UNIT #1



BUILDING SECTION

NOT TO SCALE

APARTMENT 1

APPROXIMATE SQUARE FOOTAGE - 1394 S.F.
NUMBER OF BATHROOMS - 2
NUMBER OF BEDROOMS - 2
NUMBER OF BUILT-IN FIREPLACES - 0
SCENIC VIEW - OAK HARBOR BAY, OLYMPIC MTNS.
INITIAL VALUE - $ 84,500

DATUM PACIFIC INC.
5291 ST. HWY. 20
OAK HARBOR, WA. 98277
675-7060

SCALE: 1/4" = 1'0"
DATE: NOV. 9, 1987.
DRWN BY: RTB. CKD BY: DEB.
PROJECT NO: 5319

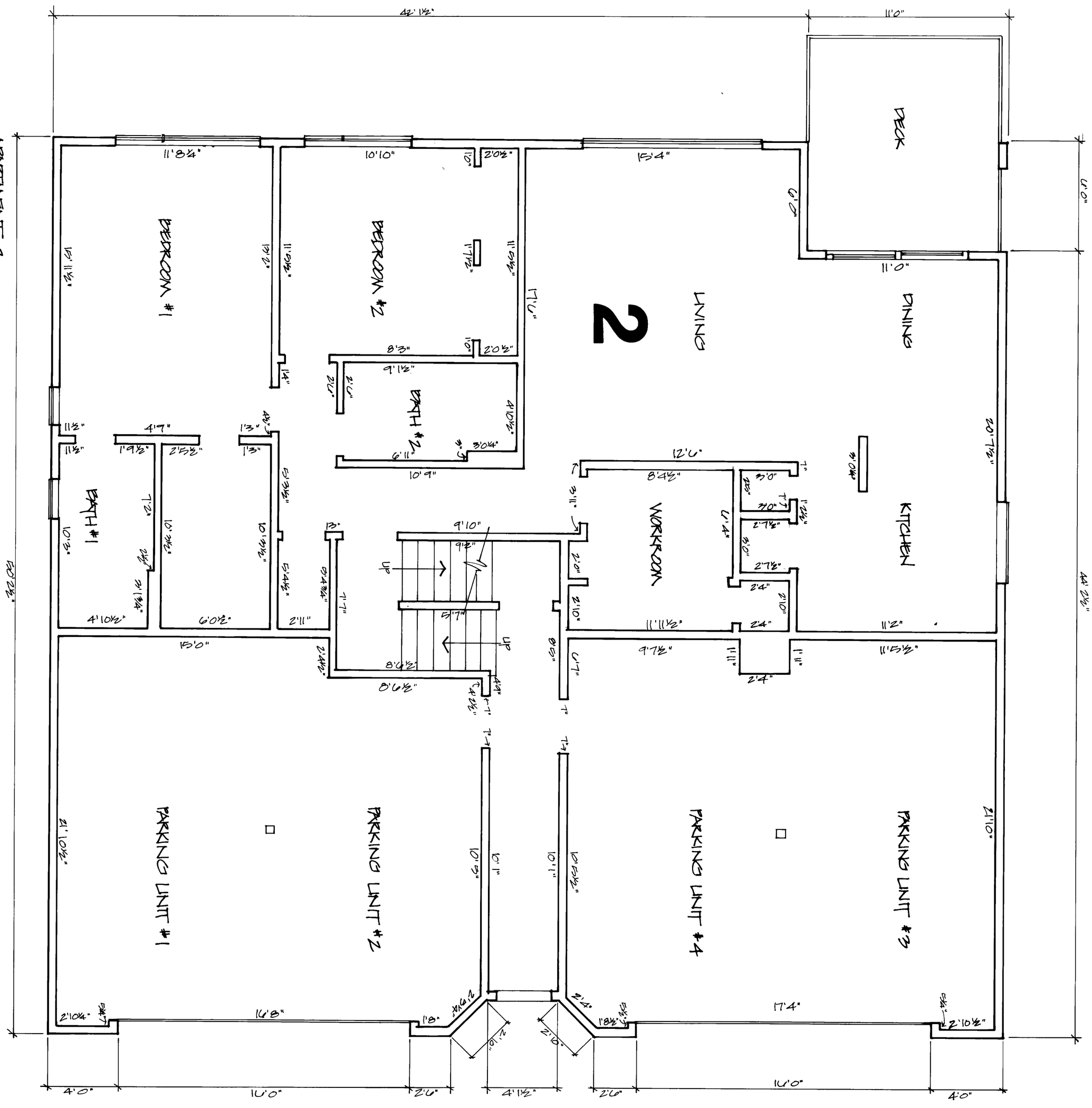
LEEWARD CONDOMINIUM

PAGE 2 OF FOUR

87016239

LEEWARD CONDO

SHEET 3 OF 4



APARTMENT 2

APPROXIMATE SQUARE FOOTAGE = 1842 SQ.F.
NUMBER OF BATHROOMS : 2
NUMBER OF BEDROOMS : 2
NUMBER OF BUILT-IN FIREPLACES : 0
SCENIC VIEW - OAK HARBOR BAY, OLYMPIC MTNS.
INITIAL VALUE $84,500.

30599 70

MIDDLE FLOOR PLAN

SCALE: 1/4" = 1'0"

UNIT # 2

PAGE 3 OF FOUR

LEEWARD CONDOMINIUM

DATUM PACIFIC INC.
5291 ST. HWY. 20
OAK HARBOR, WA. 98277
675-7060

SCALE : 1/4" = 1'0"
DATE: NOV. 6, 1987.
DRWN BY: BJB. CKD. BY. DEB.
PROJECT NO : 5319

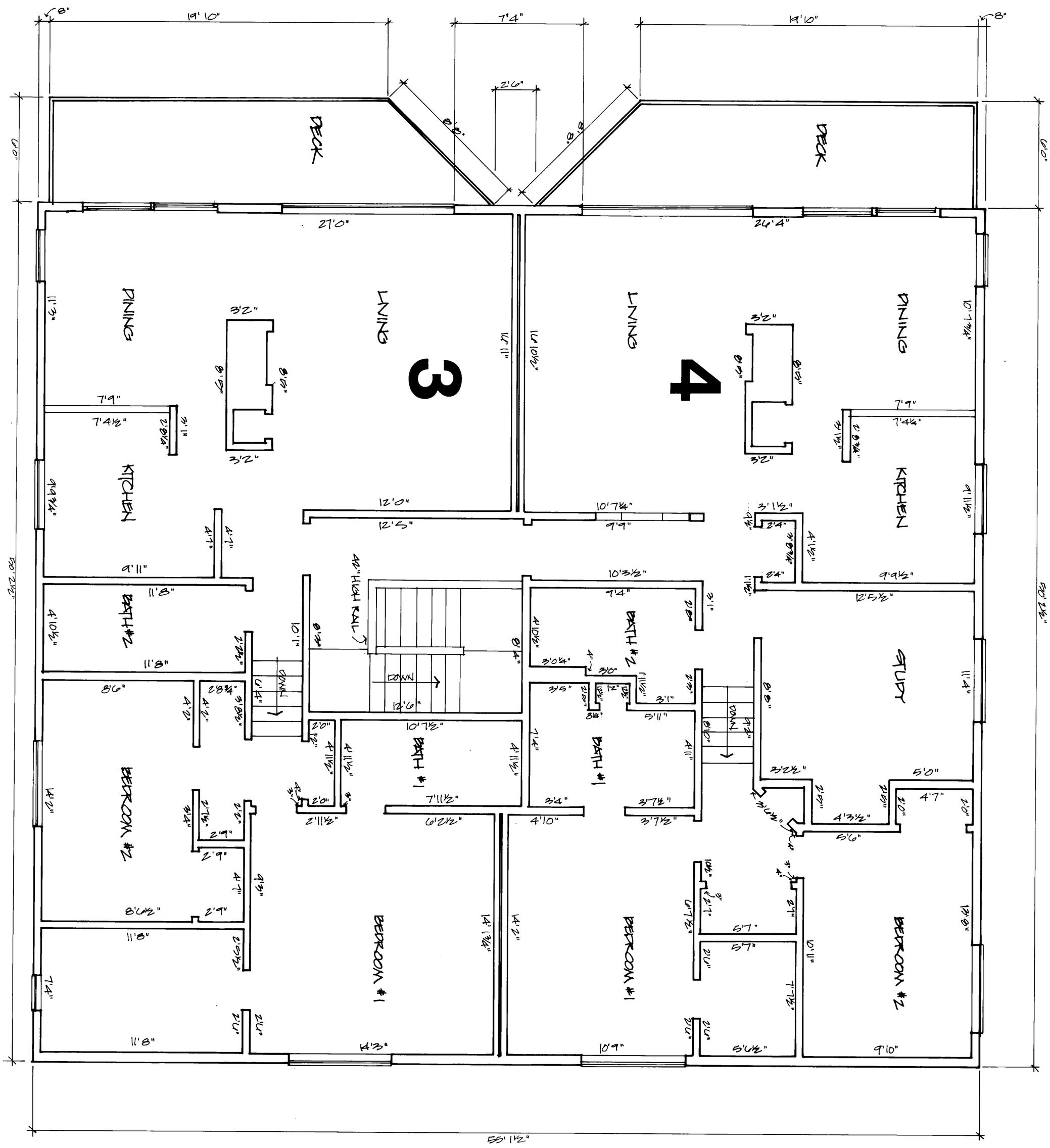
87016239

LEEWARD CONDO

SHEET 4 OF 4

APARTMENT 3
SCENIC VIEW - OAK HARBOR BAY, OLYMPIC MTNS.
INITIAL VALUE - $88,570
APPROXIMATE SQUARE FOOTAGE = 1220 S.F.
NUMBER OF BATHROOMS = 2
NUMBER OF BEDROOMS = 2
NUMBER OF BUILT-IN FIREPLACES = 1

APARTMENT 4
SCENIC VIEW - OAK HARBOR BAY, OLYMPIC MTNS.
INITIAL VALUE - 89,000.
APPROXIMATE SQUARE FOOTAGE = 1373 S.F.
NUMBER OF BATHROOMS = 2
NUMBER OF BEDROOMS = 2
NUMBER OF BUILT-IN FIREPLACES = 1



UPPER FLOOR PLAN
SCALE: 1/4" = 1'0"

UNITS 3 & 4

3059970

PAGE 4 OF FOUR

LEEWARD CONDOMINIUM

DATUM PACIFIC INC.
5291 ST. HWY. 20
OAK HARBOR, WA. 98277
675-7060

SCALE = 1/4" = 1'0"
DATE: NOV. 6, 1987.
DRWN BY: RJB. CKD. BY: DBB.
PROJECT NO: 5319