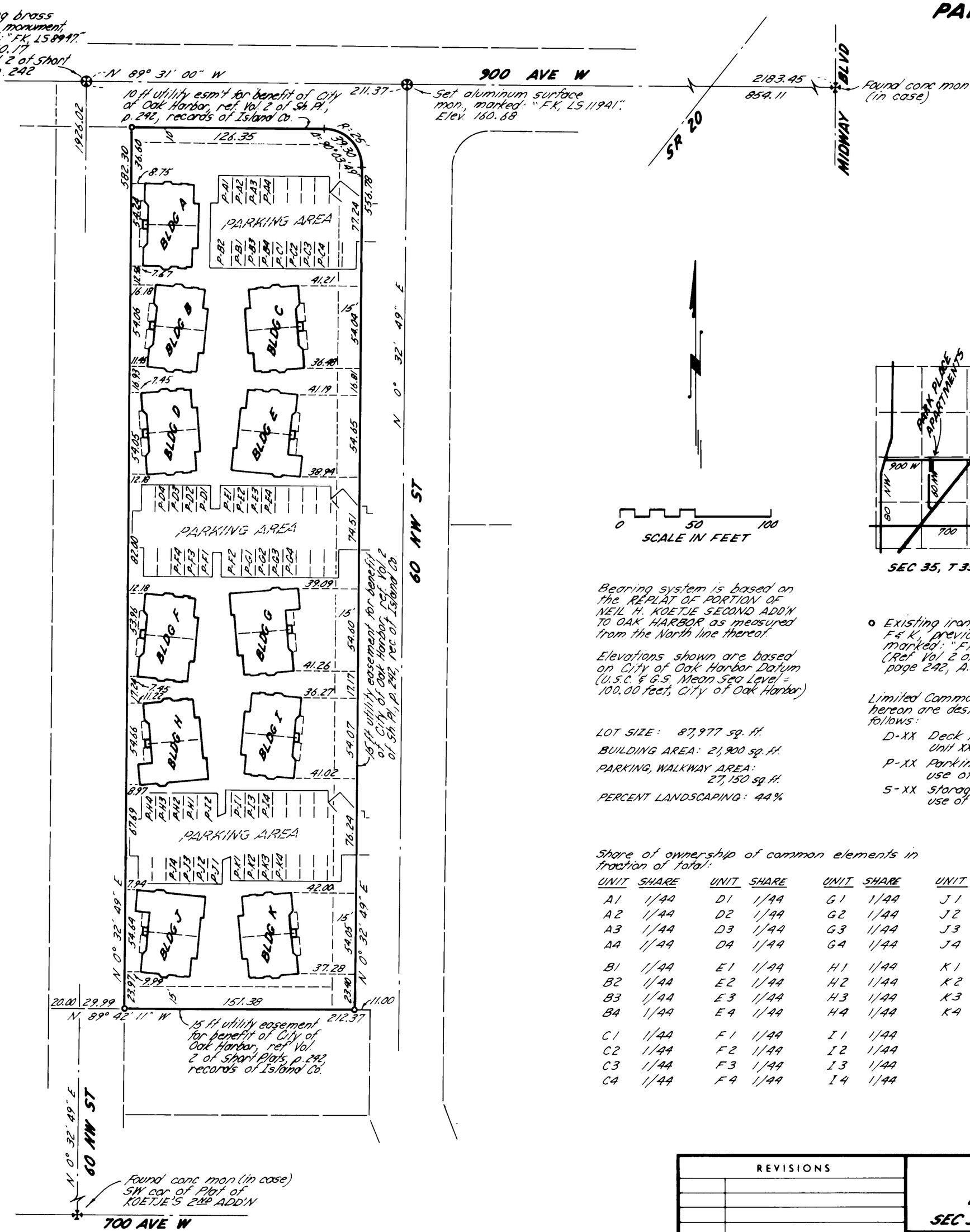
3120096

PARK PLACE APT
A CONDO.

PARK PLACE APARTMENTS, A CONDOMINIUM



Bearing system is based on the REPLAT OF PORTION OF NEIL H. KOETJE SECOND ADD'N TO OAK HARBOR as measured from the North line thereof.

Elevations shown are based on City of Oak Harbor Datum (U.S.C. & G.S. Mean Sea Level = 100.00 feet, City of Oak Harbor)

LOT SIZE: 87,977 sq. ft.

BUILDING AREA: 21,900 sq. ft.

PARKING, WALKWAY AREA: 27,150 sq. ft.

PERCENT LANDSCAPING: 44%

o Existing iron pipe, set by F.K., previous survey, marked: "F.K. LS 8947" (Ref Vol. 2 of Short Plats, page 242, A.F. No. 9001123)

Limited Common areas shown hereon are designated as follows:

D-XX Deck for use of Unit XX

P-XX Parking space for use of Unit XX

S-XX Storage shed for use of Unit XX

Share of ownership of common elements in fraction of total:

UNIT	SHARE	UNIT	SHARE	UNIT	SHARE	UNIT	SHARE
A1	1/44	D1	1/44	G1	1/44	J1	1/44
A2	1/44	D2	1/44	G2	1/44	J2	1/44
A3	1/44	D3	1/44	G3	1/44	J3	1/44
A4	1/44	D4	1/44	G4	1/44	J4	1/44
B1	1/44	E1	1/44	H1	1/44	K1	1/44
B2	1/44	E2	1/44	H2	1/44	K2	1/44
B3	1/44	E3	1/44	H3	1/44	K3	1/44
B4	1/44	E4	1/44	H4	1/44	K4	1/44
C1	1/44	F1	1/44	I1	1/44		
C2	1/44	F2	1/44	I2	1/44		
C3	1/44	F3	1/44	I3	1/44		
C4	1/44	F4	1/44	I4	1/44		

LAND DESCRIPTION (PARCEL NO. S7285-21-00013-6)
Lot 1 of City of Oak Harbor Short Plat No. 7-90 as approved June 12, 1990, and recorded June 13, 1990, in Volume 2 of Short Plats, page 242, under Auditor's File No. 90011123, records of Island County, Washington; being a portion of City of Oak Harbor Short Plat No. 3-84, as approved July 9, 1985, and recorded July 12, 1985, in Volume 1 of Short Plats, page 357, also being a portion of Lot 13, Replat of PORTION OF NEIL H. KOETJE SECOND ADDITION TO OAK HARBOR, recorded in Volume 5 of Plats, page 3, records of Island County.

ROBERT D. CRAY
State of Washington
11941
Registered
Professional Land Surveyor

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 Island Construction and Development, Inc., in October, 1990.

Robert D. Cray 11/29/90
Robert D. Cray, Certificate No. 11941

APPROVAL
Approved by me this 29 day of NOV., 19 90.

William J. Koepke
William J. Koepke
Oak Harbor Building Official

TREASURER'S CERTIFICATE
I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys or for other public use are paid in full.
This 29 day of NOV, 19 90.

Terry L. Hicks
City Finance Director

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, 19 91.

by: Bennice E. Bainbridge, Deputy
County Treasurer

AUDITOR'S CERTIFICATE
Filed for record this 6TH day of December, 1990, at 9:39 A.M. in Condominium Plans, page ____ at the request of Fakkema & Kingma, Inc., under Auditor's File No. 90022513.

Harry H. Ferrin by L. Parlsen, deputy
County Auditor

DECLARATION
Recorded Dec. 6, 1990, in Volume ____, pages ____, under Auditor's File No. 90022512, records of Island County, Washington.

DECLARANT'S DEDICATION AND CERTIFICATE OF COMPLETION RECORDED DEC. 6, 1990 UNDER AF# 90022514, RECORDS OF ISLAND COUNTY, WASHINGTON.

ISLAND COUNTY
COUNTY AUDITOR
STATE OF WASHINGTON

REVISIONS	

MAP OF
PARK PLACE APARTMENTS, A CONDOMINIUM

SEC 35, T 33 N, R1E, WM — OAK HARBOR, ISLAND COUNTY, WASHINGTON

DRAWN BY ERF	FAKKEMA & KINGMA, INC. CONSULTING ENGINEERS & SURVEYORS 4086 400 Ave. W., Oak Harbor, Wash. 98277 675-5973	SCALE: 1" = 50'	DWG. NO. 3357
APPROVED BY		DATE: Oct. 9, 1990	SHEET NO.

SR 747

SHEET 1 OF 5

90022513

1 of 5

3120096

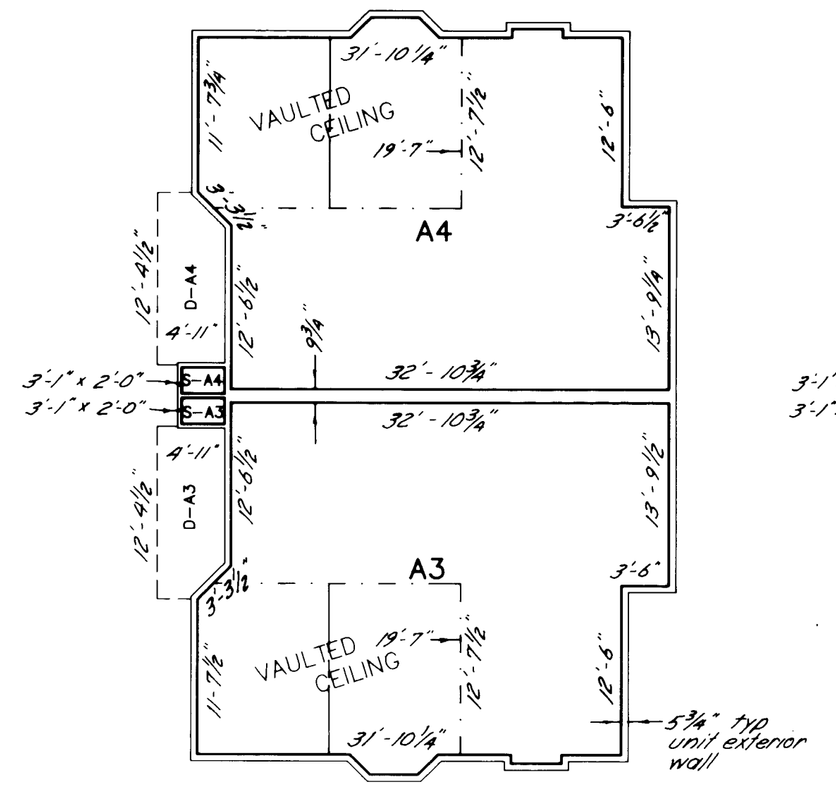
PARK PLACE APT
A condo

DRAWING NUMBER

9002257 3

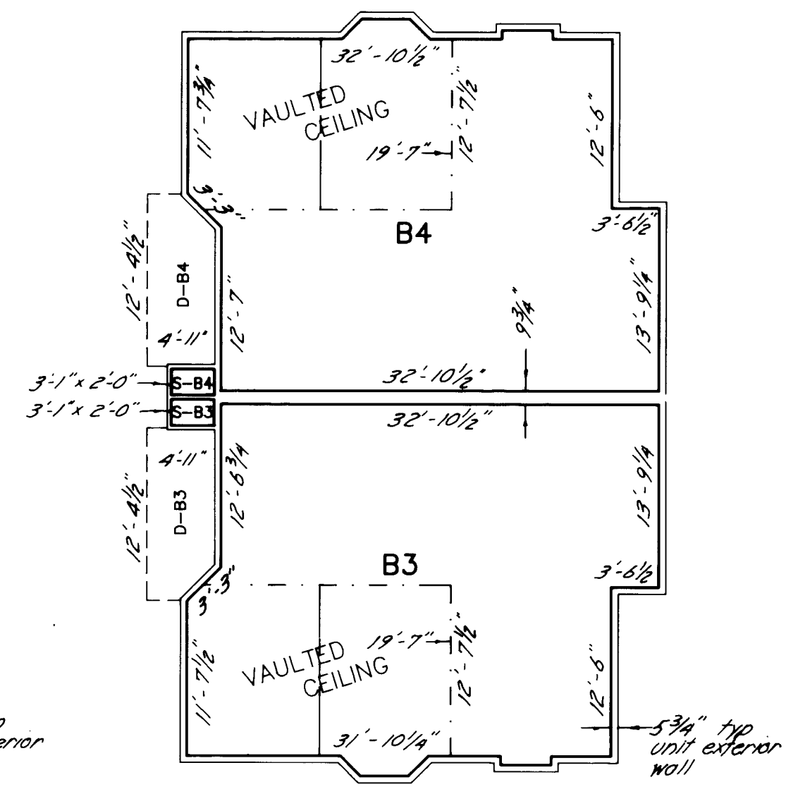
2 of 5

BUILDING A



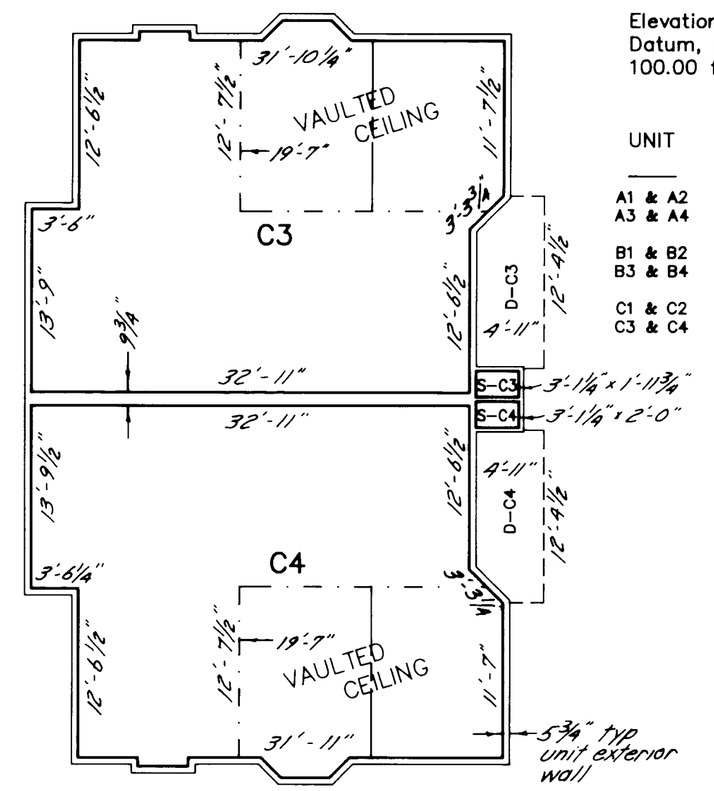
UPPER FLOOR

BUILDING B



UPPER FLOOR

BUILDING C

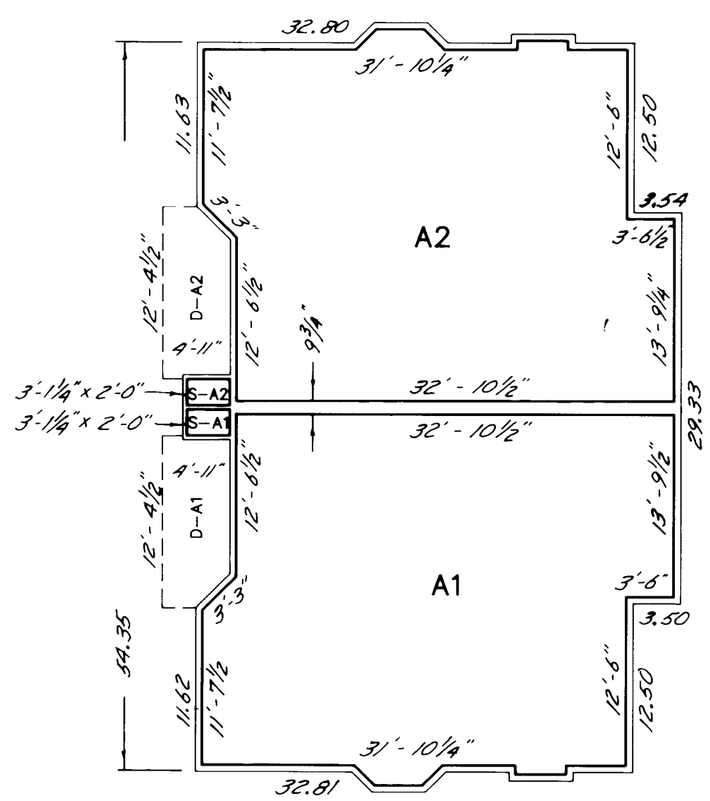


UPPER FLOOR

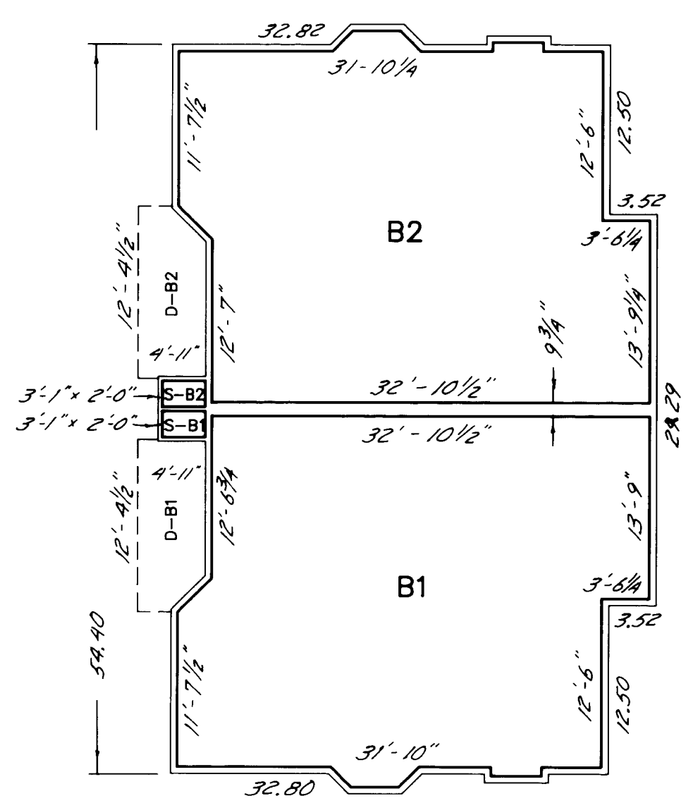
BUILDING ELEVATIONS

Elevations shown are on City of Oak Harbor Datum, (U.S.C. & G.S. Mean Sea Level = 100.00 ft, Oak Harbor Datum)

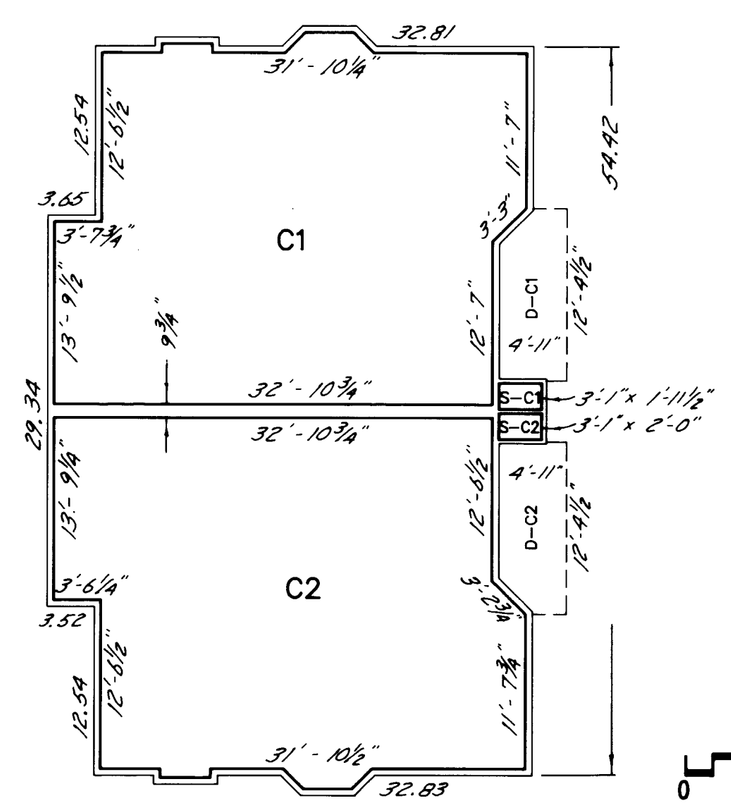
UNIT	ELEVATION SUB-FLOOR	CEILING	VAULTED CEILING PEAK
A1 & A2	165.98	173.67	–
A3 & A4	174.87	182.63	184.25
B1 & B2	166.64	174.33	–
B3 & B4	175.53	183.29	184.91
C1 & C2	166.64	174.33	–
C3 & C4	175.53	183.29	184.91



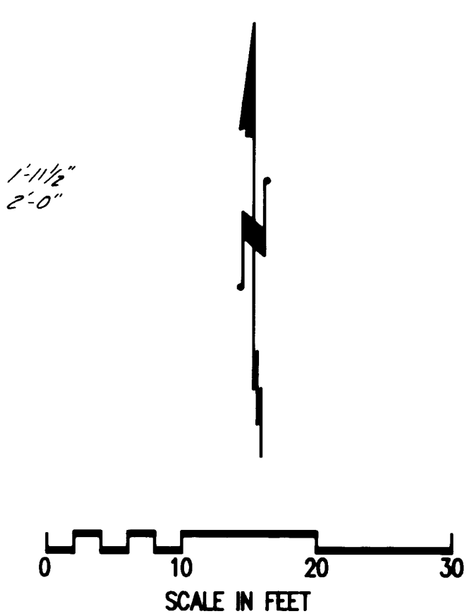
LOWER FLOOR



LOWER FLOOR



LOWER FLOOR



MAP OF
PARK PLACE APARTMENTS, A CONDOMINUM

SEC.35, T.33N, R.1E., W.M. — OAK HARBOR, ISLAND COUNTY, WASHINGTON

SURVEYED BY:	DATE:	FLD. BK.:	
DRAWN BY: TT	DATE: 10-90	CKD. BY:	

FAKKEMA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
4086 400th Ave. West Oak Harbor, Wa. 98277 675-5973

SCALE: 1"=10'-0" PROJECT NO.: 3357
VOLUME OF SURVEYS, PAGE

SHEET 2 OF 5

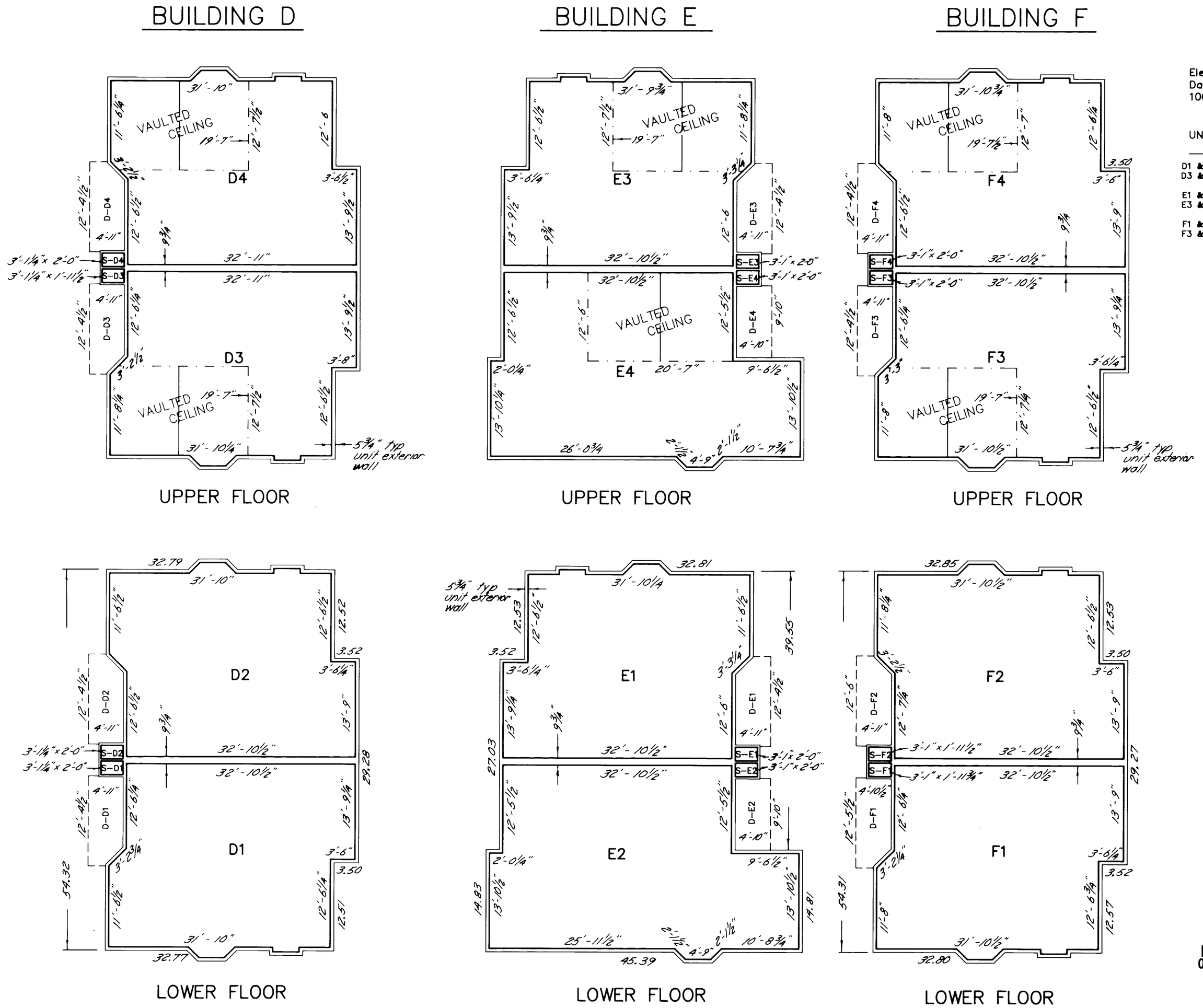
3120096

PARK PLACE APT
A CONDO

DRAWING NUMBER

9002253

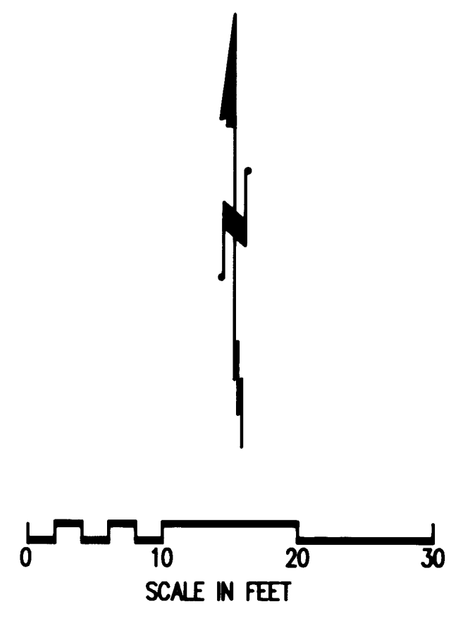
3 OF 5



BUILDING ELEVATIONS

Elevations shown are on City of Oak Harbor Datum, (U.S.C. & G.S. Mean Sea Level = 100.00 ft, Oak Harbor Datum)

UNIT	ELEVATION SUB-FLOOR	CEILING	VAULTED CEILING PEAK
D1 & D2	166.59	174.28	–
D3 & D4	175.48	183.24	184.86
E1 & E2	166.63	174.32	–
E3 & E4	175.52	183.28	184.90
F1 & F2	166.63	174.32	–
F3 & F4	175.52	183.28	184.90



MAP OF
PARK PLACE APARTMENTS, A CONDOMINUM

SEC.35, T.33N, R.1E., W.M. OAK HARBOR, ISLAND COUNTY, WASHINGTON

SURVEYED BY: DATE: FLD. BK.:	FAKKEMA & KINGMA, INC. CONSULTING ENGINEERS & SURVEYORS 4086 400th Ave. West Oak Harbor, Wa. 98277 675-5973	SCALE: 1"=10'-0"	PROJECT NO.: 3357
DRAWN BY: TT DATE: 10-90 CKD. BY:		VOLUME OF SURVEYS, PAGE	

SHEET 3 OF 5

3120096

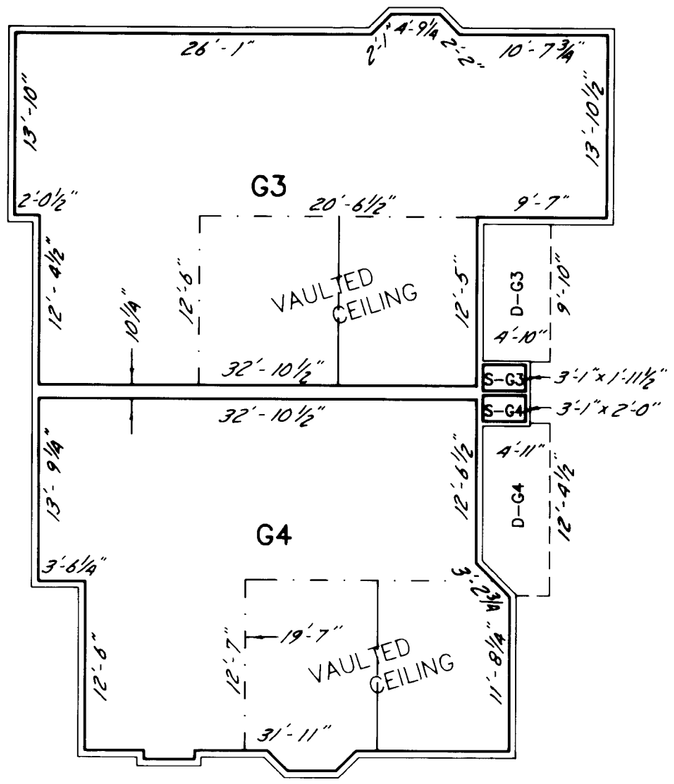
PARK PLACE APT
A condo

DRAWING NUMBER

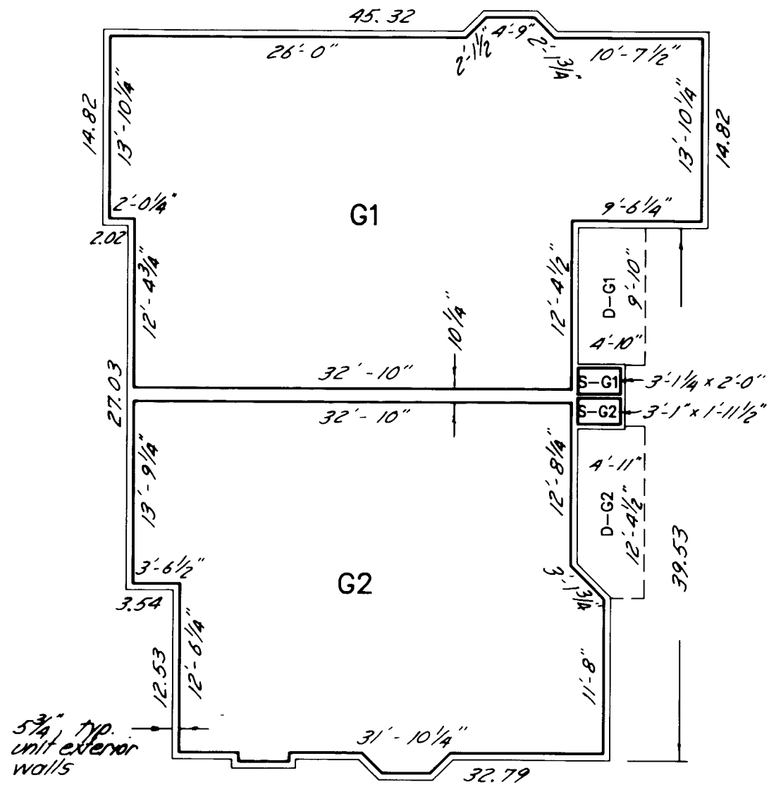
9002253

4 of 5

BUILDING G

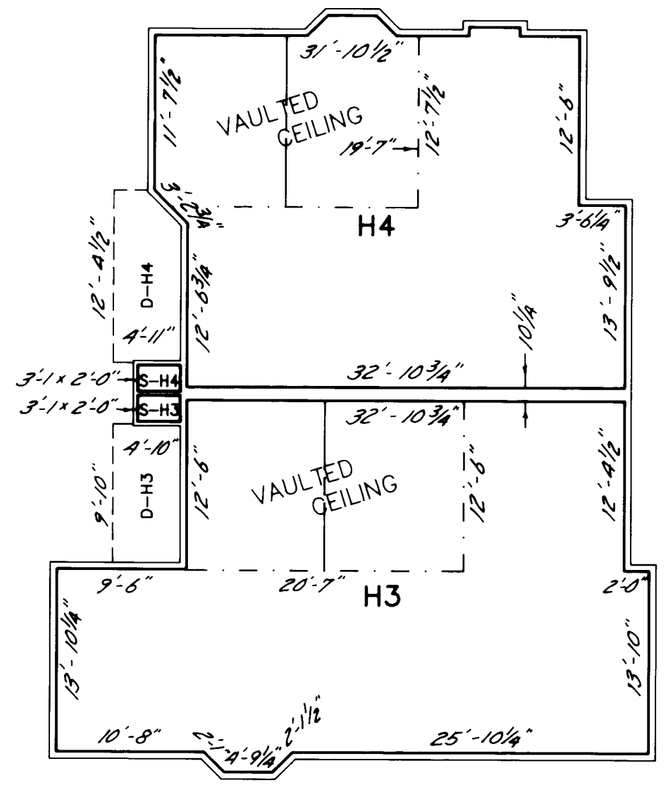


UPPER FLOOR

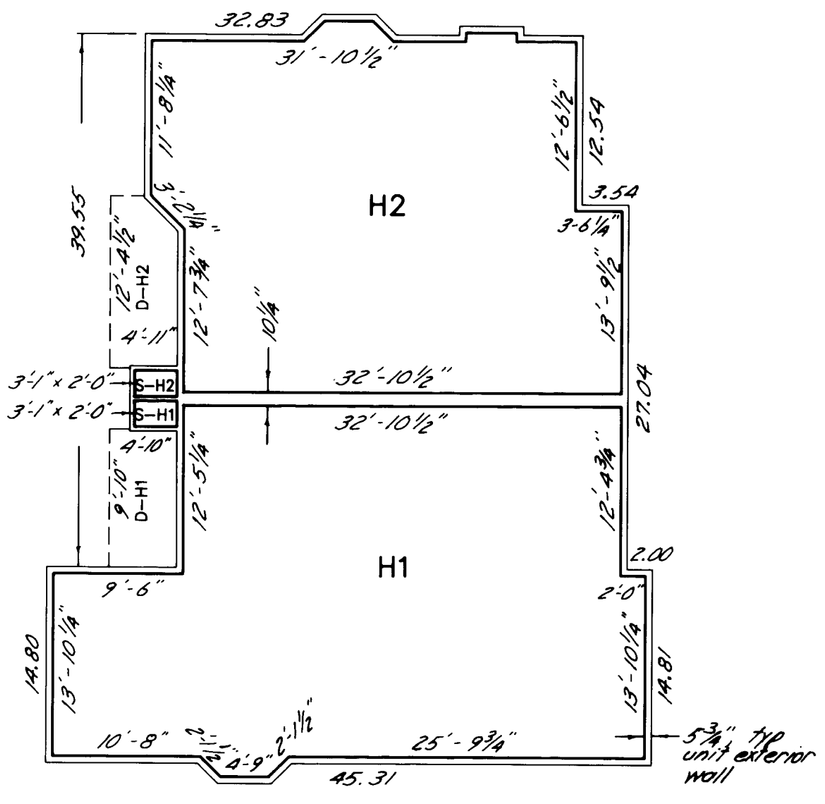


LOWER FLOOR

BUILDING H

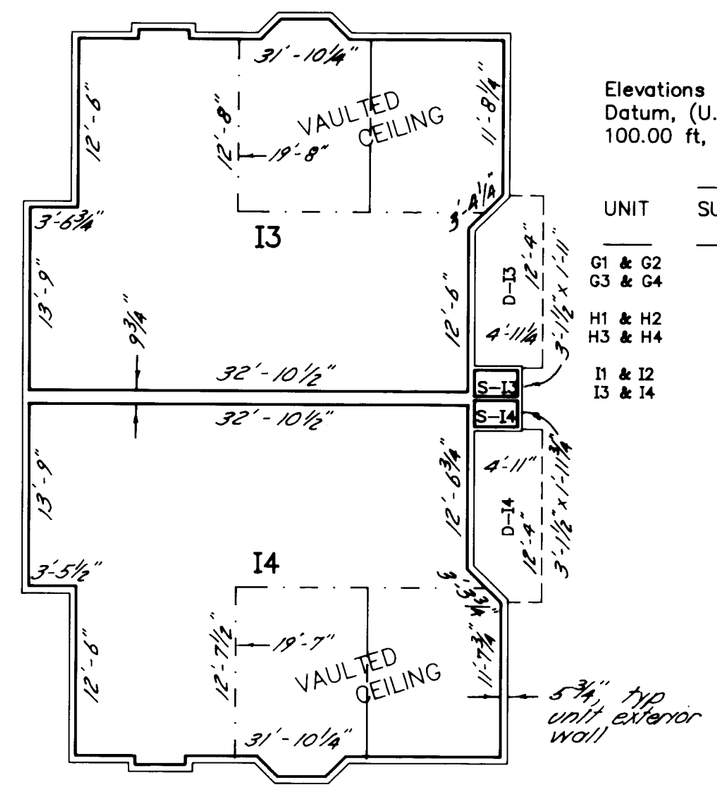


UPPER FLOOR

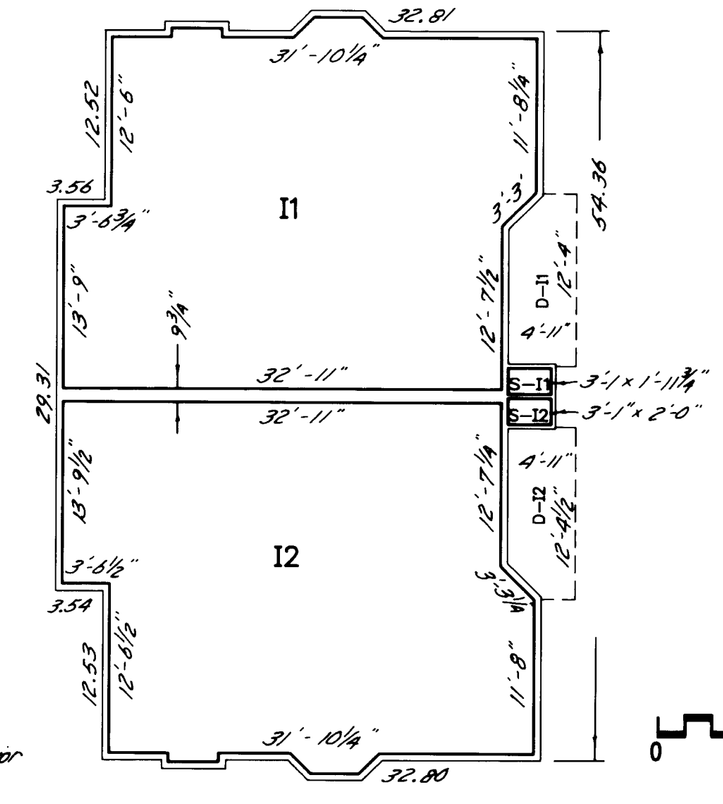


LOWER FLOOR

BUILDING I



UPPER FLOOR



LOWER FLOOR

BUILDING ELEVATIONS

Elevations shown are on City of Oak Harbor Datum, (U.S.C. & G.S. Mean Sea Level = 100.00 ft, Oak Harbor Datum)

UNIT	ELEVATION SUB-FLOOR	CEILING	VAULTED CEILING PEAK
G1 & G2	166.58	174.27	–
G3 & G4	175.47	183.23	184.85
H1 & H2	166.58	174.27	–
H3 & H4	175.47	183.23	184.85
I1 & I2	166.57	174.26	–
I3 & I4	175.46	183.22	184.84

0 10 20 30
SCALE IN FEET

MAP OF PARK PLACE APARTMENTS, A CONDOMINUM

SEC.35, T.33N, R.1E., W.M. — OAK HARBOR, ISLAND COUNTY, WASHINGTON

SURVEYED BY:	DATE:	FLD. BK.:	
DRAWN BY: TT	DATE: 10-90	CKD. BY:	

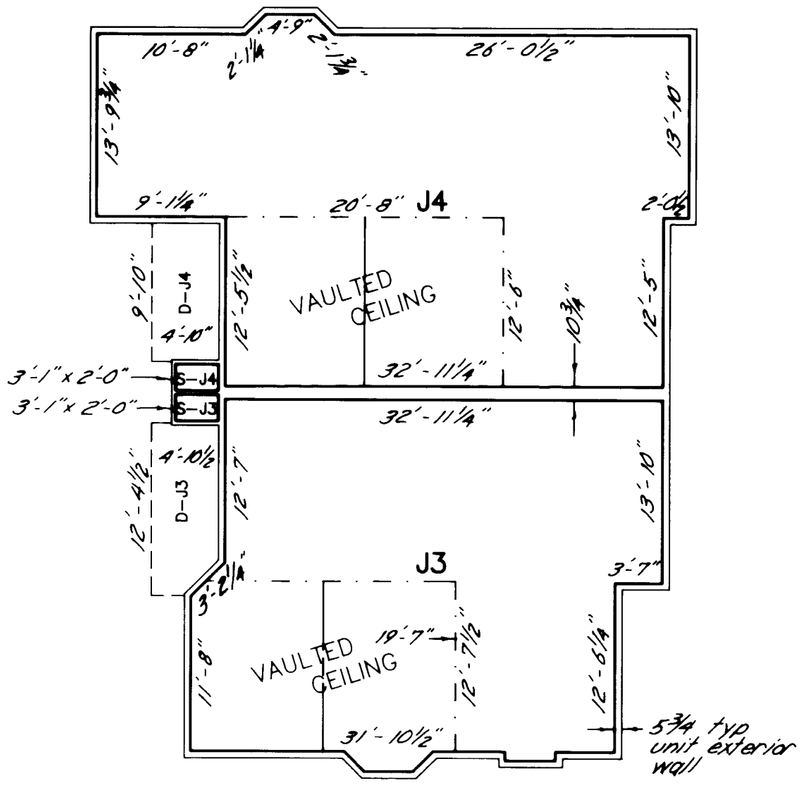
FAKKEMA & KINGMA, INC.
CONSULTING ENGINEERS & SURVEYORS
4086 400th Ave. West Oak Harbor, Wa. 98277 675-5973

SCALE: 1"=10'-0" | PROJECT NO.: 3357
VOLUME OF SURVEYS, PAGE

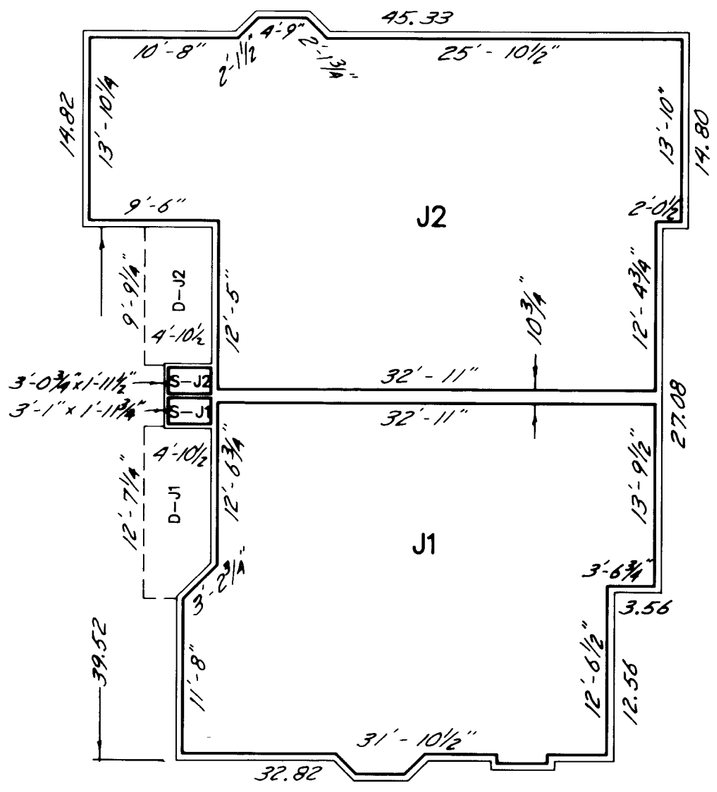
SHEET 4 OF 5

3120096

BUILDING J

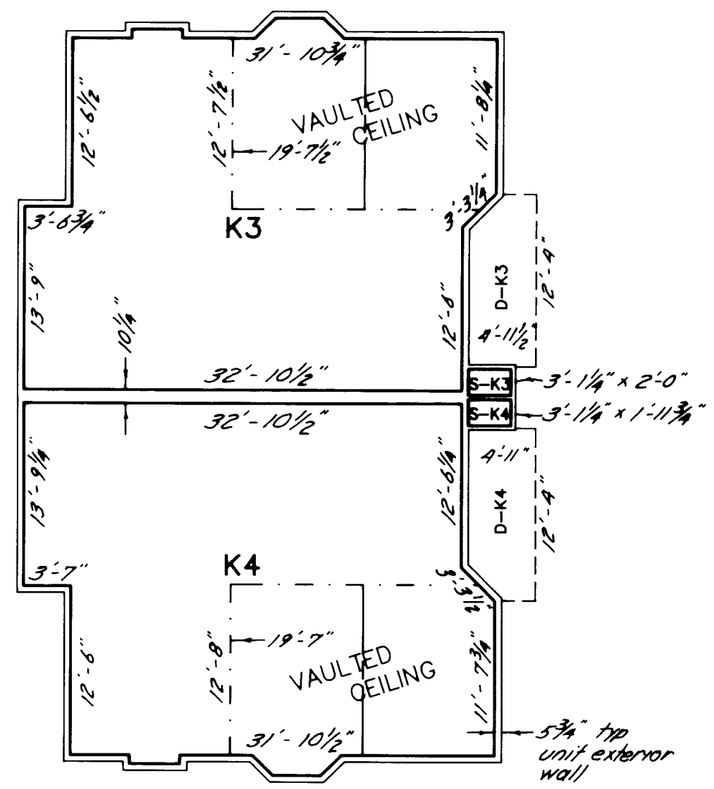


UPPER FLOOR

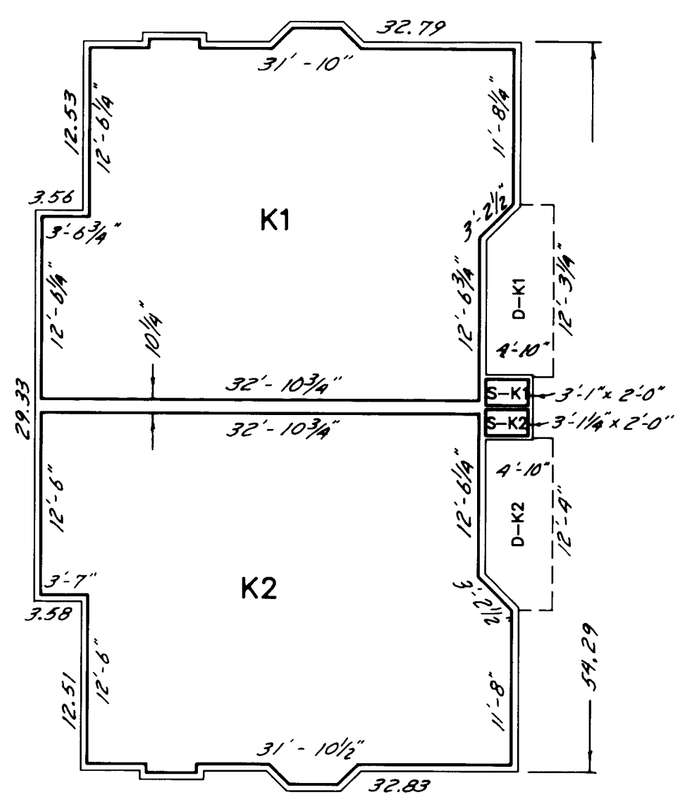


LOWER FLOOR

BUILDING K



UPPER FLOOR



LOWER FLOOR

LAND SURVEYOR'S CERTIFICATE AND VERIFICATION

I, ROBERT D. CRAY, hereby certify that this survey map and plans for PARK PLACE APARTMENTS, A CONDOMINIUM are based upon an actual survey of the property herein described; that the bearings and distances are correctly shown; that all information required by RCW 64.34.232 is supplied herein; and that all horizontal and vertical boundaries of the units are substantially completed in accordance with said plans

Robert D. Cray 11/27/90
Robert D. Cray
Registered Land Surveyor
Certificate No. 11941

STATE OF WASHINGTON)
COUNTY OF ISLAND) ss
Robert D. Cray, being an oath duly sworn, deposes and says that he is a Registered Land Surveyor, knows the contents of the Land Surveyor's Certification and survey map herein, and believes the same to be true.
Subscribed and sworn before me this 29th day of Nov. 1990.
Carmen K. Andre
NOTARY PUBLIC in and for the State of Washington residing at Oak Harbor.
My appointment expires 11/26/91.

ROBERT D. CRAY — State of Washington — 11941 — Professional Land Surveyor

CARMEN K. ANDRE — COMMISSION EXPIRES — NOTARY

NOTES:

The interior surfaces of the exterior walls and ceiling and the top of subfloor are the boundaries of each unit. The materials (wallboard, plasterboard, paneling, tiles, wallpaper, paint, finished flooring, etc.) constituting any part of the finished surfaces thereof are a part of the unit. Reference RCW 64.34.204

Windows and doors are not shown; the plane of the adjoining wall surface is continued.

Limited Common areas shown hereon are designated as follows:

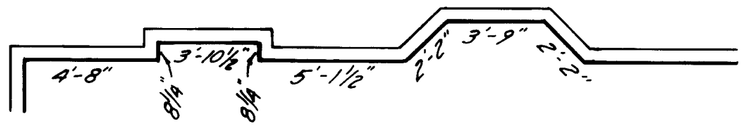
- D-XX Deck for use of Unit XX
- P-XX Parking space for use of Unit XX
- S-XX Storage shed for use of Unit XX

0 10 20 30
SCALE IN FEET

BUILDING ELEVATIONS

Elevations shown are on City of Oak Harbor Datum, (U.S.C. & G.S. Mean Sea Level = 100.00 ft, Oak Harbor Datum)

UNIT	ELEVATION: SUB-FLOOR	CEILING	VAULTED CEILING PEAK
J1 & J2	166.56	174.25	–
J3 & J4	175.45	183.21	184.83
K1 & K2	166.58	174.27	–
K3 & K4	175.47	183.23	184.85



WALL DETAIL
TYPICAL FOR UNITS: A1, A2, A3, A4; B1, B2, B3, B4; C1, C2, C3, C4; D1, D2, D3, D4; E1, E3; F1, F2, F3, F4; G2, G4; H2, H4; I1, I2, I3, I4; J1, J3; K1, K2, K3, K4

MAP OF PARK PLACE APARTMENTS, A CONDOMINUM

SEC.35, T.33N, R.1E., W.M. — OAK HARBOR, ISLAND COUNTY, WASHINGTON

SURVEYED BY:	DATE:	FLD. BK.:	FAKKEMA & KINGMA, INC. CONSULTING ENGINEERS & SURVEYORS 4066 400th Ave. West Oak Harbor, Wa. 98277 675-5673	SCALE: 1"=10'-0"	PROJECT NO.: 3357
DRAWN BY: TT	DATE: 10-90	CKD. BY:		VOLUME	OF SURVEYS, PAGE

SHEET 5 OF 5

PARK PLACE APT. A CONDO

DRAWING NUMBER 9002251 3

5 of 5