3222090

THE VILLAGE AT USELESS BAY
DIVISION 16,
A CONDOMINIUM
A Portion of Gov't. Lot 1, W. 1/2, N.W. 1/4, Sec. 18, T.29N., R.3E., W.M.
Island County, Washington

VILL. AT USEL. BAY Div 16

CAMO

168

95001643

LEGAL DESCRIPTION

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON:

LOT 1, OF SHORT PLAT NO. 047/93.R32918-452-0630, AS APPROVED ON APRIL 21, 1994, AND RECORDED APRIL 21, 1994, IN VOLUME 2 OF SHORT PLATS, PAGES 458 AND 459, UNDER AUDITOR'S FILE NO. 94009237.

TOGETHER WITH AN EASEMENT FOR ACCESS OVER THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 49, USELESS BAY BEACH AND COUNTRY CLUB, DIVISION NO. 10, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 72 THROUGH 75, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE SOUTH 03°53'33" WEST ALONG THE WESTERLY BOUNDARY OF SAID PLAT A DISTANCE OF 60.00 FEET, SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 495.82 FEET;
A RADIAL LINE THROUGH SAID POINT BEARS NORTH 03°47'53" EAST;
THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 20°11'07" AN ARC DISTANCE OF 174.68 FEET;
THENCE SOUTH 73°36'46" WEST 74.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 393.28 FEET;
THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 20°30'42" AN ARC DISTANCE OF 140.79 FEET;
THENCE NORTH 85°52'32" WEST 135.96 FEET TO A POINT ON THE EASTERLY LINE OF LOT 1, ISLAND COUNTY SHORT PLAT NO. 047/93 AS RECORDED UNDER AUDITOR'S FILE NO. 94009237;
THENCE NORTH 03°53'33" EAST ALONG THE EASTERLY LINE OF SAID SHORT PLAT A DISTANCE OF 101.03 FEET;
THENCE SOUTH 86°06'27" EAST 60.00 FEET;
THENCE SOUTH 03°53'33" WEST 16.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 89°46'05" AN ARC DISTANCE OF 39.17 FEET;
THENCE SOUTH 85°52'32" EAST 51.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 333.28 FEET;
THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 20°30'42" AN ARC DISTANCE OF 119.31 FEET;
THENCE NORTH 73°36'46" EAST 74.78 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 555.82 FEET;
THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 20°11'44" AN ARC DISTANCE OF 195.91 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, Jackie H. Siebert, hereby certify that the survey map and plans for The Village at Useless Bay Division 16, a condominium, are based upon an actual survey of the property, that all information required by RCW 64.34.232(1) is supplied herein, and that the horizontal and vertical boundaries of the units are substantially completed in accordance with said plans. This is to certify further that this map represents a survey made by me in conformance with the requirements of the Survey Records Act at the request of KIM M. FORD, president of RFT Investments Inc.

Jackie H. Siebert
Jackie H. Siebert, P.L.S.
Certificate No. 14490

JACKIE H. SIEBERT
STATE OF WASHINGTON
14490
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 11/14/96
1-24-95

STATE OF WASHINGTON
COUNTY OF ~~ISLAND~~ SNOHOMISH

I certify that I know or have satisfactory evidence that Jackie H. Siebert is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument. DATED: 1/25/95

Judy K. Rasmussen
NOTARY PUBLIC in and for the State of Washington, residing at Everett.
My appointment expires 9/20/95.

DECLARATION

We, the undersigned owner(s) of the interest in the real property described herein, hereby declare this survey map and plans and dedicate the same for a condominium solely to meet the requirements of the Washington Condominium Act, RCW 64.34, et. seq., and not for any public purpose.

We further certify that all structural components and mechanical systems of all buildings containing or comprising any units hereby created are substantially completed.

This survey map and these plans and any portion thereof are restricted by law and the Declaration for The Village at Useless Bay, Division 16, a condominium, recorded under Auditor's File No. 95001644, records of Island County.

Kim M. Ford
President RFT Investments Inc.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Kim Ford is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as President of RFT Investments, a Nevada Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.
DATED: 2-1-95

Bobbi M. Allen
NOTARY PUBLIC in and for the State of Washington, residing at Oak Harbor
My appointment expires 4-23-95.

BOBBI M. ALLEN
Notary Public
State of Washington
My Commission Expires
April 23, 1995

SUBJECT TO PUGET SOUND POWER AND LIGHT CO. EASEMENT RECORDED UNDER AF #189269 THE DESCRIPTION PROVIDED IS NOT SUFFICIENT TO PLOT EXACT LOCATIONS. SUBJECT TO AN EASEMENT TO WHIDBEY TELEPHONE COMPANY TO CONSTRUCT, RECONSTRUCT AND MAINTAIN CABLES, CONDUITS AND ASSOCIATED COMMUNICATIONS FACILITIES AND EQUIPMENT. (AS LOCATED) AF #94013545

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN VOLUME 2 OF SHORT PLATS PAGE 458 AND 459 UNDER AF #94009237.

SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AF #94009238.

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 in my office, including taxes for the current year 1995.

Linda C. Ronan
Island County Treasurer Deputy

ISLAND COUNTY
OFFICIAL
WASHINGTON

ISLAND COUNTY
COUNTY
AUDITOR
STATE OF WASHINGTON

AUDITOR'S CERTIFICATE

Filed for record this 2ND day of FEBRUARY, 1995, at 12:35 pm., in Condominium Plans, page ——, at the request of Tri-County Land Surveying Co., under Auditor's File No. 95001643.

Art Hyland by
County Auditor Deputy County Auditor

Tri-County Land Surveying Company
626-128TH ST. S.W., SUITE 108
EVERETT, WA 98204 (206) 355-4402

3222090

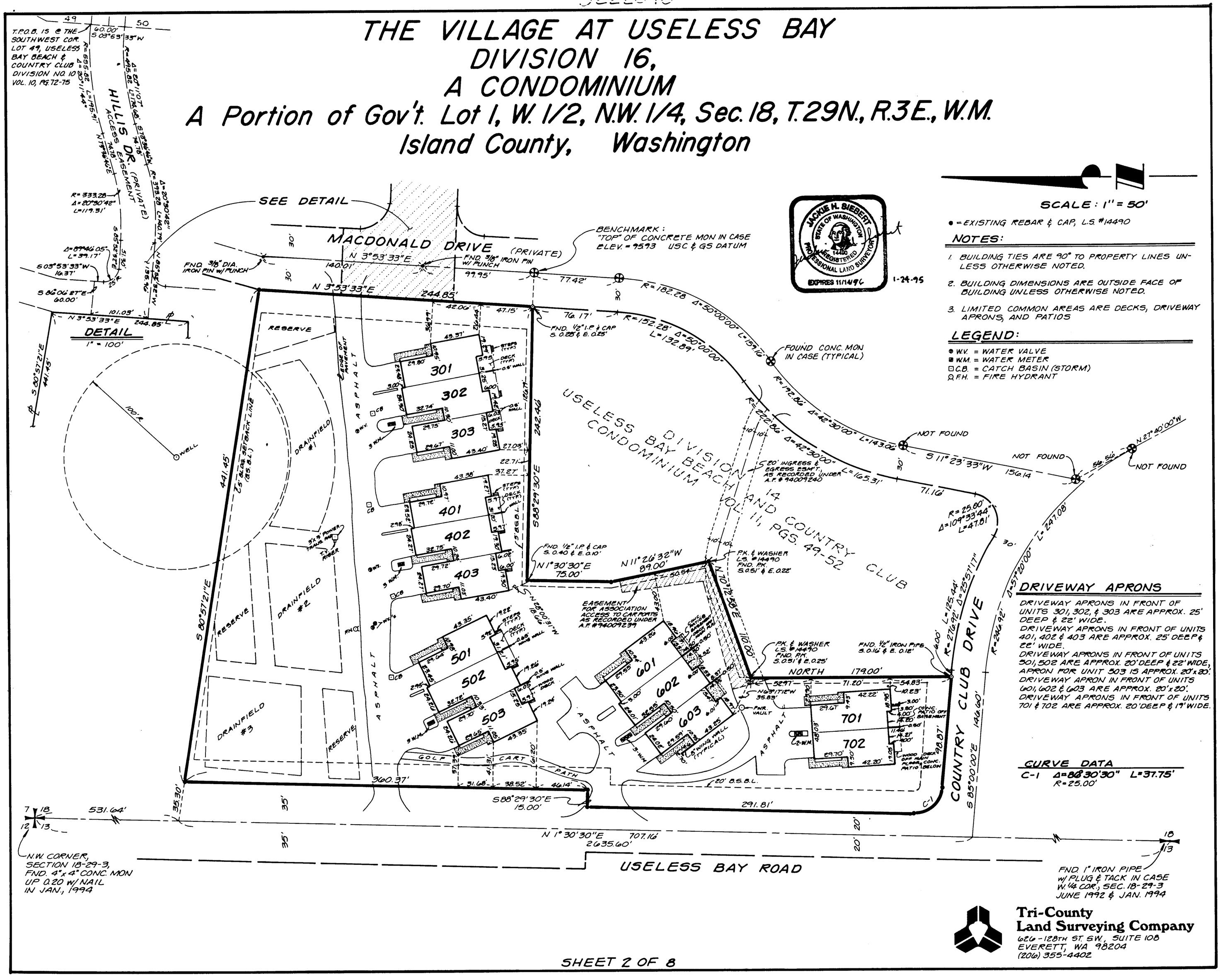
VILL. AT USEL. BAY NO. 16

CONDO

2 of 8

9500243

THE VILLAGE AT USELESS BAY
DIVISION 16,
A CONDOMINIUM
A Portion of Gov't. Lot 1, W. 1/2, N.W. 1/4, Sec. 18, T.29N., R.3E., W.M.
Island County, Washington

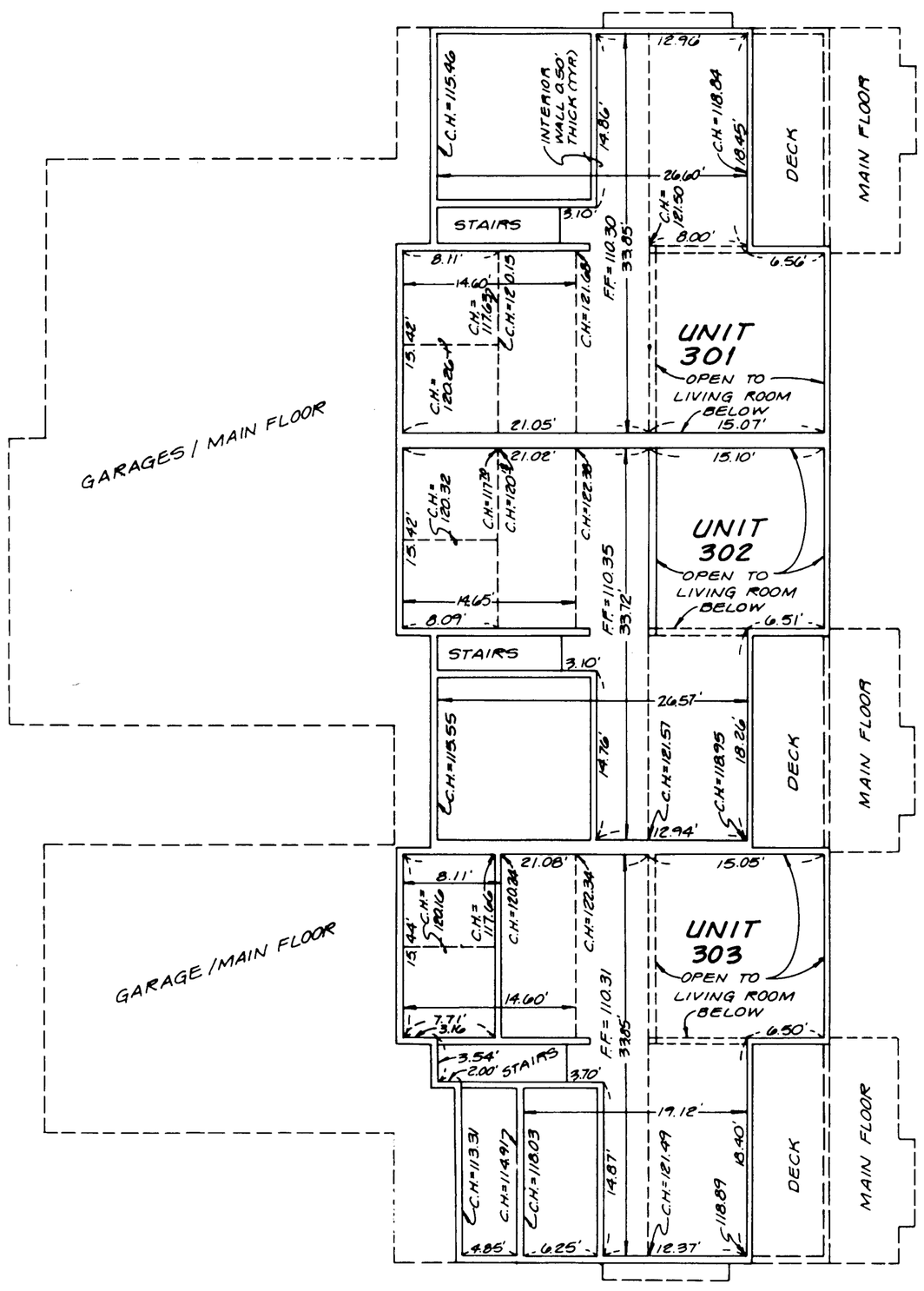


SHEET 2 OF 8

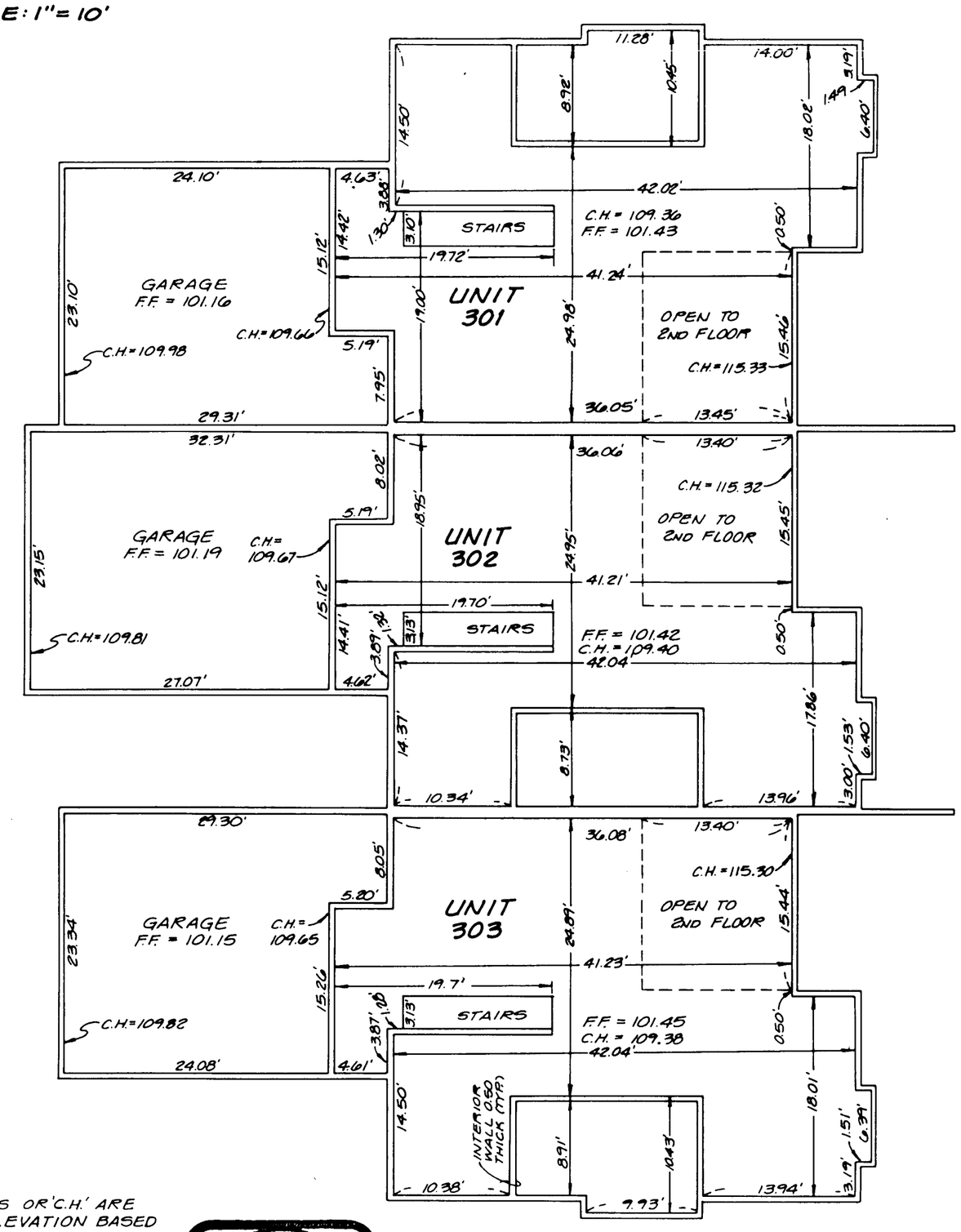
3222090

THE VILLAGE AT USELESS BAY
DIVISION 16,
A CONDOMINIUM
A Portion of Gov't. Lot 1, W. 1/2, N.W. 1/4, Sec. 18, T.29N., R.3E., W.M.
Island County, Washington

SCALE: 1" = 10'



2ND FLOOR



1ST FLOOR

NOTE: CEILING HEIGHTS OR 'C.H.' ARE SHOWN AS AN ELEVATION BASED ON THE BENCHMARK SHOWN ON THE SITE PLAN (SHEET 2 OF 8)
F.F. = FINISH FLOOR ELEVATION

JACKIE H. SIEBERT
STATE OF WASHINGTON
14490
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 11/14/96

1-24-95

BLDG. 300

SHEET 3 OF 8

Tri-County
Land Surveying Company
626 - 128TH ST. S.W., SUITE 108
EVERETT, WA 98204
(206) 355-4402

VILL. AT USEL. BAY NO. 16

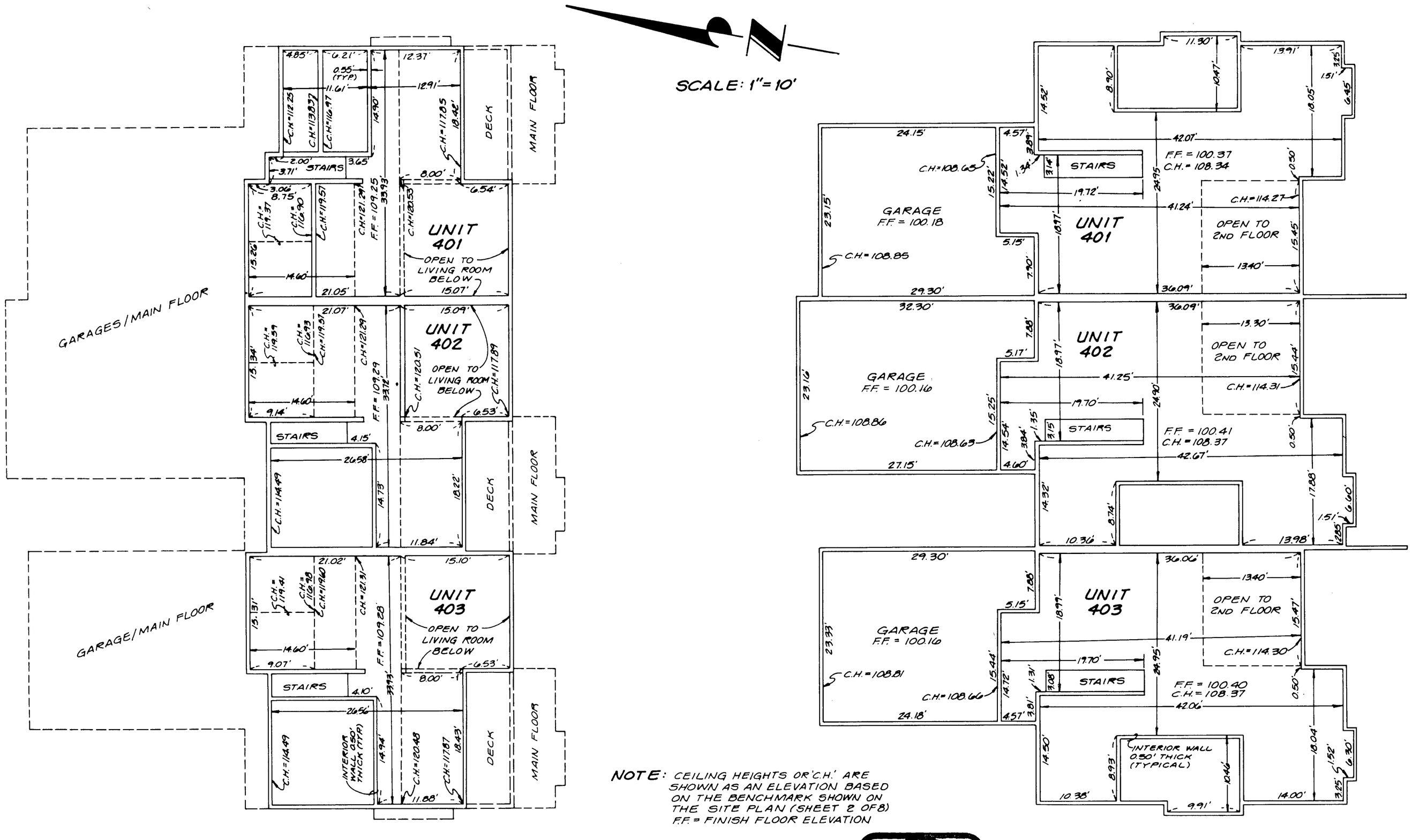
CONDO

3 of 8

9500163

3222090

THE VILLAGE AT USELESS BAY
DIVISION 16,
A CONDOMINIUM
A Portion of Gov't. Lot 1, W. 1/2, N.W. 1/4, Sec. 18, T.29N., R.3E., W.M.
Island County, Washington



2ND FLOOR

1ST FLOOR

NOTE: CEILING HEIGHTS OR 'C.H.' ARE SHOWN AS AN ELEVATION BASED ON THE BENCHMARK SHOWN ON THE SITE PLAN (SHEET 2 OF 8)
F.F. = FINISH FLOOR ELEVATION

BLDG. 400

JACKIE H. SIEBERT
STATE OF WASHINGTON
14490
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 11/14/96

1-24-95

Tri-County Land Surveying Company
626 - 128TH ST. S.W., SUITE 108
EVERETT, WA 98204 (206) 355-4402

SHEET 4 OF 8

VILL. AT USEL. BAY NO. 16

9500164 3

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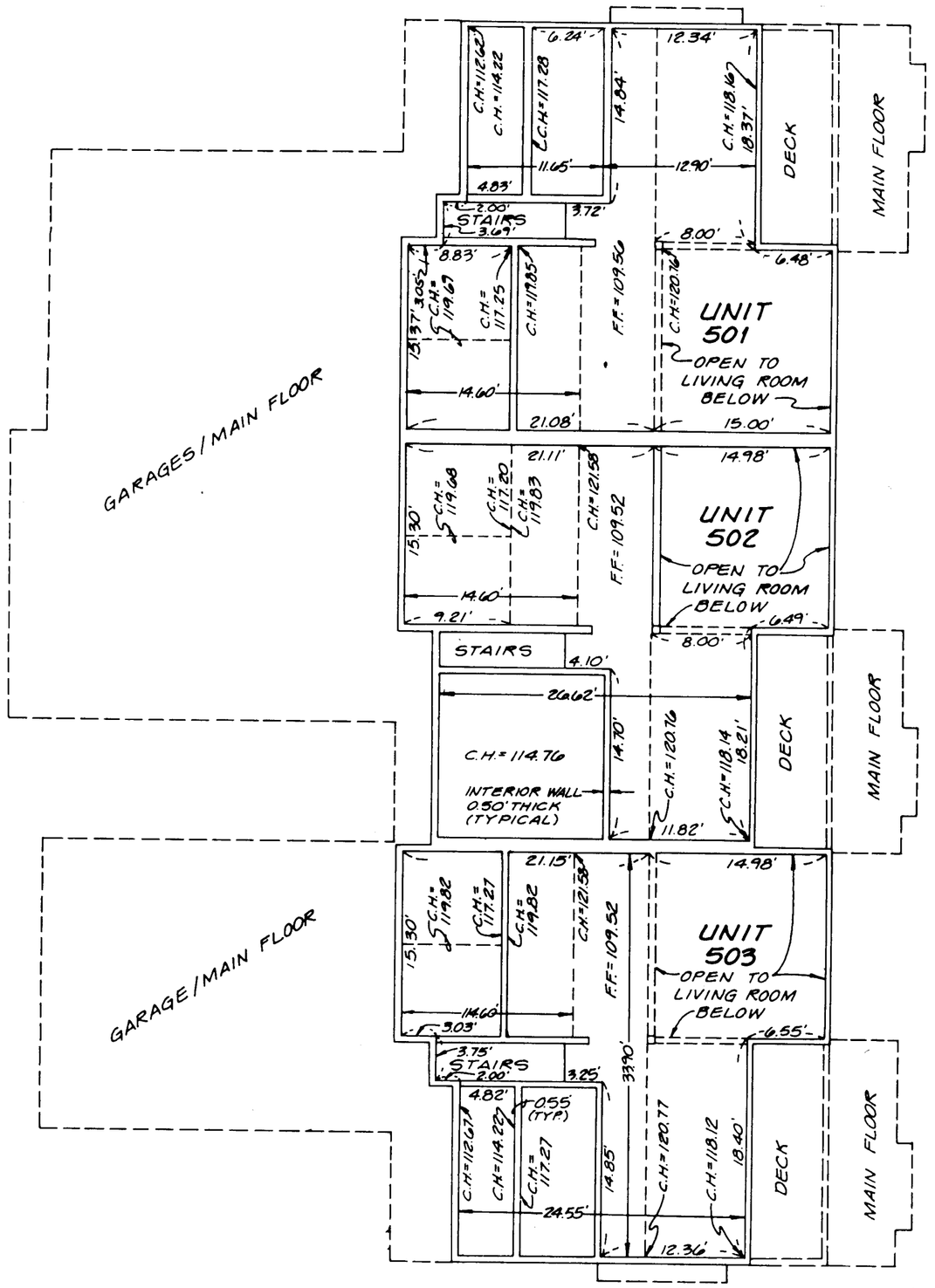
3222090

VILL. AT USELESS BAY No. 16

THE VILLAGE AT USELESS BAY
DIVISION 16,
A CONDOMINIUM
A Portion of Gov't. Lot 1, W. 1/2, N.W. 1/4, Sec. 18, T.29N., R.3E., W.M.
Island County, Washington

SCALE: 1" = 10'



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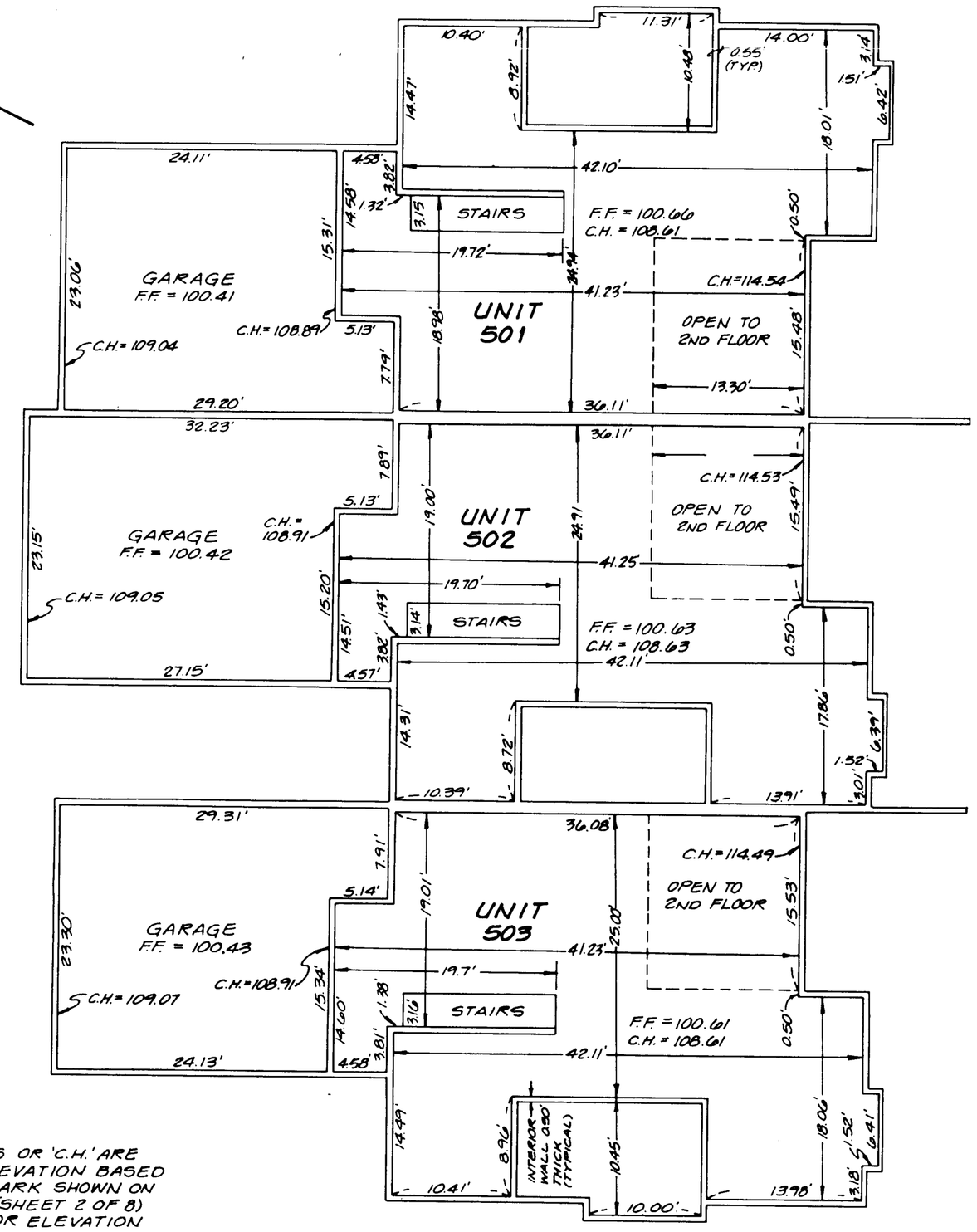


1ST FLOOR

NOTE: CEILING HEIGHTS OR 'C.H.' ARE SHOWN AS AN ELEVATION BASED ON THE BENCHMARK SHOWN ON THE SITE PLAN (SHEET 2 OF 8)
F.F. = FINISH FLOOR ELEVATION

BLDG. 500

JACKIE H. SIEBERT
STATE OF WASHINGTON
14400
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 11/14/96

1-24-95

SHEET 5 OF 8

Tri-County Land Surveying Company
6626 - 128TH ST. S.W., SUITE 108
EVERETT, WA 98204 (206)355-4402

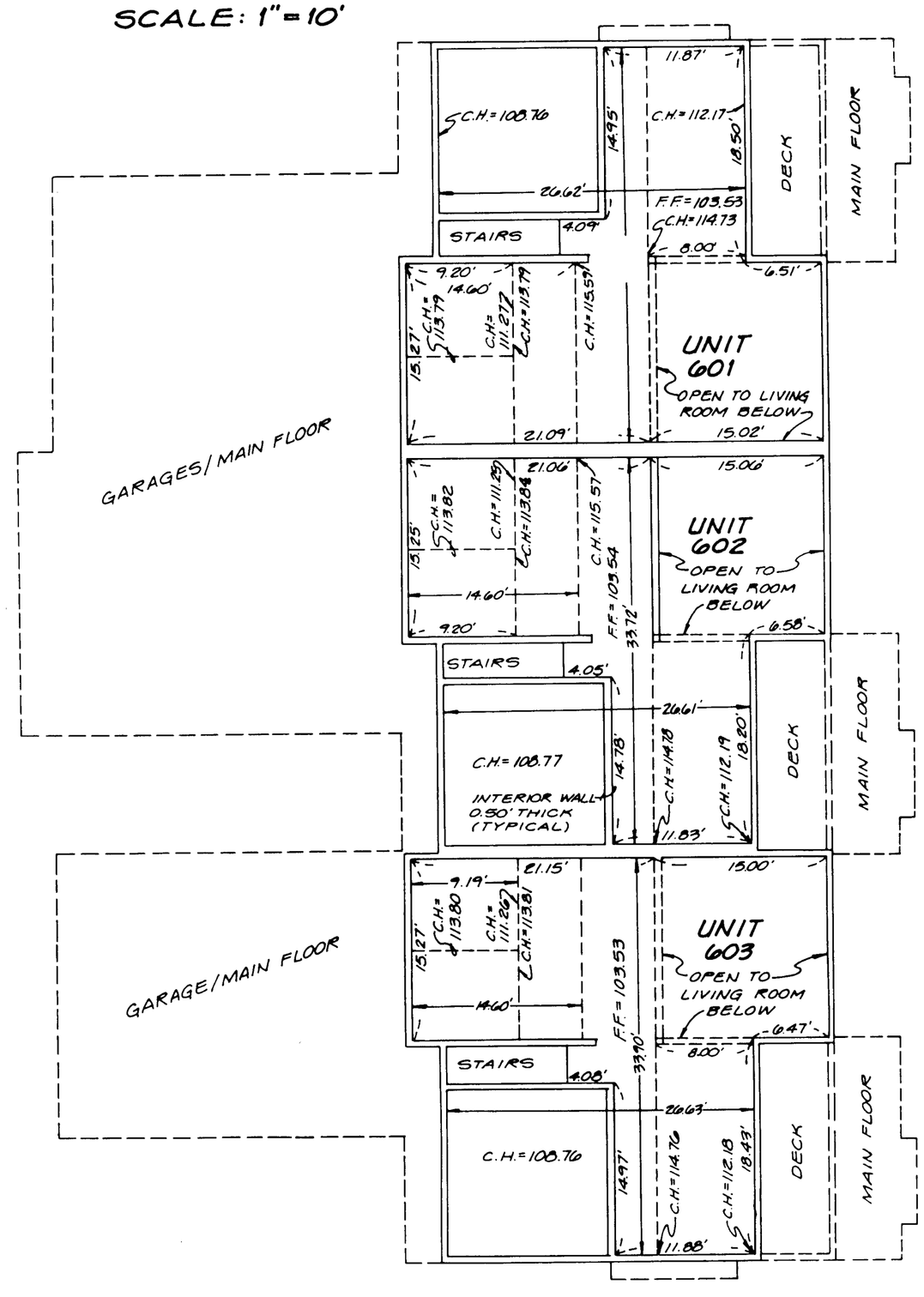
5 of 8

9506163

3222090

THE VILLAGE AT USELESS BAY
DIVISION 16,
A CONDOMINIUM
A Portion of Gov't. Lot 1, W. 1/2, N.W. 1/4, Sec. 18, T.29N., R.3E., W.M.
Island County, Washington

SCALE: 1" = 10'



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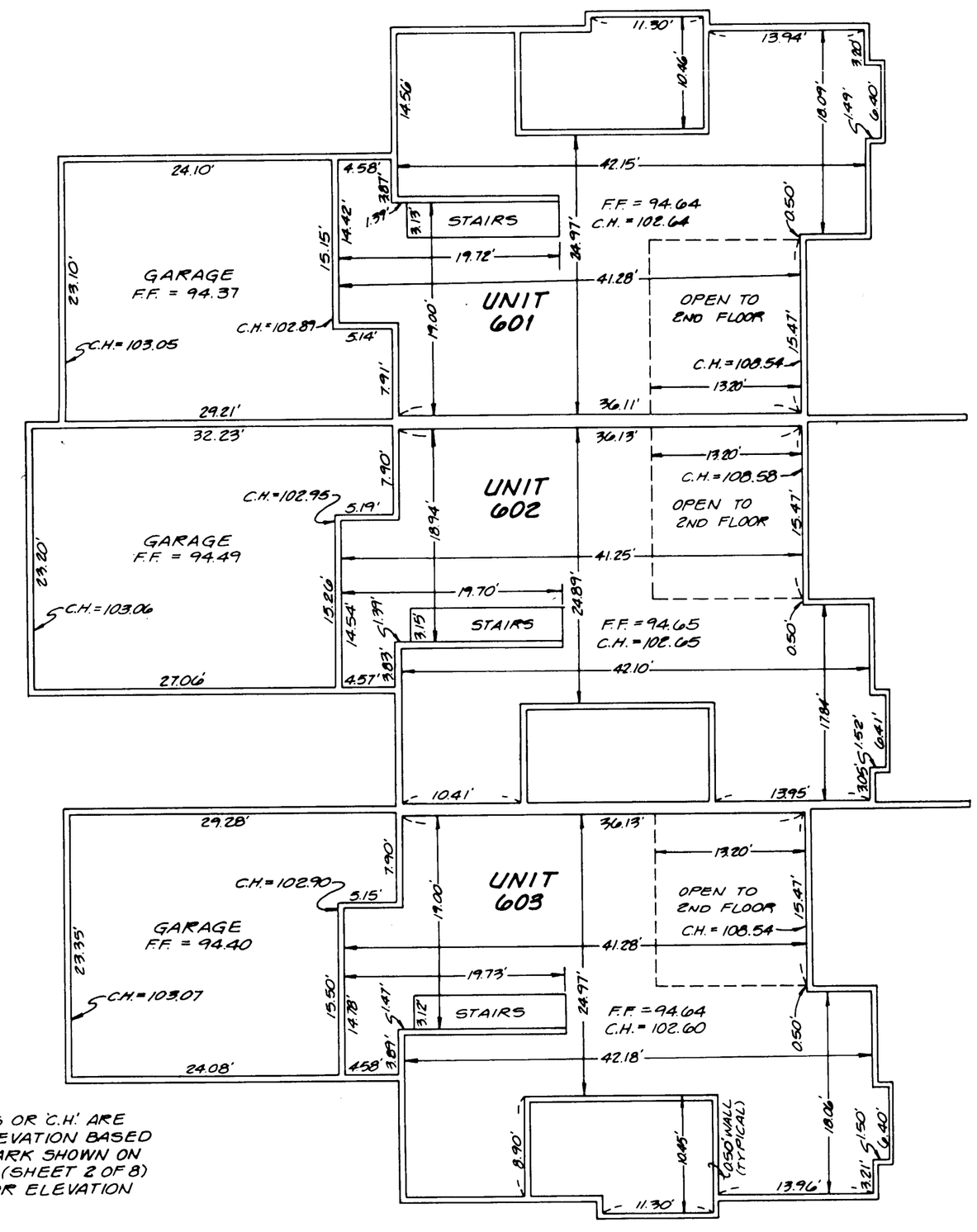

1ST FLOOR

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BLDG. 600

JACKIE H. SIEBERT
STATE OF WASHINGTON
14400
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 11/14/96

1-24-95

Tri-County Land Surveying Company
626-128TH ST. S.W., SUITE 108
EVERETT, WA 98204 (206) 355-4402

VILL. AT USEL. BAY NO. 16

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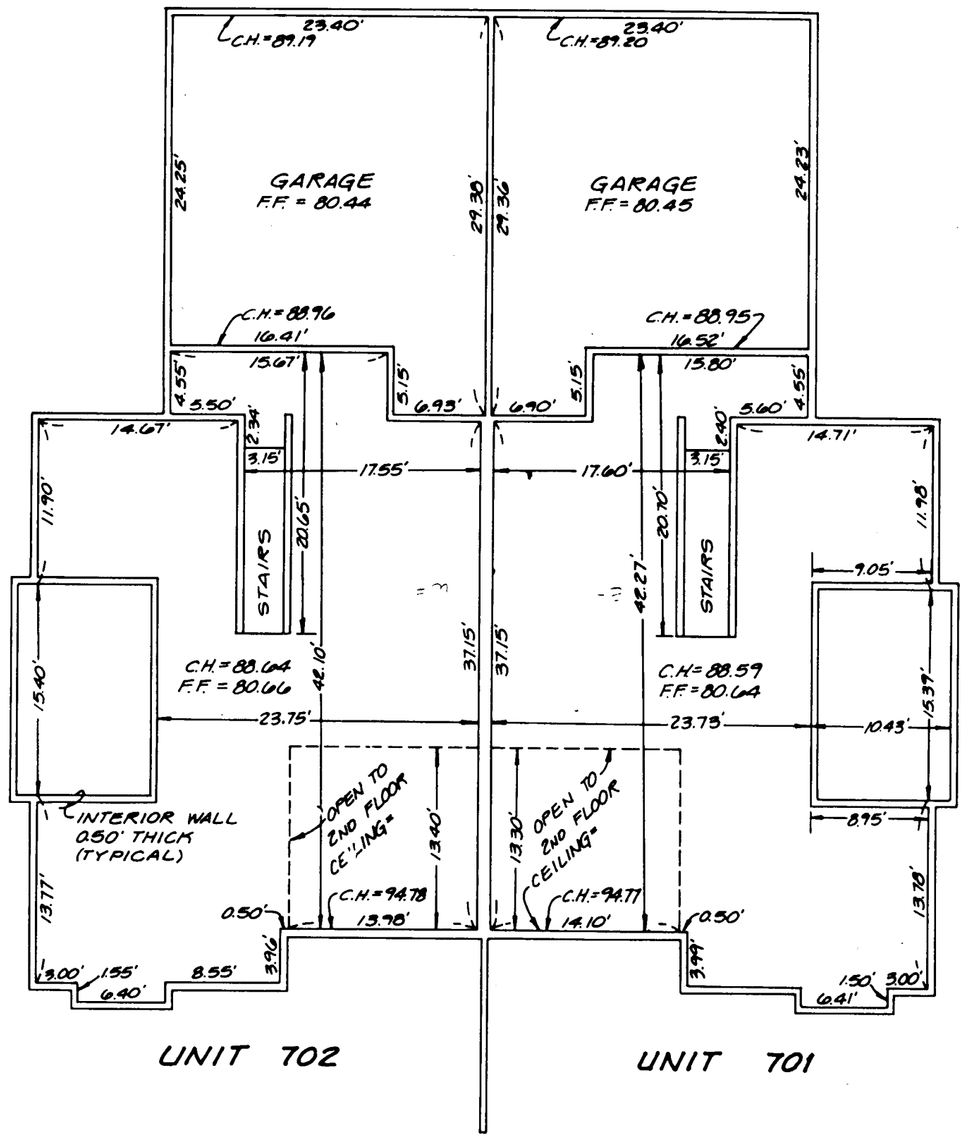
95001649

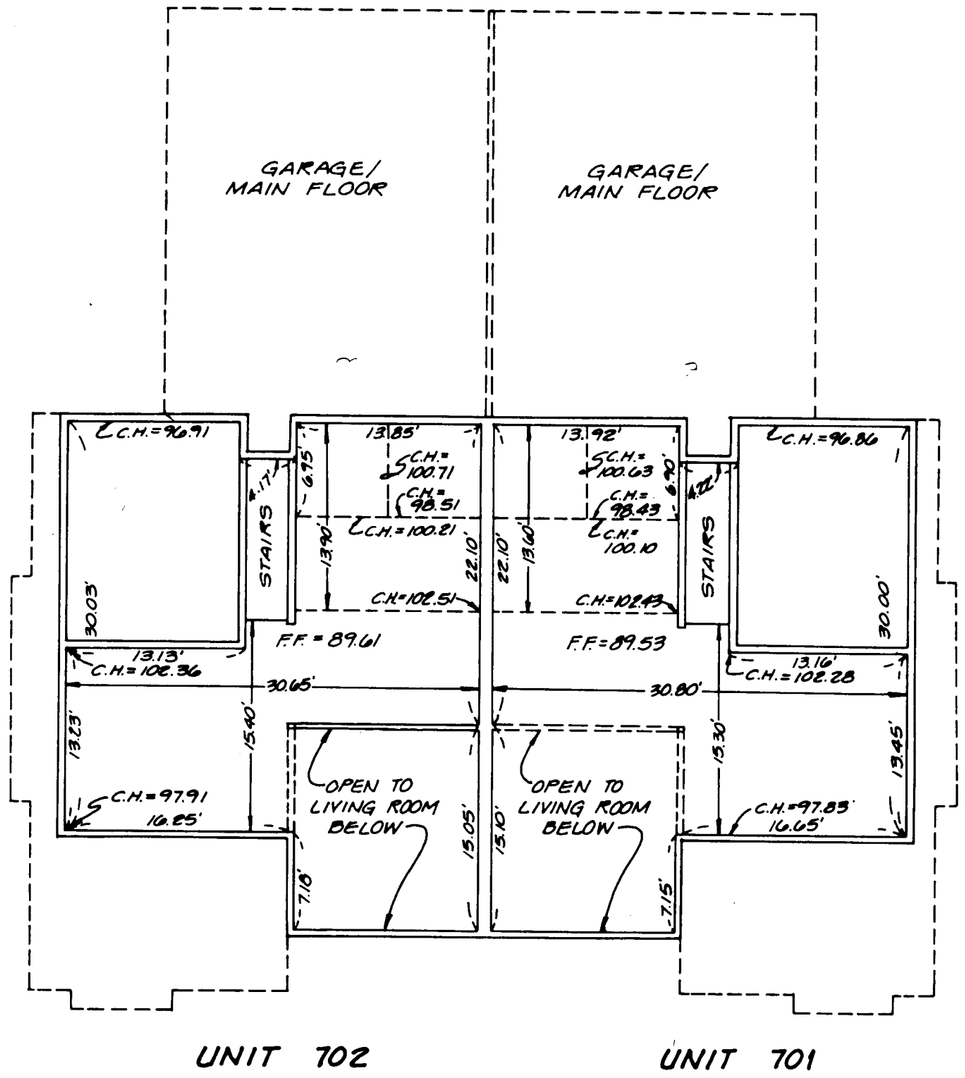
3222090

THE VILLAGE AT USELESS BAY
DIVISION 16,
A CONDOMINIUM
A Portion of Gov't. Lot 1, W. 1/2, N.W. 1/4, Sec. 18, T.29N., R.3E., W.M.
Island County, Washington



1ST FLOOR

SCALE: 1" = 10'



2ND FLOOR

BLDG. 700

NOTE: CEILING HEIGHTS OR 'C.H.' ARE SHOWN AS AN ELEVATION BASED ON THE BENCH MARK SHOWN ON THE SITE PLAN (SHEET 2 OF 8).
F.F. = FINISH FLOOR ELEVATION

JACKIE H. SIEBERT
STATE OF WASHINGTON
14400
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 11/14/96

1-24-95

Tri-County
Land Surveying Company
6226-128TH ST. SW, SUITE 108
EVERETT, WA 98204
(206) 355-4402

VILL. AT USEL. BAY NO. 16

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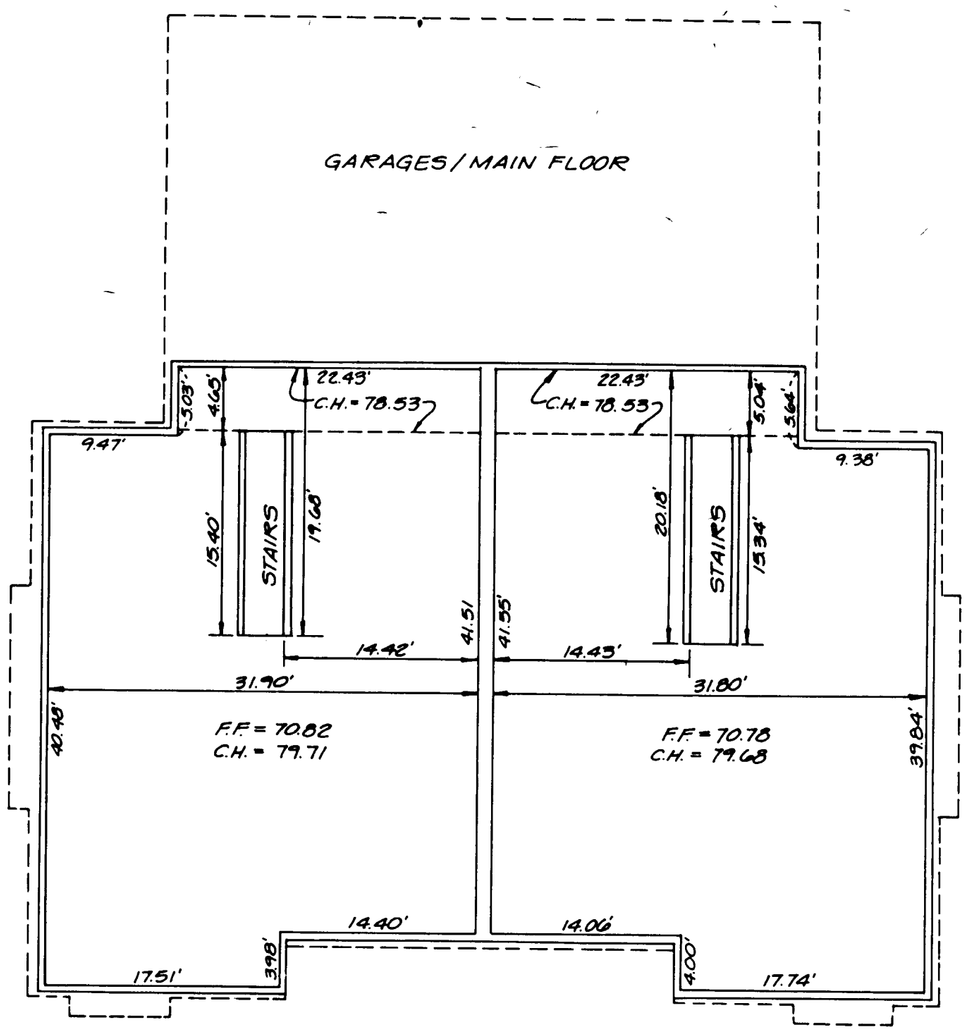
9501643

3222090

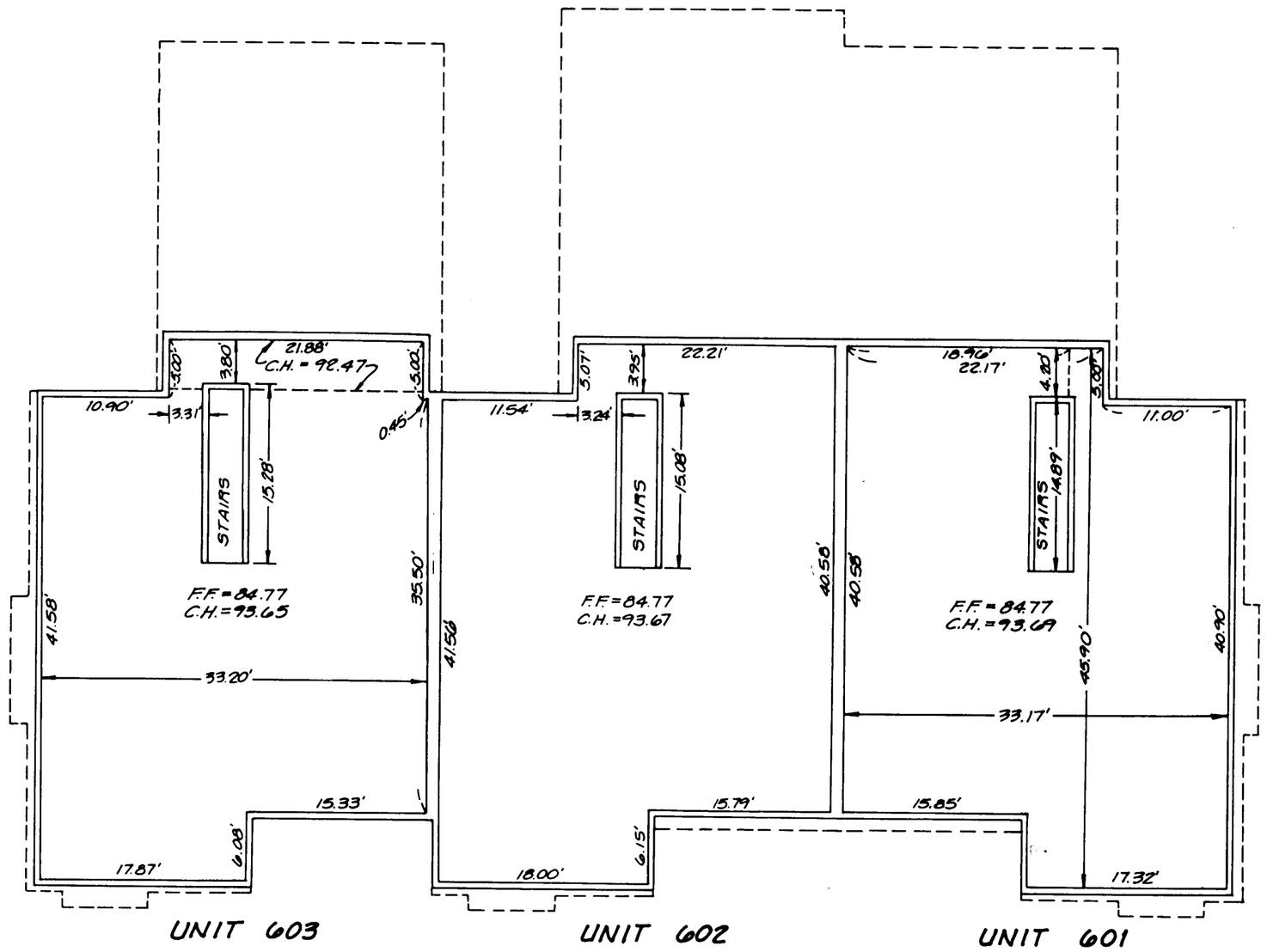
THE VILLAGE AT USELESS BAY
DIVISION 16,
A CONDOMINIUM
A Portion of Gov't. Lot 1, W. 1/2, N.W. 1/4, Sec. 18, T.29N., R.3E., W.M.
Island County, Washington

SCALE: 1" = 10'



BASEMENT PLAN

BLDG. 700



BASEMENT PLAN

BLDG. 600

JACKIE H. SIEBERT
STATE OF WASHINGTON
14486
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 11/14/95

1-24-95

NOTE: CEILING HEIGHTS OR 'C.H.' ARE SHOWN AS AN ELEVATION BASED ON THE BENCHMARK SHOWN ON THE SITE PLAN (SHEET 2 OF 8)

Tri-County
Land Surveying Company
626-128TH ST. SW., SUITE 108
EVERETT, WA 98204 (206) 355-4402

VILL. AT USEL. BAY NO. 16

CONDO

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9500164 3