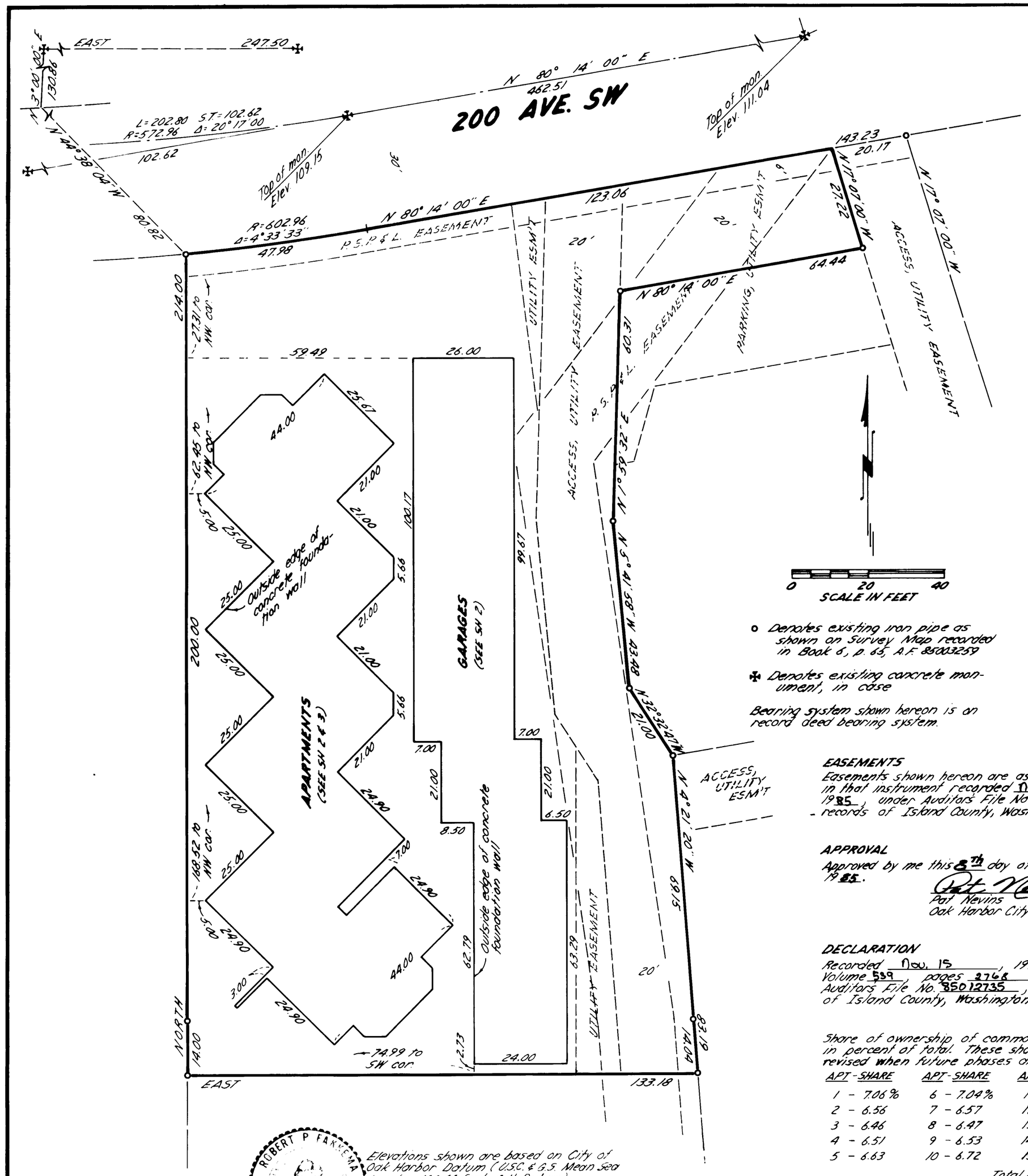
SHEET 1 OF 3

WATERSIDE PHASE I

3025009



o Denotes existing iron pipe as shown on Survey Map recorded in Book 6, p. 65, A.F. 85003259

✠ Denotes existing concrete monument, in case

Bearing system shown hereon is on record deed bearing system.

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

LEGAL DESCRIPTION

Tract A of that City of Oak Harbor Boundary Adjustment approved April 2, 1985, and recorded in Book 6 of Surveys, page 65, records of Island County, and more particularly described as a tract of land in Reserve E of Ely's Addition to the Town of Oak Harbor, as per plat recorded in Volume 2 of Plats, page 27, records of Island County, Washington, and also in Government Lot 3, Section 2, Township 32 North, Range 1 East, W.M., described as follows:

Commencing at the concrete monument marking the Northeast corner of that certain tract deeded to the Town of Oak Harbor, by warranty deed recorded in Volume 50 of Deeds, page 44, known as Beach Park, said monument being due West 247.50 feet from a concrete monument on the North line of said Beach Park extended easterly; thence

South 03° 00' 00" West 130.86 feet along the East line of said Beach Park to a point on the North right-of-way margin of 200 Avenue Southwest; thence

South 44° 38' 04" East 80.82 feet to a point on the South right-of-way margin of said 200 Avenue Southwest and the Northwest corner of that certain tract conveyed to Paul Maylor, et ux, and Howard Maylor, et ux, by instrument recorded under Auditor's File No. 117996, records of Island County; thence

SOUTH along the West line of said tract, a distance of 214.00 feet to the True Point of Beginning; thence

NORTH along said West line a distance of 214.00 feet to aforesaid point on the South right-of-way margin of 200 Avenue Southwest, said South right-of-way margin being a curve with a radial line from said point bearing

North 05° 12' 27" West to the radius point; thence easterly along said curve being to the left, having a radius of 602.96 feet, through a central angle of 04° 33' 33", an arc distance of 47.98 feet; thence continuing along said South right-of-way margin

North 80° 14' 00" East 123.06 feet; thence leaving said South right-of-way margin

South 17° 07' 00" East 27.22 feet; thence

South 80° 14' 00" West 64.44 feet; thence

South 01° 59' 32" West 60.31 feet; thence

South 05° 41' 58" East 43.48 feet; thence

South 32° 32' 47" East 21.00 feet to the Northeast corner of that certain tract conveyed to Howard Maylor, et ux, and Paul Maylor, et ux, by instrument recorded under Auditor's File No. 140047, records of Island County; thence

South 04° 21' 20" East 83.19 feet to a point lying EAST of the True Point of Beginning; thence

WEST 133.18 feet to the True Point of Beginning.

TOGETHER WITH AND SUBJECT to the easements described in those instruments recorded April 21, 1959, August 14, 1974, January 25, 1980, and April 5, 1985, under Auditor's File Nos. 121164, 275960, 364504 and 85003259, respectively, records of Island County.

EASEMENTS

Easements shown hereon are as described in that instrument recorded Nov. 15, 1985, under Auditor's File No. 8501273 3, records of Island County, Washington.

APPROVAL

Approved by me this 8th day of Nov., 1985.

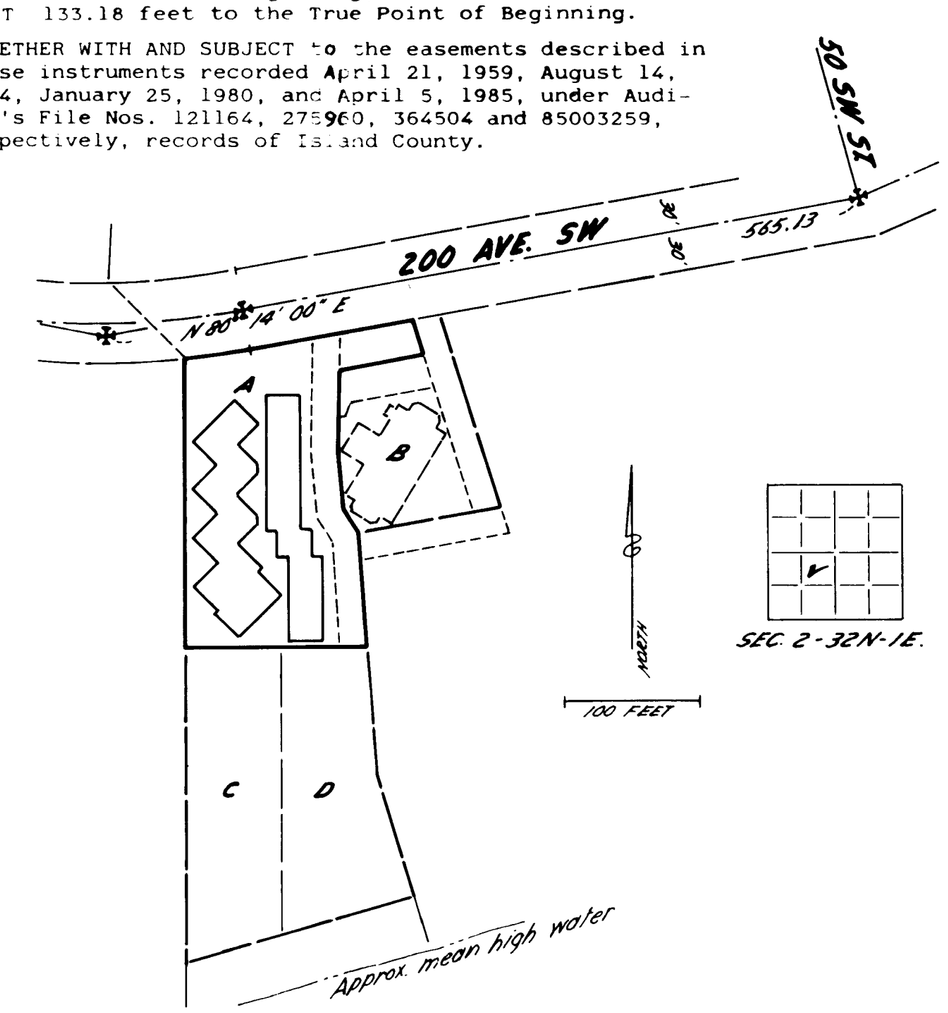
Pat Nevins
Pat Nevins
Oak Harbor City Supervisor

DECLARATION

Recorded Nov. 15, 1985, in Volume 339, pages 276-8, under Auditors File No. 8501273 5, records of Island County, Washington

Share of ownership of common elements in percent of total. These shares will be revised when future phases are added.

APT - SHARE	APT - SHARE	APT - SHARE
1 - 7.06%	6 - 7.04%	11 - 7.06%
2 - 6.56	7 - 6.57	12 - 6.57
3 - 6.46	8 - 6.47	13 - 6.47
4 - 6.51	9 - 6.53	14 - 6.63
5 - 6.63	10 - 6.72	15 - 6.72
		Total = 100.00 %



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 Prominent Properties

Robert P. Fakkema
Cert. No. 8947

ROBERT P. FAKKEMA PROFESSIONAL LAND SURVEYOR

AUDITOR'S CERTIFICATE:

Filed for record this 15 day of Nov. 1985 at 8:56 A.M. in Book 6 of Surveys at Page ___ at the request of Fakkema & Kingma, Inc. under Auditor's File No. 8501273 4

Hazel Bergner By Kim Armstrong
County Auditor Deputy

REVISIONS

MAP OF WATERSIDE CONDOMINIUM, PHASE I

ELY'S ADDITION & G.L. 3, SEC. 2, T. 32 N., R. 1 E., W.M., OAK HARBOR, WASHINGTON

DRAWN BY ERF	FAKKEMA & KINGMA, INC. CONSULTING ENGINEERS & SURVEYORS 4086 400 Ave. W., Oak Harbor, Wash. 98277 675-5973	SCALE 1" = 20'	DWG NO 2899
APPROVED BY RPF		DATE Aug. 1, 1985	SHEET NO 1 of 3

SR 747

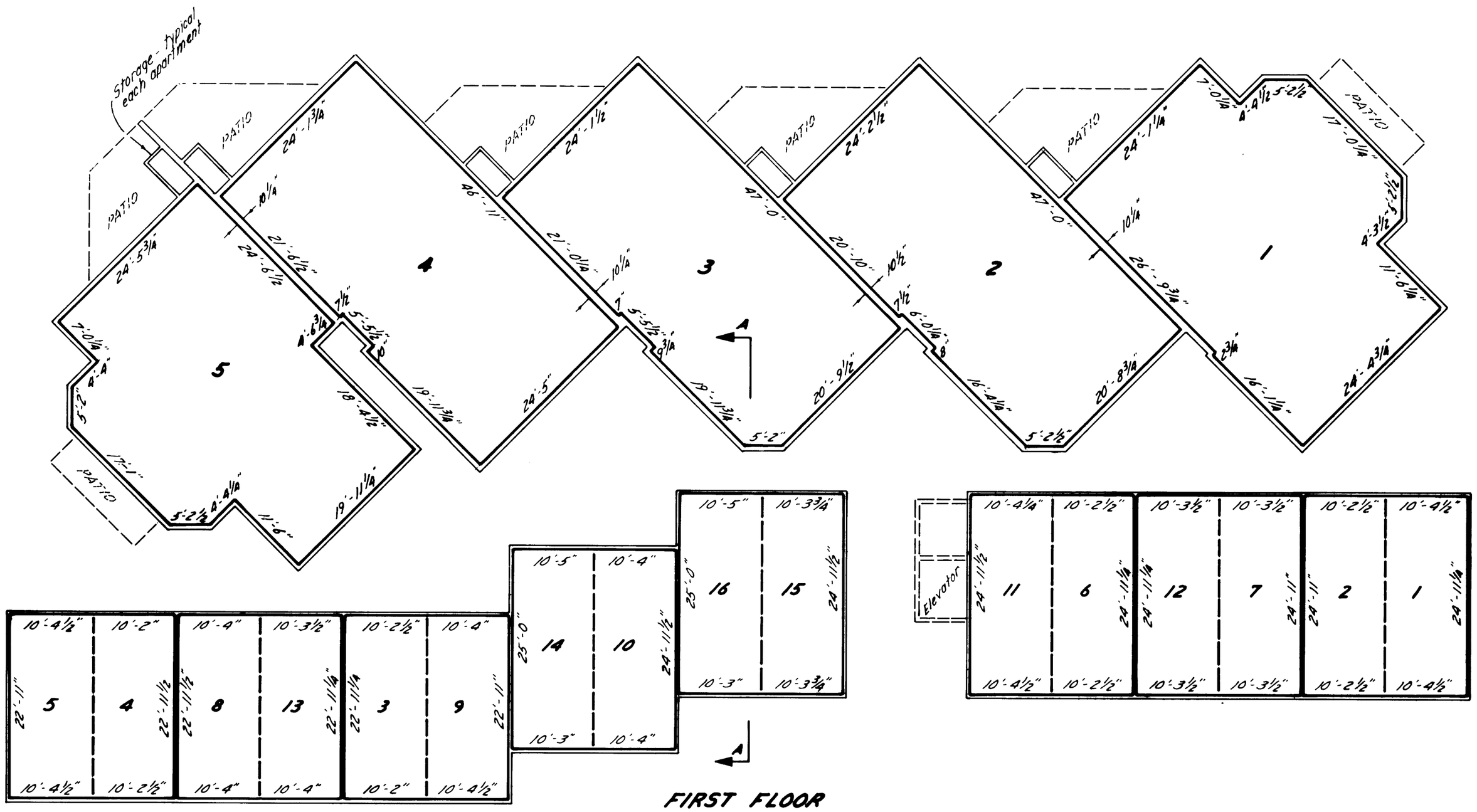
8501273 4

3025009

SHEET 2 of 3

WATERSIDE PHASE I

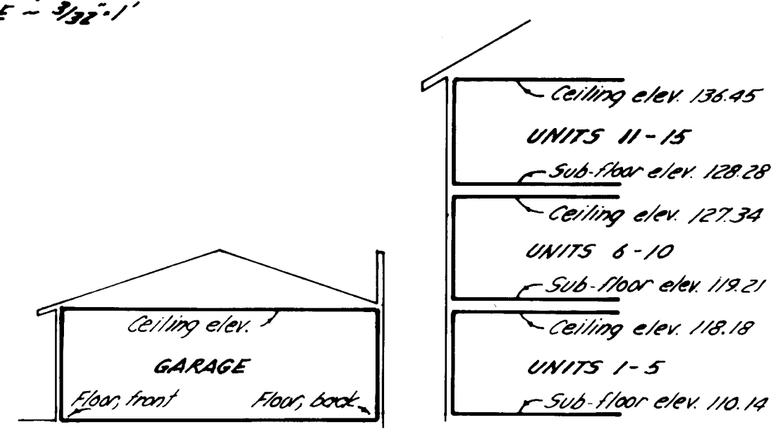
8501273 4



FIRST FLOOR

GARAGES & APTS 1-5

SCALE - 3/32" = 1'



Garage elevations:

GAR.	CEILING	FLOOR FRONT	FLOOR BACK
1	117.64	109.44	109.69
2	117.64	109.44	109.69
3	117.65	109.44	109.67
4	117.65	109.45	109.68
5	117.67	109.45	109.68
6	117.63	109.45	109.70
7	117.64	109.45	109.69
8	117.65	109.45	109.67
9	117.65	109.44	109.67
10	117.63	109.46	109.71
11	117.65	109.42	109.70
12	117.64	109.45	109.69
13	117.65	109.45	109.67
14	117.63	109.46	109.71
15	117.63	109.42	109.70
16	117.63	109.42	109.70

SECTION A-A

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

LAND SURVEYOR'S CERTIFICATE & VERIFICATION

I, Robert P. Fakkema, hereby certify that the condominium plans of WATERSIDE CONDOMINIUM, PHASE I, on sheets 1, 2 & 3, are based on an actual survey, and that they fully and accurately depict the apartment and garage numbers, dimensions and locations of the apartments and garages as-built.

Robert P. Fakkema
Registered Land Surveyor
Certificate No. 8947

ROBERT P. FAKKEMA — PROFESSIONAL LAND SURVEYOR

STATE OF WASHINGTON)
COUNTY OF ISLAND) SS

Robert P. Fakkema, being on oath duly sworn, deposes and says that he is a Registered Land Surveyor, knows the contents of the Land Surveyor's Certificate and survey map herein, and believes the same to be true.

Subscribed and sworn before me this 5th day of November, 1985.

Notary Public in and for the State of Washington, residing at Oak Harbor.

REVISIONS	

BUILDING PLANS OF WATERSIDE CONDOMINIUM, PHASE I

ELY'S ADDITION & G.L.3, SEC. 2, T.32 N., R.1E, W.M., OAK HARBOR, WASHINGTON

DRAWN BY ERF	FAKKEMA & KINGMA, INC. CONSULTING ENGINEERS & SURVEYORS 4086 400 Ave. W., Oak Harbor, Wash. 98277 675-5973	SCALE 3/32" = 1'	DWG NO 2899
APPROVED BY RPF		DATE Sept., 85	SHEET NO 2 of 3

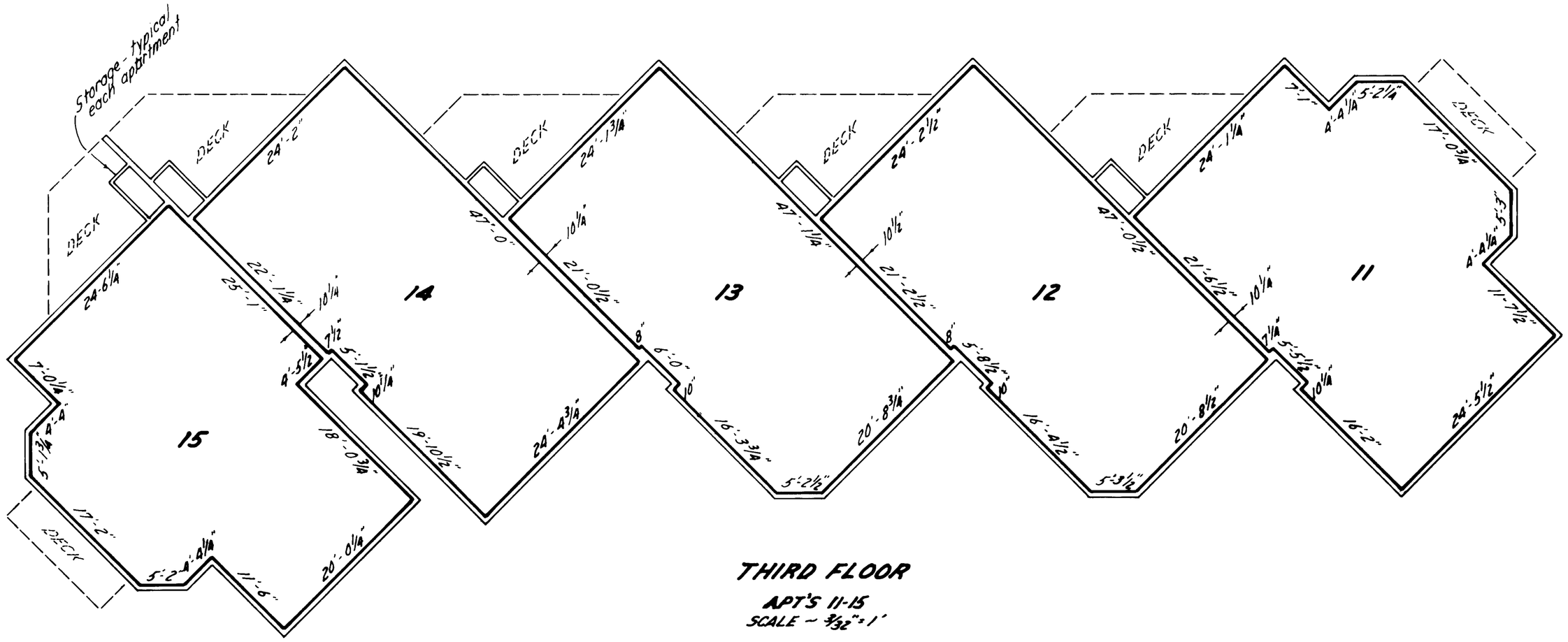
SR 747

3025009

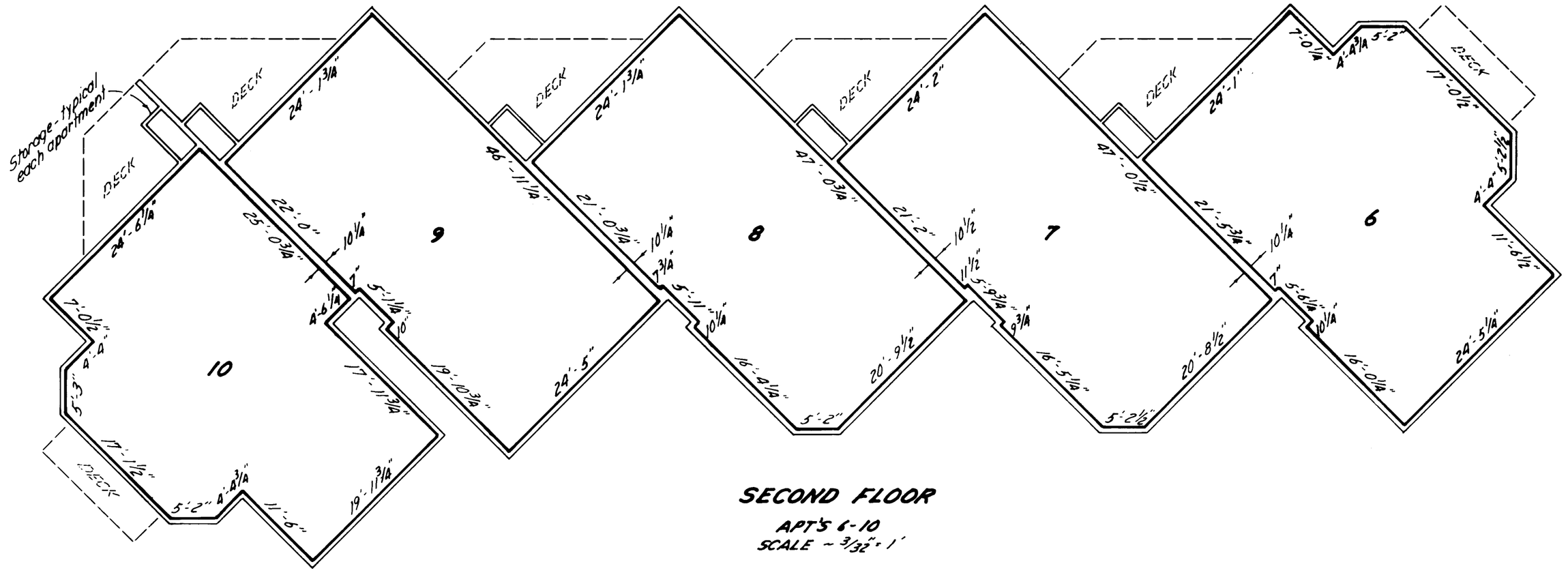
SHEET 3 OF 3

WATERSIDE PHASE I

8501273H



THIRD FLOOR
APT'S 11-15
SCALE ~ 3/32" = 1'



SECOND FLOOR
APT'S 6-10
SCALE ~ 3/32" = 1'

REVISIONS	

BUILDING PLANS OF
WATERSIDE CONDOMINIUM, PHASE I
ELY'S ADDITION & G.L. 3, SEC. 2, T. 32 N., R. 1 E., W.M., OAK HARBOR, WASHINGTON

DRAWN BY ERF	FAKKEMA & KINGMA, INC. CONSULTING ENGINEERS & SURVEYORS 4086 400 Ave. W., Oak Harbor, Wash. 98277 675-5973	SCALE 3/32" = 1'	DWG NO 2899
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SR 747