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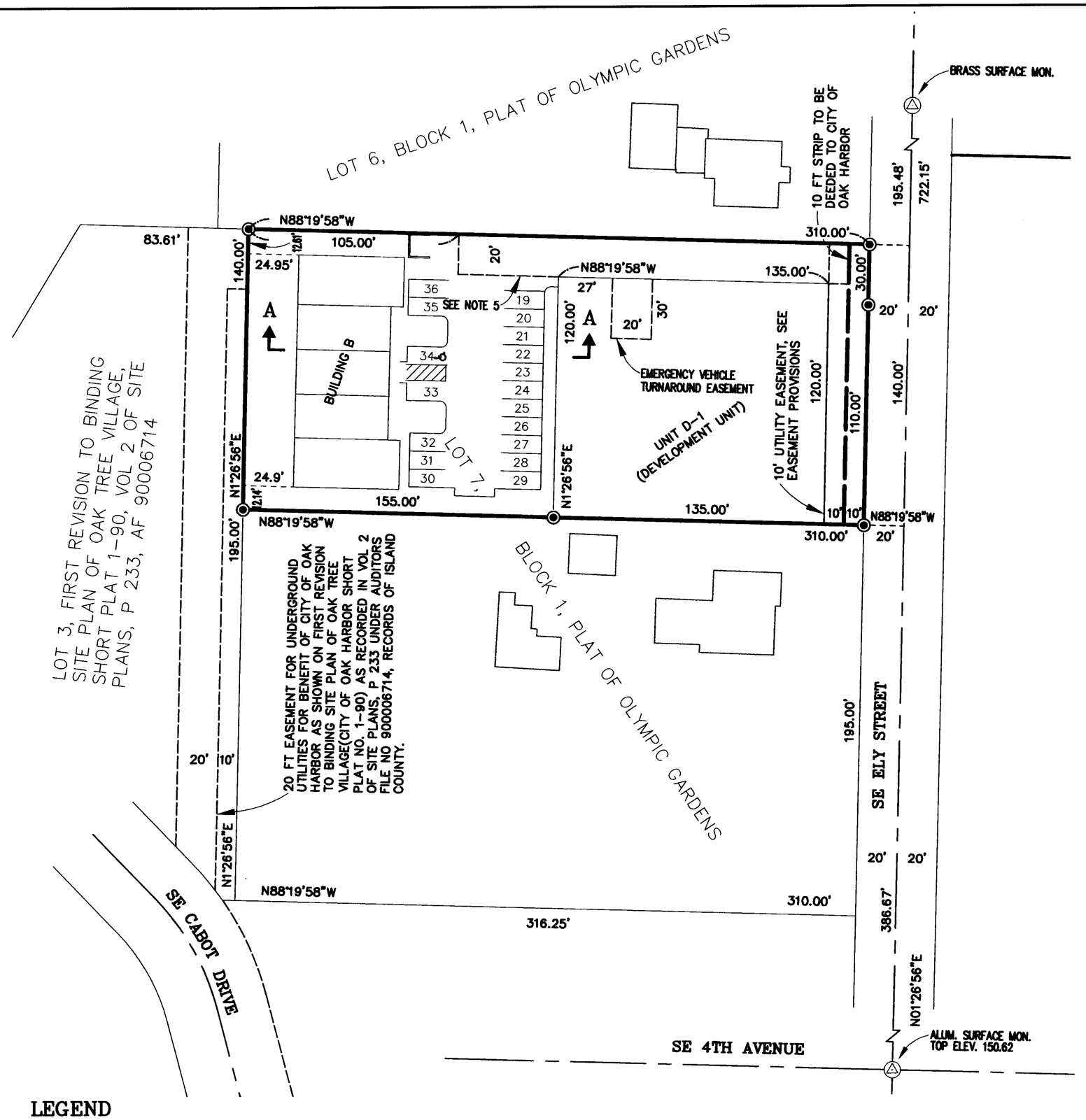
Recording Fee $111.00 Page 1 of 2
Condo Plan
Island County Washington

SURVEY MAP AND PLANS FOR MIRABELLA SQUARE CONDOMINIUM

ISLAND COUNTY PARCEL S7600-00-01007-1



LEGEND

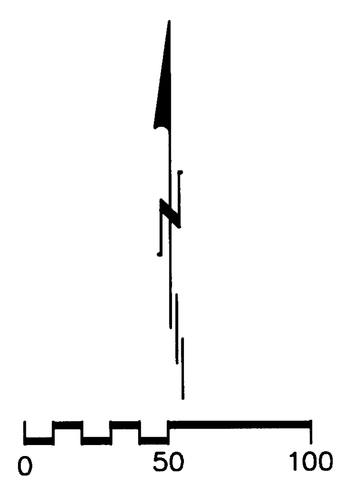
- ◉ SET REBAR WITH CAP THIS SURVEY, MARKED FAKKEMA & KINGMA, LS 11941
- △ FOUND SURFACE MONUMENT

GENERAL NOTES

1. BEARING SYSTEM IS BASED ON THE FIRST REVISION TO BINDING SITE PLAN OF OAK TREE VILLAGE (CITY OF OAK HARBOR SHORT PLAT NO. 1-90) AS RECORDED IN VOL 2 OF SITE PLANS, P 233, UNDER AUDITOR'S FILE NO 90006714, RECORDS OF ISLAND COUNTY.
2. ELEVATION SHOWN ARE BASED ON CITY OF OAK HARBOR DATUM (USC&GS MEAN SEA LEVEL=100.00 FT., CITY OF OAK HARBOR DATUM)
3. EQUIPMENT USED: LEICA TCR1103 TOTAL STATION WITH RETRO-PRISMS CALIBRATED DECEMBER, 2006, AGAINST NGS BASE LINE "BAYVIEW".
4. ALL UNITS SHALL HAVE A UNDIVIDED INTEREST IN ALL COMMON ELEMENTS. MAINTENANCE, UPKEEP AND REPAIR OF COMMON ELEMENTS AND ANY FACILITIES THEREON SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION OR ITS SUCCESSORS.
5. 20 FT ACCESS EASEMENT RESERVED BY DECLARANT AND ITS ASSIGNS AS REFERENCED IN SEC 16.4 OF DECLARATION.
6. DEVELOPMENT UNIT D-1 IS SUBJECT TO DEVELOPMENT RIGHTS RESERVED BY DECLARANT IN SECTION 3.3 OF THE DECLARATION.

EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 FEET OF THE MIRABELLA SQUARE CONDOMINIUM ABUTTING THE STREET AS SHOWN HEREIN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE MIRABELLA SQUARE CONDOMINIUM AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE MIRABELLA SQUARE CONDOMINIUM AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE MIRABELLA SQUARE CONDOMINIUM BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.



1" = 50'
SCALE IN FEET

DEDICATION AND CERTIFICATE OF COMPLETION

THE DECLARATION FOR MIRABELLA SQUARE CONDOMINIUM, WHICH HAS BEEN CONCURRENTLY RECORDED HEREWITH, IS RECORDED UNDER RECORDING NO. 4214277, RECORDS OF ISLAND COUNTY, WASHINGTON.

DESIRING TO CREATE A CONDOMINIUM PURSUANT TO CH. 64.34 RCW, THE UNDERSIGNED KG LANG CONSTRUCTION L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THE DECLARANT, HEREBY EXECUTES THIS SURVEY MAP AND PLANS FOR MIRABELLA SQUARE CONDOMINIUM AND MAKES THE WITHIN CERTIFICATE OF COMPLETION.

1. THE NAME OF THE CONDOMINIUM IS MIRABELLA SQUARE CONDOMINIUM.
2. THE LAND IN THE CONDOMINIUM IS DESCRIBED AS BEING SITUATE IN ISLAND COUNTY, WASHINGTON, AS FOLLOWS:
   THE NORTH 140 FEET OF THE EAST 310 FEET OF LOT 7 IN BLOCK 1 OF OLYMPIC GARDENS, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 18, RECORDS OF ISLAND COUNTY; EXCEPT RIGHT-OF-WAY FOR DRAINWAY DITCHES.
3. AS A CERTIFICATE OF COMPLETION, DECLARANT CERTIFIES THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING ANY UNITS CREATED BY THE REFERENCED DECLARATION ARE SUBSTANTIALLY COMPLETED.

DATED: October 12, 2007

KG LANG CONSTRUCTION, L.L.C.

BY _____ VINCE P. LANG, MEMBER

_____ KELLI L. LANG, MEMBER

ACKNOWLEDGMENT

STATE OF WASHINGTON }SS
COUNTY OF ISLAND

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VINCE P. LANG & KELLI L. LANG ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MEMBERS OF KG LANG CONSTRUCTION L.L.C., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. DATED: OCTOBER 12, 2007

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT OAK HARBOR, WA
MY COMMISSION EXPIRES JULY 5, 2011

JASON T. FIELDS MY COMMISSION EXPIRES JULY 5, 2011 NOTARY PUBLIC STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE

I, ROBERT D. CRAY, A LICENSED SURVEYOR, HEREBY CERTIFY THAT THE PLANS HEREIN WERE MADE BY ME AND ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED, THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF ALL UNITS CREATED BY THE REFERENCED DECLARATION ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE WITHIN PLANS, AND THAT THE WITHIN SURVEY MAP REPRESENTS A SURVEY MADE ON SEPTEMBER 4, 2007, BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE DECLARANT NAMED HEREIN. DATED OCTOBER 12, 2007

ROBERT D. CRAY, PLS
CERTIFICATE NO. 11941

ROBERT D. CRAY STATE OF WASHINGTON 11941 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12/18/08

STATE OF WASHINGTON }SS
COUNTY OF ISLAND

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT D. CRAY 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: OCT 12 2007

_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT OAK HARBOR, WA
MY COMMISSION EXPIRES JULY 5 2011

JASON T. FIELDS MY COMMISSION EXPIRES JULY 5, 2011 NOTARY PUBLIC STATE OF WASHINGTON

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 OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR, 2007 THIS 15 DAY OF October, 2007

LINDA E. RIFFE
ISLAND COUNTY TREASURER

DEPUTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15 DAY OF October, 2007 AT 3:06 PM., IN CONDOMINIUM PLANS AT THE REQUEST OF FAKKEMA & KINGMA, INC. UNDER AUDITOR'S FILE NO. 4214277, RECORDS OF ISLAND COUNTY.

SUZANNE SINCLAIR
ISLAND COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

ISLAND COUNTY AUDITOR

SURVEY MAP AND PLANS FOR MIRABELLA SQUARE CONDOMINIUM FOR KG LANG CONSTRUCTION, L.L.C.

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

SURVEYED BY: ERF	DATE: 7-2-2007	Fakkema And Kingma, Inc. CONSULTING ENGINEERING & LAND SURVEYING 840 SE 8TH. AVE., SUITE 102 OAK HARBOR, WA 98277 (360)675-5973	SCALE: 1=40'	PROJECT NO.: 4685
DRAWN BY: RC/JTF	DATE: 10-9-2007		SHEET NO. 1 OF 2	

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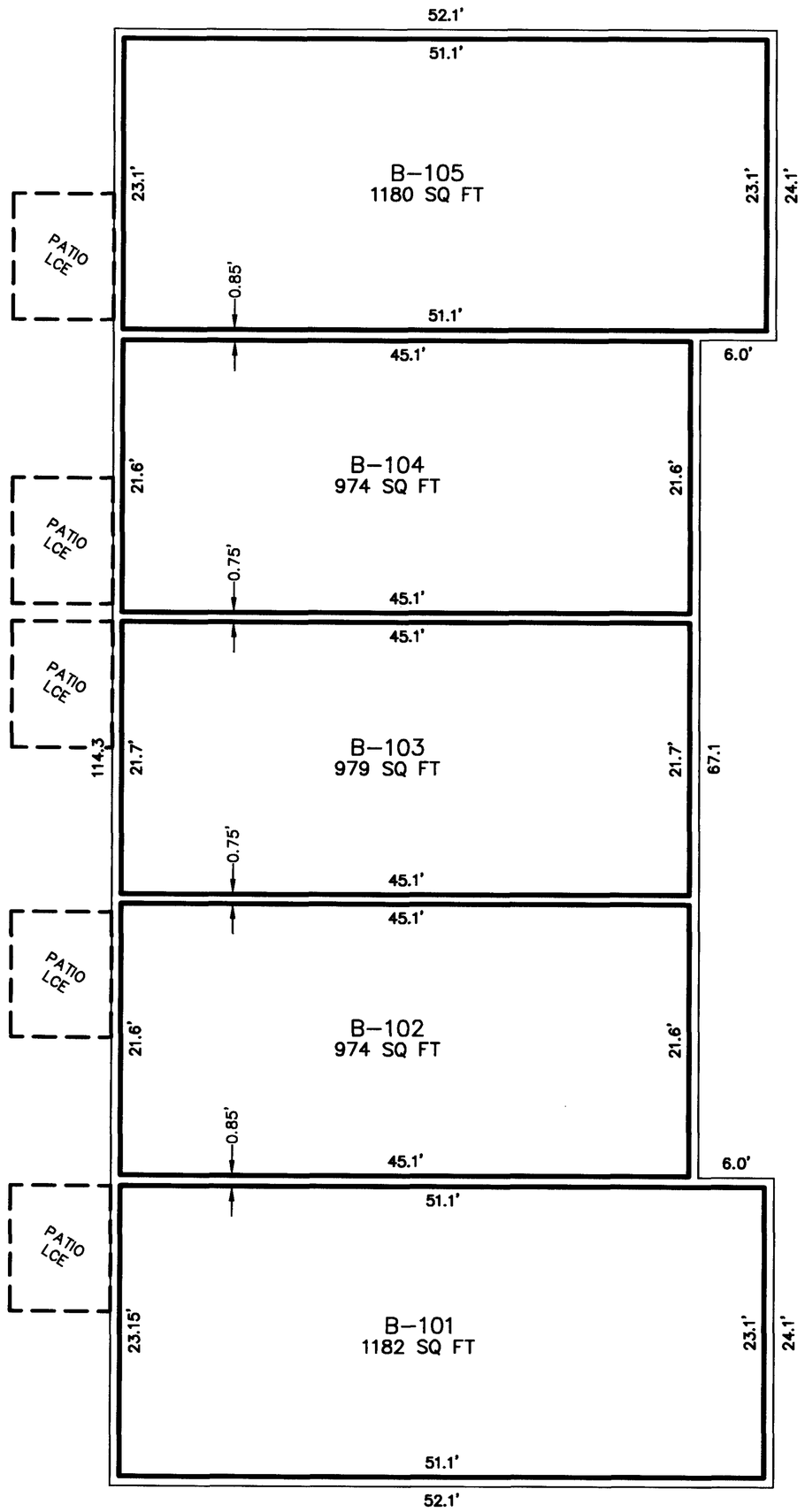
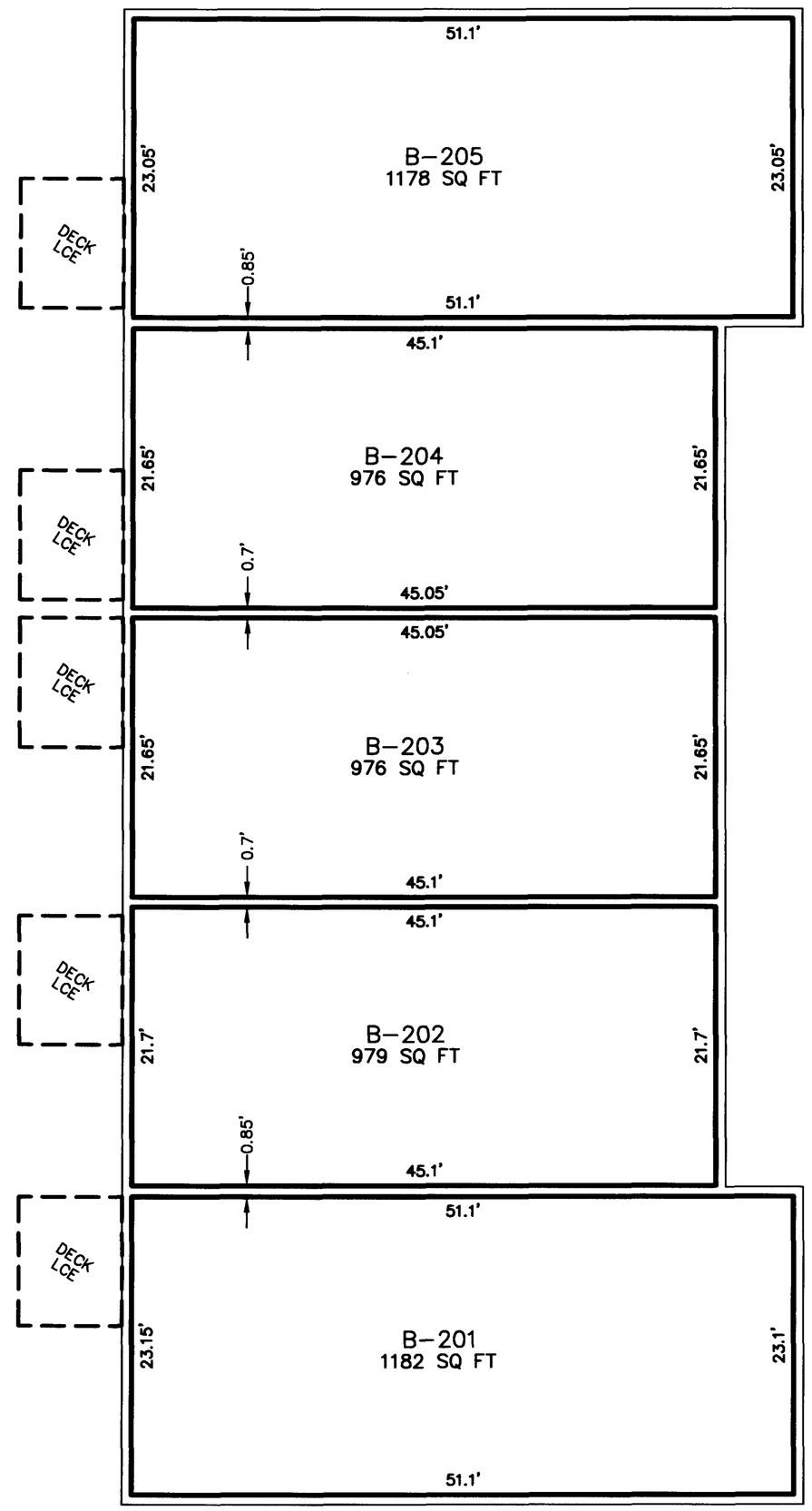
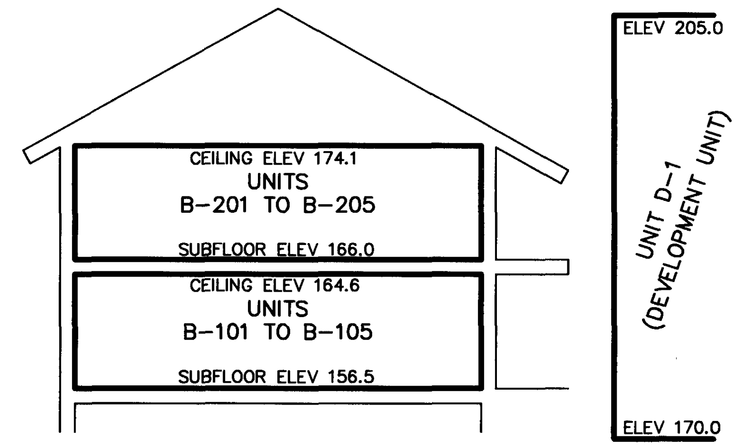


LOWER LEVEL
SCALE 1"=10'

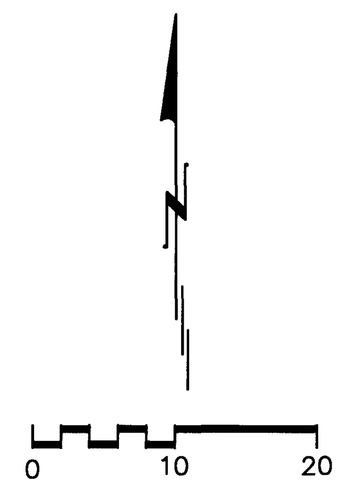


UPPER LEVEL
SCALE 1"=10'



SECTION A-A

(TYPICAL FOR EACH UNIT)
NOT TO SCALE



SCALE IN FEET
1" = 10'

NOTES:
1. LCE DENOTES LIMITED COMMON ELEMENT.
2. EACH DECK AND PATIO DEPICTED HEREON IS A LCE FOR THE ABUTTING UNIT.
3. ALL OUTSIDE WALLS ARE 0.5 FT THICK AS MEASURED TO FACE OF STUDS ON INSIDE.

10/12/07

ROBERT D. CRAY
STATE OF WASHINGTON
11941
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/18/08

SURVEY MAP AND PLANS FOR
MIRABELLA SQUARE CONDOMINIUM
FOR KG LANG CONSTRUCTION, L.L.C.

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

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