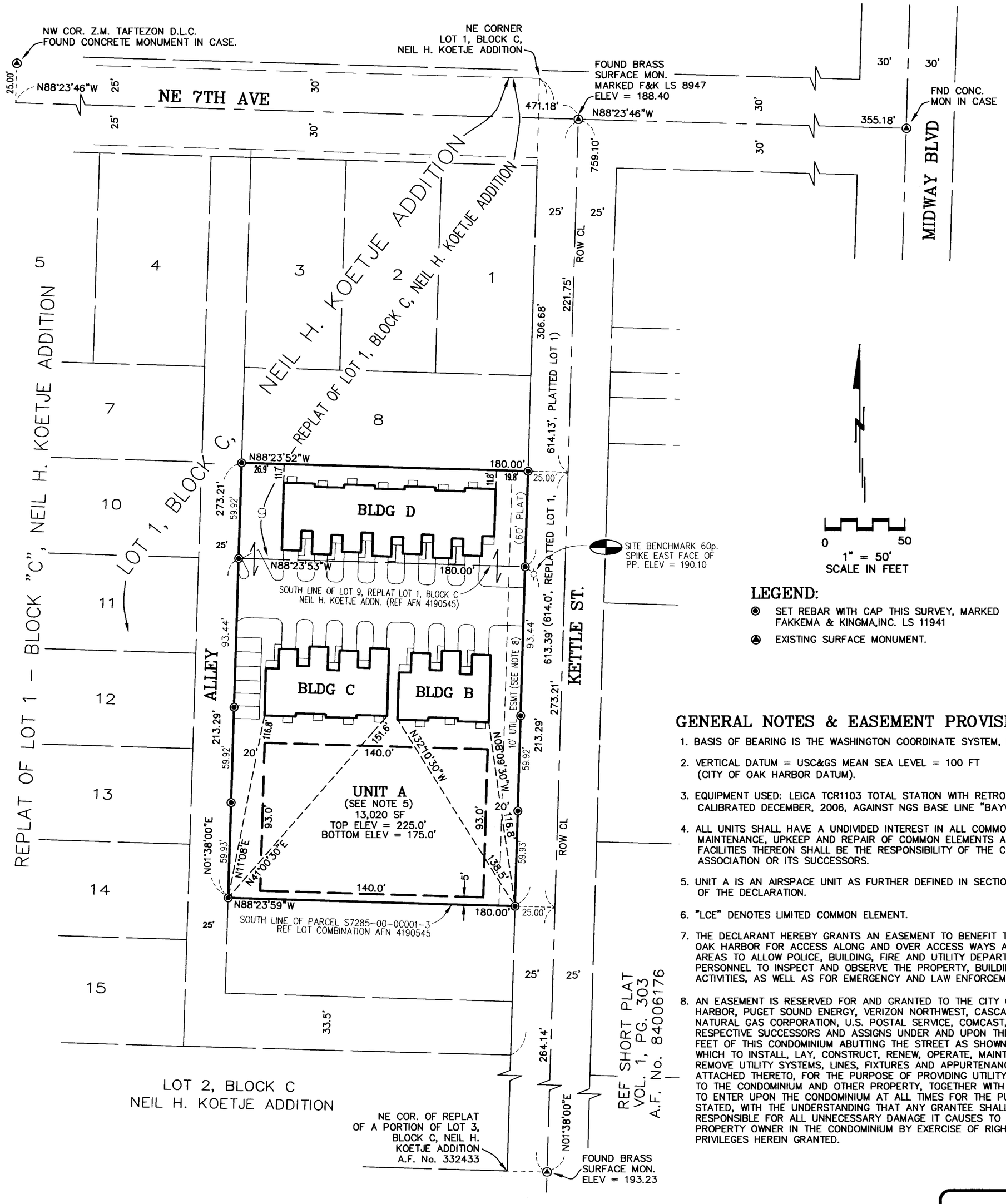
SURVEY MAP AND PLANS FOR KETTLE COVE CONDOMINIUM

ISLAND COUNTY PARCELS S7285-01-00009-0, S7285-00-0C001-1, S7285-00-0C001-2 & S7285-00-0C001-3.



LEGEND:

- SET REBAR WITH CAP THIS SURVEY, MARKED FAKKEMA & KINGMA,INC. LS 11941
- EXISTING SURFACE MONUMENT.

GENERAL NOTES & EASEMENT PROVISIONS

1. BASIS OF BEARING IS THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE.
2. VERTICAL DATUM = USC&GS MEAN SEA LEVEL = 100 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. UNIT A IS AN AIRSPACE UNIT AS FURTHER DEFINED IN SECTION 9.2 OF THE DECLARATION.
6. "LCE" DENOTES LIMITED COMMON ELEMENT.
7. THE DECLARANT HEREBY GRANTS AN EASEMENT TO BENEFIT THE CITY OF OAK HARBOR FOR ACCESS ALONG AND OVER ACCESS WAYS AND PARKING AREAS TO ALLOW POLICE, BUILDING, FIRE AND UTILITY DEPARTMENT PERSONNEL TO INSPECT AND OBSERVE THE PROPERTY, BUILDINGS AND ACTIVITIES, AS WELL AS FOR EMERGENCY AND LAW ENFORCEMENT SERVICES.
8. 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 THIS 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 CONDOMINIUM AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE 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 CONDOMINIUM BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

RECITAL AND CERTIFICATE OF COMPLETION

THE DECLARATION FOR KETTLE COVE CONDOMINIUM, WHICH HAS BEEN CONCURRENTLY RECORDED HEREWITH, IS RECORDED UNDER RECORDING NO. 4220892, RECORDS OF ISLAND COUNTY, WASHINGTON. DESIRING TO CREATE A CONDOMINIUM PURSUANT TO CH. 64.34 RCW, THE UNDERSIGNED KETTLE COVE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE DECLARANT, HEREBY EXECUTES THIS SURVEY MAP AND PLANS FOR KETTLE COVE CONDOMINIUM AND MAKES THE WITHIN CERTIFICATE OF COMPLETION.

1. THE NAME OF THE CONDOMINIUM IS KETTLE COVE CONDOMINIUM.
2. THE LAND IN THE CONDOMINIUM IS DESCRIBED AS BEING SITUATE IN ISLAND COUNTY, WASHINGTON, AS FOLLOWS:

   LOT 9, REPLAT OF LOT 1, BLOCK C, NEIL KOETJE ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 59, RECORDS OF ISLAND COUNTY, WASHINGTON;

   ALSO, THAT PORTION OF LOT 1, BLOCK C, PLAT OF NEIL H. KOETJE ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGES 70 AND 71, RECORDS OF ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

   BEGINNING AT A POINT 306.68 FEET (REPLAT, 307.00 FEET; DEED, 307.07 FEET) SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1 OF BLOCK C, AS SHOWN ON THAT SURVEY MAP RECORDED JUNE 8, 2006, IN BOOK 14 OF SURVEYS, PAGE 36, RECORDS OF ISLAND COUNTY; THENCE
   WEST 180 FEET; THENCE
   SOUTH 213.29 FEET (DEED 213.56 FEET) TO THE SOUTH LINE OF PARCEL S7285-00-0C001-3 AS SHOWN ON SAID MAP RECORDED IN BOOK 14 OF SURVEYS, PAGE 36; THENCE
   ALONG SAID SOUTH LINE EAST 180 FEET; THENCE
   NORTH ALONG THE EAST BOUNDARY OF SAID LOT C, A DISTANCE OF 213.29 FEET (DEED, 213.56 FEET) TO THE POINT OF BEGINNING.

   EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE NORTH 60 FEET OF THE SOUTH 93.5 FEET OF SAID LOT 1, BLOCK C, AS SHOWN ON SAID MAP RECORDED IN BOOK 14 OF SURVEYS, PAGE 36.

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: 1/31, 2008

KETTLE COVE, LLC

BY Anthony Maggio
ANTHONY MAGGIO, MEMBER

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF ISLAND } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANTHONY MAGGIO 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 ACKNOWLEDGED IT AS A MEMBER OF KETTLE COVE, L.C.C., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED: January 31, 2008

Jennifer D Sapida
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Oak Harbor, WA
MY COMMISSION EXPIRES January 31, 2010

NOTARY PUBLIC
STATE OF WASHINGTON
JENNIFER D SAPIDA
My Commission Expires 01 / 31 / 2010

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 JANUARY 18, 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 JANUARY 17, 2008.

Robert D Cray 1/17/08
ROBERT D. CRAY, PLS
CERTIFICATE NO. 11941

ROBERT D. CRAY
STATE OF WASHINGTON
11941
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/16/08

STATE OF WASHINGTON
COUNTY OF ISLAND } SS

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: Jan. 17 2008

Linda L. Carter
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Oak Harbor, WA
MY COMMISSION EXPIRES Oct. 8 2011

LINDA L CARTER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
Oct. 8, 2011
STATE OF WASHINGTON

ISLAND COUNTY
COUNTY
AUDITOR
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, 2008 THIS 1 DAY OF Feb, 2008

C. Rost 2/1/08
DEPUTY COUNTY TREASURER

LINDA E. RIFFE
COUNTY TREASURER

TREASURER
OFFICIAL SEAL
ISLAND COUNTY, WASH.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1 DAY OF February 2008 AT 1:50 P.M., IN CONDOMINIUM PLANS AT THE REQUEST OF FAKKEMA & KINGMA, INC. UNDER AUDITOR'S FILE NO. 4220891.

Sheila Crider
~~SUZANNE SINCLAIR~~
ISLAND COUNTY AUDITOR

Robin Corum
DEPUTY COUNTY AUDITOR

CITY OF OAK HARBOR FINANCE DIRECTOR

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 1 DAY OF January, 2008

Douglas A. Merriman
DOUGLAS A. MERRIMAN
CITY OF OAK HARBOR FINANCE DIRECTOR

02/01/2008 01:50:18 PM 4220891
Recording Fee $118.00 Page 1 of 3
Condo Plan
Island County Washington

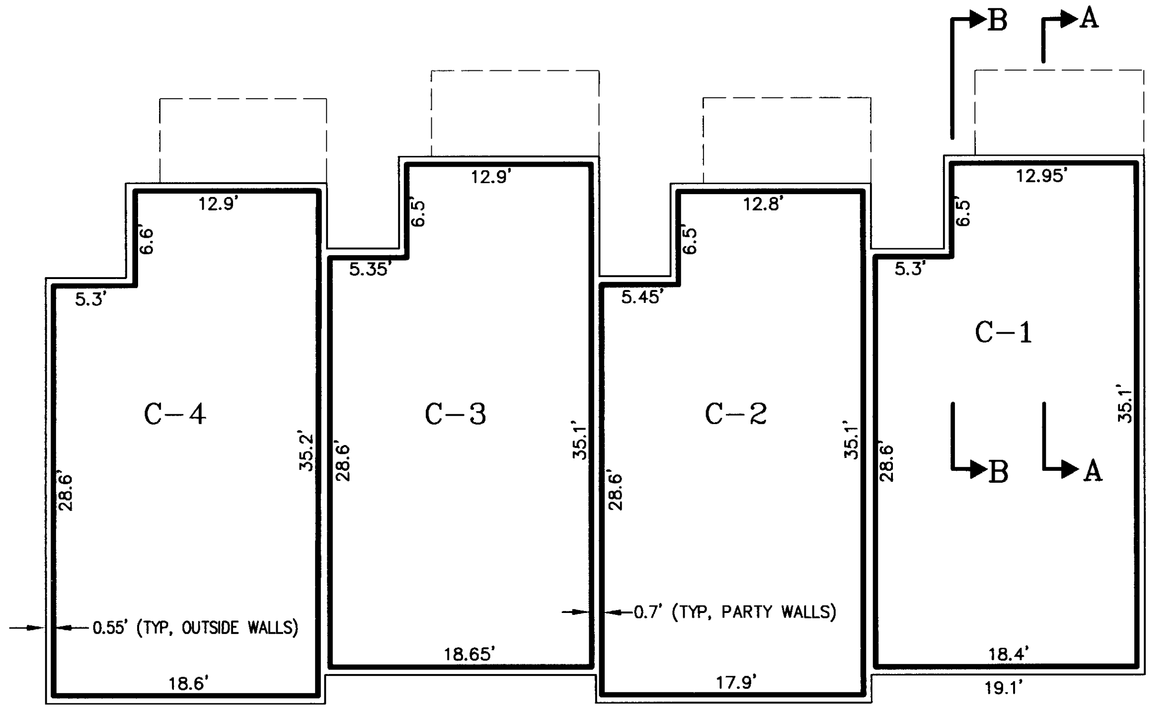
SURVEY MAP AND PLANS FOR KETTLE COVE CONDOMINIUM FOR KETTLE COVE, LLC

SEC 35, T 33N, R 1E; TAFTEZON D.L.C. — OAK HARBOR, WASHINGTON

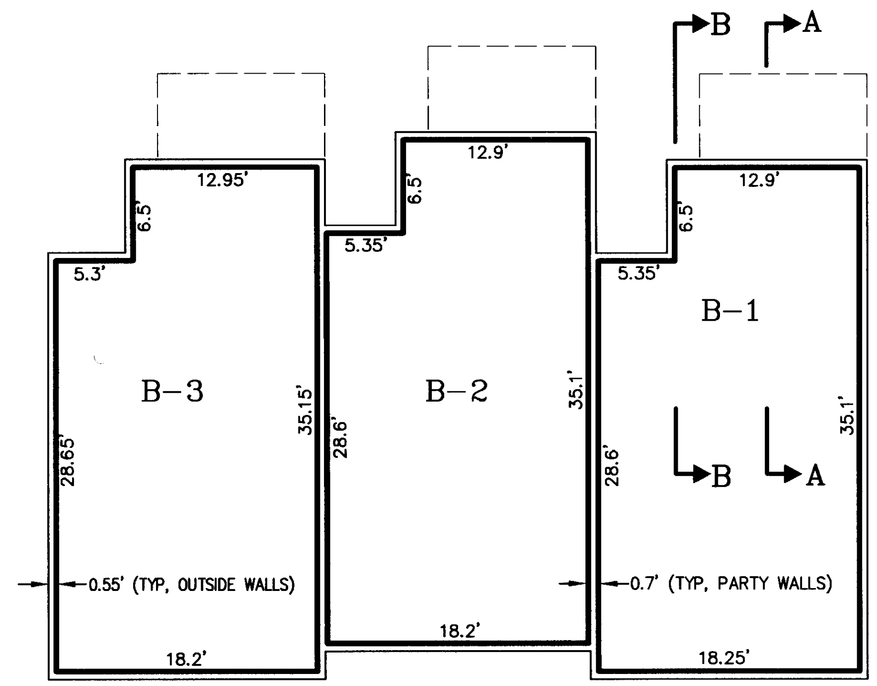
SURVEYED BY: CRC	DATE: 10/25/07	Fakkema And Kingma, Inc. CONSULTING ENGINEERING & LAND SURVEYING 840 SE 8TH. AVE., SUITE 102 OAK HARBOR, WA 98277 (360)675-5973	SCALE: 1"=50'	PROJECT NO: 4700
DRAWN BY: JTF	DATE: 12/28/07		SHEET 1 OF 3	

SURVEY MAP AND PLANS FOR KETTLE COVE CONDOMINIUM

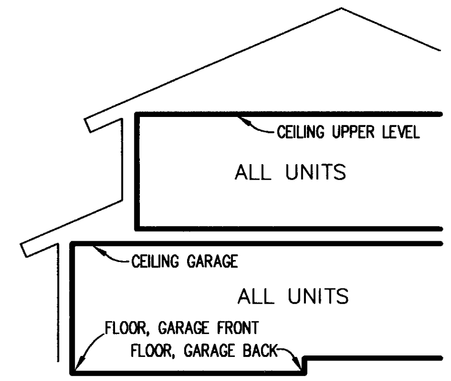
ISLAND COUNTY PARCELS S7285-01-00009-0, S7285-00-0C001-1, S7285-00-0C001-2 & S7285-00-0C001-3.



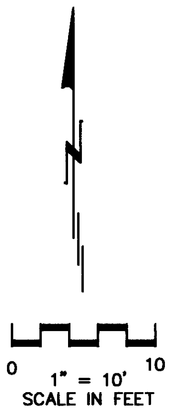
BUILDING C – UPPER LEVEL
SCALE 1"=10'

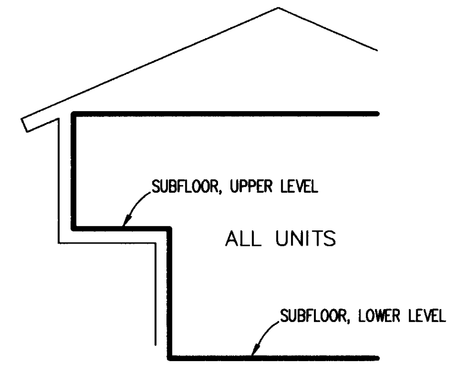


BUILDING B – UPPER LEVEL
SCALE 1"=10'



SECTION A-A
(TYPICAL FOR EACH UNIT)
NOT TO SCALE





SECTION B-B
(TYPICAL FOR EACH UNIT)
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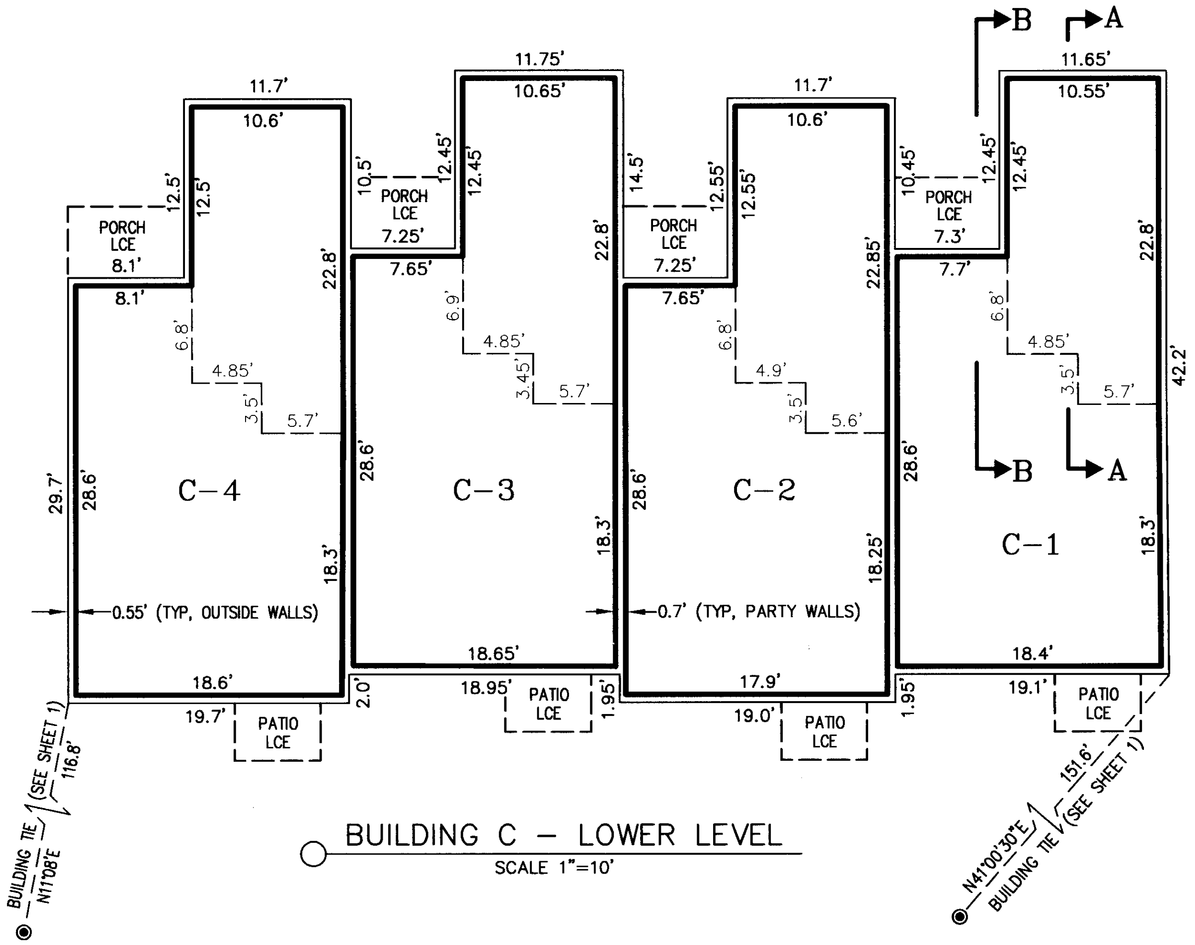
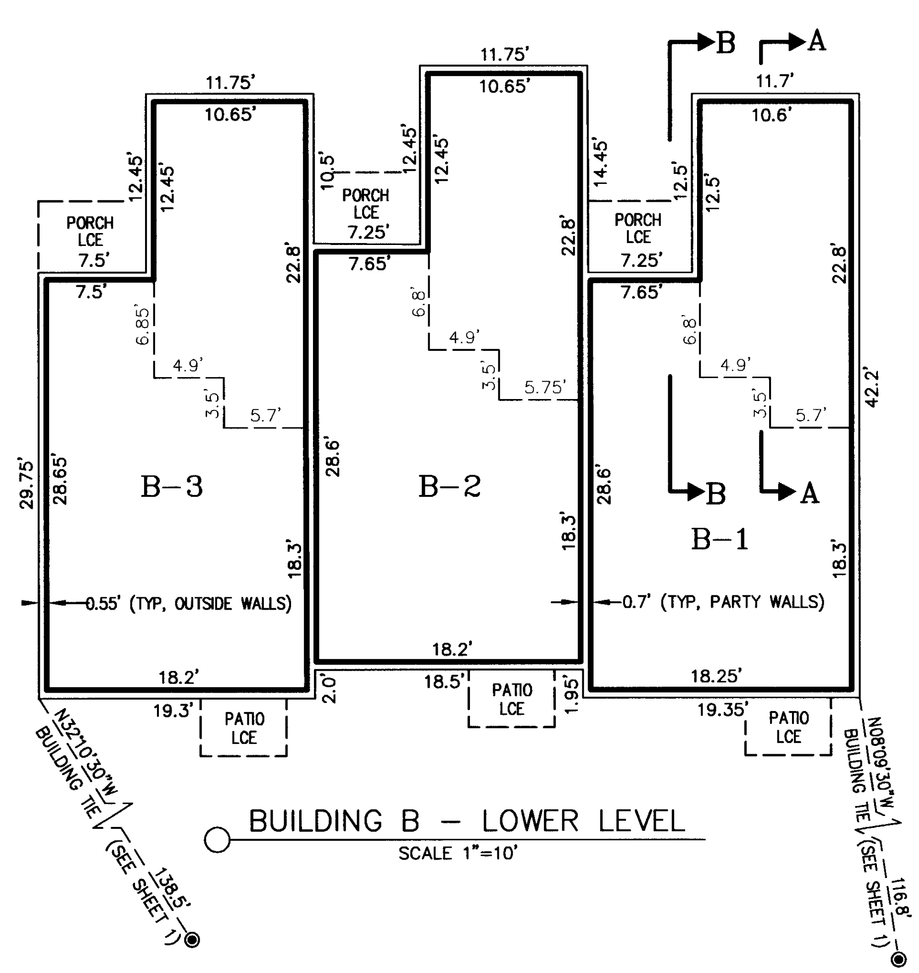


BUILDING C – LOWER LEVEL
SCALE 1"=10'



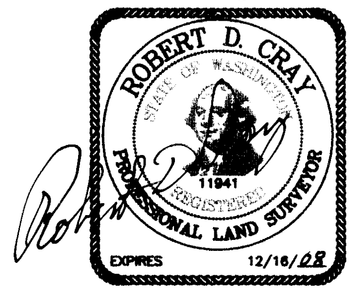
BUILDING B – LOWER LEVEL
SCALE 1"=10'

CONDOMINIUM ELEVATIONS

UNIT#	SUBFLOOR LOWER LEVEL	FLOOR GARAGE FRONT	FLOOR GARAGE BACK	GARAGE CEILING	SUBFLOOR UPPER LEVEL	CEILING UPPER LEVEL
B-1	190.9	189.45	189.65	199.0	200.1	208.2
B-2	189.9	188.45	188.65	198.0	199.1	207.2
B-3	188.9	187.4	187.6	197.0	198.1	206.2
C-1	188.9	187.45	187.65	197.0	198.1	206.2
C-2	188.9	187.4	187.6	197.0	198.1	206.2
C-3	187.9	186.4	186.65	196.0	197.1	205.2
C-4	187.9	186.4	186.6	196.0	197.1	205.2

NOTE: VERTICAL DATUM = CITY OF OAK HARBOR (USC&GS MEAN SEA LEVEL = 100 FT.)

1/17/08



02/01/2008 01:50:18 PM 4220891
Recording Fee $118.00 Page 2 of 3
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Island County Washington

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DRAWN BY: JTF	DATE: 12/14/07		SHEET 2 OF 3	

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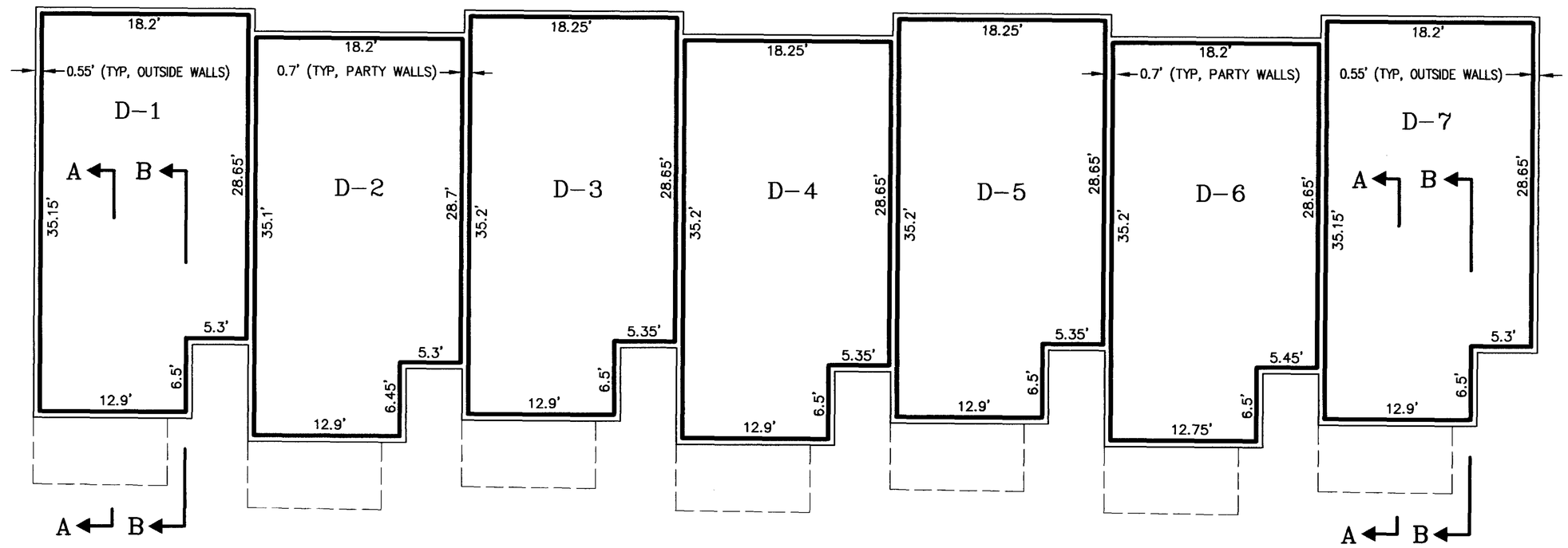
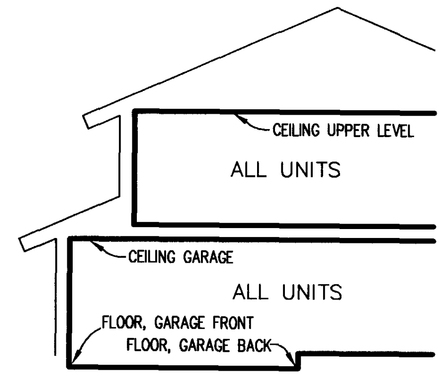
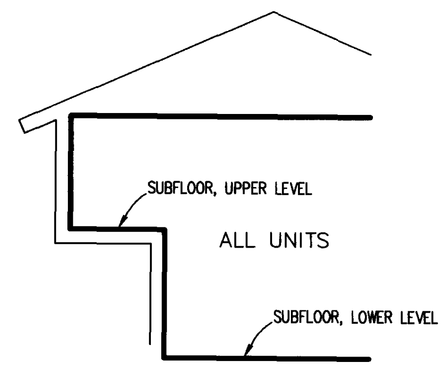


BUILDING D – UPPER LEVEL
SCALE 1"=10'



SECTION A-A
(TYPICAL FOR EACH UNIT)
NOT TO SCALE

0 1" = 10' 10
SCALE IN FEET



SECTION B-B
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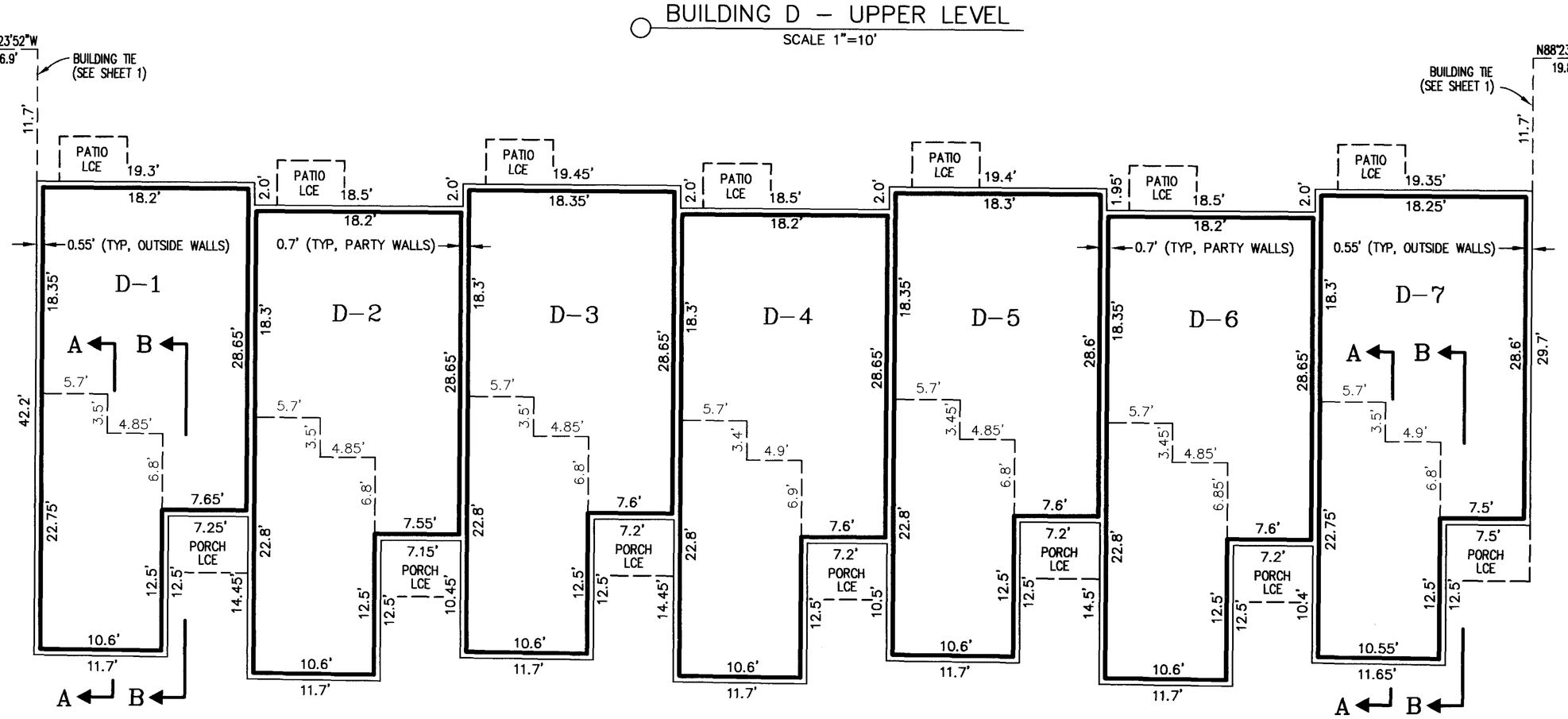

BUILDING D – LOWER LEVEL
SCALE 1"=10'

CONDOMINIUM ELEVATIONS

UNIT#	SUBFLOOR LOWER LEVEL	FLOOR GARAGE FRONT	FLOOR GARAGE BACK	GARAGE CEILING	SUBFLOOR UPPER LEVEL	CEILING UPPER LEVEL
D-1	186.4	185.0	185.15	194.5	195.6	203.7
D-2	187.4	186.0	186.2	195.5	196.6	204.7
D-3	187.45	186.0	186.15	195.55	196.65	204.75
D-4	188.4	187.0	187.2	196.5	197.6	205.7
D-5	188.4	187.0	187.15	196.5	197.6	205.7
D-6	189.4	188.0	188.15	197.5	198.6	206.7
D-7	190.4	189.05	189.15	198.5	199.6	207.7

NOTE: VERTICAL DATUM = CITY OF OAK HARBOR (USC&GS MEAN SEA LEVEL = 100 FT.)

1/17/08

ROBERT D. CRAY
STATE OF WASHINGTON
11941
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/16/08

02/01/2008 01:50:18 PM 4220891
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