# UTSALADY TOWNHOMES, A CONDOMINIUM

08/15/2008 01:35:23 PM 4235055
Recording Fee $143.00 Page 1 of 8
Condo Plan
Island County Washington

## DEDICATION

THE UNDERSIGNED OWNER IN FEE SIMPLE, "DECLARANT", HEREBY DECLARES THIS SURVEY MAP AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES.

THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HEREWITH, THIS DEDICATION IS NOT FOR ANY OTHER USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT FOR A SURVEY AND PLANS TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

RGN CONSTRUCTION, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____
RICHARD G. NORD, JR., GENERAL MANAGER

WHIDBEY ISLAND BANK

BY: _____
PRINT NAME: James M Stewart
TITLE: Senior Vice President

## ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RICHARD G. NORD, JR. SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GENERAL MANAGER OF RGN CONSTRUCTION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Aug. 14, 2008

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --•-- PUBLIC
My Commission Expires 7-14-2012

SIGNATURE _____
MY APPOINTMENT EXPIRES 7-14-12
RESIDING AT Mount Vernon

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James M. Stewart SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/~~SHE/THEY~~ WAS/~~WERE~~ AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior Vice President OF WHIDBEY BANK, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED Aug. 15, 2008

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY --•-- PUBLIC
My Commission Expires 7-14-2012

SIGNATURE _____
MY APPOINTMENT EXPIRES 7-14-12
RESIDING AT Mount Vernon

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
12-15-08

## SURVEYOR'S CERTIFICATE

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS FOR UTSALADY TOWNHOMES, A CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES OF PROPERTY LINES AND HORIZONTAL AND VERTICAL UNIT BOUNDARIES ARE CORRECTLY SHOWN; AND THAT INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN.

_____ DATE: July 25, 2008
BRUCE G. LISSER, PLS, CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1109
MOUNT VERNON, WA 98273
PHONE: (360) 419-7442 FAX: (360) 419-0581
E-MAIL: BRUCE@LISSER.COM

## DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED PURSUANT TO THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF ISLAND COUNTY, WASHINGTON, ON THE 15TH OF August, 2008 UNDER AUDITOR'S FILE NO. 4235056 RECORDS OF ISLAND COUNTY, WASHINGTON.

## NOTES

1. ● - INDICATES REBAR SET WITH YELLOW CAP INSCRIBED LISSER 22960
   ◎ - INDICATES MONUMENT IN CASE
   o - INDICATES EXISTING REBAR OR IRON PIPE FOUND

2. DESCRIPTION FOR THIS SURVEY IS FROM LAND TITLE COMPANY OF ISLAND COUNTY, LITIGATION GUARANTEE ORDER NO. LT-95768, DATED MAY 12, 2008.

3. INSTRUMENTATION: LEICA TCR 705A THEODOLITE DISTANCE METER, PENTAX AFL-240 LEVEL

4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

5. MERIDIAN: ASSUMED

6. BASIS OF BEARING: MONUMENTED CENTERLINE OF ESSEX STREET BEARING = NORTH 24°49'27" WEST PER ROS A.F. NO. 98004040

7. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF FIRST PLAT OF UTSALADY RECORDED IN VOLUME 2 OF PLATS, PAGE 16, SHORT PLAT T1/69.2.19/32/2E RECORDED UNDER AUDITOR'S FILE NO. 319395, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 20042666, 4107104, AND 98004040, RECORDS OF ISLAND RECORDS OF COUNTY, WASHINGTON. ADDITIONAL UNRECORDED SURVEYS PERFORMED BY NORTHWEST DATUM AND DESIGN WERE PROVIDED TO US BY THE OWNER.

8. DATUM: NGVD '29, PER DESIGN PLANS BY EAGLE ENGINEERING.

9. BENCH MARK A = TOP CURB AT ANGLE POINT CURB AT NORTHEAST CORNER GAZEBO. ELEVATION = 7.36'

10. BUILDING LOCATIONS AND DIMENSIONS REFER TO EXTERIOR WALLS AND ARE SHOWN IN FEET AND TENTHS OF FEET.

11. FLOOR AND CEILING ELEVATIONS ARE SHOWN IN FEET AND TENTHS OF FEET. INTERIOR TO TOP OF FINISHED CEILINGS 5/8" SHEET ROCK AND TOP OF UNFINISHED SUB-FLOORING.

12. INTERIOR DIMENSIONS ARE SHOWN IN FEET AND TENTHS OF FEET AND REPRESENT INTERIOR MEASUREMENTS TO BACK OF 5/8" SHEET ROCK.

13. BOUNDARY OF INTERIOR UNITS EXTEND TO BACK OF SHEET ROCK (WALLS AND CEILINGS) AND TOP OF SUBFLOOR.

14. UNLESS OTHERWISE INDICATED HEREON, EACH DECK, PORCH, OR PATIO IS A LIMITED COMMON ELEMENT (LCE) ALLOCATED TO THE UNIT TO WHICH IT IS IMMEDIATELY ADJACENT, AS DESCRIBED IN THE ARTICLES OF DECLARATION.

15. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE MENTIONED ON THAT CERTAIN TITLE REPORT DESCRIBED IN NOTE 2 ABOVE. SAID REPORT INCLUDES DOCUMENTS RECORDED UNDER ISLAND COUNTY AUDITOR'S FILE NUMBERS 4195830, 90010806, 92021456, 296484, 319345, 319578, 87014169, 87016878, 341423, 4176146, 4177246, 4185947, 20042666, 4107104, 4179604, 4232148, 4232147, AND 4233484.

16. UTILITY LOCATIONS ARE PER VISUAL FIELD LOCATIONS AND/OR ENGINEERING PLANS PROVIDED BY OWNER. LOCATIONS ARE REPRESENTATIONAL ONLY, UTILITY COMPANIES SHOULD BE CONTACTED TO VERIFY SPECIFIC LOCATIONS.

17. THIS SURVEY WAS PREPARED AT THE REQUEST OF RGN CONSTRUCTION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY FOR THE PURPOSES OF PREPARING A CONDOMINIUM SURVEY IN JUNE 2008.

18. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINE) PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATIONS MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPAPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15 DAY OF Aug., 2008
AT 1:35 ~~A.M.~~/P.M. IN VOLUME — OF
~~SURVEYS~~, PAGES — UNDER ISLAND COUNTY AUDITOR'S
FILE NO. 4235055, AT THE REQUEST OF
LISSER & ASSOCIATES, PLLC.

ISLAND COUNTY
COUNTY AUDITOR
STATE OF WASHINGTON

Sheilah Crider
ISLAND COUNTY AUDITOR

Kim Armstrong
DEPUTY

## TREASURER'S CERTIFICATE

I, Dawn Thomas, Deputy, TREASURER OF ISLAND COUNTY, WASHINGTON HEREBY CERTIFY THAT ALL TAXES DUE AND/OR DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED IN THIS CONDOMINIUM HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 2008.

TREASURER

Dawn C Thomas, Deputy
ISLAND COUNTY TREASURER

## NOTES (CONTINUED)

19. UNIT ADDRESS INFORMATION
    UNIT 1 1095 ESSEX ST #1
    UNIT 2 1095 ESSEX ST #2
    UNIT 3 1095 ESSEX ST #3
    UNIT 4 1095 ESSEX ST #4
    UNIT 5 (FIRST FLOOR) 1095 ESSEX ST SUITE #101
    UNIT 5 (SECOND FLOOR) 1095 ESSEX ST SUITE #201

20. A WETLAND MITIGATION PROJECT ASSOCIATED WITH BUILDING PERMIT NO. 06-0323-C IS LOCATED NORTH OF THE CONDOMINIUM SITE. SEE PLANS ON FILE WITH ISLAND COUNTY FOR SPECIFIC INFORMATION WITH REGARD TO BUFFER LOCATIONS ETC.

## LEGAL DESCRIPTION

LOTS 15, 16, 17, 18 AND THE EAST ONE-HALF OF LOT 19, BLOCK 2, FIRST PLAT OF UTSALADY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 16, RECORDS OF ISLAND COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJACENT TO SAID PROPERTY, AS VACATED BY FINAL ORDER OF VACATION RECORDED MARCH 7, 2008 AS AUDITOR'S FILE NO. 4223472, RECORDS OF ISLAND COUNTY, WASHINGTON.

AND ALSO TOGETHER WITH AN OFF-SITE DRAINFIELD EASEMENT, OVER, UNDER AND ACROSS A PORTION OF LOT 2, ISLAND COUNTY SHORT PLAT NO. T1/69.2.19/32/2E, RECORDED SEPTEMBER 6, 1977, UNDER AUDITOR'S FILE NO. 319345, RECORDS OF ISLAND COUNTY, WASHINGTON.

ALL THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

SHEET 1 OF 8 DATE: 07/10/08

UTSALADY TOWNHOMES,
A CONDOMINIUM

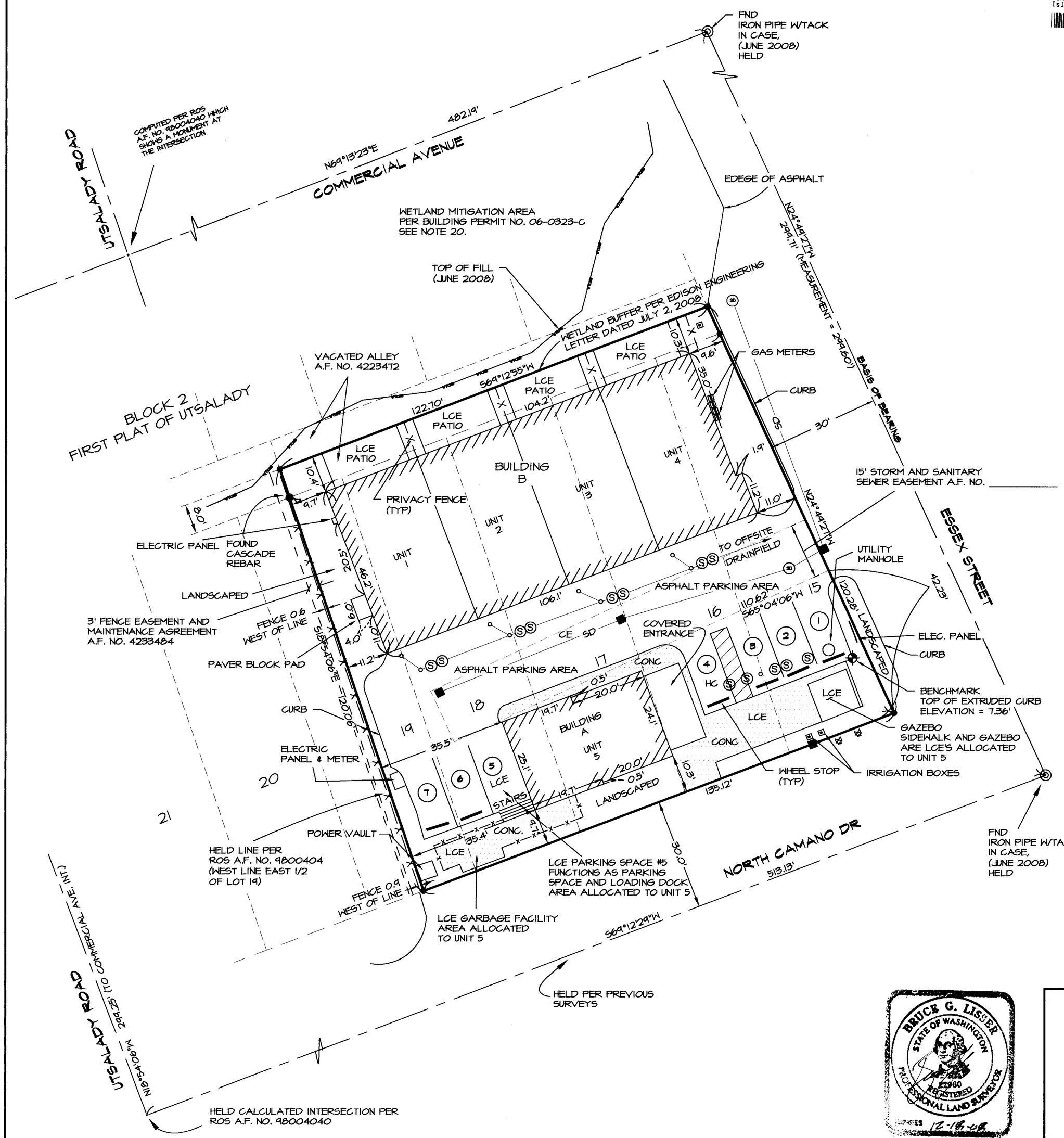
A PORTION OF BLOCK 2, FIRST PLAT OF UTSALADY
IN A PORTION OF THE SE 1/4 OF THE NW 1/4
OF SECTION 19, TOWNSHIP 32 N, RANGE 3 E, W.M.
ISLAND COUNTY, WASHINGTON

FOR: RGN CONSTRUCTION, LLC

| | | |
|---|---|---|
| FB PG | LISSER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-419-7442 | SCALE: N/A |
| MERIDIAN: ASSUMED | | DRAWING: 07109CONDO |

# UTSALADY TOWNHOMES, A CONDOMINIUM

08/15/2008 01:35:23 PM 4235055
Recording Fee $143.00 Page 2 of 8
Condo Plan
Island County Washington




GRAPHIC SCALE
20 0 10 20
( IN FEET )
1 inch = 20 ft.

**LEGEND**

- ■ CATCH BASIN
- STORM DRAIN MANHOLE
- Ⓢ SANITARY SEWER MANHOLE
- ○ SANITARY SEWER CLEANOUT
- WATER METER
- GAS METER
- IRRIGATION BOX
- LCE LIMITED COMMON ELEMENT
- CE COMMON ELEMENT

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-16-08
7-25-08

SHEET 2 OF 8

DATE: 07/10/08

UTSALADY TOWNHOMES,
A CONDOMINIUM

A PORTION OF BLOCK 2, FIRST PLAT OF UTSALADY
IN A PORTION OF THE SE 1/4 OF THE NW 1/4
OF SECTION 19, TOWNSHIP 32 N, RANGE 3 E, W.M.
ISLAND COUNTY, WASHINGTON

FOR: RGN CONSTRUCTION, LLC

| | | |
|---|---|---|
| FB. 298 PG. 74 | LISSER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-419-7442 | SCALE: 1" = 20' |
| MERIDIAN: ASSUMED | | DRAWING: 07109CONDO |

# UTSALADY TOWNHOMES, A CONDOMINIUM

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Recording Fee $143.00 Page 3 of 8
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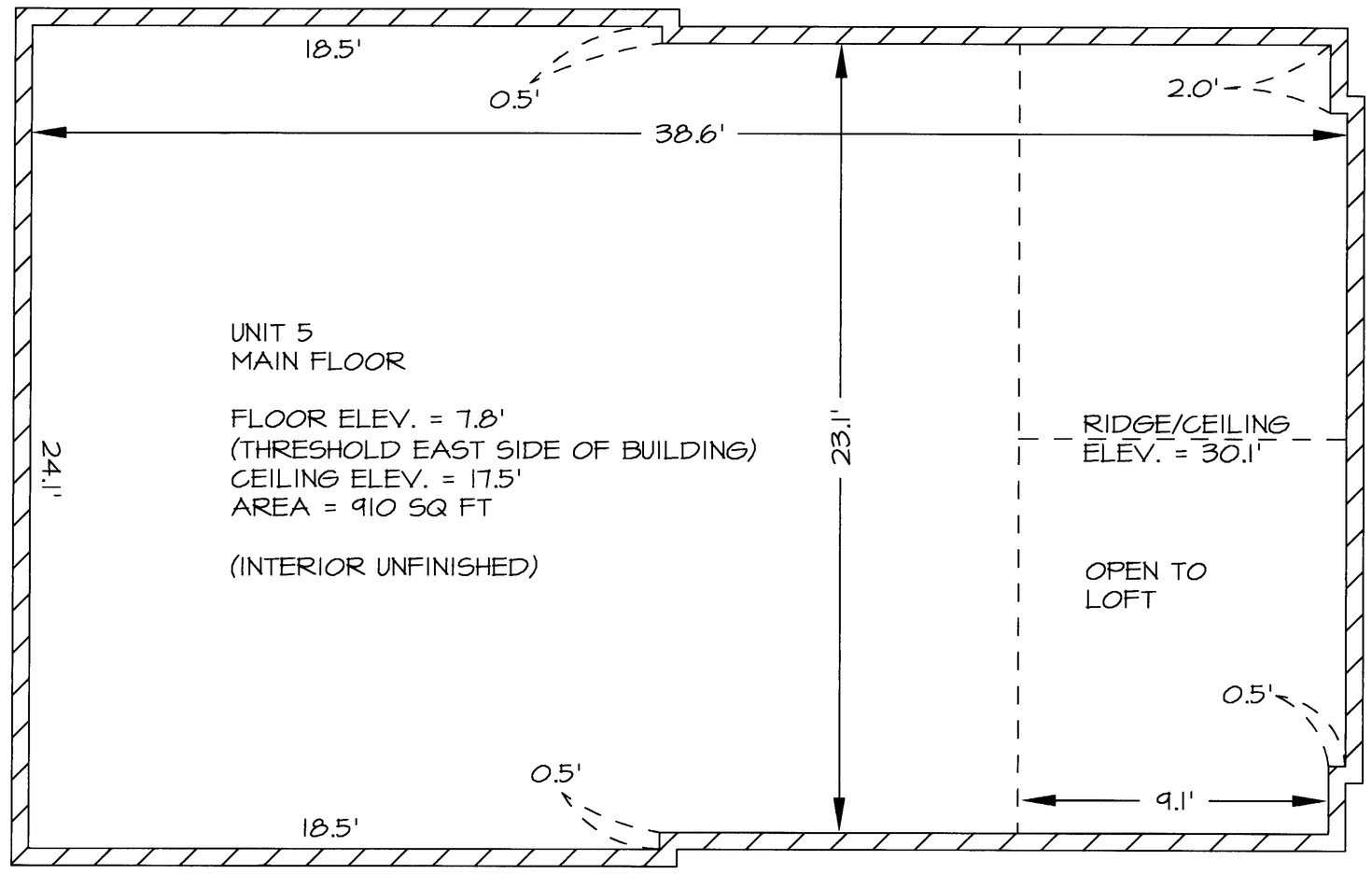
Island County Washington




MEASUREMENTS TO FACE OF STUD WALL, BOTTOM OF CEILING TRUSSES, AND TOP OF SUB FLOOR.

UNIT 5, BUILDING A
MAIN FLOOR
(AS-CONSTRUCTED MEASUREMENTS)

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
12-18-08

7-25-08

SHEET 3 OF 8

DATE: 7/10/08

UTSALADY TOWNHOMES,
A CONDOMINIUM

A PORTION OF BLOCK 2, FIRST PLAT OF UTSALADY
IN A PORTION OF THE SE 1/4 OF THE NW 1/4
OF SECTION 19, TOWNSHIP 32 N, RANGE 3 E, W.M.
ISLAND COUNTY, WASHINGTON

FOR: RGN CONSTRUCTION, LLC

| | | |
|---|---|---|
| FB . PG . | LISSER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-424-5517 | SCALE: 1" = 4' |
| MERIDIAN: ASSUMED | | DRAWING: 07109CONDO |

# UTSALADY TOWNHOMES, A CONDOMINIUM

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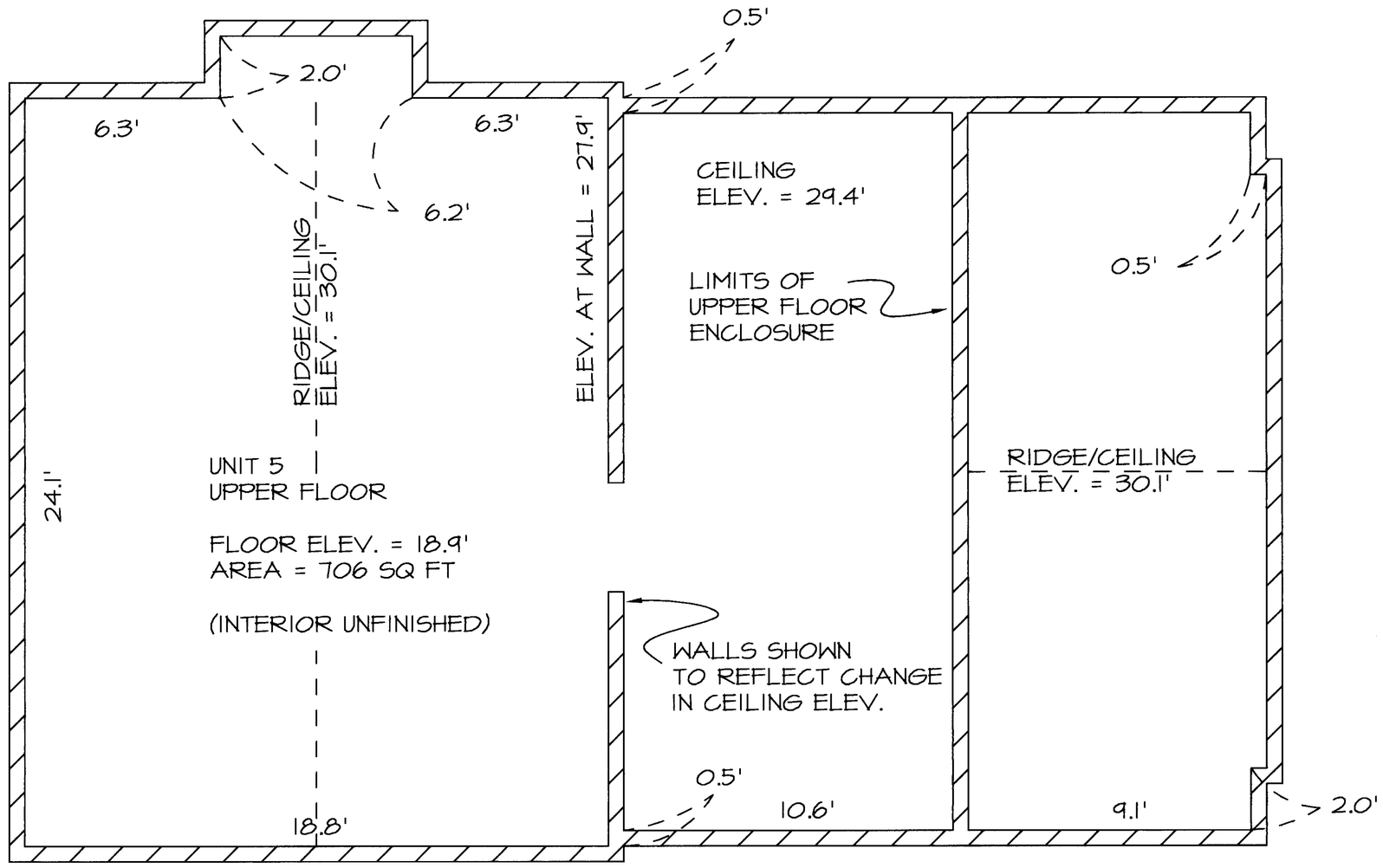
Island County Washington




MEASUREMENTS TO FACE OF STUD WALL, BOTTOM OF CEILING TRUSSES, AND TOP OF SUB FLOOR.

UNIT 5, BUILDING A
UPPER FLOOR
(AS-CONSTRUCTED MEASUREMENTS)

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-16-08

7-25-08

SHEET 4 OF 8

DATE: 7/10/08

UTSALADY TOWNHOMES,
A CONDOMINIUM

A PORTION OF BLOCK 2, FIRST PLAT OF UTSALADY
IN A PORTION OF THE SE 1/4 OF THE NW 1/4
OF SECTION 19, TOWNSHIP 32 N, RANGE 3 E, W.M.
ISLAND COUNTY, WASHINGTON

FOR: RGN CONSTRUCTION, LLC

| | | |
|---|---|---|
| FB . PG . | LISSER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-424-5517 | SCALE: 1" = 4' |
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# UTSALADY TOWNHOMES, A CONDOMINIUM

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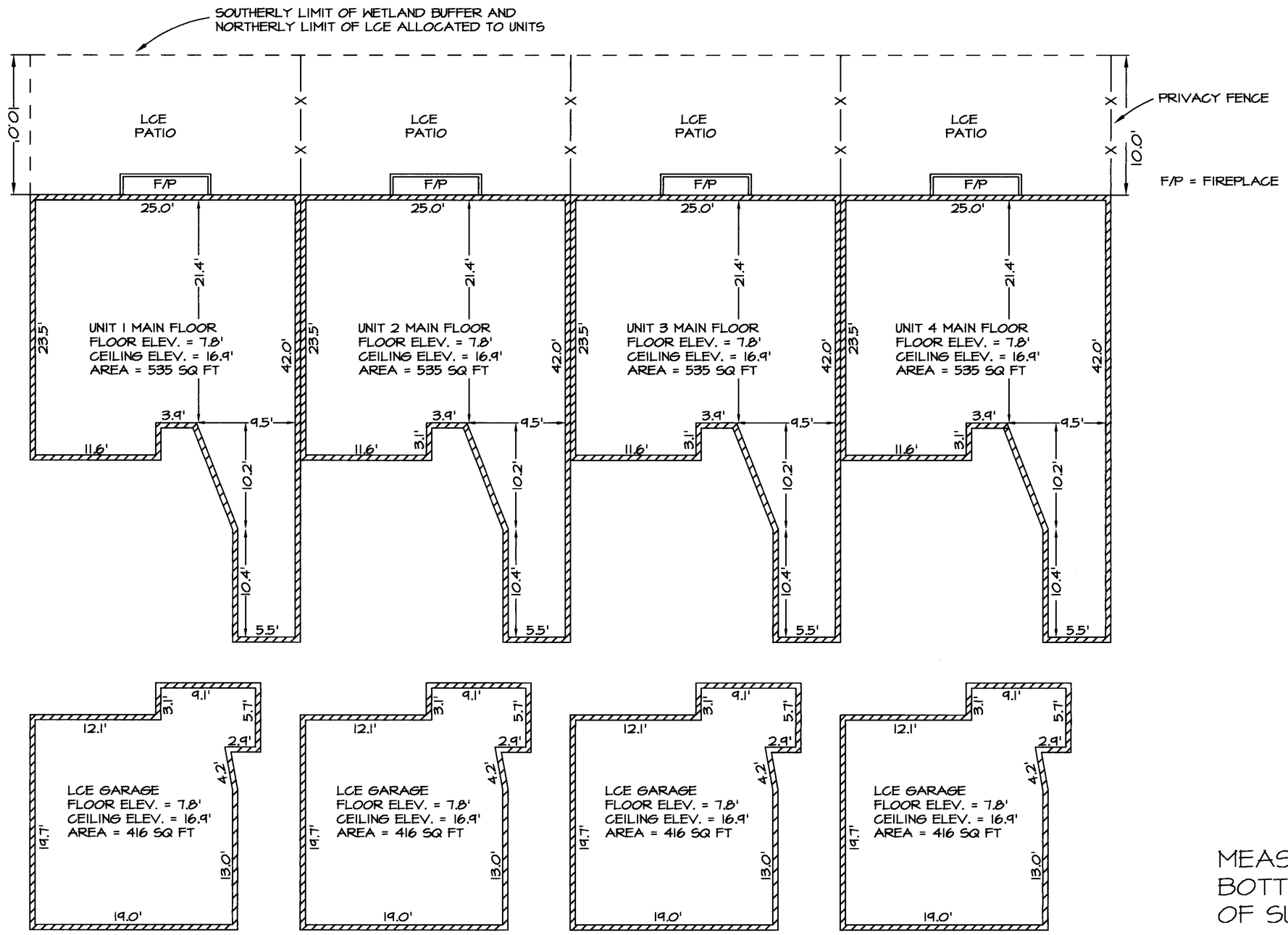
Recording Fee $143.00 Page 5 of 8
Condo Plan
Island County Washington



MEASUREMENTS TO FACE OF STUD WALL, BOTTOM OF CEILING TRUSSES, AND TOP OF SUB FLOOR.

MAIN FLOOR, BUILDING B
(AS-CONSTRUCTED MEASUREMENTS)

SHEET 5 OF 8

DATE: 7/10/08

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-16-08

7-25-08

UTSALADY TOWNHOMES,
A CONDOMINIUM

A PORTION OF BLOCK 2, FIRST PLAT OF UTSALADY
IN A PORTION OF THE SE 1/4 OF THE NW 1/4
OF SECTION 19, TOWNSHIP 32 N, RANGE 3 E, W.M.
ISLAND COUNTY, WASHINGTON

FOR: RGN CONSTRUCTION, LLC

| | | |
|---|---|---|
| FB . PG . | LISSER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-424-5517 | SCALE: 1"= 10' |
| MERIDIAN: ASSUMED | | DRAWING: 07109CONDO |

# UTSALADY TOWNHOMES, A CONDOMINIUM

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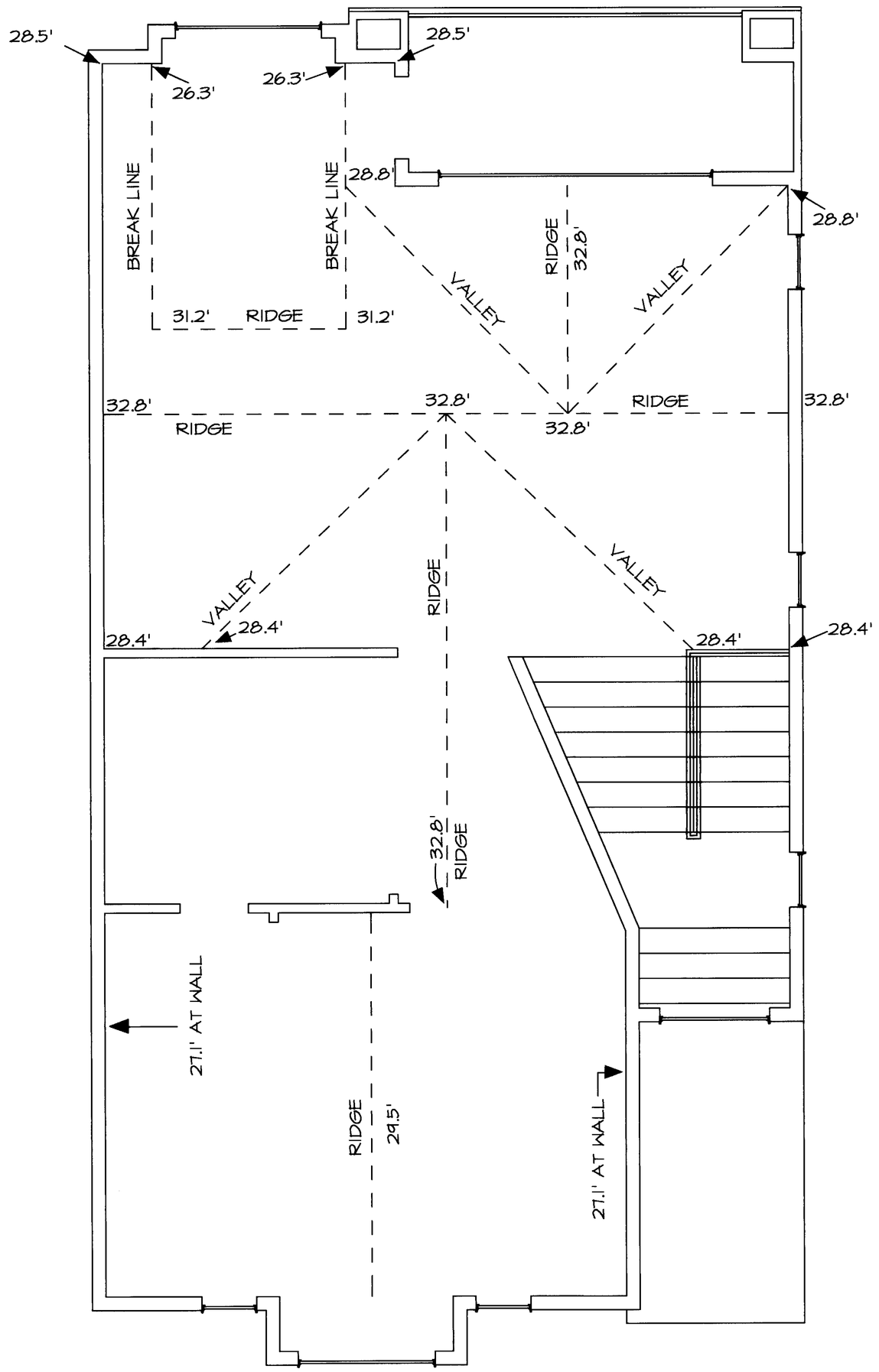
Recording Fee $143.00 Page 7 of 8
Condo Plan
Island County Washington




WALLS SHOWN TO REFLECT CHANGE
IN CEILING ELEVATION

UPPER FLOOR CEILING ELEVATIONS -
SAME FOR UNITS 1-4, BUILDING B

RIDGES AND VALLEYS TYPICAL
FOR ALL UNITS

FLOOR ELEVATION = 18.0' (ALL UNITS)

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-18-08

7-25-08

SHEET 7 OF 8

DATE: 7/10/08

UTSALADY TOWNHOMES,
A CONDOMINIUM

A PORTION OF BLOCK 2, FIRST PLAT OF UTSALADY
IN A PORTION OF THE SE 1/4 OF THE NW 1/4
OF SECTION 19, TOWNSHIP 32 N, RANGE 3 E, W.M.
ISLAND COUNTY, WASHINGTON

FOR: RGN CONSTRUCTION, LLC

| | | |
|---|---|---|
| FB . PG . | LISSER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-424-5517 | SCALE: N/A |
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# UTSALADY TOWNHOMES, A CONDOMINIUM

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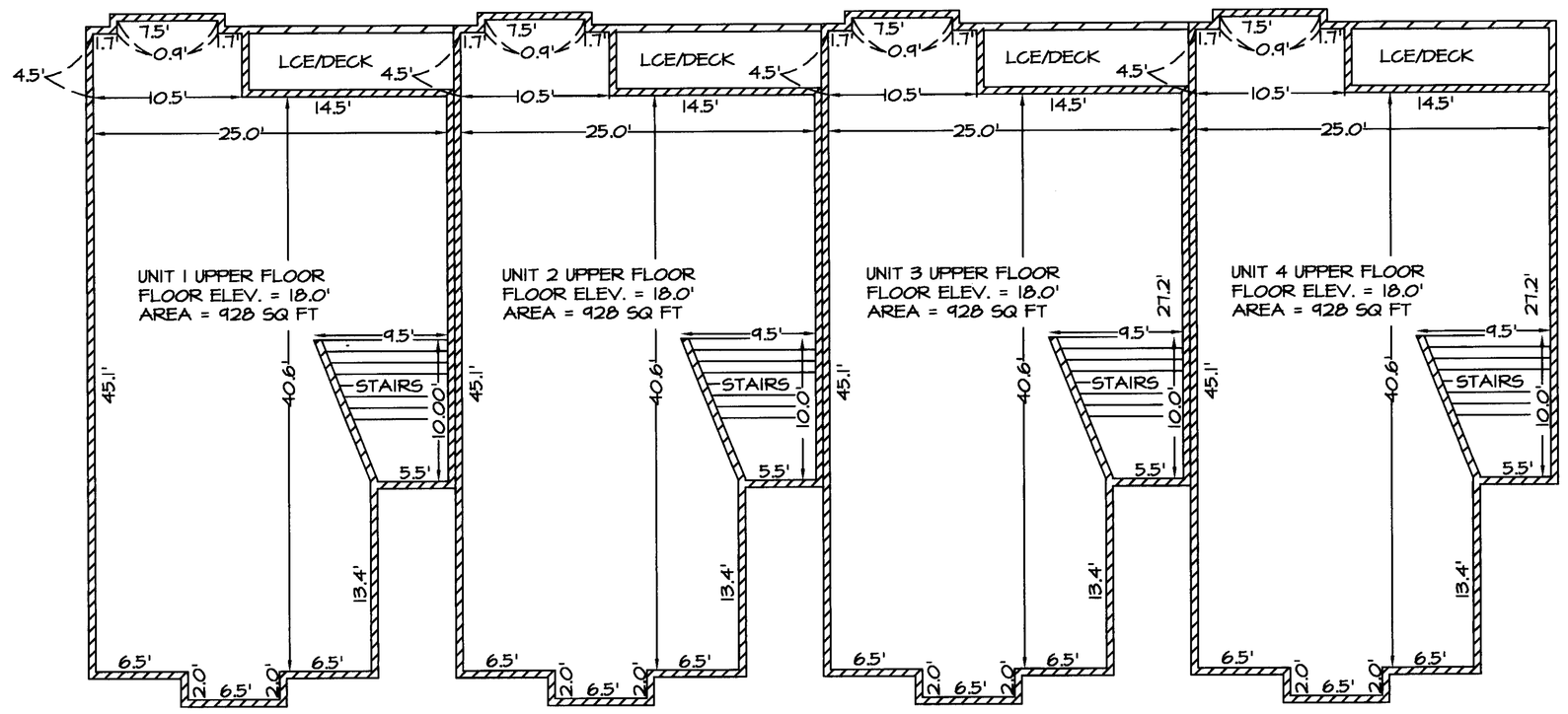
Recording Fee $143.00 Page 6 of 8
Condo Plan
Island County Washington

GRAPHIC SCALE
10 0 5 10
( IN FEET )
1 inch = 10 ft.




UPPER FLOOR, BUILDING B
(AS-CONSTRUCTED MEASUREMENTS)

MEASUREMENTS TO FACE OF STUD WALL, BOTTOM OF CEILING TRUSSES, AND TOP OF SUB FLOOR.

DECKS ARE LCE'S ALLOCATED TO UNITS TO WHICH THEY ARE ADJACENT

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12-18-08
7-22-08

SHEET 6 OF 8 DATE: 7/10/08

UTSALADY TOWNHOMES,
A CONDOMINIUM

A PORTION OF BLOCK 2, FIRST PLAT OF UTSALADY
IN A PORTION OF THE SE 1/4 OF THE NW 1/4
OF SECTION 19, TOWNSHIP 32 N, RANGE 3 E, W.M.
ISLAND COUNTY, WASHINGTON

FOR: RGN CONSTRUCTION, LLC

| | | |
|---|---|---|
| FB . PG . | LISSER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-424-5517 | SCALE: 1" = 10' |
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# UTSALADY TOWNHOMES, A CONDOMINIUM

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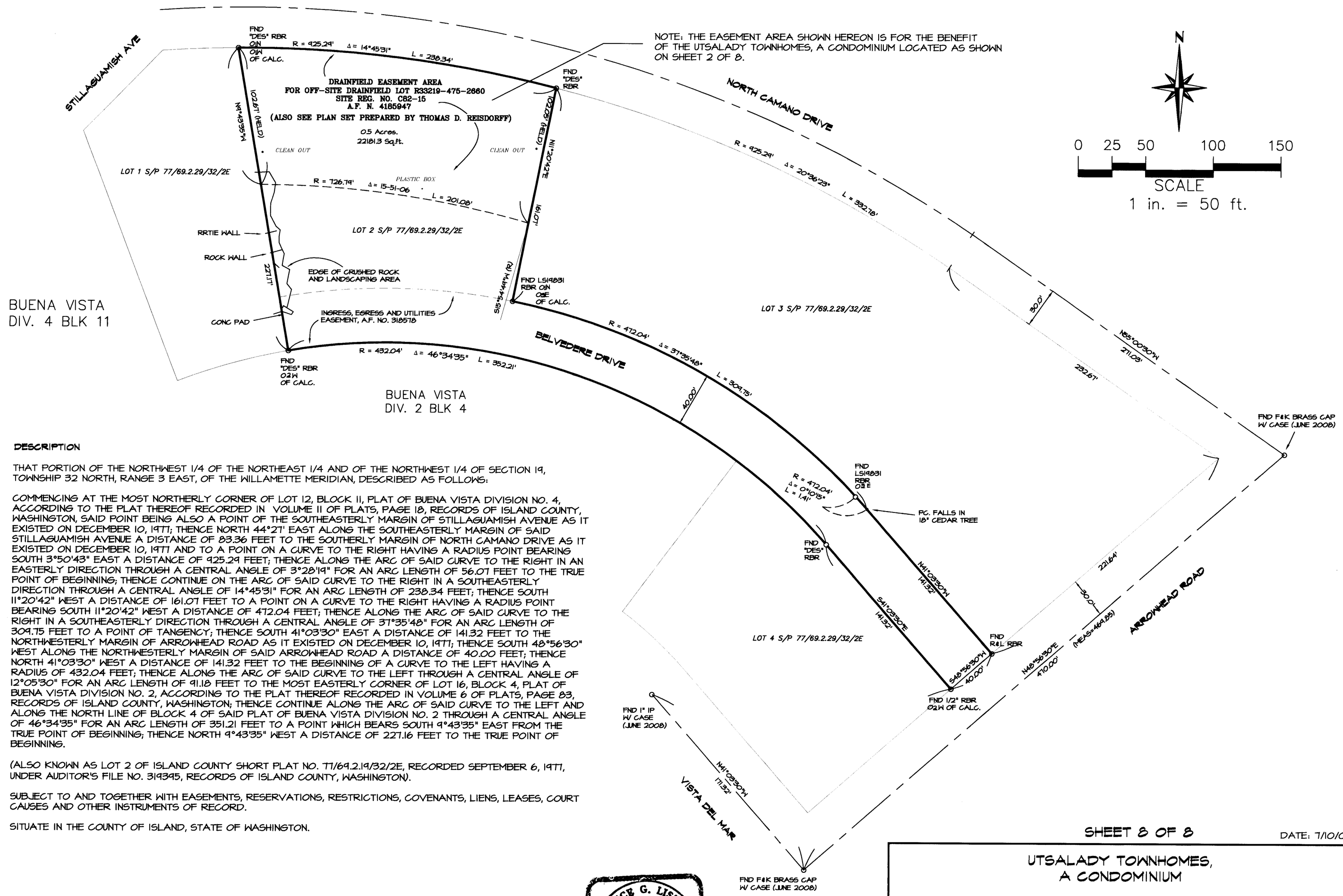
Recording Fee $143.00 Page 8 of 8
Condo Plan
Island County Washington

NOTE: THE EASEMENT AREA SHOWN HEREON IS FOR THE BENEFIT OF THE UTSALADY TOWNHOMES, A CONDOMINIUM LOCATED AS SHOWN ON SHEET 2 OF 8.




## DESCRIPTION

THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 12, BLOCK 11, PLAT OF BUENA VISTA DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 18, RECORDS OF ISLAND COUNTY, WASHINGTON, SAID POINT BEING ALSO A POINT OF THE SOUTHEASTERLY MARGIN OF STILLAGUAMISH AVENUE AS IT EXISTED ON DECEMBER 10, 1977; THENCE NORTH 44°27' EAST ALONG THE SOUTHEASTERLY MARGIN OF SAID STILLAGUAMISH AVENUE A DISTANCE OF 83.36 FEET TO THE SOUTHERLY MARGIN OF NORTH CAMANO DRIVE AS IT EXISTED ON DECEMBER 10, 1977 AND TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING SOUTH 3°50'43" EAST A DISTANCE OF 925.24 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT IN AN EASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 3°28'19" FOR AN ARC LENGTH OF 56.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE ON THE ARC OF SAID CURVE TO THE RIGHT IN A SOUTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 14°45'31" FOR AN ARC LENGTH OF 238.34 FEET; THENCE SOUTH 11°20'42" WEST A DISTANCE OF 161.07 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS POINT BEARING SOUTH 11°20'42" WEST A DISTANCE OF 472.04 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT IN A SOUTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 37°35'48" FOR AN ARC LENGTH OF 309.75 FEET TO A POINT OF TANGENCY; THENCE SOUTH 41°03'30" EAST A DISTANCE OF 141.32 FEET TO THE NORTHWESTERLY MARGIN OF ARROWHEAD ROAD AS IT EXISTED ON DECEMBER 10, 1977; THENCE SOUTH 48°56'30" WEST ALONG THE NORTHWESTERLY MARGIN OF SAID ARROWHEAD ROAD A DISTANCE OF 40.00 FEET; THENCE NORTH 41°03'30" WEST A DISTANCE OF 141.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 432.04 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°05'30" FOR AN ARC LENGTH OF 91.18 FEET TO THE MOST EASTERLY CORNER OF LOT 16, BLOCK 4, PLAT OF BUENA VISTA DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 83, RECORDS OF ISLAND COUNTY, WASHINGTON; THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG THE NORTH LINE OF BLOCK 4 OF SAID PLAT OF BUENA VISTA DIVISION NO. 2 THROUGH A CENTRAL ANGLE OF 46°34'35" FOR AN ARC LENGTH OF 351.21 FEET TO A POINT WHICH BEARS SOUTH 9°43'35" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 9°43'35" WEST A DISTANCE OF 227.16 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 2 OF ISLAND COUNTY SHORT PLAT NO. 77/69.2.19/32/2E, RECORDED SEPTEMBER 6, 1977, UNDER AUDITOR'S FILE NO. 319395, RECORDS OF ISLAND COUNTY, WASHINGTON).

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

BRUCE G. LISSER
STATE OF WASHINGTON
22960
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 7-18-08

7-25-08

SHEET 8 OF 8

DATE: 7/10/08

UTSALADY TOWNHOMES,
A CONDOMINIUM

A PORTION OF BLOCK 2, FIRST PLAT OF UTSALADY
IN A PORTION OF THE SE 1/4 OF THE NW 1/4
OF SECTION 19, TOWNSHIP 32 N, RANGE 3 E, W.M.
ISLAND COUNTY, WASHINGTON

FOR: RGN CONSTRUCTION, LLC

| | | |
|---|---|---|
| FB. 278 PG. 71 | LISSER & ASSOCIATES, PLLC<br>SURVEYING & LAND-USE CONSULTATION<br>MOUNT VERNON, WA 98273 360-424-5517 | SCALE: 1"= 50' |
| MERIDIAN: ASSUMED | | DRAWING: 07109CONDO |