DEDICATION AND CERTIFICATE

THE UNDERSIGNED OWNER(S) IN FEE SIMPLE ("DECLARANT") HEREBY DECLARE THIS SURVEY MAP AND PLANS 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 MAP AND PLANS, AND TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

FILED THIS 15 DAY OF June OF 2009, RECORDS OF ISLAND COUNTY, WASHINGTON, UNDER AUDITOR FILE NUMBER 4253658. IN WITNESS THEREOF WE HAVE SET OUR HAND AND SEAL.

06/15/2009 03:15:07 PM 4253658
Recording Fee $118.00 Page 1 of 3
Condo Plan
Island County Washington

ALAN R. NIENHUIS

LINDA D. NIENHUIS

JEANNINE A. PETERSON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island
I TESTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ALAN R. NIENHUIS IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON AN OATH THAT HE/SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND HAS ACKNOWLEDGED IT AS THE MANAGING MEMBER OF THE DECLARANT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT AND IN THE WASHINGTON CONDOMINIUM ACT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Oak Harbor

MY COMMISSION EXPIRES 10/07/12

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island
I TESTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LINDA D. NIENHUIS IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON AN OATH THAT HE/SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND HAS ACKNOWLEDGED IT AS THE MANAGING MEMBER OF THE DECLARANT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT AND IN THE WASHINGTON CONDOMINIUM ACT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Oak Harbor

MY COMMISSION EXPIRES 10/07/12

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Island
I TESTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEANNINE A. PETERSON IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON AN OATH THAT HE/SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND HAS ACKNOWLEDGED IT AS THE MANAGING MEMBER OF THE DECLARANT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT AND IN THE WASHINGTON CONDOMINIUM ACT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Oak Harbor

MY COMMISSION EXPIRES 10/07/12

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15 DAY OF June, 2009, AT 3:15 P.M. IN VOL. — OF SHORT PLATS/PLATS, PAGES —, UNDER AUDITOR'S FILE NO. 4253658, RECORDS OF ISLAND COUNTY, AT THE REQUEST OF THE ISLAND COUNTY PLANNING DIRECTOR.

Sheila Crider by Kim Armstrong deputy
ISLAND COUNTY AUDITOR

DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF ISLAND COUNTY, WASHINGTON UNDER AUDITOR'S FILE NO _____.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS ARE BASED ON AN ACTUAL SURVEY OF THE DESCRIBED PROPERTY, THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT, AND THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SHOWN, STATED, OR SUPPLIED HEREIN. I FURTHER CERTIFY THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS IN THIS CONDOMINIUM ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS CONTAINED HEREIN.

6/9/09

DOUGLAS E. SCHWIND
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28023

DOUGLAS E. SCHWIND STATE OF WASHINGTON 28023 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 12/19/09

LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON
COUNTY OF ISLAND

DOUGLAS E. SCHWIND, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT

DOUGLAS E. SCHWIND
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28023

THIS IS TO CERTIFY THAT ON THIS 9th DAY OF June, 2009 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS E. SCHWIND TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FORGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SHARON R. ANTHONY
STATE OF WASHINGTON
NOTARY ---- PUBLIC
My Commission Expires 9-6-2009

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT mount Vernon

MY COMMISSION EXPIRES 9-6-2009

TREASURER'S CERTIFICATE

I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2009

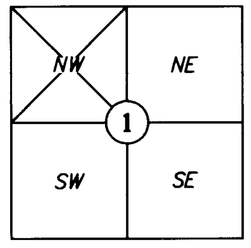
CERTIFIED THIS 15 DAY OF June, 2009

"I _____ DO HEREBY CERTIFY THAT A DEPOSIT HAS BEEN MADE TO COVER ANTICIPATED TAXES FOR THE YEAR _____."

ISLAND COUNTY TREASURER

DEPUTY

TREASURER ISLAND COUNTY WASHINGTON SEAL



Section 1, T 32 N, R 1 E
Island County, Washington

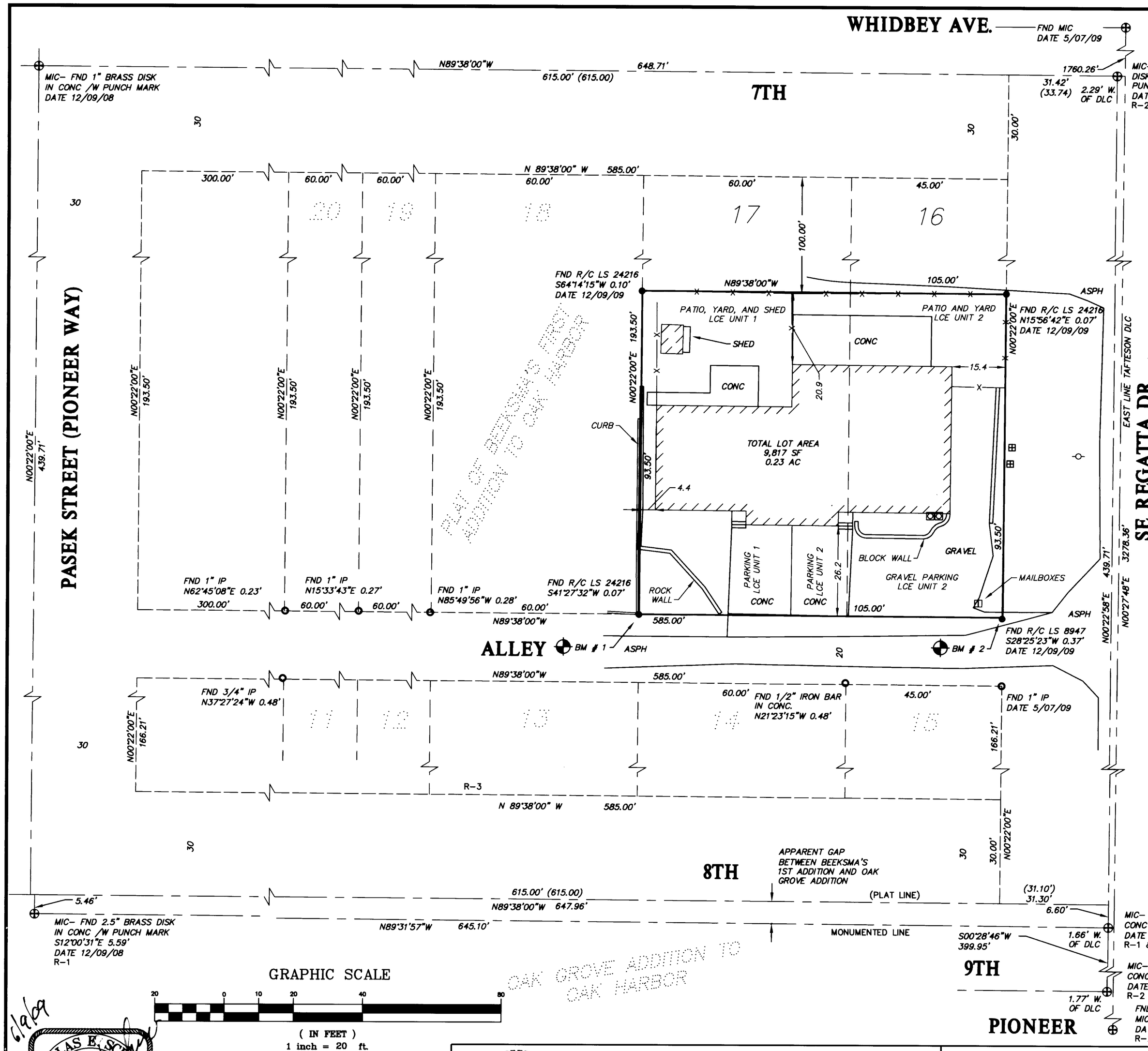
NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS
2209 MONICA DRIVE
MOUNT VERNON, WASHINGTON 98273
PH: (360) 424-4865 FAX: (360) 424-4866
DOUGLAS E. SCHWIND P.E., P.L.S.

Regattahuis Condominium

Portion of Lots 16 & 17,
PLAT OF BEEKSMA'S FIRST ADDITION TO OAK HARBOR
SURVEY in a portion of the NW 1/4 of
Section 1, T. 32 N., R. 1 E. WM
for:
Lanny Nienhuis
in Oak Harbor, Washington

PROJECT 08065
DRAWING 08065.dwg
DRAWN BY bz
CHECKED BY des
DATE June, 2009
SHEET 1 OF 3

Z:\Projects 2008\08065\08065.dwg 08065.dwg Jun 09, 2009 - 11:53am



SURVEY INSTRUMENTATION

TRIMBLE S-6
SERIAL 92710977, STD DEV 3",
EDM ± (3MM +2PPM).

SURVEYING PROCEDURE

FIELD TRAVERSE LINEAR AND ANGULAR MEASUREMENTS MEET OR EXCEED STANDARDS SET IN WAC 332-130-090

BASIS OF BEARING

PLAT OF BEEKSMA'S FIRST ADDITION TO OAK HARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 4, RECORDS OF ISLAND COUNTY, WASHINGTON. STREET MONUMENTS ON 7TH STREET (PLAT ROAD NAME "RAINIER AVENUE"), HOLDING DISTANCE FROM THE MONUMENT @ THE INTERSECTION OF 7TH & PESAK STREET.

LEGAL DESCRIPTION

LOTS 16 AND 17, PLAT OF BEEKSMA'S FIRST ADDITION TO OAK HARBOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 4, RECORDS OF ISLAND COUNTY, WASHINGTON.

EXCEPT THE NORTH 100 FEET THEREOF.

SITUATE IN ISLAND COUNTY, WASHINGTON.

BENCHMARK – ASSUMED DATUM

BM # 1 – REBAR & CAP SW PROP. COR., ELEV.=100.00'
BM # 2 – REBAR & CAP SE PROP. COR., ELEV.=105.31'

ALL PROPERTY IN THE CONDOMINIUM IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN DECLARATION

SURVEY NOTES:

R-1 LAYOUT OF THE LOTS & BLOCKS WAS COMPLETED PER THE ORIGINAL PLAT. THE PROPERTY CORNERS IN THE ALLEY AND LINES OF OCCUPATION WERE USED TO VERIFY THE LAYOUT OF THE LOTS AND BLOCK. THE MONUMENTS IN 8TH STREET ARE OVER 6 FT SOUTH OF THE CENTER LINE OF STREET AS LAID OUT FROM PLAT DISTANCES. LINES OF OCCUPATION WERE USED TO VERIFY THE NORTH RIGHT OF WAY LINE OF 8TH STREET. UTILIZING THE MONUMENTS IN 8TH STREET FOR THE NORTH SIDE OF THE STREET DOES NOT CONCUR WITH FIELD MEASUREMENTS FROM ALLEY PROPERTY CORNERS AND DOES NOT CONCUR WITH THE LINES OF OCCUPATION FOR THE FRONT LOT LINES OF THE NORTH RIGHT OF WAY OF 8TH STREET. BASED UPON EXISTING LOT CORNERS AND OCCUPATION THERE IS A GAP BETWEEN THE PLAT CENTER LINE AND THE MONUMENTED CENTER LINE OF 8TH STREET.

R-2 FAKKEMA & KINGMA SURVEY AF#3342618 REPRESENTS THE SEPARATION BETWEEN THE MONUMENTED LINE OF THE TAFTESON DLC AND THE MONUMENTED CENTER LINE OF SE REGATTA DRIVE ACCURATELY, AS CONFIRMED BY THIS SURVEY. SEVERAL OTHER SURVEYS REPORT THE SEPARATION BETWEEN THESE TWO LINE AT GREATER THAN 3 FT. BOTH OCCUPATION AND MONUMENTS LOCATED DO NOT SUPPORT THIS WIDE OF A SEPARATION BETWEEN THE CONTROLLING MONUMENTATION.

R-3 TAPE MEASURED DISTANCES ALONG THE ALLEY SHOWS EXISTING FENCES AND OLD CONCRETE CURB CONSTRUCTED AT PROPERTY BOUNDARY LINES ARE IN AGREEMENT WITH THE LOCATION OF FOUND IRON PIPES.

LEGEND

- EXISTING MONUMENT IN CASE
- EXISTING REBAR
- EXISTING IRON PIPE
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING POWER POLE
- EXISTING FENCE LINE

NW | NE | 1 | SW | SE

SECTION 1, T 32 N, R 1 E
ISLAND COUNTY, WASHINGTON

6/9/09

DOUGLAS E. SCHWIND
STATE OF WASHINGTON
28023
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 12/19/09

06/15/2009 03:15:07 PM 4253658
Recording Fee $118.00 Page 2 of 3
Condo Plan
Island County Washington

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SURVEY in a portion of the NW 1/4 of
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for:
Lanny Nienhuis
in Oak Harbor, Washington

PROJECT 08065
DRAWING 08065.dwg
DRAWN BY bz
CHECKED BY des
DATE JUNE, 2009
SHEET 2 OF 3

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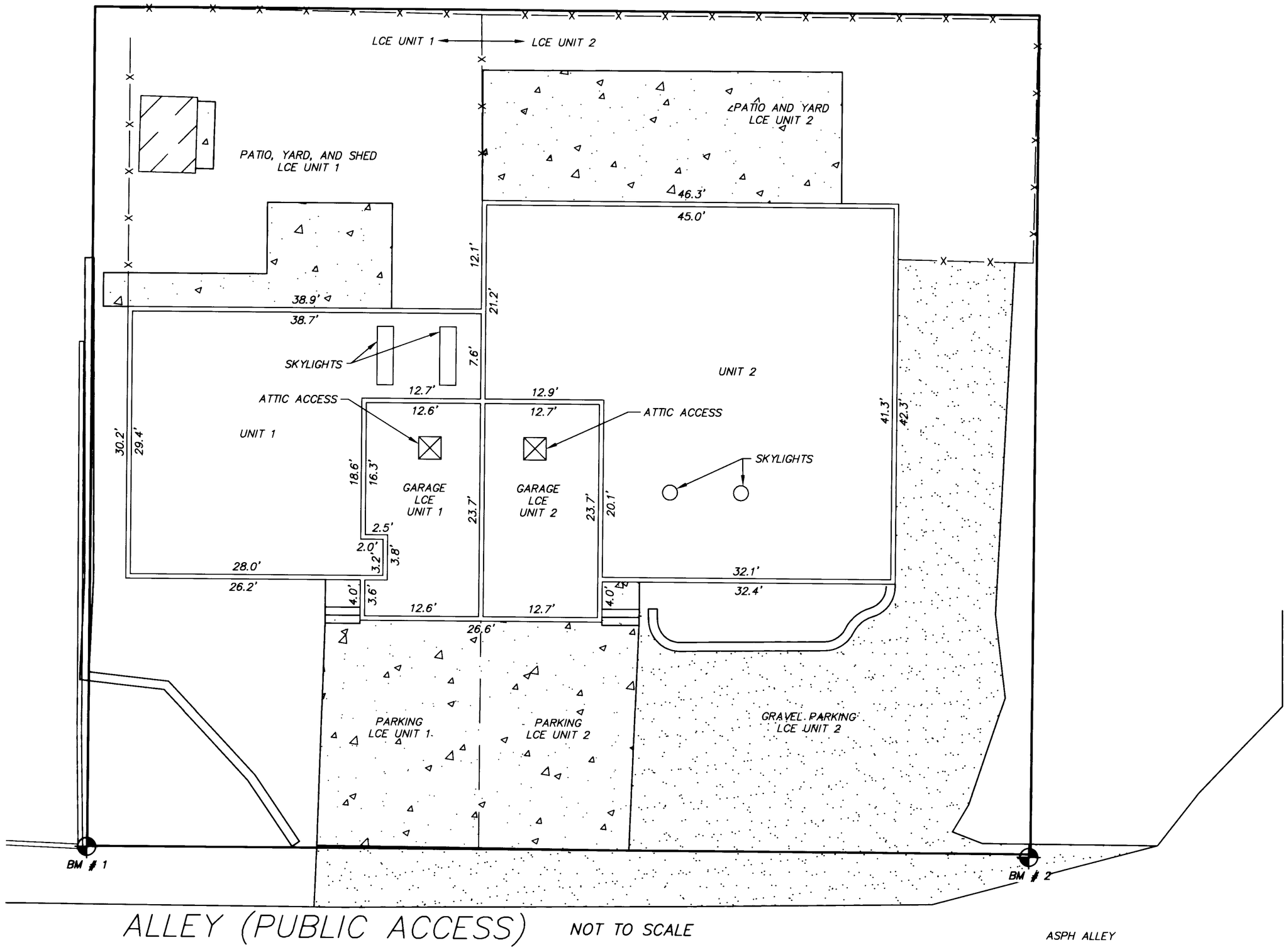
AREAS

	AREA	FLOOR / CEILING
UNIT 1		
FLOOR	867 SF	105.8' / 113.5'
GARAGE	289 SF	104.4' / 113.5'
TOTAL	1,156 SF	
SHED	42 SF	
UNIT 2		
FLOOR	1,599 SF	105.8' / 113.5'
GARAGE	301 SF	104.4' / 113.5'
TOTAL	1,900 SF	



NOTES

ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS, SHOWN TO THE NEAREST 0.1'.

FLOOR ELEVATIONS ARE TO THE SURFACE OF THE SUB FLOOR, CEILING ELEVATIONS ARE TO THE UNDERSIDE OF THE CEILING JOISTS.

LCE LIMITED COMMON ELEMENTS
CE COMMON ELEMENTS
CLG CEILING

BENCHMARK – ASSUMED DATUM
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Recording Fee $118.00 Page 3 of 3
Condo Plan
Island County Washington

SOUTH ELEVATION
NTS

6/9/09
DOUGLAS E. SCHWIND
STATE OF WASHINGTON
28023
REGISTERED
PROFESSIONAL LAND SURVEYOR
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SHEET 3 OF 3

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