ISLAND TIME, A CONDOMINIUM
SURVEY MAP AND PLANS
PORTION OF THE SW 1/4 OF SECTION 16, T.32 N, R.3 E. WM

DECLARATION
WE, THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34; AND NOT FOR ANY PUBLIC PURPOSE, NOR TO CREATE A SUBDIVISION PURSUANT TO RCW 58.17. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR ISLAND TIME, A CONDOMINIUM, RECORDED UNDER ISLAND COUNTY RECORDING NO. _____.

DECLARANTS

STEVEN L. KNOPP NORMA J. KNOPP

ACKNOWLEDGMENT
STATE OF WASHINGTON)
)SS
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN L. KNOPP AND NORMA J. KNOPP ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Dec. 13th, 2010

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

(SEAL)

(NOTARY NAME TO BE PRINTED) Mary Kay Hondl

RESIDING AT: Camano Island

MY APPOINTMENT EXPIRES 5/23/14

ACKNOWLEDGMENT FOR SURVEYOR
STATE OF WASHINGTON)
)SS.
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DENNIS J. ALBRIGHT 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 PURPOSED MENTIONED IN THE INSTRUMENT.

DATED 12-9, 2010

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

(NOTARY NAME TO BE PRINTED) Joyce L. Mehlum

RESIDING AT Burlington, WA

MY APPOINTMENT EXPIRES 3-1-2014

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 STEVEN L. KNOPP IN NOVEMBER, 2010.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR ISLAND TIME, 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 ALL INFORMATION REQUIRED BY RCW 64.34 IS SUPPLIED HEREIN.

12-9-10
DENNIS J. ALBRIGHT, PLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 17652

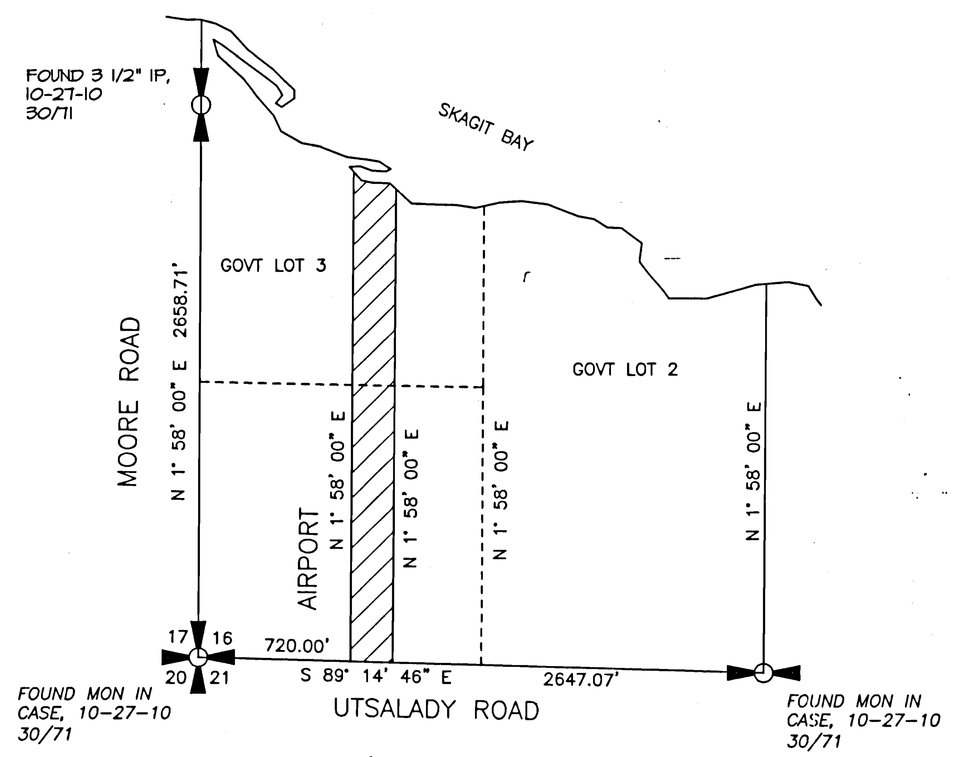
DENNIS J. ALBRIGHT STATE OF WASHINGTON 17652 REGISTERED PROFESSIONAL LAND SURVEYOR

12-9-10

LEGAL DESCRIPTION OF LAND WITHIN THE CONDOMINIUM
THAT PORTION OF GOVERNMENT LOT 3 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 3 EAST, WM, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, THENCE SOUTH 89° 26' 26" EAST, ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 720 FEET; THENCE NORTH 0° 46' 12" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO ISLAND COUNTY BY INSTRUMENT RECORDED MARCH 1, 1909, IN VOLUME 16 , PAGE 14, RECORDS OF ISLAND COUNTY WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING, BEING ALSO THE NORTH LINE OF THE COUNTY ROAD; THENCE SOUTH 89° 26' 26' EAST 189.40 FEET; THENCE NORTH 0° 46' 12" EAST 2220, MORE OR LESS TO THE GOVERNMENT LOT LINE; THENCE WESTERLY ALONG SAID GOVERNMENT LOT LINE TO A POINT LYING NORTH 0° 46' 12" EAST, SAID BEARING LATER DESCRIBED OF RECORD AS NORTH 0° 47' 38" EAST FROM THE TRUE POINT OF BEGINNING, SAID POINT BEING 720.00 FEET EAST OF THE WEST LINE OF SAID SECTION 16; THENCE SOUTHERLY IN A STRAIGHT LINE 2260 FEET, MORE OF LESS, TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM LAND TITLE OF ISLAND COUNTY, ORDER NO. LT-100571)



SW 1/4 SECTION 16, TWP.32 N., RGE 3 E., W.M.

VICINITY MAP
NOT TO SCALE

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

12/14/2010 01:49:13 PM 4286814
Recording Fee $133.00 Page 1 of 2
Condo Plan
Island County Washington

EASEMENTS FROM TITLE REPORT
A. AFN 192600, 60' EASEMENT FOR ROADWAY AND UTILITIES FOR LOWLANDS OF GOVERNMENT LOTS 2 AND 3 AS SHOWN HEREON.

B. AFN 20230, RESERVATION IN DEED FOR MINERALS, SEE DOCUMENT FOR PARTICULARS.

C. ANY PUBLIC RIGHTS ON ANY PORTION NOW OR FORMALLY COVERED BY WATER.

D. ANY RIGHTS OR EASEMENTS FOR COMMERCE, NAVIGATION AND FISHERIES.

E. AFN 273362, SURVEY OF PROPERTY TO THE WEST.

F. AFN 93013680, PREVIOUS SURVEY OF SUBJECT PROPERTY.

G. AFN 93023289, AREA OF 7' EASEMENT ALONG THE WEST LINE OF THE SUBJECT PROPERTY AS SHOWN HEREON.

EASEMENTS
SO LONG AS IN COMPLIANCE WITH BUILDING CODES AND OTHER APPLICABLE LAND USE LAWS, AND SUBJECT TO THE PROVISIONS OF THE DECLARATION, AND IN ADDITION TO ANY OTHER EASEMENTS PROVIDED BY LAW OR THE DECLARATION, OR OTHERWISE SHOWN HEREON OR OF RECORD:

1. EACH UNIT SHALL HAVE AN EASEMENT OVER, ACROSS AND UNDER ALL LAND TO USE, MAINTAIN, REPAIR AND REPLACE ANY EXISTING UTILITY FACILITIES (INCLUDING WITHOUT LIMITATION, WATER, POWER, SEWAGE AND DRAINFIELDS AND WIRES, PIPES AND EQUIPMENT RELATING THERETO) SERVING UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS. IF SERVING ONLY ONE UNIT, SUCH FACILITY IS DEEMED A LIMITED COMMON ELEMENT FOR SUCH UNIT; IF SERVING BOTH UNITS, SUCH FACILITY IS DEEMED A COMMON ELEMENT.

2. ALL UNITS SHALL HAVE A JOINT AND MUTUAL EASEMENT (WHICH IS DEEMED A COMMON ELEMENT) OVER, ACROSS AND UNDER THE WEST 20' OF UNIT 1 TO USE, MAINTAIN, REPAIR AND REPLACE THE EXISTING DRIVEWAY (AS MAY BE RELOCATED BY THE MUTUAL CONSENT OF ALL UNIT OWNERS) TO PROVIDE ACCESS TO AND FROM A PUBLIC ROAD TO THE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

3. UNIT 2 IS SUBJECT TO A 35' NON-EXCLUSIVE EASEMENT, AS SHOWN ON SHEET 2 OF 2. SAID EASEMENT IS FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITIES AND TAXIWAY FOR THE BENEFIT OF UNITS 1, 2 AND ADJOINING PROPERTY. SAID EASEMEIHT AREA SHALL NOT BE BLOCKED AT ANY TIME.

NOTES
1. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

2. VERTICAL UNIT BOUNDARIES ARE SHOWN BY SOLID LINE; BUT ARE NOT SUBDIVISION LOT LINES CREATED PURSUANT TO RCW 58.17 AND LOCAL SUBDIVISION ORDINANCES.

3. HORIZONTAL UNIT BOUNDARIES ARE THE UPPER AND LOWER LEGAL LIMITS OF THE LAND DESCRIBED HEREIN.

4. SQUARE FOOTAGE OF EACH UNIT IS BASED ON THE AREA WITHIN THE UNIT VERTICAL BOUNDARIES, AND IS NOT THE SQUARE FOOTAGE OF A STRUCTURE WITHIN THE UNIT.

5. UNLESS OTHERWISE SPECIFICALLY NOTED, IMPROVEMENTS SHOWN WITHIN UNITS AND COMMON ELEMENTS ARE NOT SURVEYED AS BUILT.

OCCUPATION NOTE
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

BASIS OF BEARING
S 89° 14' 46" E BETWEEN THE SOUTHWEST AND SOUTH CORNERS OF SECTION 16, AS SHOWN HEREON. BASED ON GPS OBSERVATIONS DONE ON 10-27-10

INSTRUMENT NOTE
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S6" AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

RESEARCH
SURVEYS RECORDED UNDER AFN'S 273362, 93013680 AND UNRECORDED SURVEY BY HAROLD RADER IN 1966.

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 14 DAY OF Dec., 2010, AT 1:49 P.M IN VOLUME — OF CONDOMINIUMS, PAGE(S) —, UNDER AUDITORS FILE NUMBER 4286814, RECORDS OF ISLAND COUNTY AT THE REQUEST OF LAND TITLE CO.

ISLAND COUNTY AUDITOR Kim Armstrong deputy

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE. SUITE 202
MOUNT VERNON, WA 98233
Tel: 360-404-2010 Fax: 360-404--2013

DATE: 11-9-10 BY: DJA	SCALE:
PROJECT NO. 10075SURV.DWG	F.B.

ISLAND TIME, A CONDOMINIUM

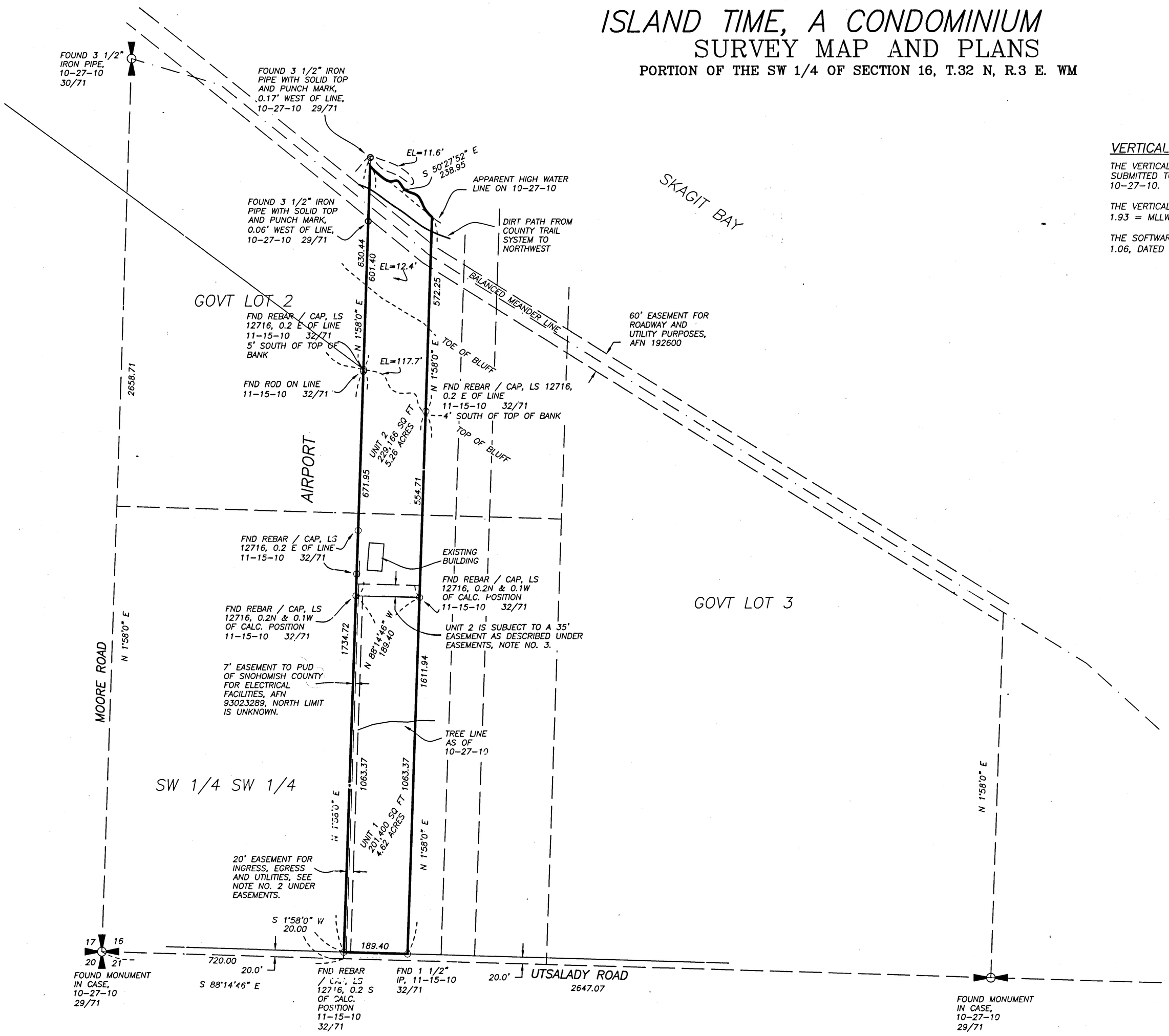
A CONDOMINIUM
FOR
STEVEN AND NORMA KNOPP
PORTION OF THE SW 1/4 OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M., ISLAND COUNTY, WASHINGTON

SHEET 1 OF 2

ISLAND TIME, A CONDOMINIUM

SURVEY MAP AND PLANS

PORTION OF THE SW 1/4 OF SECTION 16, T.32 N, R.3 E. WM



VERTICAL DATUM MLLW

THE VERTICAL DATUM IS BASED ON GPS OBSERVATIONS DONE ON 10-27-10 AND SUBMITTED TO OPUS FOR A NAVD88 ELEVATION OF 147.66 OF THE BASE ON 10-27-10.

THE VERTICAL DATUM FOR THIS PROJECT IS MLLW. (NOAA CONVERSION IS NAVD88 + 1.93 = MLLW (0.0).

THE SOFTWARE USED WAS "VERTICAL DATUM TRANSFORMATION SOFTWARE VERSION 1.06, DATED OCTOBER 30, 2004", NOAA.

200 0 200

Scale 1" = 200'

12/14/2010 01:49:13 PM 4286814
Recording Fee $133.00 Page 2 of 2
Condo Plan
Island County Washington

LEGEND

- ○ SURVEY MARKER RECOVERED AS NOTED
- ● SET 5/8" REAR WITH CAP STAMPED "LS 17652"

CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT

DENNIS J. ALBRIGHT — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR

12-9-10

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ISLAND TIME, A CONDOMINIUM

A CONDOMINIUM
FOR
STEVEN AND NORMA KNOPP
PORTION OF THE SW 1/4 OF SECTION 16, TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M., ISLAND COUNTY, WASHINGTON

SHEET 2 OF 2