

KIDDER WAY CONDOMINIUM

LEGAL DESCRIPTION OF KIDDER WAY CONDOMINIUM

LOT B OF PLAT ALTERATION OF KIDDER SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME B OF SHORT PLATS, AT PAGES 36, 36A, AND 36B UNDER AUDITOR FILE NUMBER 2026-0108004, IN THE OFFICE OF THE AUDITOR OF SAN JUAN COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 14, TOWNSHIP 37 NORTH, RANGE 2 WEST, W.M.
 SITUATE IN SAN JUAN COUNTY, WASHINGTON.
 TAX PARCEL NUMBER 271411023000

SUBSEQUENT PHASE PROPERTY

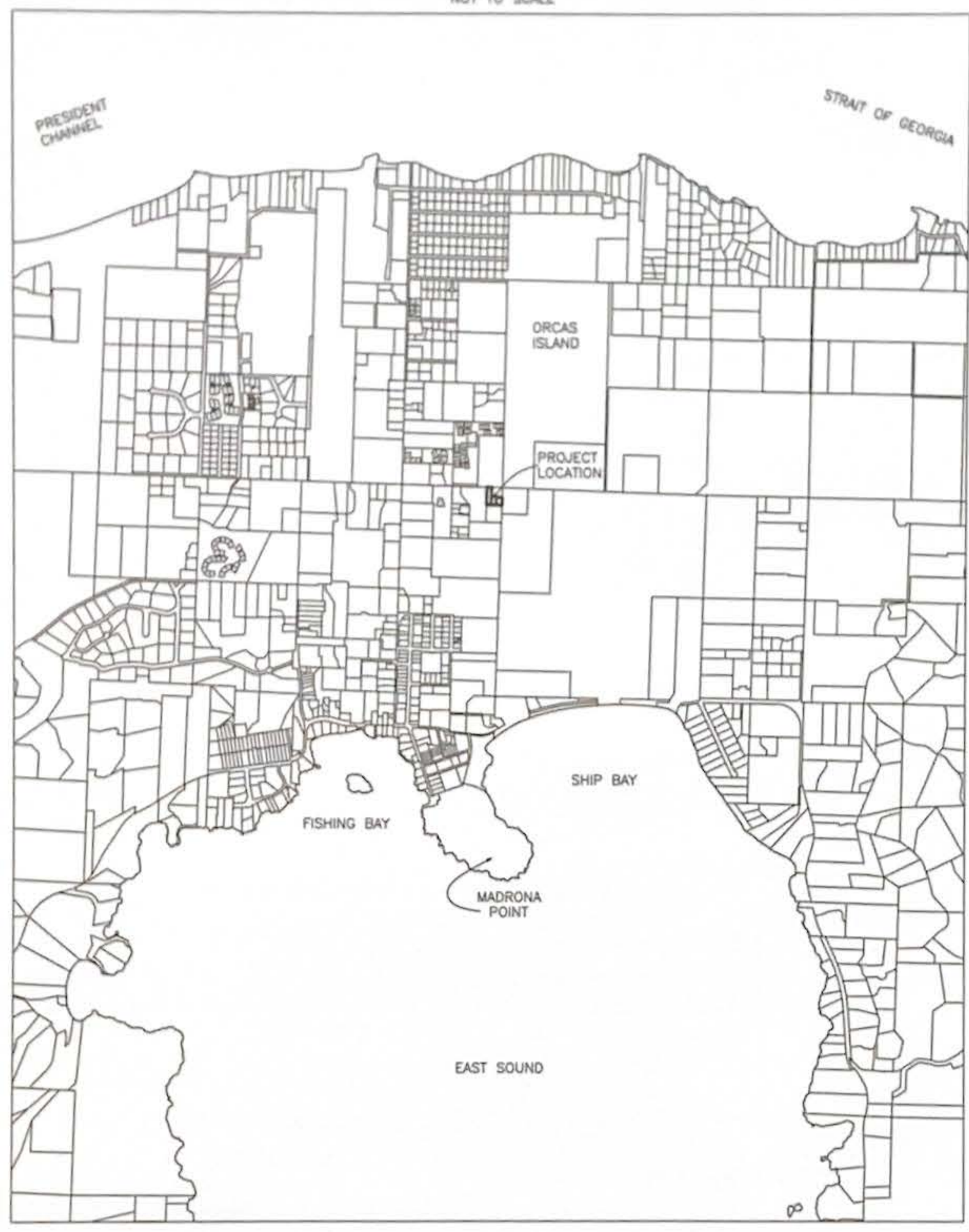
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 SITUATE IN SAN JUAN COUNTY, WASHINGTON.
 TAX PARCEL NUMBER 271411002001

TREASURER'S CERTIFICATE

ALL TAXES AND ASSESSMENTS OF THE CURRENT YEAR, 2025, AND ANY DELINQUENT TAXES OR ASSESSMENTS WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE. IF ANY PENALTY FEES ARE DUE UNDER THE PROVISIONS OF THE OPEN SPACE OR DFL LAW (84.33 AND 84.34RCW) THIS DOES NOT GUARANTEE THAT THEY HAVE BEEN PAID.

Andrew D. Holman SAN JUAN COUNTY TREASURER 1-28-2026 DATE

VICINITY MAP NOT TO SCALE



DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED KIDDER WAY CONDOMINIUM, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR KIDDER WAY CONDOMINIUM, RECORDED UNDER SAN JUAN COUNTY RECORDING NO. 2026-010023.

DECLARANT:

OPAL COMMUNITY LAND TRUST,
 A WASHINGTON NONPROFIT CORPORATION
 BY: *[Signature]* 01/20/2026
 NAME: ELISABETH C. BYERS
 ITS: EXECUTIVE DIRECTOR

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF SAN JUAN) SS
 THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON 1/20/2026
 BY ELISABETH C. BYERS AS EXECUTIVE DIRECTOR OF OPAL COMMUNITY LAND TRUST, A WASHINGTON NONPROFIT CORPORATION.



Anna Van Gelder
 DATED: 1/20/2026
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT EASTSOUND
 MY COMMISSION EXPIRES 5/16/2028

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF SAN JUAN) SS
 THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON
 BY ANDREW D. HOLMAN THE PROFESSIONAL LAND SURVEYOR WHO CREATED AND CERTIFIED THE MAP PAGES FOR KIDDER WAY CONDOMINIUM.



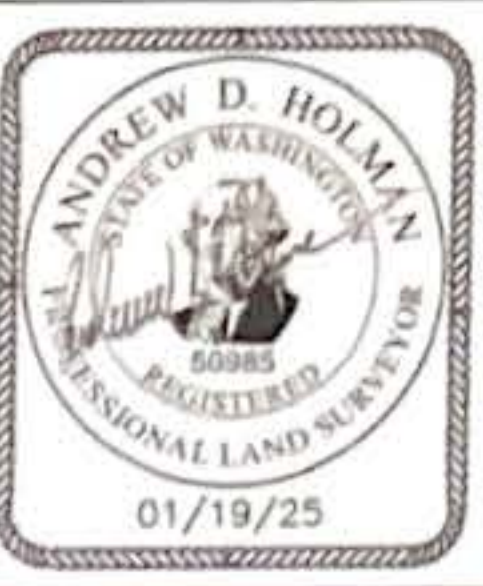
Charlotte K. Longan
 DATED: 1/20/2026
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT Friday Harbor WA
 MY COMMISSION EXPIRES 07/03/2029

HOLMAN
 LAND SURVEYING, INC.
 P.O. BOX 3260, FRIDAY HARBOR, WA 98250
 (360) 378-0338 | WWW.HOLMANSURVEYING.COM

DRAWN BY: ADH	DATE: 05/01/25	JOB NO. 25-022	DRAWING 22-019A
CHECKED BY: AMH	REVISED: 01/19/25	SHEET 1 OF 2	SCALE 1"=20'

SURVEY MAP AND PLANS FOR KIDDER WAY A COMMON INTEREST COMMUNITY ON ORCAS ISLAND

QUARTER / QUARTER	SECTION	TOWNSHIP	RANGE
NE/NE	14	37 NORTH	2 WEST



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 OPAL COMMUNITY LAND TRUST ON 7/23/25. I HEREBY CERTIFY THAT THIS MAP FOR KIDDER WAY CONDOMINIUM IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

Andrew D. Holman
 ANDREW D. HOLMAN, PLS
 CERTIFICATE NO. 50985

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF January, 2026, AT 2:59 P.M., IN VOLUME 2 OF CONDOMINIUMS, AT PAGES 42 & 42A AT THE REQUEST OF HOLMAN LAND SURVEYING, INC.

2026-0120023 FILE NO.
Oran R. Combs
 SAN JUAN COUNTY AUDITOR

KIDDER WAY CONDOMINIUM

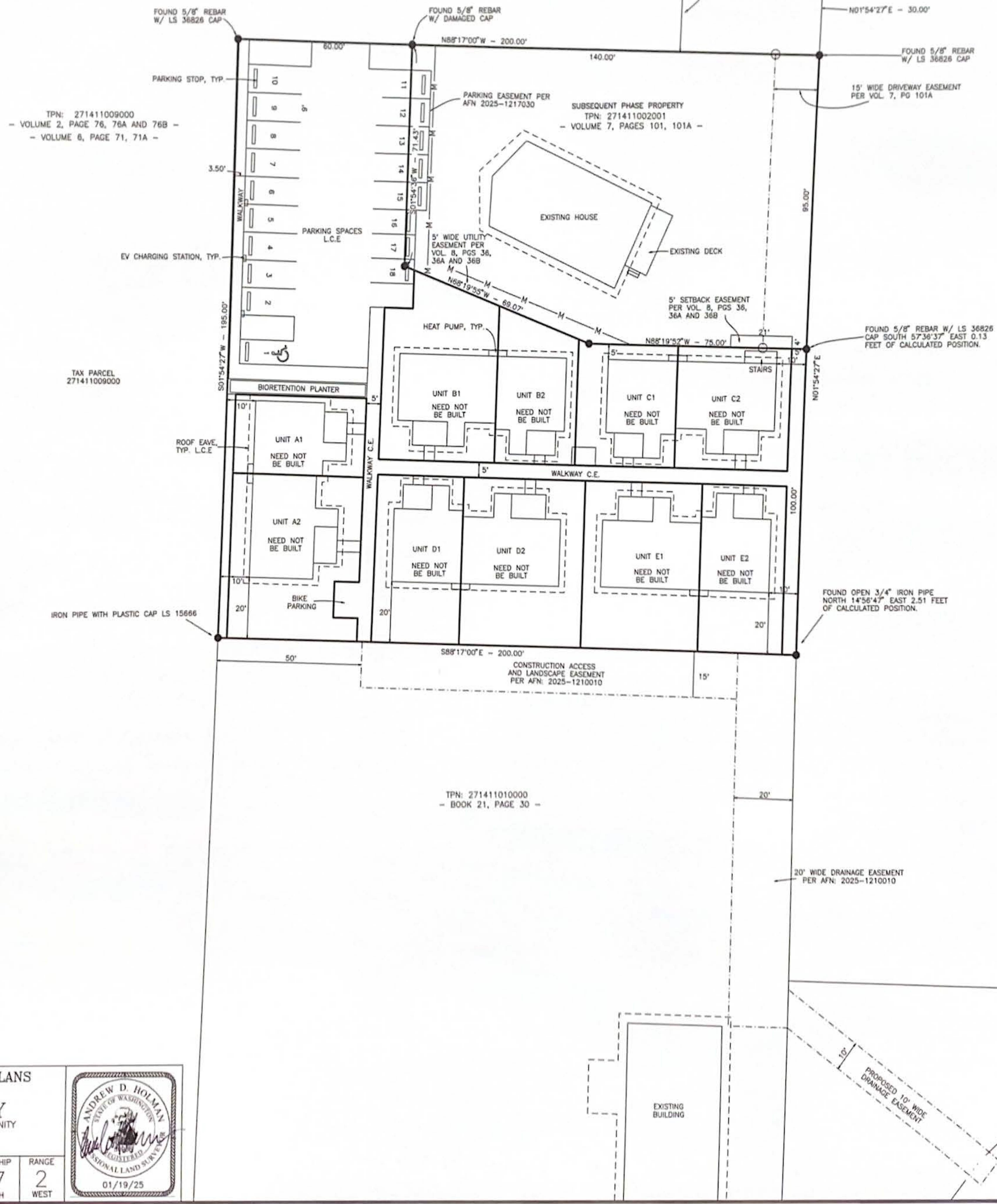
FOUND SECTION QUARTER CORNER
LOR AFN 120991

MT. BAKER ROAD

30' WIDE RIGHT-OF-WAY FROM
CENTERLINE OF EXISTING ROAD

FOUND SECTION CORNER
LOR AFN 120992

COUNTY ROAD NUMBER 58 AS BUILT
NO DEED EXISTS FOR THIS SECTION OF COUNTY ROAD

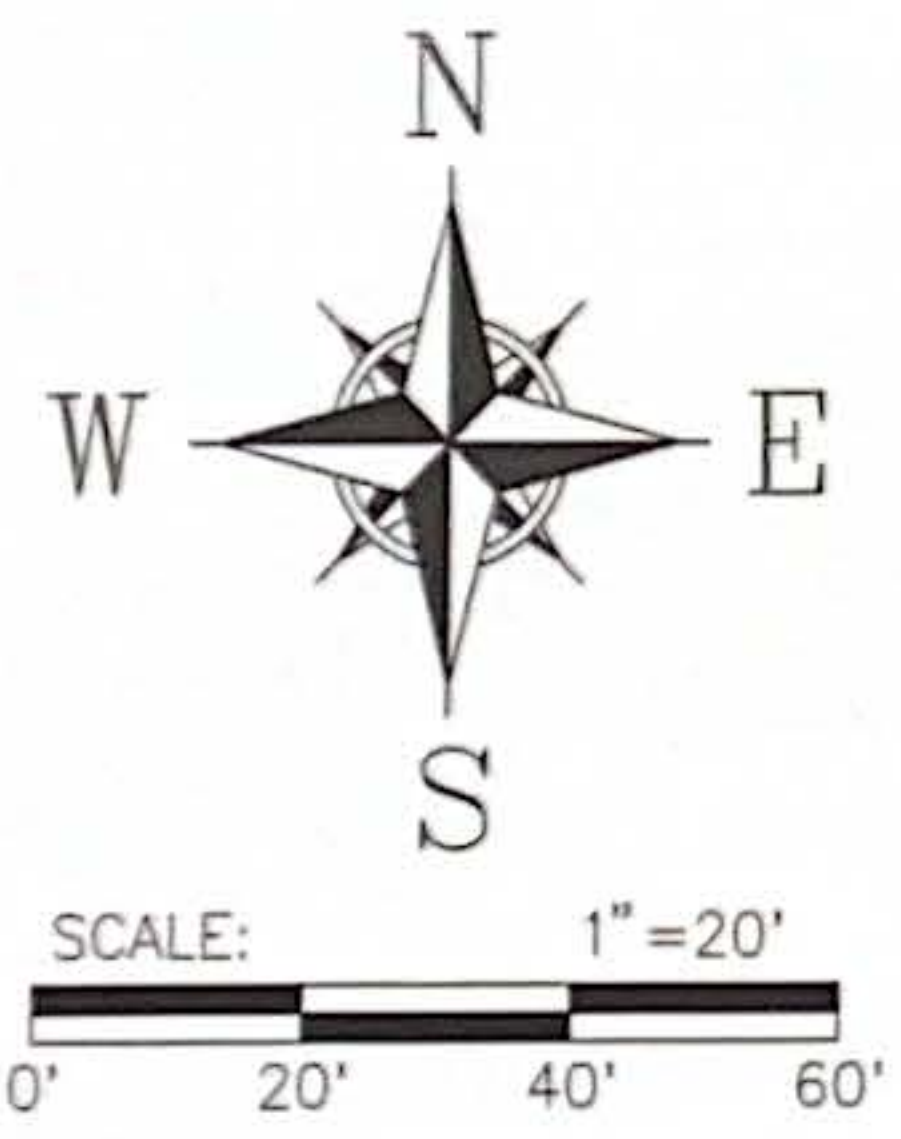


SURVEYOR'S NOTES

1. DATA COLLECTED THIS SURVEY ACQUIRED THROUGH FIELD TRAVERSE USING CARLSON CR2+ TOTAL STATION AND CARLSON BRX6+ GPS AND COMPUTERIZED DATA COLLECTION.
2. MONUMENTS FOUND OR SET DURING MARCH, 2020 THROUGH MAY OF 2025.
3. THIS SURVEY CONFORMS TO THE REQUIREMENTS OF WAC 332-130-090.
4. THIS SURVEY WAS PERFORMED TO LOCATE THE BOUNDARY OF THE PARCEL DESCRIBED HEREON.
5. THE BASIS OF BEARING FOR THIS SURVEY IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE. BEARINGS PER VOLUME 7 OF SHORT PLATS PAGES 101 & 101A HAVE BEEN ROTATED 00°00'06" COUNTER-CLOCKWISE THIS SURVEY.
6. THE TITLE REPORT USED FOR THIS SURVEY IS COMMITMENT NUMBER 04S-11497, EFFECTIVE JULY 11, 2018 AT 8 AM BY SAN JUAN TITLE LLC.
7. THE SQUARE FOOTAGE OF EACH UNIT IS BASED ON THE AREA WITHIN THE VERTICAL BOUNDARIES AND IS NOT THE SQUARE FOOTAGE OF THE STRUCTURE WITHIN THE UNIT.
8. UNLESS OTHERWISE SPECIFICALLY NOTED, IMPROVEMENTS SHOWN WITHIN UNITS ARE NOT SURVEY AS BUILT. ALL IMPROVEMENTS SHOWN HEREON ARE PLANNED BUT NOT CONSTRUCTED AND NEED NOT BE BUILT.
9. ALL LAND DEPICTED ON THIS SURVEY IS LEASEHOLD REAL ESTATE.
10. KIDDER WAY HOMEOWNERS ASSOCIATION WAS ESTABLISHED WITH THE WASHINGTON SECRETARY OF STATE. ALL UNITS ARE SUBJECT TO THE DECLARATION THAT GOVERNS KIDDER WAY CONDOMINIUM AND THE ASSOCIATION. SEE RECORDING NUMBER UNDER DECLARATION ON PAGE 1.
11. SUBSEQUENT PHASE PROPERTY IS SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS THAT WILL RESULT IN A REALLOCATION OF ALLOCATED INTERESTS, AND MAY BE WITHDRAWN FROM THE CONDOMINIUM.

LEGEND

C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
●	FOUND REBAR OR IRON PIPE
○	CALCULATED ANGLE POINT
---	PROPERTY LINE/UNIT BOUNDARY
- - -	EASEMENT CENTERLINE
M - M - M	EASEMENT MARGIN
---	EDGE OF EXISTING PAVEMENT



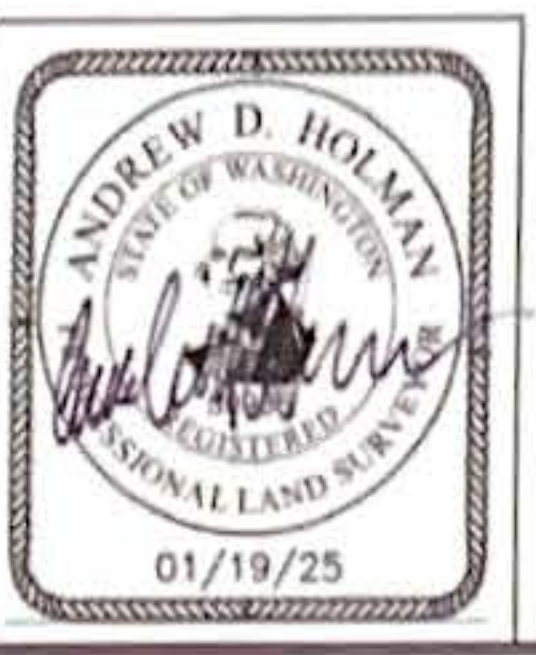
UNIT INFORMATION

UNIT NO.	UNIT ADDRESS	SQ. FT.
A1	24A KIDDER WAY, UNIT 1	1,177
A2	24A KIDDER WAY, UNIT 2	2,337
B1	24B KIDDER WAY, UNIT 1	2,206
B2	24B KIDDER WAY, UNIT 2	1,298
C1	24C KIDDER WAY, UNIT 1	1,382
C2	24C KIDDER WAY, UNIT 2	1,558
D1	24D KIDDER WAY, UNIT 1	1,665
D2	24D KIDDER WAY, UNIT 2	2,319
E1	24E KIDDER WAY, UNIT 1	2,220
E2	24E KIDDER WAY, UNIT 2	1,597

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FOR
KIDDER WAY
A COMMON INTEREST COMMUNITY
ON
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QUARTER / QUARTER	SECTION	TOWNSHIP	RANGE
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DRAWN BY:	DATE	JOB NO.	DRAWING
ADH	05/01/25	25-022	22-019A
CHECKED BY:	REVISED	SHEET	SCALE
AMH	01/19/25	2 OF 2	1"=20'

TPN: 271322002000
- VOLUME 9, PAGE 25 -