

RECORD OF SURVEY FOR SNEE-OOSH BLA

A PORTION OF THE NW OF THE SW OF SECTION 15, AND GOVT LOT 1 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.

SURVEY FOR:

WESTVIEW WATERFRONT, LLC  
CHRISTOPHER SAHLIN, MANAGING PARTNER

LEGAL DESCRIPTION (OLD)

LOTS #1 AND #2 OF SNEE-OOSH SHORT PLAT PL 07-0646 FILED UNDER A/F# 201012150048

AND

GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 34 NORTH, RAGE 2 EAST, OF THE WILLAMETTE MERIDIAN;

EXCEPT THE FOLLOWING DESCRIBED PROPERTY;

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN; THENCE NORTH 3°09'00" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1321.06 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 29°43'00" EAST ALONG THE CENTERLINE OF THAT COUNTY ROAD KNOWN AS SNEE-OOSH ROAD NO. 353, A DISTANCE OF 900.44 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 29°43'00" EAST ALONG THE CENTERLINE OF SAID COUNTY ROAD, DISTANCE OF 219.28 FEET; THENCE NORTH 89°12'00" WEST A DISTANCE OF 564.83 FEET; THENCE NORTH 63°42'00" WEST A DISTANCE OF 160.19 FEET TO A POINT ON THE LINE OF ORDINARY HIGH TIDE; THENCE SOUTH 24°33'00" WEST ALONG SAID LINE OF ORDINARY HIGH TIDE, A DISTANCE OF 285.00 FEET; THENCE SOUTH 89°12'00" EAST A DISTANCE OF 718.17 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, AS CONVEYED TO G.R. LARSON AND DOROTHY B. LARSON, HUSBAND AND WIFE, BY WARRANTY DEED RECORDED, JANUARY 18, 1968 UNDER AUDITOR'S FILE NO. 709148, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE COUNTY ROAD NOW KNOWN AS SNEE-OOSH ROAD.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION (NEW)

PROPOSED LOT A-1  
THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 2 EAST OF W.M. AND OF GOVERNMENT LOT 1 IN SECTION 16, TOWNSHIP 34 NORTH, RANGE 2 EAST OF W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERN QUARTER CORNER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 2 EAST OF W.M.; THENCE NORTH 89°51'47" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, 653.09 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SNEE-OOSH ROAD; THENCE SOUTH 28°36'03" WEST ALONG SAID RIGHT OF WAY LINE 398.70 FEET; THENCE SOUTH 89°41'03" WEST, 530.56 FEET; THENCE NORTH 64°48'57" WEST, 146.39 FEET MORE OR LESS TO THE LINE OF ORDINARY HIGH WATER OF SKIMILK BAY; THENCE NORTHERLY FOLLOWING THE LINE OF ORDINARY HIGH WATER TO A POINT WHICH BEARS SOUTH 89°51'47" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89°51'47" EAST, 24.44 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SITUATE WITHIN SKAGIT COUNTY, WASHINGTON.

PROPOSED LOT A-2  
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 15 AND OF GOVERNMENT LOT 1 IN SECTION 16 TOWNSHIP 34 NORTH RANGE 2 EAST OF W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89°51'47" EAST 653.09 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF SNEE-OOSH ROAD; THENCE SOUTH 28°36'03" WEST 617.93 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 28°36'03" WEST ALONG SAID RIGHT-OF-WAY 452.61 FEET; THENCE SOUTH 89°41'03" WEST 602.46 FT MORE OR LESS TO THE LINE OF ORDINARY HIGH WATER OF SKIMILK BAY; THENCE NORTHERLY ALONG THE LINE OF ORDINARY HIGH WATER TO A POINT WHICH BEARS SOUTH 89°41'03" WEST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 89°41'03" EAST, 676.89 FEET MORE OF LESS TO THE TRUE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON

PROPOSED LOT A-3  
THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 2 EAST OF W.M. AND OF GOVERNMENT LOT 1 IN SECTION 16, TOWNSHIP 34 NORTH, RANGE 2 EAST OF W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 WHICH IS ALSO THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 16; THENCE SOUTH 89°57'13" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, 22.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SNEE-OOSH ROAD WHICH IS ALSO ON A CURVE HAVING A RADIUS OF 1994.43 FEET. THE CENTER OF WHICH BEARS SOUTH 74°49'39" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOLLOWING THE WESTERLY RIGHT OF WAY OF SNEE-OOSH ROAD THROUGH A CENTRAL ANGLE OF 9°21'32" AN ARC DISTANCE OF 325.78 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON LINE THAT IS NOT TANGENT TO SAID CURVE NORTH 28°36'03" EAST 98.96 FEET; THENCE LEAVING SNEE-OOSH ROAD SOUTH 89°41'03" WEST, 602.46 FEET MORE OR LESS TO THE LINE OF ORDINARY HIGH WATER OF SKIMILK BAY; THENCE SOUTHERLY FOLLOWING THE LINE OF ORDINARY HIGH WATER TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1 OF SECTION 16 WHICH BEARS SOUTH 89°50'17" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 89°50'17" EAST ALONG SAID SOUTH LINE 532.24 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SITUATE WITHIN SKAGIT COUNTY, WASHINGTON.

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 21 DAY OF April, 2014  
AT 2:38 P.M. UNDER A/F# 201404090046  
AT THE REQUEST OF

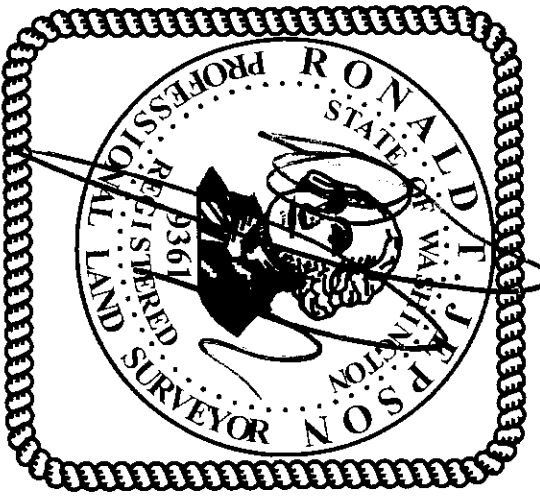
COUNTY AUDITOR

SURVEYORS 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 CHRISTOPHER SAHLIN  
IN APRIL 2014

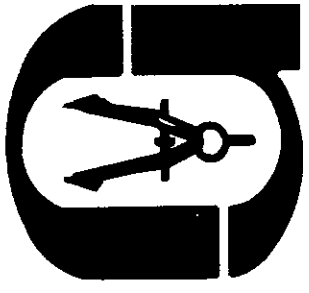
RONALD T. JEPSON, E. L.S.

CERTIFICATE NO. 9361



SECTION:

NW/SW SEC 15 & GOVT LOT 1 SEC 16, TWP 34N RGE 2E WM



RONALD T. JEPSON & ASSOC.

REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225  
PHONE: (360) 733-5760 | FAX: (360) 647-8939 | EMAIL: RJEPSON@JEPSONENGINEERING.COM

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JOB NO.: 01094

ISSUE DATE: 1/16/2014

# RECORD OF SURVEY FOR SNEE-OOSH BLA

A PORTION OF THE NW OF THE SW OF SECTION 15, AND GOV'T LOT 1 OF SECTION 16, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M.



201404090046  
Shaght County Auditor  
4/9/2014 Page 2 of 3 2:38PM \$148.00

## SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-521 TOTAL STATION IN APRIL 2011.

## BASIS OF BEARINGS:

PER R.O.S. VOL. 3, PG. 81 AS RECORDED UNDER AF #8011100030. W 1/4 CORNER OF SEC. 15 BEARING N 89° 51' 47" E 2621.10' TO CENTER OF SEC. 15 TWP 34N. RNG 2E, WM.

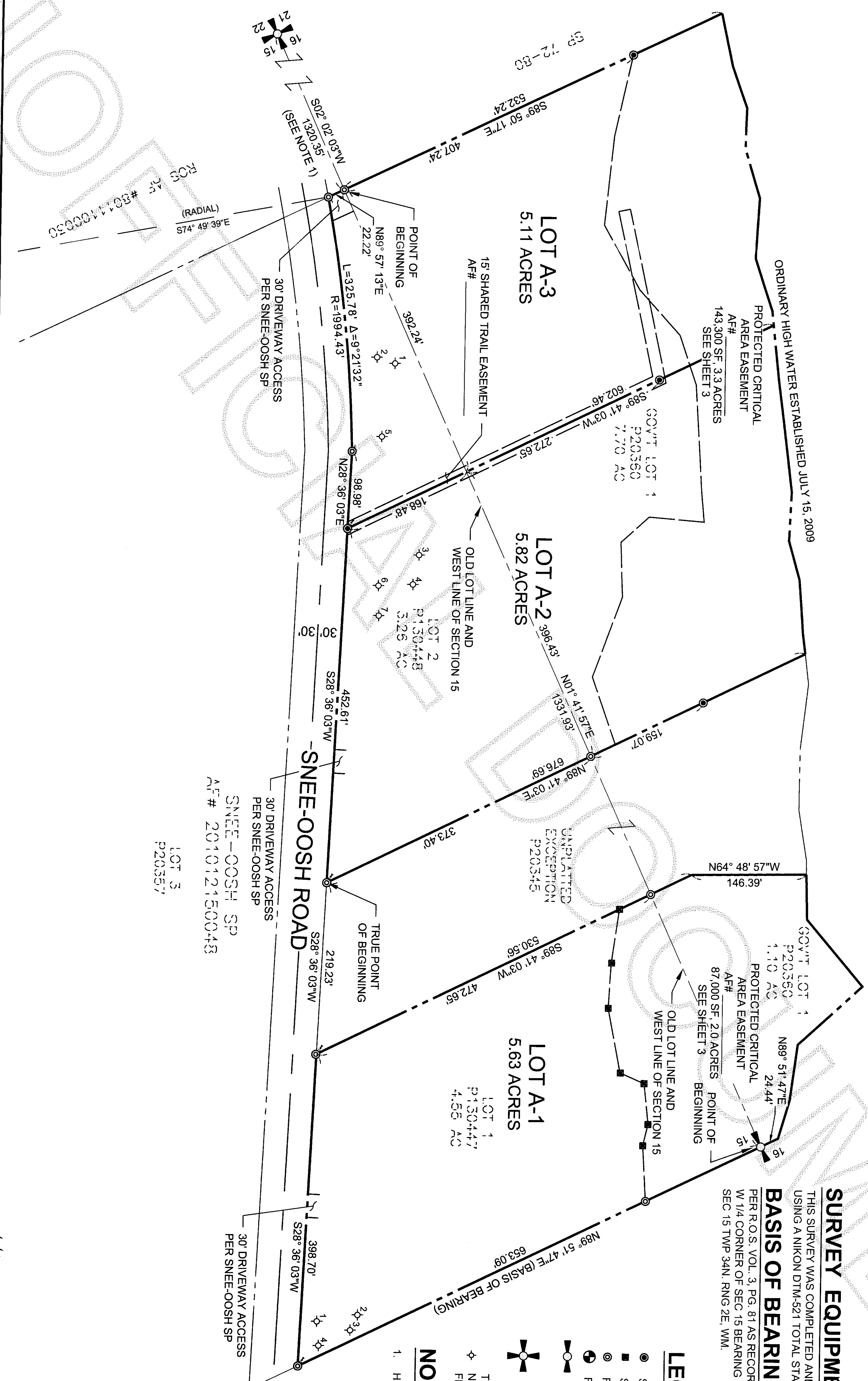
## LEGEND:

- SET REBAR & CAP #9361
- SET WOODEN HUB AND TACK
- ⊙ FOUND REBAR & CAP
- ⊕ FOUND BRASS DISK
- ⚡ FOUND SECTION 1/4 CORNER
- ✱ FOUND SECTION CORNER

TEST HOLE LOCATION  
NOTE: TEST HOLE DATA TAKEN FROM SEPT. 21, 2007 SOIL LOG

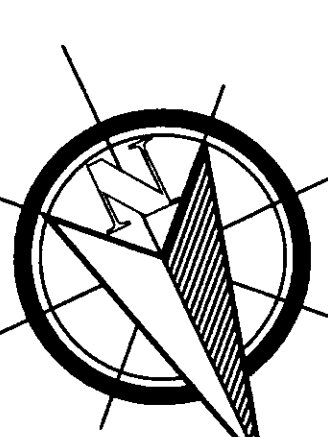
## NOTES:

1. HELD ROS PER AF# 8011100030.



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0 100 200  
SCALE: 1" = 100'

Job Number: 01094  
Issue Date: 1/16/2014

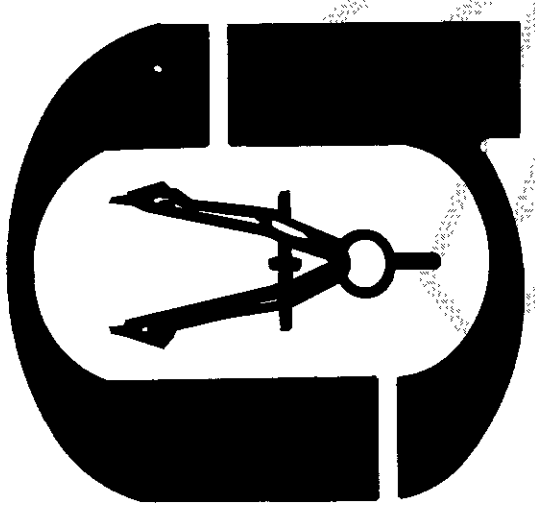
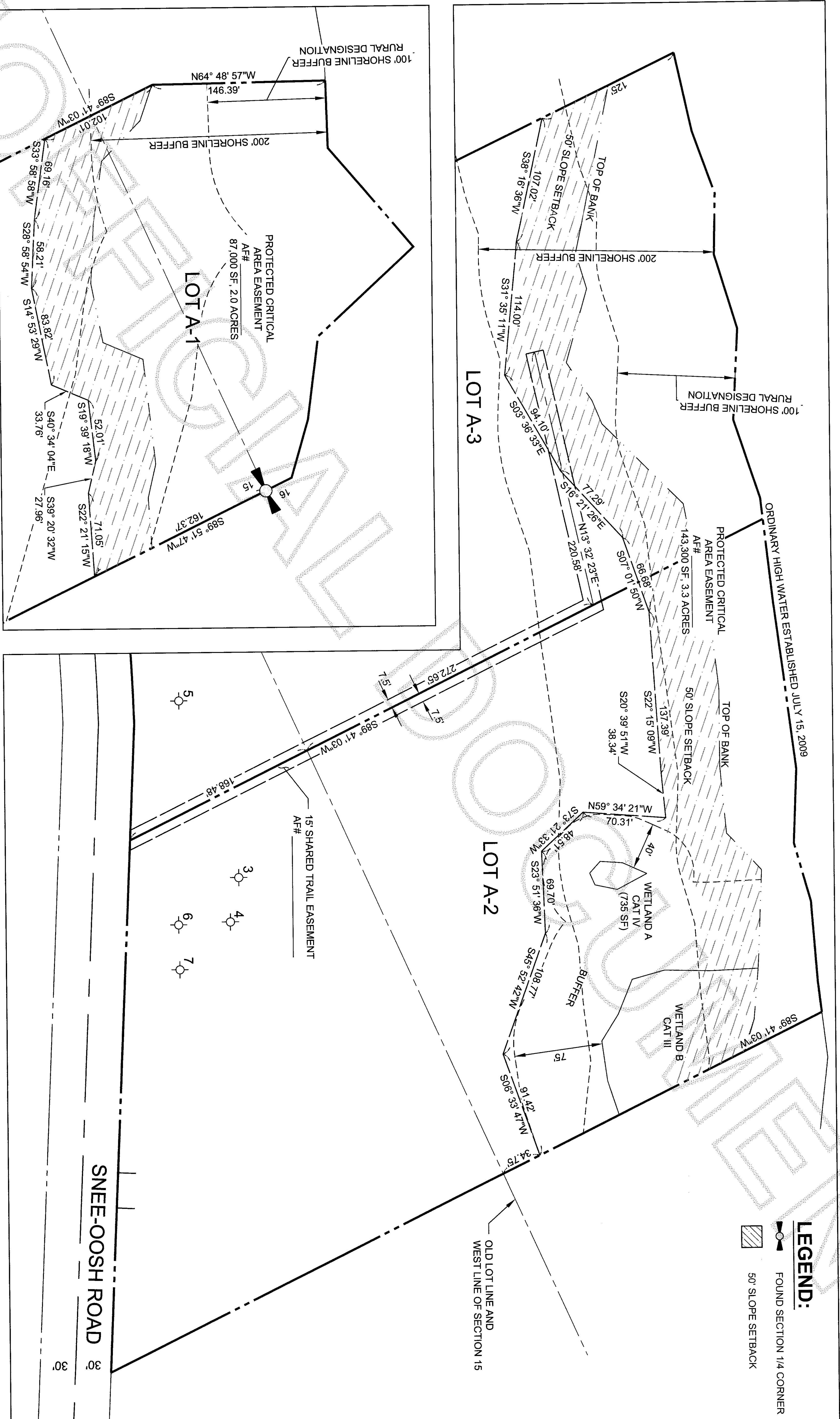
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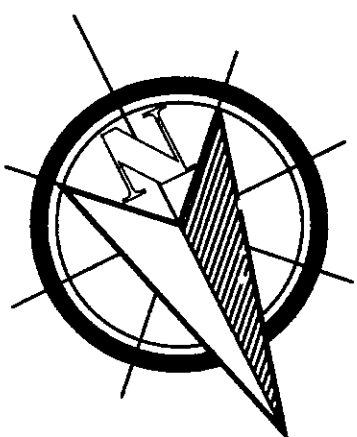
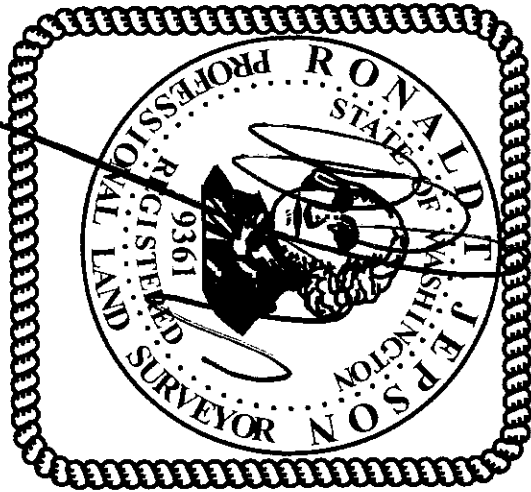
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SCALE: 1" = 60'

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