

NOTES

1. NO PROPERTY CORNERS WERE SET AS A PART OF THIS SURVEY
2. DESCRIPTION FOR THIS SURVEY IS BASED UPON BOUNDARY LINE AGREEMENT AND QUIT CLAIMS DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 20160120054
3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 2010120034, 201303190044 AND 9502210010, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
4. INSTRUMENTATION: LEICA TOTAL103 THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED CENTERLINE OF SNEE-OOSH ROAD BETWEEN SOUTHEAST CORNER AND NORTHWEST CORNER OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 34 NORTH, RANGE 2 EAST, 11M, BEARING = NORTH 41°56'53" WEST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF SNEEOOSH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND GUARDIAN NORTHWEST TITLE COMPANY, FOR THE DELINEATION OF THE DESCRIBED PARCELS.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (WALLS, BUILDINGS AND DRIVEWAYS) AS PER IAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

SURVEYORS NOTE

THIS MAPPING IS BEING PREPARED IN CONJUNCTION WITH THE DOCUMENT THAT IS REFERENCED UNDER NOTE NO. 2.

A TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY WAS PERFORMED IN MARCH 2015 FOR SITING OF A NEW BUILDING AS A PART OF THAT SURVEY I COMPUTED THE PROPERTY BOUNDARY AND FOUND THAT THE PROPERTY, AS WELL AS THE PROPERTY TO THE SOUTH, WAS DESCRIBED IN SUCH A MANNER THAT IT OVERLAPPED ONTO PROPERTY TO THE NORTH. THE DESCRIPTION UTILIZED A DIFFERENT STARTING POINT THAN THE ADJOINING DESCRIPTIONS TO THE NORTH AND SOUTH OF THE SUBJECT PROPERTIES.

BASED UPON THE INCONSISTENCIES AND OVERLAPPING DESCRIPTIONS, NEW LEGAL DESCRIPTIONS WERE PREPARED WHICH REFLECT THE INTENT OF THE OWNERSHIP OCCUPATION AND CREATE HARMONY WITH THE OTHER PROPERTY DESCRIPTIONS IN THE AREA.

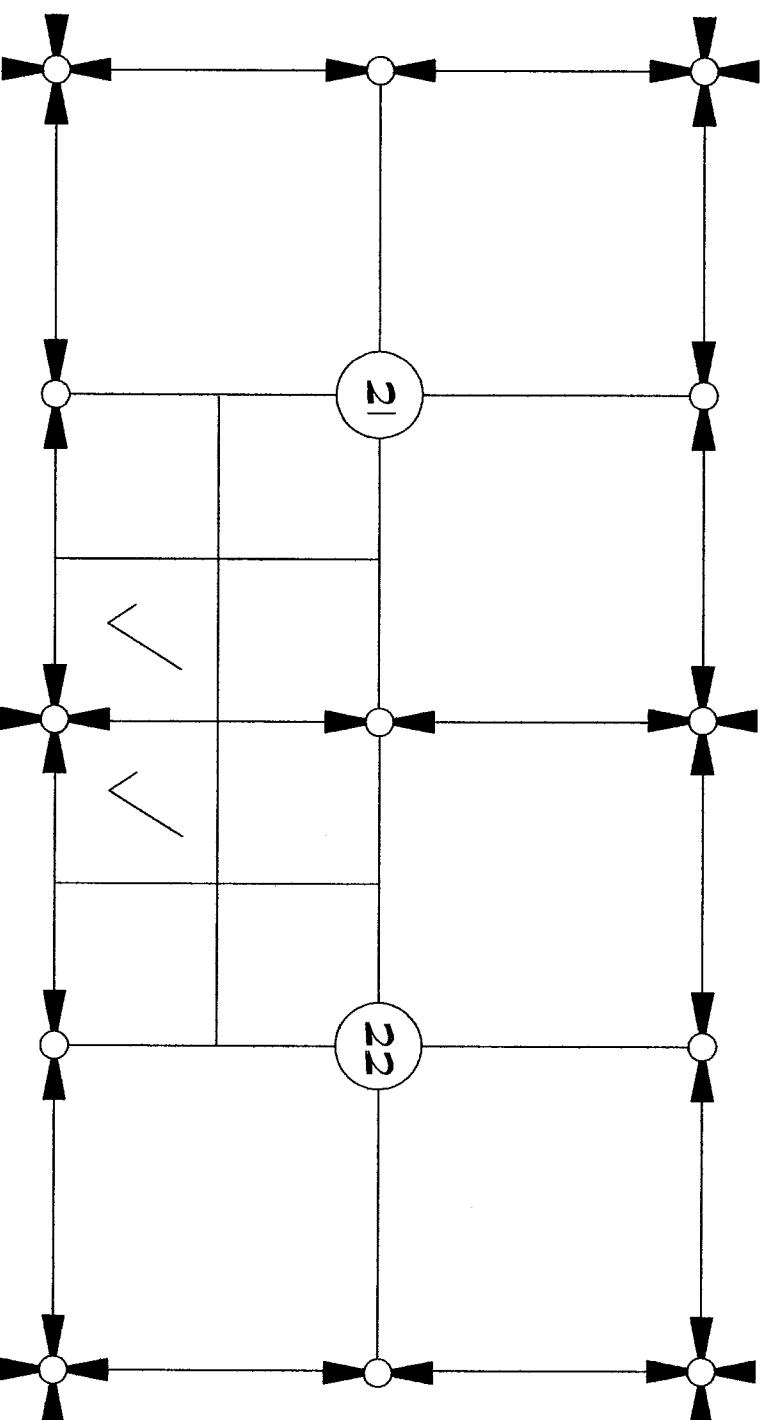
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

20160120055
\$172.00
1/12/2015 Page 1 of 4 4:07PM

SKAGIT COUNTY AUDITOR

DEPUTY



SECTIONS 21 AND 22, TOWNSHIP 34 NORTH, RANGE 2 EAST, 11M.

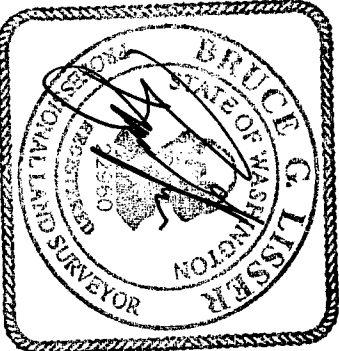
VICINITY MAP
N.T.S.

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 SNEEOOSH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND GUARDIAN NORTHWEST TITLE COMPANY, IN SEPTEMBER 2015.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960 DATE April, 2015

LISSER & ASSOCIATES, PLLC
320 MILLMAKREE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-1442
FAX (360) 419-0561
E-MAIL BRUCE@LISSER.COM



SHEET 1 OF 4

DATE: 4/21/15

SURVEY IN A PORTION OF SECTIONS 21 AND 22, T. 34 N., R. 2 E., 11M. FOR: SNEEOOSH LLC		
FB: 364 Pg: 28	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	SCALE: DATE: 15-032 ROS
MERIDIAN: ASSUMED		

SNEEOOSH LLC DESCRIPTIONS

SNEEOOSH, LLC PARCEL PRIOR TO BOUNDARY LINE ADJUSTMENT

THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 21, AND OF GOVERNMENT LOT 1 OF SECTION 22, ALL IN THE TOWNSHIP 34 NORTH, RANGE 2 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22;
THENCE NORTH 90°41.7 FEET;
THENCE WEST 812.22 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF SNEE-OOSH HIGHWAY RIGHT-OF-WAY;
THENCE SOUTH 75°16'30" WEST 432 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 4;
THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOTS, 250 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOTS 100 FEET;
THENCE NORTH 75°16'30" EAST TO THE WEST LINE OF SAID HIGHWAY RIGHT-OF-WAY;
THENCE SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT-OF-WAY TO A POINT WHICH BEARS NORTH 75°16'30" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 75°16'30" WEST TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SNEEOOSH, LLC PARCEL AFTER BOUNDARY LINE ADJUSTMENT

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 21, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM, AND OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM;
THENCE NORTH 41°56' WEST ALONG A DIAGONAL LINE WHICH RUNS FROM THE SOUTHEAST CORNER TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1 IN SAID SECTION 22 AND WHICH COURSE IS ALSO THE CENTERLINE OF THE COUNTY ROAD, FOR A DISTANCE OF 1,515.17 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 41°56' WEST ALONG SAID DIAGONAL LINE FOR A DISTANCE OF 112.44 FEET;
THENCE SOUTH 75°16'30" WEST TO THE LINE OF MEAN HIGH TIDE;
THENCE SOUTHEASTERLY ALONG THE BEACH A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 75°16'30" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 75°16'30" EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT ROAD RIGHT-OF-WAY FOR SNEE-OOSH ROAD.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CASHEN DESCRIPTIONS

JOHN RUSS CASHEN AND BARBARA J. CASHEN PARCEL PRIOR TO BOUNDARY LINE ADJUSTMENT

PART OF GOVERNMENT LOT 4, SECTION 21, AND OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22;
THENCE NORTH 90°41.7 FEET;
THENCE WEST 812.22 FEET TO A POINT ON THE WEST LINE OF THE SNEE-OOSH HIGHWAY RIGHT-OF-WAY;
THENCE SOUTH 75°16'30" WEST 432 FEET TO THE BEACH;
THENCE NORTHWESTERLY ALONG BEACH 200 FEET TO THE TRUE PLACE OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTHWESTERLY ALONG THE BEACH 50 FEET;
THENCE NORTH 75°16'30" EAST TO THE WEST LINE OF SAID HIGHWAY RIGHT-OF-WAY;
THENCE SOUTHEASTERLY ALONG SAID HIGHWAY RIGHT-OF-WAY TO A POINT WHICH BEARS NORTH 75°16'30" EAST FROM THE PLACE OF BEGINNING;
THENCE SOUTH 75°16'30" WEST TO THE PLACE OF BEGINNING.

SUBJECT, HOWEVER, TO THAT CERTAIN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AS SHOWN OF RECORD.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

JOHN RUSS CASHEN AND BARBARA J. CASHEN PARCEL AFTER BOUNDARY LINE ADJUSTMENT

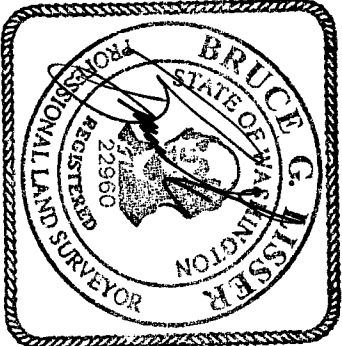
THAT PORTION OF GOVERNMENT LOT 4, SECTION 21, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM, AND OF GOVERNMENT LOT 1, SECTION 22, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, TOWNSHIP 34 NORTH, RANGE 2 EAST, WM;
THENCE NORTH 41°56' WEST ALONG A DIAGONAL LINE WHICH RUNS FROM THE SOUTHEAST CORNER TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1 IN SAID SECTION 22 AND WHICH COURSE IS ALSO THE CENTERLINE OF THE COUNTY ROAD, FOR A DISTANCE OF 1,458.45 FEET AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 41°56' WEST ALONG SAID DIAGONAL LINE FOR A DISTANCE OF 56.22 FEET;
THENCE SOUTH 75°16'30" WEST TO THE LINE OF MEAN HIGH TIDE;
THENCE SOUTHEASTERLY ALONG THE BEACH FOR A DISTANCE OF 50 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 75°16'30" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 75°16'30" EAST TO THE TRUE POINT OF BEGINNING.

EXCEPT ROAD RIGHT-OF-WAY FOR SNEE-OOSH ROAD.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



1/4 CORNER
EAS CARPENT MONT IN CASE
21022
(MARCH 2015)

201601120055
Skagit County Auditor
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\$172.00

MEANDER LINE
CALC. PER PREVIOUS
SURVEYS, SEE NOTE NO.

DESCRIBED PROPERTY LINE
(PRIOR TO ADJUSTMENT)

PROPERTY LINE
(AFTER ADJUSTMENT)

LINE OF MEAN HIGH TIDE
NOT DETERMINED

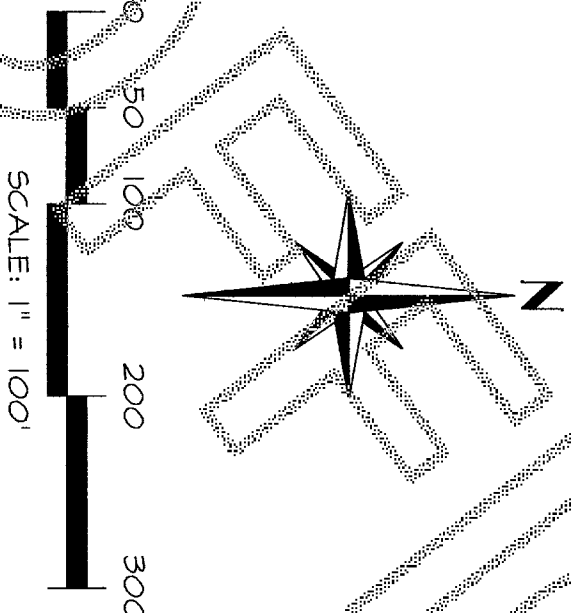
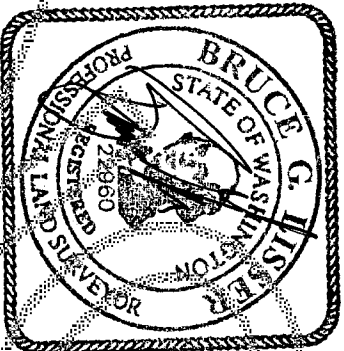
DESCRIBED PROPERTY LINE
(PRIOR TO ADJUSTMENT)

PROPERTY LINE
(AFTER ADJUSTMENT)

SIMILK BAY

NUM	DELTA	ARC	RADIUS
C3	2°48'04"	24.55'	602.49'

C.L. RADIUS = 512.43



DATE: 9/21/15

SURVEY IN A PORTION OF
SECTIONS 21 AND 22, T. 34 N., R. 2 E., M.M.
SKAGIT COUNTY, WASHINGTON
FOR: SNEED OOSH LLC

FB: 364 PG: 28
LISSENER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98215 360-414-1442 DWG: 15-032 ROS

NUM	DELTA	ARC	RADIUS
C1	20°16'52"	501.72'	1432.34'
C2	20°48'12"	530.47'	1462.34'

SOUTH LINE OF GOV'T LOT 1

FOUND JUDY REBAR
AT PC
(FEB 2013)

SE 1/4 SM 1/4

904.17' (HELD DEED)

606.32' (HELD PER ROS AF NO 9104030061)
(DEED=NORTH)

SE COR GOV'T LOT 1
PIPE FILLED WITH CONC.
(FEB 2013)

SHEET 3 OF 4

201601120055

Skagit County Auditor

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NUM	DELTA	ARC	RADIUS
53	2° 46' 04"	29.65'	602.93

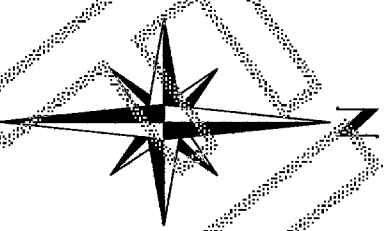
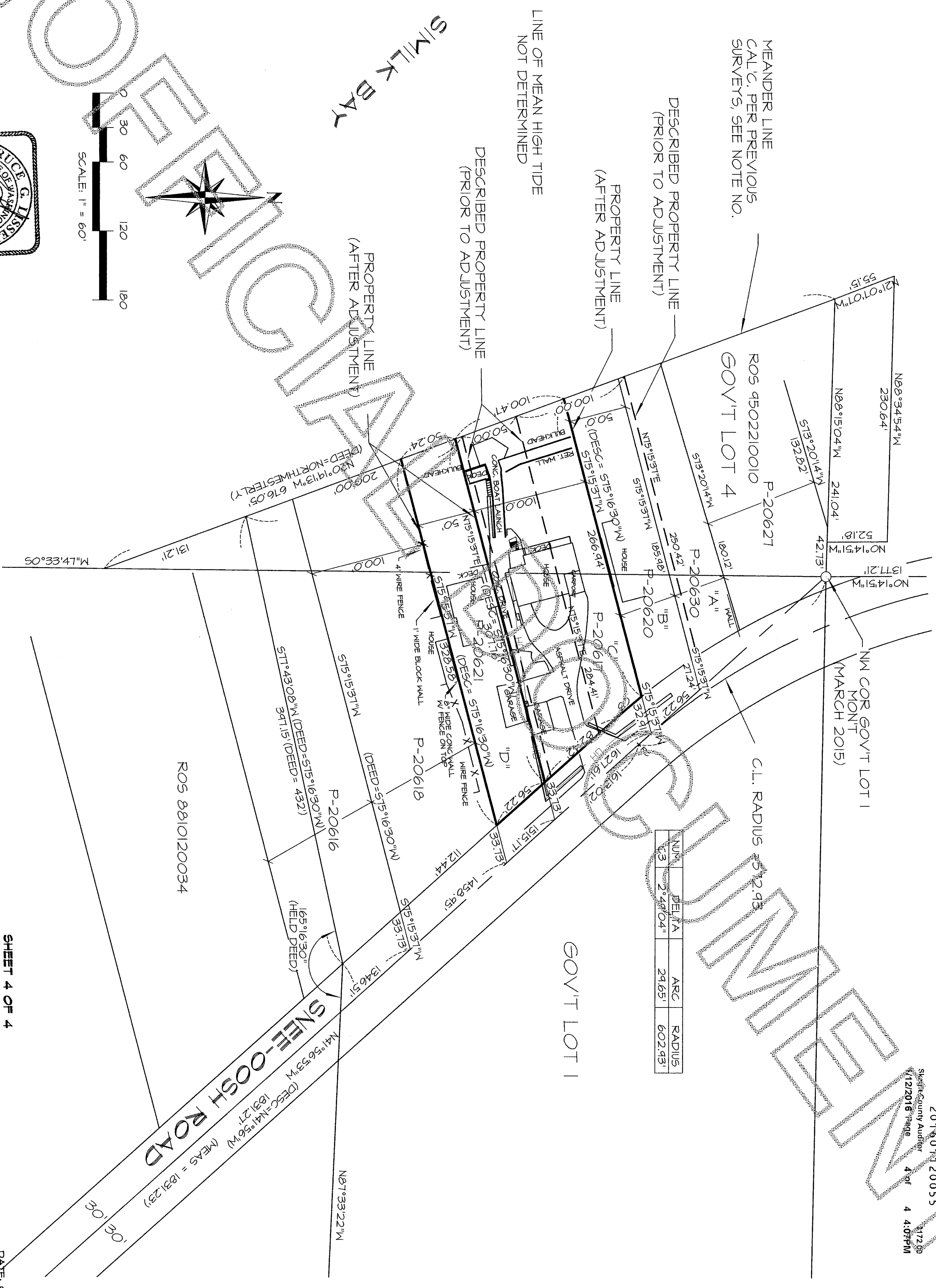
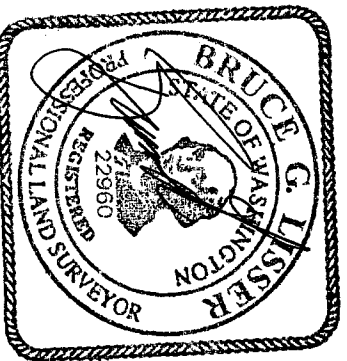


Figure 1 shows a vertical scale bar with markings at 0, 30, 60, 120, and 180 feet. A dashed line indicates a height of approximately 15 feet from the 0 mark. The scale is labeled "SCALE: 1" = 60'".



1-11-16

Sheet 4 of 4

DATE: 9/21/15

SURVEY IN A PORTION OF
SECTIONS 21 AND 22, T. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: SNEEOOSH LLC

FB: 364 PG: 28	LISSEY & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION	SCALE: 1"=60'
MERIDIAN: ASSUMED	MOUNT VERNON, WA 98273 360-419-1442	DWG: 15-032 ROS