

ORIGINAL DESCRIPTION

PER STATUTORY WARRANTY DEED RECORDED 6/22/2022 UNDER AFN 3579033:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M., LEWIS COUNTY, WASHINGTON, LYING NORTH OF SKATE CREEK ROAD AND WESTERLY OF STATE ROUTE 12, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°07'11" WEST ALONG THE SOUTH LINE THEREOF 761.82 FEET, TO THE INTERSECTION WITH THE WESTERLY LINE OF PRIMARY STATE HIGHWAY NO. 5 (STATE ROUTE 12), AS DESCRIBED IN VOLUME 420 OF THE OFFICIAL RECORDS OF LEWIS COUNTY AT PAGE 414; THENCE NORTH 23°47'38" EAST ALONG SAID WESTERLY LINE 65.14 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF SKATE CREEK ROAD, AS CONVEYED TO LEWIS COUNTY IN VOLUME 368 OF THE OFFICIAL RECORDS OF LEWIS COUNTY AT PAGE 114, AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 23°47'38" EAST, ALONG THE WESTERLY LINE 515.69 FEET; THENCE NORTH 66°12'22" WEST AT A RIGHT ANGLE TO SR-12 A DISTANCE OF 466.00 FEET; THENCE SOUTH 17°56'56" WEST 686.68 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SKATE CREEK ROAD; THENCE SOUTH 89°07'11" EAST ALONG SAID NORTH LINE 430.00 FEET TO THE POINT OF BEGINNING;

SITUATE IN LEWIS COUNTY, WASHINGTON.

MONUMENT NOTES

- FOUND 3" DIAMETER BRASS SURFACE MONUMENT SET IN CONCRETE, HELD FOR SOUTHWEST CORNER SECTION 15 REFERENCED PER RD(1), VISITED 6/2023.
- FOUND ALUMINUM SURFACE MONUMENT, HELD FOR SOUTH 1/4 CORNER SECTION 15, VISITED 6/2023.
- FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP REFERENCED PER RD(1), N15°54'26"W, ±0.4' FROM CALCULATED POSITION.
- FOUND 3" DIAMETER IRON PIPE FILLED WITH CONCRETE, WITH PK NAIL SET IN CONCRETE, PIPE REFERENCED PER RD(1).
- FOUND 1" DIAMETER IRON PIPE EXTENDING ±0.7' FROM GRADE, UNKNOWN ORIGIN, NOT ACCEPTED.
- FOUND 1/2" DIAMETER REBAR WITHOUT CAP, HELD FOR ALIGNMENT OF WEST PROPERTY LINE.
- FOUND 1" DIAMETER IRON PIPE ±1.0' BELOW GRADE, UNKNOWN ORIGIN, NOT ACCEPTED.
- FOUND 1/2" DIAMETER REBAR WITHOUT CAP N04°21'46"W, ±3.6' FROM FENCE POST, M2C HELD AS PROPERTY CORNER. FOUND SECOND 1/2" DIAMETER REBAR WITHOUT CAP N04°10'21"E, ±0.1' FROM HELD REBAR.
- FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP REFERENCED PER RD(1), HELD FOR NORTHEAST PROPERTY CORNER.

SURVEY NOTES

- INSTRUMENT USED: SOKKIA IX 3" TOTAL STATION AND TOPCON VR GPS.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090.
- SURVEY COMPLETED 10/2024.
- ALL MONUMENTS SHOWN AS FOUND VISITED 10/2024.
- MTN2COAST (M2C) WAS RETAINED BY HDR INC. TO COMPLETE A UTILITY LOT SEGREGATION SURVEY PER LCC 16.02.040 OF LEWIS COUNTY TAX PARCEL 035132004000.
- RIGHTS-OF-WAY DETERMINED BASED OFF OF FOUND MONUMENTS, WSDOT RIGHT-OF-WAY PLANS, AND REFERENCED DOCUMENTS.
- THE FENCE ALONG THE WEST SIDE OF THE PARCELS DOES NOT MATCH PROPERTY LINE ESTABLISHED BASED ON DEED DESCRIPTIONS AND RD(1). M2C FOUND IRON PIPE REFERENCED AS MONUMENT 5 IN LINE WITH FENCE END, HOWEVER THE ORIGIN OF THE IRON PIPE IS UNKNOWN. OWNERSHIP OF THE FENCE LINE IS UNKNOWN, BUT THE FENCE APPEARS TO BE USE LINE, WHICH ENCROACHES ONTO SURVEYED PARCEL.
- AREA CALCULATIONS FOR SEGREGATION SURVEY HOLD M2C'S SR12 RIGHT-OF-WAY ESTABLISHMENT ON THE EAST, THE DEED LINE ON THE WEST, FOUND MONUMENTS ON THE NORTH, AND A 60 FOOT OFFSET OF THE SECTION LINE ON THE SOUTH.

REFERENCED DOCUMENTS

- RECORD OF SURVEY RECORDED IN BOOK 8, PAGE 260, AFN 8909963.
- WSDOT BURTON CREEK TO PACKWOOD RIGHT-OF-WAY PLANS DATED 1/24/1961, SHEETS 13 AND 14.
- LLS-05-0012 RECORDED IN BOOK 1, PAGE 106, AFN 3234684.

BASIS OF BEARING

HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/2011 BASED ON GPS TIES TO MONUMENTS POST PROCESSED THROUGH OPUS SOLUTIONS HOLDING A BEARING OF NORTH 89°01'30" WEST FOR THE SOUTH LINE OF SECTION 15.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____
AT ____ M. IN BOOK ____ OF ____
AT PAGE ____ AT THE REQUEST OF
MTN2COAST, LLC.

COUNTY AUDITOR

AUDITOR'S FILE NUMBER

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:

HDR INC, IN NOVEMBER, 2024

SETH E. PRIGGE, PLS #21013244

DETAIL A

SCALE 1" = 2'

N25°33'12"E

1.77

0' 80' 160'

SCALE 1" = 80'

LOT 1
EMERALD LODGING INC
TPN 035132004000
5.87 ACRES
255,736 SQFT

LOT 2
PUMP STATION
0.13 ACRES
5,633 SQFT

LINE TYPES

WIRE FENCE
PROPERTY LINE
ROAD CENTERLINE
ROAD RIGHT-OF-WAY
RD(1) SR12 RIGHT-OF-WAY ESTABLISHMENT
SECTION LINE

LEGEND

- FOUND BRASS CAP
- FOUND IRON PIPE
- FOUND REBAR AND CAP
- FOUND REBAR WITHOUT CAP
- SET 5/8"x24" LONG REBAR AND YELLOW PLASTIC CAP MARKED "MTN2COAST LS 21013244"
- SS MANHOLE
- SEPTIC TANK
- DEED DIMENSION
- CALCULATED DIMENSION
- MEASURED DIMENSION

UTILITY LOT (PUBLIC USE)
SEGREGATION SURVEY A PART OF
THE SE1/4 OF THE SW1/4 OF
SECTION 15, TOWNSHIP 13 NORTH,
RANGE 9 EAST, W.M. IN LEWIS
COUNTY, WASHINGTON

PER LCC 16.02.040: LOT 2 OF THIS PUBLIC USE SEGREGATION IS CREATED SOLELY FOR PURPOSES OF PUBLIC USE AND BENEFIT. ANY SUBSEQUENT CONVEYANCE OF THIS PROPERTY FOR PURPOSES OTHER THAN THAT APPROVED FOR PUBLIC USE AND INTEREST SHALL COMPLY WITH ALL CURRENT LEWIS COUNTY CODE REQUIREMENTS FOR SUBDIVISION AND DEVELOPMENT AT THE TIME OF SUCH CONVEYANCE AND SUBSEQUENT PROPERTY DEVELOPMENT.

NEW DESCRIPTION

LOT 1

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M., LEWIS COUNTY, WASHINGTON, LYING NORTH OF SKATE CREEK ROAD AND WESTERLY OF STATE ROUTE 12, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89°01'30" WEST ALONG THE SOUTH LINE OF SAID SECTION 761.91 FEET, TO THE INTERSECTION WITH THE WESTERLY LINE OF STATE HIGHWAY 12 EXTENDED SOUTHERLY FROM THE NORTH (75.00 FEET FROM CENTERLINE); THENCE NORTH 23°53'28" EAST ALONG SAID WESTERLY LINE EXTENDED, 65.14 FEET, TO THE INTERSECTION WITH THE NORTH LINE OF SKATE CREEK ROAD, AS CONVEYED TO LEWIS COUNTY IN VOLUME 368 OF THE OFFICIAL RECORDS OF LEWIS COUNTY AT PAGE 114, AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 23°53'28" EAST, 515.63 FEET; THENCE NORTH 66°05'47" WEST, 466.11 FEET; THENCE SOUTH 18°02'52" WEST 686.79 FEET TO A POINT SOUTH 89°01'30" EAST, 1166.68 FEET AND NORTH 0°58'30" EAST, 60.00 FEET FROM SAID SOUTH QUARTER CORNER, BEING ON THE NORTH LINE OF SKATE CREEK ROAD; THENCE SOUTH 89°01'30" EAST ALONG SAID NORTH LINE 430.14 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED AREA:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89°01'30" WEST, 1166.68 FEET; THENCE NORTH 00°58'30" EAST 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SKATE CREEK ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF SKATE CREEK ROAD, SOUTH 89°01'30" EAST, 73.81 FEET; THENCE NORTH 18°03'12" EAST, 69.00 FEET; THENCE NORTH 71°56'48" WEST, 70.55 FEET; THENCE SOUTH 18°02'52" WEST, 90.68 FEET TO THE POINT OF BEGINNING;

SITUATE IN LEWIS COUNTY, WASHINGTON.

LOT 2

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 9 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SUBDIVISION, NORTH 89°01'30" WEST, 1166.68 FEET; THENCE NORTH 00°58'30" EAST 60.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SKATE CREEK ROAD, AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SKATE CREEK ROAD, SOUTH 89°01'30" EAST, 73.81 FEET; THENCE NORTH 18°03'12" EAST, 69.00 FEET; THENCE NORTH 71°56'48" WEST, 70.55 FEET; THENCE SOUTH 18°02'52" WEST, 90.68 FEET TO THE POINT OF BEGINNING;

SITUATE IN LEWIS COUNTY, WASHINGTON.

