

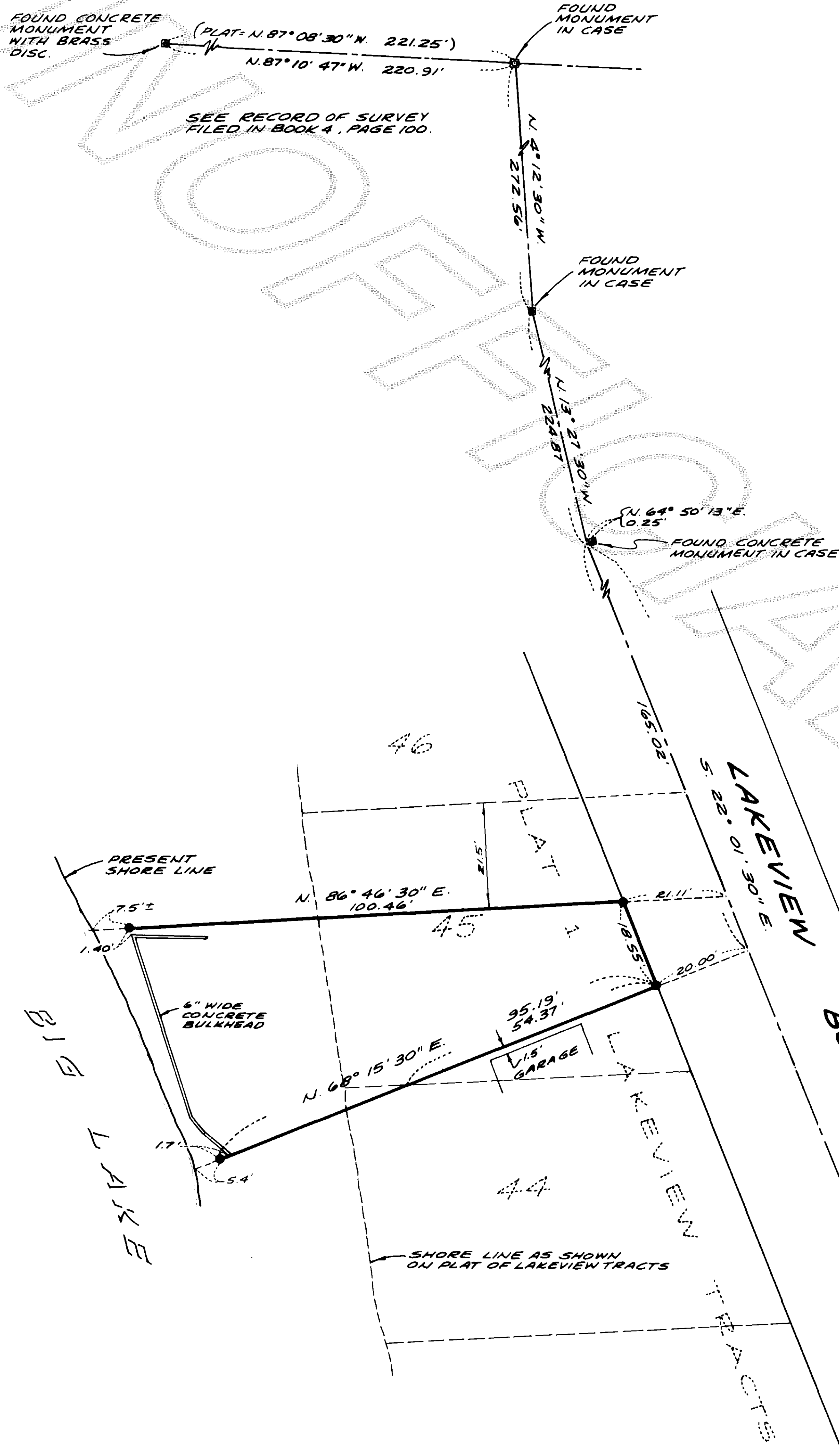
84-11080014

LEONARD AND BOUDINOT, INC.

'84 NOV 18 P 134

REQUEST OF

Leonard and Boudinot



LEGEND

- - DENOTES REBAR, WITH YELLOW CAP MARKED "LEONARD 8992", SET.
- - CONCRETE MONUMENT

NOTE:

SURVEY IS BASED ON
"PLAT 1, LAKEVIEW TRACTS,
BIG LAKE, SKAGIT COUNTY,
WASHINGTON."

LEGAL DESCRIPTION

LOT 45 OF PLAT 1, LAKEVIEW TRACTS AS DESCRIBED IN
INSTRUMENT FILED UNDER AUDITOR'S FILE NUMBER 815797,
AS FOLLOWS:

1. TESARIKS AND SAUBERS AGREE THAT THE LINE BETWEEN THEIR RESPECTIVE PROPERTIES THAT IS THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 45, SHALL BE THREE AND ONE HALF (3 1/2) FEET NORTH OF THE LINE AS SURVEYED BY RUSKIN FISHER AND ASSOCIATES, INC. UNDER SURVEY OF MARCH, 1969.
2. RICHARD F. TESARIK AND VELMA R. TESARIK, HUSBAND AND WIFE, HEREBY CONVEY AND QUITCLAIM TO T.R. SAUER AND FANNY M. SAUER, THE SOUTH 3.5 FEET OF THE NORTH 25 FEET OF LOT 45 OF LAKEVIEW TRACTS, SKAGIT COUNTY, WASHINGTON, RESERVING TO GRANTORS AN EASEMENT OVER THE EAST 30 FEET AS SET FORTH IN PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3.
3. SAUBERS AND ARENTZEN AGREE THAT THE PROPERTY LINE BETWEEN THEIR RESPECTIVE PROPERTIES, BEING THE SOUTH LINE OF LOT 45 AND THE NORTH LINE OF LOT 44, SHALL BE A STRAIGHT LINE ALONG THE NORTH SIDE OF A ROCK WALL FORMING THE NORTHERLY WALL OF A CARPORT ON LOT 44 AND THE WESTERLY TERMINUS OF WHICH LINE IS APPROXIMATELY EIGHT FEET NORTH OF THE TRUE SURVEYED LINE AND THE EASTERLY TERMINUS OF WHICH LINE IS APPROXIMATELY FOUR FEET SIX INCHES NORTH OF THE TRUE SURVEYED LINE, ALL AS SURVEYED BY RUSKIN FISHER AND ASSOCIATES, INC.
4. T.R. SAUER AND FANNY M. SAUER, HUSBAND AND WIFE, CONVEY AND QUIT CLAIM TO RAY W. ARENTZEN AND MIRIAM L. ARENTZEN, THAT PORTION OF LOT 45 OF LAKEVIEW TRACTS, SKAGIT COUNTY, WASHINGTON, WHICH LIES SOUTHERLY OF A LINE WHICH FOLLOWS THE NORTH SIDE OF THE ROCK WALL WHICH IS THE NORTH WALL OF THE CARPORT ON LOT 44 AND THE WESTERLY TERMINUS OF WHICH LINE IS EIGHT FEET NORTHERLY OF THE SOUTH LINE OF LOT 45 AND THE EASTERLY TERMINUS OF WHICH LINE IS FOUR FEET SIX INCHES NORTH OF THE SOUTH LINE OF SAID LOT 45.
5. THIS AGREEMENT SHALL BE BINDING UPON THE HEIRS, SUCCESSORS, PERSONAL REPRESENTATIVES, ASSIGNS AND GRANTEEES OF THE PARTIES.

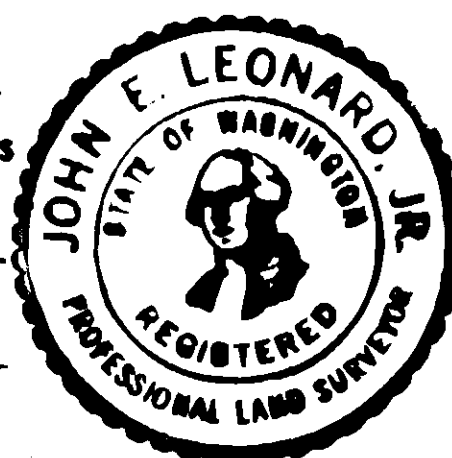
SURVEYOR'S CERTIFICATE

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

TED SAUER

JOHN E. LEONARD, JR., P.E. AND S.L.S.

Certificate No. 8992 Date Nov. 1, 1984



AUDITOR'S CERTIFICATE

Filed for record this 8th day of October, 1984, at 1:34 P.M. in Book 5 of Surveys at page 11 at the request of Leonard and Boudinot, Inc. under Auditor's File Number 8411080014

County Auditor By Deputy

SURVEY OF LOT 45, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE"
SKAGIT COUNTY, WASHINGTON

for
TED SAUER

DWN. BY: BLS DATE: OCT. 1984

FIELD BOOK: 252 PG. 68 (SKAGIT)

LEONARD AND BOUDINOT, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
612 E. FAIRHAVEN, BURLINGTON, WASHINGTON 98583

SCALE: 1" = 20'

JOB No.: 84210