



NOTES

- The Bearing Reference for this survey is based upon that existing monumentation in First Street as Established by Frank Gilkey, PLS, and utilized by Harold P. Rader, CE and PLS, and by Richard L. Judy, PLS, as being S 20°44'10" E.
- Legal Descriptions are in accordance with the following:
 - Quit-Claim Deed from John Edward Sheahan to Gloria M. Beckstrom by that instrument dated May 15, 1990 and recorded August 24, 1990 under Auditor's File No. 9008240043, records of Skagit County, Washington.
 - Stipulation And Agreed Judgement Quieting Title To Platted Streets In Plaintiff; And Order; Superior Court Cause No. 90 2 00615 1, between Gloria E. Beckstrom, Plaintiff and Skagit County, Defendants by instrument dated October 9, 1990 and Filed October 11, 1990 by the County Clerk of Skagit County, Washington.
 - Statutory Warranty Deed From Herbert D. Bessner and Edna M. Bessner, husband and wife to John Sheahan by that instrument dated September 25, 1980 and recorded September 25, 1980 under Auditor's File No. 8009250054, records of Skagit County, Washington.
 - Statutory Warranty Deed From Ralph I. McNutt to John Sheahan by that instrument dated January 18, 1982 and recorded August 11, 1982 under Auditor's File No. 8208110026, records of Skagit County, Washington.
 - Stipulation And Agreement Judgement Quieting Title To Platted Streets In Plaintiff; And Order; Superior Court Cause No. 90 2 00426 3, between John D. Sheahan, Plaintiff and Skagit County, Defendants by instrument dated July 31, 1990 and filed August 23, 1990 by the County Clerk of Skagit County, Washington.
- Instrumentation : TOPCON GTS - 2B (20)
Theodolite :
Min. Horiz. Circle Reading of 20"
E.D.M. :
Accuracy ± (5mm + 5ppm)

LEGAL DESCRIPTION

GLORIA M. BECKSTROM :
Lots 7 and 8, Block 16, " ADDITION TO BAYVIEW WASH. " by Archabald Seigfred and Mary K. Seigfred as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.
TOGETHER WITH the vacated East Half (E 1/2) of that 20 feet wide Alley adjacent to said Lots 7 and 8, Block 16, " ADDITION TO BAYVIEW WASH. "

JOHN EDWARD SHEAHAN :
Lots 1 and 2, Block 16 and Lots 7 and 8, Block 11, "ADDITION TO BAYVIEW WASH. " by Archabald Seigfred and Mary K. Seigfred as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.
TOGETHER WITH the vacated West Half (W 1/2) of that 20 feet wide Alley adjacent to said Lots 1 and 2, Block 16, " ADDITION TO BAYVIEW WASH. " AND TOGETHER WITH that portion of vacated Fourth Street adjacent to said Lots 7 and 8, Block 11 and Lots 1 and 2, Block 16, " ADDITION TO BAYVIEW WASH. "

LEGEND

- Prop. Cor. Set Rebar Property Corner Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO" 3475
- Found Nail Found Square Headed Nail Found 3/4" Diam. Steel Spike with Rounded Head.
- Found Bridge Spike Found 3/4" Diam. Steel Spike with Rounded Head.
- Set Nail and BW Set Concrete Nail with Brass Washer and Fluorescent Orange Square Tag.
- Set Hub Set Tack in 2" Square Wooden Stake.
- Fence (off-sets to property lines depicted)

AUDITOR'S CERTIFICATE
Filed for the record this 19 day of January, 1992, at 8 minutes past 11 O'clock A.M., in volume 12 of Surveys at page 88 and recorded under Auditor's File Number 9202070017, at the request of Denny D. LeGro.
Denny D. LeGro
Auditor, Skagit County



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 in January 1992 at the request of Gloria M. Beckstrom and John E. Sheahan.
Gwynne D. Legro
LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone : (206) 336-3220
Date: 2-7-92

RECORD OF SURVEY
GLORIA M. BECKSTROM AND JOHN E. SHEAHAN
PROPERTY SURVEY
LOTS 1, 2, 7 AND 8, BLK. 16; AND LOTS 7 AND 8, BLK. 11,
SEIGFRED'S " ADDITION TO BAYVIEW, WASH. "
TGW VAC. STREETS AND ALLEYS
PTN. GOV'T. LOT 1, SEC. 31, T. 35 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON