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SKAGIT COUNTY, WASHINGTON

95 FEB 15 12:50

155880

Leonard
Boudnot & Skodje
Inc.

LEGAL DESCRIPTION

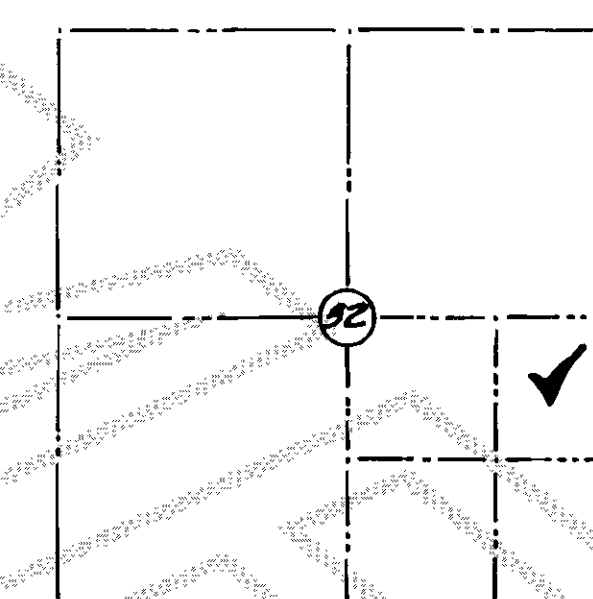
THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO FRANCES J. AND KAREN BECKNER HUSBAND AND WIFE, UNDER AUDITOR'S FILE NO. 9003020046, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A POINT ON THE WESTERLY BOUNDARY OF SKYRIDGE DRIVE SOUTH, THENCE SOUTH 34° 17' 44" WEST ALONG THE WESTERLY LINE OF SAID BECKNER TRACT 175.98 FEET TO THE MOST WESTERLY POINT OF SAID TRACT, THENCE SOUTH 58° 34' 00" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT 175.00 FEET TO THE SOUTHEASTERLY POINT OF SAID TRACT, THENCE NORTH 34° 17' 44" EAST ALONG THE EASTERLY LINE OF SAID TRACT 14.79 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1 OF THE "PLAT OF SKYRIDGE DRIVE SOUTH", AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING SOUTH 58° 34' 00" EAST 17.00 FEET FROM THE SOUTHWESTERLY CORNER OF LOT 12 OF SAID PLAT, THENCE SOUTH 58° 34' 00" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 18.00 FEET, THENCE SOUTH 0° 21' 39" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET, THENCE NORTH 88° 33' 56" WEST A DISTANCE OF 260.69 FEET, THENCE NORTH 3° 26' 00" EAST A DISTANCE OF 175.00 FEET TO THE WESTERLY BOUNDARY OF SKYRIDGE DRIVE SOUTH, BEING A POINT ON A CURVE HAVING A RADIUS POINT BEARING NORTH 56° 36' 54" EAST A DISTANCE OF 455.00 FEET, THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21° 24' 26", AN ARC DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

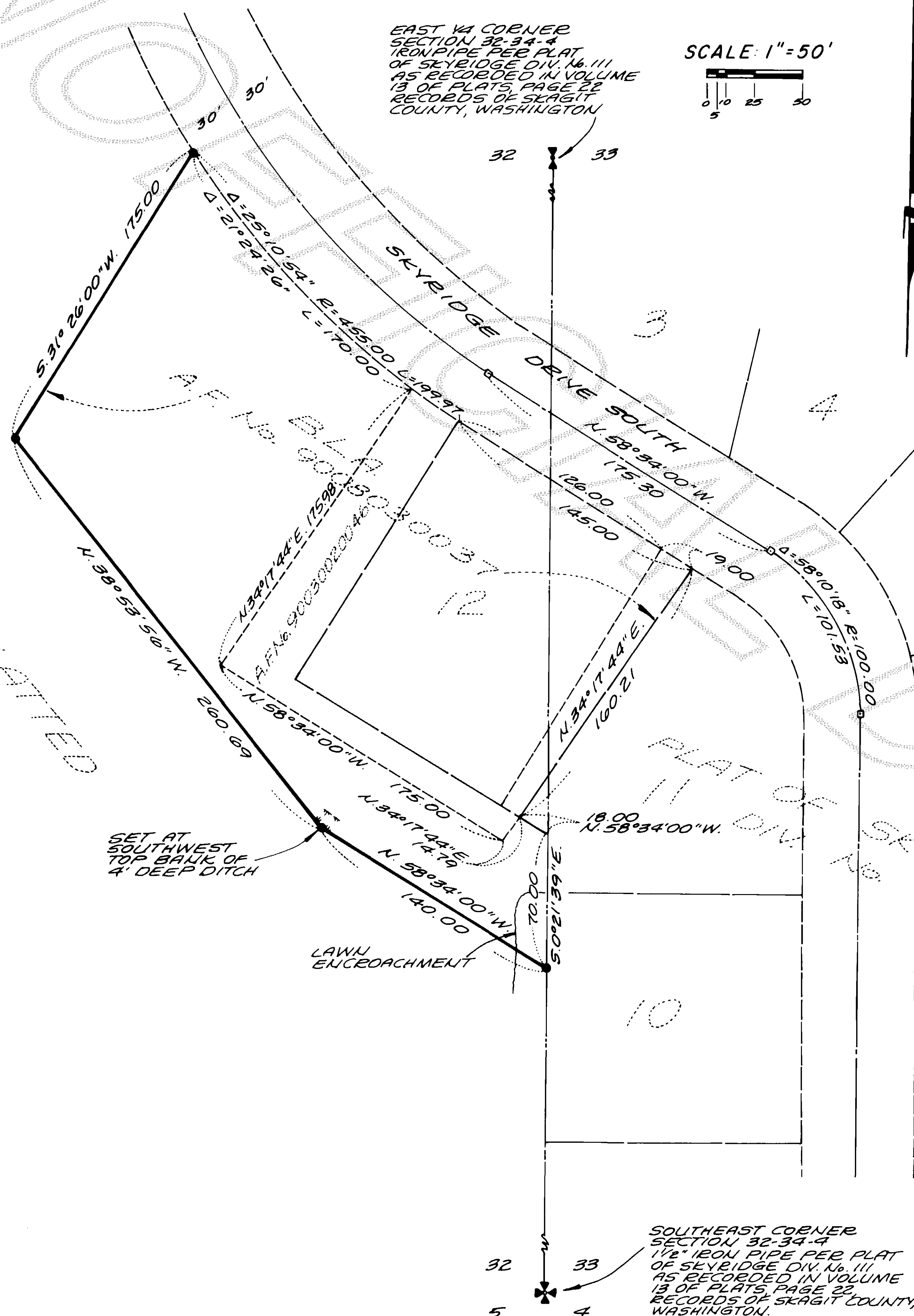
SOURCE OF LEGAL: AUDITOR'S FILE NO. 900270113 RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4A ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. BASIS OF BEARING: CENTERLINE OF SKYRIDGE DRIVE SOUTH BETWEEN 2" BRASS DISKS SET IN MONUMENT CASE IN PLAT OF SKYRIDGE DIVISION NUMBER II AS RECORDED IN VOLUME 13 OF PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING NORTH 58° 34' 00" WEST AS SHOWN.
3. ● — DENOTES REBAR WITH CAP MARKED "LS8992" SET.
□ — DENOTES 2" BRASS DISK SET IN MONUMENT CASE.
4. OCCUPATIONAL INDICATORS
THIS SURVEY HAS DEPICTED EXISTING ENCOACHMENTS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS ON UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. LEGAL DESCRIPTION SHOWN WAS PROVIDED TO US BY THE CLIENT. THIS SURVEY DOES NOT CLAIM TO SHOW ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS THAT MAY AFFECT THIS PARCEL.



VICINITY MAP
SECTION 32-34-4



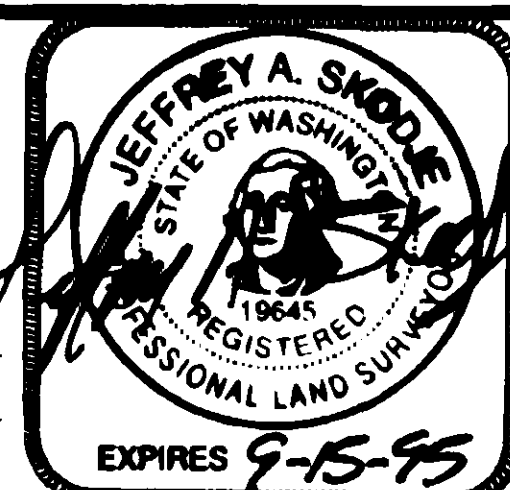
SURVEYOR'S CERTIFICATE

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

ALICE OOSTERHOF

JEFFREY A. SKODJE

Certificate No. 19645 Date 2-15-95



AUDITOR'S CERTIFICATE

Filed for record this 15 day of Jan 1995 at 2:51 P.M. in Book 16 of Surveys at Page 168 at the request of Leonard, Boudnot & Skodje, Inc. under Auditor's File Number 9502150066

Kathy Hill
County AuditorCheryl Janssen
Deputy

RECORD OF SURVEY IN THE SOUTHEAST 1/4 OF SECTION 32, TWP. 34 N., RGE. 4 E., W.M. for ALICE OOSTERHOF

DWN BY: jh DATE: DEC. 1994

FIELD BOOK: 522 pg. 1



Leonard, Boudnot & Skodje Inc.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
603 S. 1st Street, Mount Vernon, WA 98273, 336-5751

SCALE: 1" = 50'

JOB NO: 94324

V-16 Survey Pg 168