

AUDITOR'S CERTIFICATE

Filed for the record at the request of Legro & Associates.

5/9/2003 Page 1 of 2 3:13PM
 200505090179
 Skagit County Auditor

Mina Barnett
 Auditor
Deborah Egan
 Deputy Auditor

LEGAL DESCRIPTION

The North line of the following described tract of land: That portion of the North 400 feet of the South 1000 feet of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M. lying South of the following described line:

Commencing at the Northeast corner of the above described property; thence S 0°15'57" W along the East line of said subdivision, a distance of 197.61 feet, more or less, to a point which bears N 0°15'57" E, a distance of 2.40 feet from the Southeast corner of the North 200 feet of the South 1000 feet of said subdivision as conveyed from Floyd M. Alexander, Grantor to Thomas L. Livers, Grantee by that instrument recorded April 7, 1978 under Auditor's File Number 877039, and which point is the TRUE POINT OF BEGINNING; thence S 89°48'45" W along a line parallel to and 2.40 feet North of, when measured at right angles to, the South line of said subdivision, a distance of 223.21 feet; thence S 0°11'15" E, a distance of 30.40 feet; thence S 89°48'45" W, a distance of 50.00 feet; thence N 0°11'15" W, a distance of 30.40 feet; thence continuing S 89°48'45" W along a line 2.40 feet North of, when measured at right angles to, the South line of said North 200 feet of the South 1000 feet of said subdivision, a distance of 392.18 feet, more or less, to the West line of said subdivision and the terminus of this property line description.

EXCEPT that portion thereof lying within the boundaries of the County Road as conveyed to Skagit County by deeds recorded under Auditor's File Numbers 598910 and 669801.

Situate in the County of Skagit, State of Washington.

LEGEND

- PROP COR SET REBAR Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar W/ Yellow Plastic Cap Imprinted: "LEGRO 37532"
- FOUND PIPE Found 1" Diam Old Iron Pipe Set by R. L. JUDY, PLS of LEGRO & JUDY on 8-19-60 and/or 6-19-72. 0.05" South and 0.58" West of Calculated Position
- ⊙ FOUND 3/4" Old Iron Pipe. Date Last Visited 1960

Found and Set refer to the date of this survey unless otherwise noted. All distances shown are in feet and decimals of a foot.

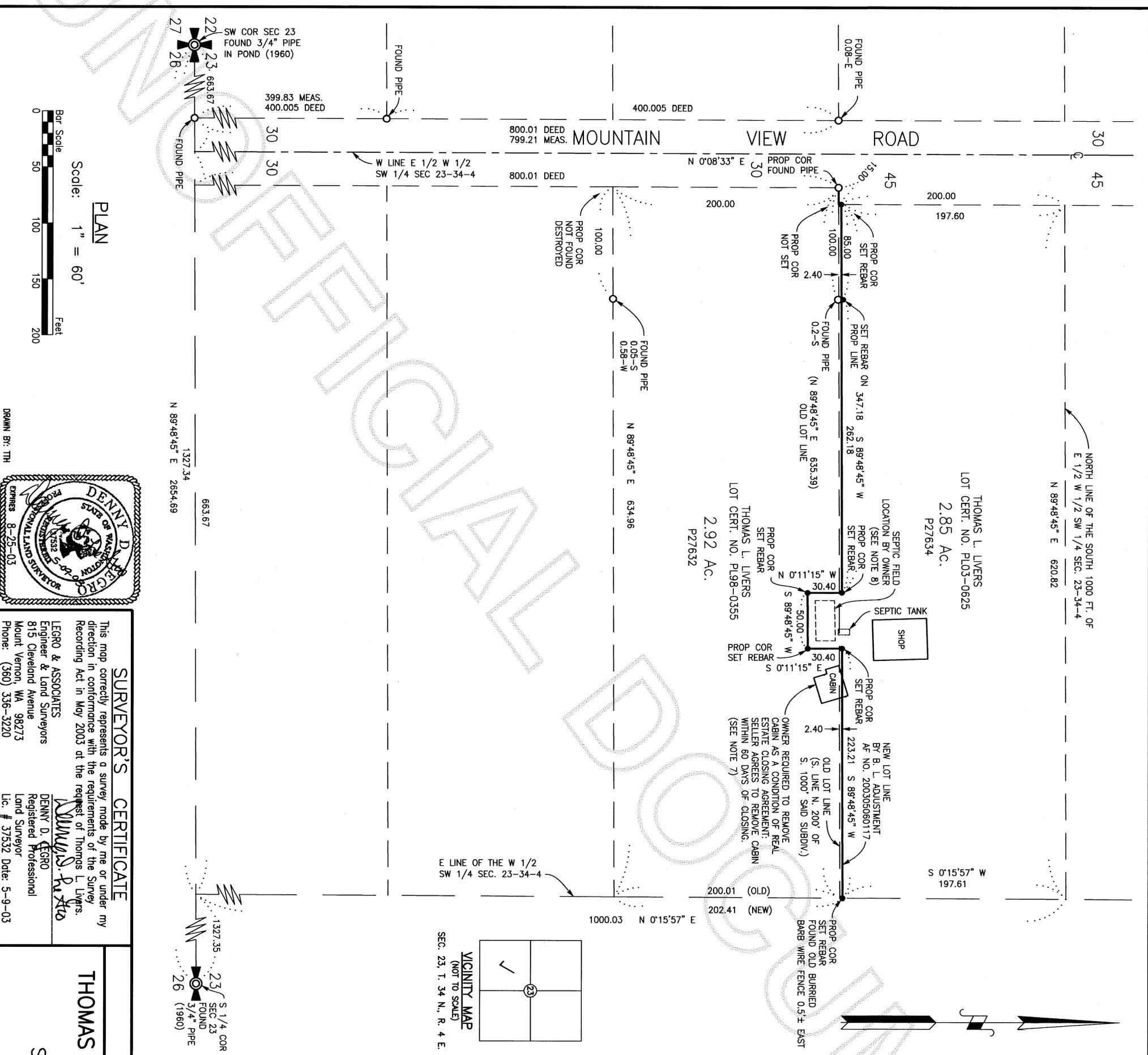
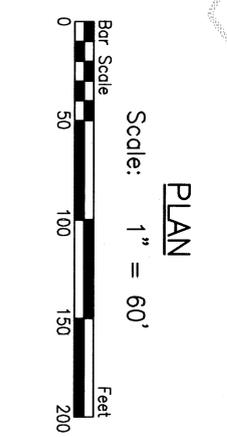
RECORD OF SURVEY

THOMAS L. LIVERS PROPERTY LINE SURVEY
 PTN. E 1/2 W 1/2 SW 1/4
 SEC. 23, T. 34 N., R. 4 E.W.M.
 SKAGIT COUNTY, WASHINGTON

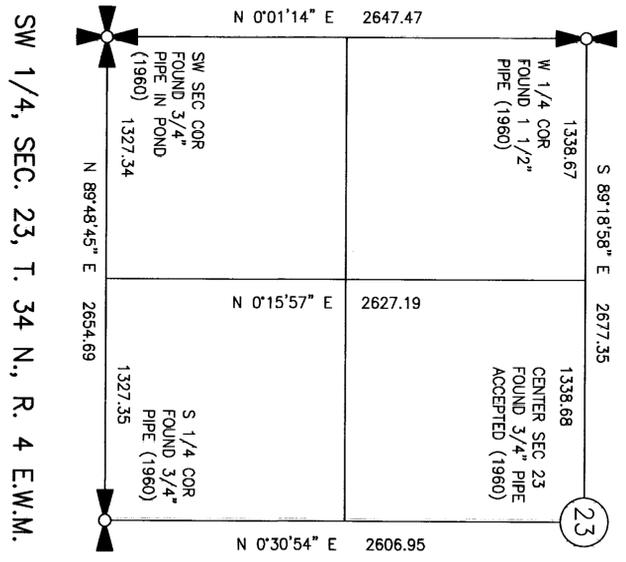
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in May 2003 at the request of Thomas L. Livers.
 LEGRO & ASSOCIATES
 Engineer & Land Surveyors
 815 Cleveland Avenue
 Mount Vernon, WA 98273
 Phone: (360) 336-3220
 DENNY D. LEGRO
 Registered Professional
 Land Surveyor
 Lic. # 37532 Date: 5-9-03



DRAWN BY: THH



SECTION SUBDIVISION



SW 1/4, SEC. 23, T. 34 N., R. 4 E.W.M.

NOTES

1. Legal Description for this Property Line Survey is in accordance with that Boundary Line Adjustment Quit Claim Deed, Rerecorded to Correct Legal Description, from Thomas L. Livers, Grantor to Thomas L. Livers, Grantee by that instrument recorded April 28, 2003 and rerecorded May 6, 2003 under Auditor's File No. 200305060117, records of Skagit County, Washington.
2. The bearing of reference for this Property Line Survey is based upon the South Line of the SW 1/4 of Section 23, T. 34 N., R. 4 E.W.M. as being N 89°48'45\" E.
3. Meridian - Assumed
4. For additional subdivision information, refer to Skagit County Short Plat No. 87-77 recorded in Vol. 2 of Short Plats at page 163 under Auditor's File No. 869975; and Skagit County Short Plat No. 79-79 recorded in Book 3 of Short Plats at page 183 under Auditor's File No. 7909130017, all records of Skagit County, Washington.
5. Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B(20)
Theodolite: Min. Horiz. Circle Reading of 20\"
E.D.M.: Accuracy ± (5mm + 5ppm)
6. This survey was prepared without a full title report and as such does not purport to show all easements, restrictions and conditions of record affecting this property.
7. Per item number 4 of that Addendum/Amendment to Purchase and Sale Agreement between T. L. Livers, Seller and D. Visser, et al., Buyer dated February 20, 2003 and signed and initialed February 20, 2003 and February 24, 2003, terms and conditions of said agreement stipulate that: "Seller agrees to remove cabin on property to the North within 60 days of closing at sellers expense." Said agreement was prepared by Brown-McMillen Realty.
8. The intent of the Boundary Line Adjustment was to revise the property line between the buyer and seller's parcels (Tax Parcels P27632 and P27634, respectively) to include the existing septic field, including minimum setbacks, with the seller's shop building and adjust the boundary line between the two parcels to provide for an equal exchange of area. This was completed based upon location of the buried septic field as provided by the owner (seller). LeGro & Associates hereby assume no responsibility for the accuracy of the owner's (seller's) location thereof as established from memory and marked upon the ground under his direction on the date of this survey.
9. This property line survey and section subdivision has been based upon company records of a 1960 survey and 1972 resurvey performed by Richard L. Judy, P.L.S. of LeGro and Associates, formerly LeGro and Judy. In 1960, twenty 200 ft wide meets and bounds lots were staked by R. L. Judy. We have recovered and accepted those corner locations depicted which continue to be used and accepted by all property owners.

NOTES (CONTINUED)

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