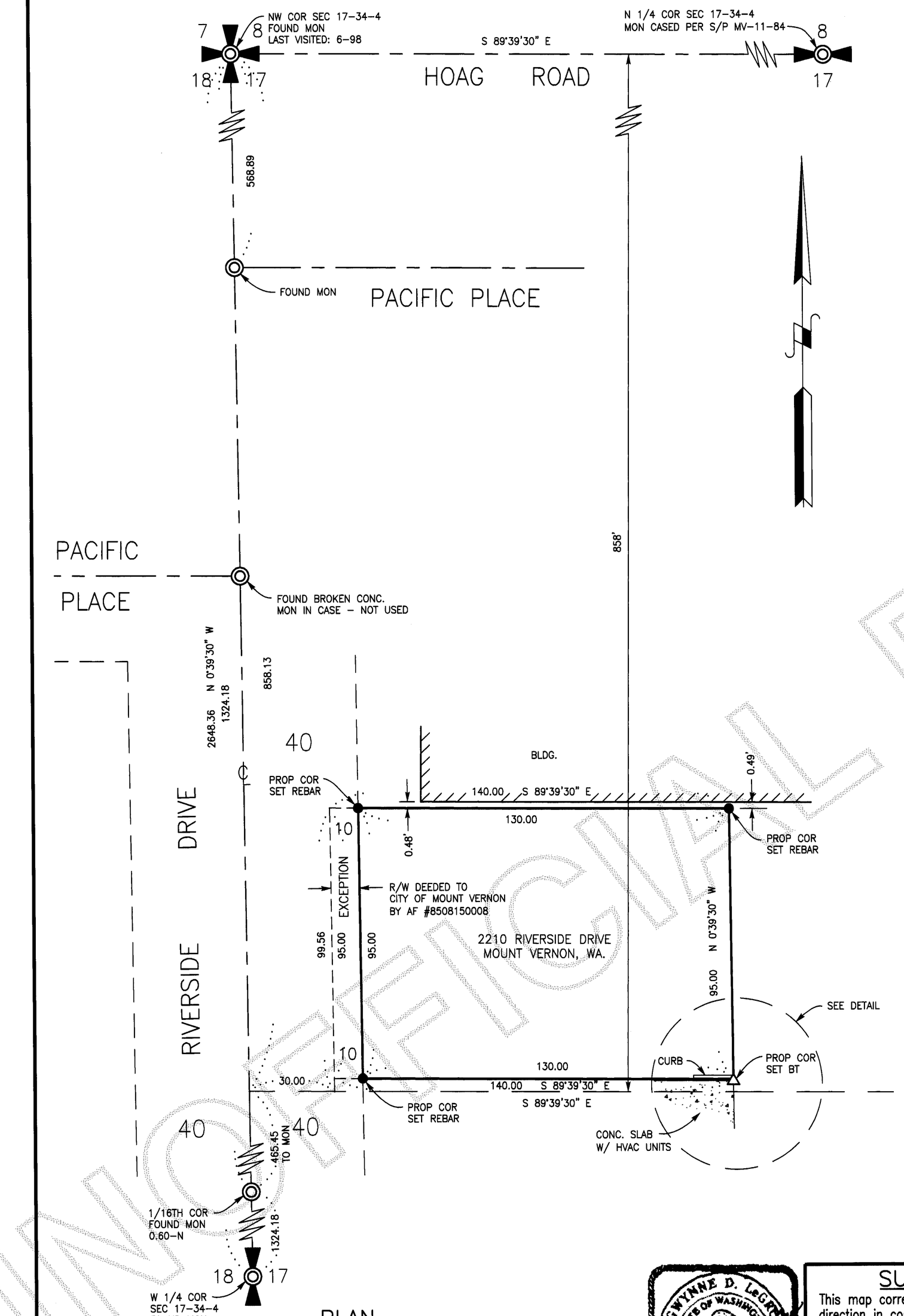
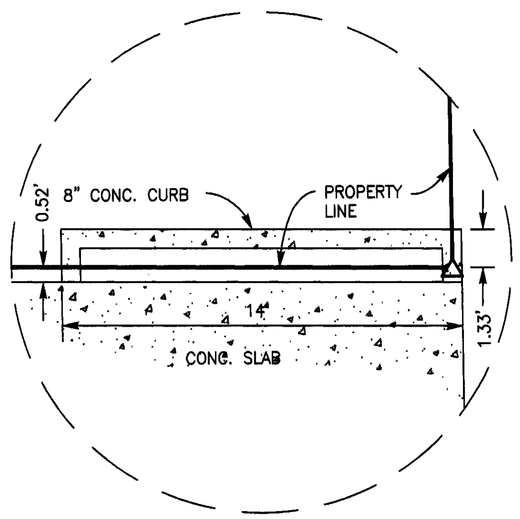


PLAN

Scale: 1" = 30'

Bar Scale Feet

0 25 50 75 100



DETAIL
N.T.S.

NOTES

1. Legal description for this survey taken from that Statutory Warranty Deed from Gary V. Minton & Sue Ann Minton, h & w, Grantors to Michael P. Aiken & Marcia A. Aiken, h & w, grantees by that instrument dated December 29, 1986 and recorded December 29, 1986 under Auditor's File No. 8612290046, and Quit Claim Deed from Marcia Ann Aiken, Grantor to Michael Patrick Aiken, as his separate property by that instrument dated February 20, 1991 and recorded April 4, 1991 under Auditor's File No. 9104040048, all records of Skagit County, Washington.

2. For additional section subdivision information refer to: Short Plat no. MV-11-84 prepared by John E. Leonard, Jr. PE & PLS recorded under AF No. 8410250011, records of Skagit County, Washington.

3. Basis of Bearing – The West line of the NW 1/4 of Sec. 17, T. 34 N., R 4 E.W.M. (the centerline of Riverside Drive) as being N 0°39'30" W based upon existing monumentation.

4. Meridian: Assumed.

5. Survey Method: Field Traverse
   Instrumentation: TOPCON GTS-2B(20)
   Theodolite: Min. Horiz. Circle Reading of 20"
   E.D.M.: Accuracy ± (5mm + 5ppm)

6. All distances shown are in feet and decimals of a foot.

7. This survey has been performed without the benefit of a current title report and therefore is subject to any Easements, Reservations, Restrictions, Covenants or other instruments of record that may affect subject property.

AUDITOR'S CERTIFICATE

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

200501270227
Skagit County Auditor
1/27/2005 Page 1 of 1 3:29PM

Norma Brummett Deputy Zavala
Skagit County Auditor

LEGAL DESCRIPTION

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the State Highway right-of-way, along the West side of said subdivision, 858 feet South of the North line of said Section; thence North along the East line of said Highway right-of-way, 99.56 feet to the true point of beginning; thence East 140 feet; thence South parallel to the East line of said Highway right-of-way 95 feet; thence West to a point on the East line of said Highway right-of-way which is 95 feet South of the true point of beginning; thence North along said East line to the true point to beginning;

EXCEPTING from all of the above, the West 10 feet as conveyed to the City of Mount Vernon by Deed recorded August 15, 1985, under Auditor's File No. 8508150008.

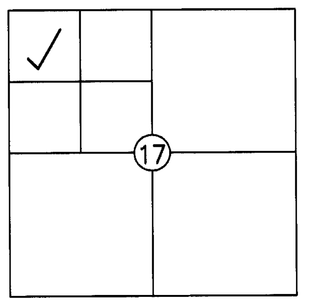
Situate in the County of Skagit, State of Washington.

Subject to Right-of-way Contract, dated July 30, 1968, recorded September 6, 1968 under Auditor's File No. 717887.

LEGEND

● PROP COR SET REBAR	Property Corner – Set 5/8" Diam. x 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted "LEGRO 3475"
△ SET BT	Set Nail And Brass Tag Imprinted: "LEGRO 3475" in Lead Plug in Concrete Curb.
◎ FOUND MON 0.60-N	Found Brass Disk in Concrete Monument Punched and Cased 0.60' North of Calculated Position.

Found/Set Refers to the Date of this Survey Unless Otherwise Noted.



VICINITY MAP

(Not to Scale)
Sec. 17, T. 34 N., R. 4 E.

GWYNNE D. LeGRO STATE OF WASHINGTON 3475 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 7-13-05

DRAWN BY: TTH

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 2005 at the request of Mike Aiken.

Gwynne D. LeGro

LEGRO & ASSOCIATES
Engineer & Land Surveyors
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220

GWYNNE D. LEGRO
Registered Professional
Engineer & Land Surveyor
Lic. # 3475 Date: 1-27-05

RECORD OF SURVEY

MICHAEL AIKEN PROPERTY SURVEY

PTN. NW 1/4 NW 1/4
SECTION 17, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

UNOFFICIAL DOCUMENT