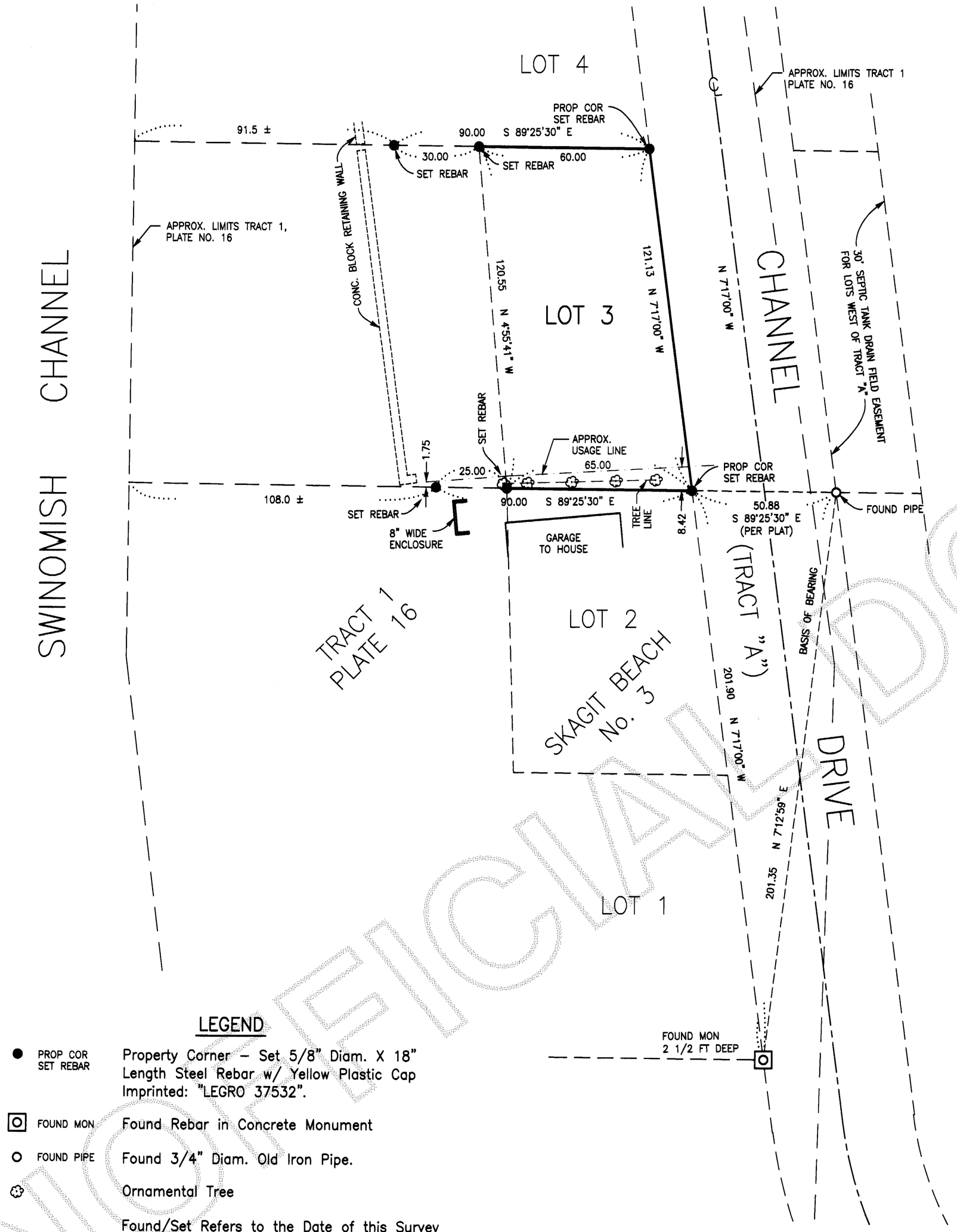


LEGEND

● PROP COR SET REBAR	Property Corner – Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532".
⊡ FOUND MON.	Found Rebar in Concrete Monument
○ FOUND PIPE	Found 3/4" Diam. Old Iron Pipe.
✿	Ornamental Tree
	Found/Set Refers to the Date of this Survey Unless Otherwise Noted

PLAN

Scale: 1" = 30'

Bar Scale Feet

0 25 50 75 100

DRAWN BY: TTH

DENNY D. LEGRO STATE OF WASHINGTON 37532 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 8-25-07

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 August 2005 at the request of Marvid Johnson.

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: 9-6-05

AUDITOR'S CERTIFICATE

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

200509060157
Skagit County Auditor
9/6/2005 Page 1 of 1 1:27PM

N. Brummett Skagit County Auditor — Jane Fraser Deputy

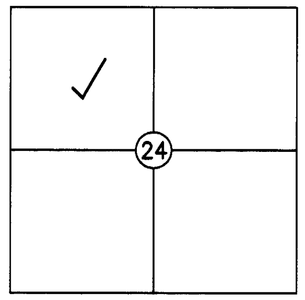
LEGAL DESCRIPTION

Lot 3, "PLAT OF SKAGIT BEACH NO. 3, A REPLAT OF A PORTION OF TRACT "C" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 9 of Plats, page 26, records of Skagit County, Washington; TOGETHER WITH that portion of Tract 1, "PLATE NO. 16, TIDE AND SHORELANDS OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 2 EAST W.M., LACONNER HARBOR, SKAGIT COUNTY, STATE OF WASHINGTON", according to the plat thereof on file in the office of the Board of State Land Commissioners at Olympia, Washington, lying within said Lot 3 and lying within the Northerly and Southerly lines, extended, of said Lot 3 of said "PLAT OF SKAGIT BEACH NO. 3, A REPLAT OF A PORTION OF TRACT "C" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON."

Situate in the County of Skagit, State of Washington.

NOTES

1. Legal Description for this survey is taken from that Warranty Deed from Marvid Johnson and Dagnija Johnson, h & w, Grantors to Marvid Johnson and Dagnija Johnson, Trustees, or their successors in trust, under the Marvid Johnson and Dagnija Johnson Living Trust, dated September 24, 2001 and any amendments thereto, Grantees by that instrument dated September 24, 2001 and recorded October 1, 2001 under Auditor's File No. 200110010143 records of Skagit County, Washington.
2. For additional survey information refer to plat of Skagit Beach No. 3, A Replat of a portion of Tract "C" of Skagit Beach No. 1, Skagit County Washington; survey of Lot 2 of Skagit Beach No. 3 recorded in Book 12 of Surveys at page 160, under Auditor's File No. 9205070008; survey recorded under Auditor's File No. 200107260035, all records of Skagit County, Washington.
3. Basis of Bearing: Plat of Skagit Beach No. 3.
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 therefor is subject to any Easements, Reservations, Restrictions, Covenants or other instruments of record that may affect subject property.



VICINITY MAP
(Not to Scale)
Sec. 24, T. 34 N., R. 2 E.

RECORD OF SURVEY

MARVID JOHNSON PROPERTY SURVEY

LOT 3, PLAT OF SKAGIT BEACH DIV. NO. 3 & PTN. TRACT 1, PLATE NO. 16 TIDE & SHORELANDS OF SEC. 24, T. 34 N., R. 2 E. PTN. GOV'T LOT 2, SEC. 24, T 34 N., R. 2 E.W.M.

SKAGIT COUNTY, WASHINGTON

UNOFFICIAL DOCUMENT