

AUDITOR'S CERTIFICATE

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



200512120198
Skagit County Auditor

12/12/2005 Page 1 of 1 2:51PM

N. Burnnett
Skagit County Auditor

Quinn Stokely
Deputy

LEGAL DESCRIPTION

All of Tract 2 and that portion of Tract 4, City of Mount Vernon Short Plat No. MV-7-76, approved January 23, 1976, and recorded in Volume 1 of Short Plats, page 104, under Auditor's File No. 829862, records of Skagit County, Washington; being a portion of Lots 11 and 12, Monte Vista Terrace Addition to Skagit County, Washington, according to the plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington, described as follows:

Beginning at the most Southerly corner of Tract 2 of said Short Plat No. MV-7-76; thence North 56°49'55" East along the Southeasterly line of said Tract 2, 194.82 feet to the most Easterly corner of said Tract 2; thence South 0°21'31" West along the Easterly line of said Tract 4, 51.5 feet to a point; thence in a Southwesterly direction in a straight line to the point of beginning.

Situate in the County of Skagit, State of Washington.

NOTES

1. Legal Description for this survey is taken from that Statutory Warranty Deed from William L. Abernathy and Patricia L. Abernathy, husband & wife, Grantors to Ken V. Roberts and Elizabeth Howells Roberts, husband & wife, Grantees by that instrument dated July 12, 1996 and recorded July 12, 1996 under Auditor's File No. 9607120077, records of Skagit County, Washington.
2. Basis of Bearing - the Southeasterly line of Tract 2 of City of Mount Vernon Short Plat No. MV-7-76 based upon existing monumentation as being N 56°49'55" E.
3. Meridian: Assumed
4. Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B(20)
Theodolite: Min. Horiz. Circle Reading of 20"
E.D.M.: Accuracy ± (5mm + 5ppm)
5. All distances are in feet and decimals of a foot.
6. This survey was performed without the benefit of a current title report and as such is subject to any Easements, Restrictions, Reservation, Conditions, Covenants or other instruments of record or facts that may affect the subject property as may have been disclosed thereby.
7. This survey may depict occupational indicators that may be the basis for claims of unwritten title ownership. This survey does not purport to resolve such claims, if any.
8. This property is SUBJECT TO easements, covenants, conditions, exceptions, reservations, restrictions and other instruments of record, including but not limited to those instruments recorded under Auditor's File No.s. 650101, 220833, 34305, 872238, 9509210055 and 9509210056, all records of Skagit County, Washington.

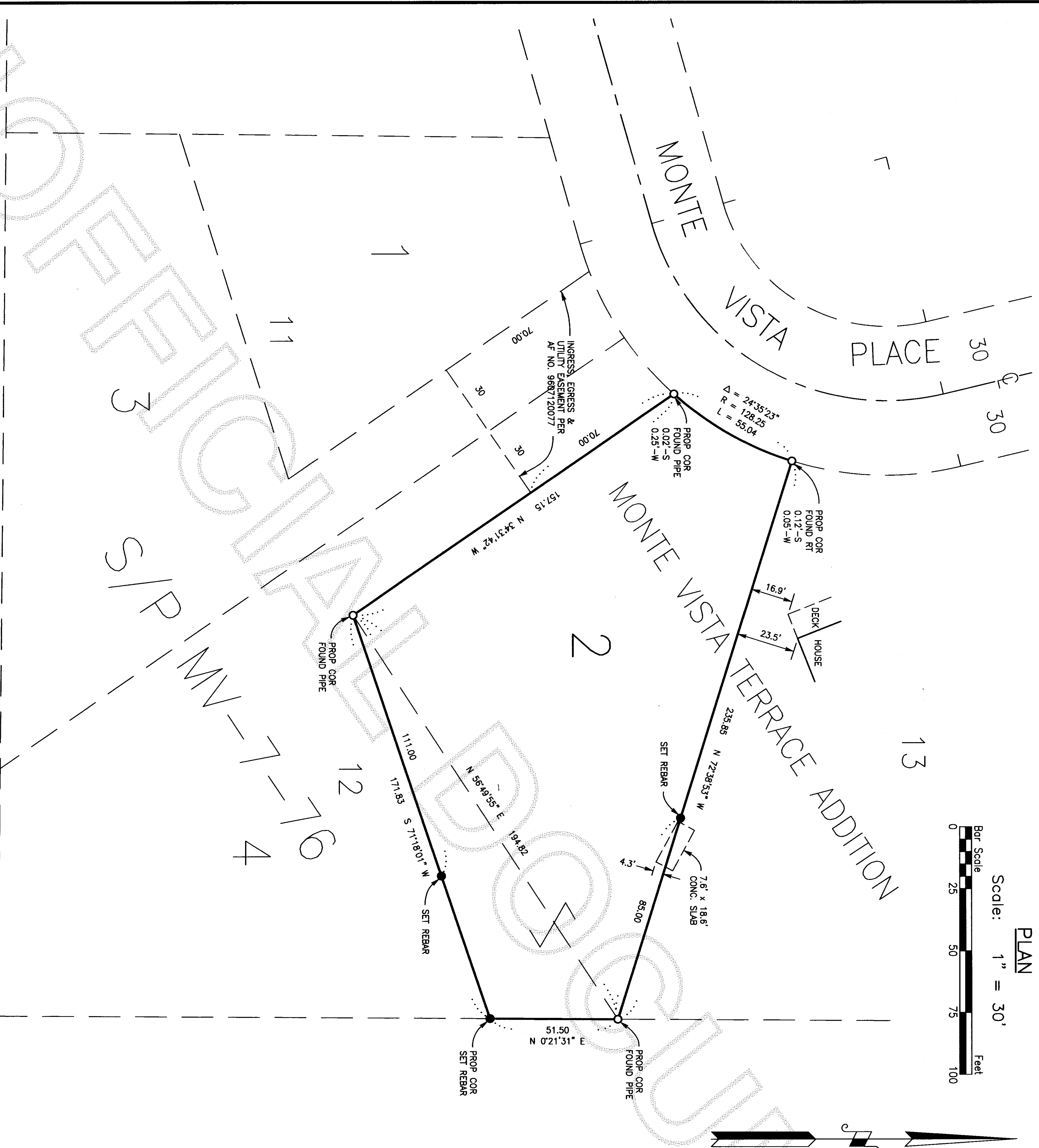
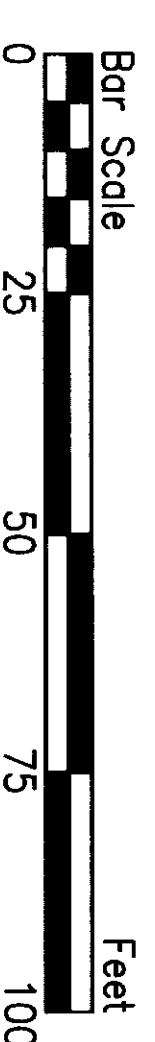
Sheet 1 of 1 Sheets

RECORD OF SURVEY

KEN V. ROBERTS PROPERTY SURVEY
TRACT 2 & PTN. OF TRACT 4,
CITY OF MOUNT VERNON SHORT PLAT NO. MV-7-76
PTN. SE 1/4, SECTION 15, T. 34 N., R. 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

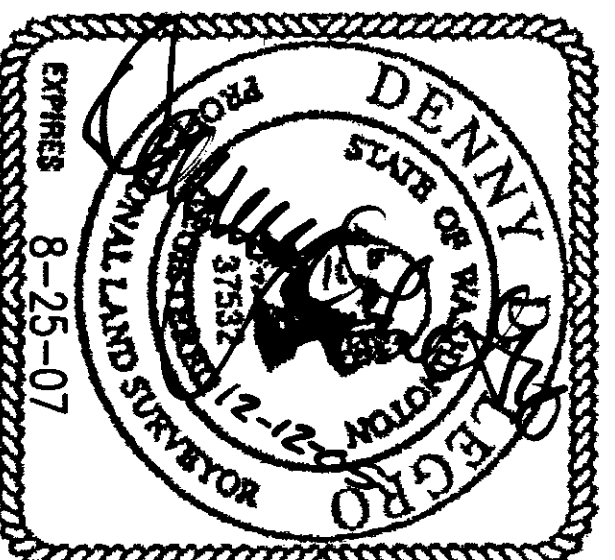
PLAN

Scale: 1" = 30'



LEGEND

- PROP COR SET REBAR
Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGR0 37532"
- FOUND RT 0.12'-S 0.05'-W
Found Rebar w/ Yellow Plastic Cap Imprinted: "RT 15042"
0.12' South and 0.05' West of Calculated Position.
- FOUND PIPE
Found Old Iron Pipe with Yellow Plastic Cap Imprinted: "D. R. ROCKEY PLS 11693"
Found/Set Refers to the Date of this Survey Unless Otherwise Noted.



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 December 2005 of the State of Washington.

LEGR0 & ASSOCIATES
Engineer & Land Surveyors
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220

DENNY D. LEGR0
Registered Professional
Land Surveyor
Lic. # 37532 Date: 12/2005