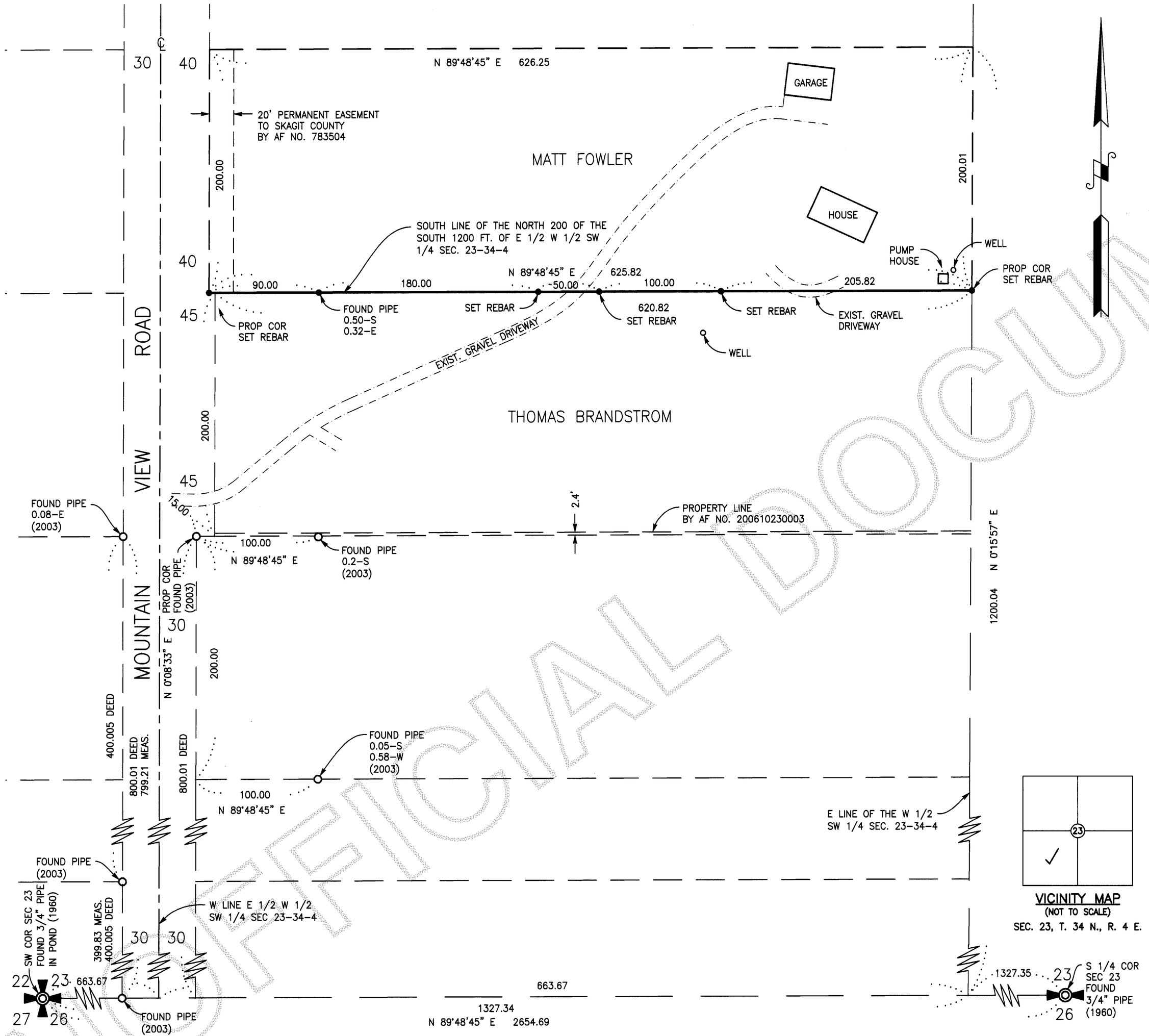

VICINITY MAP
(NOT TO SCALE)
SEC. 23, T. 34 N., R. 4 E.

AUDITOR'S CERTIFICATE

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

200710020009
Skagit County Auditor
10/2/2007 Page 1 of 1 9:23AM

J Youngquist
Skagit County Auditor

Judy Burzla
Deputy

LEGAL DESCRIPTION

The South line of the following described tract of land:

The North 200 feet of the South 1200 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.,
EXCEPT Road,
AND EXCEPT the West 40 feet conveyed to Skagit County by deed recorded September 8, 1965, under Auditor's File No. 671415.

SUBJECT TO covenants, conditions, restrictions and easements of records.

Situate in the County of Skagit, State of Washington.

NOTES

1. Legal Description for this Property Line Survey is in accordance with that Statutory Warranty Deed, from James A. Livers, as personal representative for the estate of Thomas L. Livers, deceased, Grantor to Matthew M. Fowler and Melaine T. Fowler, h&w, Grantees by that instrument dated June 7, 2006 and recorded June 12, 2006 under AF No. 200606120228, records of Skagit County, Washington.

2. Basis of Bearing – 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 AF No. 869975; Skagit County Short Plat No. 79-79 recorded in Book 3 of Short Plats at page 183 under AF No. 7909130017; and Record of Survey filed under AF No. 200305090179 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 the benefit of a current title report and as such does not purport to show all easements, restrictions and conditions of record affecting this property.

7. 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.

PLAN

Scale: 1" = 60'

Bar Scale — Feet: 0, 50, 100, 150, 200

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 0.05-S 0.58-W	Found 1" Diam Old Iron Pipe Set by R. L. JUDY, PLS. 0.05' South and 0.58' West of Calculated Position
◎ FOUND 3/4" PIPE (1960)	Found 3/4" Old Iron Pipe. Date Last Visited 1960 Found/Set refers to the date of this survey unless otherwise noted.

DRAWN BY: TTH

DENNY D. LEGRO — STATE OF WASHINGTON — 37532 — 10-1-07 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 8-25-09

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 September 2007 at the request of Matt Fowler.

LEGRO & ASSOCIATES
Engineer & Land Surveyors
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220

DENNY D. LEGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 10-1-07

RECORD OF SURVEY

MATTHEW FOWLER 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

UNOFFICIAL DOCUMENT