200711190168
Skagit County Auditor
11/19/2007 Page 1 of 1 2:14PM

AUDITOR'S CERTIFICATE

J. Youngquist by: Shawna Nordlund
SKAGIT COUNTY AUDITOR

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 2, SECTION 31, TOWNSHIP 36 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 2;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 554.98 FEET;
THENCE NORTH 19°10' EAST A DISTANCE OF 143.82 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 67°22' EAST A DISTANCE OF 137.7 FEET;
THENCE NORTH 36°06'30" EAST A DISTANCE OF 334.4 FEET;
THENCE NORTH 20°52' EAST A DISTANCE OF 38.68 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO OTIS A. PEASE AND MARY H. PEASE, HIS WIFE, BY DEED RECORDED AUGUST 24, 1964, UNDER AUDITOR'S FILE NO. 654947;
THENCE NORTH 69°08' WEST A DISTANCE OF 90 FEET, MORE OR LESS, TO THE EASTERLY LINE OF TRACT OF LAND CONVEYED TO E.O. ERRICSON AND CLARA ERRICSON, HIS WIFE, BY DEED RECORDED FEBRUARY 5, 1969, UNDER AUDITOR'S FILE NO. 722946;
THENCE SOUTH 20°52' WEST A DISTANCE OF 20.8 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID ERRICSON TRACT;
THENCE NORTH 66°43' WEST A DISTANCE OF 194.03 FEET;
THENCE NORTH 31°27' EAST A DISTANCE OF 89.8 FEET TO HIGH WATER LINE OF PADILLA BAY;
THENCE NORTHWESTERLY ALONG HIGH WATER LINE A DISTANCE OF 34.78 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES S. RAMSAY AND MARY LOUISE RAMSAY, HIS WIFE, BY DEED RECORDED APRIL 18, 1963, UNDER AUDITOR'S FILE NO. 634731;
THENCE SOUTH 22°39' WEST A DISTANCE OF 153.34 FEET;
THENCE SOUTH 24°01'15" EAST A DISTANCE OF 52.08 FEET;
THENCE SOUTH 12°03'50" WEST A DISTANCE OF 98.15 FEET;
THENCE SOUTH 8°33'45" WEST A DISTANCE OF 141.64 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH TIDELANDS OF THE SECOND CLASS ADJOINING THERETO;

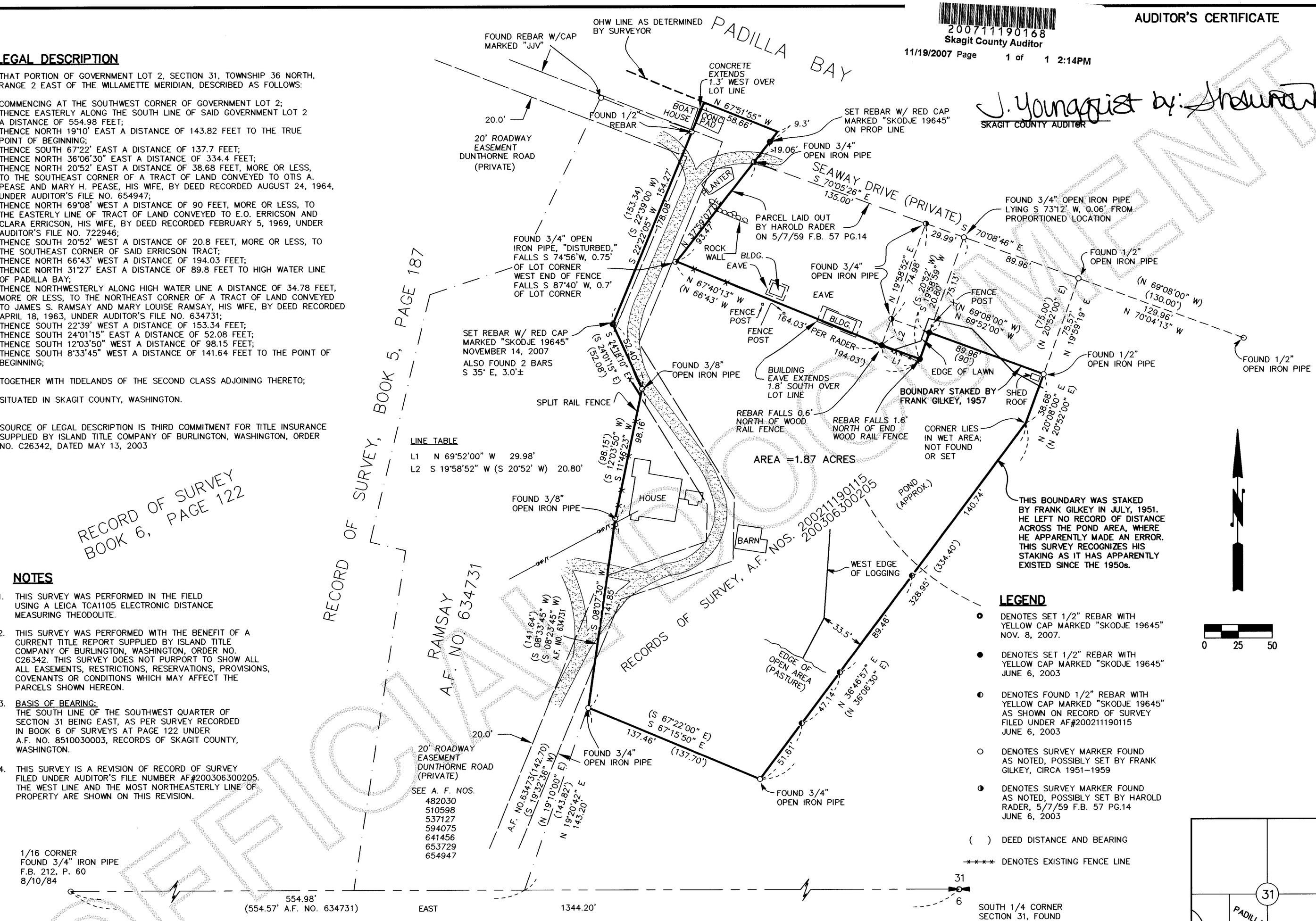
SITUATED IN SKAGIT COUNTY, WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS THIRD COMMITMENT FOR TITLE INSURANCE SUPPLIED BY ISLAND TITLE COMPANY OF BURLINGTON, WASHINGTON, ORDER NO. C26342, DATED MAY 13, 2003

RECORD OF SURVEY BOOK 6, PAGE 122

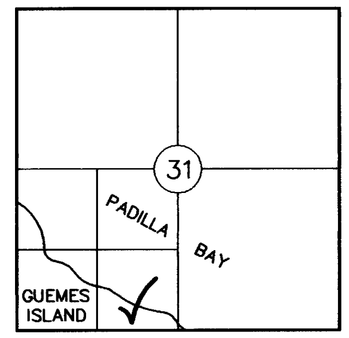
NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA1105 ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE REPORT SUPPLIED BY ISLAND TITLE COMPANY OF BURLINGTON, WASHINGTON, ORDER NO. C26342. THIS SURVEY DOES NOT PURPORT TO SHOW ALL ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
3. BASIS OF BEARING:
   THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31 BEING EAST, AS PER SURVEY RECORDED IN BOOK 6 OF SURVEYS AT PAGE 122 UNDER A.F. NO. 8510030003, RECORDS OF SKAGIT COUNTY, WASHINGTON.
4. THIS SURVEY IS A REVISION OF RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER AF#200306300205. THE WEST LINE AND THE MOST NORTHEASTERLY LINE OF PROPERTY ARE SHOWN ON THIS REVISION.



LEGEND

- ⊙ DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" NOV. 8, 2007.
- ● DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" JUNE 6, 2003
- ◐ DENOTES FOUND 1/2" REBAR WITH YELLOW CAP MARKED "SKODJE 19645" AS SHOWN ON RECORD OF SURVEY FILED UNDER AF#200211190115 JUNE 6, 2003
- ○ DENOTES SURVEY MARKER FOUND AS NOTED, POSSIBLY SET BY FRANK GILKEY, CIRCA 1951–1959
- ◑ DENOTES SURVEY MARKER FOUND AS NOTED, POSSIBLY SET BY HAROLD RADER, 5/7/59 F.B. 57 PG.14 JUNE 6, 2003
- ( ) DEED DISTANCE AND BEARING
- ×-×-×-× DENOTES EXISTING FENCE LINE



SEC. 31, T36N, R2E, W.M.

OCCUPATIONAL INDICATORS NOTE

THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

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, AT THE REQUEST OF

BARBARA STENSON SPAETH

JEFFREY A. SKODJE, P.L.S.

CERTIFICATE NO. 19645 DATE 11-19-07

JEFFREY A. SKODJE STATE OF WASHINGTON 19645 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 9-5-09

REVISION OF RECORD OF SURVEY
FOR
BARBARA STENSON SPAETH

PORTION OF GOV'T LOT 2 (SE 1/4, SW 1/4), SECTION 31, TWP. 36 N., RGE. 2 E., W.M.

DWN BY: MCJ DATE: NOVEMBER 2007	LEONARD, BOUDINOT and SKODJE, INC.	SCALE: 1" = 50'
FIELD BOOK: 632 PGS. 7-9, 43	CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	JOB NO: 02151-A

UNOFFICIAL DOCUMENT