

AUDITOR'S CERTIFICATE

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



J. Youngquist
Skagit County Auditor
Deputy

LEGAL DESCRIPTION

TRACT A:

Lots 1 through 3, inclusive and Lots 22 through 24, inclusive, in Block 3, plat of "Hamstrom's Addition to Grassmere" per plat recorded on July 7, 1909 in Volume 3 of plats at page 82, records of Skagit County, Washington; TOGETHER WITH the North 20 feet of Lots 4 and 21, in Block 3 of said plat of "Hamstrom's Addition to Grassmere".

AND TOGETHER WITH all that portion of the East Half (E 1/2) of vacated 2ND Street, vacated alley, and vacated 1ST Street in and abutting Block 3, of said plat of "Hamstrom's Addition to Grassmere" as reverted thereto by operation of law by Skagit County Commissioners Final Order To Vacate Resolution No. R20090337 by that instrument recorded under Auditor's file No. 200909300105, lying between the Easterly and Westerly extensions of the North and South lines of the above described tract of land.

AND TOGETHER WITH a 16-foot wide non-exclusive easement for ingress, egress and utilities over, under and across as centered upon that existing gravel driveway commonly referred to as McDaniels Drive as constructed or as may be reconstructed for the sole purpose of benefiting the lots in Block 3, of said plat of "Hamstrom's Addition to Grassmere".

SUBJECT TO the terms and conditions of said Vacation Order reserving an easement within said vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of record.

AND SUBJECT TO easements, restrictions, reservations and covenants of record.

All situate in the County of Skagit, State of Washington, and being approximately 45,172 sq. ft. in lot area.

Legal Descriptions continued of Sheet 2.

LEGEND

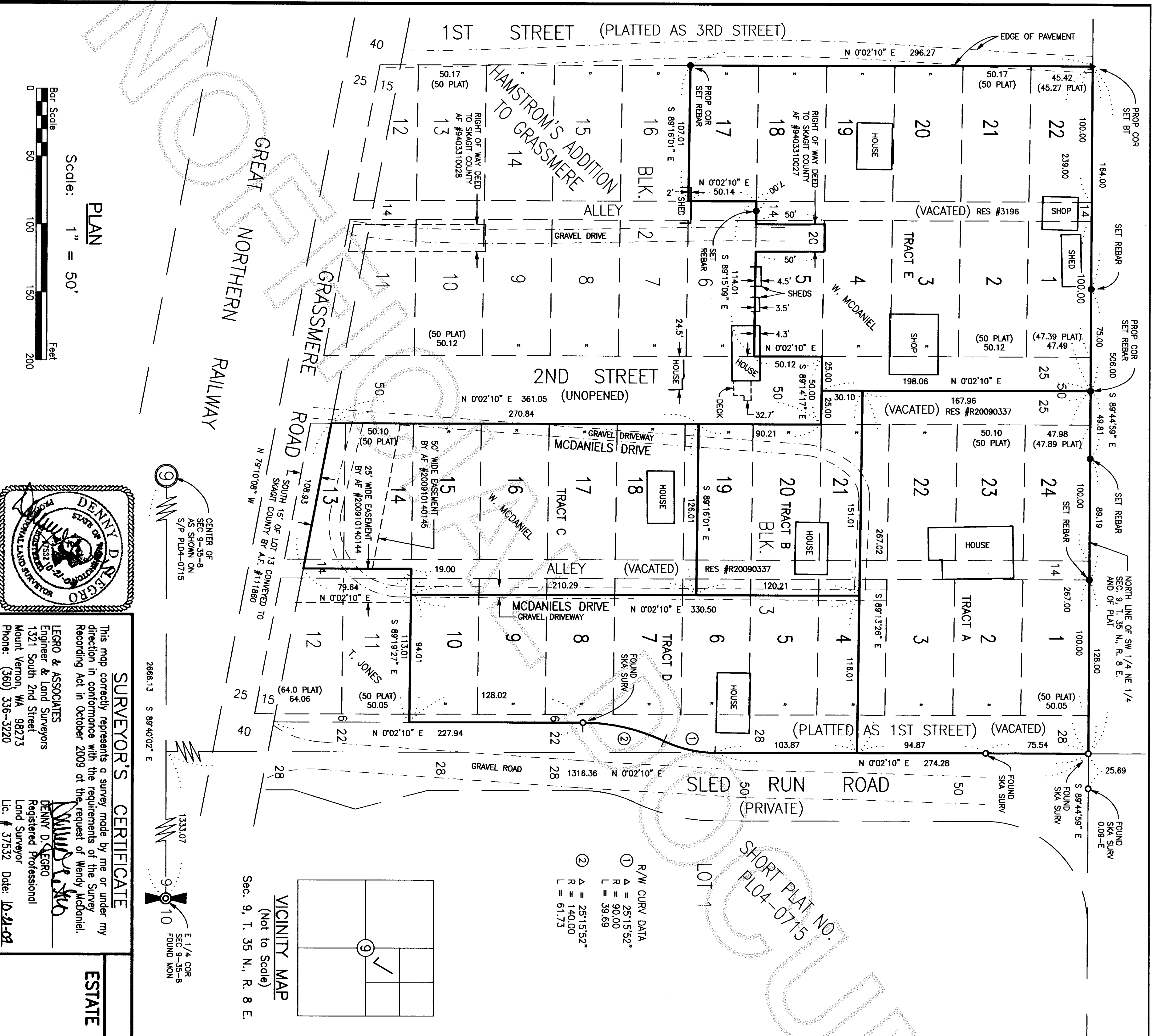
- PROP COR SET REBAR Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532"
 - ▲ SET BR Set Nail & Brass Tag Imprinted: "LEGRO 3475"
 - FOUND SKA SURV Found Rebar w/ Yellow Plastic Cap Imprinted: "SKA SURV 17651"
 - ◎ FOUND MON Found Brass Disk in Concrete Monument - Punched & Cased
- Found/ Set Refers to the Date of this Survey Unless Otherwise Noted

Sheet 1 of 2 Sheets

RECORD OF SURVEY

ESTATE OF W. B. McDANIEL BOUNDARY LINE ADJUSTMENT

LOTS 1-5 & 17-24, BLK 2
LOTS 1-10 & 13-24, BLK 3
HAMSTROM'S ADDITION TO GRASSMERE
SEC. 9, T. 35 N., R. 8 E.W.M.
SKAGIT COUNTY, WASHINGTON

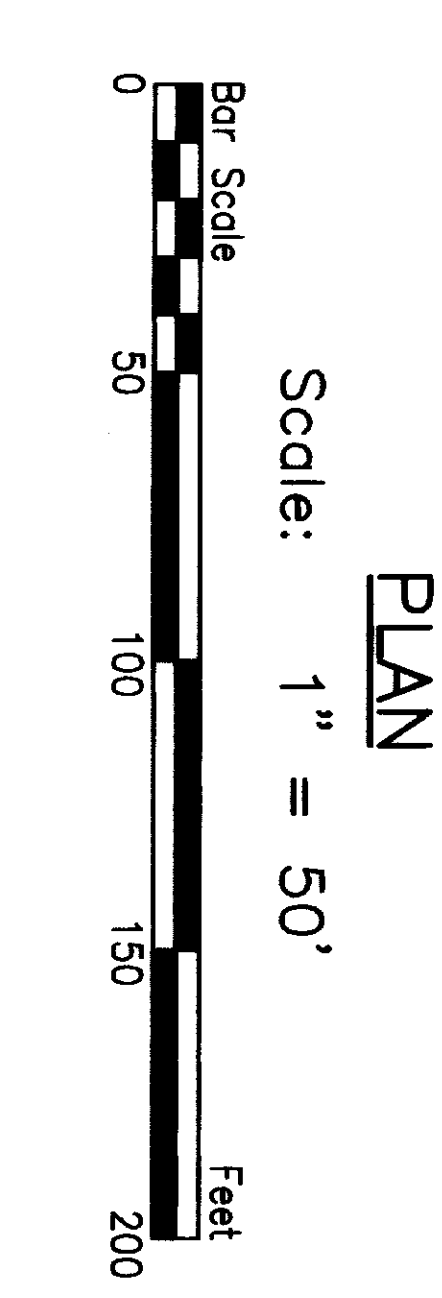
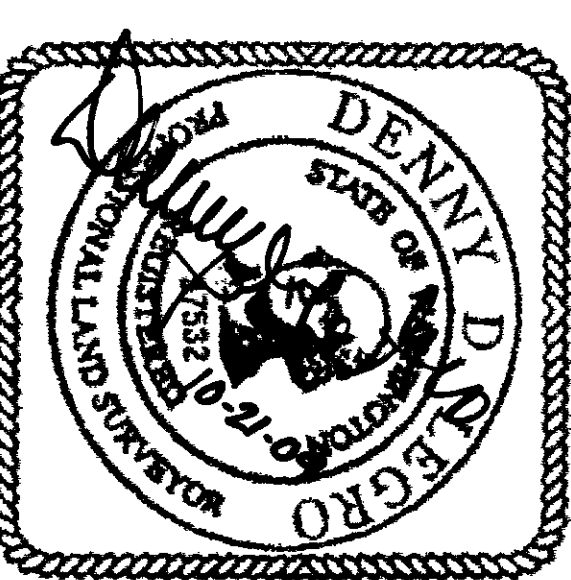


SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in October 2009 at the request of Wendy McDaniels.

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

Wendy McDaniels
DENNY D. LEGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 10-21-09



LEGAL DESCRIPTION

TRACT B:

That portion of Block 3, plat of "Hamstrom's Addition to Grassmere" per plat recorded on July 7, 1909 in Volume 3 of plats at page 82, records of Skagit County, Washington, described as follows:

Lot 21, LESS the North 20 feet thereof;
All of Lot 20;
Lot 19, LESS the South 10 feet thereof;
The West 10 feet of Lots 4 and 5;
The West 10 feet of Lot 6, LESS the South 10 feet thereof;

TOGETHER WITH all that portion of vacated alley in said Block 3 as reverted thereto by operation of law by Skagit County Commissioners Final Order To Vacate Resolution No. R20090337 by that instrument recorded under Auditor's File No. 200909300105, lying between the Easterly and Westerly extensions of the North and South lines of the above described tract of land and all that portion of the East Half (E ½) of vacated 2ND Street by the same instrument lying North of the Westerly extension of Lot 21 and South of the Westerly extension of the South line of the North 20 feet of Lot 21 in said Block 3.

AND TOGETHER WITH a 16-foot wide non-exclusive easement for ingress, egress and utilities over, under and across as centered upon that existing gravel driveway commonly referred to as McDaniels Drive as constructed or as may be reconstructed for the sole purpose of benefiting the lots in Block 3, of said plat of "Hamstrom's Addition to Grassmere".

SUBJECT TO the terms and conditions of said Vacation Order reserving an easement within said vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of record.

AND SUBJECT TO easements, restrictions, reservations and covenants of record.

All situate in the County of Skagit, State of Washington, and being approximately 15,905 sq. ft. in lot area.

NOTES

1. Legal Descriptions have been based upon that corrected Quit Claim Deed, re-recorded to correct legal, from Wendelyn T. McDaniel, Personal Representative of the Estate of Tecla C. McDaniel, deceased, Grantor to Wendell B. McDaniel, a single person, Grantee by that instrument recorded under Auditor's File No. 200506300196, records of Skagit County, Washington.

2. For section subdivision information refer to Short Plat No. PL04-0715 recorded under AF No. 200603090163, records of Skagit County, Washington.

3. Basis of Bearing – the East-West Centerline of Section 9, T. 35 N., R. 8 E., W.M. as being S 89°40'02" E, based upon existing monumentation.

4. Meridian – Assumed.

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

6. Distances shown are in feet and decimals of a foot.

7. In accordance with WAC 332-130-050, this survey has depicted existing improvements which may indicate encroachment, lines of possession or conflict of title. Occupational indicators may be the basis of unwritten claims of title ownership. This survey does not purport to resolve such claims, if any.

LEGAL DESCRIPTION

TRACT C:

That portion of Block 3, plat of "Hamstrom's Addition to Grassmere" per plat recorded on July 7, 1909 in Volume 3 of plats at page 82, records of Skagit County, Washington, described as follows:

The South 10 feet of Lot 19;
TOGETHER WITH all of Lots 14 through 18, inclusive;
TOGETHER WITH Lot 13, LESS the South 15 feet thereof as conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 11860, records of Skagit County, Washington;

TOGETHER WITH the West 10 feet of Lots 7 through 10, inclusive;
TOGETHER WITH the West 10 feet of the South 10 feet of Lot 6;

TOGETHER WITH all that portion of vacated alley in said Block 3, as reverted thereto by operation of law by Skagit County Commissioners Final Order To Vacate Resolution No. R20090337 by that instrument recorded under Auditor's File No. 200909300105, lying South of the Easterly projection of the North line of the South 10 feet of said Lot 19 and North of the Easterly projection of the South line of said Lot 15;

AND TOGETHER WITH the West ½ of vacated alley in said Block 3 as reverted thereto by operation of law by Skagit County Commissioners Final Order To Vacate Resolution No. R20090337 by that instrument recorded under Auditor's File No. 200909300105, lying South of the Easterly projection of the North line of said Lot 14 and North of the Easterly projection of the South line of said Lot 13, LESS the South 15 feet thereof as conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 11860, records of Skagit County, Washington;

AND TOGETHER WITH a 16-foot wide non-exclusive easement for ingress, egress and utilities over, under and across as centered upon that existing gravel driveway commonly refer to as McDaniels Drive as constructed or as may be reconstructed for the sole purpose of benefiting the lots in Block 3, of said plat of "Hamstrom's Addition to Grassmere".

SUBJECT TO the terms and conditions of said Vacation Order reserving an easement within said vacated right-of-way for all existing and future utilities, including extensions, and improvements thereto, and recognition of any franchises of record.

AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities over, across and under the Southerly 50 feet of the above described tract of land by that instrument dated July 31, 2009 and recorded October 14, 2009 under Auditor's File No. 200910140145.

SUBJECT TO AND TOGETHER WITH a 25-foot wide non-exclusive easement for ingress, egress and utilities over, across and under a portion of Lot 11 and 12 and East ½ vacated alley abutting said lots lying within Block 3 of said plat of "Hamstrom's Addition to Grassmere" by that instrument dated May 15, 2009 and recorded October 14, 2009 under Auditor's File No. 200910140144.

AND SUBJECT TO AND TOGETHER WITH easements, restrictions, reservations and covenants of record.

All situate in the County of Skagit, State of Washington, and being approximately 33,998 sq. ft. in lot area.

LEGAL DESCRIPTION

TRACT D:

That portion of Block 3, plat of "Hamstrom's Addition to Grassmere" per plat recorded on July 7, 1909 in Volume 3 of plats at page 82, records of Skagit County, Washington described as follows:

Lot 4, LESS the North 20 feet and LESS the West 10 feet thereof;
TOGETHER WITH all of Lots 5 through 10, inclusive, LESS the West 10 feet thereof;

TOGETHER WITH all that portion of vacated 1st Street in said plat of "Hamstrom's Addition to Grassmere" as reverted thereto by operation of law by Skagit County Commissioners Final Order To Vacate by Resolution No. R20090337 by that instrument recorded under Auditor's File No. 200909300105, lying between the Easterly projection of the South line of the North 20 feet of said Lot 4 and of the Easterly projection of the South line of said Lot 10, in Block 3 of said plat of "Hamstrom's Addition to Grassmere".

AND TOGETHER WITH a 16-foot wide non-exclusive easement for ingress, egress and utilities over, under and across as centered upon that existing gravel driveway commonly refer to as McDaniels Drive as constructed or as may be reconstructed for the sole purpose of benefiting the lots in Block 3, of said plat of "Hamstrom's Addition to Grassmere".

SUBJECT TO the terms and conditions of said Vacation Order reserving an easement within said vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of record.

AND SUBJECT TO AND TOGETHER WITH easements, restrictions, reservations and covenants of record.

All situate in the County of Skagit, State of Washington, and being approximately 34,347 sq. ft. in lot area.

NOTES (CONTINUED)

8. This survey has been performed without the benefit of a current title report and is subject to any Easements, Conditions, Covenants, Restrictions, Reservations or other instruments of record.

9. The boundaries to Tracts A thru D within Block 3 of this Boundary Line Adjustment have been adjusted under the direction of the property owner and without the benefit of as-built locations or records to any underground improvements (septic, water, power, etc.) that may serve the existing residences thereon. Although additional precaution was taken to provide sufficient area to encompass apparent individual septic drainfields upon the lots created, LeGro & Associates accepts no liability for encroachments, if any, by such improvements.

10. Alternate septic drainfield sites were not a condition of this Boundary Line Adjustment.

LEGAL DESCRIPTION

TRACT E:

Lots 1 through 5, inclusive, and Lots 17 through 22, inclusive in Block 2, plat of "Hamstrom's Addition to Grassmere" per plat recorded on July 7, 1909 in Volume 3 of plats at page 82, records of Skagit County, Washington;

AND that portion of Alley lying North of the South line of Lots 1 through 4 and 19 through 22 extended Westerly and Easterly, Block 2 of said plat of "Hamstrom's Addition to Grassmere", as conveyed by Order Vacating Part of Alley by Skagit County Resolution No. 3196 vacated May 21, 1922;

AND that portion of Alley lying between the Easterly extensions of the North and South lines of Lot 18, Block 2, of said plat of "Hamstrom's Addition to Grassmere", which reverted by operation of law as per Skagit County Commissioners Final Order To Vacate Resolution No. R20090337 by that instrument recorded under Auditor's file No. 200909300105;

AND that portion of the West Half of Second Street lying between the Easterly extensions of the North line of Lot 1 and the South line of Lot 4, Block 2 of said plat of "Hamstrom's Addition to Grassmere", which reverted by operation of law as per Skagit County Commissioners Final Order To Vacate Resolution No. R20090337 by that instrument recorded under Auditor's file No. 200909300105;

EXCEPT a parcel of land 20 feet by 50 feet conveyed to Skagit County by Right of Way Deed by that instrument dated December 6, 1993 and recorded March 31, 1994 under Auditor's File No. 9403310027;

SUBJECT TO the terms and conditions of said Vacation Order Resolution No. R20090337 reserving an easement within said vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of record.

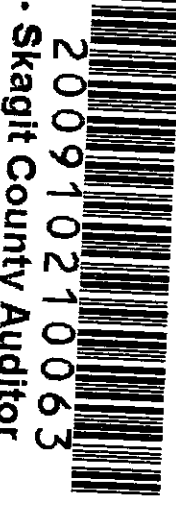
AND SUBJECT TO easements, restrictions, reservations and covenants of record.

All situate in the County of Skagit, State of Washington.

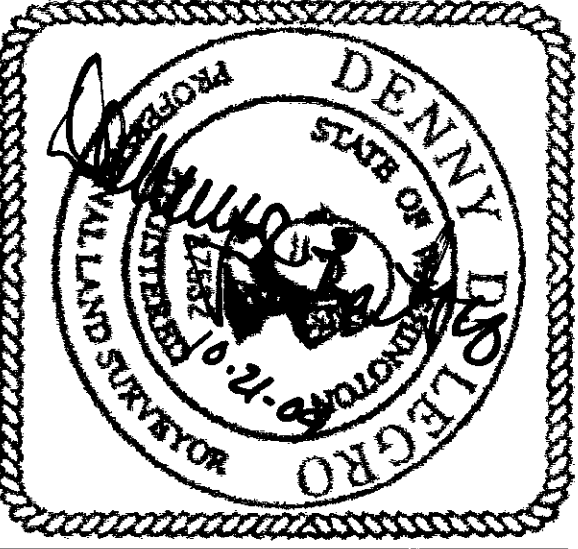
BOUNDARY LINE ADJUSTMENT APPROVAL

Reviewed and Approved in Accordance with SCC Chapter 14.18.700 on October 21, 2009

Handwritten Signature
Skagit County Planning & Development Services



200910210063
• Skagit County Auditor
10/21/2009 Page 2 of 2 3:47PM



RECORD OF SURVEY
ESTATE OF W. B. McDANIEL BOUNDARY LINE ADJUSTMENT

LOTS 1-5 & 17-24, BLK 2
LOTS 1-10 & 13-24, BLK 3
HAMSTROM'S ADDITION TO GRASSMERE

SEC. 9, T. 35 N., R. 8 E.W.M.

SKAGIT COUNTY, WASHINGTON