

201008110010
Skagit County Auditor
8/11/2010 Page 1 of 2 10:11AM

Youngquist
Skagit County Auditor
Deputy

LEGAL DESCRIPTION

ESTATE OF RODNEY OLSON PROPERTY:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., lying South and West of the county road running along the East side of Britt Slough and being a portion of Skagit County Short Plat No. 55-81 Revised as recorded in Volume 5 of 8112310065, records of Skagit County, Washington; more particularly described as follows:

Commencing at the intersection of the West line of said subdivision with the South line of the Britt Slough Road; thence S 0°06'26" E along said West line a distance of 510 feet to the Southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington; thence N 89°53'34" E, along the South line of said Stanton Olson tract to the Southeast corner thereof, at right angles to said West line a distance of 190 feet; thence N 0°06'26" W, parallel with the West line of said subdivision along the East line of said Stanton Olson tract, a distance of 410.99 feet, more or less, to the Northeast corner of said Stanton Olson tract at a point on a curve along the South line of the Britt Slough Road, at which point the tangent to said curve bears S 63°05'47" E; thence in a Southeasterly direction along the South line of the Britt Slough Road on a curve to the left having a radius of 603.00 feet and a central angle of 18°28'57", an arc distance of 194.51 feet to the TRUE POINT OF BEGINNING of this property description; thence S 3°46'40" E, a distance of 173.76 feet; thence S 14°35'36" E, a distance of 61.38 feet; thence S 9°19'37" E, a distance of 65.68 feet; thence N 86°34'49" E, a distance of 621.95 feet, more or less, to a point on a curve along the Westerly line of the Britt Slough Road having a radius of 288.31 feet, at which point the tangent to said curve bears S 15°41'27" E; thence northerly and westerly along the westerly and southerly line of said road to the point of beginning, and containing 3.19 acres, more or less.

EXCEPT road;

AND EXCEPT that portion conveyed to Skagit County for road purposes by deed dated June 30, 1959, and recorded July 17, 1959, as Auditor's File No. 583297;

ALSO EXCEPT Drainage District No. 23 Rights-of-Way;

ALSO EXCEPT that portion thereof, if any, lying within the Right-of-Way of Dike District No. 3;

SUBJECT TO easements, restrictions and reservations of record.

Situate in the County of Skagit, State of Washington.

RECORD OF SURVEY

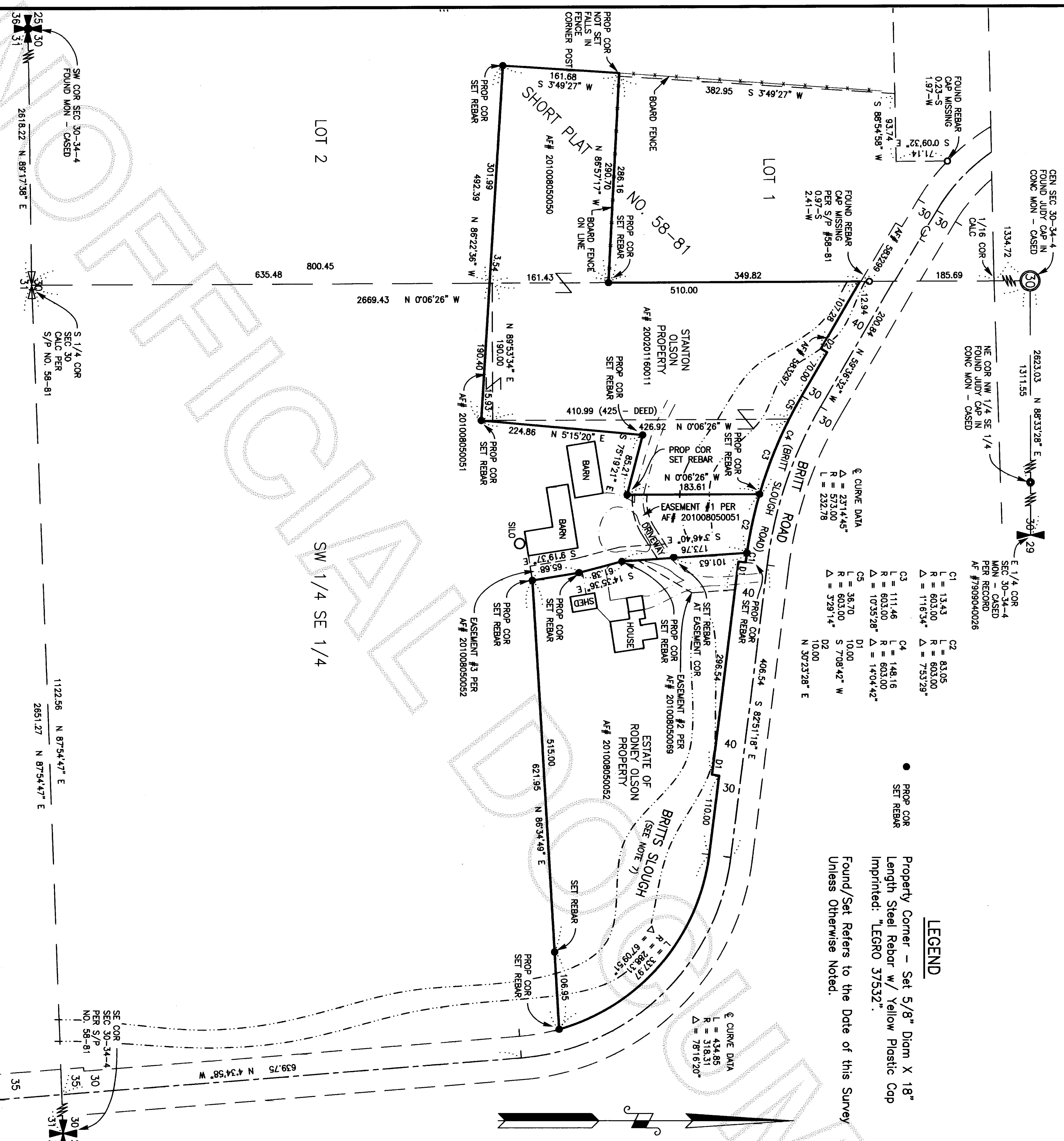
ESTATE OF RODNEY OLSON &
STANTON OLSON PROPERTIES SURVEY
PTN SW 1/4 SE 1/4 AND PTN. SE 1/4 SW 1/4
SEC. 30, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

LEGEND

Property Corner - Set 5/8" Diam X 18"
Length Steel Rebar w/ Yellow Plastic Cap
Imprinted: "LEGRO 37532".

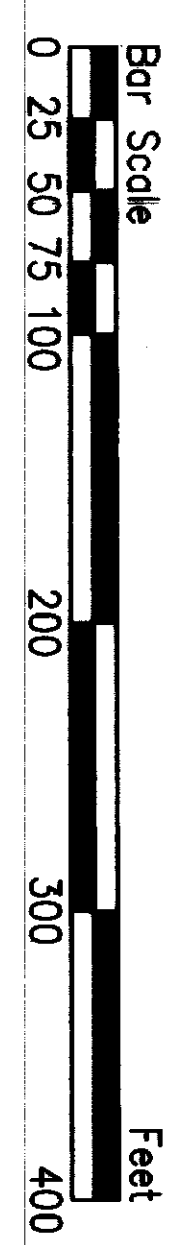
Found/Set Refers to the Date of this Survey
Unless Otherwise Noted.

C1	L = 13.43	L = 83.05
	R = 603.00	R = 603.00
	Δ = 116°34'	Δ = 753°29'
C3	L = 111.46	L = 148.16
	R = 603.00	R = 603.00
	Δ = 103°52'	Δ = 14°04'42"
C5	L = 36.70	L = 10.00
	R = 603.00	R = 603.00
	Δ = 329°14'	Δ = 10.00
D2	L = 10.00	L = 10.00
	R = 603.00	R = 603.00
	Δ = 302°23'28"	Δ = 10.00



PLAN

Scale: 1" = 100'



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 June 2010 at the request of Stan Olson.
LEGRO & ASSOCIATES
Professional Land Surveyors
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220
Denny D. Legro
Registered Professional
Lic. # 37532 Date: 8-11-10

LEGAL DESCRIPTION

STANTON OLSON PROPERTY:

That portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M. described as follows:

Beginning at the intersection of the west line of said subdivision with the south line of the Britt Slough Road; thence south along said west line a distance of 510 feet; thence east at right angles to said west line a distance of 190 feet; thence north parallel with the west line of said subdivision a distance of 425 feet more or less to the south line of the Britt Slough Road; thence westerly along the south line of said road to the point of beginning.

TOGETHER WITH that portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, W.M., lying South and West of the county road running along the East side of Britts Slough and being a portion of Skagit County Short Plat No. 58-81 Revised as recorded in Volume 5 of Short Plats at Page 157, as Auditor's File No. 8112310065, records of Skagit County, Washington; EXCEPT road; EXCEPT that portion conveyed to Skagit County for road purposes by deed dated June 30, 1959, and recorded July 17, 1959, as Auditor's File No. 583297; ALSO EXCEPT Drainage District No. 23 Rights-of-Way; ALSO EXCEPT that portion thereof, if any, lying within the Right-of-Way of Dike District No. 3; being more particularly described as follows:

Commencing at the intersection of the West line of said subdivision with the South line of the Britt Slough Road; thence S 0°06'26" E along said West line a distance of 510 feet to the Southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington, and which point is the TRUE POINT OF BEGINNING of this property description; thence N 89°53'34" E, along the South line of said Stanton Olson tract to the Southeast corner thereof, at right angles to said West line a distance of 190 feet; thence N 0°06'26" W, parallel with the West line of said subdivision along the East line of said Stanton Olson tract, a distance of 410.99 feet, more or less, to the Northeast corner of said Stanton Olson tract at a point on a curve along the South line of the Britt Slough Road, at which point the tangent to said curve bears S 63°05'47" E; thence in a Southeasterly direction along the South line of the Britt Slough Road on a curve to the left having a radius of 603.00 and a central angle of 10°35'28", an arc distance of 111.46 feet; thence S 0°06'26" E, parallel with the West line of said subdivision, a distance of 183.61 feet; thence N 75°19'21" W, a distance of 85.21 feet; thence S 5°15'20" W, a distance of 224.86 feet to a point which bears S 0°06'26" E, a distance of 15.93 feet from the Southeast corner of said Stanton Olson tract; thence N 86°22'36" W, a distance of 190.40 feet, more or less, to the West line of said subdivision; thence N 0°06'26" W along said West line a distance of 3.54 feet, more or less, to the True Point of Beginning, and containing 0.55 acres, more or less.

TOGETHER WITH that portion of Lot 2 of Skagit County Short Plat No. 58-81, approved December 31, 1981 and recorded December 31, 1981 under Auditor's File No. 8112310065, in Volume 5 of Short Plats, page 157, records of Skagit County, being a portion of the Southeast ¼ of the Southwest ¼ of Section 30, Township 34 North, Range 4 East, W.M.; EXCEPT ditch right of way and EXCEPT right of way of Dike District No. 3 as delineated on the face of the Short Plat; described as follows:

LEGAL DESCRIPTION (CONTINUED)

Beginning at the Southeast corner of Lot 1 of said Skagit County Short Plat No. 58-81; thence S 0°06'26" E along the East line of said subdivision and of said Lot 2, a distance of 161.43 feet, more or less, to the Southwest corner of that tract of land conveyed to Stanton C.G. Olson, Grantee from Julie Marie Olson, Grantor by that instrument dated January 11, 2002 and recorded January 16, 2002 under Auditor's File No. 200201160011, records of Skagit County, Washington; thence continuing S 0°06'26" E along the East line of said subdivision, a distance of 3.54 feet; thence N 86°22'36" W, a distance of 301.99 feet; thence N 3°49'27" E, a distance of 161.68 feet, more or less, to a point at the Westerly projection of the South line of said Lot 1; thence S 86°57'17" E, along the South line of said Lot 1 and the Westerly projection thereof, a distance of 290.70 feet, more or less, to the Point of Beginning, and containing 1.11 acres, more or less.

SUBJECT TO easements, restrictions and reservations of record.

Situate in the County of Skagit, State of Washington.

NOTES

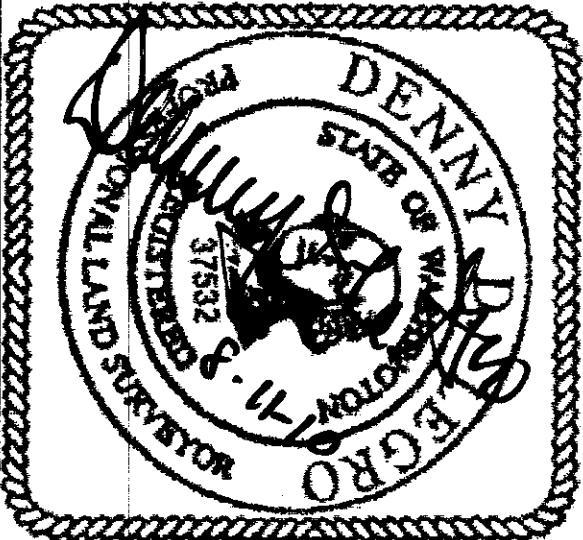
- For additional section subdivision information refer to Short Plat No. 58-81 recorded in Volume 5 of Short Plats, page 157 under Auditor's File No. 8112310065. See also Short Plat No. 90-79 recorded in Volume 3 of Short Plats, page 170 under Auditor's File no. 7909040026, all records of Skagit County, Washington.
- Basis of Bearing: The North line of the Southeast 1/4 of Section 30, T. 34 N., R. 4 WM. based upon existing monumentation in Blackburn Road as being N 88°33'28" E.
- Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B(20)
Theodolite: Min. Horizontal Circle Reading of 20" E.D.M.: Accuracy ± (5mm + 5ppm)
- Distances shown are in feet and decimals of a foot.
- This survey has been completed without the benefit of a current title report and may be subject to Easements, Covenants, Restrictions, Reservations or other instruments of record.
- We could find no evidence of iron pipes with survey caps at the corners to Lot 1 as per note 6 upon the face of said Short Plat No. 58-81.
- Mapped location of Britts Slough is approximate as taken from Skagit County Aerial mapping and not by actual field survey.

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✓	✓	

VICINITY MAP

(Not to Scale)

Sec. 30, T. 34 N., R. 4 E.



RECORD OF SURVEY

Sheet 2 of 2 Sheets

ESTATE OF RODNEY OLSON &
STANTON OLSON PROPERTIES SURVEY
PTN. SW 1/4 SE 1/4 AND PTN. SE 1/4 SW 1/4
SEC. 30, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON