

NOTES

1. Legal description for this survey has been taken from Statutory Warranty Deed from Timothy Freeman and Michele Freeman, Grantors to Frederick Judd and Terri Judd, Grantees by that instrument dated August 29, 1997 and recorded August 29, 1997 under Auditor's File No. 9708290206, records of Skagit County, Washington. This instrument was referenced in favor of Quit Claim Deed recorded under A.F. No. 200503110139 correcting the spelling of owner's name due to an obvious typographical error and the omission of a major portion of the intended legal description.

2. For additional subdivision information refer to Short Plat No. 28-76 recorded under Auditor's File No. 839197; Record of Survey recorded under Auditor's File No. 9905260005; and Record of Survey recorded under Auditor's File No. 201009090056.
3. Basis of Bearing – the North line of the Northeast 1/4 of Section 24, T. 34 N., R. 3 E., W.M., as being S 89°31'00" E based upon existing monumentation.
4. Survey Method: Field Traverse  
Instrumentation: TOPCON GTS-2B(20)  
Theodolite: Min. Horizontal Circle Reading of 20"  
E.D.M.: Accuracy  $\pm$  (5mm + 5ppm)
5. Meridian – Assumed.
6. Distances Shown are in feet and decimals of a foot.
7. 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.
8. The purpose of this survey was to reestablish the Northwestern property line of the subject parcel.

AUDITOR'S CERTIFICATE

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



201010050042  
Skagit County Auditor

10/5/2010 Page 1 of 1 1:15PM

J. Youngquist  
Skagit County Auditor Deputy

LEGAL DESCRIPTION

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 34 North, Range 3 East, W.M., described as follows:

From the intersection of East line of said Section 24, and the Southerly right-of-way line of Memorial Highway, run Northwesterly along said right-of-way line, 457.17 feet to the most Easterly corner of that certain tract conveyed to Harold Brandstad and Clayton Wilson by Deed dated November 18, 1946, recorded December 4, 1946, under Auditor's File No. 398669, records of Skagit County; thence Southwesterly at right angles to said highway right-of-way and along the Southeasterly line of said Brandstad & Wilson Tract, a distance of 85 feet to the TRUE POINT OF BEGINNING; thence from said True Point of Beginning run Northwesterly along the Southeasterly line of said Brandstad & Wilson Tract 85 feet to the Southerly line of said highway right-of-way; thence Southeasterly along the Southerly line of said highway right-of-way, a distance of 65.75 feet to the Northwestern corner of that certain tract conveyed to Herbert F. Young, by Deed dated May 16, 1933, recorded May 17, 1933, under Auditor's File No. 256229, records of Skagit County; thence South along the West line of said Young Tract, a distance of 91.15 feet to the Northeast corner of that certain tract conveyed to Bertha Brandstad, by Deed dated December 3, 1946, recorded February 27, 1947, under Auditor's File No. 401441, records of Skagit County; thence West along the North line of said Brandstad Tract and the North line thereof extended a distance of 86 feet; thence North 49 feet; thence Northwesterly in a straight line, a distance of 26 feet, more or less, to the True Point of Beginning.

Situate in the County of Skagit, State of Washington.

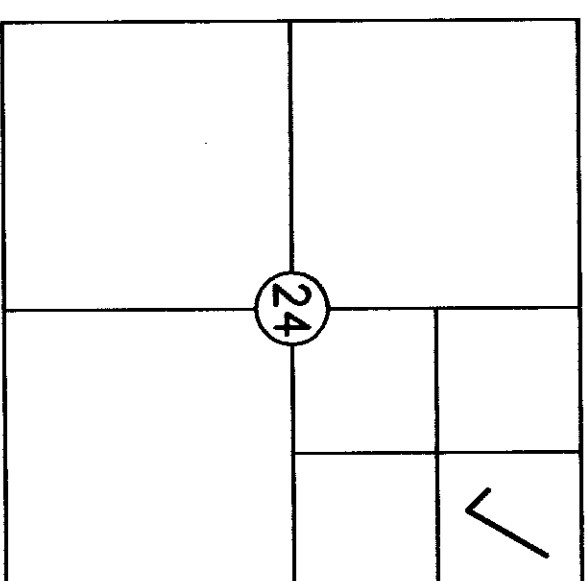
LEGEND

- PROP COR SET REBAR  
Property Corner – Set 5/8" diam. X 18" length steel rebar w/ yellow plastic cap imprinted: "LEGRO 37532".
- FOUND LEGRO  
Found rebar w/ yellow plastic cap imprinted: "LEGRO 37532".
- FOUND  
Found rebar w/ Yellow plastic Cap Imprinted: "DOWNING 17068" 1.41' South and 0.50' West of calculated property corner.
- ◎ FOUND MON  
Found brass disk in concrete monument – punched and cased.  
Found/set refers to the date of this survey unless otherwise noted.

VICINITY MAP

(Not to Scale)

Sec. 24, T. 34 N., R. 3 E.



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 2010 at the request of Frederick Judd.

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

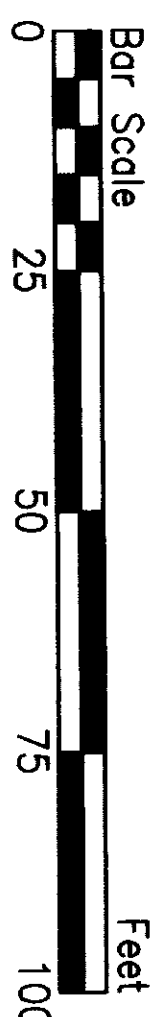
DENNIS D. LEGro  
Registered Professional  
Land Surveyor  
Lic. # 37532 Date: 9/28/10

RECORD OF SURVEY

FREDRICK L. JUDD PROPERTY SURVEY

PTN. NE 1/4 NE 1/4  
SEC. 24, T. 34 N., R. 3 E.W.M.  
SKAGIT COUNTY, WASHINGTON

DRAWN BY: THH



Scale: 1" = 30'

PLAN

