

AUDITOR'S CERTIFICATE

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

201102100054
Skagit County Auditor
2/10/2011 Page 1 of 1 1:10:48AM

T. Hunsquist
Deputy
LEGAL DESCRIPTION

That portion of the West 1/2 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M., lying Southerly of the Mount Vernon-Big Lake county road right-of-way and described as follows:

Commencing at a point on the West line of said subdivision, which point bears North 0°01'14" East, a distance of 1,994.69 feet from the Southwest corner of said Southwest 1/4; thence S 89°58'46" E, a distance of 657.45 feet to the True Point of Beginning, said point being the Southeast corner of those premises conveyed to Harold Wanamaker, et ux, by deed recorded February 13, 1962 as Auditor's File No. 617909; thence continuing S 89°58'46" E, a distance of 181.92 feet, more or less, to the West line of the 60-foot wide Mountain View Road right-of-way conveyed to Skagit County by deed recorded September 20, 1960 as Auditor's File No. 598910; thence N 41°12'24" E along said West line, a distance of 162.01 feet, more or less, to a point on the South right-of-way line of said Mount Vernon-Big Lake road right-of-way; thence N 53°54'50" W along said South line, a distance of 132.51 feet; thence continuing along the South line of said county road right-of-way on a curve to the left having a radius of 307.03 feet and a central angle of 36°12'04", an arc distance of 193.99 feet, to the Northeast corner of said Wanamaker tract; thence S 0°01'14" W along the East line of said Wanamaker tract, a distance of 258.92 feet, more or less, to the True Point of Beginning; EXCEPT that portion thereof, if any, lying within that certain strip of land conveyed to Skagit County for right-of-way purposes by deed recorded June 21, 1956 as Auditor's File No. 537716.

Situate in the County of Skagit, State of Washington.

LEGEND

- PROP COR Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGro 375332".
 - FOUND IP Found Old 1" ID Iron Pipe.
 - FOUND JUDY Found old Iron Pipe w/ Yellow Plastic Cap Imprinted: "JUDY 7598".
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.
- NOTES (CON'T)
- Mount Vernon Big Lake Road centerline based upon right-of-way deed AF No. 537716 applied to the East-West centerline of Sec. 23 subdivision bearing of S 89°18'58" E.

NOTES

- Legal description for this survey has been taken from Quit Claim Deed from Keith S. Johnson, Grantor to Danya R. Wolf, Lale A. Johnson, Karl S. Greiner and Moni B. Butler, Grantees by that instrument dated January 27, 2010 and recorded February 5, 2010 under Auditor's File No. 201002050058, records of Skagit County, Washington.
- This survey has been retraced from the survey records of LeGro & Judy from which the original legal description to this property was created. Richard L. Judy, PLS of LeGro & Judy Civil Engineer and Land Surveyors established the boundaries to this property setting pipes at the corners or tangent on the property lines as denoted upon the face of this map on Oct. 7, 1960 and later verified on Nov. 20, 1975.
- Basis of Bearing: the West line of the Southwest 1/4 of Section 23, T. 34 N., R. 4 E., W.M. being N 0°01'14" E based upon existing monumentation per 1960 survey.
- Meridian - Assumed
- 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.

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 February 2011 at the request of Danya Wolf, LeGro & Associates
Professional Land Surveyors
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220

DENNY D. L. EGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 2-08-11

RECORD OF SURVEY

DANYA WOLF ET. AL. PROPERTY SURVEY
PTN. W 1/2 SW 1/4
SEC. 23, T. 34 N., R 4 E.W.M.
SKAGIT COUNTY, WASHINGTON

