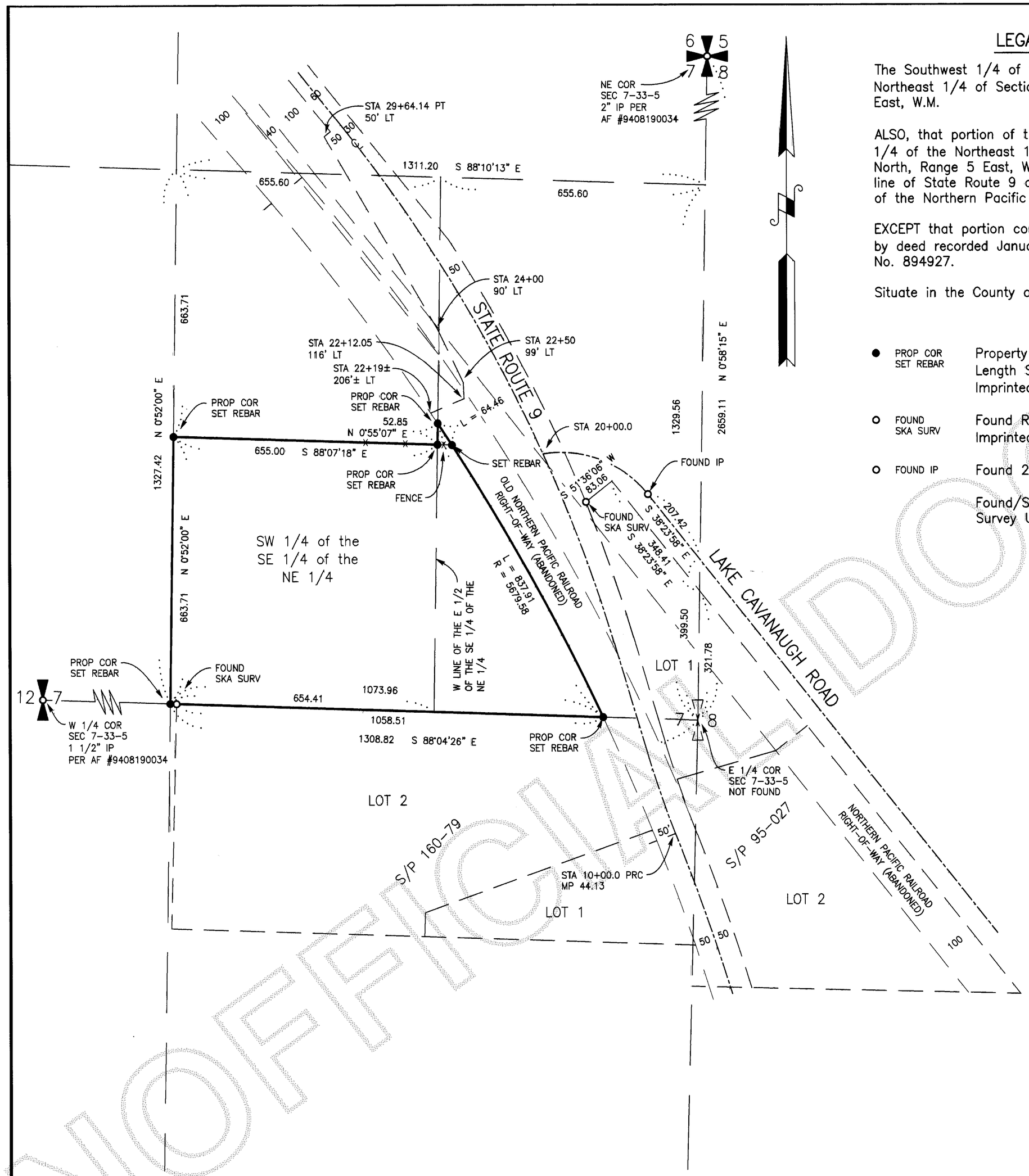


LEGAL DESCRIPTION

The Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 5 East, W.M.

ALSO, that portion of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 33 North, Range 5 East, W.M. lying Westerly of the Westerly line of State Route 9 and Westerly of the Westerly line of the Northern Pacific Railroad right-of-way.

EXCEPT that portion conveyed to the State of Washington by deed recorded January 18, 1979, under Auditor's File No. 894927.

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 SKA SURV	Found Rebar w/ Yellow Plastic Cap Imprinted: "SKA SURV 17651"
○ FOUND IP	Found 2" Old Iron Pipe

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

AUDITOR'S CERTIFICATE

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

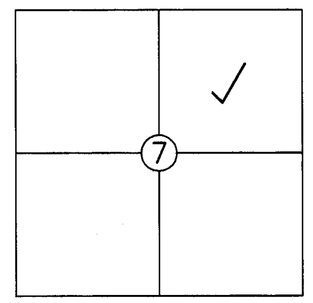
201110240051
Skagit County Auditor
10/24/2011 Page 1 of 1 9:47AM

J Hannquist
Skagit County Auditor

Judy Barela
Deputy

NOTES

1. Legal Description for this survey is taken from that Statutory Warranty Deed from Helen Neal, Grantors to Steve W. Doty, Grantee by that instrument dated May 11, 2005 and recorded May 12, 2005 under Auditor's File No. 200505120116, records of Skagit County, Washington.
2. For additional subdivision information refer to Short Plat No. 93-018 recorded under A.F. No. 9408190034; Short Plat No. 95-027 recorded under A.F. No. 9512140094; Short Plat No. 160-79 recorded under A.F. No. 8003070049, all records of Skagit County, Washington.
3. Basis of Bearing: The South line NE 1/4 of Sec. 7, T. 33 N., R. 5 E.W.M. as being S 88°04'26" E.
4. Meridian – Assumed
5. Survey Method: Field Traverse
   Instrumentation: TOPCON GTS 2-B(20)
   Theodolite: Min. Horiz. Circle Reading of 20"
   E.D.M.: Accuracy ± (5mm + 5ppm)
6. Distances shown are in feet and decimals of a foot.
7. This survey may show occupational indicators which may be the basis of claims of unwritten title ownership. This survey does not purport to resolve such claims if any.
8. This survey has been performed without the benefit of a current title report and as such is subject to any Easements, Covenants, Conditions, Restrictions or other instruments of record which may affect the subject property.
9. Determination of SR 9 State Highway Right of Way abutting Steve Doty property taken from SR 9 MP 44.13 to MP 44.50 JCT LAKE CAVANAUGH RD VICINITY SKAGIT COUNTY Right of Way Plan Sta. 10+00.00 to Sta 29+64.14 prepared by the Washington State Highway Commission, Department of Highways Olympia, Washington Sheet 2 of 2 dated approved Dec. 24, 1976. The State ownership of said right of way abutting the Doty property was verified by letter correspondence to Denny D. LeGro, PLS from Joseph E. Simek, PE of the Washington State Department of Transportation Northwest Region dated January 25, 2007. Subject Right of Way Plan as previously acquired by QCD from Skagit County to State of Washington in 1938 under A.F. No. 305470.



VICINITY MAP
(Not to Scale)
Sec. 7, T. 33 N., R. 5 E.

PLAN
Scale: 1" = 200'
Bar Scale Feet
0 250 500 750

DENNY D. LEGRO
STATE OF WASHINGTON
37532
10-11-11
REGISTERED
PROFESSIONAL LAND SURVEYOR

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 December 2007 at the request of Steve Doty.

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

DENNY D. LEGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 10-11-11

RECORD OF SURVEY

STEVE W. DOTY PROPERTY SURVEY

PTN. SE 1/4 NE 1/4
SEC. 7, T. 33 N., R. 5 E.W.M.
SKAGIT COUNTY, WASHINGTON

UNOFFICIAL DOCUMENT