



## LEGAL DESCRIPTION

Set Concrete Nail w/ Brass Tag Imprinted:  
"LEGRO 37532"

201305060181 \$138.00  
Skagit County Auditor 1 of 1 2:02PM  
5/6/2013 Page

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

J. Youngquist  
Deputy  
Skagit County Auditor

## LEGAL DESCRIPTION

That portion of the following described tract lying Easterly of the Truman Loop County Road:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 35 North, Range 3 East, W.M., described as follows:

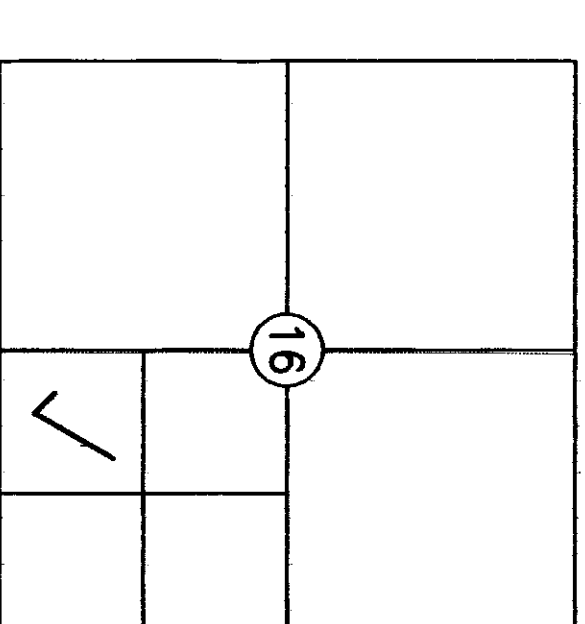
Beginning at the Southwest corner of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , thence East 412.5 feet; thence North 316.8 feet; thence West 412.5 feet; thence South 316.8 feet to the point of beginning.

**EXCEPT road and ditch rights of way.**

**Situate in the County of Skagit, State of Washington.**

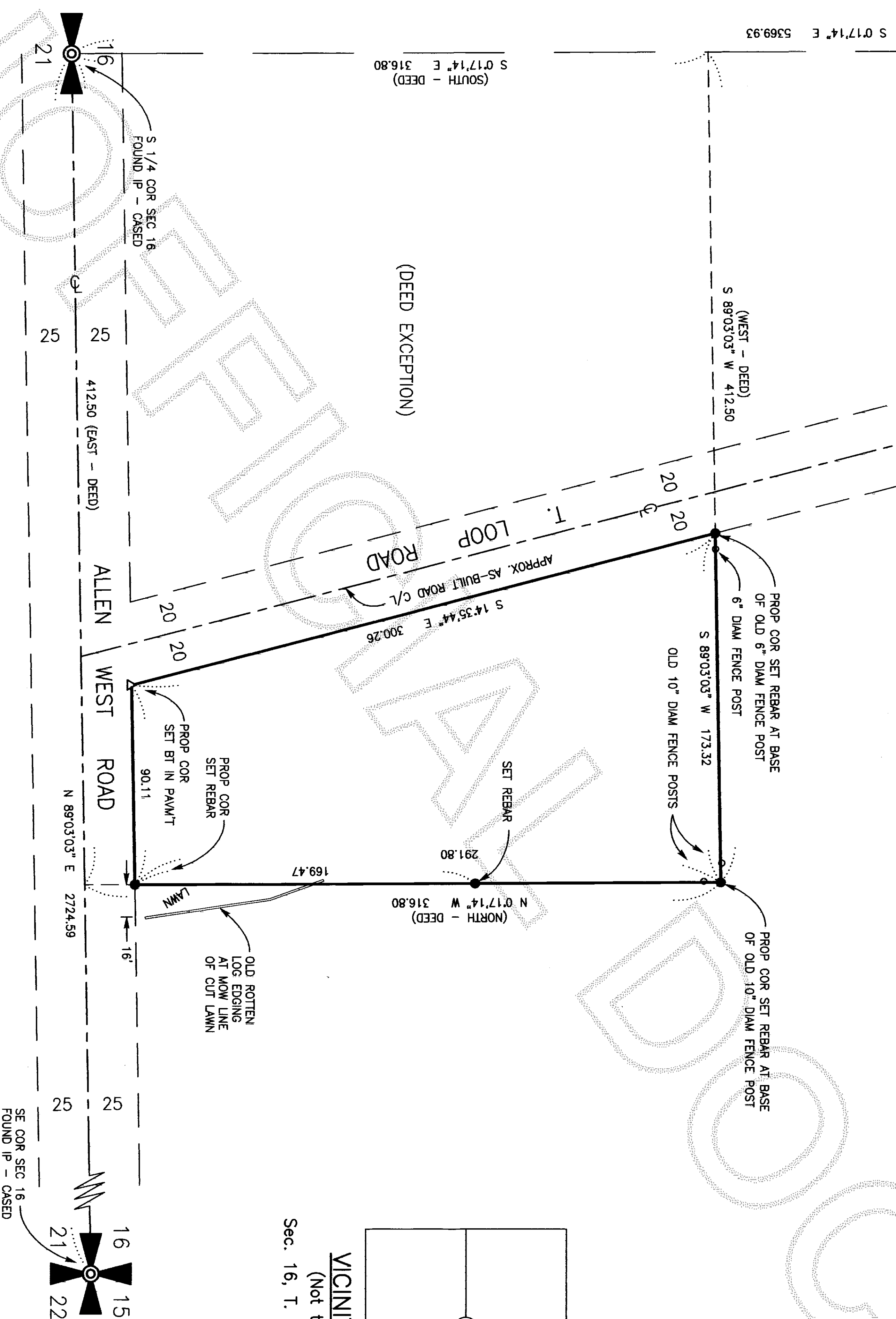
## NOTES

1. Legal Description for this survey has been taken from that Statutory Warranty Deed from Corner Estates, LLC, Grantor to Bow Corner Property, LLC, Grantee by that instrument dated April 11, 2013 and recorded April 15, 2013 under Auditor's File No. 201304150227, records of Skagit County, Washington.
2. For additional survey information refer to Short Plat No. 92-047 recorded in Vol. 10 of Short Plats, pages 169 & 170, under Auditor's File No. 9301280022, records of Skagit County, Washington.
3. Basis of Bearing: the South line of the SE 1/4 of Section 16, T. 35 N., R. 3 E., W.M. as being N 89°03'03" 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. 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.
9. North 5 feet of the South 25 feet of the West 412.5 feet of said SW 1/4 of SE 1/4 of Sec. 16, deeded as County Road right of way by A.F. No. 300032.



(Not to Scale)

Sec. 16, T. 35 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 April 1913 at the request of Maqai Holbert.

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

DENNY D. NEGRO  
 Registered Professional  
 Land Surveyor  
 Lic. # 37532 Date: 5-03-11

**RECORD OF SURVEY**

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**BOW CORNER PROPERTY LLC**

**PROPERTY SURVEY**

**PTN. SW 1/4 SE 1/4**

**SECTION 16, T. 35 N., R. 3 E., W.M.**

**SKAGIT COUNTY, WASHINGTON**