

LEGAL DESCRIPTION

Blocks 20 and 56, "PLAT OF BAY VIEW" (McKenna & Elliott's 2nd Addition), as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated West Avenue and the North 1/2 of "G" Avenue which has reverted to said premises by operation of law.

EXCEPTING from all the above described premises the following described tracts:

1. Beginning at a point on the West side of First Street which point bears South 20°44'10" East along said West side of First Street, a distance of 180 feet from the Southeast corner of Block 5, "ADDITION TO BAY VIEW WASH.", as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington; thence South 68°58'20" West parallel with the North line of said Blocks 20 and 56, a distance of 110 feet; thence South 20°44'10" East parallel with the East line of said Block 20, a distance of 10 feet; thence South 68°58'20" West parallel with said Block 20 and 56, a distance of 120 feet; thence South 20°44'10" East parallel with the East line of said Block 20, a distance of 110 feet; thence North 68°58'20" East parallel to the North line of said Blocks 20 and 56, a distance of 120 feet, said point being the Northeast corner of a tract conveyed to Joseph B. Simmonds, et ux by deed recorded May 26, 1967, under Auditor's File No. 699704; thence South 20°44'10" East, a distance of 100.00 feet to a point on the centerline of vacated "G" Avenue; thence North 68°58'20" East along said centerline, a distance of 110 feet (see Note 8.) to a point on the West line of said First Street; thence North 20°44'10" West along said West line, a distance of 220 feet, more or less, to the point of beginning.
2. Beginning at a point on the East side of Block 20 and on the West side of First Street, which point bears South 20°44'10" East along said East side of Block 20 and said West side of First Street, a distance of 300.00 feet from the Southeast corner of Block 5, "ADDITION TO BAY VIEW WASH.", as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington; thence South 68°58'20" West, a distance of 110.00 feet to the true point of beginning of this description; thence South 20°44'10" East, a distance of 100.00 feet to a point on the centerline of vacated "G" Avenue; thence South 68°58'20" West along the centerline of vacated "G" Avenue (see Note 8.) to a point on the government meander line or the line of ordinary high tide, whichever is farthest out; thence Northwesterly along said government meander line or the line of ordinary high tide, whichever is farthest out, to a point which bears South 68°58'20" West from the true point of beginning of this description; thence North 68°58'20" East to the true point of beginning of this description.
3. That portion thereof, if any, lying outside the government meander line or the line of ordinary high tide, whichever line is farthest out.

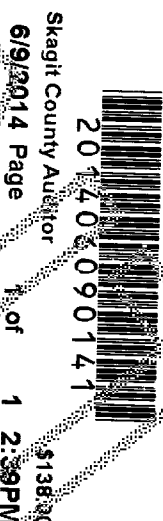
Situate in the County of Skagit, State of Washington.

NOTES CONTINUED:

11. Building 0.12 feet South of Property Line.
12. At the direction of the owner, no property lines were staked Westerly of the top of the bank.

AUDITOR'S CERTIFICATE

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



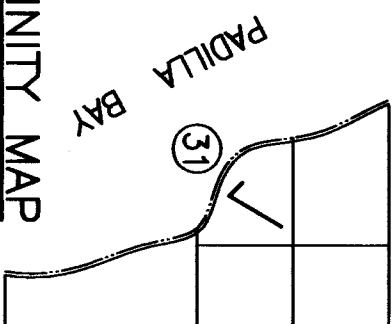
J. W. WARDEN
Skagit County Auditor
Deputy

NOTES

1. Legal description for this survey taken from that Quit Claim Deed from Ernest D. Morgan, trustee of the Ernest D. Morgan and Faith A. Morgan Trust, Grantor, to Laurie J. Cottingham by that instrument recorded under Auditor's File No. 201005240107, records of Skagit County, WA.
2. Refer also to surveys recorded under AF No's. 9201080015 and 9301250089, records of Skagit County, Washington.
3. Basis of Bearing - The centerline of First Street as being N 20°44'10" W based upon existing monumentation.
4. Meridian: Assumed.
5. Survey Method: Field Traverse
Instrumentation: TOPCON PS-103
Theodolite: Min. Resolution/Accuracy 3"
E.D.M.: Accuracy ± (1.5mm + 2ppm)
6. All distances shown are in feet and decimals of a foot.
7. This survey has been performed without the benefit of a current title report and therefore is subject to any Easements, Reservations, Restrictions, Covenants or other instruments of record that may affect subject property.
8. QCD recorded under AF #201005240107 deed Exception description errors corrected in accordance with WD re-recorded under AF #200703070091 as follows: 140 feet corrected to "110 feet", AND the following line was missing: "thence South 68°58'20" West along the centerline of vacated "G" Avenue".
9. The Meander Line and/or Line of Ordinary High Tide was not determined by this survey.
10. 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.

LEGEND

- PROP COR Property Corner
Set 5/8" Diam. x 18" Length Steel Rebar w/
Yellow Plastic Cap Imprinted "LEGRO 3475"
 - △ FOUND RR Found RR Spike or Large Nail
 - FOUND PIPE Found old Iron Pipe
- Found/Not Found Refers to the Date of this Survey Unless Otherwise Noted.



VICINITY MAP

(Not to Scale)

Sec. 31, 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 March 2014 at the request of Laurie Cottingham.

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

Denny D. Legro
Denny D. Legro
Registered Professional
Land Surveyor
Lic. #37532 Date: 6-09-14

RECORD OF SURVEY

LAURIE J. COTTINGHAM PROPERTY SURVEY
PTN. BLKS. 20 & 56, MCKENNA & ELLIOTT'S 2ND ADDTN
TO BAYVIEW, TGV VACATED STREETS
PTN. GOV'T LOT 2, SEC. 31, T. 35 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON