

AUDITOR'S CERTIFICATE

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

201503040045
 Skagit County Auditor
 3/4/2015 Page 1 of 2 2:51PM
 \$143.00

Shirley August
 Skagit County Auditor
 Deputy

LEGAL DESCRIPTION OF PARCEL X

That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest (SW 1/4) of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of said subdivision and the East line of Alfred Johnson Road, formerly State Highway No. 99; thence East along the South line of said subdivision a distance of 375.52 feet; thence North parallel to the East line of said road 6.86 feet; thence West parallel to the South line of said subdivision 375.52 feet to the East line of said road; thence South along the East line of said road 6.86 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

LEGEND

- PROP COR Property Corner
- SET REBAR Set 5/8" Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532"
- Found Rebar w/ Yellow Plastic Cap Imprinted: "PLS as Denoted"
- PP Power Pole
- PSP Power Service Pole
- ⊕ Centerline Property Line
- ⊖ P/L Roof Overhang or Edge
- ⊖ FOUND Brass Disk in Concrete Monument Punched and Cased (2001)
- ⊖ (2001) Date Last Visited Monument (2001)
- ⊖ Evergreen Columnar Tree Row Found 10 foot high 6" x 6" Post on P/L Found/Set refers to the Date of this Survey Unless Otherwise Noted

RECORD OF SURVEY

SIGN LITE, LLC PROPERTY SURVEY

PTN. W 1/2 SW 1/4 SW 1/4
 SEC. 29, T. 34 N., R. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

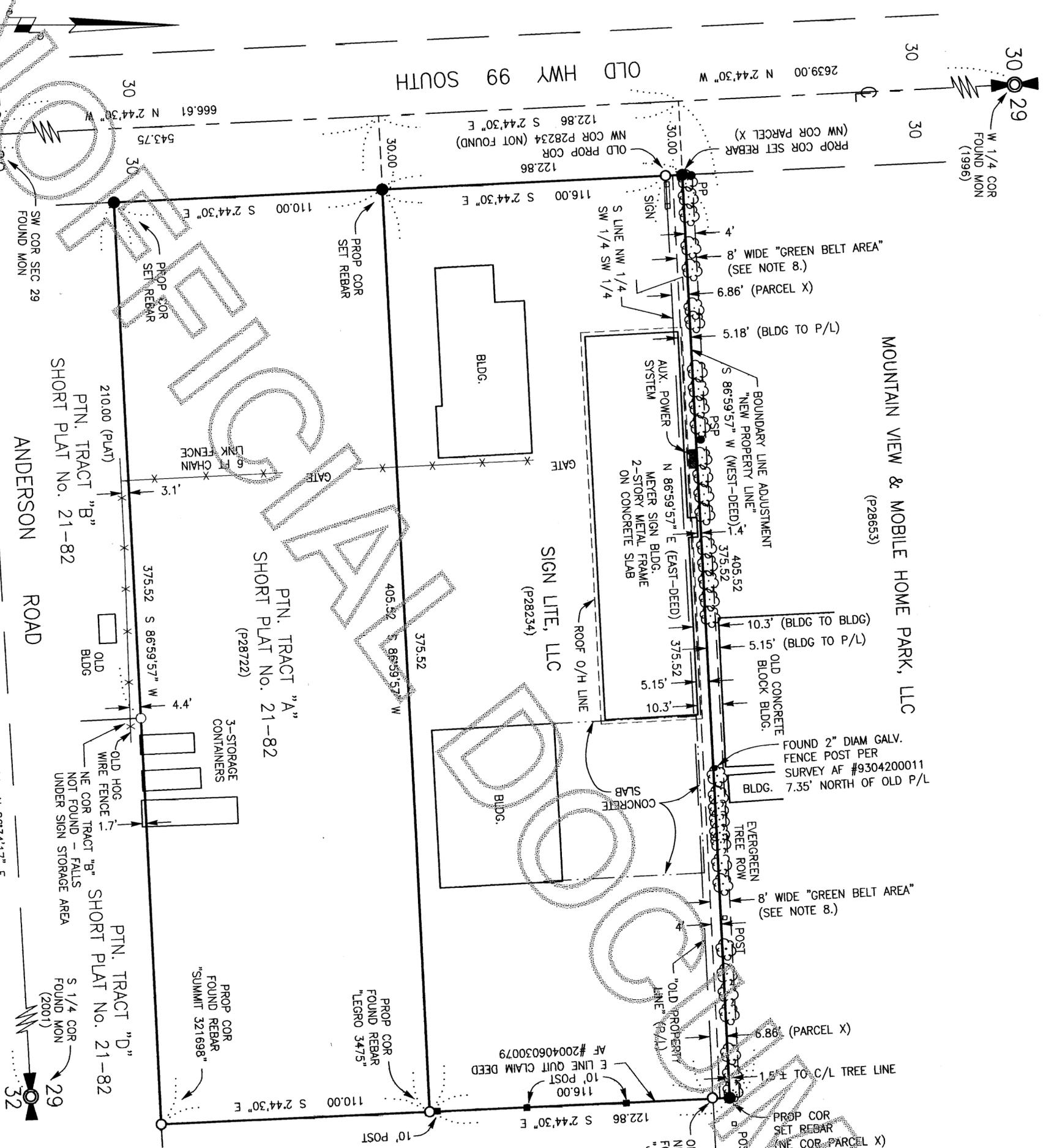
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in January 2015 at the request of Martin Beer.

LEGRO & ASSOCIATES
 Professional Land Surveyor
 1521 South 2nd Street
 Mount Vernon, WA 98273
 Phone: (360) 336-3220

Denny D. LeGro
 DENNY D. LEGRO
 Registered Professional
 Land Surveyor
 Lic. # 37532 Date: 3-04-15

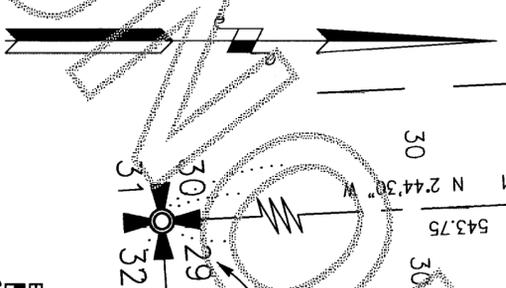
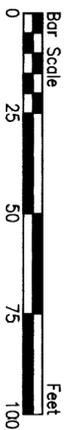


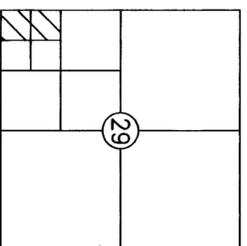
2658.91 N 86°34'17" E



PLAN

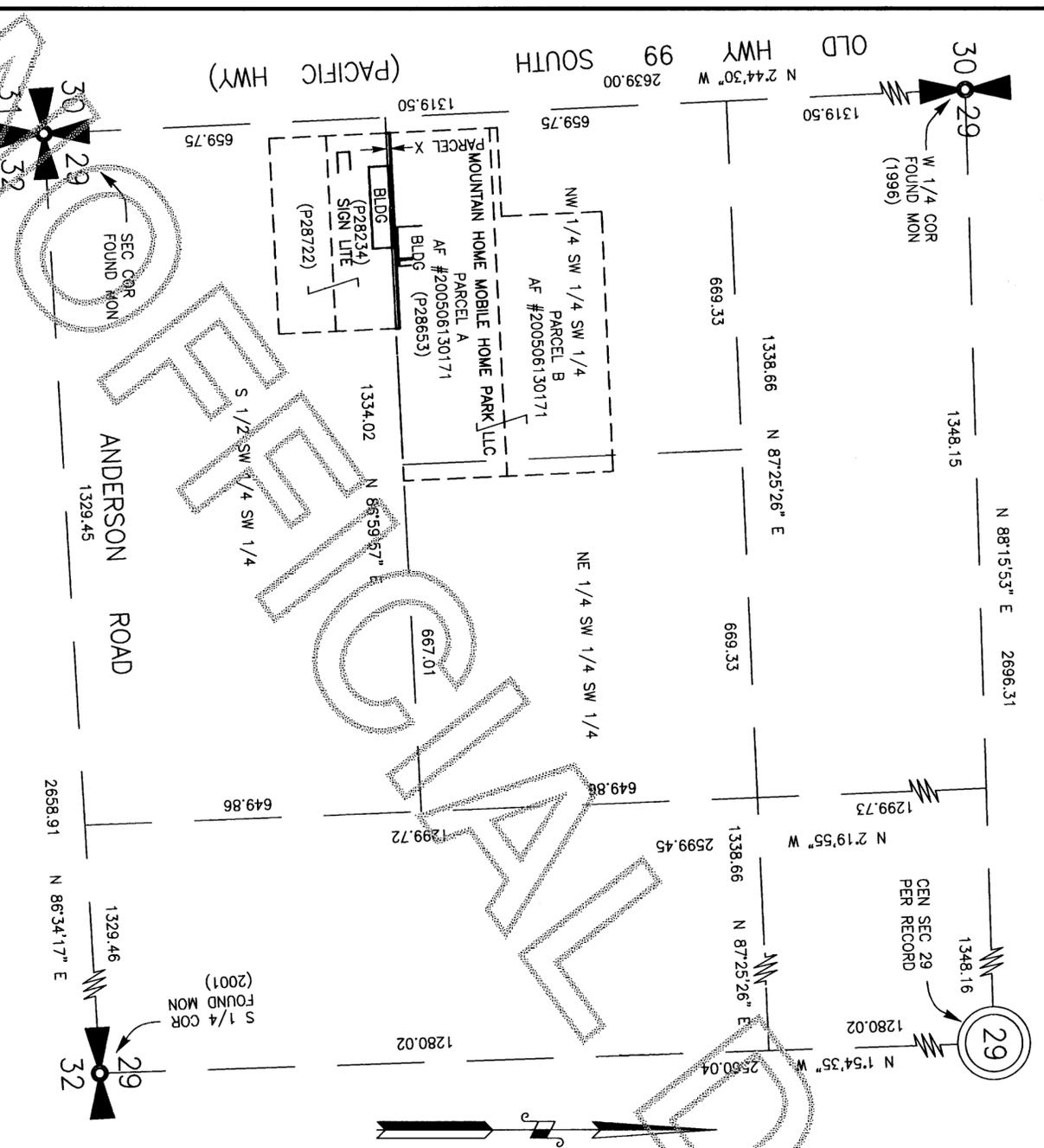
Scale: 1" = 30'





VICINITY MAP
(Not to Scale)

Sec. 29, T. 34 N., R. 4 E.



SECTION SUBDIVISION DETAIL
SW 1/4 SEC. 29, T. 34 N., R. 4 E.



Scale: 1" = 200'

NOTES

1. Legal Description for PARCEL "X" of this survey has been prepared from Quit Claim Deed to SIGN LITE, LLC by that instrument recorded under Auditor's File No. 200406030079 and from Purchaser's Assignment of Contract and Deed to MOUNTAIN VIEW MOBILE HOME PARK LLC by that instrument recorded under Auditor's File (A.F.) No. 200506130171, records of Skagit County, Washington, in accordance with: Skagit County Superior Court Stipulation for Entry of Order and Order Quietting Title To Real Property, Case No. 10-2-01943-2, filed with the Skagit County Clerk, Skagit County, WA dated 2015 FEB-4 @ PM 1:20. See also A.F. No. 200406030079, Legal Description for (P28234) and A.F. No. 200510170161, Legal Description for (P28722).
2. For additional subdivision information refer to Auditor's Short Plat No. 21-82 recorded under Auditor's File No. 8207220006; Record of Survey recorded under Auditor's File No. 9304220001 and 200008010069, records of Skagit County, Washington. Basis of Bearing: the South line of the SW 1/4 of Section 29, T. 34 N., R. 4 E., W.M. as N 86°34'17" E based upon existing monumentation.
3. Meridian: Assumed
4. Survey Method: Field Traverse
5. Instrumentation: TOPCON PS-103 ROBOTIC EDM (15mm + zppm)
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. Conditions cited in "Judgment and Order", Skagit County Superior Court Case No. 10-2-01943-2:
 - (1.) That the eight foot wide area between the two boundary parties, four feet on each side of the new boundary line, shall be a green belt area ("Green Belt Area") where no permanent structures shall be allowed, except for the minor incursions of existing permanent structures that are indicated on a survey recorded under Skagit County Auditor's File No. 9304200011, which consist of Sign Lite's street sign and the north portion on the Sign Lite building. Other than those exceptions, no permanent structures shall be placed within the Green Belt Area; (2.) Each party shall have equal access to the strip for the maintenance of the Green Belt Area; (3.) In addition to the resetting of the boundary line, each party shall grant the other a utility easement on each respective side of the Green Belt Area for the placement of maintenance and repair of utilities; (4.) Both parties will be equally responsible for the maintenance and appearance of the Green Belt Area but neither party is prohibited from planting additional trees or shrubs in that area as they deem necessary provided that they give written notice to the other party that they intend to do so; (5.) Either party may construct a fence on its respective boundary of the Green Belt Area at its sole expense provided written notice is given to the other party describing the fence to be installed along the Green Belt Area; (6.) All disputes with respect to Green Belt Area shall be submitted to mediation prior to instituting any litigation; (7.) Each party will pay half the cost of a survey adjusting the boundary line and any other costs associated with the dismissal of the case and the reestablishment of the boundary line.

NOTE 8 Continued
(8.) The stipulation in the way of a boundary line adjustment does not create a new lot and is only intended to settle a boundary line dispute and provide for reciprocal rights to the Green Belt Area resolving all disputes upon entry of this Order; (9.) The new survey attached as Exhibit "C" shall depict the new boundary line between the respective parties hereto and the Stipulation and Order and survey shall be binding on all subsequent property owners; (10.) Upon completion of the boundary line adjustment pursuant to the stipulation above, the captioned case shall be dismissed with prejudice; and (11.) No award of costs shall be made to either party.

LEGAL DESCRIPTION CONTINUED:

(P28234)
That portion of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East, W.M., described as follows:
Beginning at the intersection of the North line of said subdivision and the East line of Alfred Johnson Road, formerly State Highway No. 99; thence East along the North line of said subdivision a distance of 375.52 feet; thence South parallel to the East line of said road 116.0 feet; thence West parallel to the North line of said subdivision 375.52 feet to the East line of said road; thence North along the East line of said road 116.0 feet to the point of beginning.
TOGETHER WITH:
(P28722)

That portion of Tract "A", of Short Plat No. 21-82, recorded under Auditor's File No. 8207220006, records of Skagit County, State of Washington, more particularly described as follows:
Beginning at the most Westerly, Northwest corner, of said Tract "A"; thence Easterly, along the most Southerly, North line, of said Tract "A", North 86°59'56" East, a distance of 375.52 feet to the intersection with the most Easterly, West line, of said Tract "A"; thence Southerly, along the Southerly prolongation of said most Easterly, West line, of said Tract "A", South 02°44'30" East, a distance of 109.99 feet, to the intersection with the Southerly line of said Tract "A"; thence along said South line of said Tract "A", South 86°59'56" West, a distance of 375.52 feet to the Southwest corner of said Tract "A"; thence along the West line of said Tract "A", North 02°44'28" West, a distance of 109.99 feet, to the Point of Beginning.
All situate in the County of Skagit, State of Washington.



RECORD OF SURVEY
SIGN LITE, LLC PROPERTY SURVEY
PTN. SW 1/4 SW 1/4
SEC. 29, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

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