

## NOTES

1. Legal description prepared by Land Title Company of Skagit County, Agent Order No. 151190-0E, effective date January 29, 2015 at 8:00 A.M.; and Supplemental #1 to 2nd Title Report, Dated February 23, 2015.

2. Survey Method: Field Traverse  
Instrumentation: TOPCON PS-103  
Theodolite: Min. Resolution/Accuracy 3"  
E.D.M.: Accuracy  $\pm (1.55\text{mm} + 2\text{ppm})$

3. Meridian - Assumed

4. Distances shown are in feet and decimals of a foot.

5. Basis of Bearing - the East line of the SE 1/4 of Section 36, T. 35 N., R. 3 E., W.M. as being N 136°48' W based upon existing monumentation.

6. Gas pipeline ditch crossing "warning" signs were located by survey and mapped accordingly. Subject pipeline warning signs fell within the 60' foot wide pipeline easement as reconstructed from deed A.F. #8210210004.

7. The 30 foot wide gas pipeline easement to Cascade Natural Gas Corp. recorded November 26, 1956 under A.F. #544540, exact location of which is not disclosed on the record, may be assumed to fall within the following 60' foot wide pipeline easement based upon comparison to deed, calls and dates of instruments describing pipeline centerline in the relative timeline: Refer to that 50' foot wide pipeline easement from Jackson J. Arstad and his wife Anna recorded May 13, 1957 under A.F. #551202 crossing their property diagonally from Peterson Road northeasterly and terminating in the proximity of the pipeline centerline as described by A.F. #8210210004.

8. Gas pipeline easement to Cascade Natural Gas Corp. recorded October 21, 1982 under A.F. #8210210004 has been mapped hereon to the best of my ability based upon a flawed legal description cited below by drawing the following conclusions:  
The easement bearing E-W direction is missing from the second leg of the described centerline for the 60' foot wide pipeline easement A.F. #8210210004. By assuming the bearing to have been S 53°59'00" W, the resulting calculated deed closure of 7.83 feet approximates the written deed terminus distance of 5.26 feet.

9. For additional subdivision information refer to: Short Plat No. 59-81 under A.F. No. 8112020001; Short Plat No. 96-045 under A.F. No. 9608150021; Record of Surveys filed under A.F. No's. 200801090112, 201212280250 and 201302280109, all records of Skagit County, Washington.

10. The barb and hog wire fence with 4" diameter steel pipe posts as shown along the West and North lines of P127391 (Exceptions A and B of this property survey Legal Description) at #17749 Peterson Road encroaches onto subject property along the North line thereof only from 0.5 feet at the Northwest corner to 2 feet at the gate post.

11. Field access across the existing drainage ditch via fill over a culvert as depicted upon the survey map at the Northeast corner of this property (P35435) appears to serve multiple property owners and/or lease holders for farming use only.

## AUDITOR'S CERTIFICATE

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

Skagit County Auditor  
3/4/2015 Page 1 of 2 2:52PM \$143.00

## LEGAL DESCRIPTION

Lot 2, Short Plat No. 34-89, approved September 6, 1989, recorded September 13, 1989 in Book 8 of Short Plats, page 355, under Auditor's File No. 8909130027 and being a portion of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M.

EXCEPTING Parcels A and B described below:

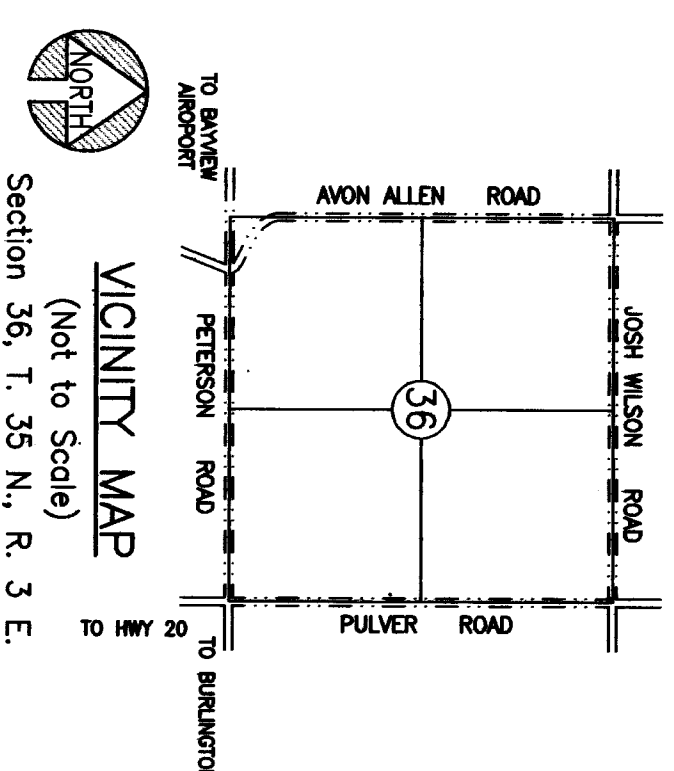
## Parcel A

Beginning at the Southwest corner of Lot 1 of said Short Plat;  
thence West along the South line of said Lot 2 for a distance of 15 feet;  
thence North parallel to the West line of said Lot 1 for a distance of 160.00 feet to a point North 89°05'49" West of the Northwest corner of said Lot 1; said point being hereinafter referred to as Point X;  
thence South 89°05'49" East 15 feet, more or less, to the Northwest corner of said Lot 1;  
thence South along the West line of said Lot 1 to the point of beginning.

## Parcel B

Beginning at the Northwest corner of said Lot 1;  
thence North 89°05'49" West for a distance of 15 feet to Point X;  
thence North parallel to the West line of Lot 1 extended North for a distance of 26 feet;  
thence South 89°05'49" East for a distance of 115 feet, more or less, to the East line of said Lot 2 to a point 26 feet North of the Northeast corner of said Lot 1;  
thence South along the East line of said Lot 2 for a distance of 26 feet to the Northeast corner of said Lot 1;  
thence West along the North line of said Lot 1 to the point of beginning.

Situate in the County of Skagit, State of Washington.



## RECORD OF SURVEY

Sheet 1 of 2 Sheets

## SKAGIT FARMLAND, LLC PROPERTY SURVEY

PTN. LOT 2, SHORT PLAT No. 34-89

PTN. SE 1/4 SECTION 36, T. 35 N., R. 3 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 February 2015 at the request of Tony Wisdom.

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

DENNIS D. LEGro  
Registered Professional  
Land Surveyor  
Lic. # 37532 Date: 3-04-15

- PROP COR SET REBAR
  - ⊙ FOUND MON (DEC 2012)
  - X—X— C/L OR E
- Property Corner Set 5/8" diam. X 18" length steel rebar w/ yellow plastic cap imprinted: "LEGRO 37532"
- Found Monument - Cased
- Date Last Visited: December 2012
- Hog and/or Barb Wire Fence
- Centerline
- Found/Set refers to the date of this survey unless otherwise noted.
- Evergreen/Deciduous Trees

## LEGEND

## SUBDIVISION INSERT

SEC. 36, T. 35 N., R. 3 E.  
(Not to scale)

## NOTES (CONTINUED)

12. The existing drainage ditch along the North line of this property referred to by Easement recorded under A.F. No. 600804 is not centered within said 20' foot wide easement. The South top of ditch is approximately 5 feet South of and parallel to the easement described.

DETAIL - "A"  
(SEE SHEET 2 OF 2)

