

NOTES

1. Legal description prepared by Land Title Company of Skagit County, Agent Order No. 153114-0E, effective date July 28, 2015 at 8:00 A.M.
2. For additional subdivision information refer to: Short Plats No. 90-47 and 97-0016 recorded under A.F. No.s. 9010020054 and 200004050059; Record of Survey recorded under A.F. No. 9606180044; and Boundary Line Adjustment Survey recorded under A.F. No. 9202110048, all records of Skagit County, Washington.
3. Survey Method: Field Traverse
Instrumentation: TOPCON PS-103 Theodolite; Min. Resolution/Accuracy of 3" E.D.M.; Accuracy $\pm (1.5\text{mm} + 2\text{ppm})$
4. Basis of bearing: The North line of the NW 1/4 of Section 1, T. 34 N., R. 4 E., W.M. as being N 89°49'50" W based upon existing monuments
5. Meridian assumed.
6. Distances shown are in feet and decimals of a foot.
7. This survey is subject to any Agreements, Easements, Restrictions, Reservations, Conditions and other instruments of record not referred to by this report.
8. In accordance with WAC 35A-170-050, 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. Accepted West line of the East 10 Acres of Government Lot 1 Per Survey recorded under Auditor's File No. 9202110048.
10. North line of County Road has been staked at 20 feet North of as-built road centerline based upon existing old fence line location and right-of-way deed language, per A.F. No. 457075 as follows:
The described North right-of-way line of Francis Road as conveyed to Skagit County by Deed A.F. No. 457075 lies 25 feet North of the South line of Gov't. Lot's 3 and 4. Said described line falls well South of the North edge of the as-built county oil road at the West end of subject property. Therefore, the North right of way (R/W) line of Francis Road has been established based upon interpretation of supplemental R/W deed language in A.F. #457075 which stipulated: "It is agreed that Skagit County will rebuild the existing fences at the new right-of-way line...". The existing fences are approximately 20 feet from the average as-built road centerline. Furthermore, the North line of the South 25 feet of Gov't. Lot's 3 and 4 as per said deed dedication dissects the North line of the as-built road. The decision to use the as-built road centerline as the center of the 40 feet wide R/W is consistent with Note 3, of the 1992 Boundary Line Adjustment Survey by John Abernethy, PLS of Skagit Surveyors by that instrument recorded under A.F. No. 9202110048 which states: "The Francis Road right-of-way is taken as 40 feet centered around the as-built road. This is contrary to the literal interpretation of the Deed in A.F. #457069, but the Deed goes on to say that the "County will rebuild the fence in accordance with the owners instructions" which I take to be an agreement on the part of both parties to acquiesce to the fence as we find it today. The forty foot centered about the as built road falls slightly within the fences on both sides of the road."

AUDITOR'S CERTIFICATE

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

Skagit County Auditor
201511160202
\$167.00
1 of 2:04PM
11/16/2015

[Signature]
Deputy

LEGAL DESCRIPTION

PARCEL "A"

Government Lots 3 and 4 of Section 1, Township 34 North, Range 4 East, W.M.,

EXCEPT therefrom the South 365 feet of the East 559 feet of Government Lot 3,

AND EXCEPT any portion thereof lying within the boundaries of the as built and existing State Highway 9 running along the East line thereof,

AND EXCEPT road running along the South line thereof,

AND ALSO EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded February 19, 1951, under Auditor's File No. 457075, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East 10 acres of Government Lot 1, Section 2, Township 34 North, Range 4 East, W.M.,

EXCEPT the Francis County Road along the South line thereof.

Situate in the County of Skagit, State of Washington.

LEGEND

(To Survey Map on Sheets 2 and 3)

● 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"
0.05'-N
0.43'-E
Found rebar w/ yellow plastic cap
imprinted: "SKA SURV 17651" 0.05' North
and 0.43' East of Calc Corner Position

⊙ FOUND
MON/FP
Found monument (Brass Disk in Concrete
Monument Punched and Cased) or old iron
pipe as noted.

—x—x—
Board Fence
Barb Wire Fence
24" Diameter Deciduous Tree

○/L
24"

SHEET 1 OF 3 SHEETS

RECORD OF SURVEY

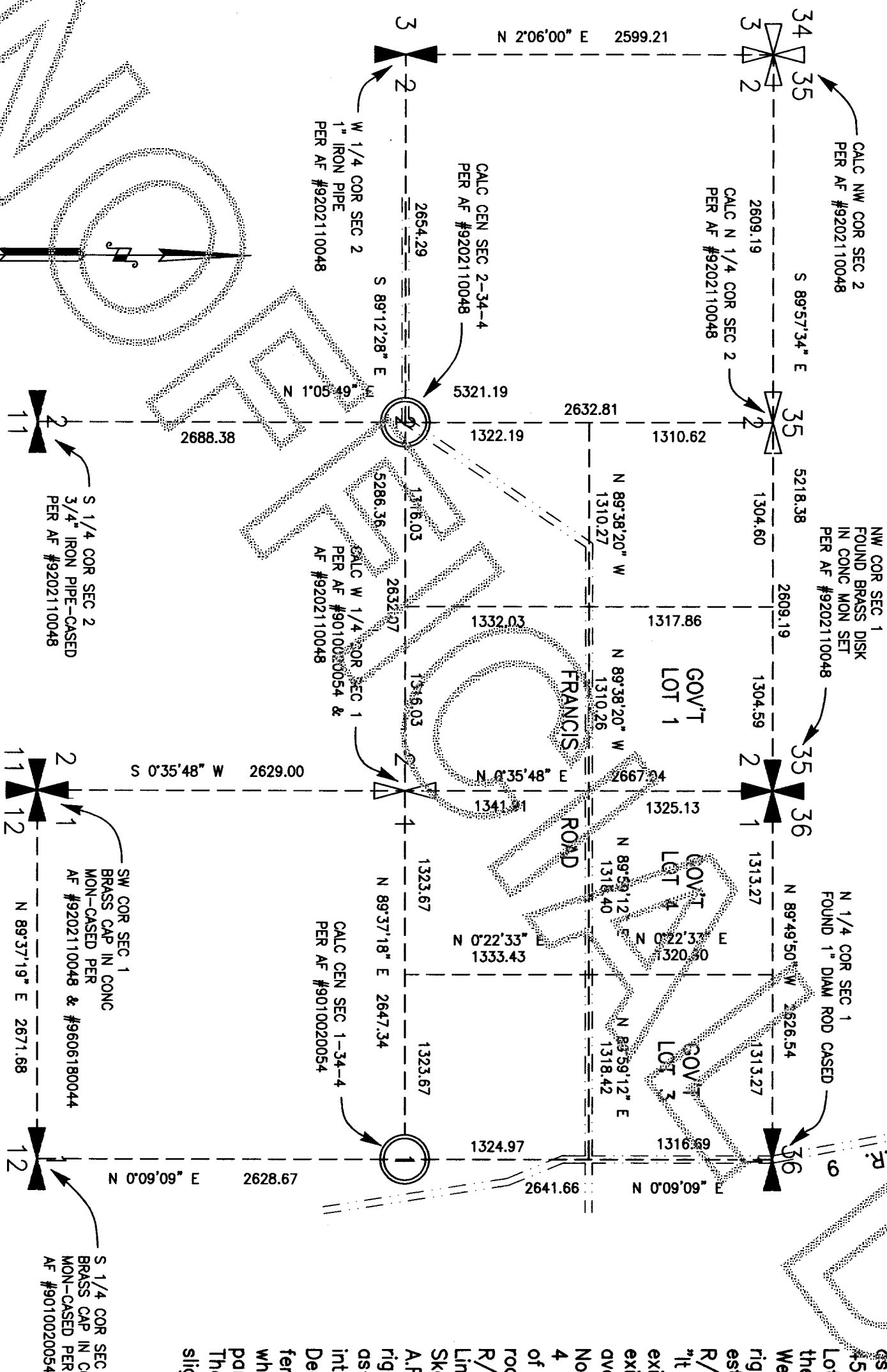
SKAGIT FARMLAND, LLC PROPERTY SURVEY
PTN. GOV'T. LOTS 3 & 4, SEC. 1, T. 34 N., R. 4 E., W.M.
AND PTN. GOV'T. LOT 1, SEC. 2, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

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 September 2015 at the request of Tony Wisdom.

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

DENNY D. LEGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 11-16-15

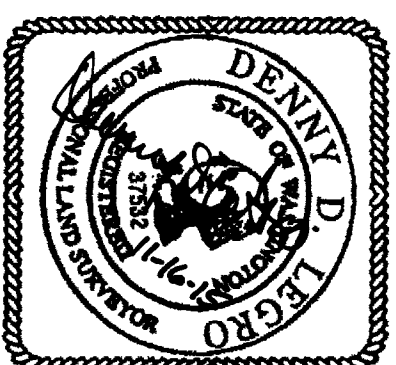


VICINITY MAP
(Not to Scale)

SUBDIVISION INSERT

(Not to scale)

SECTIONS 1 & 2, T. 34 N., R. 4 E.



N 89°49'50" W 2626.54
(2626.18-M)

1313.27

CALC NW COR
GOV'T LOT 3
NOT SET

MATCH LINE
SHEET 3

GOV'T LOT 4

GOV'T LOT 3

S 0°22'33" W 1320.90 (SUBDIV)
1290.13

MATCH LINE
SHEET 3

N 89°42'00" W 1318.23
25 FT WIDE COUNTY ROAD
RIGHT-OF-WAY PER AF #457075

N 89°42'00" W 2077.54

CALC SW COR
GOV'T LOT 3
NOT SET

FRANCIS

N 89°59'12" E 2636.82

ROAD

NORTH LINE OF COUNTY ROAD
RIGHT-OF-WAY (SEE NOTE 10.)

N 89°42'00" W 759.31

20 FT AS-BUILT COUNTY RD C/L
TO FENCE & RIGHT-OF-WAY LINE
25 FT WIDE COUNTY ROAD
RIGHT-OF-WAY PER AF #457075

1318.42

PROP COR
SET REBAR
WEST LINE OF EAST 559' OF
SOUTH 365' OF GOV'T LOT 3

APPROX. ESTABLISHED
LINE OF OCCUPATION
OLD BARB WIRE FENCE

N 0°09'09" E 338.38

BLACKBERRIES
APPROX LOC.

BLACKBERRIES
APPROX LOC.

APPROX. ESTABLISHED
LINE OF OCCUPATION
OLD BARB WIRE FENCE

285

435 TO SEC LINE

150

HOUSE

GRAVEL
DRIVEWAY

150

PROP COR
SET REBAR

N 89°59'12" E 534.64

17'± BLACKBERRIES

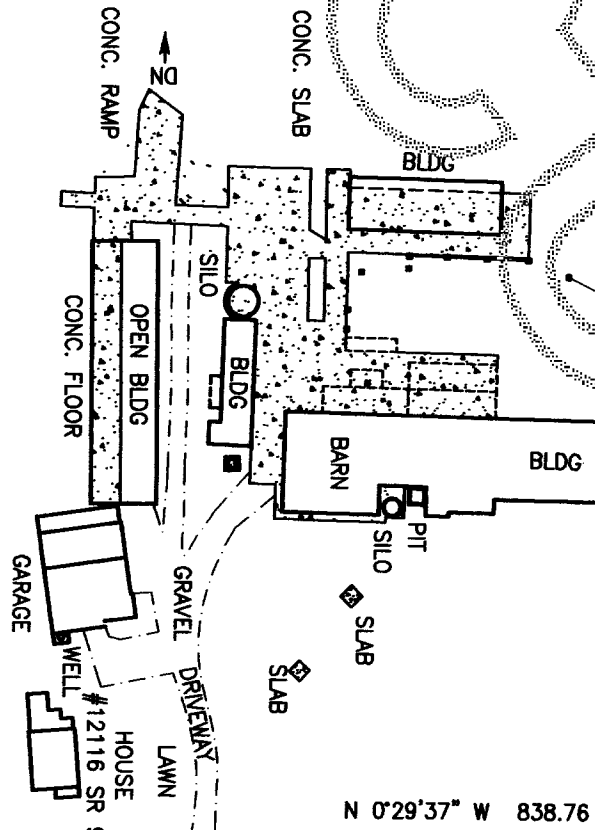
NORTH LINE OF SOUTH 365'
OF EAST 559' OF GOV'T LOT 3

14'± BLACKBERRIES

PROP COR
SET REBAR

24'

124



S.R. 9

N 0°29'37" W 838.76

1316.69 N 0°09'09" E (SUBDIV)

N 0°29'37" W 1319.81 (HWY C/L MON TO MON)

SYURVEY AF #200302180211

S/P #97-0016

BLDG COR SOUTH OF VACANT HOUSE
PROPERTY LINE 0.85'

1264.94

PROPERTY LINE
CURVE DATA
Δ = 1320.08°
L = 114.25'

PROP COR
SET REBAR
VACANT
HOUSE
WELL
1 1/4" COR SEC. 1 POUND
DIAM STEEL ROD-CASED

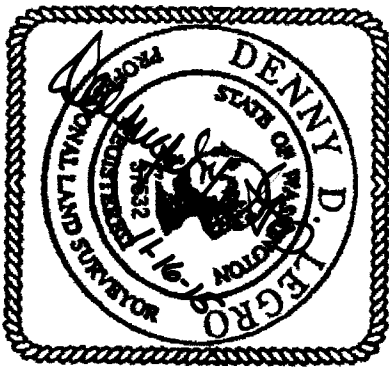
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Skagit County Auditor
11/16/2015 Page 2 of 3 2:04PM

PLAN

Scale: 1" = 100'



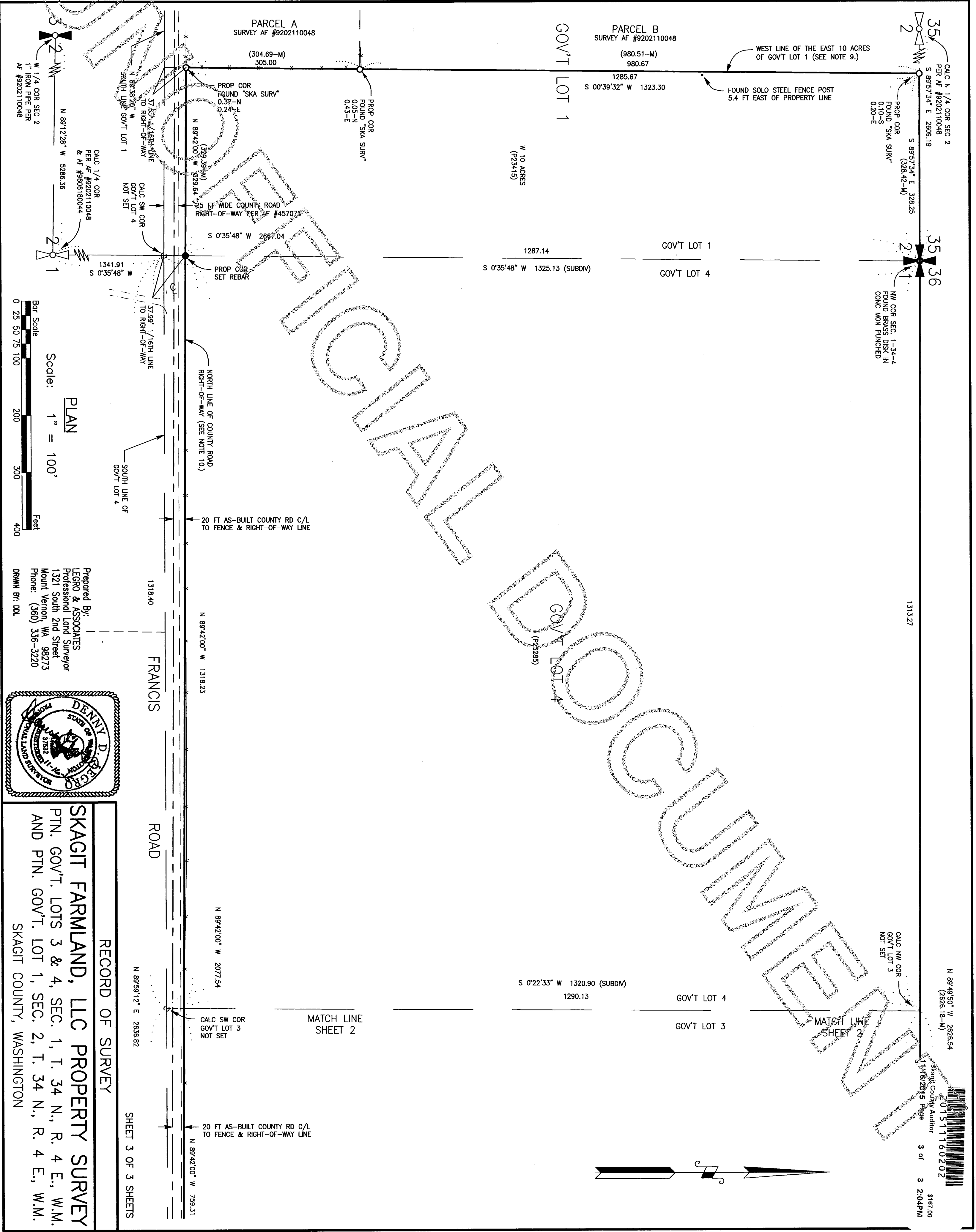
Prepared By:
LEGRO & ASSOCIATES
Professional Land Surveyor
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220
DRAWN BY: DDL



RECORD OF SURVEY

SHEET 2 OF 2 SHEETS

SKAGIT FARMLAND, LLC PROPERTY SURVEY
PTN. GOV'T. LOTS 3 & 4, SEC. 1, T. 34 N., R. 4 E., W.M.
AND PTN. GOV'T. LOT 1, SEC. 2, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON



W 1/4 COR SEC 2
1" IRON PIPE PER
AF #9202110048

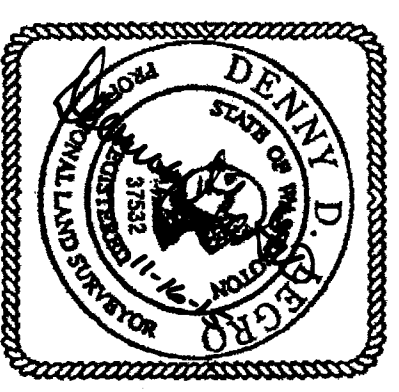
W 1/4 COR
PER AF #9202110048
& AF #9606180044

Bar Scale
0 25 50 75 100
200 300 400
Feet

Scale: 1" = 100'

PLAN

Prepared By:
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Professional Land Surveyor
1321 South 2nd Street
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DRAWN BY: DDL



RECORD OF SURVEY

SKAGIT FARMLAND, LLC PROPERTY SURVEY

PTN. GOV'T. LOTS 3 & 4, SEC. 1, T. 34 N., R. 4 E., W.M.
AND PTN. GOV'T. LOT 1, SEC. 2, T. 34 N., R. 4 E., W.M.

SKAGIT COUNTY, WASHINGTON

SHEET 3 OF 3 SHEETS

35
2
CALC N 1/4 COR SEC 2
PER AF #9202110048
S 89°57'34" E 2609.19

PROP COR
FOUND "SKA SURV"
0.10-S
0.20-E

S 89°57'34" E 328.25
(328.42-M)

35
36
1
NW COR SEC. 1-34-4
FOUND BRASS DISK IN
CONC MON PUNCHED

1313.27

N 89°49'50" W 2626.54
(2626.18-M)

CALC NW COR
GOV'T LOT 3
NOT SET

201511160202
Skagit County Auditor
11/16/2015 Page 3 of 3 2:04PM

\$167.00

PARCEL B
SURVEY AF #9202110048
(980.51-M)
980.67

1285.67
S 00°39'32" W 1323.30

GOV'T LOT 1

W 10 ACRES
(P23415)

1287.14
S 0°35'48" W 1325.13 (SUBDIV)

GOV'T LOT 1
GOV'T LOT 4

GOV'T LOT 4
(P23285)

S 0°22'33" W 1320.90 (SUBDIV)
1290.13

GOV'T LOT 4
GOV'T LOT 3

MATCH LINE
SHEET 2

