

AUDITOR'S CERTIFICATE

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



201512170009
\$157.00
12/17/2015 Page 1 of 1 11:12AM

Jeanne Johnson
Sagit County Auditor
Deputy

LEGAL DESCRIPTION

Tract 2, "ASSESSOR'S PLAT OF PURCELL'S TRACTS", as per plat recorded in Volume 9 of Plats, page 105, records of Skagit County, Washington, EXCEPT the West 10 feet thereof conveyed to the City of Mount Vernon by Warranty Deed recorded September 17, 1987, under Auditor's File No. 8705170022.

NOTES:

1. Legal description for this survey taken from that Statutory Warranty Deed from Violet M. Wells, as her separate estate, to Keith S. Johnson, an unmarried man, by that instrument recorded under Auditor's File No. 201507010079, records of Skagit County, Washington.
2. Basis of Bearing: The Centerline of Fulton Street as being S 88°40'16" E based upon existing monumentation.
3. For additional survey information refer to survey recorded under A.F. No. 9612170070, the Plat of Logan Creek P.U.D. recorded under A.F. No. 7905020014, the Assessor's plat of Purcell's Tracts recorded under A.F. No. 743016, all records of Skagit County, Washington.

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 title report and therefore is subject to any easements, reservations, restrictions, covenants or other instruments of record that may affect subject property.

8. Found "LEONARD 8992" Rebar with Yellow cap in poor condition. Not accepted as original corner position.

LEGEND

- PROP COR SET REBAR
 - FOUND REBAR LEONARD 8992 0.03'-S 0.07'-E
 - ⊙ FOUND MON
 - ⊙ FOUND R & L
 - (P/L)
 - ⊙ Found/Set Refers to the Date of this Survey Unless Otherwise Noted
 - ⊙ Road Right-of-Way Centerline
 - 6 Ft High Board Fence
- Property Corner - Set 5/8" Diam. x 18" Length Steel Rebar w/ Yellow Plastic Cap
Imprinted: "LEGR0 37532"
Found Steel Rebar w/Yellow Plastic Cap
Imprinted: "LEONARD 8992" at 0.03' South and 0.07' East of Calculated Corner Position
Found Brass Disk in Concrete Monument Punched and Cased
Found Concrete Monument with Yellow Plastic Cap Imprinted: "R & L 6702" Cased
Property Line
Found/Set Refers to the Date of this Survey Unless Otherwise Noted
Road Right-of-Way Centerline
6 Ft High Board Fence

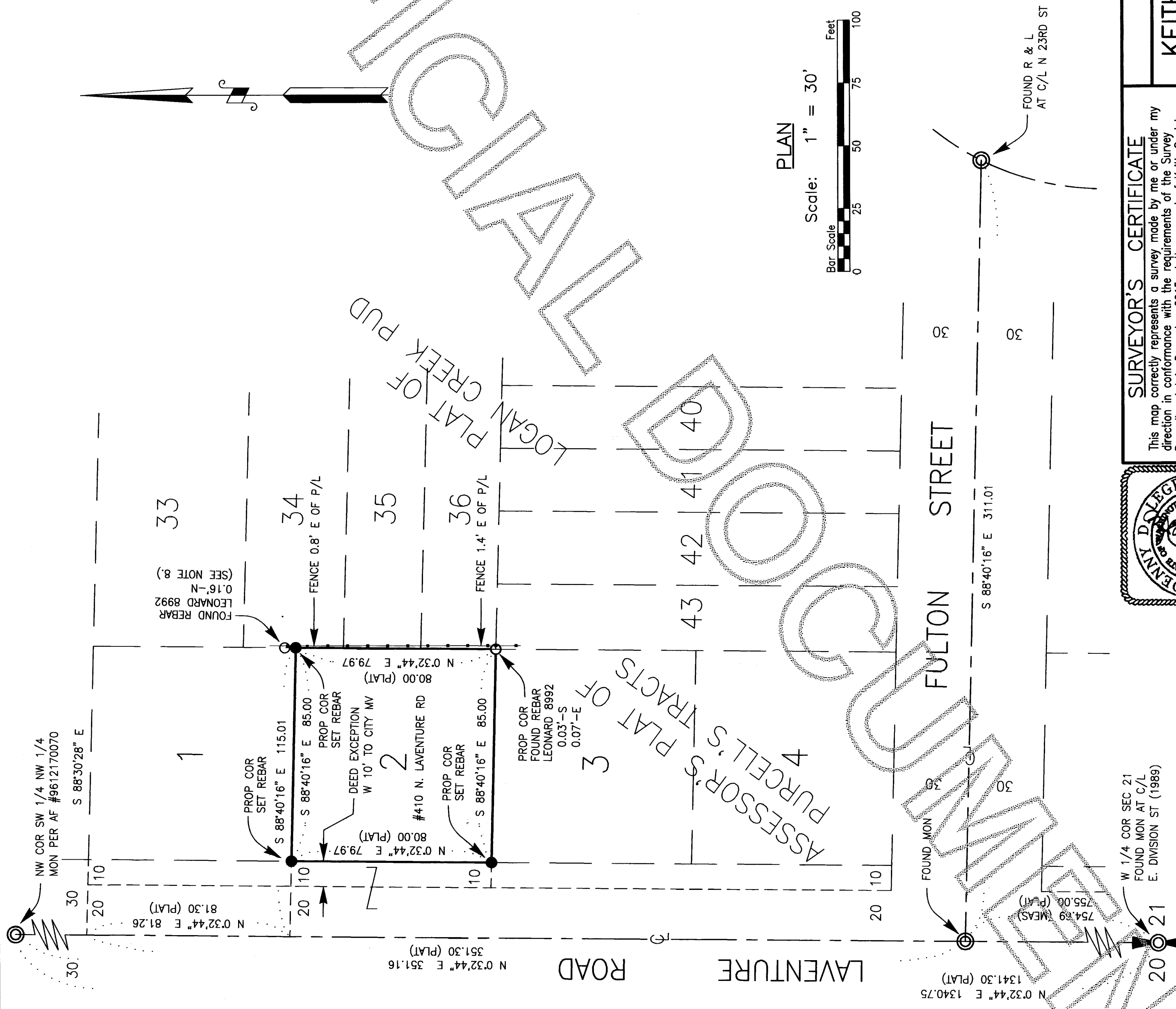
SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in December 2015 at the request of Keith S. Johnson.

Denny D. LeGro
DENNY D. LEGR0
Registered Professional
Land Surveyor
Lic. # 37532 Date: 12-17-15



W 1/4 COR SEC 21
FOUND MON AT C/L
E: DIVISION ST (1989)



RECORD OF SURVEY
KEITH S. JOHNSON PROPERTY SURVEY
TRACT 2, ASSESSOR'S PLAT OF PURCELL'S TRACTS
PTN. SW 1/4 NW 1/4 OF SEC. 21, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON