

**LEGAL DESCRIPTIONS**

**PARCEL A:**  
Skagit County Assessor's Tax Parcel No. P47454:  
That portion of the South 1,051.16 feet of Government Lots 7 and 8 and the South 1,051.16 feet of the Southwest 1/4 of the Southeast 1/4; all within Section 36, Township 36 North, Range 2 East, W.M., lying Northerly of the most Westerly dike and Southwesterly of the most Easterly dike.

Situate in the County of Skagit, State of Washington.

**PARCEL B:**  
Skagit County Assessor's Tax Parcel No.'s. P47452 (Ptn.), P47453, P47455 and P47496 (Ptn.):

That portion of Government Lots 5, 6, 7 and 8; the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); all in Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of said Government Lot 7, which point bears N 1°35'00" W, a distance of 1051.16 feet from the South Quarter (S 1/4) corner of said Section 36;

thence S 89°23'00" W, a distance of 1003.20 feet to a point on the Government Meander line along the West side of said Section 36;

thence along said Government Meander Line on the following courses and distances:

N 21°25'57" W, a distance of 92.45 feet;  
N 63°10'57" W, a distance of 354.19 feet;  
N 2°40'57" W, a distance of 154.56 feet;  
N 43°40'57" W, a distance of 12.63 feet to a point on the Southwesterly extension of the centerline to an existing drainage ditch;

thence N 74°27'18" E, departing from said Government Meander Line, along said drainage ditch centerline and the Southwesterly and Northerly extensions thereof, a distance of 2201.37 feet to a point on the Government Meander Line along the East side of said Section 36;

thence along said Government Meander Line on the following courses and distances:

S 49°23'33" E, a distance of 856.13 feet;  
S 46°23'33" E, a distance of 596.75 feet to a point that bears N 89°23'00" E, a distance of 1834.04 feet from the point of beginning;

thence S 89°23'00" W, a distance of 1834.04 feet to the point of beginning.

EXCEPT therefrom the County Road which runs through said Government Lot 6 and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 36.

Situate in the County of Skagit, State of Washington.

**NOTES**

1. Legal description from the following instruments of record:  
PARCEL A: (P47454) ALTA Commitment prepared by Land Title Company of Skagit County dated March 24, 2015 at 8:00 am, SUBJECT TO Revocable Transfer On Death Deed by Auditor's File No. 2016092200095; and PARCEL B: (P47453, P47455 & Ptns. P47452 & P47496) Quit Claim Deed by Auditor's File No. 201610140101; all records of Skagit County, WA.  
Survey Method: Field Traverse  
Instrumentation: TOPCON PS-103 Theodolite: Min. Resolution/Accuracy of 3" E.D.M.: Accuracy ± (1.5mm + 2ppm)
2. Basis of bearing: The N-S Centerline of Section 36, T. 36 N., R. 2 E., W.M. as being N 01°35'00" W based upon existing monuments.
3. Meridian assumed.
4. Distances shown are in feet and decimals of a foot.
5. This survey was prepared without the benefit of a title report and is subject to any Agreements, Easements, Restrictions, Reservations, Conditions and other instruments of record.
6. In accordance with WAC 352-130-050, 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.
7. Centerline of Scott Road (Mon to Mon) reproduced from copy of 1977 field survey notes by Harold Rader, CE and PLS depicting found original Freedstad's Plat monuments and set "R" & "L" rebar on true line, 12.99 feet southwesterly of easterly monument. This was verified by R.L. Judy, PLS of Legro & Judy by survey field notes dated May 9, 1985 on file in the office of Legro & Associates, measured distance of 13.00 feet.
8. For additional section subdivision information refer to "Freedstad's Plat, First Division" recorded in Volume 7 of Plats, page 69; Survey's recorded under Auditor's File No.'s. 8904030044; 200510100146; and 201109060141, all records of Skagit County, Washington.
9. County Road Right-of-Way reproduced from the following instruments:  
Samish Island Road Right-of-Way: Dept. of Public Lands, Office of Commissioner, Application No. 1406 granted to Skagit County July 27, 1931;  
Skagit County "LATERAL HIGHWAY NO. 6" County Engineer's road design and profile pages A-21 and A-22 dated AUG. 1931 and approved by the Board of County Commissioners on August 21, 1931.  
Deed from State of Washington to J.I. Squires for Government Lot 3 in Section 36, T. 36 N., R. 2 E., W.M., subject to easement for right-of-way for County Road granted under Application No. 1406, by Deed recorded 8-09-56 in Vol. 10 of Deeds, page 397 under Auditor's File No. 539895;  
Samish Island Road No. 3091 Right-of-Way Deed recorded April 17, 1972 under A.F. No. 767018 (Ptn. P47441);
10. Commissioners Order referred to hereinabove was filed in accordance with the law of 1927 which provides for the granting of rights-of-way over State lands.

**NOTES CONTINUED:**

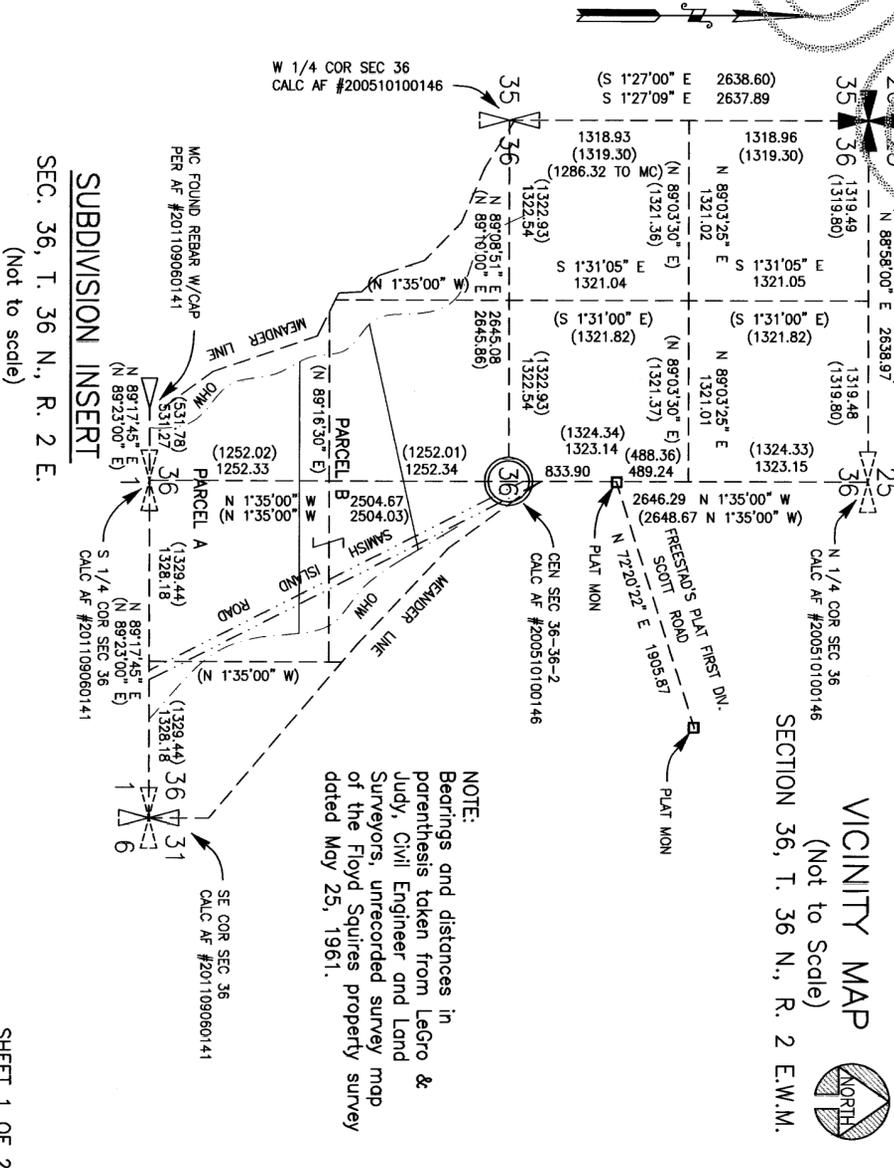
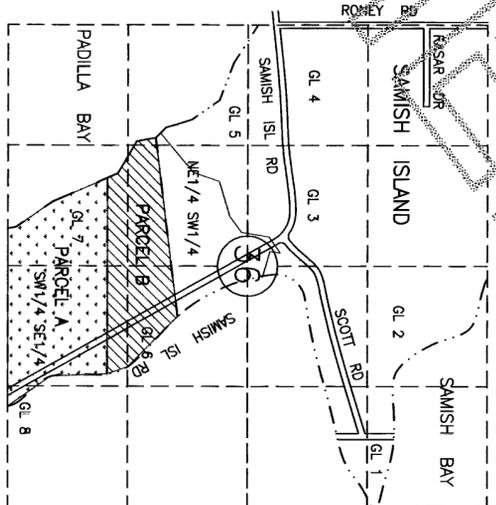
12. Northeast corner of canopy to garage building lies 2.3 feet South of property line shown as established by Bruce D. Ayers, PLS by survey recorded as Auditor's File No. 201109060141, records of Skagit County, Washington. The evergreen columns depicted are on or South of said property line.

**AUDITOR'S CERTIFICATE**

Filed for the record at the request of Legro & Associates, LLC

2016112200095  
Skagit County Auditor \$163.00  
1/12/2016 Page 1 of 2 2:52PM

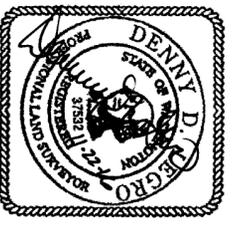
Skagit County Auditor  
*Joanna Squires*  
Deputy



**NOTE:**  
Bearings and distances in parenthesis taken from Legro & Judy, Civil Engineer and Land Surveyors, unreCORDED survey map of the Floyd Squires property survey dated May 25, 1961.

**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 November 2016 at the request of Joanne Squires.



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

**RECORD OF SURVEY**

**JOANNE SQUIRES AND DAVID G. SQUIRES**  
**PROPERTIES SURVEY**  
PTN. GOV'T. LOTS 5, 6, 7 & 8, PTN. NE 1/4 SW 1/4 & PTN. SW 1/4 SE 1/4 OF SEC. 36, T. 36 N., R. 2 E., W.M.  
SKAGIT COUNTY, WASHINGTON

