

AUDITOR'S CERTIFICATE

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

201705150112 \$158.00
Skagit County Auditor
5/15/2017 Page 1 of 1 11:17AM

Debra J. Smith Auditor
Debra J. Smith Deputy Auditor

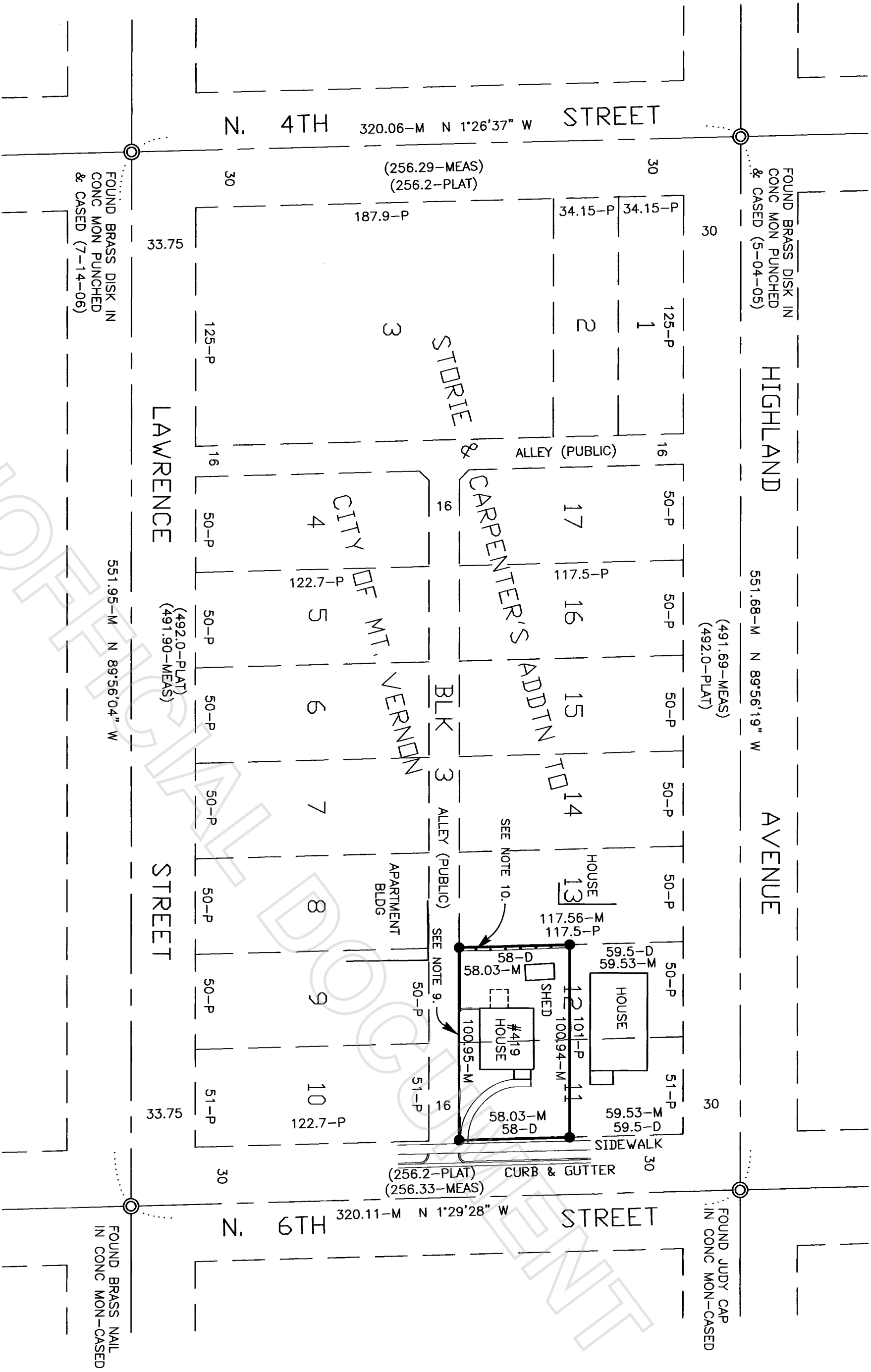
LEGAL DESCRIPTION

The South 58 feet of Lots 11 and 12, Block 3, "STORIE & CARPENTER'S ADDITION TO THE CITY OF MT. VERNON", as per Plat recorded in Volume 3 of Plats, Page 58, records of Skagit County, Washington.

Situate in the City of Mt. Vernon, County of Skagit, State of Washington.

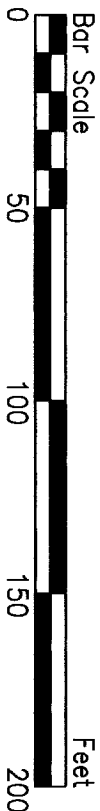
NOTES

1. Legal description for this survey is taken from Statutory Warranty Deed from Michelle M. Metakis, Grantor, to Molly D. Kay and Dena K. Rue by that instrument recorded under Auditor's File No. 200204300124, records of Skagit County, Washington.
2. Lawrence Street right of way (67.5 feet) has been reproduced from the Dec. 1920 map entitled: "Great Northern Railway Co. Everett-Blaine Section MT. VERNON No. 2 Skagit County, Washington Sec's 17 & 18, 19 & 20, T. 34 N. R. 4 E." Lawrence Street depicted as 75 feet wide upon "VERNON HEIGHTS ADDITION TO MOUNT VERNON" per plat recorded in Volume 2 of Plats, page 108 on April 10, 1891, was later vacated by Town Council dated September 15, 1897.
3. For additional survey information, refer to Short Plat No. MV-1-85 recorded under Auditor's File No. 8510030004.
4. Basis of bearing: the centerline of North 6th Street between Lawrence Street and Highland Avenue as being N 1°29'28" W based upon existing monumentation.
5. Survey Method: Field Traverse
Instrumentation: TOPCON PS-103
Theodolite: Min. Resolution/Accuracy 3"
E.D.M.: Accuracy $\pm (1.55\text{mm} + 2\text{ppm})$
6. Meridian - Assumed
7. Distances shown are in feet and decimals of a foot.
8. 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.
9. Found very old 6" concrete curb along South line of Lots 11 and 12 (alley right-of-way line).
10. New 6 foot high ornamental hog wire fence with 4" x 4" wood posts by owners (Molly Kay, et al.) lies East of West property line: 1.4 feet East on South end; 1.25 feet East at North end of fence.



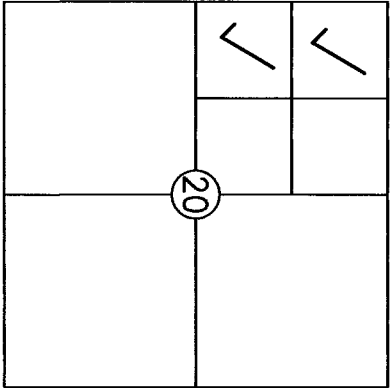
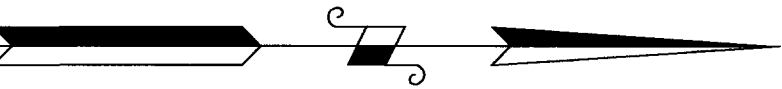
PLAN

Scale: 1" = 50'



LEGEND

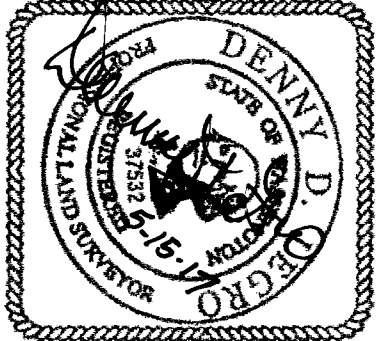
- Property Corner Set 5/8" Diam. X 18" Length Steel Rebar w/Yellow Plastic Cap Imprinted: "LEGRO 37532"
- Found Monument - Cased as denoted
- Found/Set Refers to the Date of this Survey
- Unless Otherwise Noted
- Date Last Visited: May 4, 2005
- Proportioned/Measured Distance 551.95 Feet
- Plat Distance 50 Feet
- Deed Distance 58 Feet



VICINITY MAP

(Not to Scale)

Sec. 20, T. 34 N., R. 4 E.



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 May 2017 at the request of Molly Kay.

LEGRO & ASSOCIATES, LLC
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: 5-15-17

RECORD OF SURVEY

MOLLY KAY & DENA RUE PROPERTY SURVEY
SOUTH 58 FEET OF LOTS 11 & 12, BLOCK 3, STORIE & CARPENTER'S ADDITION TO THE CITY OF MT. VERNON
PTN. NW 1/4, SECTION 20, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, SKAGIT COUNTY, WASHINGTON