

LEGAL DESCRIPTION

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

201705230021 \$177.00
Skagit County Auditor 1 of 1 324PM
5/23/2017 Page

James S. Legro, Auditor
Deputy: *[Signature]*
Skagit County Auditor

LEGAL DESCRIPTION

PARCEL "X":
A tract of land in the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 35 North, Range 3 East, W.M., described as follows:
Beginning at a point on the North line of said Southeast 1/4 of the Northwest 1/4 of Section 35, which is N 89°52'24" E (called N 89°52' E in previous descriptions) and 673.44 feet from the Northwest corner of said subdivision; thence continuing N 89°52'24" E (called N 89°52' E in previous descriptions) along said North line 219.67 feet; thence S 5°53'37" E (called S 5°54' E in previous descriptions) 436.24 feet; thence S 25°03'07" E (called S 25°03'30" E in previous descriptions) 221.46 feet; thence S 89°52'24" W (called S 89°52' W in previous descriptions), parallel with said North line of said subdivision, 322.71 feet to an existing fence line; thence N 1°28'45" W 313.96 feet along said fence line; thence N 59°33'51" W, departing from said fence line, 186.64 feet to a point which bears S 30°31'33" W, 262.82 feet from the Point of Beginning; thence N 30°31'33" E, 262.82 feet to the Point of Beginning.

PARCEL "Y":
A tract of land in the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 35 North, Range 3 East, W.M., described as follows:
Commencing at a point, referred to herein as Point "A", on the North line of said Southeast 1/4 of the Northwest 1/4 of Section 35, which is N 89°52'24" E (called N 89°52' E in previous descriptions) and 673.44 feet from the Northwest corner of said subdivision; thence continuing N 89°52'24" E (called N 89°52' E in previous descriptions) along said North line 219.67 feet; thence S 5°53'37" E (called S 5°54' E in previous descriptions) 436.24 feet; thence S 25°03'07" E (called S 25°03'30" E in previous descriptions) 221.46 feet; thence S 89°52'24" W (called S 89°52' W in previous descriptions), parallel with said North line of said subdivision, 322.71 feet to an existing fence line and the TRUE POINT OF BEGINNING of this property description; thence N 1°28'45" W 313.96 feet along said fence line; thence N 59°33'51" W, departing from said fence line, 186.64 feet to a point which bears S 30°31'33" W, 262.82 feet from said Point "A"; thence S 0°51'27" E (called S 0°51'50" E in previous descriptions), parallel with the West line of said subdivision, 408.80 feet; thence N 89°52'24" E 162.90 feet to the TRUE POINT OF BEGINNING.

NOTES

- 1. Legal Descriptions for this survey from Boundary Line Adjustment Quit Claim Deed recorded under Auditor's File No. 201705230020, records of Skagit County, Washington.
- 2. Property Surveyed: Parcel "Y" described hereinabove.
- 3. For additional survey information refer to "Plat of Kabalo Heights" recorded under Auditor's File No. 2000005250077; records of Skagit County, Washington.
- 4. Basis of Bearing: the centerline of Michael Place along Lots 3 and 4 of said Plat of Kabalo Heights as being S 30°31'33" W based upon existing plat centerline monumentation.
- 5. Survey Method: Field Traverse; Instrumentation: TOPCON PS-103; Theodolite: Min. Resolution/Accuracy 3"; E.D.M.: Accuracy ± (1.55mm + 2ppm)
- 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. In accordance with WAC 332-130-050, 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.
- 10. Refer to Notes 16 and 17 upon Sheet 2 of 3 of said "Plat Of Kabalo Heights"

RECORD OF SURVEY

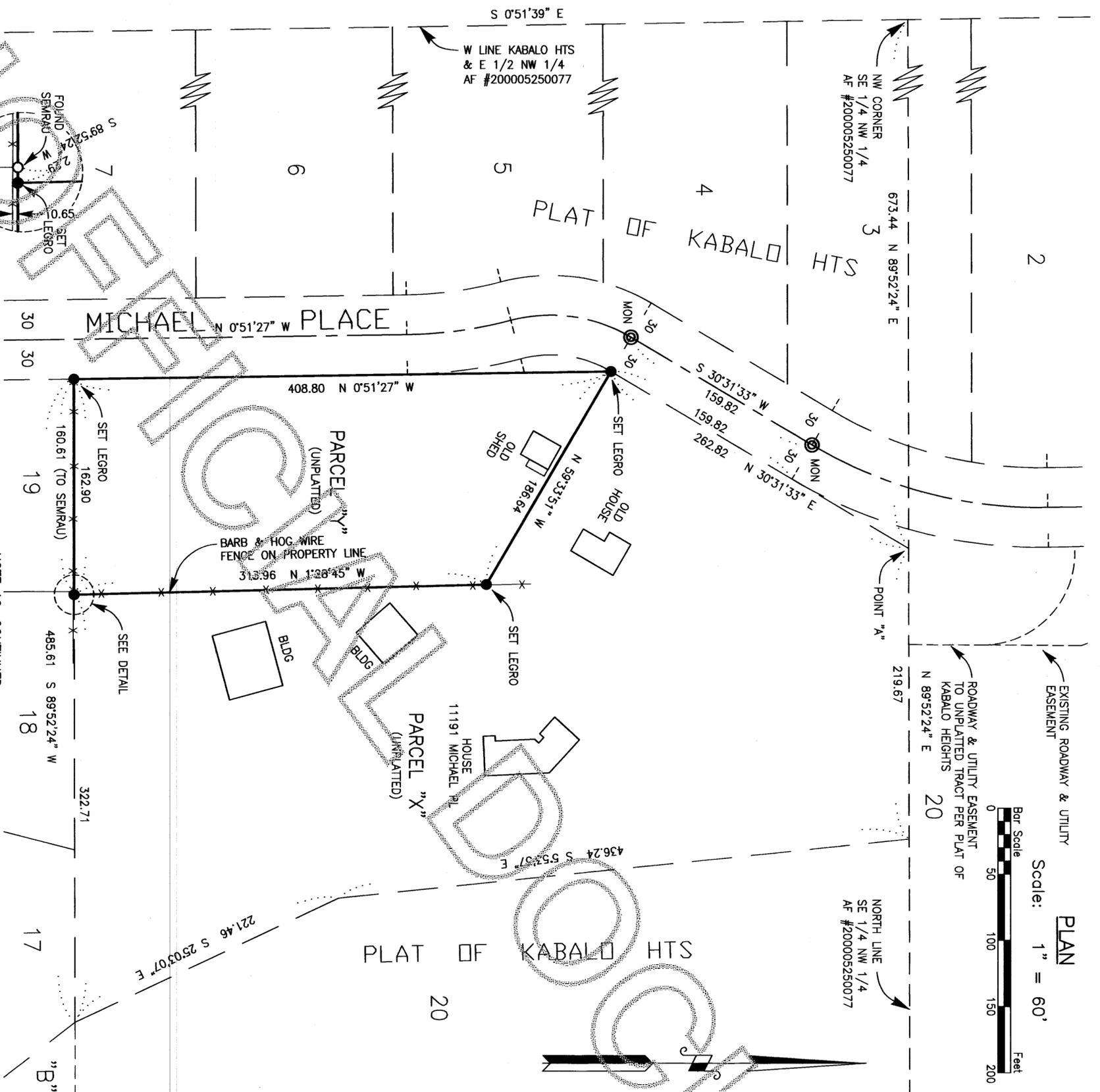
GERALD K. HANDLOS
BOUNDARY LINE ADJUSTMENT
PTN. SE 1/4 NW 1/4
SECTION 35, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON

PLAN

Scale: 1" = 60'



EXISTING ROADWAY & UTILITY EASEMENT
ROADWAY & UTILITY EASEMENT TO UNPLATTED TRACT PER PLAT OF KABALO HEIGHTS



LEGEND

- Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap
- Imprinted: LEGRO 37532
- Found Yellow Plastic Surveyor's Cap in Concrete Monument in Case
- Found Rebar with Yellow Plastic Survey Cap Imprinted: "SEMRAU 9622"
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.



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 April 2017 at the request of Gerald Handlos.
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: 5-23-17