

**LEGAL DESCRIPTION**

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

201712010092  
 Skagit County Auditor  
 12/1/2017 Page 1 of 1 1:44PM  
 \$158.00

**LEGAL DESCRIPTION**

PARCEL "C" OF AF #201710240068:

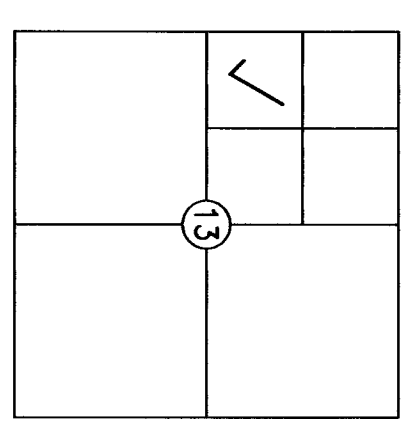
The South 750 feet of the West 281 feet of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 34 North, Range 4 East, W.M., EXCEPT Gunderson Road along the South line.  
 TOGETHER WITH that portion of vacated unnamed road (known as Baker Heights Road) which was vacated June 27, 1967 by Skagit County under Commissioner's Resolution No. 12012, which has reverted to said premises by operation of law.  
 Situate in the County of Skagit, State of Washington.

PARCEL "D" OF AF #201710240068:

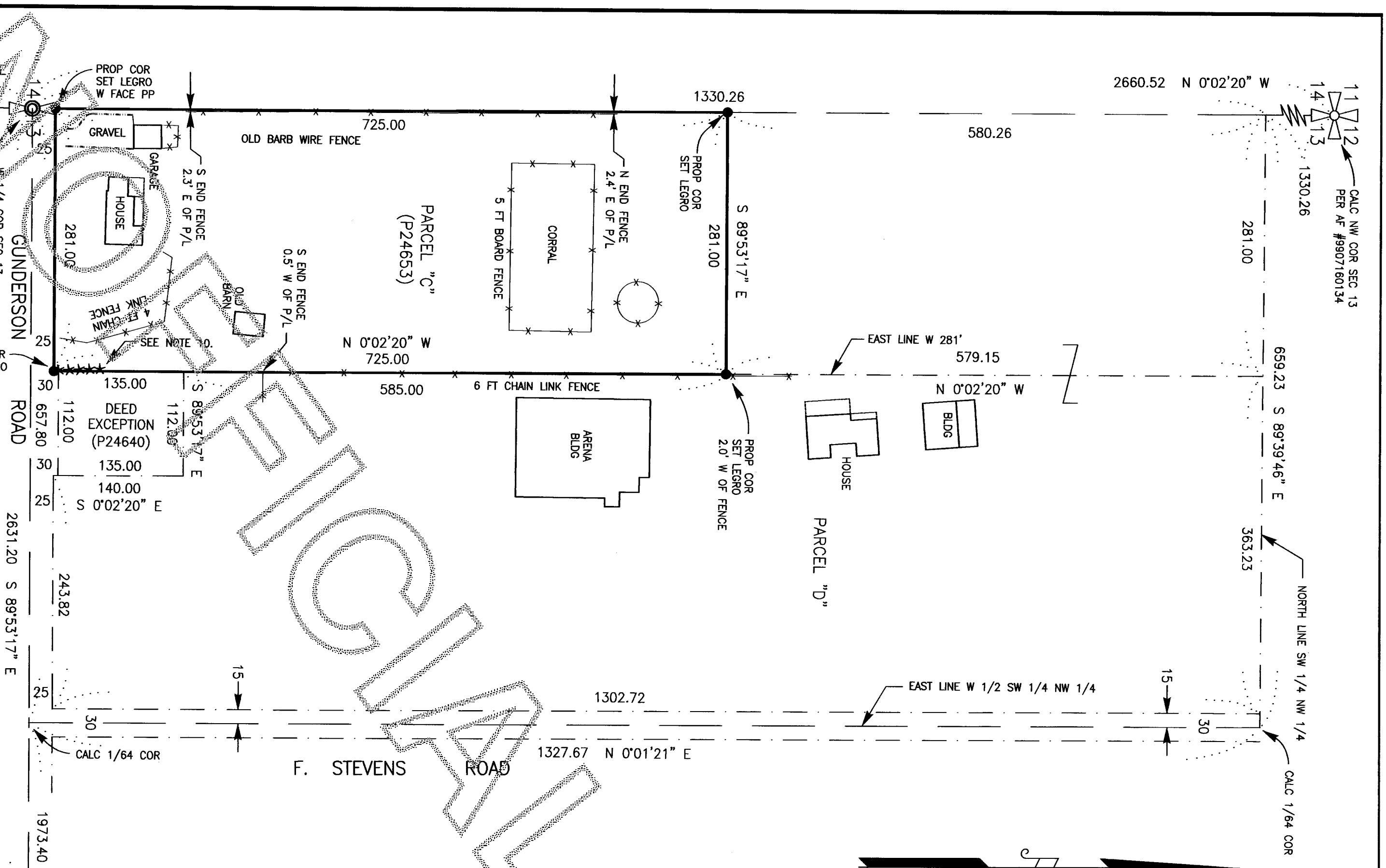
(P24642, P24655 & Ptn. P24653)  
 The West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 34 North, Range 4 East, W.M., EXCEPT the South 750 feet of the West 281 feet thereof, and ALSO EXCEPT the following described tract:  
 Beginning at a point on the North line of the County road running along the South line of said subdivision, 281 feet East of the West line of said subdivision; thence North parallel to the West line of said subdivision 140 feet; thence East parallel to the North line of the County road 112 feet; thence South parallel to the West line of said subdivision 140 feet to the North line of the County road; thence West along the North line of the County road 112 feet to the point of beginning,  
 and ALSO EXCEPT the South 25 feet and the East 15 feet of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 13, conveyed to Skagit County for road purposes by Deeds dated September 5, 1914 and August 2, 1923, and recorded under Auditor's File No's. 152531 and 169374.  
 TOGETHER WITH that portion of vacated unnamed road (known as Baker Heights Road) which was vacated June 27, 1967 by Skagit County under Commissioner's Resolution No. 12012, which has reverted to said premises by operation of law.  
 Situate in the County of Skagit, State of Washington.

**NOTES**

1. Legal Descriptions for this survey have been taken from Boundary Line Adjustment Deed recorded under Auditor's File No. 201710240068, records of Skagit County, Washington.
2. For additional subdivision information refer to survey recorded under Auditor's File No. 9907160134 records of Skagit County, Washington.
3. Basis of Bearing: the West line of the Southwest 1/4 of Section 13, Township 34 North, Range 4 East, W.M., as being N 0°36'49" E based upon existing monumentation.
4. Survey Method: Field Traverse
5. Instrumentation: TOPCON PS-103  
 Theodolite: Min. Resolution/Accuracy 3"  
 E.D.M.: Accuracy ± (1.5mm + 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. Occupancy indicators may be the basis of unwritten claims of title ownership. This survey does not purport to resolve such claims, if any.
10. Row of 6" diameter cedar trees 2.3' (feet) West of property line (P/L) at North end and 0.8' West of P/L at South end. South cedar tree 5.5' North of Southeast property corner.
11. The lot corners to Parcel "D" not common to Parcel "C" of AF #201710240068 were not located by this survey.

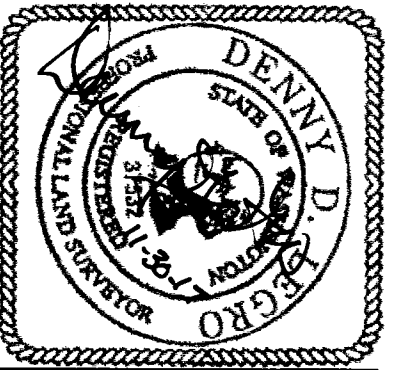


**VICINITY MAP**  
 (Not to Scale)  
 Sec. 13, T. 34 N., R. 4 E.



**PLAN**

Scale: 1" = 100'  
 Feet  
 0 25 50 75 100 200 300



**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 2017 at the request of Bruce Bowser.  
 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: 11-30-17

**RECORD OF SURVEY**

**BRUCE BOWSER PROPERTY SURVEY OF BOUNDARY LINE ADJUSTMENT**  
 PTN. W 1/2 SW 1/4 NW 1/4 SECTION 13, T. 34 N., R. 4 E., W.M., SKAGIT COUNTY, WASHINGTON