



20180300 F0083
\$188.00
3/1/2018 Page 1 3:45PM

Legro & Associates, LLC
Sagit County Auditor
Deputy

LEGAL DESCRIPTIONS

LOT 7, "HOLLYDALE ACRES, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES

- LEGAL DESCRIPTIONS FOR THIS SURVEY HAVE BEEN TAKEN FROM: STATUTORY WARRANTY DEED FROM BEH SEWARD BURKHALTER TO WALLACE W. AND JUDITH A. McNEIL, HUSBAND AND WIFE, BY THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 870514004; AND STATUTORY WARRANTY DEED FROM JAMES E. AND RUTH M. YOUNGSMAN TO TIMOTHY R. AND TERESA L. WALSH, BY THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201212270017; ALL RECORDS OF SKAGIT COUNTY, WASHINGTON.
- FOR ADDITIONAL SUBDIVISION INFORMATION REFER TO: WASHINGTON STATE HIGHWAY COMMISSION DEPARTMENT OF HIGHWAYS ALIGNMENT AND RIGHT OF WAY PLAN, SR 5, MP 22.95 TO MP 22.99, HICKOX ROAD TO BURLINGTON NORTHERN OVERCROSSING IN MT. VERNON, SHEET 24 OF 67, DATED APPROVED APRIL 27, 1973; SURVEY RECORDED UNDER AUDITOR'S FILE NO. 201308060005, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: THE NORTH LINE OF THE NW 1/4 OF SECTION 32, T. 34 N., R. 4 E., W.M. AS N 89°37'34" W BASED UPON EXISTING MONUMENTATION.
- MERIDIAN: ASSUMED
- SURVEY METHOD: FIELD TRAVERSE
- INSTRUMENTATION: TOPCON PS-103 THEODOLITE; MIN. RESOLUTION/ACCURACY 3"
- EDM: ACCURACY ± (1.5mm + 2ppm)
- DISTANCES SHOWN ARE IN FEET AND DECIMALS OF A FOOT.
- 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. 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.
- THE SOUTH LINE OF LOT 7 AND THE WEST LINES OF LOTS 6 AND 7 AS SURVEYED HAVE YIELDED TO THE NORTH AND EAST RIGHT-OF-WAY OF THE FW-LINE LIMITED ACCESS, LYING NORTHERLY (LOT 7) AND EASTERLY (LOTS 6 AND 7) OF THE SOUTH AND WEST PLAT LINES AS DEPICTED.
- FOUND OLD 1-1/2" DIAM. IRON PIPE-DISTURBED, 0.8'-IN AND 0.4'-E OF CALCULATED PLAT CORNER POSITION, 2013 SURVEY.

LEGEND

- PROP COR SET REBAR: PROPERTY CORNER - SET 5/8" DIA. STEEL REBAR W/YELLOW PLASTIC CAP IMPRINTED: "LEGRO 37532"
 - EA: EDGE OF ASPHALT
 - C/L: BRASS DISC IN CONCRETE MON PUNCHED AND CASED/DATE LAST VISITED (2001/2013)
 - R/W: CENTERLINE
 - P/L: RIGHT OF WAY
 - MON: PROPERTY LINE
- FOUND/SET REFERS TO DATE OF THIS SURVEY UNLESS OTHERWISE NOTED

RECORD OF SURVEY

WALLACE W. MCNEIL & TIMOTHY R. WALSH PROPERTY SURVEYS
LOTS 6 & 7, PLAT OF
"HOLLYDALE ACRES, SKAGIT COUNTY, WASH."
PTN. N 1/2 NW 1/4 NW 1/4, SEC. 32, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

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 February 2018 at the request of Timothy Walsh and Wallace W. McNeil.
LEGRO & ASSOCIATES, LLC
Professional Land Surveyor
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220
Date: 2-27-18



PLAN

Scale: 1" = 30'



VICINITY MAP
(Not to Scale)
Sec. 32, T. 34 N., R. 4 E.

