

GREENLEAF

359.69 S 88°28'34" E (ROS AFN 201712210058)

AVENUE

FOUND MON

AUDITOR'S CERTIFICATE  
Filed for the record at the request of Legro & Associates, LLC.

201803090027  
Skagit County Auditor  
3/9/2018 Page 1 of 1 10:59AM \$158.00

Skagit County Auditor

Deputy

LEGAL DESCRIPTION

(P72022)  
The North Half of Lots 18, 19, and 20, Block 113, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.  
Situating in Skagit County, Washington.

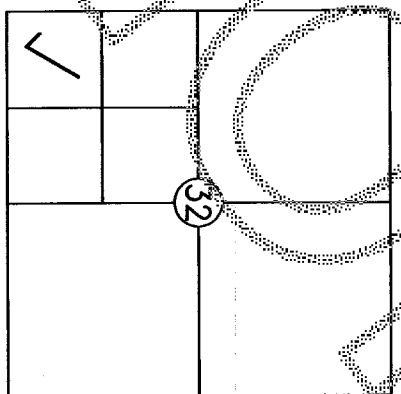
(P72022)  
Lots 16 and 17, Block 113, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.  
Situating in Skagit County, Washington.

NOTES

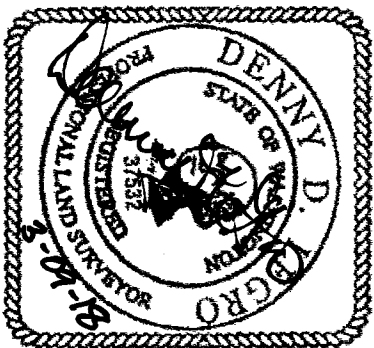
1. Legal descriptions for this survey are taken from Statutory Warranty Deeds to Steven T. Studebaker and Becky A. Studebaker, husband and wife, by those instruments recorded under Auditor's File No.s. 200512010147 (P72023) and 200509230088 (P72022), records of Skagit County, Washington.
2. For additional survey information, refer to Surveys recorded under Auditor's File No.s. 200412270174, 201703210043 and 201712210058, records of Skagit County, Washington.
3. Basis of bearing: the centerline of South Spruce Street from Rio Vista Avenue to Greenleaf Avenue as being N 1°31'58" E based upon existing monumentation.
4. Survey Method: Field Traverse
5. Instrumentation: TOPCON PS-103  
Theodolite: Min. Resolution/Accuracy 3"  
E.D.M.: Accuracy ± (1.55mm + 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. Shed roof overhang and 6 foot high board fence fall on property line between Lots 17 and 18. Shed roof drain gutter encroaches upon Lot 17.
10. Property corner not set. 2-1/2" Diam. x 6 foot high galvanized fence post falls at lot corner. Set "LEGRO" rebar 1.0 foot S 88°27'19" E of calculated corner on North P/L Lot 16.

LEGEND

Property Corner  
Set 5/8" Diam. X 18" Length Steel Rebar  
w/Yellow Plastic Cap Imprinted: "LEGRO 37532"  
Found Brass Disk in Concrete Monument  
Punched and Cased  
Property Line  
Edge of Asphalt Pavement  
Fence (Board or Chain Link as noted)  
Found/Set Refers to the Date of this Survey  
Unless Otherwise Noted



VICINITY MAP  
(Not to Scale)  
Sec. 32, T. 35 N., R. 4 E.



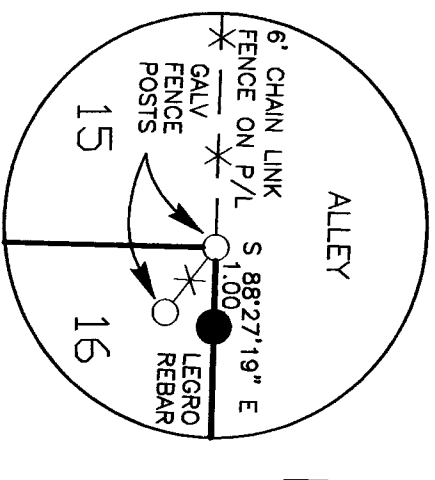
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in March 2018 at the request of Steve Studebaker.  
LEGRO & ASSOCIATES, LLC  
Professional Land Surveyor  
1321 South 2nd Street  
Mount Vernon, WA 98273  
Phone: (360) 336-3220  
Denny D. Legro  
Registered Professional  
Land Surveyor  
Lic. # 37532 Date: 3-09-18

SURVEYOR'S CERTIFICATE

RECORD OF SURVEY

STEVEN T. STUDEBAKER PROPERTY SURVEY  
LOTS 16 & 17, BLK 113, AND THE N 1/2 OF LOTS 18, 19 & 20, BLK 113, ALL IN THE AMENDED PLAT OF BURLINGTON PTN. SW 1/4, SECTION 32, T. 35 N., R. 4 E., W.M.  
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

Scale: 1" = 30'  
Bor Scale  
0 25 50 75 100 Feet



DETAIL  
NTS