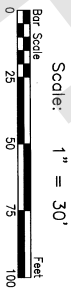
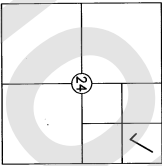


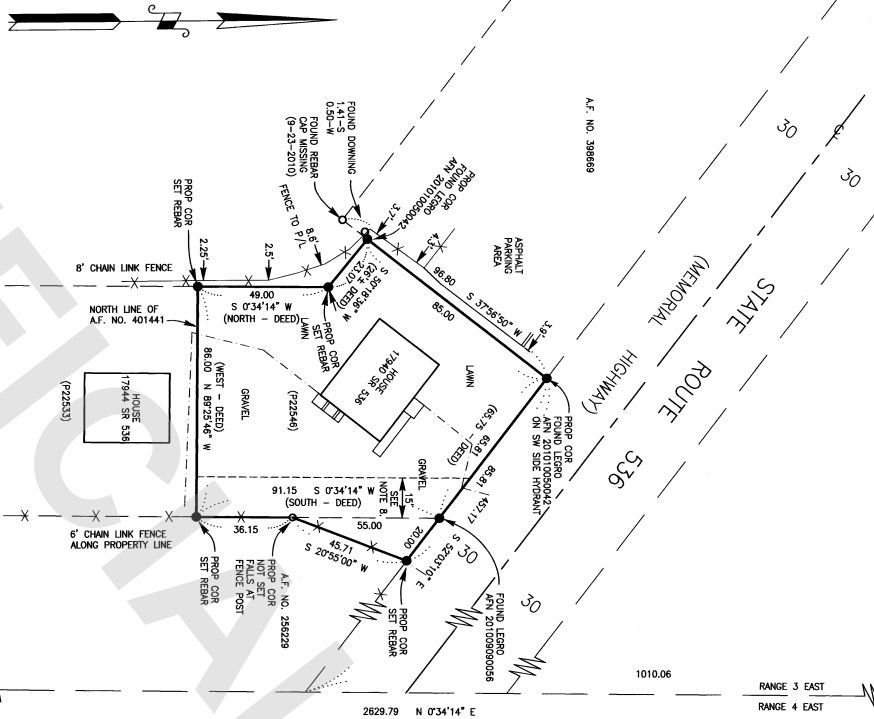
Sec. 24, T. 34 N., R. 3 E.

VICINITY MAP
(Not to Scale)



Scale: 1" = 30'

PLAN



NOTES

1. Legal description for this survey has been taken from Statutory Warranty Deed from Frederick L. Judd and Terri L. Judd, husband and wife, Grantors to Sylvia Phipps and Jessica Phipps, a married couple, Grantees by that instrument dated February 7, 2018 and recorded February 9, 2018 under Auditor's File No. 201802090081, records of Skagit County, Washington.
2. For additional subdivision information refer to Short Plat No. 28-76 recorded under Auditor's File No. 839197; Record of Survey recorded under Auditor's File No. 9905260005; Record of Survey recorded under Auditor's File No. 20100900056; and Record of Survey recorded under Auditor's File No. 201010050042, all records of Skagit County, Washington.
3. Basis of Bearing - the North line of the Northeast 1/4 of Section 24, T. 34 N., R. 3 E., W.M., as being S 89°31'00" E based upon existing monumentation.
4. Survey Method: Field Traverses
Instrumentation: TOPCON PS-103
Theodolite: Min. Resolution/Accuracy 3"
EDM.: Accuracy ± (1.55mm + 2ppm)
5. Meridian - Assumed.
6. Distances Shown are in feet and decimals of a foot.
7. 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.
8. Non-exclusive easement 15 feet in width for ingress, egress and utilities serving P22533 by Statutory Warranty Deed from Frederick L. Judd and Terri L. Judd, h & w, Grantors to Juan Pablo Mayor Rongel and Maria Rosa Vazquez Garcia, a married couple, by that instrument recorded under Auditor's File Number 201711280092.

LEGEND

- PROP COR SET REBAR
Property Corner
Set 5/8" diam. x 18" length steel rebar w/ yellow plastic cap imprinted: "LEGR0 37532".
 - FOUND REBAR
Found rebar w/ yellow plastic cap imprinted: "LEGR0 37532".
 - FOUND
Found rebar w/ yellow plastic cap imprinted: "DOWNING 17068 1.41" South and 0.50' West of calculated property corner.
 - FOUND MON
Found brass disk in concrete monument - punched and cased. (Date last visited) (8-05-2010)
 - ✕ Chain Link Fence (6' or 8' as noted)
- Fence/set refers to the date of this survey unless otherwise noted.

FILED FOR THE RECORD AT THE REQUEST OF LEGR0 & ASSOCIATES, LLC.

201806080093
06/08/2018 03:13 PM
Seal: County Auditor
Pages: 1 of 1 Fees: \$183.00

Handwritten signature: Jessica Phipps
Jessica Phipps
Sylvia Phipps
Skagit County Auditor

LEGAL DESCRIPTION

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 34 North, Range 3 East, W.M., described as follows:

From the intersection of the East line of said Section 24, and the Southern right-of-way line of said Highway 536, run Northwesterly 85 feet to the most Easterly corner of that certain tract conveyed to Harold Brondstad and Clayton Wilson by Deed dated November 18, 1946, recorded December 4, 1946, under Auditor's File No. 398669, records of Skagit County; thence Southwesterly at right angles to said highway right-of-way and along the Southeasterly line of said Brondstad & Wilson Tract, a distance of 85 feet to the TRUE POINT OF BEGINNING; thence from said True Point of Beginning run Northeasterly along the Southeasterly line of said Brondstad & Wilson Tract 85 feet to the Southerly line of said highway right-of-way; thence Southeasterly along the Southerly line of said highway right-of-way, a distance of 65.75 feet to the Northwesterly corner of that certain tract conveyed to Herbert F. Young, by Deed dated May 16, 1933, recorded May 17, 1933, under Auditor's File No. 256229, records of Skagit County; thence South along the West line of said Young Tract, a distance of 91.15 feet to the Northeast corner of that certain tract conveyed to Bartho Brondstad, by Deed dated December 3, 1946, recorded February 27, 1947, under Auditor's File No. 401441, records of Skagit County; thence West along the North line of said Brondstad Tract and the North line thereof extended a distance of 86 feet; thence North 49 feet; thence Northwesterly in a straight line, a distance of 26 feet, more or less, to the True Point of Beginning.

TOGETHER WITH the following described tract of land: Begin at the Northern most corner of those premises conveyed to Savage Enterprises, LLC, a Washington LLC, by that certain deed recorded July 14, 2010, as Skagit County Auditor's File No. 201007140118, said corner being staked and delineated on the face of a survey recorded September 9, 2010, as Auditor's File No. 20100900056, thence Southeasterly along the Northeasterly line of said premises, being also the Southeasterly line of State Route 536, known as Memorial Highway, a distance of 20 feet; thence Southeasterly along said line to a stake on the West line of said premises lying 55.00 feet from the point of beginning; thence North along said West line 55.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

RECORD OF SURVEY

JESSICA & SYLVIA PHIPPS PROPERTY SURVEY

PTN. NE 1/4 NE 1/4
SEC. 24, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON