



10/16/2018 09:38 AM Pages: 1 of 2 Fees: \$188.00
Skagit County Auditor



Scale: 1" = 50'

PLAN



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 August 2018 at the request of Dustin Swanson.

LEGR0 & ASSOCIATES, LLC

Professional Land Surveyor
1321 South 2nd Street

Mount Vernon, WA 98273
Phone: (360) 336-3220

Deputy Clerk

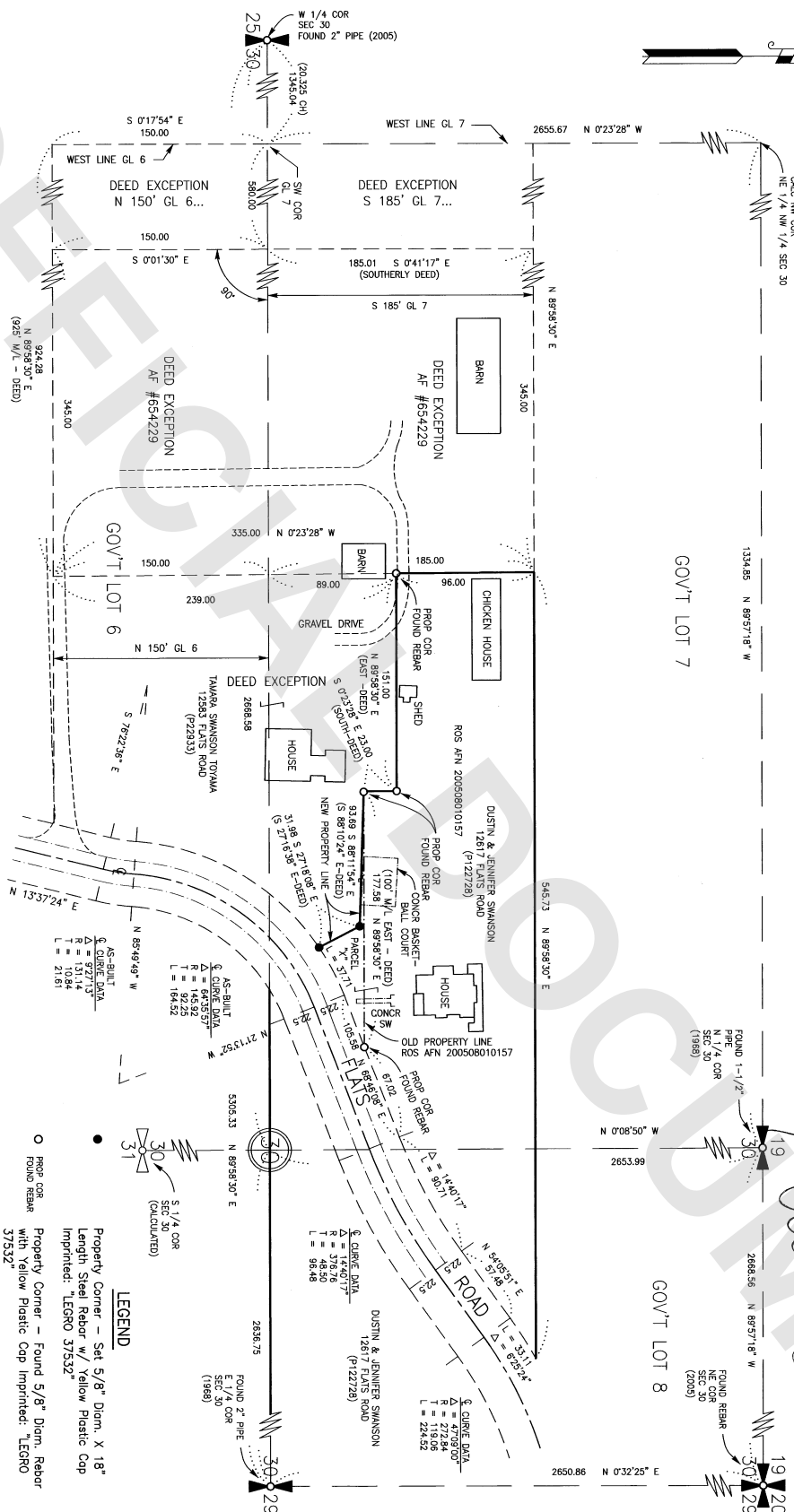
DENNY D. LEGRU
Registered Professional

Land Surveyor
Lic. # 37532 Date: 10-15

RECORD OF SURVEY

DUSTIN SWANSON BOUNDARY LINE ADJUSTMENT
PROPERTY LINE SURVEY

PTN. GOV'T LOTS 7 & 8, SECTION 30, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE

Filed for the record this 16 day of September 2016
at 39 minutes past 9 o'clock A M under Auditor's File
No. 20161616002.
Records of Skagit County, Washington.

Deputy
Skagit County Auditor

Deputy

Sheet 1 of 2 Sheets

LEGAL DESCRIPTION

PARCEL "X": Parcel Conveyed to Dustin & Jennifer Swanson by Boundary Line Adjustment (APN 201810050001)
That portion of the North 150 feet of Government Lot 6, and of the South 185 feet of Government Lot 7, Section 30, Township 34 North, Range 3 East, W.M., described as follows:

Commencing at the Northwest corner of said Lot 6, Section 30, Township 34 North, Range 3 East, W.M.; thence South along the West line of Government Lot 6, 150 feet; thence Easterly parallel with the North line of Government Lot 6, 925 feet, more or less, to the Southeast corner of tract conveyed by deed dated August 6, 1964, wherein Anna A. Swanson, a widow, was Grantor, and Carl Austin Swanson, Anton Vernon Swanson, and Peter Kermit Swanson were Grantees, and which deed is recorded in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 654229; thence North along the East line of said tract conveyed by deed recorded under Skagit County Auditor's File No. 654229, a distance of 239 feet; thence East 151 feet; thence South 23 feet to the true point of beginning; thence S 88°10'24" E, 93.69 feet; thence S 27°16'38" E, 31.98 feet, more or less, to the Westerly right-of-way line of the County Road known as Flats Road; thence Northerly along the Westerly right-of-way line of Flats Road to the Northeast corner of that tract conveyed to Tamara Jane Swanson-Toyama, as her separate property, by that instrument dated October 17, 2013 and recorded October 24, 2013 under Skagit County Auditor's File No. 201310240088, and which point bears East, 177.6 feet, more or less, from the point of beginning; thence West along the North line of said tract conveyed by deed recorded under Skagit County Auditor's File No. 201310240088, 177.6 feet, more or less to the true point of beginning.

Situate in the County of Skagit, State of Washington.

LEGAL DESCRIPTION

PARCEL "D": Dustin & Jennifer Swanson "AFTER" Boundary Line Adjustment Legal Description: (APN 201810050001)
The South 185 feet of both Government Lot 7 and of that portion of Government Lot 8 lying Westerly of the Lot 7/8 Intersection-Whisper Road right-of-way, all in Section 30, Township 34 North, Range 3 East, W.M., EXCEPT that portion of said Government Lot 8 lying within the Skagit County road right-of-way known as the Flats Road:

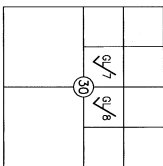
EXCEPT that portion of Government Lot 8 conveyed to Vernon Swanson pursuant to Quit Claim Deed dated August 2, 1994, recorded under Skagit County Auditor's File No. 504833, Volume 254, Page 323;
EXCEPT that portion thereof lying within the following described parcel: That portion of Government Lots 6 and 7 of said Section 30, Township 34 North, Range 3 East, W.M., described as follows: Beginning at the Southwest corner of said Lot 7; thence East along the South line of Lot 7, 580 feet to the point of beginning; thence South 150 feet at right angles; thence East parallel to the South line of Lot 7, 345 feet; thence Northerly and parallel to the West line of Lot 7, 335 feet; thence Westerly and parallel to the South line of Lot 7, 345 feet; thence Southerly to the point of beginning.
EXCEPT that portion thereof lying West of the following described parcel: That portion of Government Lots 6 and 7 of said Section 30, Township 34 North, Range 3 East, W.M., described as follows: Beginning at the Southwest corner of said Lot 7; thence East along the South line of Lot 7, 580 feet to the point of beginning; thence South 150 feet at right angles; thence North parallel to the South line of Lot 7, 345 feet; thence Northerly and parallel to the West line of Lot 7, 335 feet; thence Westerly and parallel to the South line of Lot 7, 345 feet; thence Southerly to the point of beginning.
AND EXCEPT that portion of the North 150 feet of Government Lot 6, and the South 185 feet of Government Lot 7, Section 30, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 6; thence South along the West line of Government Lot 6, 150 feet; thence Easterly parallel with the North line of Government Lot 6, 925 feet, more or less, to the Southeast corner of tract conveyed by deed dated August 6, 1964, wherein Anna A. Swanson, a widow, was Grantor, and Carl Austin Swanson, Anton Vernon Swanson, and Peter Kermit Swanson were Grantees, and which deed is recorded in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 654229, and which point is the true point of beginning; thence North along the East line of said tract conveyed by deed recorded under Skagit County Auditor's File No. 654229, a distance of 239 feet; thence East 151 feet; thence South 23 feet; thence S 88°10'24" E, 93.69 feet; thence S 27°16'38" E, 31.98 feet, more or less, to the Westerly right-of-way line of the County Road known as the Flats Road; thence Southerly along the Westerly right-of-way line of the Flats Road to the intersection with the South line of the North 150 feet of Government Lot 6; thence Westerly along the line which is parallel with and 150 feet South of the North line of Government Lot 6 to the point of beginning.
EXCEPT Diking and Drainage District rights-of-way, if any; SUBJECT TO and TOGETHER with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.
Situate in the County of Skagit, State of Washington.

NOTES

1. Legal Description for this survey has been taken from: Quit Claim Deed for Boundary Line Adjustment approved by Skagit County and recorded October 5, 2018 under A.F. No. 201810050001, records of Skagit County, Washington. This survey was performed to depict boundaries of said Boundary Line Adjustment (Parcel "X").
2. For additional survey information refer to survey recorded August 1, 2005, under Auditor's File No. 200508010157, records of Skagit County, Washington.
3. Basis of Bearing: the South line of the Dustin Swanson property (P122728) lying Westerly of Flats Road before boundary line adjustment as depicted upon the survey recorded under Auditor's File No. 200508010157, as being N 89°58'30" E based upon existing found lot corners.
4. Survey Method: Field Traverse
Instrumentation: TOPCON PR-103
Tie-dolite: Min. Resolution/Accuracy 3"

5. EDM: Accuracy $\pm (1.55mm + 2ppm)$
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. 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 the ownership. This survey does not purport to resolve such claims, if any.



Sec. 30, T. 34 N., R. 3 E.

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PROPERTY LINE SURVEY

P.T.N. GOV'T LOTS 7 & 8, SECTION 30, T. 34 N., R. 3 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 August 2018 at the request of Dustin Swanson.

LEERO & ASSOCIATES, LLC
Professional Land Surveyor
1321 South 2nd Street
Unit 100
Tacoma, WA 98402
Phone: (360) 336-2220

DUSTIN D. LEERO
Professional Land Surveyor
Lic. # 37532 Date: 10/15/18

