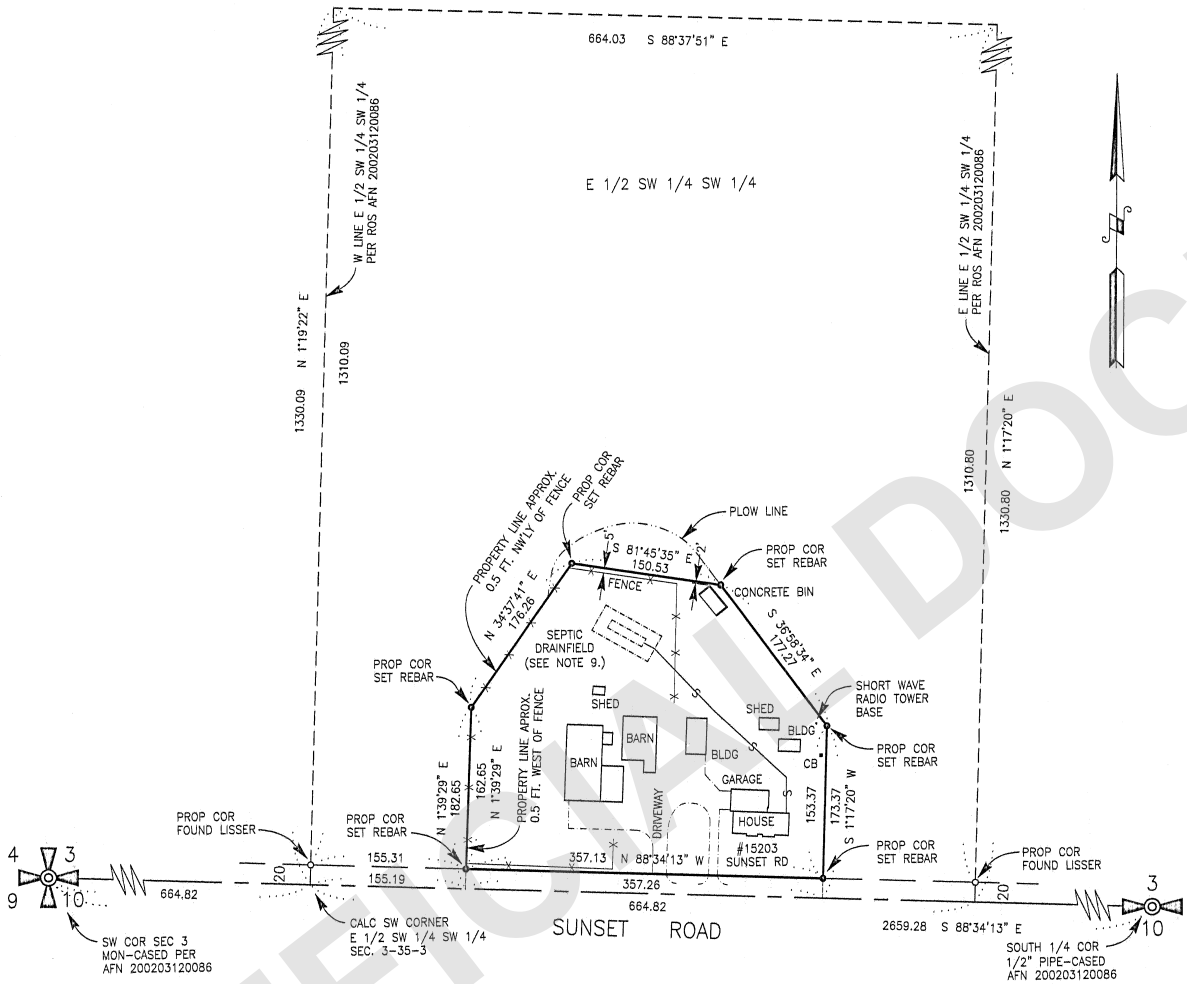
UNOFFICIAL DOCUMENT

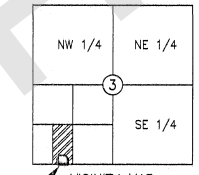
202010280140
10/28/2020 10:54 AM Pages: 1 of 1 Fees: $188.50
Skagit County Auditor



PLAN

Scale: 1" = 80'

Bar Scale: 0, 100, 200, 300 Feet



VICINITY MAP
(Not to Scale)
Ptn. E 1/2 SW 1/4 SW 1/4
Sec. 3, T. 35 N., R. 3 E.

AUDITOR'S CERTIFICATE

Filed for the record this 28th day of October, 2020, at 54 minutes past 10 o'clock A. M. under Auditor's File No. 202010280140.
Records of Skagit County, Washington

Sandra Perkins
Skagit County Auditor

Deputy

LEGAL DESCRIPTION

That portion of the E 1/2 of the SW 1/4 of the SW 1/4 of Section 3, Township 35 North, Range 3 East, Willamette Meridian, described as follows:

Commencing at the Southwest corner of the E 1/2 of the SW 1/4 of the SW 1/4 of said Section 3; thence S 88°34'13" E along the South line of said E 1/2 of the SW 1/4 of the SW 1/4, a distance of 155.19 feet; thence N 1°39'29" E, a distance of 20.00 feet to the North line of that County Road known as Sunset Road and the True Point of Beginning of this property description; thence continuing N 1°39'29" E along a line parallel to and approximately 0.5 feet Westerly of an existing fence line, a distance of 162.65 feet to the angle point of said fence line; thence N 34°37'41" E along a line parallel to and approximately 0.5 feet Northwesterly of said fence line, a distance of 176.26 feet, to a point approximately 5 feet Northerly of the most Northerly fence corner; thence S 81°45'35" E along a line parallel to and approximately 5.0 feet Northerly of said fence line, and the Easterly projection thereof, a distance of 150.53 feet to a point on the approximate edge of plow line; thence Southerly along the existing edge of lawn and plow line on the following bearings and distances: S 36°58'34" E, a distance of 177.27 feet; S 1°17'20" W, a distance of 153.37 feet, more or less, to the North right of way line of said Sunset Road; thence N 88°34'13" W, departing from said plow line, along the North right of way line of said Sunset Road, a distance of 357.13 feet, more or less, to the true point of beginning.
All situate in the County of Skagit, State of Washington.

NOTES

1. Legal Description for this survey is taken from that Boundary Line Adjustment Quit Claim Deed between G & D Wallace, Inc. and ARDTRASNA, LLC, by that instrument recorded under Auditor's File No. 202010160097, records of Skagit County, Washington, EXHIBIT "E".
2. For additional survey information refer to survey recorded under Auditor's File No. 200203120086, records of Skagit County, Washington.
3. Basis of Bearing – the South line of the SW 1/4 of Section 3, T. 35 N., R. 3 E.,W.M. as S 88°34'13" E.
4. Survey Method: Field Traverse
5. Instrumentation: TOPCON PS-103
   Theodolite: 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. Septic Drainfield reproduced from as-built records on file with the Skagit County Health Dept. Permit No. SW01-0343.

LEGEND

PROP COR SET REBAR	Property Corner Set 5/8" Rebar w/Yellow Plastic Cap Imprinted: "LEGRO 37532"
FOUND LISSER	Found Rebar w/Yellow Plastic Cap Imprinted: "LISSER 22960"
-X-X-	Hog Wire Fence/Board Fence Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

Sheet 1 of 1 Sheet

DENNY D. LEGRO
STATE OF WASHINGTON
37532
REGISTERED
10-23-20
PROFESSIONAL LAND SURVEYOR

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 March 2020 at the request of G & D Wallace Inc.

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: 10-23-20

RECORD OF SURVEY

ARDTRASNA LLC AND G & D WALLACE INC.
SURVEY OF BOUNDARY LINE ADJUSTMENT EXHIBIT E

PTN. E 1/2 SW 1/4 SW 1/4
SECTION 3, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.
SKAGIT COUNTY, WASHINGTON