



This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in April 2021 at the request of Mark Krutzen.

**SURVEYORS' CERTIFICATE**

LEBRÖ & ASSOCIATES, LLC  
Professional Land Surveyor  
12321 South 2nd Street  
Mesa, Arizona, WA 90273  
Phone: (360) 336-5520

DENNY D. LEBRO  
Registered Professional  
Land Surveyor  
Lic. # 37532 Date: 8-04-21

RECORD OF SURVEY

MARK KNUITZEN FARMS, INC & SKAGIT VALLEY FARM COOLING LLC  
**BOUNDARY LINE ADJUSTMENT SURVEY**  
 PTN OF GOV'T LOT 1, NE 1/4 NW 1/4, N 1/2 GOV'T LOT 2 AND  
 N 1/2 SE 1/4 NW 1/4, ALL IN SEC. 31, T. 35 N., R. 4 E., W.M.  
 SKAGIT COUNTY, WASHINGTON

Filed for the record this 17 day of August,  
2021 at 03 minutes past 11 o'clock A M under  
Auditor's File No. 202108170062. Records of  
Skagit County, Washington.

Travis D. [Signature]  
 Skagit County Auditor  
 Deputy  
 [Signature]

LEGAL DESCRIPTIONS

## LEGAL DESCRIPTIONS

DEED EXHIBIT A  
P38128 - BEFORE BOUNDARY LINE ADJUSTMENT  
MARK KNUITZEN FARMS, INC.

Government Lot 1 of Section 31, Township 35 North,  
Range 4 East, W.M.;

And ALSO EXCEPT ditch right of way as condemned in Skagit County Superior Court Cause No. 3604.

Situate in the County of Skagit, State of Washington.

DEED EXHIBIT B  
P38155 - BEFORE BOUNDARY LINE ADJUSTMENT  
MARK KNUITZEN FARMS, INC.

The Northeast 1/4 of the Northwest 1/4 of Section 31,  
Township 35 North, Range 4 East, W.M.;

EXCEPT County road running along the North line thereof

Situate in the County of Skagit, State of  
(Legal Descriptions Continued on Sheet 2)

## NOTES:

1. Legal descriptions taken from Boundary Line Adjustment Survey Warrantly deed between Mark Krutzen Farms, Inc., and Skagit Valley Farm Cooling LLC, Grantees and Grantors, by that instrument, recorded under Auditor's File No. 803018720064
2. For additional subdivision information refer to survey recorded under AF No. 201303210088, records of Skagit County, Washington.
3. Survey Method: Field Traverse  
Instrumentation: TOPCON PT-103  
Theodolite: Min. Resolution (+2ppm)  
E.D.M.: Accuracy ± (1.55mm + 2ppm)  
4. Meridian – Assumed
5. Basis of bearings: The West line of the NW 1/4 of Section 31, T.35 N., R. 4 E., W.M., as being N.131°03' E. closed upon existing monumentation.
6. Distances shown are in feet and decimals of a foot.

LEGEND

- |  |   |
|--|---|
| ● PIPE COR/LINE<br>FOUND/SET LEGR0     | Property Corner or Property Line<br>Found or Set 5/8" Diam. x 18" Length Steel<br>Rebar w/ Yellow Plastic Cap Imprinted:<br>"LEGR0 37532" |
| ○ FOUND 1" IP<br>FOUND MON<br>FEB 2013 | Found 1" Diameter Old Iron Pipe<br>Found Buss Disk in Concrete Monument<br>Punched and Casred. Date Last Visited: FEB<br>2013             |
|  | Found/Set Refers to the Date of this Survey<br>Unless Otherwise Noted   |

(LEGAL DESCRIPTIONS CONTINUED FROM SHEET 1)

DEED EXHIBIT C  
P38129 AND P38156 – BEFORE BOUNDARY LINE  
ADJUSTMENT  
SKAGIT VALLEY FARM COOLING LLC

The North 1/2 of Government Lot 2 of Section 31,  
Township 35 North, Range 4 East, W.M.;

EXCEPT the as built and existing County Road running  
along the West line thereof known as Pulver Road.

ALSO the North 1/2 of the Southeast 1/4 of the  
Northwest 1/4 of Section 31, Township 35 North, Range  
4 East, W.M.

Situate in the County of Skagit, State of Washington.

DEED EXHIBIT D

P38128 – PROPERTY BEING CONVEYED TO SKAGIT VALLEY  
FARM COOLING LLC FROM MARK KNUTZEN FARMS, INC.

The South 80 feet of Government Lot 1 of Section 31,  
Township 35 North, Range 4 East, W.M.;

EXCEPT the as built and existing County road running  
along the West line thereof, commonly known as Pulver  
Road.

And ALSO EXCEPT ditch right of way as condemned in  
Skagit County Superior Court Cause No. 3604.

Situate in the County of Skagit, State of Washington.

DEED EXHIBIT E

P38156 – PROPERTY BEING CONVEYED TO MARK  
KNUTZEN FARMS, INC. FROM SKAGIT VALLEY FARM  
COOLING LLC

The North 80 feet of the West 1288.4 feet of the North  
1/2 of the Southeast 1/4 of the Northwest 1/4 of  
Section 31, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

(LEGAL DESCRIPTIONS CONTINUED)

DEED EXHIBIT F  
P38128 – AFTER BOUNDARY LINE ADJUSTMENT  
MARK KNUTZEN FARMS, INC.

Government Lot 1 of Section 31, Township 35 North,  
Range 4 East, W.M.;

EXCEPT the South 80 feet of said Government Lot 1;

TOGETHER WITH that portion of the Northeast 1/4 of  
the Northwest 1/4 of said Section 31 described as  
follows:

Beginning at the Northwest corner of said subdivision;  
thence S 1°41'28" W along the West line of said  
subdivision, a distance of 1227.82 feet, more or less,  
to a point 80 feet North of the Southwest corner of  
said subdivision; thence S 88°32'57" E along a line  
parallel with the South line of said subdivision, a  
distance of 84.02 feet; thence N 1°41'28" E, along a  
line parallel with the West line of said subdivision, a  
distance of 1225.77 feet, more or less, to a point on  
the North line of said subdivision which bears S  
87°09'13" E, a distance of 84.04 feet, more or less,  
from the point of beginning; thence N 87°09'13" W  
along the North line of said subdivision a distance of  
84.04 feet, more or less, to the point of beginning.

EXCEPT the as built and existing County roads running  
along the West line and the North line of the above  
described parcels, commonly known as Pulver Road and  
Josh Wilson Road.

AND ALSO EXCEPT ditch right of way as condemned in  
Skagit County Superior Court Cause No. 3604.

Situate in the County of Skagit, State of Washington.

(LEGAL DESCRIPTIONS CONTINUED)

DEED EXHIBIT G  
P38155 – AFTER BOUNDARY LINE ADJUSTMENT  
MARK KNUTZEN FARMS, INC.

The Northeast 1/4 of the Northwest 1/4 of Section 31,  
Township 35 North, Range 4 East, W.M.;

EXCEPT that portion thereof described as follows:

Beginning at the Northwest corner of said subdivision;  
thence S 1°41'28" W along the West line of said  
subdivision, a distance of 1227.82 feet, more or less,  
to a point 80 feet North of the Southwest corner of  
said subdivision; thence S 88°32'57" E along a line  
parallel with the South line of said subdivision, a  
distance of 84.02 feet; thence N 1°41'28" E, along a  
line parallel with the West line of said subdivision, a  
distance of 1225.77 feet, more or less, to a point on  
the North line of said subdivision which bears S  
87°09'13" E, a distance of 84.04 feet, more or less,  
from the point of beginning; thence N 87°09'13" W  
along the North line of said subdivision, a distance of  
84.04 feet, more or less, to the point of beginning.

AND EXCEPT County road running along the North line  
of the above described property, referred to as Josh  
Wilson Road.

TOGETHER WITH the North 80 feet of the West 1288.4  
feet of the Southeast 1/4 of the Northwest 1/4 of said  
Section 31;

Situate in the County of Skagit, State of Washington.

(LEGAL DESCRIPTIONS CONTINUED)

DEED EXHIBIT H  
P38129 AND P38156 – AFTER BOUNDARY LINE  
ADJUSTMENT  
SKAGIT VALLEY FARM COOLING LLC

The North 1/2 of Government Lot 2 of Section 31,  
Township 35 North, Range 4 East, W.M.;

TOGETHER WITH the South 80 feet of Government Lot 1  
of said Section 31;

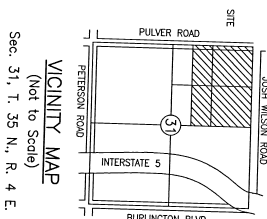
EXCEPT the as built and existing County Road running  
along the West line thereof known as Pulver Road;

AND ALSO EXCEPT ditch right of way as condemned in  
Skagit County Superior Court Cause No. 3604.

ALSO the North 1/2 of the Southeast 1/4 of the  
Northwest 1/4 of Section 31, Township 35 North, Range  
4 East, W.M.;

EXCEPT the North 80 feet of the West 1288.4 feet  
thereof.

Situate in the County of Skagit, State of Washington.



VICINITY MAP  
(Not to Scale)  
Sec. 31, T. 35 N., R. 4 E.

RECORD OF SURVEY

Sheet 2 of 2

MARK KNUTZEN FARMS, INC. & SKAGIT VALLEY FARM COOLING LLC  
BOUNDARY LINE ADJUSTMENT SURVEY  
PTN OF GOVT LOT 1, NE 1/4 NW 1/4, N 1/2 GOVT LOT 2 AND  
N 1/2 SE 1/4 NW 1/4, ALL IN SEC. 31, T. 35 N., R. 4 E., W.M.  
SKAGIT COUNTY, WASHINGTON

