

PLAN
 Scale: 1" = 100'
 Feet
 0 25 50 75 100 200 300 400



SURVEYOR'S CERTIFICATE
 This map represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in March 2022 at the request of Skagit Valley Farm LLC.
 LEROB & ASSOCIATES, LLC
 Professional Land Surveyor
 1321 South 2nd Street
 Mount Vernon, WA 98273
 Phone: (360) 336-3220
 DENNY D. EBERO
 Registered Professional
 Land Surveyor
 Lic. # 37532 Date: 3-25-22

RECORD OF SURVEY
SKAGIT VALLEY FARM LLC
PROPERTY SURVEY
 PTN. SE 1/4 OF THE SW 1/4 OF SECTION 6, T. 34 N., R. 4 E. W.M.
 SKAGIT COUNTY, WASHINGTON
 Sheet 1 of 2 Sheets

SEWER EASEMENT CENTERLINE LINE TABLE

LINE	DISTANCE	BEARING
L1	311.00	S 88°32'24" E
L2	349.00	S 87°17'07" W - DEED
L3	99.50	S 88°32'24" E
L4	38.00	S 87°43'32" E - DEED
L5	413.73	S 07°06'45" W - DEED
L6	1408.07	S 71°50'1" W - DEED

- LEGEND**
- Prop. Cor. - Set 5/8" Diam. X 20"
 - SET REBAR
 - △ SET BR
 - ROUND
 - LEGRO
 - ROUND RAIL
 - POT
 - FOUND REBAR w/ Yellow Plastic Cap Imprinted: "LEGR0 37532"
 - FOUND REBAR w/ Yellow Plastic Cap Imprinted: "LEGR0 37532"
 - FOUND REBAR w/ Yellow Plastic Cap Imprinted: "R & L 6702"
 - FOUND OLD IRON PIPE - Cased. Date Last Visited: 2004.
 - FOUND /Set Refers to the Date of this Survey: August 2012. Unless Otherwise Noted.

Notes Continued on Sheet 2

AUDITOR'S CERTIFICATE

Filed for the record this 21 day of April 2022 at 4 minutes past 2 o'clock P.M. under Auditor's File No. 202204210049 Records of Skagit County, Washington.

Skagit County Auditor: *Stacy E. Quinn*
 Deputy: *Stacy E. Quinn*

NOTES

- This survey was performed in August of 2012. Recording was postponed pending completion of Amended Default Judgement and Amended Judgement Quieting Title, Superior Court Case No. 14-2-01189-2, recorded under Skagit County Auditor's File No. 201605060010 and 201605060011; and Boundary Line Agreement between Skagit Valley Farm LLC and Patrick Brooks by that instrument, recorded under Auditor's File No. 201605060011.
- Legal Description for this survey is from ALTA Commitment for Title Insurance, prepared by Land Title Company of Skagit County, Escrow No. 143008-0E, dated June 18, 2012 at 8:00 AM, and Supplemental #1 to 2nd Title Report dated August 16, 2012 (PARCEL B). AND Judgement Quieting Title, Skagit County Superior Court Case No. 14-2-01189-2 recorded as Amended Judgement Quieting Title under Skagit County Auditor's File No. 201605060011 (PARCEL X).
- For additional section subdivision information, refer to Short Plat No. 43-78 recorded in Vol. 2 of Short Plats, page 230 under A.F. No. 881467; Short Plat No. 6-75 recorded in Vol. 1 of Short Plats at page 20 under A.F. No. 813706 and re-recorded to correct elevations on the lots in Vol. 1 of Short Plats at page 72 under A.F. No. 825110; Surveys recorded under A.F. Nos. 200504070165 and 201001080097, all records of Skagit County, Washington.
- Survey Method: Field Traverse
- Instrumentation: TOPCON GTS-28(20)
- Theodolite: Min. Horizontal Circle Reading of 20"
- E.D.M.: Accuracy ± (5mm + 5ppm)
6. Distances shown are in feet and decimals of a foot.
7. Basis of Bearing: the West line of the SW 1/4 of Section 6, T. 34 N., R. 4 E.W.M., as being N 0°00'36" W based upon existing monumentation.
8. Meridian - Assumed.

Notes Continued From Sheet 1:

9. 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.
10. L.S. Stevens Road No. 3180 designated as 30 ft. in width by the Skagit County Board of County Commissioners, filed Aug. 3, 1891, established Nov. 18, 1891, and per Skagit County Engineers Road records.
11. Deed exception to Mary Jane Ishill filed August 25, 1922 as A.F. No. 158458 in Vol. 127 of Deeds at page 314 conveys four (4) acres by meets and bounds description consistent with the original tract recorded February 20, 1893 in Vol. 27 of Deeds of page 450 as A.F. No. 13628. This survey has yielded to the full acreage per deeds.
12. Approximate location of well by previous owner. Exact location uncertain.
13. In accordance with WAC 332-130-050, this survey has respected existing improvements which may indicate encroachment lines of possession or conflict of title. Encroachment indicators may be the basis of unwritten claims of title ownership. This survey does not purport to resolve such claims, if any.
14. The assessment to the City of Burlington by Auditor's File No. 200306020169 shown upon the face of this survey area indicate the location of a fiber optic cable. No record of an easement for fiber optic cable across the subject property was cited in the title report or could be found on record on or about the time of this survey (2012). This survey does not purport to resolve this matter.

LEGAL DESCRIPTION

PARCEL B:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 32 rods North from the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., and running thence North 49 rods; thence East 49 rods; road thence South 48 rods; thence West following the above named Section; thence North to a point 32 rods North of the South line of the above named Section; thence West to the point of beginning.

EXCEPT that portion of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the point of intersection of the North line of the County Road and the West line of the East 10 acres of a tract of land, deeded to Charles A. Heather by Deed recorded in Volume 62 of Deeds, page 631; thence North along the West line of said Heather Tract 135 feet; thence West parallel to the North line of said subdivision 133 feet; thence South parallel to the West line of said Heather Tract 152 feet; more or less, to the North line of the County Road; thence Easterly along the North line of said County Road to the point of beginning.

AND EXCEPT that portion, if any, as conveyed to Chos Heather by Warranty Deed filed in Vol. 62 of Deeds, Page 631, records of Skagit County, State of Washington, more particularly described as the East 10 acres of the said Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., lying North of the County Road.

Situate in the County of Skagit, State of Washington.

PARCEL X:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., as conveyed to Chos Heather by Warranty Deed filed in Volume 62 of Deeds, page 631, records of Skagit County, State of Washington, more particularly described as the East 10 acres of the said Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., lying North of the County Road.

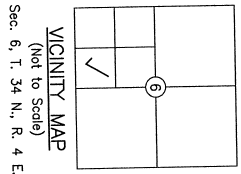
EXCEPT ANY PORTION THEREOF lying East of the West line of Revised Short Plat No. 6-75, revised August 27, 1975, approved October 19, 1975, filed in Volume 1 of Short Plats, page 72, recorded under Skagit County Auditor's File No. 823110.

Legal Description Continued:

AND EXCEPT the following described tract of land:

Beginning at the point of intersection of the North line of the County Road and the West line of the East 10 acres of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 34 North, Range 4 East, W.M., said point being the Southwest corner of a tract of land deeded to Charles A. Heather by Warranty Deed filed in Volume 62 of Deeds, page 631; thence North along the West line of said Heather Tract 135 feet; thence East parallel to the North line of said subdivision 35.16 feet; more or less, to the West line of Revised Short Plat No. 6-75, revised August 27, 1975, approved October 19, 1975, filed in Volume 1 of Short Plats, page 72, recorded under Skagit County Auditor's File No. 823110; thence South along the West line of said Short Plat No. 6-75 to the North line of said County Road; thence Westerly along the North line of said County Road to the point of beginning.

Situate in the County of Skagit, State of Washington.



VICINITY MAP
(Not to Scale)
Sec. 6, T. 34 N., R. 4 E.



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PROPERTY SURVEY
PTN. SE 1/4 OF THE SW 1/4 OF
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