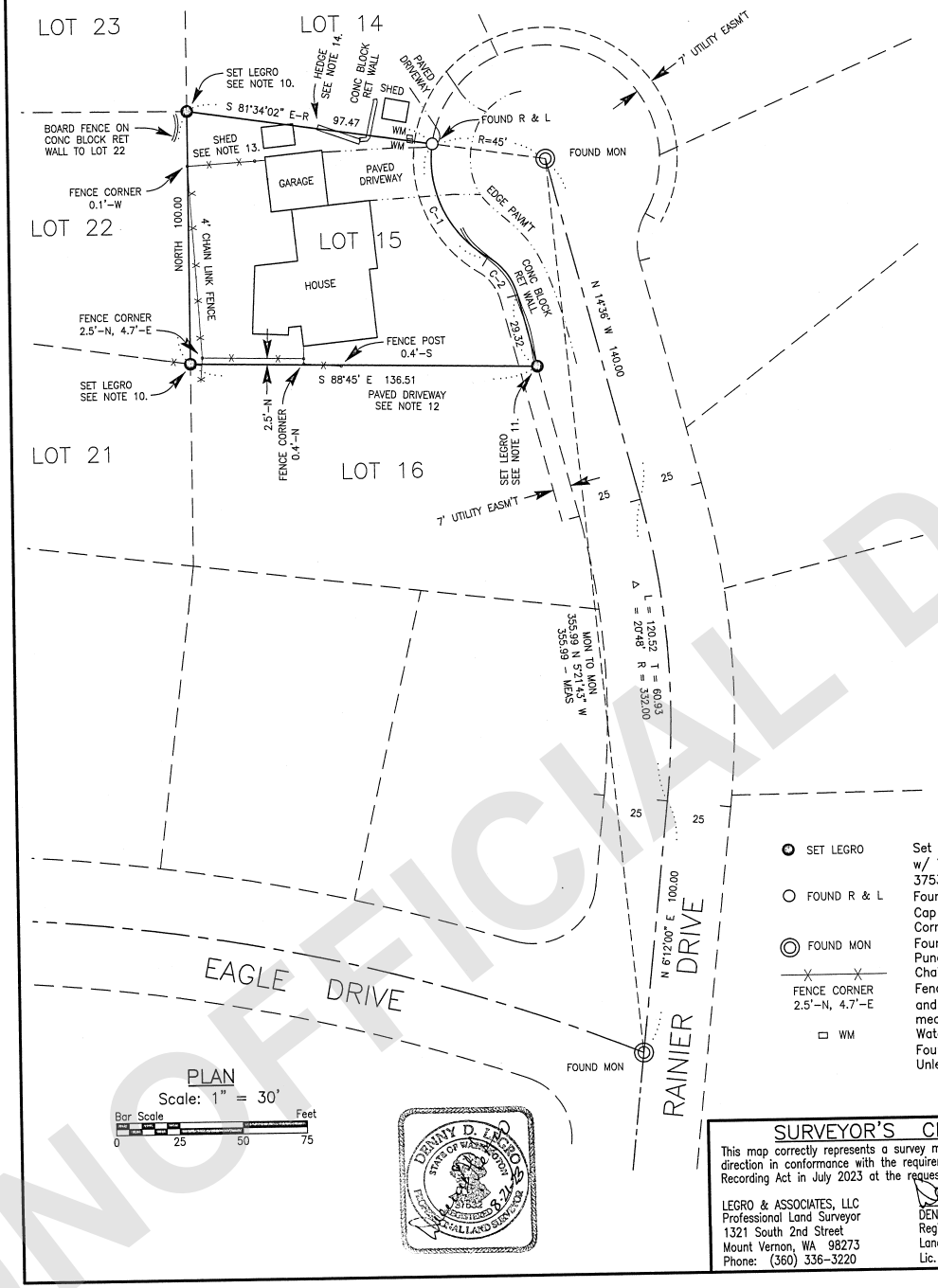
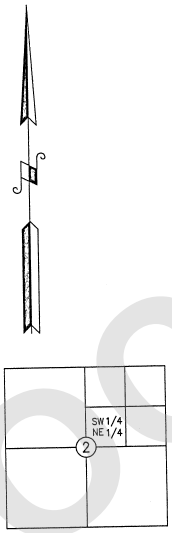


PLAN
Scale: 1" = 30'

Bar Scale
0 25 50 75 Feet



VICINITY MAP
(Not to Scale)
Sec. 2, T. 34 N., R. 3 E.

CURVE DATA
C-1:
L = 52.97, R = 45.00
CH = 49.97, Δ = 67°26'55"
C-2:
L = 19.38, R = 25.00
CH = 18.90, Δ = 44°24'57"

LEGEND

SET LEGRO	Set 5/8" Diam. x 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532" at Property Corner
FOUND R & L	Found 1/2" Diam. Rebar w/ Yellow Plastic Cap Imprinted: "R & L 6702" at Property Corner
FOUND MON	Found Concrete Surface Monument w/ Punched Brass Disk
FENCE CORNER 2.5'-N, 4.7'-E	Chain Link Fence Fence Corner and/or Post falls 2.5 ft. North and 4.7 ft. East of Property Line(s) as measured at right angles thereto.
WM	Water Meter
	Found/Set Refers to the Date of this Survey Unless Otherwise Noted

AUDITOR'S CERTIFICATE

Filed for the record this 13 day of September, 2023 at 40 minutes past 12 o'clock P M under Auditor's File No. 202309130034. Records of Skagit County, Washington.

Sandra Robinson
Skagit County Auditor

Deputy

LEGAL DESCRIPTION

Lot 15, "COUNTRY CLUB ADDITION NO. 5", according to the plat thereof recorded in Volume 11 of Plats, Pages 32 and 33, under Auditor's File No. 827765, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

NOTES:

1. Legal description for this survey is from Statutory Warranty Deed from Paul D. Plowman and Helen M. Plowman, husband and wife, Grantor to Robert Powell and Dianne Powell, as Trustees of the Robert and Dianne Powell Trust by that insrument dated May 6, 1996 and recorded May 8, 1996 under Auditor's File Number 9605080054, records of Skagit County, Washington.
2. For additional information refer to plat of "Country Club Addition No. 5" recorded under Auditor's File No. 827765.
3. Survey Method: Field Traverse
4. Instrumentation: TOPCON PS-103
   Theodolite: Min. Resolution/Accuracy 3"
   E.D.M.: Accuracy ± (1.55mm + 2ppm)
5. Meridian – Survey of Shelter Bay Division #5.
6. Basis of bearing: The bearing datum as depicted upon the face of the plat.
7. Distances shown are in feet and decimals of a foot.
8. This survey was completed without the benefit of a current title report and may be subject to other instruments of record.
9. In accordance with WAC 332-130-050, this survey has depicted improvements which may indicate encroachment, lines of possession or conflict of title. Occupational indicators may be the basis of unwritten claims of title ownership. This survey does not purport to resolve such claims, if any.
10. Set "LEGRO" rebar and cap at existing fill grade above found "R & L" rebar and cap.
11. Found rebar w/ cap missing. Set "LEGRO" cap on existing found rebar.
12. North edge of paved driveway serving Lot 16 follows along property line.
13. NE corner of existing shed extends 0.7' North of property line, as measured at right angles thereto.
14. Centerline of 2' wide x 4.5' high x 17.5' length hedge is 0.6' North (West end) and 2.9' South (East end) of property line, as measured at right angles thereto.

Sheet 1 of 1

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 July 2023 at the request of Dianne Powell.

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: 8-21-23

RECORD OF SURVEY

PROPERTY SURVEY FOR DIANNE POWELL
LOT 15 "COUNTRY CLUB ADDITION No. 5"
PTN. OF SW 1/4 OF THE NE 1/4
SEC. 2, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON

202309130034
09/13/2023 12:40 PM Pages: 1 of 1 Fees: $323.50
Skagit County Auditor

UNOFFICIAL DOCUMENT