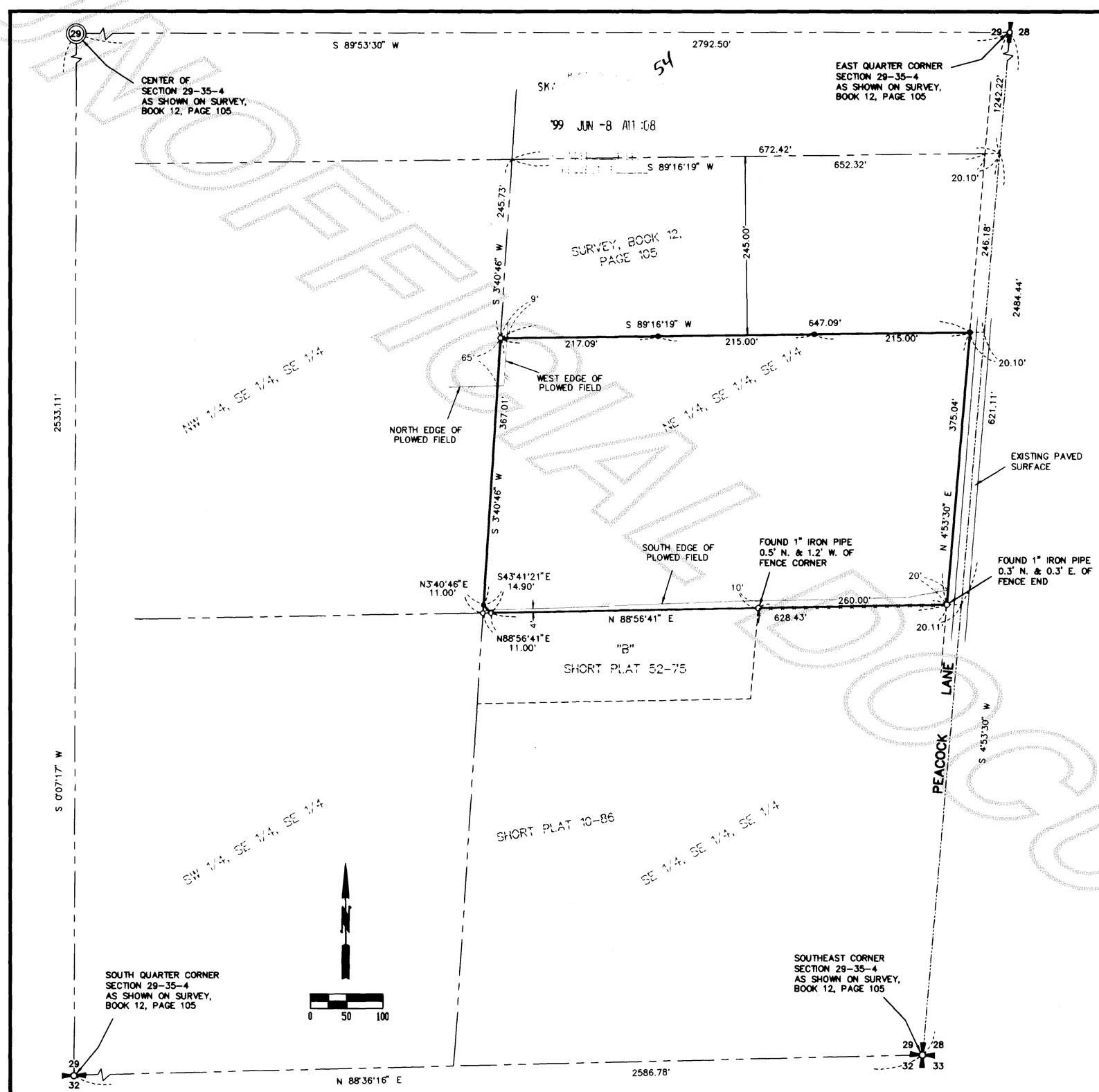
9906080061



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29, AS SHOWN ON SURVEY, RECORDED IN BOOK 12 OF SURVEYS, PAGE 105, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 9202180063; THENCE SOUTH 4° 53' 30" WEST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1,242.22 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE CONTINUING SOUTH 4° 53' 30" WEST, ALONG SAID EAST LINE, 246.18 FEET; THENCE SOUTH 89° 16' 19" WEST, PARALLEL WITH AND 245.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID SUBDIVISION, 20.10 FEET TO A POINT ON THE WEST MARGIN OF PEACOCK LANE, AS SHOWN ON SAID SURVEY, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 16' 19" WEST, 647.09 FEET TO A POINT ON THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTH 3° 40' 46" WEST, ALONG SAID WEST LINE, 367.01 FEET TO A POINT WHICH LIES NORTH 3° 40' 46" EAST, 11.00 FEET FROM THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 43° 41' 21" EAST, 14.90 FEET TO A POINT ON THE SOUTH LINE OF SAID SUBDIVISION WHICH LIES NORTH 88° 56' 41" EAST, 11.00 FEET FROM SAID SOUTHWEST CORNER; THENCE NORTH 88° 56' 41" EAST, ALONG SAID SOUTH LINE, 628.43 FEET TO A POINT ON SAID WEST MARGIN OF PEACOCK LANE; THENCE NORTH 4° 53' 30" EAST, ALONG SAID WEST MARGIN, 375.04 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

(DESCRIPTION FROM FIRST AMERICAN TITLE COMPANY 6/02/99 FIRST SUPPLEMENTAL REPORT TO SECOND REPORT, OWNER'S EXTENDED COVERAGE POLICY, ORDER NO. 858432).

AREA OF ABOVE DESCRIBED PARCEL = 5.54 ACRES

NOTES

1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4A ELECTRONIC DISTANCE MEASURING THEODOLITE.
2. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
3. UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS BOUNDARY SURVEY.
4. BASIS OF BEARING: PER SURVEY RECORDED IN BOOK 12 OF SURVEYS, PAGE 105, RECORDS OF SKAGIT COUNTY, WA, THE BEARING BETWEEN FOUND REBARS WITH YELLOW CAPS MARKED "L.S. 8992", ON THE WEST LINE OF THE NE 1/4, SE 1/4, SE 1/4= SOUTH 3°40'46 WEST.

OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE

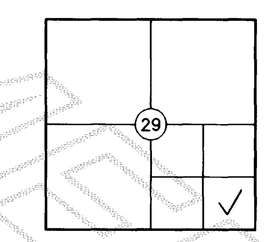
THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATION IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

LEGEND

● – DENOTES SET 1/2" REBAR WITH YELLOW CAP MARKED "LS 19645".

○ – DENOTES FOUND 1/2" REBAR WITH YELLOW CAP MARKED "LS 8992", UNLESS NOTED OTHERWISE.

×—× – DENOTES EXISTING FENCE LINE.



VICINITY MAP

SECTION 29, TWP. 35 N., RGE. 4 E., W.M.

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, AT THE REQUEST OF

ART GALLEGOS

JEFFREY A. SKODJE, PLS

CERTIFICATE NO. 19645 DATE 6-4-99

JEFFREY A. SKODJE, STATE OF WASHINGTON, 19645, REGISTERED PROFESSIONAL LAND SURVEYOR

EXPIRES 9-15-99

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 8 DAY OF June 19 99, AT 11:08 A M. IN BOOK 22 OF SURVEYS AT PAGE 10 AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER 9906080061

Kathy Nice
SKAGIT COUNTY AUDITOR

Cheryl Lanier
BY DEPUTY

RECORD OF SURVEY

FOR

ART GALLEGOS

IN A PORTION OF THE N.E. 1/4, S.E. 1/4, S.E. 1/4, SECTION 29, TWP. 35 N., RGE. 4 E., W.M.

DWN BY: MAL DATE: MAY 1999	LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	SCALE: 1"=100'
FIELD BOOK: 572, PGS. 59-61		JOB NO: 99110

V-22 Surveys Pg 10