200206040078
Skagit County Auditor
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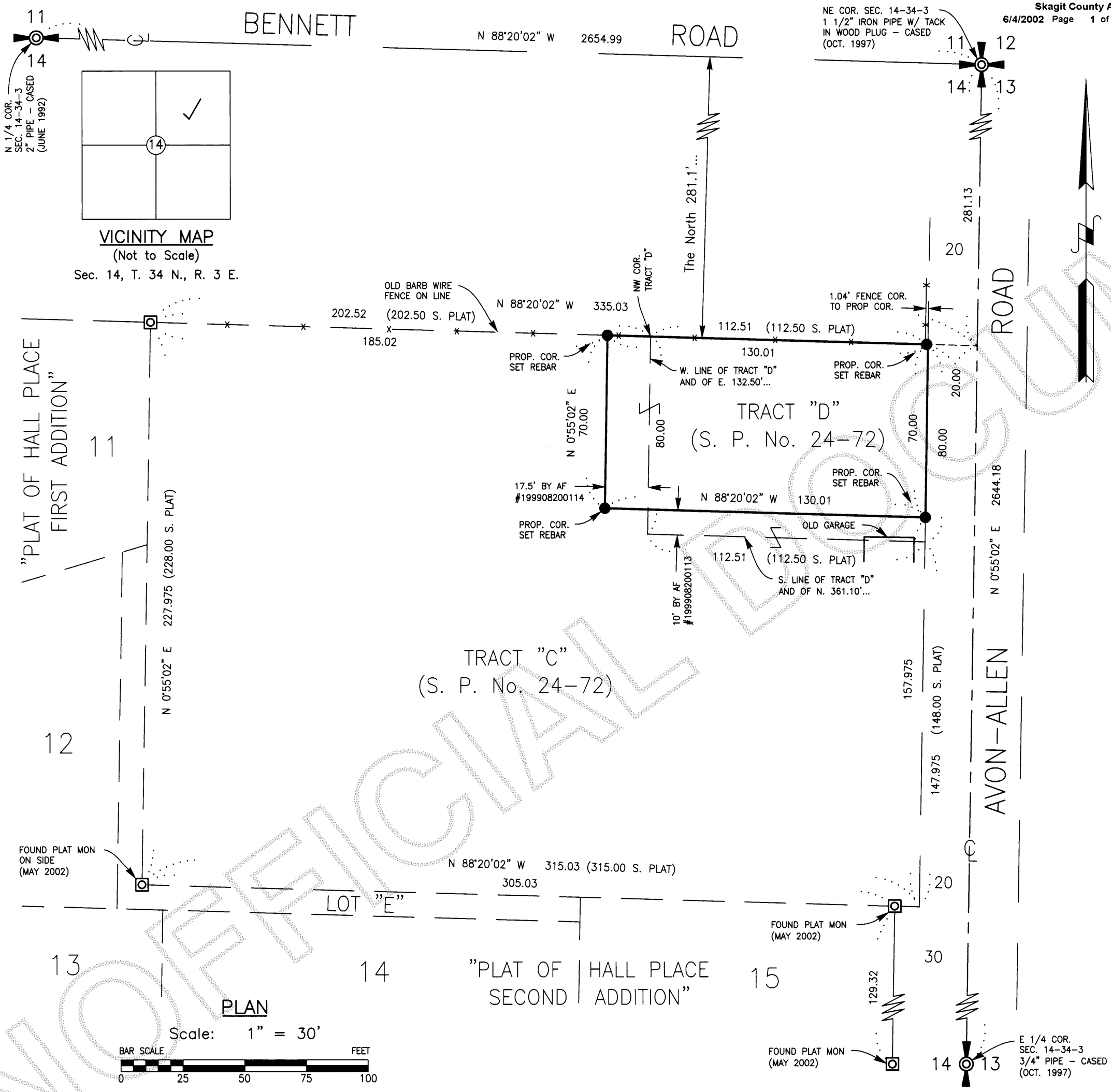
VICINITY MAP
(Not to Scale)
Sec. 14, T. 34 N., R. 3 E.



PLAN
Scale: 1" = 30'

BAR SCALE FEET
0 25 50 75 100

LEGAL DESCRIPTION

The South 80.00 feet of the North 361.10 feet of the East 132.50 feet of the North 40 rods of the East 40 rods of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 3 East, W.M.

EXCEPT the East 20.00 feet for Dunbar Road and EXCEPT ditch rights-of-way.
(The above described tract of land is shown as Tract "D" of Short Plat No. 24-72, approved April 12, 1972)

EXCEPT the South 10 feet of the above described tract of land.

AND TOGETHER WITH that portion of Tract "C" of Short Plat No. 24-72, approved April 12, 1972, and being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 3 East, W.M., more particularly described as follows: Beginning at a point on the South line of the North 281.1 feet of the Northeast 1/4 of the Northeast 1/4 of said Section 14, at a point 160 feet West of the East line thereof, said point being the Northwest corner of Tract "D" of said Short Plat No. 24-72; thence West, along the North line of Tract "C" of said Short Plat No. 24-72, a distance of 17.5 feet; thence South, parallel with the West line of said Tract "D", a distance of 70.00 feet; thence East a distance of 17.5 feet, more or less to a point on the West line of said Tract "D", 10.00 feet North of the Southwest corner thereof; thence North along the West line of said Tract "D" a distance of 70.00 feet, more or less, to the point of beginning.

All situate in the County of Skagit, State of Washington.

NOTES

1. Legal Description for this survey is in accordance with the Quit Claim Deeds between Walter E. Poppe and Barbara Poppe, husband and wife, and Vickie Lynn Wicks, as her separate property by those instruments dated August 20, 1999 and recorded August 20, 1999 under Auditor's File Nos. 199908200113 and 199908200114, records of Skagit County, Washington.
2. The bearing reference for this survey is based upon the East line of the NE 1/4 of Section 14, T. 34 N., R. 3 E.W.M. as established by existing monumentation as being N 0°55'02" E.
3. For additional section subdivision information refer to the plat of HALL PLACE FIRST ADDITION as prepared for W.E. Poppe by LeGro and Associates by that instrument recorded January 26, 1990 in Volume 14 of Plats at Pages 108 and 109 under Auditor's File No. 9001260030, records of Skagit County, Washington.
4. Survey Method: Field Traverse
   Instrumentation: TOPCON GTS-2B(20)
   Theodolite: Min. Horiz. Circle Reading of 20"
   E.D.M.: Accuracy ± (5mm + 5ppm)
5. Meridian: Assumed
6. An obvious clerical error in the above legal description identifies the NW corner of Tract "D" as being 160 ft. West of the East line of said section. The NW corner of Tract "D" was platted as being 132.50 ft. West thereof as depicted by this survey map and verified by AF No. 199908200113.

LEGEND

● PROP COR SET REBAR	Property Corner - Set 5/8" Diam. X 18" Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532" on 5-31-02 by this survey
◎ (OCT. 1997)	Pipe - Cased - Last Visited October 1997
▣ PLAT MON	Concrete Monument w/ Yellow Plastic Cap Imprinted: "LEGRO 3475"
(315.00 S. PLAT)	Distance Per Short Plat No. 24-72

AUDITOR'S CERTIFICATE

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NORMA BRUMMETT
Auditor, Skagit County
by: _____

DENNY D. LEGRO
STATE OF WASHINGTON
37532
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 8-25-03

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 May 2002 at the request of Nub Poppe.

LEGRO & ASSOCIATES
Engineer & Land Surveyors
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220

DENNY D. LEGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 7-04-02

RECORD OF SURVEY

WALTER E. "NUB" POPPE PROPERTY SURVEY

PTN. TRACTS "C" & "D"
SHORT PLAT NO. 24-72
SEC 14, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

UNOFFICIAL DOCUMENT