

SURVEY IN THE N.W. 1/4 AND THE S.W. 1/4 SEC. 4, TWP. 34 N., RNG. 2 EAST W.M.

200506280046
Skagit County Auditor
6/28/2005 Page 1 of 1 110:34AM

Jurdi Legal Description Tract 1
Warranty deed filed under Auditor's No. 9007310094.
That portion of the Southwest Quarter of the Northwest Quarter of Section 4, Township 34 North, Range 2 East W.M., described as follows:

Beginning at a point on the South line of the Anacortes-Mount Vernon Highway, 80 rods East of the Section line between Sections 4 and 5, said Township and range;

Thence West 10 rods along the South line of said Anacortes-Mount Vernon Highway;

Thence South 8 rods;

To the East line of said Southwest Quarter of the Northwest Quarter;

Thence North 8 rods along the East line of said Southwest Quarter of the Northwest Quarter to the point of beginning;

EXCEPT any portion thereof lying within the boundaries of a tract conveyed to George Sullivan and Dora Sullivan, husband and wife, by deed dated April 29, 1946, in volume 209 of deeds, page 449, under auditor's file No. 391956, records of Skagit County, Washington.

Jurdi Legal Description Tract 2
Warranty deed filed under Auditor's No. 78046.
That part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 4, Township 34 North, Range 2 East W.M., described as follows:

Beginning at a point on the South line of the Anacortes-Mount Vernon Highway 80 rods East of the Section line between Sections 4 and 5;

Thence West 10 rods along the South line of said Anacortes-Mount Vernon Highway;

Thence South at right angles 8 rods to the true point of beginning;

Thence from said true point of beginning continue in the same line 8 rods to the North line of a tract conveyed to Frank P. Armstrong under Auditor's No. 508778;

Thence East along the North line of said tract, 10 rods to the East line of NW 1/4 of the SW 1/4;

Thence North 8 rods along the East line of the NW 1/4 of the Southwest 1/4 and the East line of the Southwest 1/4 of the Northwest 1/4;

Thence West parallel to the South line of the aforesaid Highway 10 rods to the point of beginning.

EXCEPT any portion thereof lying within the boundaries of the tract conveyed to George Sullivan and Dora Sullivan, husband and wife, by deed dated April 29, 1946, and recorded May 18, 1946, under Volume 209 of deeds, page 449, under Auditor's file No. 391956.

Also a non-exclusive easement over and across a strip of land 1 rod in width, the West line of which is described as follows:

Beginning on the South line of the Anacortes-Mount Vernon Highway 70 rods east of the line between Sections 4 and 5, Township 34 North, Range 2 East W.M., thence South 8 rods, Situate in the County of Skagit, State of Washington.

RECORDER'S CERTIFICATE

Filed for record this 28 day of July 2005 at 10:34 AM
In book _____ of _____ at page _____ at the request of:

CLARE A. CROSSMAN

RECORDS OF SKAGIT CO. AUD.

A. Dumas

AUD.

SURVEYORS 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: JUDI & MENDUM

CLARE A. CROSSMAN

Certificate No: 9569

CROSSMAN & ASSOC.

LAND SURVEYORS

16146 MCLEAN RD. MT. VERNON, WA.

PHONE (360) 424-7359

BOUNDARY SURVEY

Wade A. JUDI & MENDUM, Daniel

SCALE

1" = 50'

DATE

6-27-06

JOB NO.

SHEETS OF

DRAWN BY

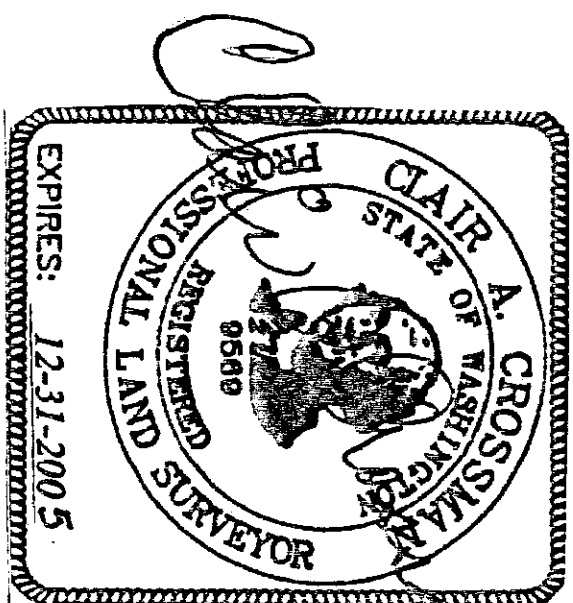
SAM

CHECK BY

QAC

SHEETS OF

1



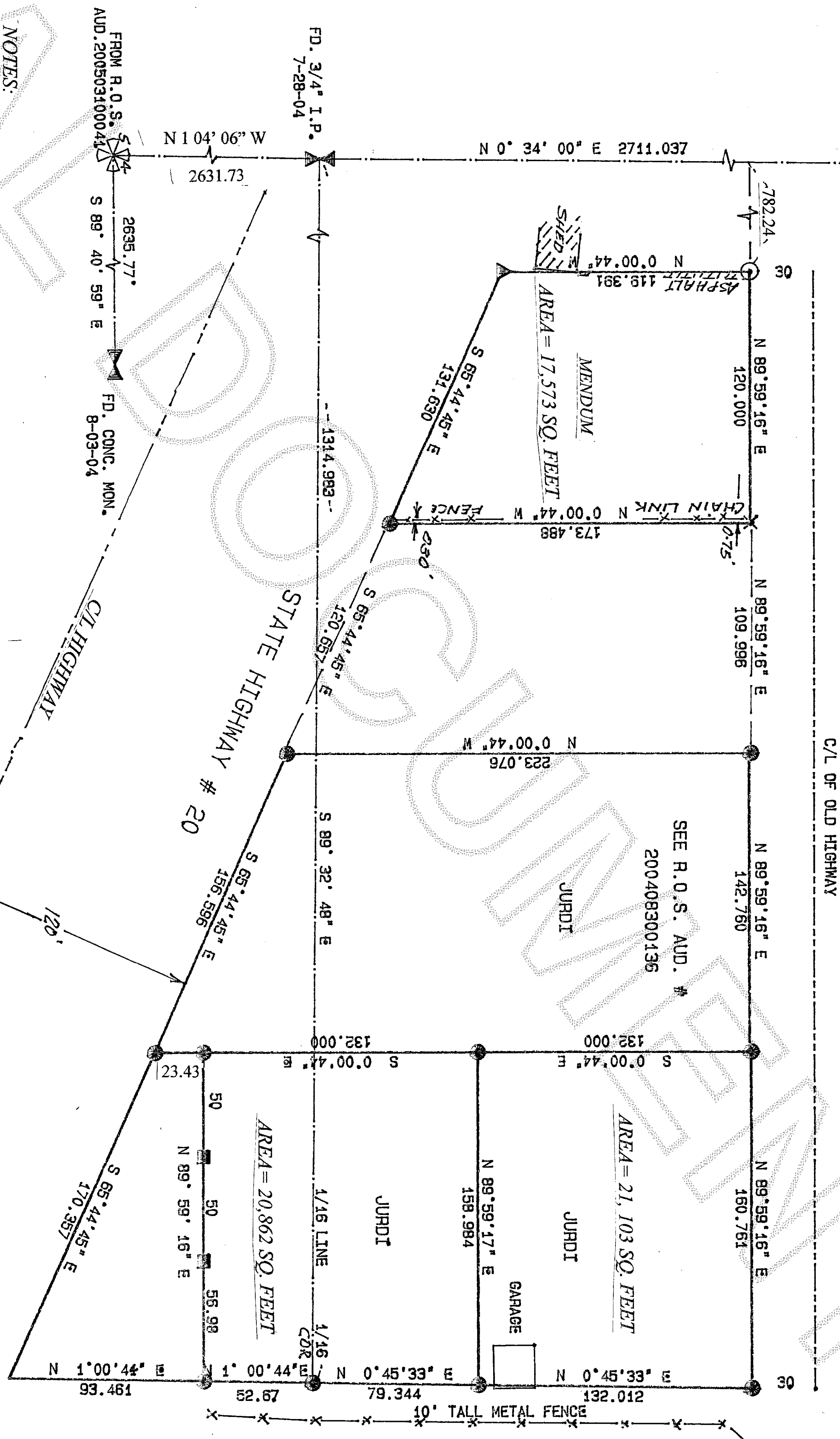
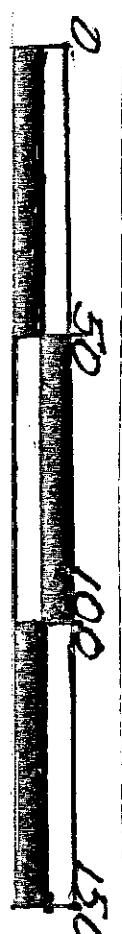
6-27-06

Set re-bars with no caps for line.

ADDITIONAL NOTES:

I moved the north property corners 0.71 feet North of the position shown on the record of survey recorded under Auditor's file No. 200408300136. This correction was made to comply with the location of the Old Anacortes-Mount Vernon Highway as shown on other surveys in this area.

Legal Description of Mendum Tract filed under Auditor's No. 200410290148.
That portion of the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of section 4, Township 34 N., Range 2 East W.M., described as follows:
Beginning at a point on the South line of the State Highway as it existed on August 17, 1978, a distance of 782.24 feet East of the West line of said Section;
Thence South 181 feet;
Thence East 120 feet;
Thence North 181 feet;
Thence West to the point of beginning.
Situate in the County of Skagit, State of Washington.



NOTES:

1. SET OR FOUND RE-BAR WITH YELLOW CAP #9569.
2. SET P.K. NAIL IN CONCRETE.
3. FOUND RE-BAR WITH NO CAP AT CORNER.
4. FOUND RE-BAR WITH YELLOW CAP STAMPED MCDUFFY.
5. BASIS OF BEARINGS: R. O. S. AUDITOR'S NO. 200408300136.
6. SURVEY METHOD: STANDARD FIELD TRAVERSE.
7. EQUIPMENT USED: TOPCON GTS 303.5" TOTAL STATION.
8. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
9. THIS SURVEY DOES NOT PURPORT TO SHOW ALL ENCUMBRANCES OR EASEMENTS, OTHER THAN THOSE SHOWN ON THIS DRAWING.