

Survey in the SE1/4 of the NW1/4 of Section 17, Twp. 35 N., Rng. 6 E., W.M.

Legal Description

PARCEL A (A.F.#200512010172)
 That portion of the southeast quarter of the northwest quarter of Section 17, Township 35 North, Range 6 East, W.M., described as follows:
 Beginning at the southwest corner of that certain tract of land sold on Real Estate Contract, dated June 27, 1979 and recorded July 9, 1979 as Auditor's File No. 7907090072, to Ray Houser and Winnifred Houser, husband and wife, and Lee Wiggins and Mildred Wiggins, husband and wife; thence west to the east line of a tract known as "Hitchcock & Kelly's Tract" as described in that certain deed dated October 14, 1902 and recorded November 1, 1902 in Volume 48 of Deeds, page 119; thence north along said Hitchcock & Kelly's east line to the south line of the Great Northern Railway Company's right of way; thence easterly along said right of way to the northwest corner of said Houser and Wiggins tract; thence south along the west line of said Houser and Wiggins tract to the point of beginning. EXCEPT the east 85.67 feet thereof.

PARCEL B (A.F.#200512010172)
 The east 85.67 feet of the following described tract:
 That portion of the southeast quarter of that certain tract of land sold on Real Estate Contract, dated June 27, 1979 and recorded July 9, 1979 as Auditor's File No. 7907090072, to Ray Houser and Winnifred Houser, husband and wife, and Lee Wiggins and Mildred Wiggins, husband and wife; thence west to the east line of a tract known as "Hitchcock & Kelly's Tract" as described in that certain deed dated October 14, 1902 and recorded November 1, 1902 in Volume 48 of Deeds, page 119; thence north along said Hitchcock & Kelly's east line to the south line of the Great Northern Railway Company's right of way; thence easterly along said right of way to the northwest corner of said Houser and Wiggins tract; thence south along the west line of said Houser and Wiggins tract to the point of beginning.

Notes

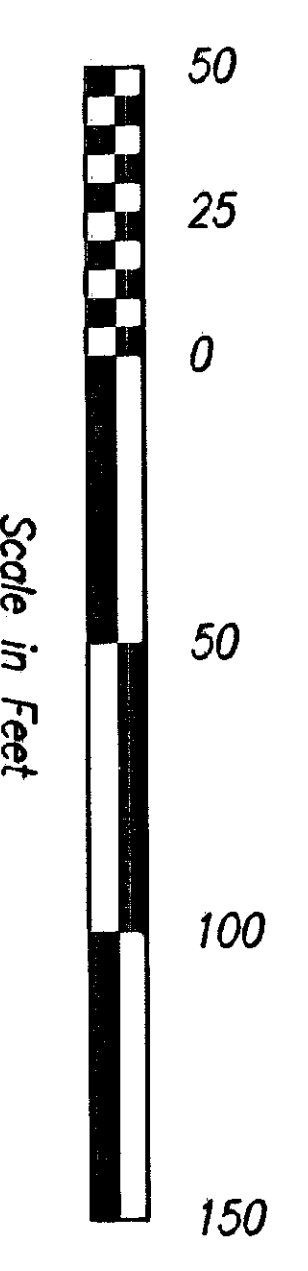
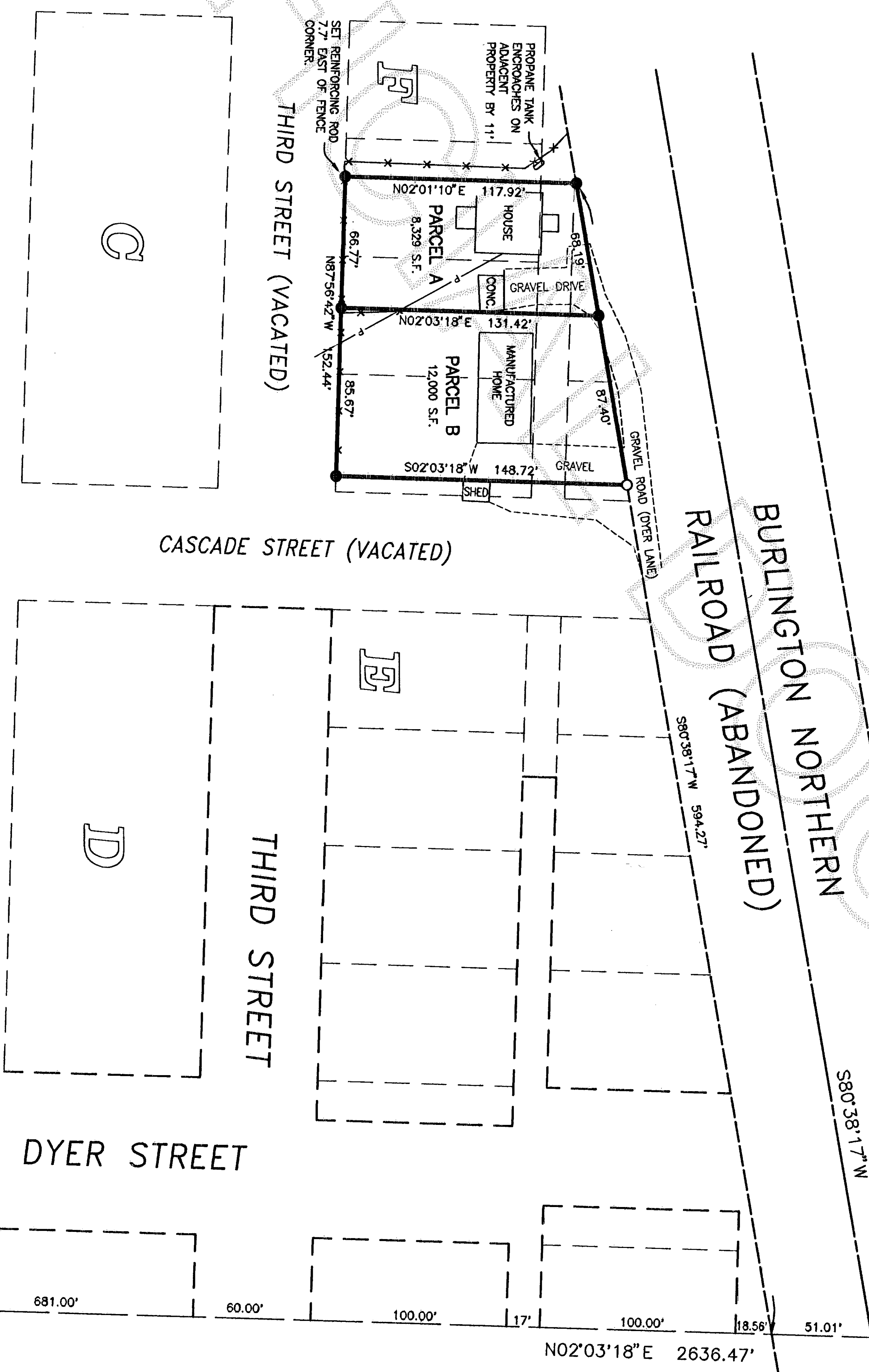
1. Basis-of-bearings - Assumed N02°03'18"E on the east line of the northwest Quarter of Section 17.
2. This survey was accomplished by field traverse using: 3 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
3. See Boundary Line Adjustment filed in A.F.#200512010172.

FOUND 2" IRON PIPE AT FENCE CORNER ON 3/24/81

Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Found 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651", set during survey filed in Volume 20 of Surveys at page 132, set white 2" X 2" witness stake.

Existing Fence

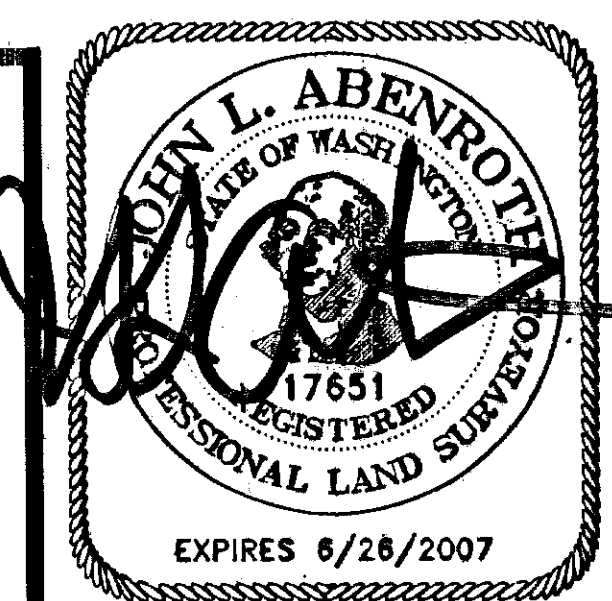


DATE	REVISION	BY	JOB#	205196	DRAWN	SRM	CHECKED	SRM	DATE	04/JAN/06	SCALE	1" = 50'	SHEET	1 OF 1
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Survey for Innavee Hooper

FOUND 1 1/2" IRON PIPE 0.5 FEET DEEP IN YARD ON 8/22/97. THIS PIPE CONFORMS TO THE LOCATION OF THE CENTER OF SECTION 17 SHOWN ON JOHN WEEHAN SURVEY DATED MARCH 11, 1910 IN WEEHAN FIELD BOOK NO. 17 AT PAGE 70 AND REFERENCED AS THE CENTER OF SECTION 17 TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M.

Skagit Surveyors & Engineers
 806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in December 2005 at the request of Innavee Hooper.
 John L. Abenroth CERT#17651
 Date **3/8/06**

AUDITOR'S CERTIFICATE
 200603090138
 Skagit County Auditor
 3/9/2006 Page 1 of 1 2:27PM
 H. Brummett
 County Auditor or Deputy Auditor