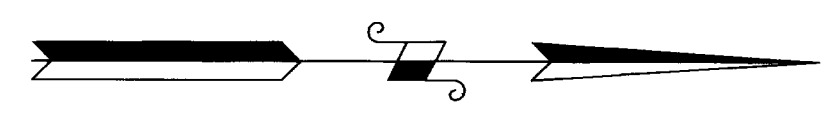


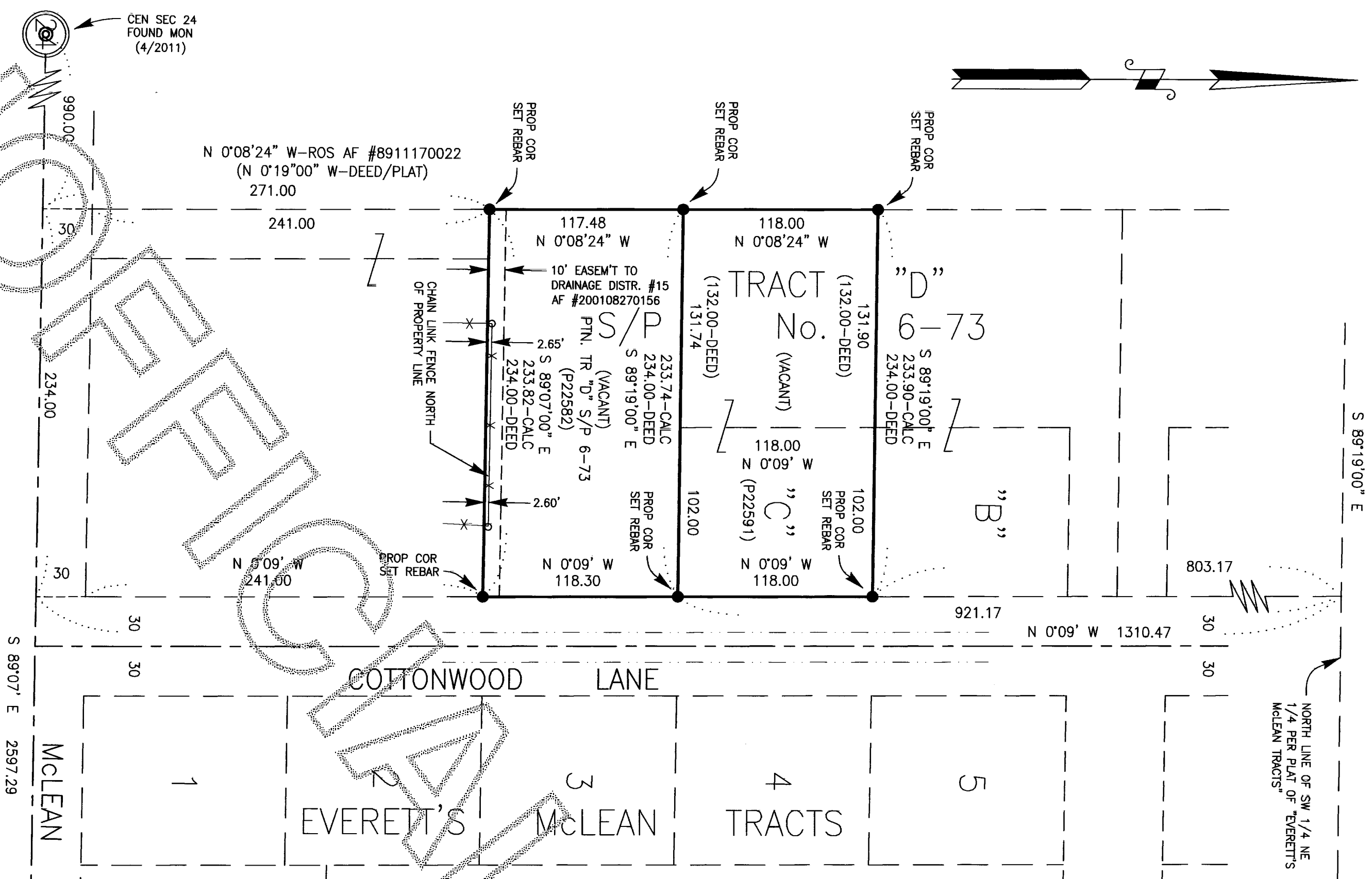
S 89'19"00" E

NORTH LINE OF SW 1/4 NE 1/4 PER PLAT OF "EVERETT'S MCLEAN TRACTS"



Scale: 1" = 60'

PLAN

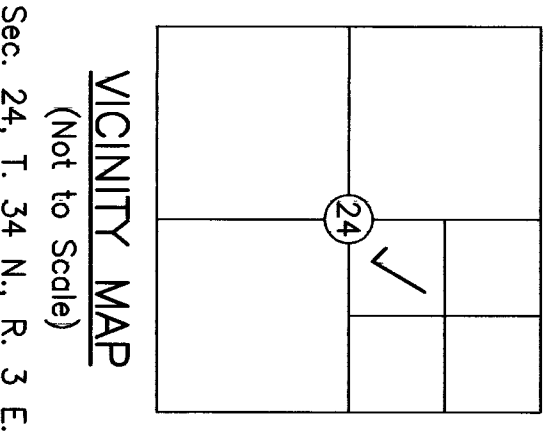


LEGEND

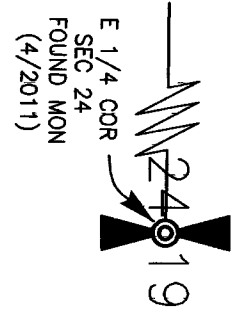
- PROP COR SET REBAR Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: LEGRO 375532"
 - ⊙ FOUND MON Found Brass Disk in Concrete Monument in Case
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

NOTES

1. Legal Descriptions for this survey have been taken from: Statutory Warranty Deed recorded July 21, 1978 under A.F. No. 884043 (and Legal Description from Tract C of Short Plat No. 6-73); Quit Claim Deed Boundary Adjustment recorded March 12, 1990 under A.F. No. 9003120131 (Plat Tract D of Short Plat No. 6-73); Statutory Warranty Deed recorded April 11, 1990 under A.F. No. 9004110072 (Plat Tract D lying South of Tract C, and as extended Westly, of Short Plat No. 6-73), all records of Skagit County, Washington.
2. For additional survey information refer to Short Plat No. 6-73 approved April 20, 1973, Plat of "Everett's McLean Tracts" recorded in Vol. 8 of Plats, page 4, under Auditor's File No. 591732; survey recorded November 17, 1987 under Auditor's File No. 8944470022, all records of Skagit County, Washington.
3. Basis of Bearing: the South line of the NE 1/4 of Section 24, T. 34 N., R. 3 E., W.M. as being S 89°07'00" E based upon existing instrumentation.
4. Survey Method: Field Traverse Instrumentation: TOPCON PS-105 Theodolite; Min. Resolution/Accuracy 3" E.D.M.; Accuracy ± (1.55mm + 2ppm)
5. Meridian - Assumed
6. Distances shown are in feet and decimals of a foot.
7. This survey has been completed without the benefit of a current title report and may be subject to Easements, Covenants, Restrictions, Reservations or other instruments of record.
8. In accordance with WAC 332-130-050, this survey has depicted existing 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.



VICINITY MAP
(Not to Scale)
Sec. 24, T. 34 N., R. 3 E.



LEGAL DESCRIPTION

Filed for the record at the request of Legro & Associates.



J. Thompson
Skagit County Auditor
Deputy

LEGAL DESCRIPTION

(P22582)
That portion of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 34 North, Range 3 East, W.M., described as follows:
Beginning at a point on the West line of Cottonwood Lane as shown in the plat of "EVERETT'S MCLEAN TRACTS", according to the plat recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington, 803.17 feet South of the North line of said Southwest 1/4 of the Northeast 1/4; thence North 89°19' West 102 feet; thence South 0°09' East 118 feet; thence South 89°19' East 102 feet to the West line of said Cottonwood Lane; thence North 0°09' West along Cottonwood Lane 118 feet to the point of beginning.
Also known as Tract C Short Plat No. 6-73, approved April 20, 1973.

TOGETHER WITH that portion of Tract "D" of Short Plat No. 6-73, approved April 20, 1973, being also a portion of the South 1/2 of the Northeast 1/4, Section 24, Township 34 North, Range 3 East, W.M., lying West of Cottonwood Lane as shown on the Plat of "Everett's McLean Tracts", according to the Plat recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington, 921.17 feet South of the North line of said Southwest 1/4 of the Northeast 1/4, said point being the Southeast corner of Tract "C" of said Short Plat No. 6-73; thence North 89°19' West 102 feet to the Southwest corner of Tract "C", said point being the TRUE POINT OF BEGINNING; thence continue North 89°19' West 132.00 feet to the West line of Tract "D" of said Short Plat No. 6-73; thence North 0°09' West 118.00 feet; thence South 89°19' East 132.00 feet to the Northwest corner of Tract "C"; thence South 0°09' East 118.00 feet to the TRUE POINT OF BEGINNING.

(P22582)
That portion of Tract "D" of Short Plat No. 6-73, approved April 20, 1973, being also a portion of the South 1/2 of the Northeast 1/4, Section 24, Township 34 North, Range 3 East, W.M., lying West of Cottonwood Lane as shown on the Plat of "Everett's McLean Tracts", according to the Plat recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington, described as follows:
Commencing at a point on the South line of the South 1/2 of the Northeast 1/4 of said Section 24, 990.00 feet East of the Southwest corner thereof; thence North 0°09' West parallel to the West line thereof 271.00 feet to the TRUE POINT OF BEGINNING; thence continue North 0°09' West 117.48 feet; thence South 89°19' East 132.00 feet to the Southwest corner of Tract "C" of said Short Plat No. 6-73; thence continue along the South line of Tract "C" 102.00 feet to the West line of Cottonwood Lane; thence South 0°09' East 118.30 feet; thence North 89°07' West 234.00 feet to the TRUE POINT OF BEGINNING. Except county roads.

Situate in the County of Skagit, State of Washington.

RECORD OF SURVEY

KIM E. NELSON PROPERTY SURVEY
TRACT "C" AND PTN. TRACT "D", SHORT PLAT NO. 6-73
PTN. SW 1/4 NE 1/4
SECTION 24, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON

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 March 2016 at the request of Kim Nelson.

LEGRO & ASSOCIATES, LLC
Professional Land Surveyor
1321 South 2nd Street
Mount Vernon, WA 98273
Phone: (360) 336-3220

Kim E. Nelson
DENNY D. LEGRO
Registered Professional
Land Surveyor
Lic. # 37532 Date: 3-24-16

