

LEGAL DESCRIPTION

Lots 3 and 4 in Block 15, "Syndicate Addition to the Town of La Conner", according to the plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, EXCEPT any portion of said premises taken or in use as County Road.

SUBJECT TO an easement for water line purposes across said property, which easement serves Lots 13 and 14, of said Syndicate Addition to the Town of La Conner.

NOTES

1. Legal Description taken from that Quit Claim Deed from Florence M. Gorton, a single person, grantor to Clarence Dubuque and Nora Ilee Dubuque, husband and wife, grantees dated August 14, 1986 and recorded August 15, 1986 under Auditor's File No. 8608150036 records of Skagit County, Washington.

2. For additional subdivision information refer to the following instruments:
ROS, Vol. 7 of Surveys, Pg. 105 under AF#8710020013
ROS, Vol. 18 of Surveys, Pg. 74 under AF#9605100074
All records of Skagit County, Washington.

3. Survey Method: Field Traverse
Instrumentation: TOPCON GTS-2B(20)
Theodolite: Min. Horiz. Circle Reading of 20"
E.D.M.: Accuracy $\pm$ (5mm + 5ppm)

4. Meridian: Assumed

5. The bearing of reference for this survey is based upon the centerline of Maple Avenue as established from existing monumentation as being N 29°56'00" E.

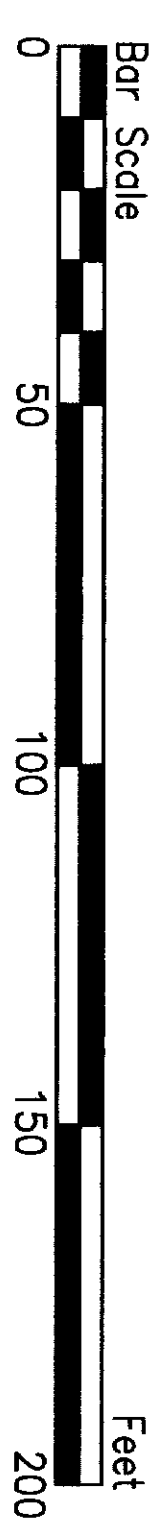
6. Location of water line easement serving Lots 13 & 14 referred to by deed not determined by this survey. Exact location of easement not disclosed on record. Water meters serving the residences upon Lots 3 & 4 and upon Lots 13 & 14 have been located hereon.

LEGEND

- PROP COR SET REBAR Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGRO 37532"
- ⊙ FOUND MON Found Brass Disk in Concrete Monument Punched and Cased
- FOUND MOWER Found Rebar w/ Yellow Plastic Cap Imprinted: "MOWER 21520"
- WM Water Meter
- 6' High Board Fence
- P/LV TO UNIT 49.60' Right angle distance from property line to corner of mobile home is 49.60 feet

PLAN

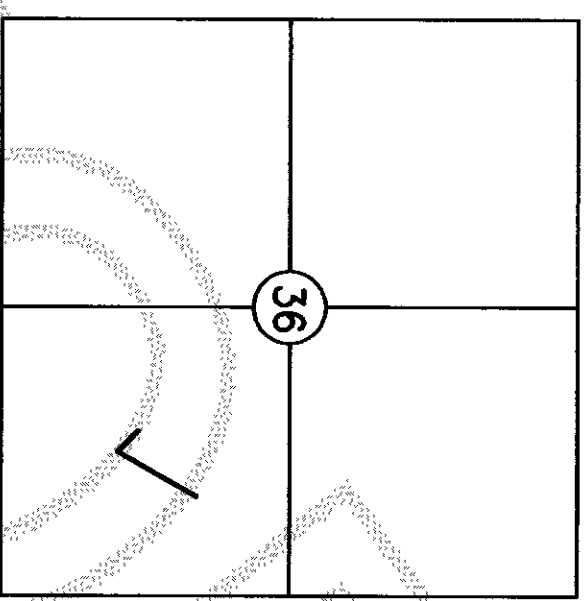
Scale: 1" = 40'



NOTE:

All distances shown are in feet and decimals of a foot.

VICINITY MAP



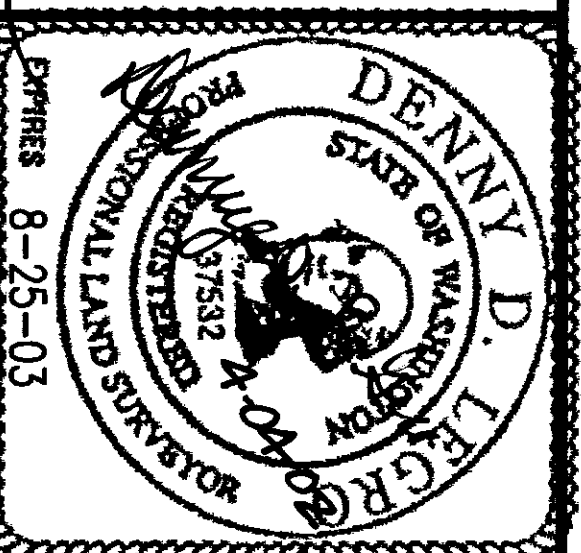
(Not to Scale)
Sec. 36, T. 34 N., R. 2 E.

AUDITOR'S CERTIFICATE

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 April 2002 at the request of Doug Avery.

Norma Brunnett
Auditor, Skagit County
by: *Norma Brunnett*



LEGRO & ASSOCIATES
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Phone: (360) 336-3220

Denny D. Legro
Registered Professional
Land Surveyor
Lic. # 37532 Date: 4-4-02

RECORD OF SURVEY

DOUG AVERY PROPERTY SURVEY
LOTS 3 AND 4, BLOCK 15,
"SYNDICATE ADDITION TO THE TOWN OF LA CONNER"
SEC. 36, T. 34 N., R. 2 E.W.M.
SKAGIT COUNTY, WASHINGTON