

**AUDITOR'S CERTIFICATE**

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



14/30/2005 Page 1 of 2 2:00PM

**N. Bunnell**  
 Skagit County Auditor

**Dennis Stanley**  
 Deputy

**LEGAL DESCRIPTION**

That portion of the South-Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at a point on the South line of said subdivision that is 780 feet East of the Southwest corner thereof, said point being 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway Company and said point also being on the East line of Urban Avenue extended South as conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 567036; thence North along a line parallel to and 10 feet West of the East line of the abandoned right of way of the Bellingham and Skagit Railway (being the East line of Urban Avenue) a distance of 446.84 feet to the Northwest corner of that certain tract of land conveyed to William G. Hubbert, et ux, by deed recorded May 27, 1978, under Auditor's File No. 876235, records of Skagit County, Washington, and the TRUE POINT OF BEGINNING of this property description; thence continue North along said parallel line and the East line of Urban Avenue a distance of 30.01 feet; thence East along a line parallel to the South line of said Northwest Quarter (NW 1/4) a distance of 610.74 feet, more or less, to a point that is 125 feet Northwesterly, measured at right angles from the centerline of the main track of the Great Northern Railway Company (now Burlington Northern) as originally located and constructed, said point being on the Westerly line of that certain tract of land conveyed to the Great Northern Railway Company by deed recorded September 11, 1987, under Auditor's File No. 704195, records of Skagit County, Washington, thence Southwesterly along the Westerly line of the Great Northern tract, being a line that is parallel with and 125 feet Northwesterly of, as measured at right angles to, the main track of the said Great Northern Railway right of way, a distance of 505.50 feet, more or less, to the North line of that certain strip of land conveyed to the State of Washington for highway purposes by deed recorded May 4, 1951, under Auditor's File No. 460429, records of Skagit County, Washington said point being 45 feet North of the South line of said Northwest Quarter (NW 1/4); thence West along the North line of said highway tract a distance of 129.51 feet, more or less, to the East line of the William G. Hubbert tract referred to herein above; thence North along the East line of the said Hubbert tract, a distance of 401.84 feet, more or less, to the Northeast corner thereof; thence West along the North line of said Hubbert tract a distance of 209 feet, more or less, to the Point Of Beginning.

Situate in the County of Skagit, State of Washington.

Sheet 1 of 2 Sheets

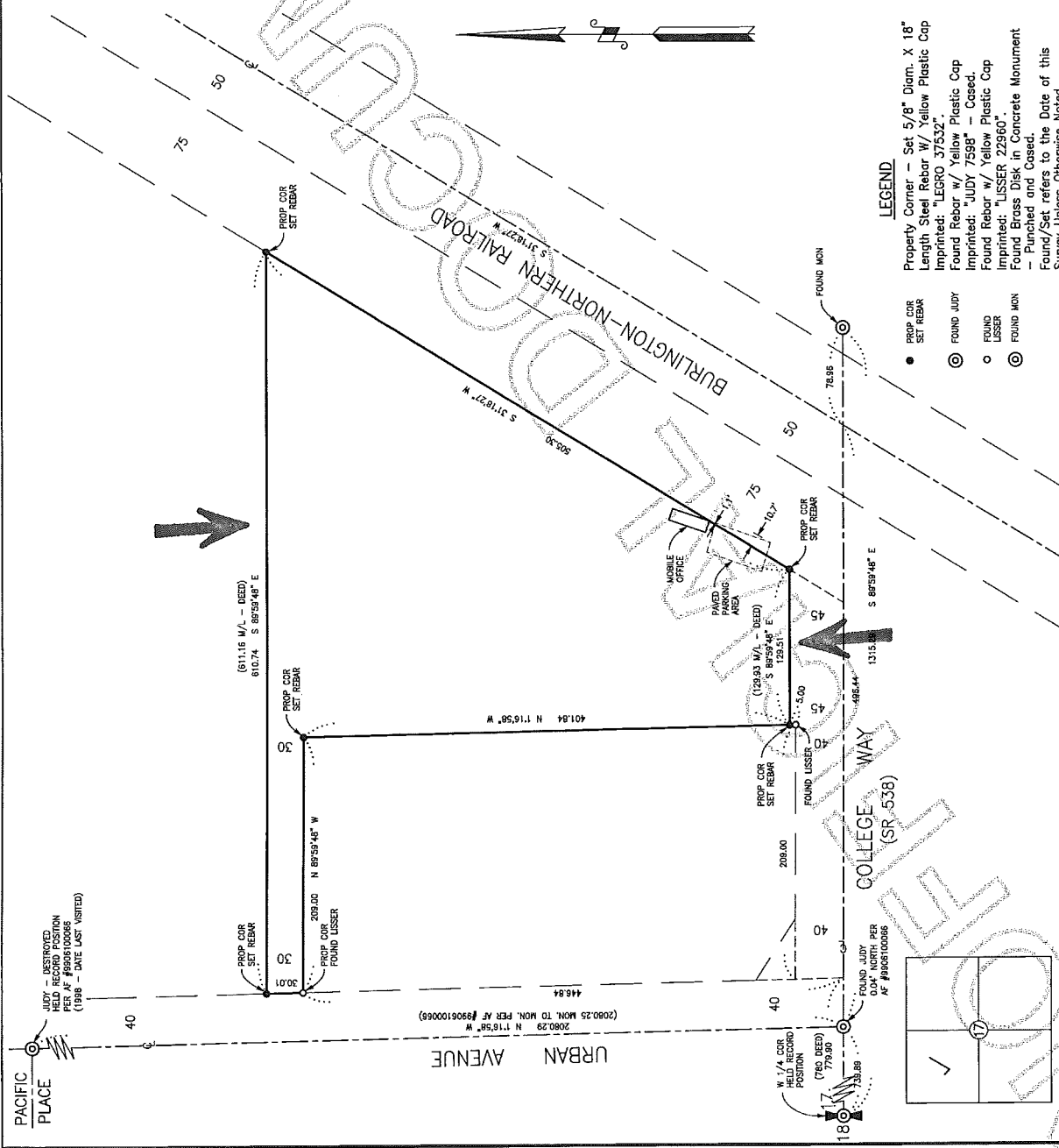
**RECORD OF SURVEY**

**CONTINENTAL PLACE INVESTORS, LLC  
 PROPERTY SURVEY**

PTN. NW 1/4

SEC. 17, T. 34 N., R. 4 E.W.M.

SKAGIT COUNTY, WASHINGTON



**LEGEND**

- PROP COR SET REBAR
  - ⊙ FOUND JUDY
  - FOUND LYSER
  - ⊙ FOUND MON
- Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGO 37532".
- Found Rebar w/ Yellow Plastic Cap Imprinted: "JUDY 7598" - Cased.
- Found Rebar w/ Yellow Plastic Cap Imprinted: "LYSER 22960".
- Found Brass Disk in Concrete Monument - Punched and Cased.
- Found/Set refers to the Date of this Survey Unless Otherwise Noted.

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in accordance with the provisions of the Surveying and Mapping Act, in September 2005 at the request of Alice Hyson.

**DENNY D. LE GRO**  
 Registered Professional Land Surveyor  
 Mount Vernon, WA 98273  
 Phone: (360) 336-3320  
 Lic. # 37532

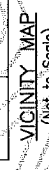


**PLAN**

Scale: 1" = 60'



DRAWN BY: TH



VICINITY MAP  
 (Not to Scale)

Sec. 17, T. 34 N., R. 4 E.