

AUDITOR'S CERTIFICATE

200304150165
 Skagit County Auditor
 4/15/2003 Page 1 of 1 1:10:55AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.
 Nyoma Brummett
 SKAGIT COUNTY AUDITOR
 Deputy
 Wendy Yarosoff



NOTES

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 9622
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- THE DESCRIPTION FOR THIS SURVEY IS FROM BOUNDARY LINE ADJUSTMENT AND QUIT CLAIM DEED RECORDED AS AF NO. 200201230062 AND STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 8507150032
- ALL DISTANCES ARE SHOWN IN FEET
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS REQUESTED BY JAMES KOPLOWITZ
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT REPORT OR REFLECT ALL OF THE SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE A PORTION OF LOT 17 SHORT PLAT NO. 44 MAY BE SUBJECT TO EASEMENTS AND COVENANTS RECORDED AS AUDITOR'S FILE NO. 9709200044. 10. BEARINGS IN THE PLAT OF PARKER BUSINESS CENTER HAVE BEEN ROTATED TO BE CONSISTENT WITH SHORT PLAT MV-06-95.

DESCRIPTION

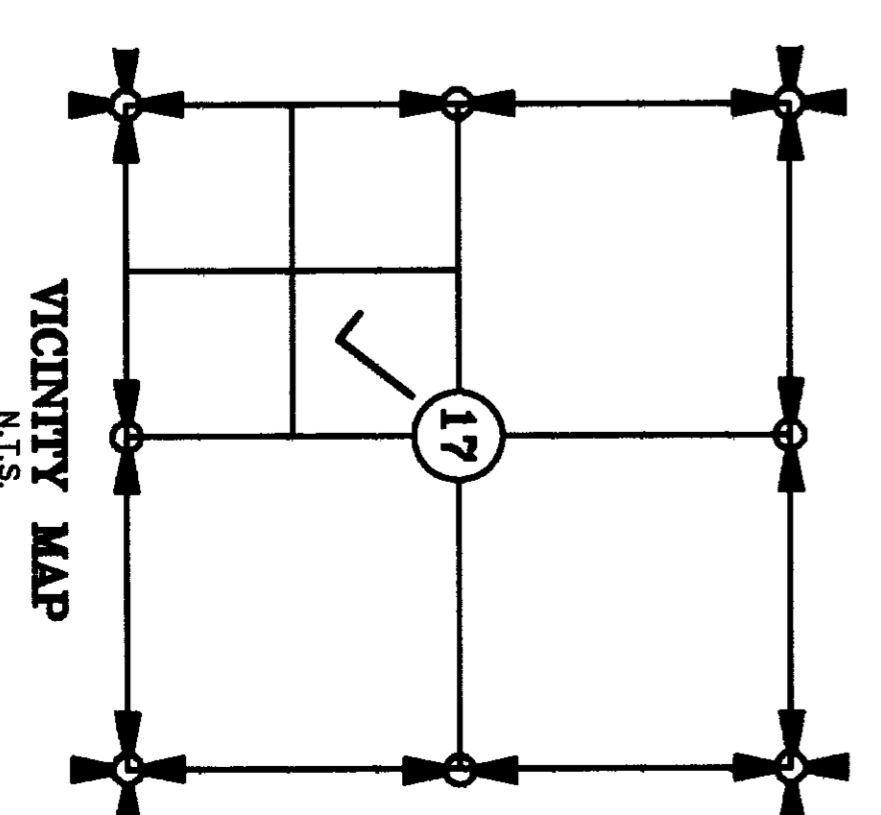
LOT 2, SHORT PLAT NO. MV-06-95, APPROVED OCTOBER 11, 1995, RECORDED OCTOBER 11, 1995 IN VOLUME 12 OF SHORT PLATS, PAGES 34 AND 35, UNDER AUDITOR'S FILE NO. 951010093, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

AND ALSO THE SOUTH 33 FEET OF LOT 1, SHORT PLAT NO. MV-06-95, APPROVED OCTOBER 11, 1995, RECORDED OCTOBER 11, 1995 IN VOLUME 12 OF SHORT PLATS, PAGES 34 AND 35, UNDER AUDITOR'S FILE NO. 951010093, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

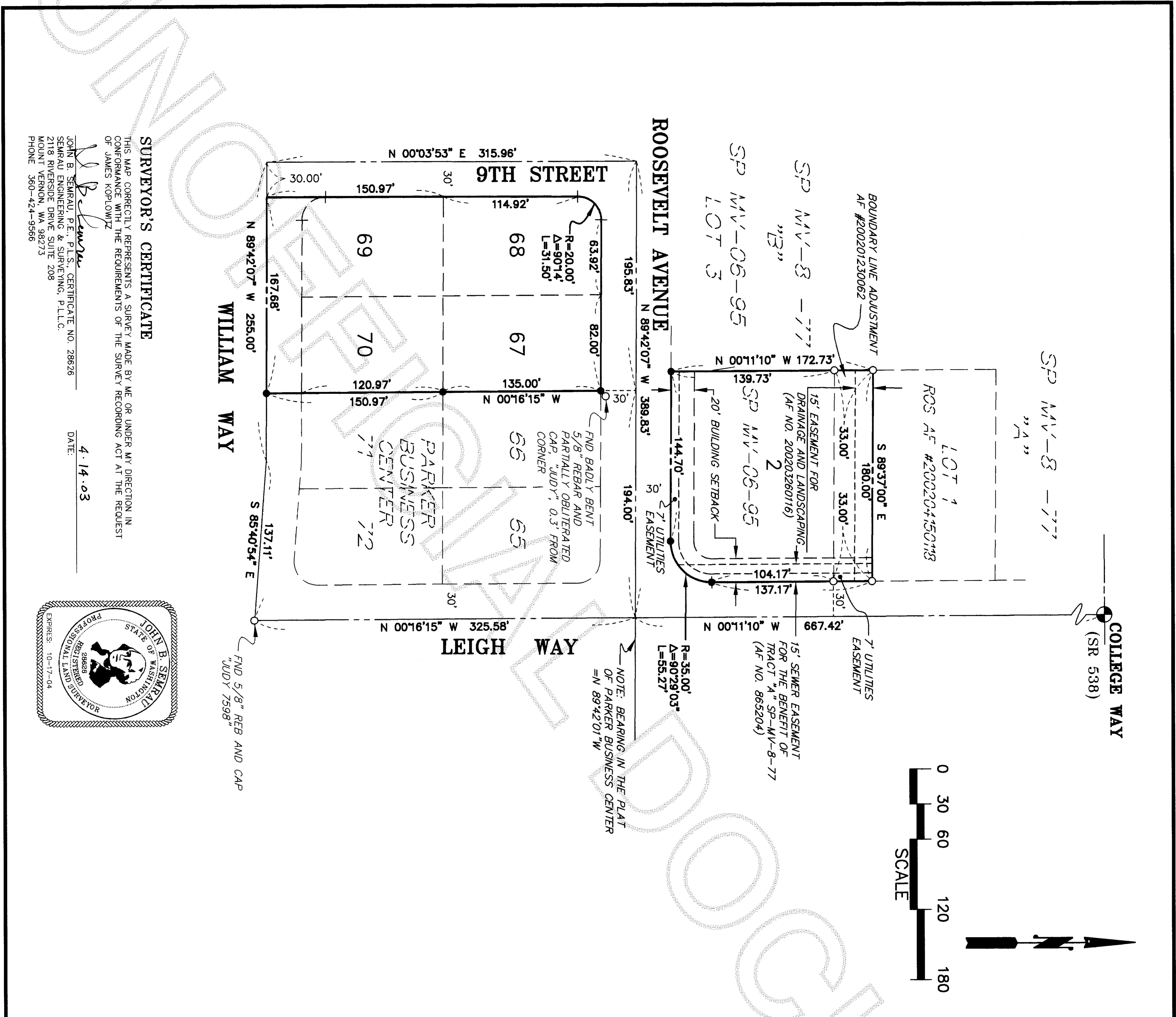
AND ALSO LOTS 67 THROUGH 70, INCLUSIVE, "PARKER BUSINESS CENTER", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 91 THROUGH 96, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THOSE PORTIONS OF PRIVATE ROADS ADJOINING TO THE CENTERLINES THEREOF, AS DELINEATED ON THE FACE OF SAID PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

SUBJECT OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION RECORDED UNDER AUDITOR'S FILE NO. 879820, AMENDED UNDER 8101200941, FURTHER AMENDED UNDER NO. 8501310044 AND ASSIGNED UNDER NO. 8412130027, RIGHTS OF PUBLIC CONTAINED IN DEDICATED SPECIAL PROVISIONS AND ASSESSMENT CONTAINED ON THE FACE OF THE PLAT, AND WATER DEVELOPMENT AGREEMENT RECORDED UNDER NO. 8303080002 (LOTS 69 & 70 RELEASED BY INSTRUMENT RECORDED UNDER NO. 8505090032).



VICINITY MAP

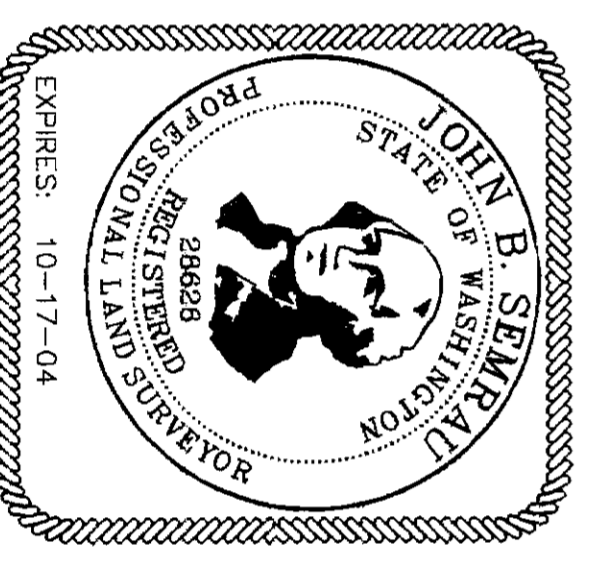


SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JAMES KOPLOWITZ

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
 SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
 2118 RIVERSIDE DRIVE SUITE 208
 MOUNT VERNON, WA 98273
 PHONE 360-424-9566

DATE: 4-14-03



SHEET 1 OF 1

SURVEY IN THE NE 1/4 OF THE SW 1/4 OF SECTION 17, T. 34 N., R. 4 E., W.M.
 FOR: JAMES KOPLOWITZ
 MOUNT VERNON, WASHINGTON

FB. 214 Pg. 47-48	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 60'
MERIDIAN: PLAT	SURVEYING • ENGINEERING • PLANNING	JOB NO. 4383
	MOUNT VERNON, WA 98273 360-424-9566	