

AUDITOR'S CERTIFICATE

200309180135
Skagit County Auditor
9/18/2003 Page 1 of 1 4:00PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

Sandra Stewart
SKAGIT COUNTY AUDITOR
Gregg Stearns
DEPUTY

NOTES

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- INDICATES EXISTING MONUMENTS FOUND.
- INDICATES PK NAIL SET.
- THE DESCRIPTION FOR THIS SURVEY IS FROM FIRST AMERICAN TITLE COMPANY REPORT, ORDER NO. 873805, DATED JULY 11, 2003.
- BASE OF BEARING: MONUMENTS IN THE CENTERLINE OF CONTINENTAL PLACE. BEARING = N 00°16'12" W.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY SKAGIT COUNTY.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY 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 PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THIS PROPERTY IS SUBJECT TO PARAGRAPHS A THROUGH I, INCLUSIVE OF SCHEDULE B-1 OF FIRST AMERICAN TITLE COMPANY REPORT, ORDER NO. 873805, DATED JULY 11, 2003. AND ALSO SUBJECT TO THOSE INSTRUMENTS RECORDED AS AUDITOR FILE NUMBERS 8203260049, 8212220009, 787906 AND 200307110237.

DESCRIPTION

PARCEL A:
THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE EMMANUEL BAPTIST CHURCH OF MOUNT VERNON, A WASHINGTON CORPORATION, BY DEED DATED NOVEMBER 15, 1972, AND RECORDED NOVEMBER 20, 1972, AS AUDITOR'S FILE NO. 777058; THENCE SOUTH 30°25'00" EAST ALONG THE SOUTHWESTERLY LINE OF SAID CHURCH TRACT A DISTANCE OF 220.71 FEET; THENCE NORTH 00°16'12" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 258.66 FEET TO A POINT 10.81 FEET SOUTH OF THE NORTHWESTERLY LINE OF SAID CHURCH TRACT; THENCE NORTH 89°37'00" WEST A DISTANCE OF 15.00 FEET TO THE NORTHWESTERLY LINE OF SAID CHURCH TRACT; THENCE SOUTH 54°23'00" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 117.50 FEET TO THE POINT OF BEGINNING.

PARCEL B:

TRACT 3 OF SHORT PLAT NO. M.V.-15-81, APPROVED AUGUST 31, 1981 AND RECORDED SEPTEMBER 1, 1981, AS AUDITOR'S FILE NO. 8109010001, IN VOLUME 5 OF SHORT PLATS, PAGE 122; RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 3, WHICH LIES SOUTH 89°37'00" EAST 240.40 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°16'12" WEST TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT 3, SAID POINT ALSO BEING THE MOST SOUTHERLY POINT OF PARCEL "A," AS HEREINAFORE DESCRIBED AND TERMINUS OF THIS LINE, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

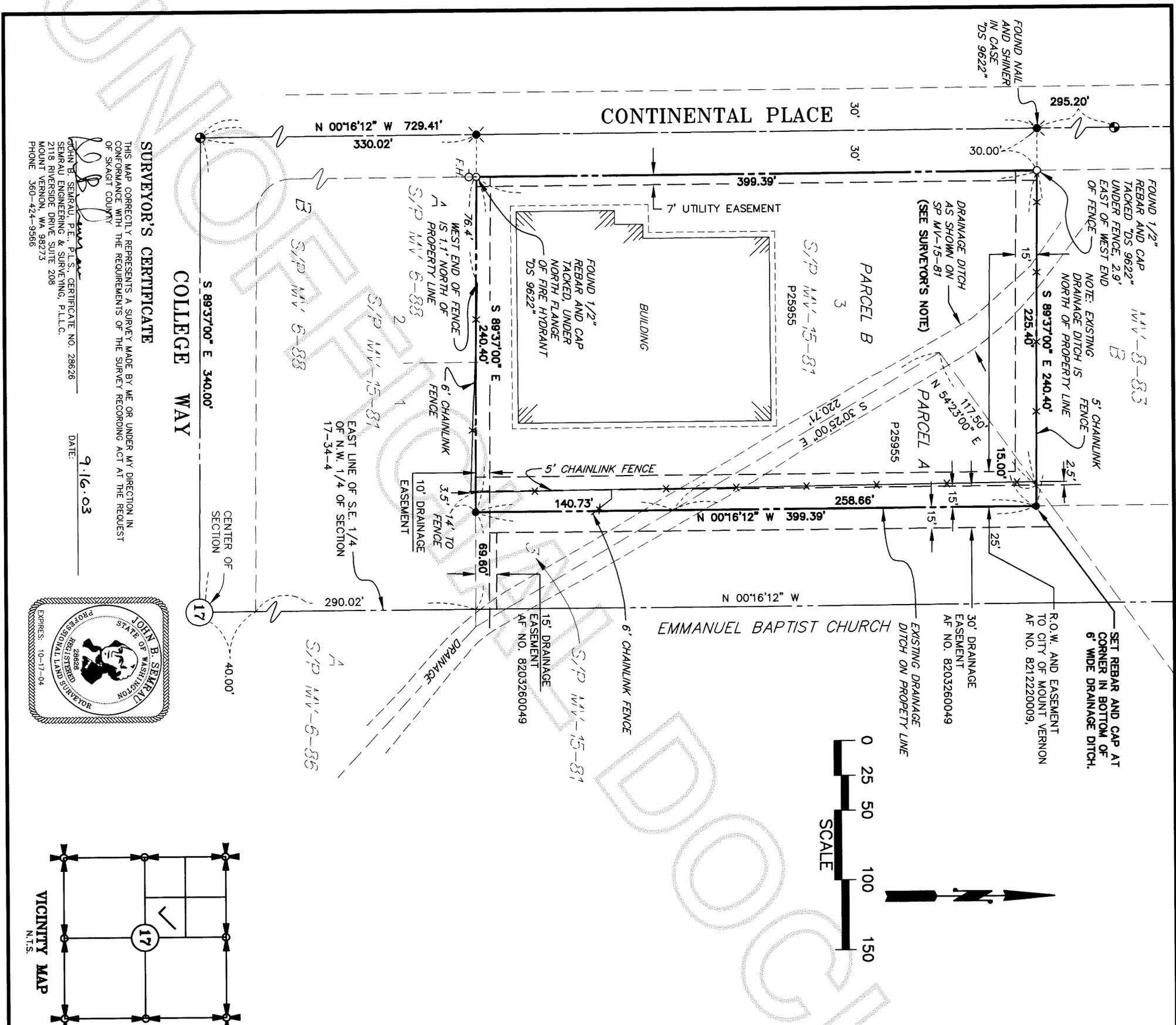
SURVEYOR'S NOTE

THE DRAINAGE DITCH AS SHOWN THROUGH AND ALONG A PORTION OF THE EASTERLY LINE OF TRACT 3, SP. M.V.-15-81, DOES NOT EXIST AT THIS TIME. NO EASEMENT HAS EVER GRANTED FOR THE SHOWN LOCATION. THE B/LA RECORDED AS AUDITOR FILE NO. 8203260049 AND EASEMENT RECORDED AS AUDITOR FILE NO. 8212220009 PROVIDED AN ALTERNATE DRAINAGE LOCATION.

SHEET 1 OF 1

SURVEY IN A PORTION
OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 17, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
FOR: SKAGIT COUNTY

FB. 214 PG. 55-58 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 50'
SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4392
MERIDIAN: SHORT PLAT



CONTINENTAL PLACE

COLLEGE WAY

EMMANUEL BAPTIST CHURCH

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 SKAGIT COUNTY

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: 9.16.03

