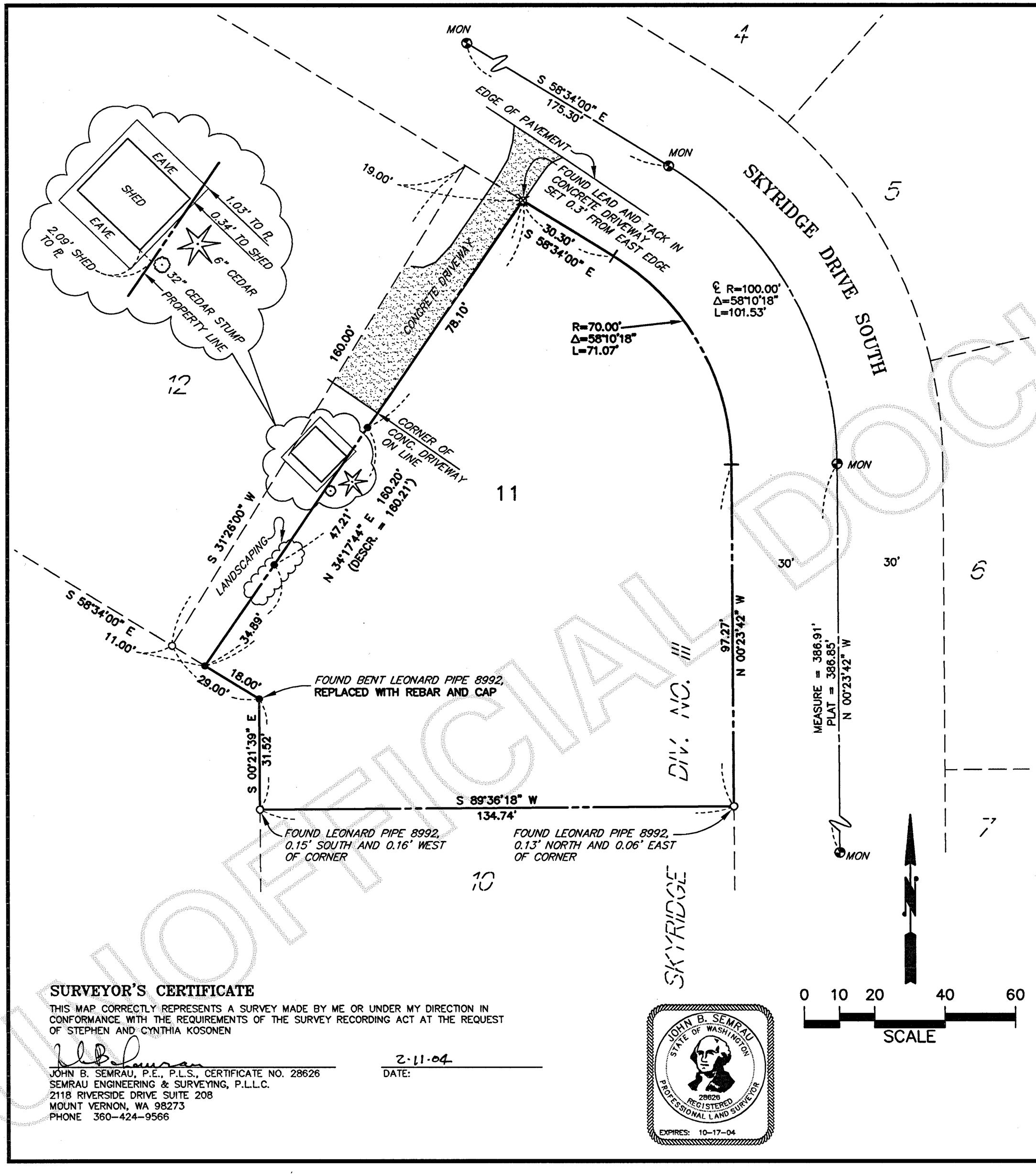


AUDITOR'S CERTIFICATE

200402110124
Skagit County Auditor
2/11/2004 Page 1 of 1 3:23PM

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

SKAGIT COUNTY AUDITOR — DEPUTY

NOTES

1. ● – INDICATES IRON REBAR SET WITH YELLOW CAP – SURVEY NUMBER SEMRAU 28626
   ○ – INDICATES EXISTING REBAR OR IRON PIPE FOUND.
   ⊕ – INDICATES FOUND CONCRETE MONUMENT WITH BRASS DISK IN CASE.
   ⊗ – INDICATES LEAD AND TACK FOUND.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM TITLE POLICY ORDER NO. C26356.
3. BASIS OF BEARING: PLAT OF SKYRIDGE DIV. NO. III
4. ALL DISTANCES ARE SHOWN IN FEET.
5. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
7. THIS SURVEY WAS REQUESTED BY STEPHEN AND CYNTHIA KOSONEN.
8. 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.
9. 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.

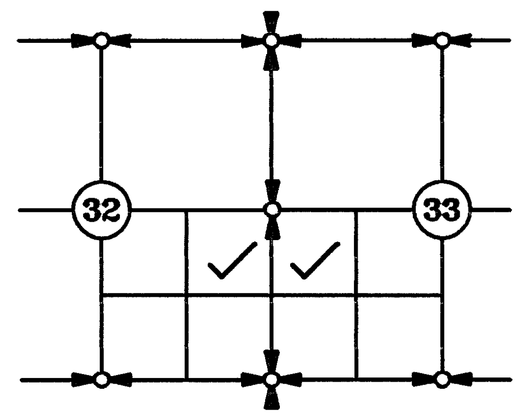
DESCRIPTION

LOT 11, PLAT OF SKYRIDGE, DIVISION NO. III, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED TRACT;

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 11;
THENCE SOUTH 31°26'00" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 160.00 FEET TO THE COMMON CORNER BETWEEN LOTS 11 AND 12;
THENCE SOUTH 58°34'00" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 11.00 FEET;
THENCE NORTH 34°17'44" EAST, A DISTANCE OF 160.21 FEET TO THE SOUTHERLY MARGIN OF SKYRIDGE DRIVE SOUTH;
THENCE NORTH 58°34'00" WEST ALONG THE NORTHERLY LINE OF LOT 11, A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



VICINITY MAP
N.T.S.

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 STEPHEN AND CYNTHIA KOSONEN

2-11-04
DATE:

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

JOHN B. SEMRAU STATE OF WASHINGTON 28626 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 10–17–04

DRAWING FILE: 4464ROS.DWG 2/11/04

SHEET 1 OF 1

SURVEY OF LOT 11, SKYRIDGE, DIV. III, IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 32 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 33 T. 34 N., R. 4 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: STEPHEN AND CYNTHIA KOSONEN

FB. 228 PG. 50–53	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360–424–9566	SCALE: 1"= 20'
MERIDIAN: ASSUMED		JOB NO. . 4464

UNOFFICIAL DOCUMENT