

AUDITOR'S CERTIFICATE

200408030160
Skagit County Auditor
8/3/2004 Page 1 of 1 2:59PM

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

N. Brummett
SKAGIT COUNTY AUDITOR
JANE FRANZ
DEPUTY

NOTES

- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- ⊙ - INDICATES MONUMENT FOUND.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM LIMITED LIABILITY REPORT FROM LAND TITLE COMPANY, ORDER NO. 112412-LL, DATED MAY 24, 2004.
3. BASIS OF BEARING: EXISTING MONUMENTS FOUND ON CENTERLINE OF THIRD STREET AT BROADWAY STREET AND SNOQUALMIE STREET. BEARING = NORTH 00°01'11" EAST.
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 SKAGIT COUNTY.
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 SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.

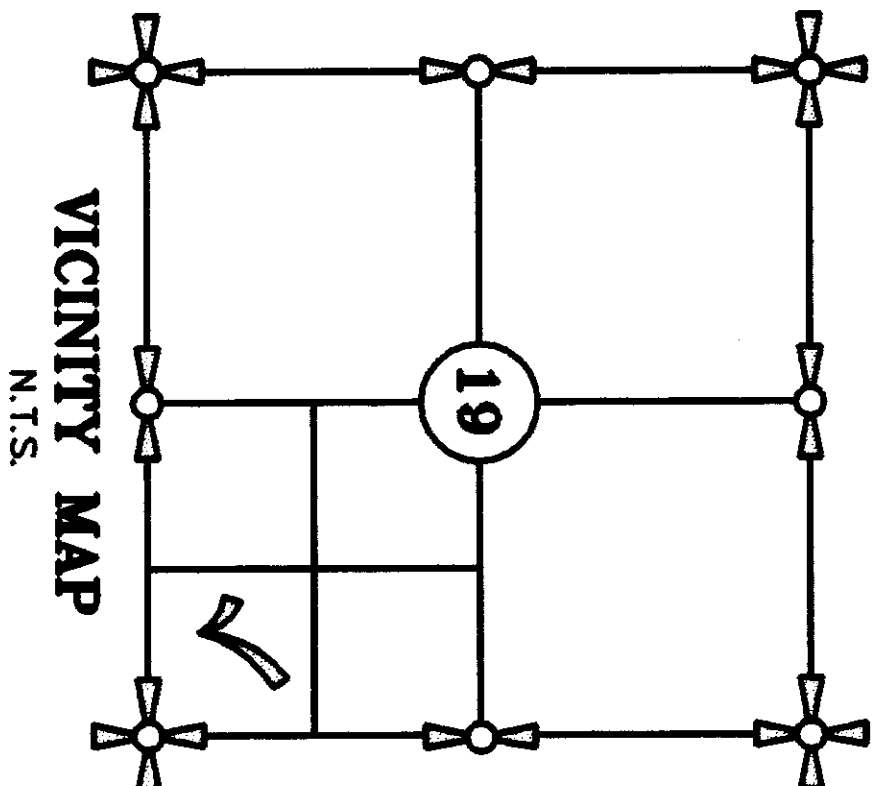
DESCRIPTION

LOT 3, EXCEPT THE WEST 28 FEET THEREOF, AND ALL OF LOT 4, BLOCK 4, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S NOTE

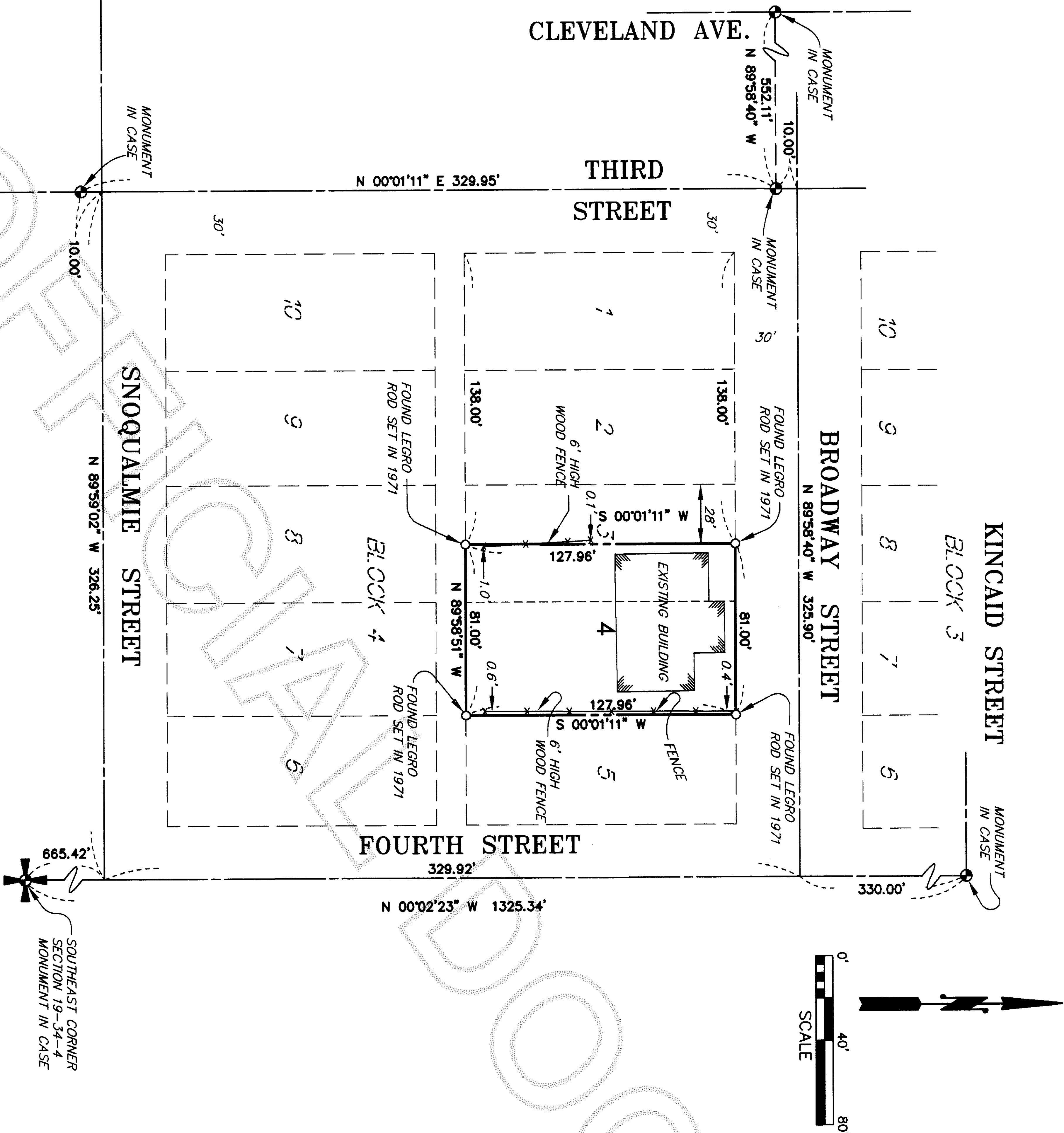
THIS PROPERTY AND OTHER PROPERTIES IN BLOCKS 3 AND 4, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", WERE SURVEYED BY LEGR0 AND JUDY IN 1962, 1966, 1971 AND 1978. ALL OF THESE SURVEYS WERE STAKED PLAT DISTANCE FROM THIRD STREET.



SHEET 1 OF 1

SURVEY OF LOT 4 AND PORTION OF LOT 3, BLOCK 4, IN
RIVERSIDE ADD. TO TOWN OF MOUNT VERNON
SECTION 19, T. 34 N., R. 4 E., W. M.
FOR: SKAGIT COUNTY

FB, L.L. PG.	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 40'
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. . 4479



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: 8.3.04

