

AUDITOR'S CERTIFICATE

200807230005
Skagit County Auditor
7/23/2008 Page 1 of 1 9:15AM

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

J. Youngquist
Skagit County Auditor
Deputy

DESCRIPTION

THAT PORTION OF TRACT "A", "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 43, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 13 IN SAID ADDITION; THENCE NORTH 07°06' WEST TO THE NORTH LINE OF SAID TRACT "A" AND THE TERMINAL POINT OF SAID LINE;

EXCEPT FROM THE ABOVE DESCRIBED TRACT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 12 OF SAID "ASHLEY'S VALLEY VIEW TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON," THENCE NORTHERLY ALONG THE WESTERLY LINE OF THE COUNTY ROAD KNOWN AS VALLEY VIEW DRIVE, A DISTANCE OF 24 FEET; THENCE SOUTH 89°54'56" WEST 145 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 07°06" WEST 24 FEET FROM THE NORTHEAST CORNER OF SAID TRACT 12; THENCE SOUTH 07°06" EAST 24 FEET TO THE NORTHWEST CORNER OF SAID TRACT 12; THENCE NORTH 89°54'56" EAST ALONG THE NORTH LINE OF SAID TRACT 12 TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.

- THE DESCRIPTION FOR THIS SURVEY IS FROM LAND TITLE COMPANY OF SKAGIT OF COUNTY, ORDER NO. 128353-SE DATED MARCH 3, 2008. SEE DOCUMENT FOR EASEMENTS AND RESTRICTIONS.
- BASIS OF BEARING: WEST LINE OF THE N.E. 1/4 OF SECTION 9 T. 34 N., R. 4 E., W.M. BEARING = N 00°05'38" E.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY JASON R. EVERETT.
- 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.

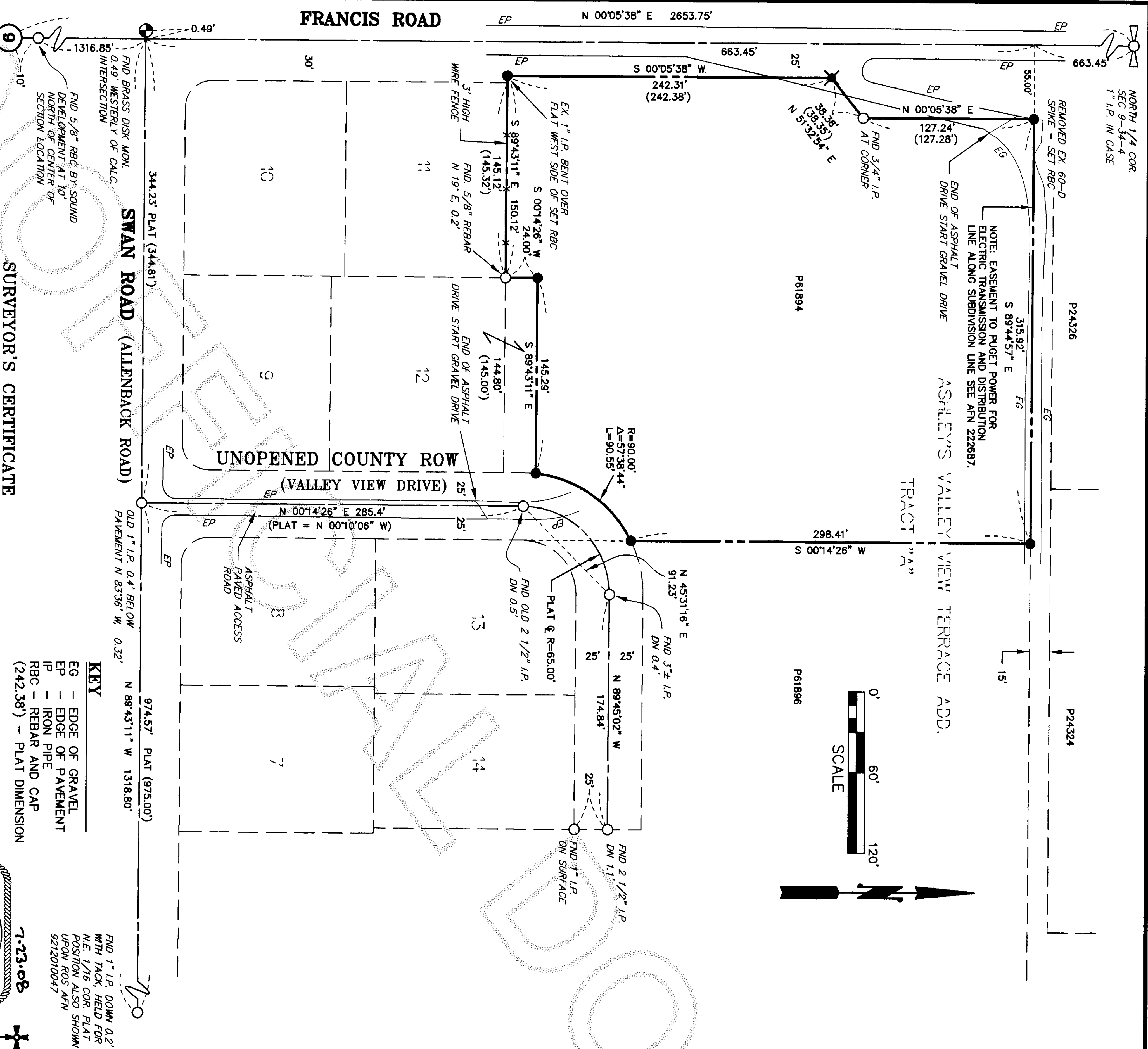
SURVEYOR'S NOTE

THE CENTERLINE OF SWAN ROAD IS DELINEATED BY THE LINE FROM THE BRASS DISK MONUMENT AT THE INTERSECTION OF SWAN ROAD AND FRANCIS ROAD TO THE 1" IRON PIPE AT THE SOUTHEAST CORNER OF THE PLAT OF "ASHLEY'S VALLEY VIEW TERRACE ADDITION" AS SHOWN ON THE RECORD OF SURVEY RECORDED AS AUDITOR'S FILE NO. 9212010047 AND FIELD LOCATED ON THIS SURVEY. THE IRON PIPE MONUMENTS FOUND IN THE UNOPENED COUNTY ROAD RIGHT-OF-WAY WERE HELD AS THE CENTERLINE OF THIS RIGHT-OF-WAY AND A CURVE WITH A RADIUS OF 65 FEET WAS FIT TO THEM AS SHOWN ON SAID PLAT. LOT DIMENSIONS WITHIN SAID PLAT WERE PROPORTIONED TO CONFORM TO THIS MONUMENTATION IN ORDER TO DETERMINE THE BOUNDARY OF THE PORTION OF TRACT "A" THAT WAS SURVEYED.

SHEET 1 OF 1

SURVEY IN A PORTION OF TRACT "A"
ASHLEY'S VALLEY VIEW TERRACE ADDITION TO
SKAGIT COUNTY, WASHINGTON
SECTION 9, T. 34 N., R. 4 E., W.M.
FOR: JASON R. EVERETT

FB. 274	PG. 1-2, 9-10	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 60'	JOB NO.	4816
MERIDIAN:	ASSUMED	SURVEYING PLANNING			
		MOUNT VERNON, WA 98273	360-424-9566		



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 JASON R. EVERETT.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626

SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
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PHONE 360-424-9566

DATE: 7-23-08

