

AUDITOR'S CERTIFICATE

200901030003
Skagit County Auditor
1/8/2009 Page 1 of 1 9:46AM

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

Shangquist
SKAGIT COUNTY AUDITOR

DEPUTY

Shangquist
DEPUTY

NOTES

1. ● - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
2. ○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
3. THE DESCRIPTION FOR THIS SURVEY IS FROM DOCUMENTS RECORDED AS AF NO'S. 200512060070, 200508290270, 9904010043, 200009070070 AND 9802090174, AND FROM COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE COMPANY ORDER NO. IC 45807 DATED MAY 16, 2008.
4. BASIS OF BEARING: CENTERLINE OF BENNETT ROAD (SECOND STREET) FROM SKAGIT COUNTY SHORT PLAT NO. 54-72. BEARING = N 62°48'58" E.
5. ALL DISTANCES ARE SHOWN IN FEET.
6. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
8. THIS SURVEY WAS REQUESTED BY CHUCK BENNETT.
9. 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 DEEDED 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.
10. 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, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DESCRIPTION

SURVEY IN A PORTION OF BLOCKS 7 AND 8 PLAT OF RIVERVIEW ADDITION, TOWN OF AVON, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND A PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. (SEE NOTE 2.)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEY POINT DESCRIPTIONS

- (A) FND. 3/4" I.P., NO I.D., N 70°46' E, 0.65'.
 - (B) FND. 1" I.P., NO I.D., LOOSE IN GRND. RESET ● CALC. POSITION.
 - (C) FND. 3/4" I.P., NO I.D., N 30°31' E, 0.12'.
 - (D) FND. 3/4" I.P., NO I.D., N 42°21' W, 0.18'.
 - (E) FND. 3/4" I.P., NO I.D., N 19°52' W, 0.05'.
 - (F) FND. 3/4" I.P., NO I.D., S 00°14' E, 0.15'.
 - (G) SET 1/2" REBAR AND CAP, L.S. 28626.
 - (H) FND. 3/4" I.P., I.D. HAROLD RADAR, N 12°35' E, 0.05'.
 - (I) FND. 3/4" I.P., NO I.D., S 32°27' E, 0.10'.
 - (J) FND. 3/4" I.P., I.D. HAROLD-RADAR, S 68°28' E, 0.16'.
 - (K) FND. 3/4" I.P., NO I.D., N 65°29' E, 0.10'.
 - (L) FND. 3/4" I.P., NO I.D., S 48°55' E, 0.08'.
 - (M) FND. REBAR AND CAP, L.S. 9622, S 41°12' W, 0.17'.
 - (N) FND. 1/2" I.P. IN CONC., NO I.D., DOWN 0.2', S 49°16' E, 0.19'.
 - (P) FND. 3/4" I.P. IN CONC., NO I.D., DOWN 0.1', N 75°03' E, 0.06'.
 - (Q) FND. 3/4" I.P., NO I.D., DOWN 0.2', S 73°02' E, 0.11'.
- SET 2" X 2" WHITE CORNER STAKE BY ALL FOUND OR SET CORNERS LABELED ABOVE, EXCEPT H, I, J.

SHEET 1 OF 1

SURVEY IN A PORTION OF GOVERNMENT LOT 3,
SECTION 12, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: DIKE DISTRICT 12

FB. 236 PG. 71-74
MERIDIAN: ASSUMED
SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 40'
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9566
JOB NO. 4653

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 CHUCK BENNETT IN MAY 2008 AND NOVEMBER 2008.

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: 1.8.09

