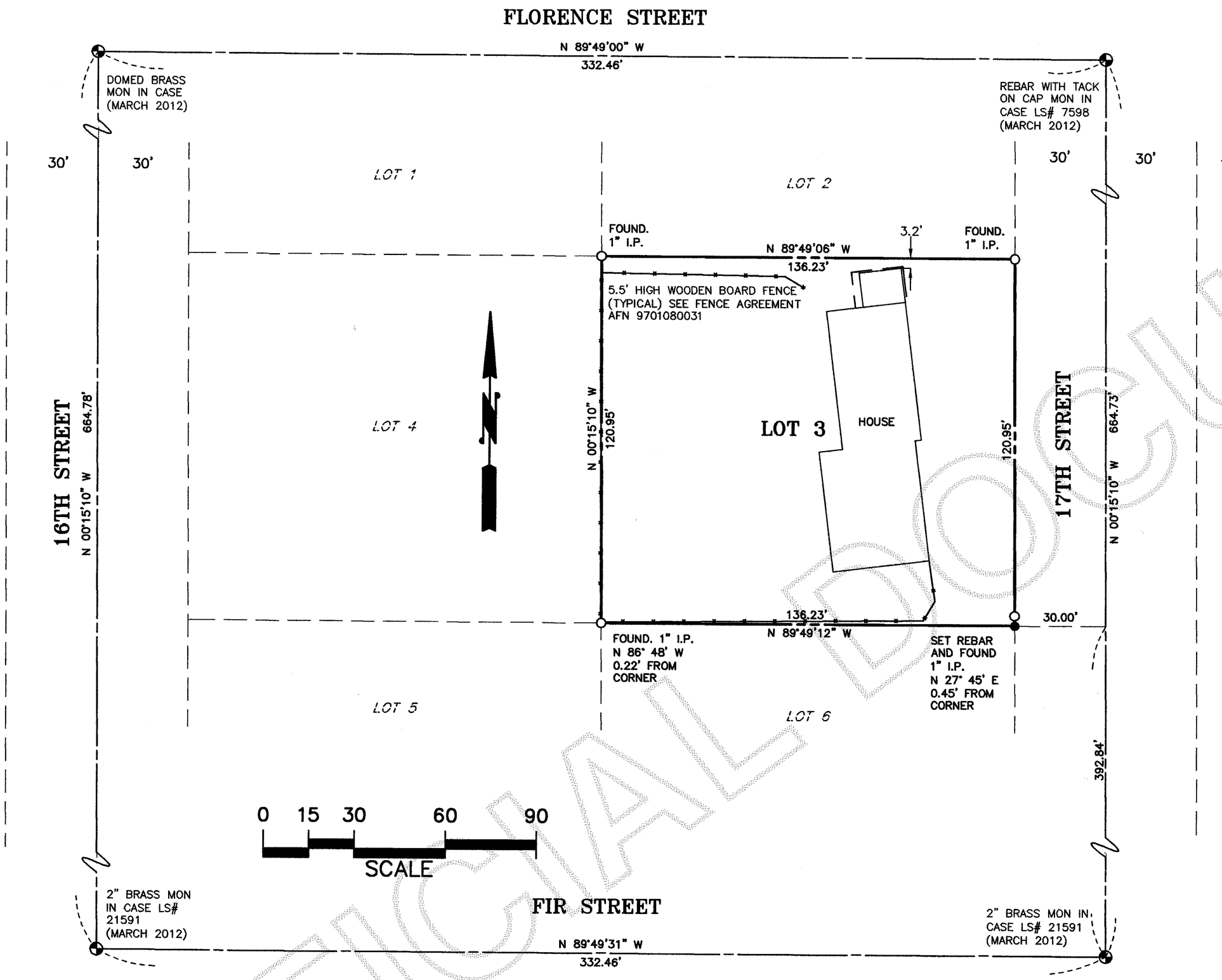


KEY

- ● – INDICATES REBAR SET, "SEMRAU 28626"
- ○ – INDICATES EXISTING IRON PIPE AS NOTED.
- ◐ – INDICATES FOUND MONUMENT AS NOTED.

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 TORSTEN R. PUNDT AND LISA J. CLAYBO.

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: 3-14-12

3-14-12

JOHN B. SEMRAU — STATE OF WASHINGTON — 28626 — REGISTERED PROFESSIONAL LAND SURVEYOR

AUDITOR'S CERTIFICATE

201203140074
Skagit County Auditor
3/14/2012 Page 1 of 1 3:55PM

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

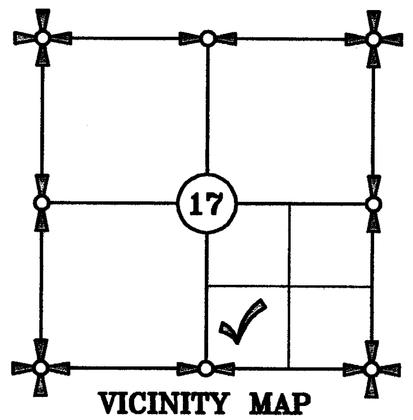
SKAGIT COUNTY AUDITOR — DEPUTY

DESCRIPTION:

LOT 3, BLOCK 1, "CHENOWETH ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, AT PAGE 39, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

NOTES

1. DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED A.F. NO. 9904160140 AND FROM TITLE POLICY PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. B57246, DATED APRIL 16, 1999.
2. BASIS OF BEARING: EXISTING MONUMENTS FOUND ON CENTERLINE OF FLORENCE STREET AT 16TH STREET AND 17TH STREET. BEARING = NORTH 89°49'00" WEST.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE IN MARCH, 2012.
6. 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.
7. 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.



VICINITY MAP
N.T.S.

DRAWING FILE: 5070.DWG 3/14/12

SHEET 1 OF 1

SURVEY OF LOT 3, BLOCK 1, CHENOWETH ADDITION TO MOUNT VERNON, A PORTION OF THE SW 1/4 OF THE SE 1/4, SECTION 17, T. 34 N., R. 4 E., W.M. CITY OF MOUNT VERNON FOR: TORSTEN R. PUNDT AND LISA J. CLAYBO

FB. 286	PG. 60, 61	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 30'
MERIDIAN:	ASSUMED		JOB NO. 5070

UNOFFICIAL DOCUMENT