

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

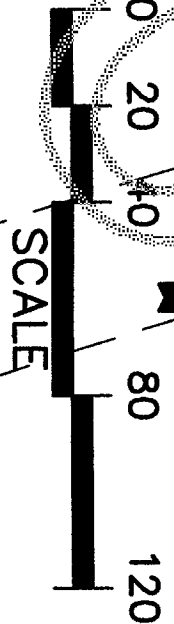
SKAGIT COUNTY AUDITOR

DEPUTY

NOTES

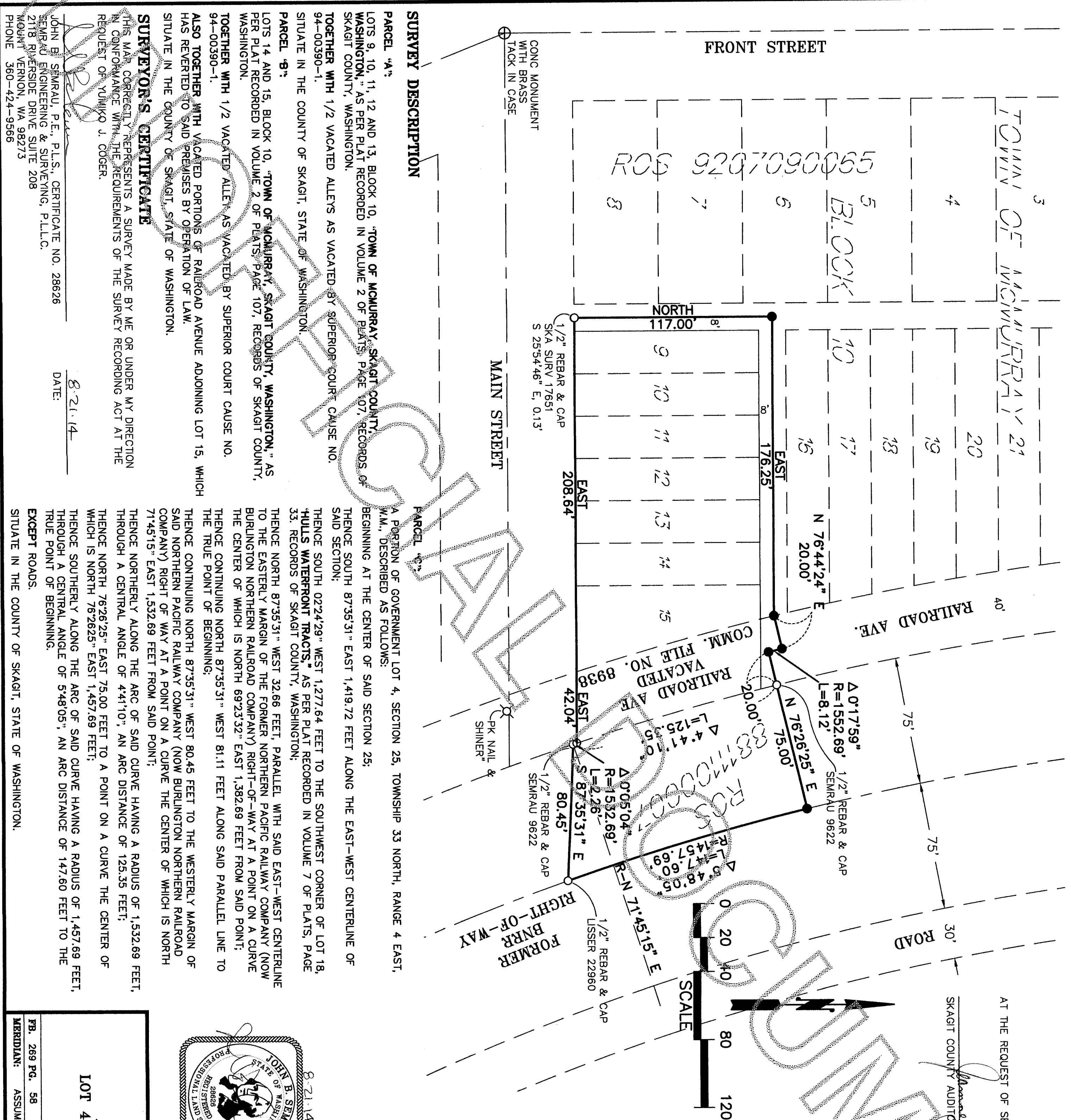
1. SURVEY PROCEDURE: FIELD TRAVERSE WITH LEICA TORP 1201, RTD00 THEODOLITE DISTANCE METER.
2. LEGAL DESCRIPTION IS FROM GUARANTEE DATE DOWN #1 TO SUBDIVISION GUARANTEE ORDER NO. 149598-S PREPARED BY LAND TITLE CO. DATED 5-22-2014.
3. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 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.
4. 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.

SCALE



LEGEND

- SET REBAR & CAP
SEMRAU 28626
- ⊗ SET MAG NAIL & WASHER
SEMRAU 28626
- ⊗ FOUND EXISTING NAIL
- FOUND EXISTING IRON PIPE
OR REBAR AS NOTED
- ⊕ FOUND EXISTING
MONUMENT IN CASE



SURVEY DESCRIPTION

PARCEL 'A':
LOTS 9, 10, 11, 12 AND 13, BLOCK 10, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH 1/2 VACATED ALLEYS AS VACATED BY SUPERIOR COURT CAUSE NO. 94-00390-1.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL 'B':
LOTS 14 AND 15, BLOCK 10, "TOWN OF MCMURRAY, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 107, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH 1/2 VACATED ALLEYS AS VACATED BY SUPERIOR COURT CAUSE NO. 94-00390-1.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ALSO TOGETHER WITH VACATED PORTIONS OF RAILROAD AVENUE ADJOINING LOT 15, WHICH HAS REVERTED TO SAID PREMISES BY OPERATION OF LAW.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

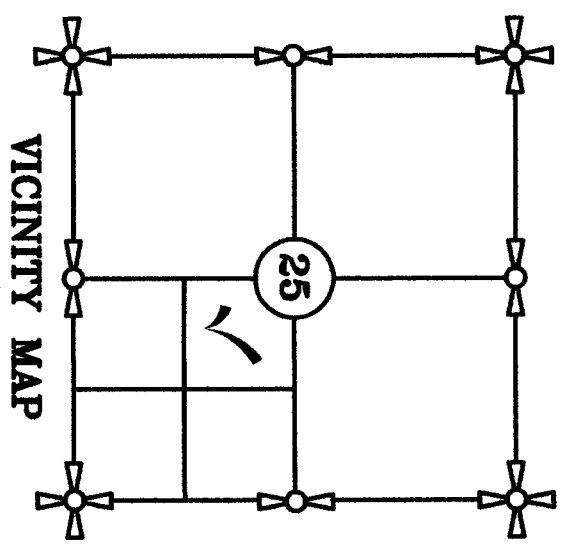
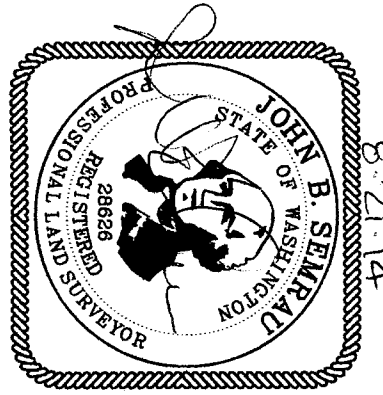
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF YUMIKO J. COGER.

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: 8.21.14

PARCEL 'C'

A PORTION OF GOVERNMENT LOT 4, SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 25;
THENCE SOUTH 87°35'31" EAST 1,419.72 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION;
THENCE SOUTH 02°24'29" WEST 1,277.64 FEET TO THE SOUTHWEST CORNER OF LOT 18, "HULLS WATERFRONT TRACTS," AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 33, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 87°35'31" WEST 32.66 FEET, PARALLEL WITH SAID EAST-WEST CENTERLINE TO THE EASTERLY MARGIN OF THE FORMER NORTHERN PACIFIC RAILWAY COMPANY (NOW BURLINGTON NORTHERN RAILROAD COMPANY) RIGHT-OF-WAY AT A POINT ON A CURVE THE CENTER OF WHICH IS NORTH 69°23'32" EAST 1,382.69 FEET FROM SAID POINT;
THENCE CONTINUING NORTH 87°35'31" WEST 81.11 FEET ALONG SAID PARALLEL LINE TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 87°35'31" WEST 80.45 FEET TO THE WESTERLY MARGIN OF SAID NORTHERN PACIFIC RAILWAY COMPANY (NOW BURLINGTON NORTHERN RAILROAD COMPANY) RIGHT OF WAY AT A POINT ON A CURVE THE CENTER OF WHICH IS NORTH 71°45'15" EAST 1,532.69 FEET FROM SAID POINT;
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,457.69 FEET, THROUGH A CENTRAL ANGLE OF 4°41'10", AN ARC DISTANCE OF 125.35 FEET;
THENCE NORTH 76°26'25" EAST 75.00 FEET TO A POINT ON A CURVE THE CENTER OF WHICH IS NORTH 78°26'25" EAST 1,457.69 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,457.69 FEET, THROUGH A CENTRAL ANGLE OF 5°48'05", AN ARC DISTANCE OF 147.60 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT ROADS.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



SHEET 1 OF 1

SURVEY IN A PORTION OF
BLOCK 10, TOWN OF MCMURRAY,
AND A PORTION OF GOVERNMENT
LOT 4, SECTION 25, T. 33 N., R. 4 E., W.M.
FOR: YUMIKO J. COGER

FB. 269 PG. 58	SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 40'
MERIDIAN: ASSUMED	SKAGIT COUNTY AUDITOR
	SKAGIT COUNTY AUDITOR
	DEPUTY
	JOB NO. 4990