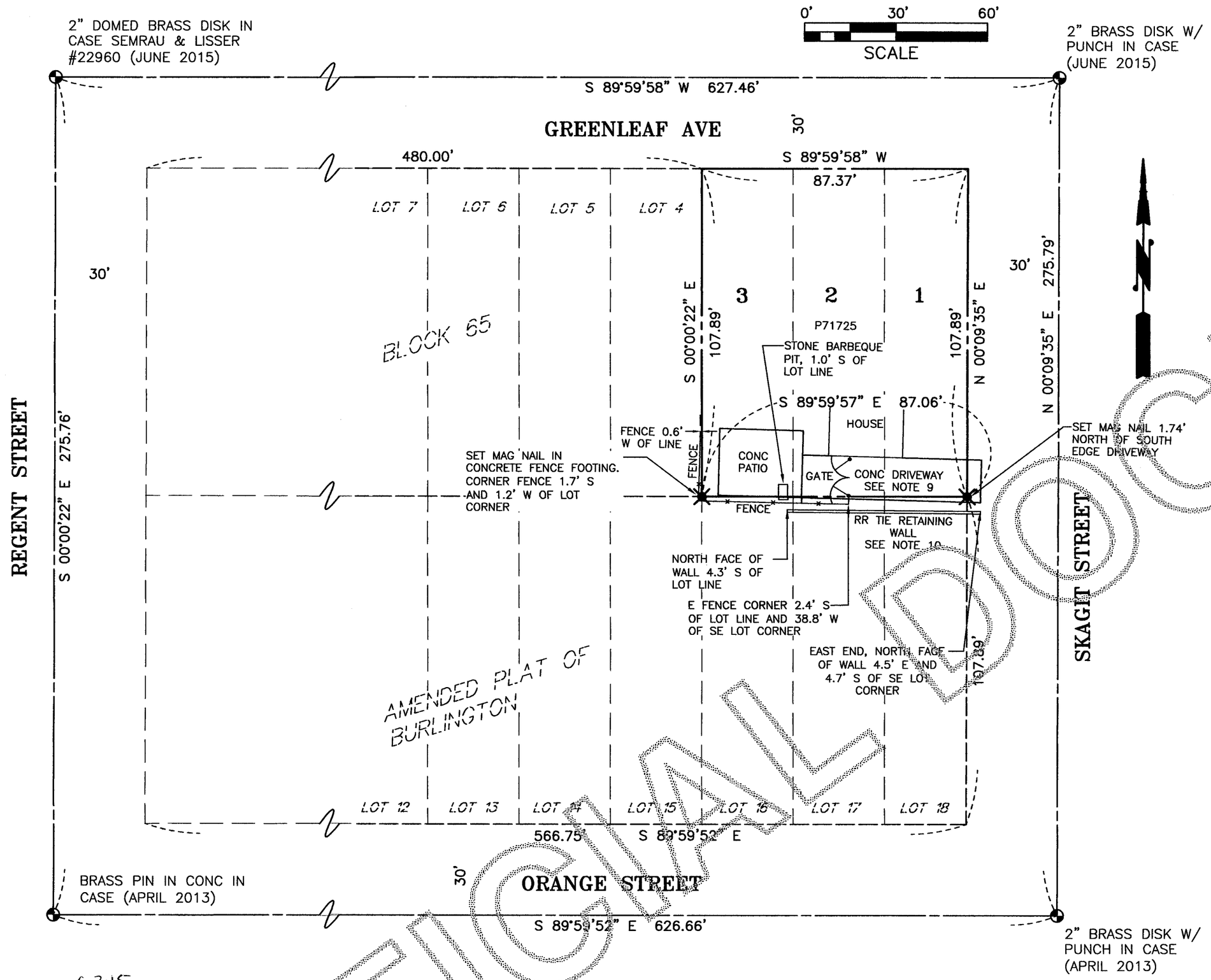


6-3-15

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

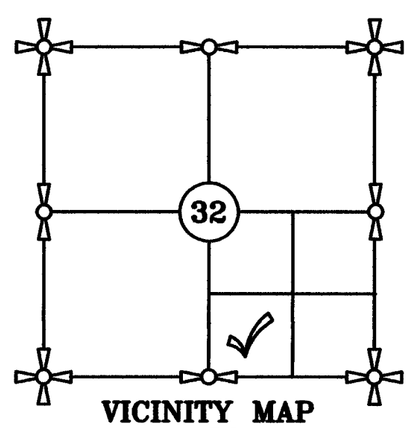
P71725
RONNIE M. AND KAMILLE R. MANDEL
415 SOUTH SKAGIT STREET
BURLINGTON, WA. 98233

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 RONNIE AND KAMILLE MANDEL.

6-3-15
DATE:

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



VICINITY MAP
N.T.S.

AUDITOR'S CERTIFICATE

201512210039
Skagit County Auditor
12/21/2015 Page 1 of 1 10:22AM
$157.00

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

SKAGIT COUNTY AUDITOR DEPUTY

DESCRIPTION:

LOTS 1, 2, AND 3, BLOCK 65, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES

1. DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED AFN 200406210208.
2. BASIS OF BEARING: EXISTING MONUMENTS FOUND ON CENTERLINE OF ORANGE STREET, BEARING = SOUTH 89°59'52" EAST.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE IN JUNE, 2015.
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, PROTECTIVE COVENANTS AND ANY OTHER FACTS.
8. PLATTED LOT DIMENSIONS HAVE BEEN PROPORTIONED TO CONFORM TO MEASURED DISTANCES BETWEEN EXISTING MONUMENTS AROUND BLOCK 65 AND 66.
9. CONCRETE DRIVEWAY AND PATIO EXTENDS OVER LOT LINE AT A POINT 22.7' EAST OF SOUTHWEST LOT CORNER. SOUTHWEST CORNER OF CONCRETE PATIO IS 0.5' NORTH AND 5.4' EAST OF SOUTHWEST LOT CORNER. NORTHWEST CORNER OF PATIO IS 5.8' EAST OF LOT LINE. SOUTH EDGE OF CONCRETE DRIVEWAY IS 1.74' SOUTH OF SOUTHEAST LOT CORNER.
10. OWNER OF PARCEL P71725 TOLD SURVEYOR THAT THEY MAINTAIN THE GRASS TO THE NORTH FACE OF THE RAILROAD TIE RETAINING WALL.

KEY

✖ – INDICATES MAG NAIL & WASHER SET, "SEMRAU 28626"
⊕ – INDICATES FOUND MONUMENT AS NOTED.

N – NORTH
S – SOUTH
E – EAST
W – WEST
SE – SOUTHEAST
SW – SOUTHWEST
CONC – CONCRETE
RR – RAILROAD

DRAWING FILE: 5400.DWG 6/03/15

SHEET 1 OF 1

SURVEY OF A PORTION OF AMENDED PLAT OF BURLINGTON, LOTS 1, 2, AND 3, BLOCK 65 SECTION 32, T. 35 N., R. 4 E., W.M. CITY OF BURLINGTON FOR: RONNIE & KAMILLE MANDEL

FB. 239	PG. 19	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 30'
MERIDIAN:	ASSUMED		JOB NO. 5400

UNOFFICIAL DOCUMENT