

3" BRASS DISK IN CASE, JAN 2015

BLACKBURN ROAD

N 89°07'10" E 1307.67'

1/16 CORNER

2" BRASS DISK WITH PUNCH HOLE IN CASE SEPT 2014

AUDITOR'S CERTIFICATE

201604210102 \$157.00
Skagit County Auditor
4/21/2016 Page 1 of 1 4:12PM

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

SKAGIT COUNTY AUDITOR
DEPUTY

LEGAL DESCRIPTION

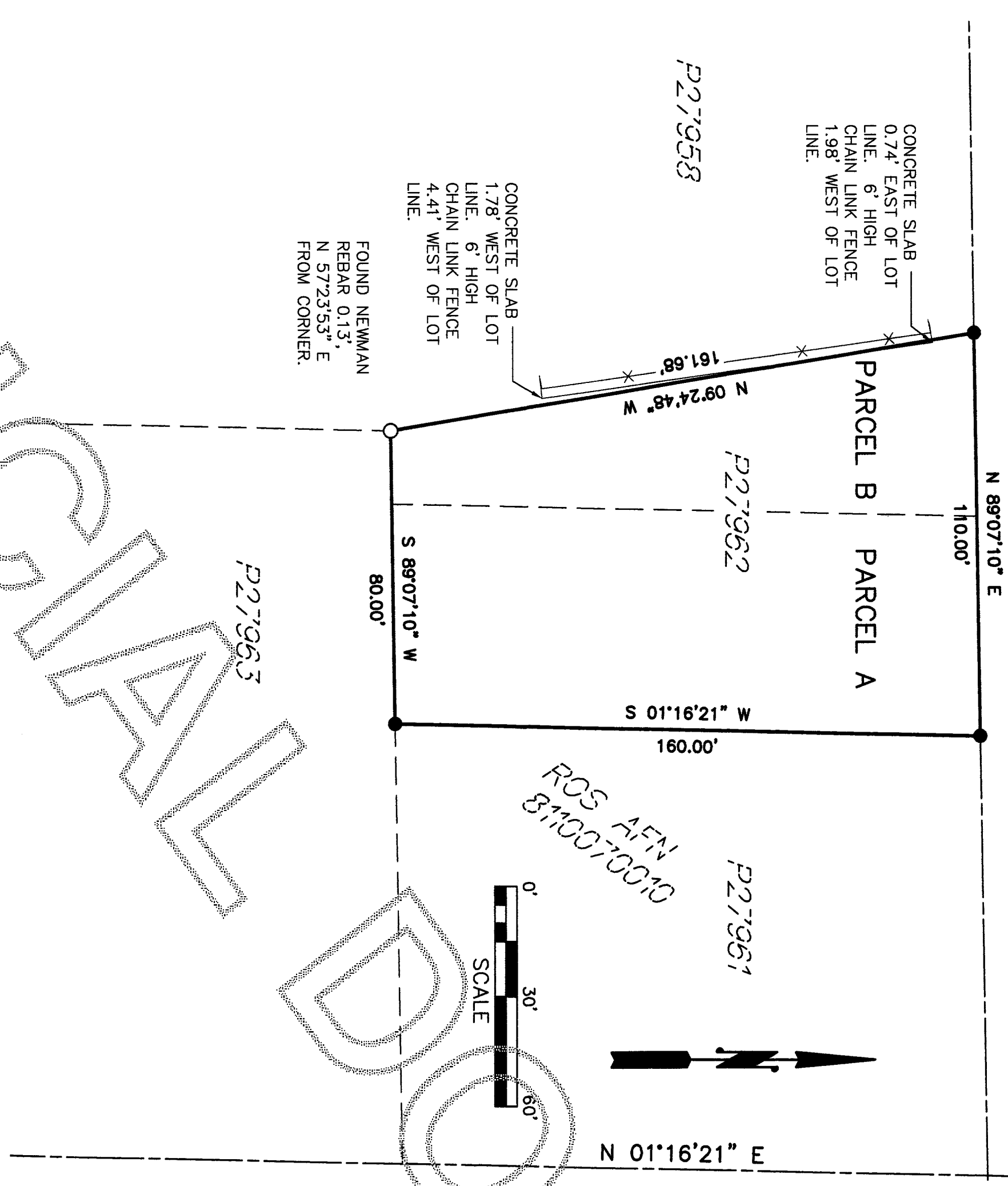
PARCEL A
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER WITH THE EAST LINE OF SAID SUBDIVISION;
THENCE WEST 120 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST 60 FEET;
THENCE SOUTH 160 FEET;
THENCE EAST 60 FEET;
THENCE NORTH 160 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B
SITUATE IN SKAGIT COUNTY, WASHINGTON

THE PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER WITH THE EAST LINE OF SAID SUBDIVISION;
THENCE WEST 180 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 180 FEET ALONG THE WEST LINE OF THE CERTAIN TRACT CONVEYED TO RICHARD W. NELSON, BY DEED RECORDED APRIL 24, 1974, UNDER AUDITOR'S FILE NO. 799694, RECORDS OF SKAGIT COUNTY, WASHINGTON, TO THE SOUTHWEST CORNER THEREOF;
THENCE WEST 20 FEET;
THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT 50 FEET WEST OF THE TRUE POINT OF BEGINNING;
THENCE EAST 50 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

1. SURVEY PROCEDURE: FIELD TRAVERSE WITH LEICA MSSO THEODOLITE DISTANCE METER.
2. LEGAL DESCRIPTION FOR RECORD OF SURVEY IS FROM BARGAN AND SALE DEED RECORDED JULY 30, 2015 UNDER AUDITOR'S FILE NO. 201507300049, RECORDS OF SKAGIT COUNTY, WASHINGTON.
3. MERIDIAN: SOUTH LINE OF THE SOUTHWEST 1/4, SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS SHOWN ON SHORT PLAT NO. PL-02-0037 (AFN 200206170056) = N89°36'26"E. SEE RECORD OF SURVEY FILED UNDER AFN 201512030078 FOR FULL SOUTHWEST QUARTER SUBDIVISION.
5. 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.
6. 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.



LEGEND

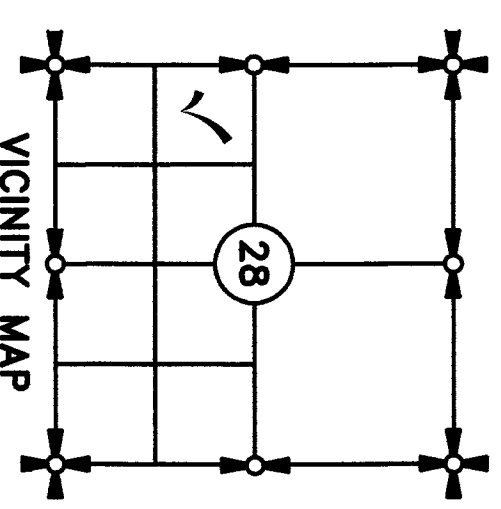
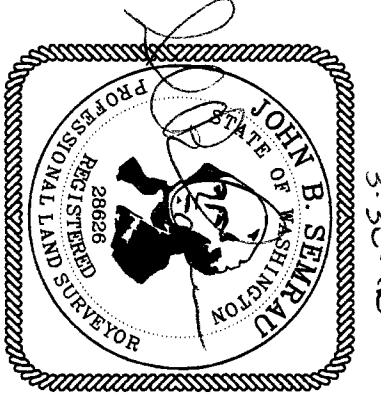
- EXISTING NEWMAN REBAR FOUND
- SET 1/2"x18" REBAR & CAP
- SEMRAU 28626"

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 JAVIER GARCIA COVARRUBIAS.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2418 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 3-30-16



SHEET 1 OF 1

A PORTION OF THE NW 1/4 OF THE SW 1/4,
SECTION 28, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JAVIER GARCIA COVARRUBIAS

FR. 285	PG. 68	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 30'
MERIDIAN:	ASSUMED	SURVEYING - ENGINEERING & PLANNING	JOB NO. 5451
		MOUNT VERNON, WA 98273 360-424-9566	