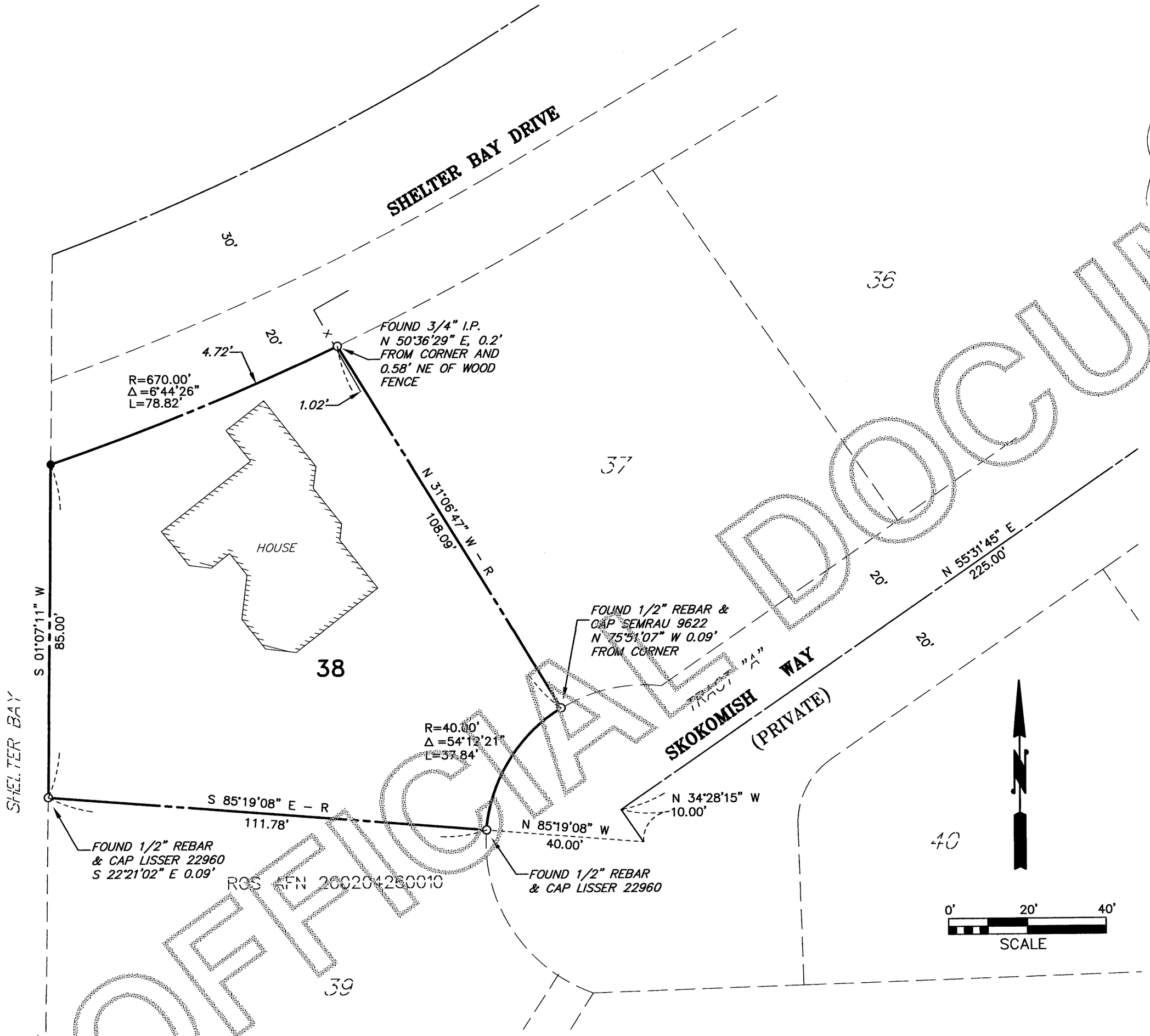


AUDITOR'S CERTIFICATE

201605190091
Skagit County Auditor $15.00
5/19/2016 Page 1 of 1 3:06PM

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

SKAGIT COUNTY AUDITOR DEPUTY

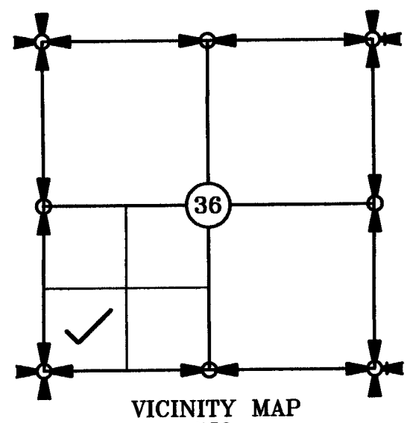
SURVEY DESCRIPTION

LOT 38, **SHELTER BAY DIV. 1,** AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. ● – INDICATES IRON REBAR SET WITH YELLOW CAP – SURVEY NUMBER SEMRAU 28626
   O – INDICATES EXISTING REBAR OR IRON PIPE FOUND.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED RECORDED AS AFN 201603160035.
3. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF SHELTER BAY DIVISION NO. 1 AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 80 AND 81, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND RECORD OF SURVEY BY JOHN SEMRAU LOT 41 AFN 200804110092.
4. BASIS OF BEARINGS: PLAT OF SHELTER BAY DIVISION NO. 1.
5. MERIDIAN: PLAT OF SHELTER BAY DIVISION NO. 1.
6. ALL DISTANCES ARE SHOWN IN FEET.
7. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
9. THIS SURVEY WAS REQUESTED BY GARY AND MARVA NEWNES.
10. 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.
11. 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 THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
12. SURVEY MONUMENTATION WITHIN SHELTER BAY IS VERY MINIMAL. THE CONCRETE MONUMENTS SHOWN ON THE FACE OF THE RECORDED SURVEY MAPS HAVE NOT BEEN FOUND. SOME RAILROAD SPIKES OR NAILS HAVE BEEN FOUND IN SOME LOCATIONS. LOT LINE LOCATIONS ARE BASED UPON A BEST FIT RELATIONSHIP OF EXISTING ROAD SPIKES AND CORNER PIPES FOUND. ACCORDING TO CONVERSATIONS WITH FORMER EMPLOYEES OF RUSKIN FISHER & ASSOC., IN THE EARLY 1980'S CORNER PIPES AND CENTERLINE CONTROLS SPIKES WERE SET INDEPENDENT OF EACH OTHER.



VICINITY MAP
N.T.S.

DRAWING FILE: 5488.DWG 5/16/16

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 MARVA NEWNES.

5.19.16

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

5.19.16

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

SHEET 1 OF 1

SURVEY OF LOT 38 SHELTER BAY DIV. 1
SW 1/4 OF SW 1/4, SEC 36, T 34 N, R 2 E, WM
SKAGIT COUNTY, WASHINGTON
FOR: MARVA NEWNES

FB. 240 PG. 67	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 20'
MERIDIAN: PLAT		JOB NO. 5488

UNOFFICIAL DOCUMENT