

AUDITOR'S CERTIFICATE

201608090038 \$157.00
Skagit County Auditor
8/9/2016 Page 1 of 1 11:33AM

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

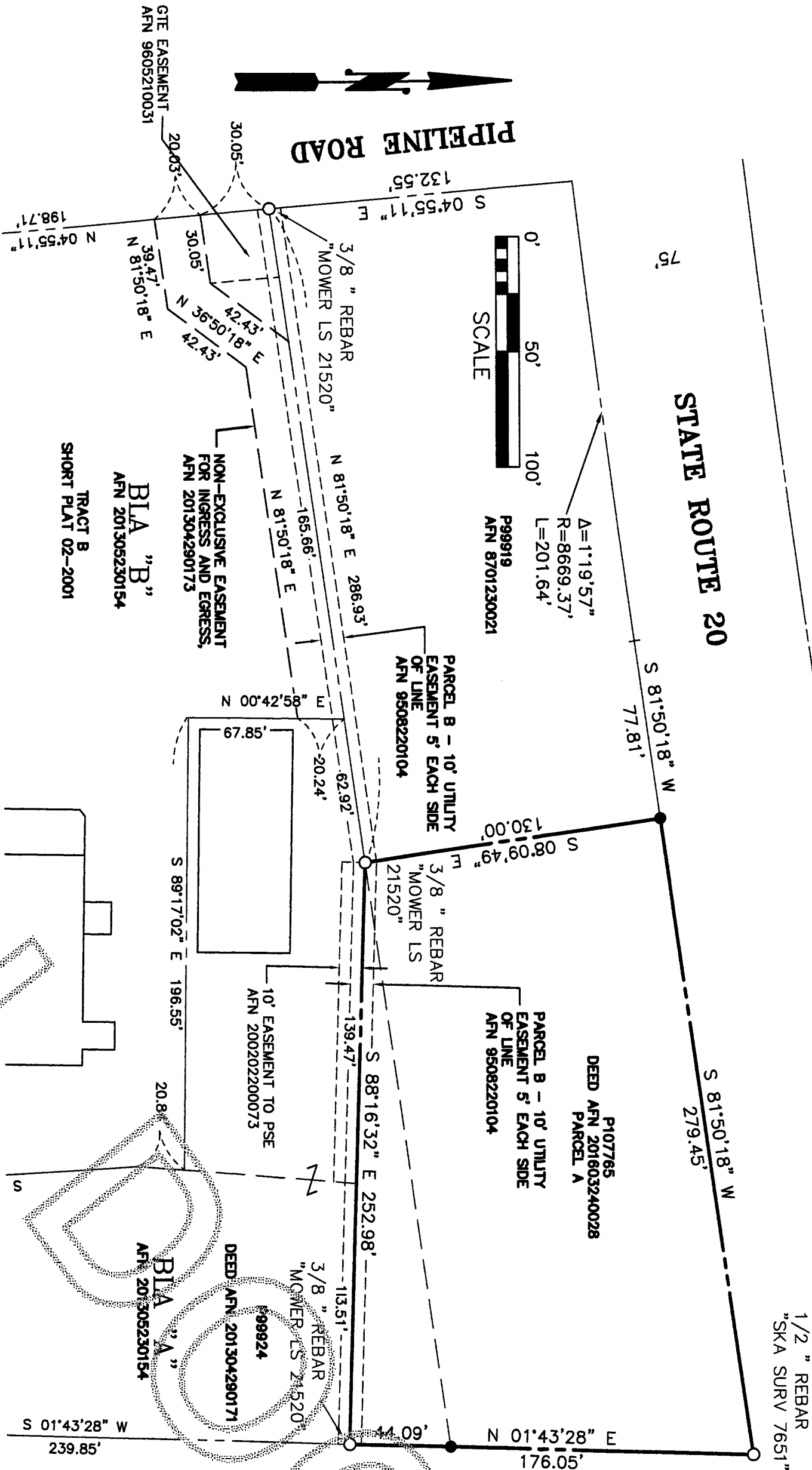
SKAGIT COUNTY AUDITOR

DEPUTY

LEGAL DESCRIPTIONS

PARCEL A
THOSE PORTIONS OF LOTS 2 AND 3 OF LYMAN SHORT PLAT NO. 1-86, RECORDED IN VOLUME 7, OF SHORT PLATS, PAGE 163, LYING IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 81 DEGREES 41'58" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 278.45 FEET;
THENCE SOUTH 08 DEGREES 18'02" EAST, A DISTANCE OF 130.00 FEET TO THE SOUTH LINE OF SAID LOT 2;
THENCE SOUTH 88 DEGREES 24'52" EAST, A DISTANCE OF 252.98 FEET TO THE EAST LINE OF SAID LOT 3;
THENCE NORTH 01 DEGREES 35'08" EAST ALONG THE EAST LINE OF LOTS 2 AND 3, A DISTANCE OF 176.05 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
(ALSO KNOWN AS REVISED LOT 2 OF LYMAN SHORT PLAT NO. 1-86).
SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B
AN EASEMENT FOR UTILITY PURPOSES OVER, UNDER AND ACROSS A 10 FOOT STRIP OF LAND, SAID 10 FOOT STRIP OF LAND TO BE THE SOUTHERLY 5 FEET OF REVISED TRACT 4 OF LYMAN SHORT PLAT NO. 1-86, AND THE NORTHERLY 5 FEET OF REVISED TRACT 3 OF LYMAN SHORT PLAT NO. 1-86.
SITUATED IN SKAGIT COUNTY, WASHINGTON.



NOTES

1. THIS IS A SURVEY OF A BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 20130429071. THE DESCRIPTION FOR THIS SURVEY IS FROM BARGAIN SALE AND DEED, AFN 201603240028, RECORDED MARCH 24, 2016, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. BASIS OF BEARINGS: SHORT PLAT NO. LYMAN 02-2001.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY WAS REQUESTED BY MIKE GERRDES.
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.

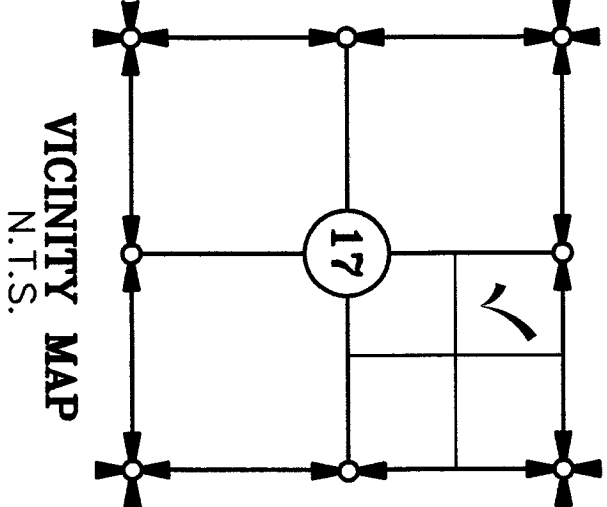
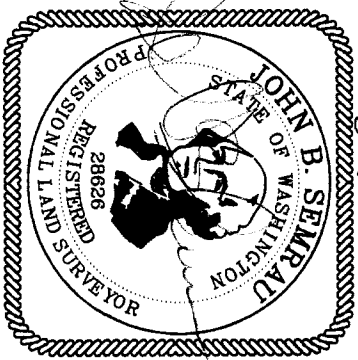
- KEY**
- - INDICATES SET 1/2" REBAR - SEMRAU 28626
 - - INDICATES FOUND AS NOTED

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN PERFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MIKE GERRDES.

JOHN B. SEMRAU, P.L.L.C., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 8-9-16



SHEET 1 OF 1

PARCEL "A" AND "B", SHORT PLAT NO. LYMAN 1-86 SECTION 17, T. 35 N., R. 6 E., W.M. LYMAN, WASHINGTON		FOR: LII' BUCKAROO INVESTMENTS, LLC	
FB, LL	PG. 4-6	SEMRAU ENGINEERING & SURVEYING SURVEYING & ENGINEERING PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 50' JOB NO. 5481
MERIDIAN: ASSUMED			