

AUDITOR'S CERTIFICATE

20161080115

Skagit County Auditor
11/08/2016 Page 1 of 1 1:49PM

\$157.00

MON IN CASE
1/2" ROD W/ PUNCH
OCTOBER 2016

N 89°36'51" W 369.96'

NORTH 1/4 CORNER
SEC 5, T 34 N, R 4, E
MON IN CASE
BRASS CAP W/ PUNCH
OCTOBER 2016

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

SKAGIT COUNTY AUDITOR

DEPUTY

DESCRIPTION

LOT 1 AND THE NORTH 1/2 OF LOT 2, BLOCK 122, FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH., PER PLAT RECORDED IN VOLUME 73 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SEPARATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES IRON REBAR SET WITH YELLOW CAP - SEMRAU 28626
- INDICATES EXISTING REBAR AS DESCRIBED
- INDICATES MONUMENT FOUND AS DESCRIBED.

2. THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED, RECORDED APRIL 20, 1978, UNDER AUDITOR'S FILE NO. 877910, RECORDS OF SKAGIT COUNTY, WASHINGTON.

3. BASIS OF BEARING: MONUMENTS LOCATED AS SHOWN ON THE CENTERLINE OF RIO VISTA AVENUE PER ROS AFN 201004220084, BEARING = NORTH 89°36'51" WEST

4. ALL DISTANCES ARE SHOWN IN FEET.

5. INSTRUMENTATION: LEICA M50 THEODOLITE DISTANCE METER.

6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.

7. THIS SURVEY WAS REQUESTED BY RANDE TAYLOR.

8. 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.

9. 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.

PINE STREET

N 00°23'04" W 317.27'

RIO VISTA AVENUE

1" IRON PIPE

1" IRON PIPE

30'

40'

100.00'

80.00'

16'

40'

40'

ANACORTES STREET

316.04'

S 00°21'39" E 2645.86'

OLYMPIA AVENUE

N 89°48'18" W 369.82'

CALCULATED POSITION
PER AFN 201004220084

30'

30'

P72615
4

P72614
3

P72612
1

P72613
2

P72616
5



16'

16'

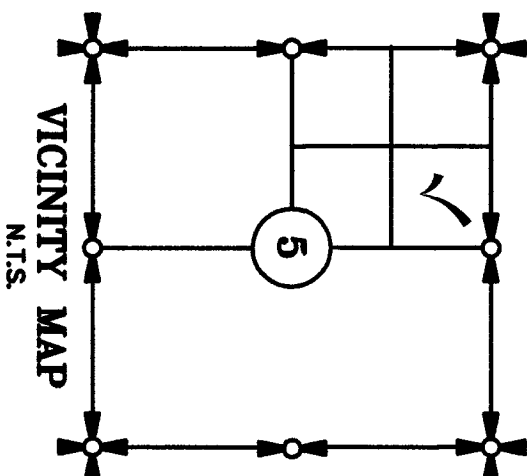
40'

30'

4.13'

MON IN CASE
BRASS CAP W/ PUNCH
OCTOBER 2016

CENTER 1/4 CORNER
SEC 5, T 34 N, R 4, E
MON IN CASE
REBAR & CAP
"RADAR & LEONARD"
OCTOBER 2016



VICINITY MAP
N.T.S.

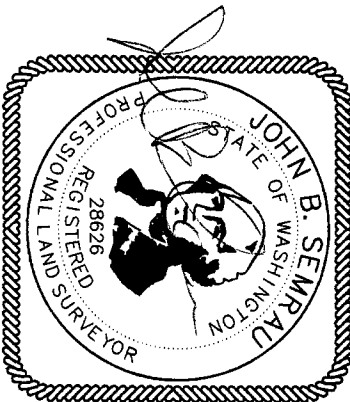
SHEET 1 OF 1

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 RANDE TAYLOR IN OCTOBER, 2016.

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

DATE: 11-8-16



SURVEY OF
LOT 1 & THE NORTH HALF OF LOT 2, BLOCK 122,
FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASHINGTON

SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
FOR: RANDE TAYLOR

FB. 239 Pg. 67
MERIDIAN: ASSUMED
SEMRAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566
SCALE: 1" = 30'
JOB NO. 5591