

AUDITOR'S CERTIFICATE

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12/5/2016 Page 1 of 1 2:13PM

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

SKAGIT COUNTY

DEPUTY

NOTES

- INDICATES REBAR SET WITH YELLOW CAP - "SEMRAU 28626".
- INDICATES FOUND CORNER AS DESCRIBED.
- INDICATES EXISTING MONUMENT IN CASE FOUND.
- THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE BY LAND TITLE AND ESCROW COMPANY, ORDER NO. 154850-S DATED MARCH 18, 2016.
- BASIS OF BEARING: EXISTING MONUMENTS FOUND IN ALDER STREET AT SHARON STREET AND CEDAR STREET. BEARING = NORTH 01°36'26" EAST.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA MSSO THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE ON 11/14/16.
- THIS SURVEY WAS REQUESTED BY CITY OF BURLINGTON.
- 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.

- 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.
- CONCRETE TRASH PAD EXTENDS 1.2 FEET SOUTH OF LOT LINE.
- SIGN FOR "PIZZA FACTORY" LIES 1.3 FEET NORTH AT EAST POST AND 1.5 FEET NORTH AT WEST POST OF LOT LINE. MAILBOXES LIE 1.9 FEET NORTH AT WEST POST AND 3.2 FEET NORTH AT EAST POST OF LOT LINE.
- BUILDING LIES 1.0 FEET NORTH AT SOUTHWEST CORNER AND 0.5 FEET NORTH AT SOUTHEAST CORNER OF LOT LINE. AIR CONDITIONER UNIT LOCATED NEAR MID WALL ON SOUTH SIDE IS 0.3 FEET OVER THE LOT LINE.
- FENCE LINE LIES 0.5 FEET EAST AT NORTH CORNER AND 1.0 FEET EAST AT SOUTH CORNER OF LOT LINE.
- EASEMENT DOCUMENT TO COMCAST, AFN 200910080073, DOES NOT DELINEATE THE LOCATION OR WIDTH OF THE UTILITY EASEMENT. NO PLANS OR MAPS HAVE BEEN PROVIDED BY COMCAST. WE WERE INFORMED BY TELEPHONE THAT ALL SERVICES TO THESE THREE BUILDINGS ARE AERIAL.

DESCRIPTION

LOT 5, EXCEPT THE NORTH 35 FEET THEREOF, AND ALL OF LOTS 6, 7, 8, 9 AND 10, BLOCK 6, "KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE SOUTH 12.4 FEET OF LOT 10,

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE 40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SHEET 1 OF 1

SURVEY IN A PORTION OF
SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
FOR: CITY OF BURLINGTON

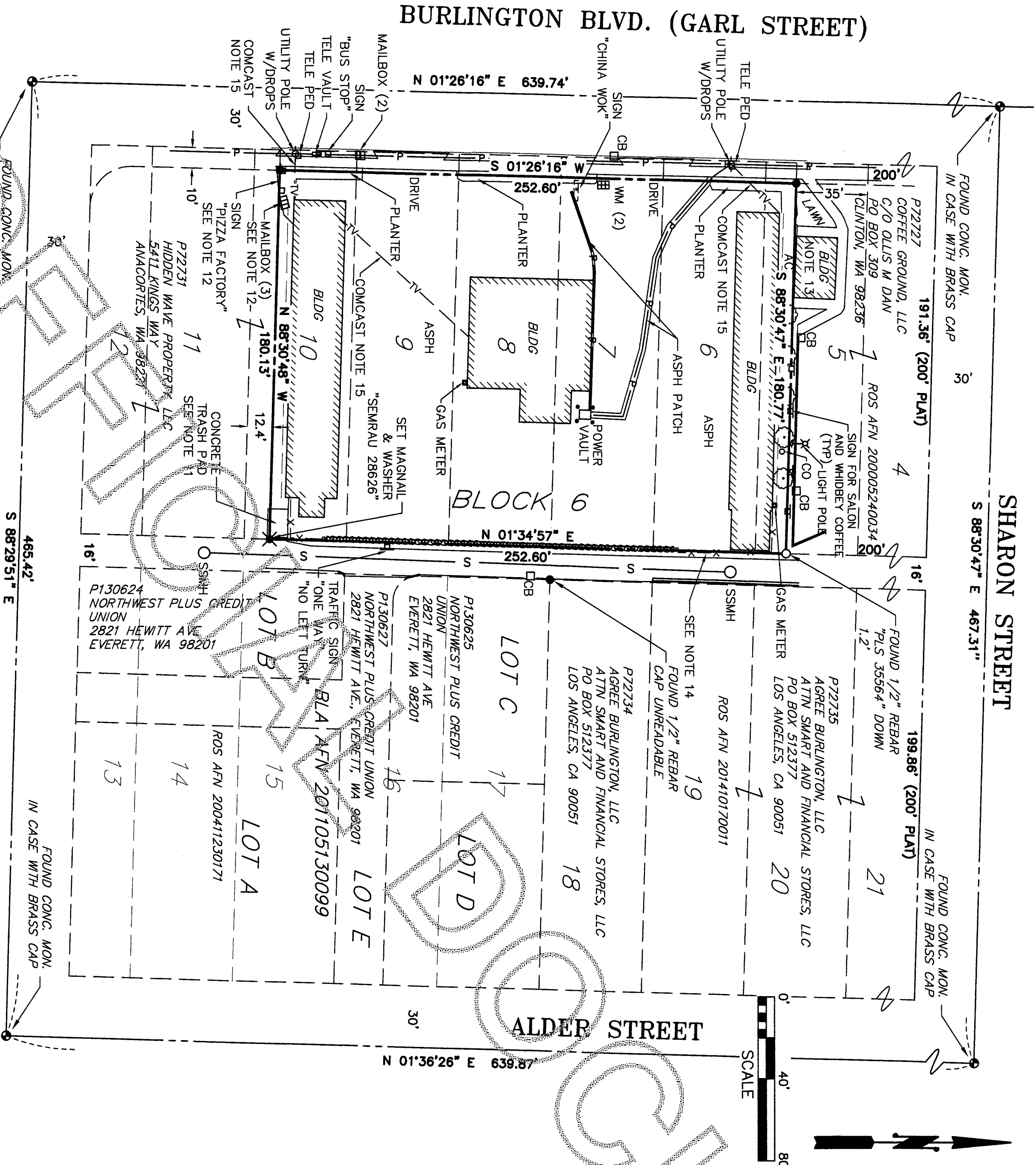
FR. 303 PG. 13-16 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 40'
SURVEYING PLANNING MERIDIAN: ASSUMED MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5595

BURLINGTON BLVD. (GARL STREET)

SHARON STREET

CEDAR STREET

ALDER STREET



SURVEYOR'S CERTIFICATE

THIS MAP, HEREON, REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CITY OF BURLINGTON.

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

DATE: 12-5-16

