

AUDITOR'S CERTIFICATE

201710090868
\$163.00
Skagit County Auditor
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10/9/2017 Page 1
2:12:56PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.
SKAGIT COUNTY AUDITOR
DEPUTY

DESCRIPTIONS

PARCEL A, P22738, P22696, P22687.

THE NORTH 1/4 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.;

EXCEPT RIGHT OF WAY FOR ROAD AS CONVEYED BY DEED RECORDED FEBRUARY 10, 1913, UNDER AUDITOR'S FILE NO. 95059, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND EXCEPT THE WEST 1,155.2 FEET THEREOF; AND EXCEPT THE SOUTH 75.9 FEET THEREOF; AND ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 WITH THE EASTERLY LINE OF THE COUNTY ROAD; THENCE WEST ALONG SAID NORTH LINE 486.96 FEET; THENCE SOUTH 342 FEET, MORE OR LESS, TO A FENCE LINE; THENCE NORTH 87°29' EAST ALONG SAID FENCE LINE TO THE COUNTY ROAD; THENCE NORTHERLY ALONG SAID ROAD TO THE POINT OF BEGINNING.

PARCEL B, P22735.

THE WEST 200 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

PARCEL C, P22665, P22667.

THE NORTH 1/2 OF GOVERNMENT LOT 3 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.,

EXCEPT ROAD,

AND EXCEPT DIKE RIGHT OF WAY.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

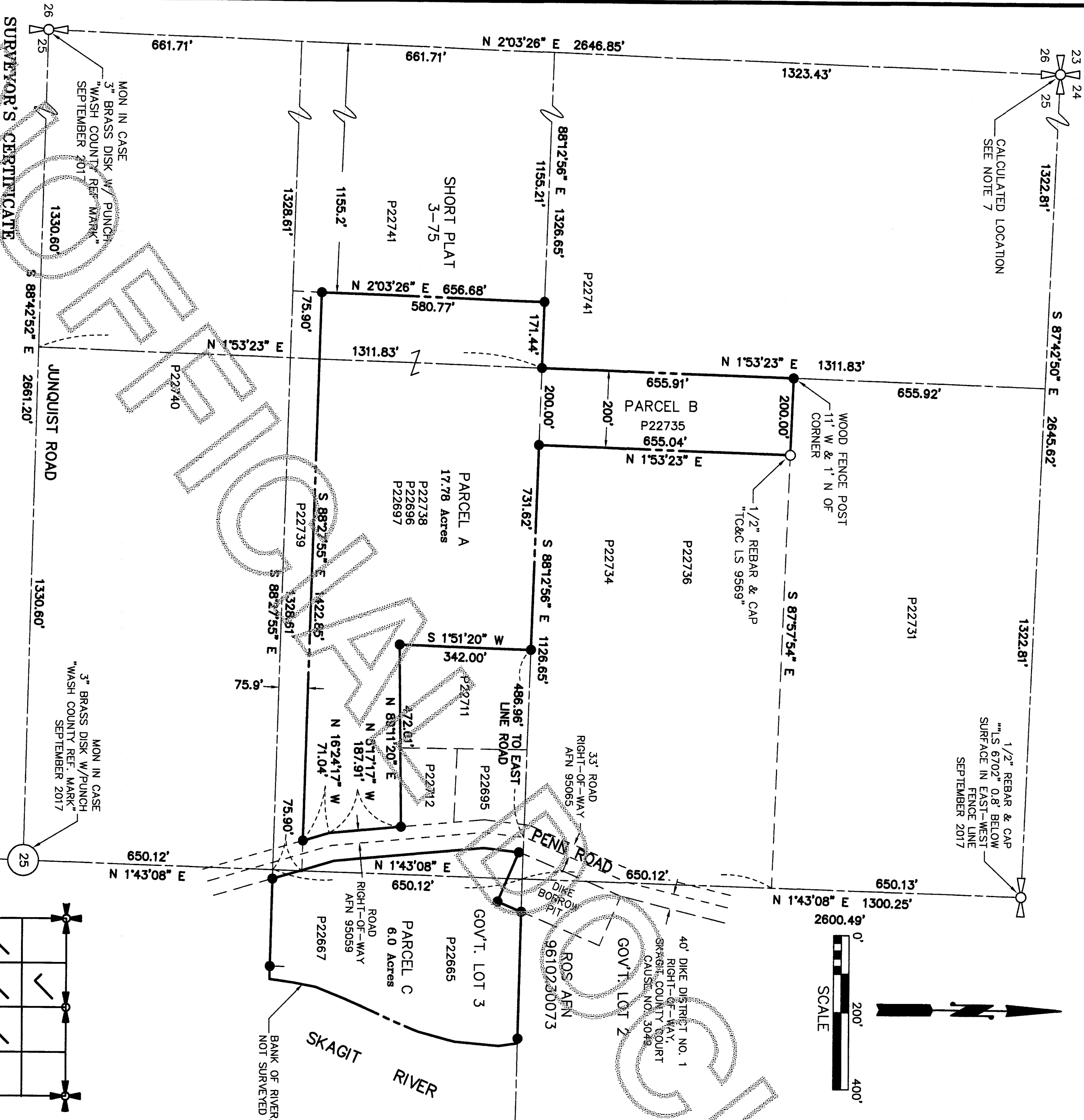
NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM SUBDIVISION GUARANTEE ORDER NO. 01-164092-0E AND SUPPLEMENTAL #2 TO 2ND TITLE REPORT, 10/02/17, BY LAND TITLE AND ESCROW
2. BASIS OF BEARING: EXISTING PLAT MONUMENTS FOUND ON CENTERLINE OF JUNQUIST ROAD BEARING = SOUTH 88°42'52" EAST
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE IN SEPTEMBER 2017.
6. THIS SURVEY WAS REQUESTED BY JAMES AND JOYCE NICHOLS.
7. LOCATION OF THE NORTHWEST CORNER OF SECTION 25 WAS CALCULATED FROM SURVEY AFN 8108250001 AND AFN 201602290108. THE EAST, WEST AND CENTER QUARTER MONUMENTS WERE ALSO SURVEYED IN SECTIONS 23, 24 AND 26. ALSO SEE RECORDED SURVEYS AFN 9905180055 AND 9805050021.
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.

SHEET 1 OF 2

A PORTION OF THE NORTHWEST 1/4, AND GOVT. LOT 3
SECTION 25, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JAMES & JOYCE NICHOLS

FB. PG. ASSUMED SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 200'
SURVEYING ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5687

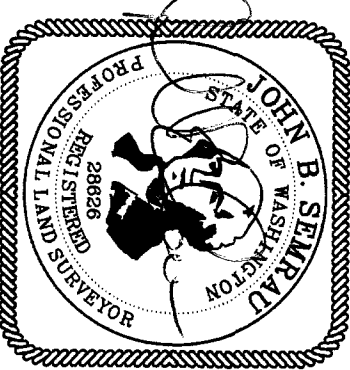


SURVEYOR'S CERTIFICATE

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 JAMES AND JOYCE NICHOLS IN SEPTEMBER 2017.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2748 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

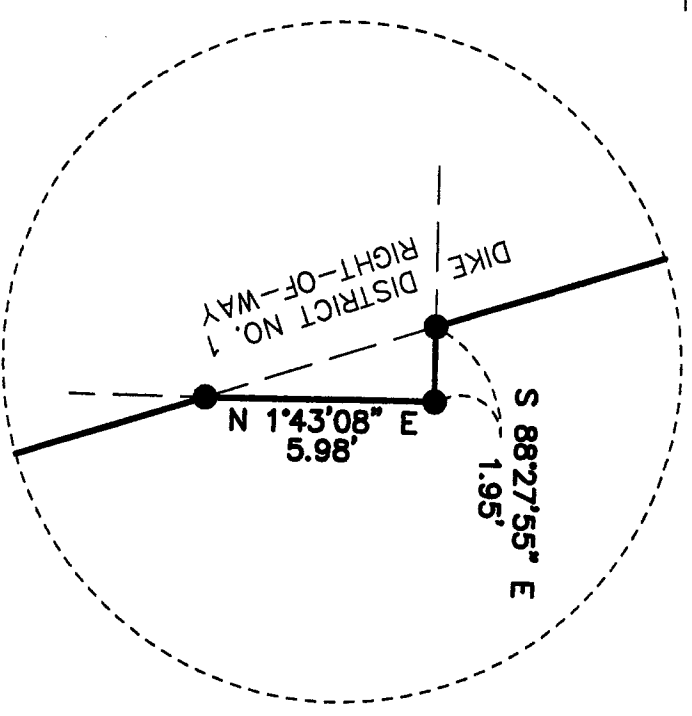
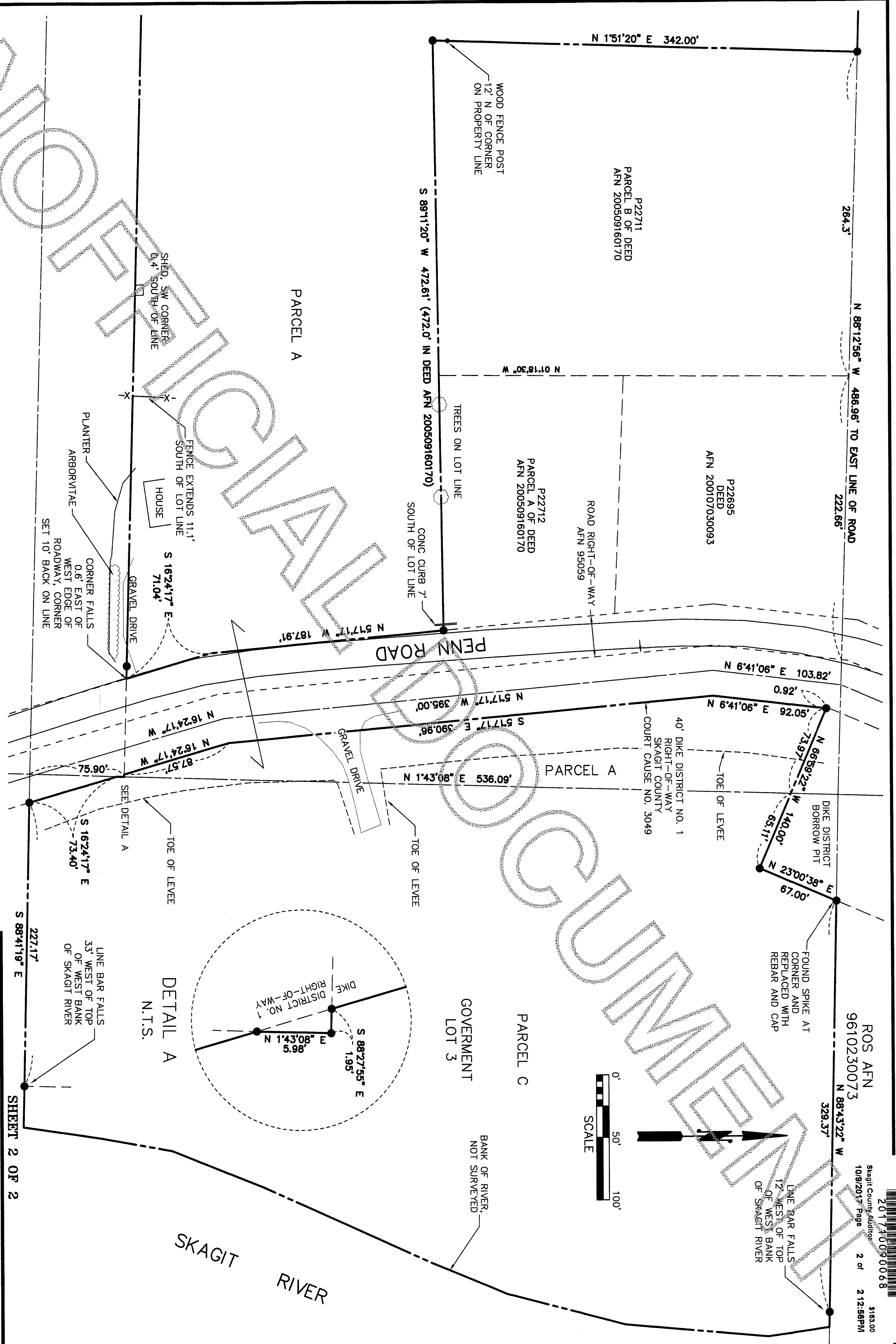
DATE: 10-3-17



VICINITY MAP
N.T.S.

ROS AFN
9610230073

2017/03/06 068
\$183.00
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DETAIL A
N.T.S.

SHEET 2 OF 2

SURVEY OF
A PORTION OF THE NORTHWEST 1/4, AND GOVT. LOT 3
SECTION 25, T. 34 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JAMES & JOYCE NICHOLS

FB.	PG.	SEARAU ENGINEERING & SURVEYING	SCALE: 1" = 50'
MERIDIAN:	ASSUMED	SURVEYING - ENGINEERING & PLANNING	JOB NO. 5667
		MOUNT VERNON, WA 98275 360-424-9566	

