

AUDITOR'S CERTIFICATE

20171090102
 Skagit County Auditor
 11/29/2017 8:48
 1 of 2 3:47PM
 \$163.00

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,
 Skagit County Auditor
 I have examined the
 DEPT. OF REVENUE
 DEPT. OF REVENUE

LEGAL DESCRIPTIONS

PARCEL 11:
 THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 466 FEET; THENCE WEST A DISTANCE OF 566 FEET; THENCE NORTH A DISTANCE OF 466 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 566 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL 12:
 AN EASEMENT FOR ROADWAY 7 FEET IN WIDTH OVER THE EAST 7 FEET OF THE FOLLOWING DESCRIBED TRACT:
 BEGINNING 566 FEET WEST AND 466 FEET SOUTH OF THE CENTER OF SAID SECTION 12; THENCE SOUTH 460 FEET; THENCE EAST 100 FEET; THENCE NORTH TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING, EXCEPT COUNTY ROAD RIGHTS OF WAY. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL 13:
 AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND DRAINAGE 12 FEET IN WIDTH OVER THE EAST 12 FEET OF THE FOLLOWING DESCRIBED TRACT:
 THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING 566 FEET WEST AND 466 FEET SOUTH OF THE CENTER QUARTER CORNER OF SECTION 12; THENCE SOUTH 460 FEET; THENCE EAST 100 FEET; THENCE NORTH TO A POINT EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING. EXCEPT COUNTY ROAD RIGHTS OF WAY.

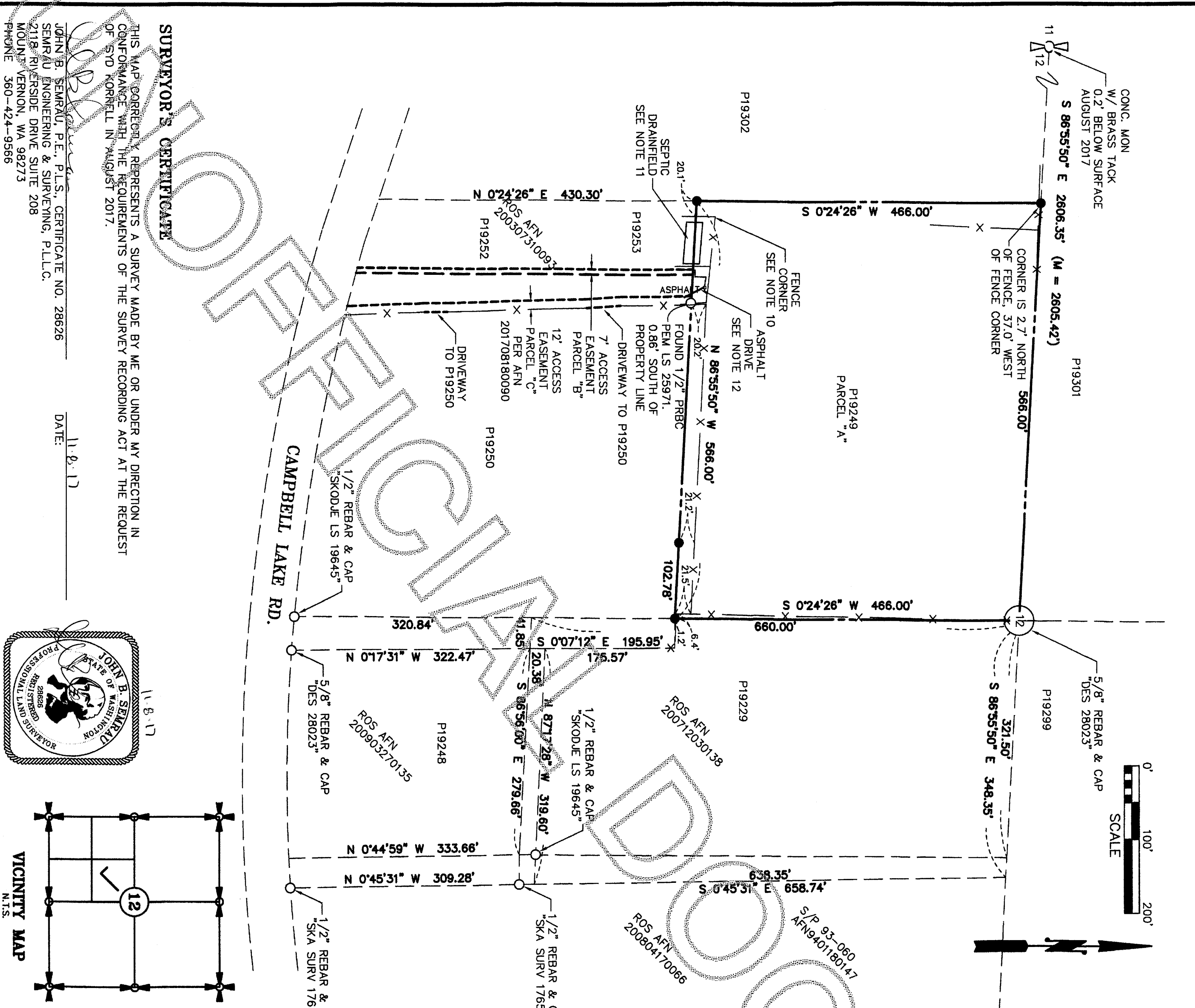
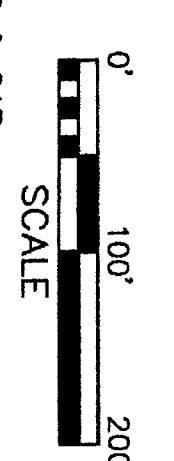
TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 566 FEET WEST AND 466 FEET SOUTH OF THE CENTER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; THENCE S 87°13'21" E PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1.5 FEET, MORE OR LESS, TO THE FENCE SHOWN ON THAT CERTAIN SURVEY FILED UNDER AUDITOR'S FILE NO. 200307310093; THENCE SOUTHERLY ALONG SAID FENCE, A DISTANCE OF 20 FEET, MORE OR LESS, TO AN INTERSECTION WITH A NORTH-SOUTH FENCE SHOWN ON SAID SURVEY; THENCE SOUTHERLY ALONG SAID NORTH-SOUTH FENCE, A DISTANCE OF 456 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF THE CAMPBELL LAKE ROAD; THENCE NORTH 00°52'00" WEST, A DISTANCE OF 430.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
 BEGINNING AT A POINT 466 FEET WEST AND 466 FEET SOUTH OF THE CENTER QUARTER CORNER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M.; THENCE S 87°13'21" E PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1.5 FEET, MORE OR LESS, TO THE FENCE SHOWN ON THAT CERTAIN SURVEY FILED UNDER AUDITOR'S FILE NO. 200307310093; THENCE SOUTHERLY ALONG SAID FENCE, A DISTANCE OF 110 FEET, MORE OR LESS, TO AN EXISTING DRIVEWAY; THENCE CONTINUING SOUTHERLY ACROSS SAID DRIVEWAY, A DISTANCE OF 28 FEET, MORE OR LESS, TO THE END OF A NORTH-SOUTH FENCE; THENCE SOUTHERLY ALONG THE FENCE LAST MENTIONED, A DISTANCE OF 174 FEET, MORE OR LESS, TO A FENCE CORNER AT AN EXISTING DRIVEWAY; THENCE CONTINUING SOUTHERLY ACROSS THE DRIVEWAY LAST MENTIONED, A DISTANCE OF 50 FEET, MORE OR LESS, TO END OF A NORTH-SOUTH FENCE; THENCE CONTINUING SOUTHERLY ALONG THE FENCE LAST MENTIONED, A DISTANCE OF 100 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF THE CAMPBELL LAKE ROAD; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 9.7 FEET, MORE OR LESS, TO A POINT ON SAID RIGHT OF WAY LINE THAT LINES S 00°52'00" E OF THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 00°52'00" W, A DISTANCE OF 455.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 2,560 SQUARE FEET, MORE OR LESS. SITUATE IN SKAGIT COUNTY, WASHINGTON.

SHEET 1 OF 2

SURVEY OF A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, T. 34 N., R. 1 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: SYD KORBELL

FR. 305 PG. 61-63	SEMRAU ENGINEERING & SURVEYING P.L.L.C.	SCALE: 1" = 100'
MERIDIAN: ASSUMED	SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. 5700

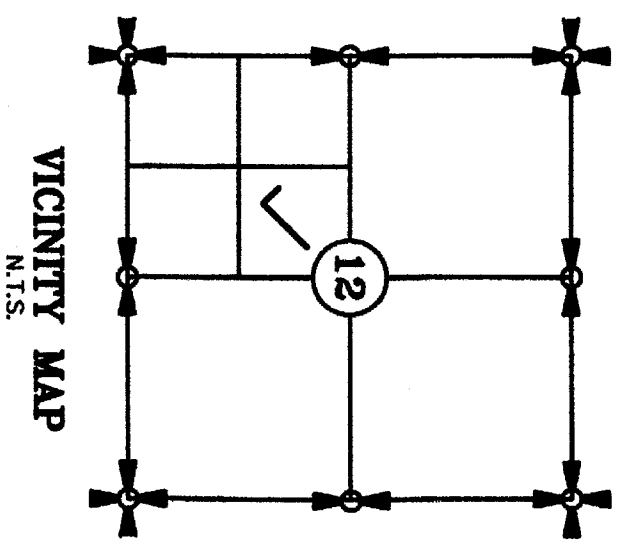


SURVEYOR'S CERTIFICATE

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 SYD KORBELL IN AUGUST 2017.

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: 11.8.17

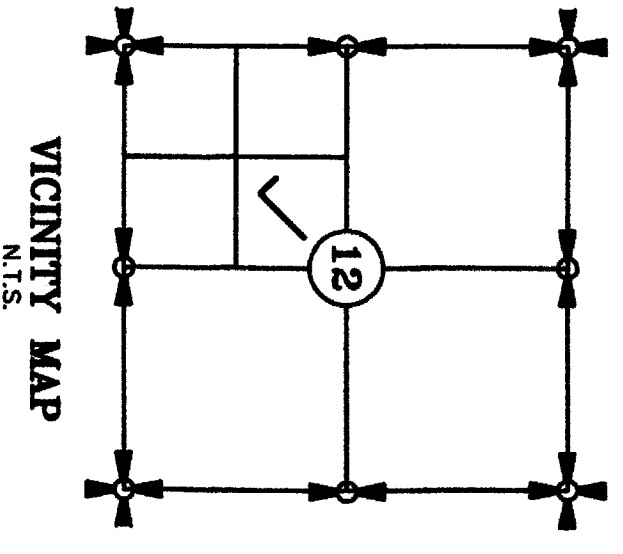
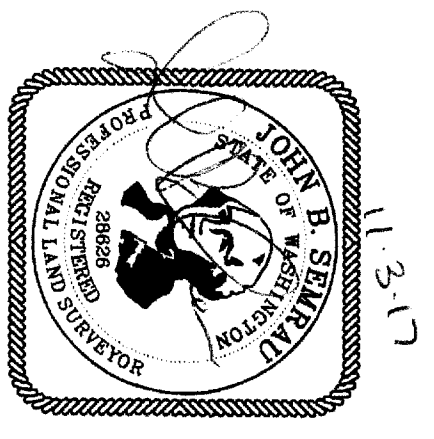


NOTES

- 1. ● - INDICATES IRON REBAR SET WITH YELLOW CAP - "SEMRAU 28626"
- - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- 2. THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NO. 201708110019, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- 3. BASIS OF BEARING: EXISTING MONUMENTS FOUND ON THE NORTH LINE OF THE SOUTHWEST 1/4 SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. BEARING = NORTH 86°55'50" WEST
- 4. ALL DISTANCES ARE SHOWN IN FEET.
- 5. INSTRUMENTATION: LEICA MSS0 THEODOLITE DISTANCE METER.
- 6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE ON 8/30/17.
- 7. THIS SURVEY WAS REQUESTED BY SYD KORRELL.
- 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.
- 10. FENCE CORNER LOCATED 21.1' EAST AND 25.4' NORTH OF SOUTHWEST PROPERTY CORNER.
- 11. DRAINFIELD IS 9.6' NORTH OF PROPERTY LINE AT NORTHWEST CORNER AND 8.0' NORTH OF PROPERTY LINE AT NORTHEAST CORNER.
- 12. ASPHALT DRIVE EXTENDS 17.9' NORTH OF PROPERTY LINE.
- 13. FOR THIS SURVEY, I HELD THE REBAR SET BY DOUGLAS E SCHWIND, PLS FOR THE CENTER OF SECTION 12, AS SHOWN ON SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 200712030138. THIS CENTER OF SECTION CORNER POSITION IS CONSISTENT WITH THE OTHER FIVE CORNER POINTS WE LOCATED AS RECORDED ON SURVEYS UNDER AUDITORS FILE NUMBERS 200903270135 AND 200804170066 AND SHORT PLAT 93-060 RECORDED UNDER AUDITORS FILE NUMBER 9401180147. THE SURVEY OF PARCELS P19252 AND P19253, BY PAUL E MONOHON, PLS, RECORDED UNDER AUDITORS FILE NUMBER 200307310093 USES A 1-1/2" IRON PIPE FOR THE CENTER OF SECTION POSITION. THIS IRON PIPE APPEARS TO BE 28.83 EAST OF THE SCHWIND CENTER OF SECTION POINT AS SHOWN ON HIS SURVEY. WE SEARCHED BUT COULD NOT FIND THIS PIPE DURING OUR SURVEY.

DRAFT

201711090102
 Skagit County Auditor
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SHEET 2 OF 2

**SURVEY OF
 A PORTION OF THE NORTHEAST 1/4 OF THE
 SOUTHWEST 1/4 OF
 SECTION 12, T. 34 N., R. 1 E., W.M.
 SKAGIT COUNTY, WASHINGTON**

FOR: SYD KORRELL

FB. 305 Pg. 61-63	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 100'
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