

AUDITOR'S CERTIFICATE



2017/12/21 09:61
\$158.00
12/21/2017 Page 1 of 1 2:33PM

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

SKAGIT COUNTY AUDITOR
Deputy

DESCRIPTION

LOT "A" SHORT PLAT NO. BU 6-80, APPROVED DECEMBER 12, 1980, RECORDED JANUARY 9, 1981, IN BOOK 5 OF SHORT PLATS, PAGE 15, UNDER AUDITOR'S FILE NO. 8101090029, AND BEING A PORTION OF LOTS 8, 9 AND 10, BLOCK 3, SUPPLEMENTAL PLAT OF KNUDZEN'S ADDITION TO THE TOWN OF BURLINGTON, PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF BURLINGTON BY DOCUMENT RECORDED MAY 26, 1994, UNDER AUDITOR'S FILE NO. 9405260037, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

NOTES

- - INDICATES IRON REBAR SET WITH YELLOW CAP - SEMRAU 28626
○ - INDICATES EXISTING REBAR AS DESCRIBED
⦿ - MONUMENT FOUND.
- THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 201701060037, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: MONUMENTS LOCATED AS SHOWN ON THE CENTERLINE OF EAST RIO VISTA AVENUE PER ROS AFN 8101090029.
BEARING = NORTH 88°26'05" WEST
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA MSSO THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY TONY CHANG.
- 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.
- SOUTH SIDE OF SHED LIES 0.5' SOUTH OF LOT LINE AT THE SOUTHWEST CORNER AND 1.0' SOUTH OF THE LOT LINE AT THE SOUTHEAST CORNER.
- HOUSE PORCH LIES 3.0' NORTH OF THE LOT LINE AT THE NORTHWEST CORNER AND 2.8' NORTH OF THE LOT LINE AND THE NORTHEAST CORNER. CONCRETE SIDEWALK LIES 2.9' NORTH OF THE LOT LINE.

SHEET 1 OF 1

SURVEY OF

LOT A

SHORT PLAT NO. BU 6-80

SECTION 5, T. 34 N., R. 4 E., W.M.

BURLINGTON, WASHINGTON

FOR: TONY CHANG

FB. 300 Pg. 46
MERIDIAN: ASSUMED
SEMRAU ENGINEERING & SURVEYING
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566
SCALE: 1" = 20'
JOB NO. 5676

MON IN CASE
CONC. WITH BRASS
CAP WITH 'X'
OCTOBER 2017

EAST RIO VISTA AVENUE

N 88°26'05" W 360.00' M=393.95'

MON IN CASE
CONC. WITH BRASS
CAP WITH 'X'
OCTOBER 2017

AFN 9405260037

3/8" REBAR WITH
RIBBON

6

7

8

9

10

30'

TRACT A

Δ=17°53'27"
R=28.00'
L=8.74'

HOUSE

66.90'

0.10' WEST

0.34' WEST

SEE NOTE 10

N 88°26'10" W 89.96'

66.90'

59.83'

66.90'

30'

7.07'

5.08'

30'

66.90'

66.90'

66.90'

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N 1°33'24" E

66.90'

0.34' WEST

SEE NOTE 10

N 88°26'10" W 89.96'

66.90'

59.83'

66.90'

30'

7.07'

5.08'

30'

66.90'

66.90'

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TRACT B

S/P BU-6-80

3/8" REBAR WITH
CAP "10896"
DISTURBED,
N16°54'21"E, 0.43'
FROM CORNER

SEE NOTE 11

CONC.

HOUSE

SHED

0.34' WEST

SEE NOTE 10

N 88°26'10" W 89.96'

66.90'

59.83'

66.90'

30'

7.07'

5.08'

30'

66.90'

66.90'

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