

AUDITOR'S CERTIFICATE

2018 02210106
\$158.00
2/21/2018 Page 1 of 1 2:56PM

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

SKAGIT COUNTY AUDITOR

DEPUTY

DESCRIPTION

THE SOUTH 50 FEET OF LOT ELEVEN (11), BLOCK TWENTY-FIVE (25). ALSO THE FOLLOWING TRACT OF LAND BEGINNING AT THE SOUTHEAST CORNER OF LOT TEN (10), BLOCK TWENTY-FIVE (25); THENCE WEST 5 FEET; THENCE NORTH 50 FEET; THENCE EAST 5 FEET; THENCE SOUTH 50 FEET TO PLACE OF BEGINNING BEING A STRIP OF LAND 5 FEET IN WIDTH EAST AND WEST AND 50 FEET NORTH AND SOUTH, "AMENDED PLAT OF BURLINGTON", ACCORDING TO THE RECORDED PLAT THEREOF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, IN VOLUME 3 OF PLATS, PAGE 17.

AND

THE EAST 7 FEET OF THE WEST 25 FEET OF THE SOUTH 50 FEET OF LOT 10, BLOCK 25, AMENDED PLAT OF BURLINGTON.

NOTES

- - INDICATES IRON REBAR SET WITH YELLOW CAP - SEMRAU 28626
○ - INDICATES EXISTING REBAR AS DESCRIBED
⊕ - MONUMENT FOUND.
- THE DESCRIPTION FOR THIS SURVEY IS FROM WARRANTY DEED, AUDITOR'S FILE NO. 437786 AND QUIT CLAIM DEED, AUDITOR'S FILE NO. 639579, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: MONUMENTS LOCATED AS SHOWN ON THE CENTERLINE OF SPRUCE STREET PER AFN 9510190089. BEARING = NORTH 1°33'19" EAST.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA MSS0 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY BUD BROWELL.
- CHICKEN COOP IS 0.5' SOUTH OF NORTH LOT LINE AT NORTHEAST CORNER OF PROPERTY AND 1.0' SOUTH OF NORTH LOT LINE AT SOUTHWEST CORNER OF COOP.
- WOOD FENCE AND 4" X 4" BORDER TO GRAVEL DRIVEWAY ARE ON WEST LOT LINE AT NORTHWEST CORNER OF PROPERTY AND 0.6' EAST OF WEST LOT LINE AT SOUTHWEST CORNER OF PROPERTY.
- 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.

SHEET 1 OF 1

SURVEY OF
A PORTION OF LOTS 10 AND 11, BLOCK 25,
AMENDED PLAT OF BURLINGTON
SECTION 32, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BUD BROWELL

FB. 308 Pg. 71
MERIDIAN: ASSUMED
SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 30'
SURVEYING • ENGINEERING • PLANNING
MOUNT VERNON, WA 98273 360-424-9566
JOB NO. 5754

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 BUD BROWELL, IN FEBRUARY, 2018.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
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PHONE: 360-424-9566

DATE: 2-16-18

