

AUDITOR'S CERTIFICATE

201804020171
 Skagit County Auditor
 4/23/18 Page 1 of 1 3:57PM
 \$158.00

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

SKAGIT COUNTY AUDITOR
 DEPUTY

DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 5, SECTION 25, TOWNSHIP 33 NORTH, RANGE 4 WEST, W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 1,402.64 FEET SOUTH AND 1,481.52 EAST OF THE CENTER OF SAID SECTION 25, THE EAST AND WEST CENTERLINE OF SAID SECTION 25 BEARS EAST AND WEST AND THE ABOVE POINT IS 30 FEET EASTERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY EASTERLY RIGHT OF WAY MEASURED AT RIGHT ANGLES THERETO;
 THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE NORTHERN PACIFIC RAILWAY COMPANY EASTERLY RIGHT OF WAY 30.0 FEET TO SAID RAILWAY RIGHT-OF-WAY LINE;
 THENCE SOUTHEASTERLY FOLLOWING THE SAID NORTHERN PACIFIC RAILWAY COMPANY EASTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SHORE OF LAKE MCMURRAY AS THE SHORE LINE EXISTED ON THE 24TH DAY OF FEBRUARY 1955;
 THENCE NORTHEASTERLY FOLLOWING THE SHORE OF LAKE MCMURRAY TO A POINT DUE EAST OF THE POINT OF BEGINNING;
 THENCE WEST 45 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 SITUATED IN SKAGIT COUNTY, WASHINGTON

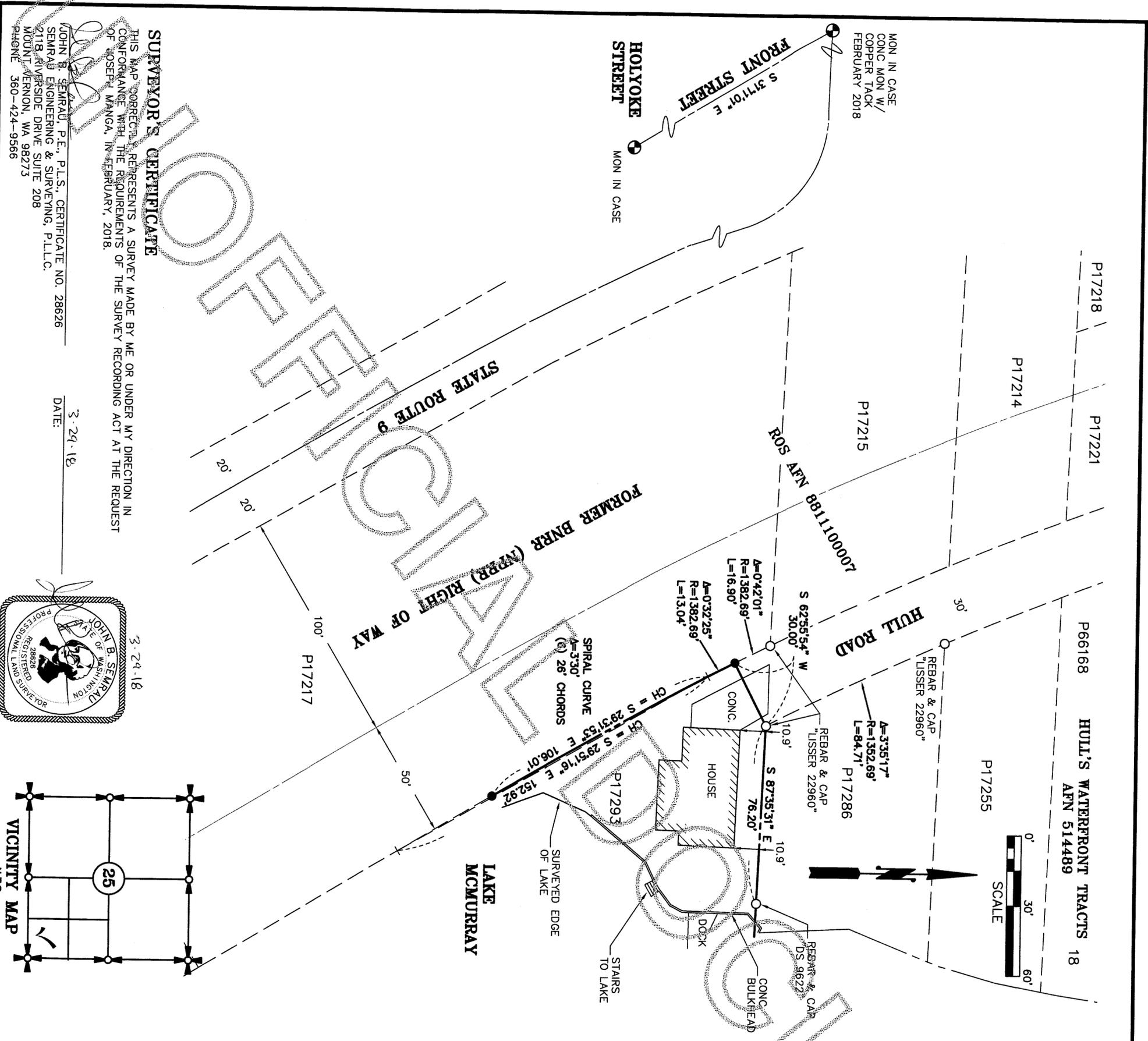
NOTES

- - 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, AFN 201710240059, RECORDS OF SKAGIT COUNTY, WASHINGTON, DATED OCTOBER 24, 2017.
- BASIS OF BEARING: MONUMENTS LOCATED AS SHOWN ON THE CENTERLINE OF FRONT STREET AS SHOWN ON ROS AFN 8811100007, BEARING = SOUTH 31°11'00" EAST.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY JOSEPH MANGA.
- 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
 GOVERNMENT LOT 5
 SECTION 25, T. 33 N., R. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: JOSEPH MANGA**

FB. 308 Pg. 88-91 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 30'
 MERIDIAN: ASSUMED SURVEYING • ENGINEERING • PLANNING
 MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5759



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 JOSEPH MANGA, IN FEBRUARY, 2018.

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: 3-29-18

