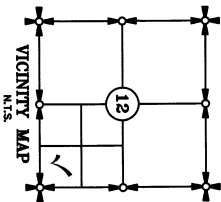


THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DENNIS BUMGARDNER IN APRIL 2019.

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: 7-10-19



SHEET 1 OF 1

SURVEY IN A PORTION OF GOVERNMENT LOT 8
SECTION 12, T. 35 N., R. 7 E., W.M.

SKAGIT COUNTY, WASHINGTON
FOR: DENNIS BUMGARDNER

PB. 269 PG. 26-28 MERIDIAN: ASSUMED	SEARAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9866	SCALE: 1" = 20' JOB NO. 4841
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AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 11th DAY OF July, 2019 AT 1:29 P.M. UNDER AUDITOR'S FILE # 201907110057, AT THE REQUEST OF SEMRAU ENGINEERING AND SURETINO, PLLC.

SKAGIT COUNTY AUDITOR

DEPUTY AUDITOR

DESCRIPTION

LOTS 1 AND 2, BLOCK 1 OF "CAPE HORN ON THE SKAGIT", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, INCLUSIVE, RECORDS OF SKAGIT COUNTY; EXCEPT THE NORTHEASTERLY 100 FEET THEREOF, THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 100 FEET HERE, THE SOUTHWESTERLY LINE OF SAID NORTHEASTERLY 100 FEET BEING MEASURED PARALLEL WITH AND 100 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOTS 1 AND 2;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND BUILDING SETBACK PURPOSES OVER, ACROSS AND UNDER THE SOUTHWESTERLY 12 FEET OF THE NORTHWESTERLY 120 FEET OF SAID EXCEPTED NORTHEASTERLY 100 FEET;

ALSO TOGETHER WITH A NON-EXCLUSIVE 10 FOOT WIDE EASEMENT FOR WATERLINE PURPOSES CENTERED UPON THE EXISTING WATERLINE WHICH RUNS APPROXIMATELY ACROSS SAID EXCEPTED NORTHEASTERLY 100 FEET ALONG THE ORIGINAL LINE BETWEEN SAID LOTS 1 AND 2.

NOTES

1. ☒ - INDICATES RAIN BEARS SET WITH YELLOW CAP - SURVEY NUMBER SERRAP 28626
2. ☐ - INDICATES EXISTING FOUND AS DESCRIBED.
3. ☐ - THE DESCRIPTION FOR THIS SURVEY IS FROM FIRST AMERICAN TITLE COMPANY OF SKAGIT OF COUNTY, ORDER NO. 67,735 DATED JANUARY 4, 2002, AND AS CORRECTED BY STIPULATION AND/OR CORRECTING LEGAL DESCRIPTION, CASE 10-2-01214-4, RECORDED UNDER ADDITION'S TITLE NUMBER 2010S0000097.
4. ☐ BASIS OF BEARING:
5. ☐ ALL DISTANCES ARE SHOWN IN FEET.
6. ☐ INSTRUMENTATION: LEICA TCA 1110S THEODOLITE DISTANCE METER.
7. ☐ SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
8. ☐ THIS SURVEY WAS REQUESTED BY DENNIS BLUMGARDNER.
9. ☐ 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 OCCUPATION TO THE BOUNDARY. SURVEY HAS NOT SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE BOUNDARY OR OWNERSHIP. BASED ON UNKNOWN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
10. ☐ EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY AND THIS SURVEY DOES NOT RELY ON ANY RECORDS OR INSTRUMENTS PREVIOUSLY FILED OR APPLICABLE TO THE SUBJECT LAND. EASEMENTS, EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RECORDS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACQUIREE AND CURRENT TITLE SEARCH MAY DISCLOSE.