

AUDITOR'S CERTIFICATE

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

SKAGIT COUNTY AUDITOR

DEPUTY

DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 1 AND 7 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;  
THENCE WEST A DISTANCE OF 412.5 FEET, MORE OR LESS, TO THE BANK OF THE SKAGIT RIVER;  
THENCE NORTHWESTERLY ALONG THE BANK OF THE SKAGIT RIVER TO THE SOUTHWESTERLY EXTENSION OF THE EASTERLY LINE OF BLOCK A, TOWN PLAT OF HAMILTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON;  
THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY EXTENSION OF THE EASTERLY LINE OF BLOCK A TO THE SOUTHERLY LINE OF WATER STREET;  
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF WATER STREET TO THE EAST LINE OF GOVERNMENT LOT 1;  
THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

NOTES

1. ● - INDICATES IRON REBAR SET WITH YELLOW CAP - SEMRAU 28626
2. THE DESCRIPTION FOR THIS SURVEY IS FROM TITLE REPORT REF. NO 620031817 ISSUED BY CHICAGO TITLE COMPANY OF WASHINGTON, EFFECTIVE DATE JULY 17, 2017.
3. BASIS OF BEARING: MONUMENTS LOCATED AS SHOWN ON THE CENTRILINE OF CUMBERLAND STREET AS SHOWN ON ROS AFN 200312160123.
4. ALL DISTANCES ARE SHOWN IN FEET.
5. INSTRUMENTATION: LEICA M50 THEODOLITE DISTANCE METER.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
7. THIS SURVEY WAS REQUESTED BY SEAN LINSKOTT.
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 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, RESERVING COVENANTS, SUBDIVISION RESTRICTIONS, BUILDING OR OTHER LINES, AND RECORDS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SHEET 1 OF 1

SURVEY OF  
A PORTION OF  
GOVERNMENT LOTS 1 AND 7,  
SECTION 14, T. 35 N., R. 6 E., W.M.  
HAMILTON, WASHINGTON  
FOR: SEAN LINSKOTT

FR. 300 PG. 64-67	SEMRAL ENGINEERING & SURVEYING SCALE: 1" = 80'
MERIDIAN: ASSUMED	SKAGIT COUNTY AUDITOR: 108 NO. 5689

**SURVEYOR'S NOTE**  
THE NE 1/4 OF SECTION 14 WAS CALCULATED AT 20 CHAINS. THE DIMENSION OF 412.5 FEET FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 TO THE BANK OF THE RIVER WAS MAPPED AND RECORDED BY THE TOWN OF HAMILTON, "HAMILTON - PLATE 2 OF 2", VOLUME 4 OF PLATS, PAGE 47, JANUARY 12, 1926. FROM THIS POINT ON THE BANK, THE SKAGIT RIVER HAS ACCRETED TO THE SOUTH APPROXIMATELY 400 FEET (VEGETATION LINE). PROPERTY DESCRIPTION IS "TO THE BANK OF THE SKAGIT RIVER" AND "NORTHWESTERLY ALONG THE BANK OF THE SKAGIT RIVER" THEREFORE, ALL UPLAND SOUTHWESTERLY OF SAID BANK OF RIVER IS ACCRETION TO SUBJECT PROPERTY AND MAPPED HEREON.

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT AT THE REQUEST OF SEAN LINSKOTT, IN DECEMBER, 2017.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
2103 RIVERSIDE DRIVE, SUITE 208  
HAMILTON, WASHINGTON 98123  
PHONE: 360-424-9568

DATE: 9.25.19

