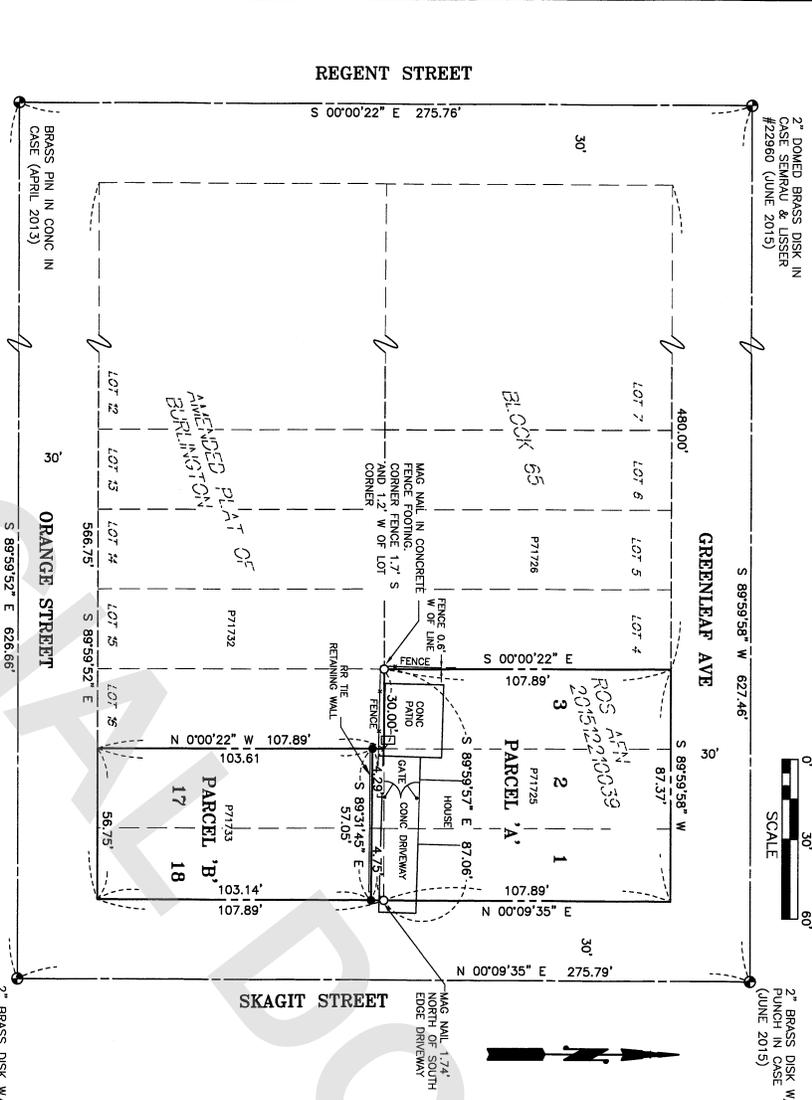
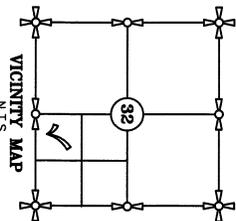
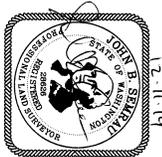


JOHN B. SEMRAU, P.E., P.L.S. CERTIFICATE NO. 28626  
 SEMRAU ENGINEERING & SURVEYING, PLLC.  
 218 RIVERSIDE DRIVE, SUITE 208  
 MOUNT VERNON, VA 98273  
 PHONE: 360-424-9566

**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 RONNIE AND KAMILLE MANDEL IN JANUARY 2019.

- KEY**
- - INDICATES SET 1/2" X 24" REBAR AND CAP, "SEMRAU 28626"
  - - INDICATES FOUND MAG NAIL & WASHER, "SEMRAU 28626"
  - ⊗ - INDICATES FOUND MONUMENT AS NOTED.
  - S - NORTH
  - N - SOUTH
  - E - EAST
  - W - WEST
  - SE - SOUTHEAST
  - SW - SOUTHWEST
  - CONC - CONCRETE
  - RR - RAILROAD
- LOT AREA TABLE**
- |                      |                       |
|----------------------|-----------------------|
| FORMER PARCEL P71726 | 0.22 ACRES (9,410 SF) |
| FORMER PARCEL P71733 | 0.14 ACRES (6,139 SF) |
| PARCEL 'A'           | 0.22 ACRES (9,668 SF) |
| PARCEL 'B'           | 0.14 ACRES (5,881 SF) |



**AUDITOR'S CERTIFICATE**  
 I, DEBRA J. LINDSEY, Auditor of Skagit County, do hereby certify that the foregoing plat was filed for record this 11 day of December, 2019, at 2:00 PM, under Auditor's file # 201912110083, at the request of SEMRAU ENGINEERING AND SURVEYING, PLLC.

*Debra Lindsey*  
 Auditor

*John B. Semrau*  
 DEPUTY AUDITOR

**NOTES**

- DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEEDS AEN 200406210208 AND AEN 9811250072 AND ORDER GRANTING PLAINTIFFS' MOTION FOR SUMMARY JUDGMENT TO QUIET TITLE NO. 16-2-00129-0, SUPERIOR COURT, COUNTY OF SKAGIT, STATE OF WASHINGTON, RECORDED UNDER AEN 201912110051.
- BASES OF BEARING EXISTING MONUMENTS FOUND ON CENTRELINE OF ORANGE STREET.
- BEARING = SOUTH 89°59'52" EAST.
- ALL DISTANCES ARE SHOWN IN FEET.
- ALL DISTANCES ARE SHOWN IN FEET.
- STANDARD FIELD TRAVERSE IN JANUARY, 2019.
- 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 DEED LINES OF RECORD AND RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS IS NOT THE PURPOSE OF 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, PROTECTIVE COVENANTS AND ANY OTHER FACTORS.
- PLATTING DIMENSIONS HAVE BEEN PROPORTIONED TO CONFORM TO MEASURED DISTANCES BETWEEN EXISTING MONUMENTS AROUND BLOCK 65 AND 66.

**LEGAL DESCRIPTIONS**

**PARCEL 'A', P71725**  
 LOTS 1, 2, AND 3, BLOCK 65, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL 'B', P71733**  
 LOTS 17 AND 18, BLOCK 65, "AMENDED PLAT OF BURLINGTON," ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**EXCEPT THAT PORTION OF SAID LOTS 17 AND 18, BLOCK 65, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 18 A DISTANCE OF 4.75 FEET; THENCE WESTERLY TO A POINT LING 4.29 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID LOT 17, MEASURED ALONG THE WEST LINE OF SAID LOT 17; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 4.29 FEET TO SAID NORTHWEST CORNER; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOTS 17 AND 18 TO THE POINT OF BEGINNING.

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

**SHEET 1 OF 1**

SURVEY OF A PORTION OF AMENDED PLAT OF BURLINGTON, LOTS 1, 2, 3, 17 AND 18, BLOCK 65 SECTION 32, T. 35 N., R. 4 E., W.M. CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON FOR: RONNIE & KAMILLE MANDEL

|                   |        |                                     |                 |
|-------------------|--------|-------------------------------------|-----------------|
| FR. 239           | EC. 19 | SEMRAU ENGINEERING & SURVEYING      | SCALE: 1" = 30' |
| MEREDIAN: ASSUMED |        | MOUNT VERNON, VA 98273 360-424-9566 | JOB NO.: 5400   |