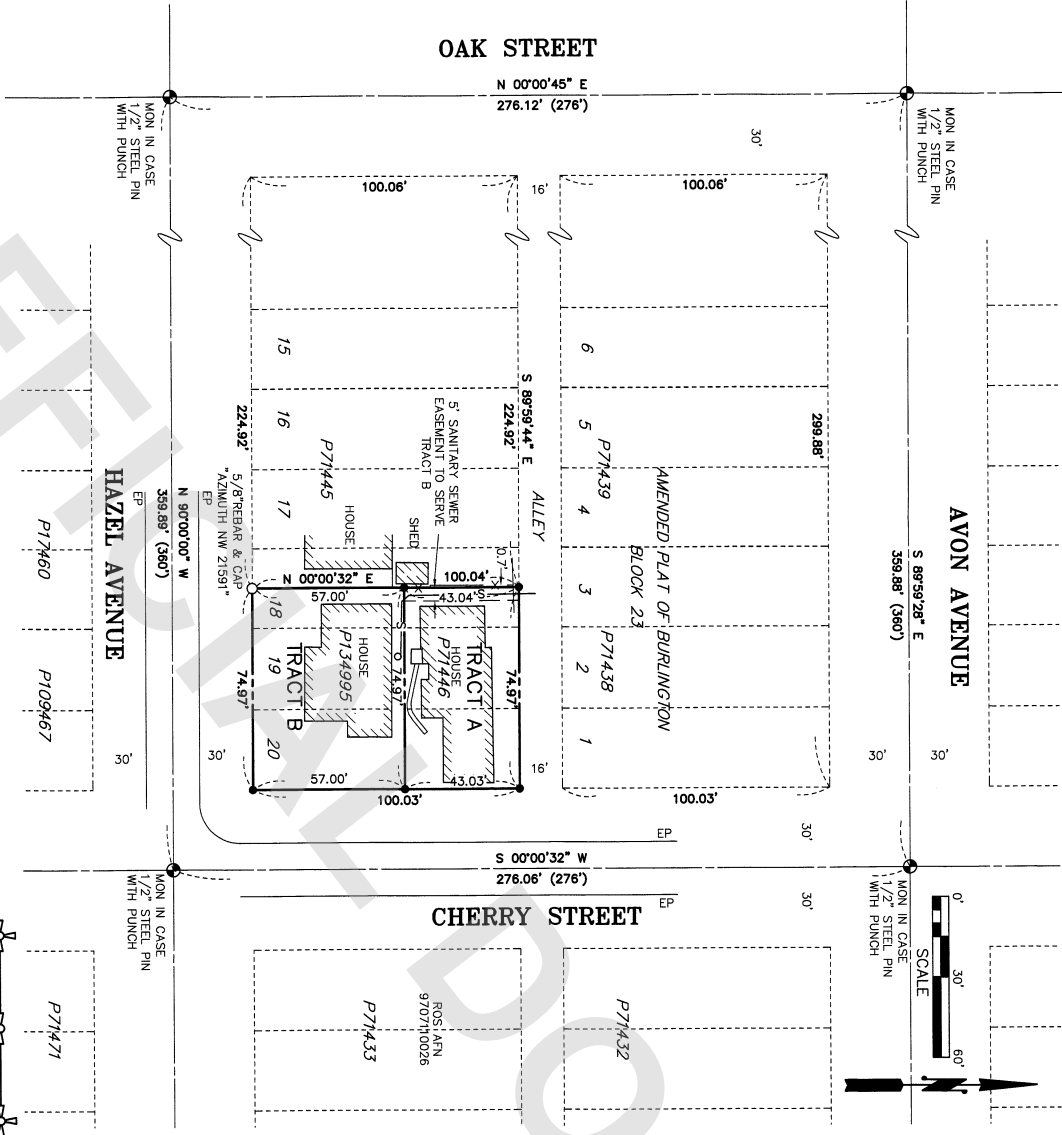
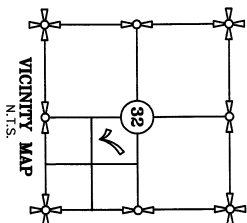


SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BOB WARNER IN JUNE 2019.
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMR AU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9586
DATE: 12.11.19



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 12 DAY OF December 20, 19, AT 9:24 AM, UNDER AUDITOR'S FILE # 20019120019, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.
Skagit County Auditor
Deputy Auditor

LEGAL DESCRIPTION

TRACT A P71446
THE EAST 1/2 OF LOT 18 AND ALL OF LOTS 19 AND 20, BLOCK 23, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON;
EXCEPT THE SOUTH 57 FEET THEREOF;
SUBJECT TO A 5 FEET WIDE SANITARY SEWER EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 5 FEET OF TRACT A OF BOUNDARY LINE ADJUSTMENT APPROVED BY THE CITY OF BURLINGTON, WASHINGTON SEPTEMBER 24, 2019 AND RECORDED OCTOBER 21, 2019, UNDER AUDITOR'S FILE NO. 201910240033, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRACT B P134995
THE SOUTH 57 FEET OF THE FOLLOWING DESCRIBED PARCEL:
THE EAST 1/2 OF LOT 18 AND ALL OF LOTS 19 AND 20, BLOCK 23, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON;
EXCEPT THE SOUTH 57 FEET THEREOF;
SUBJECT TO A 5 FEET WIDE SANITARY SEWER EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 5 FEET OF TRACT A OF BOUNDARY LINE ADJUSTMENT APPROVED BY THE CITY OF BURLINGTON, WASHINGTON SEPTEMBER 24, 2019 AND RECORDED OCTOBER 21, 2019, UNDER AUDITOR'S FILE NO. 201910240033, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES
1. DESCRIPTION FOR THIS SURVEY IS FROM BOUNDARY LINE ADJUSTMENT, AFN 201910240033, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. BASIS OF BEARING: EXISTING MONUMENTS FOUND IN THE CENTERLINE OF HAZEL STREET, BEARING = N 90°00'00" W.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE IN JUNE, 2019.
6. THIS SURVEY MAY SHOW OCCUPANCY INDICATORS AS PER PLAT, CHAPTER 32.1, UNLESS OTHERWISE NOTED.
7. UNLESS OTHERWISE NOTED, 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.
8. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF THE EXISTENCE OF ANY RIGHTS OR INTERESTS IN THE SUBJECT REAL ESTATE. EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, PROTECTIVE COVENANTS AND ANY OTHER FACTS, PLATTED LOT DIMENSIONS HAVE BEEN PROPORTIONED TO CONFORM TO MEASURED DISTANCES BETWEEN EXISTING MONUMENTS AROUND BLOCK 23

KEY
● - INDICATES SET 1/2" X 24" REBAR AND CAP, "SEMR AU 28626"
○ - INDICATES FOUND CORNER AS DESCRIBED
⊙ - INDICATES FOUND MONUMENT AS NOTED.

SHEET 1 OF 1

**SURVEY OF THE EAST HALF OF LOT 18, AND LOTS 19-20
BLOCK 23, AMENDED PLAT OF BURLINGTON
SECTION 32, T. 35 N., R. 4 E., W. 1 M.
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON
FOR: BOB WARNER**

FB, 314	PG. 112-116	SEMR AU ENGINEERING & SURVEYING	SCALE: 1" = 30'
MERRIMAN: ASSIGNED	MOUNT VERNON, WA 98273	360-424-9586	JOB NO. 5937