SURVEY DESCRIPTION

THE EAST 1.00 FEET OF THE SOUTH 52.00 FEET OF LOT 2 AND THE EAST 3 FEET OF THE NORTH 42 FEET OF THE SOUTH 94 FEET OF LOT 2, AND THE WEST 28 FEET OF LOT 3, BOTH IN BLOCK 4, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 24 RECORDS OF SKAGIT COUTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

NOTES

1. LEGAL DESCRIPTION FROM STATUTORY WARRANTY DEED, RECORDED AS AUDITOR'S FILE NO. 202012230170.

2. BASIS OF BEARING: EXISTING MONUMENTS ALONG THE CENTERLINE OF THIRD STREET AT BROADWAY STREET AND SNOQUALMIE STREET. BEARING N 00°01'11" E.

3. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.

4. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.

5. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC 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.

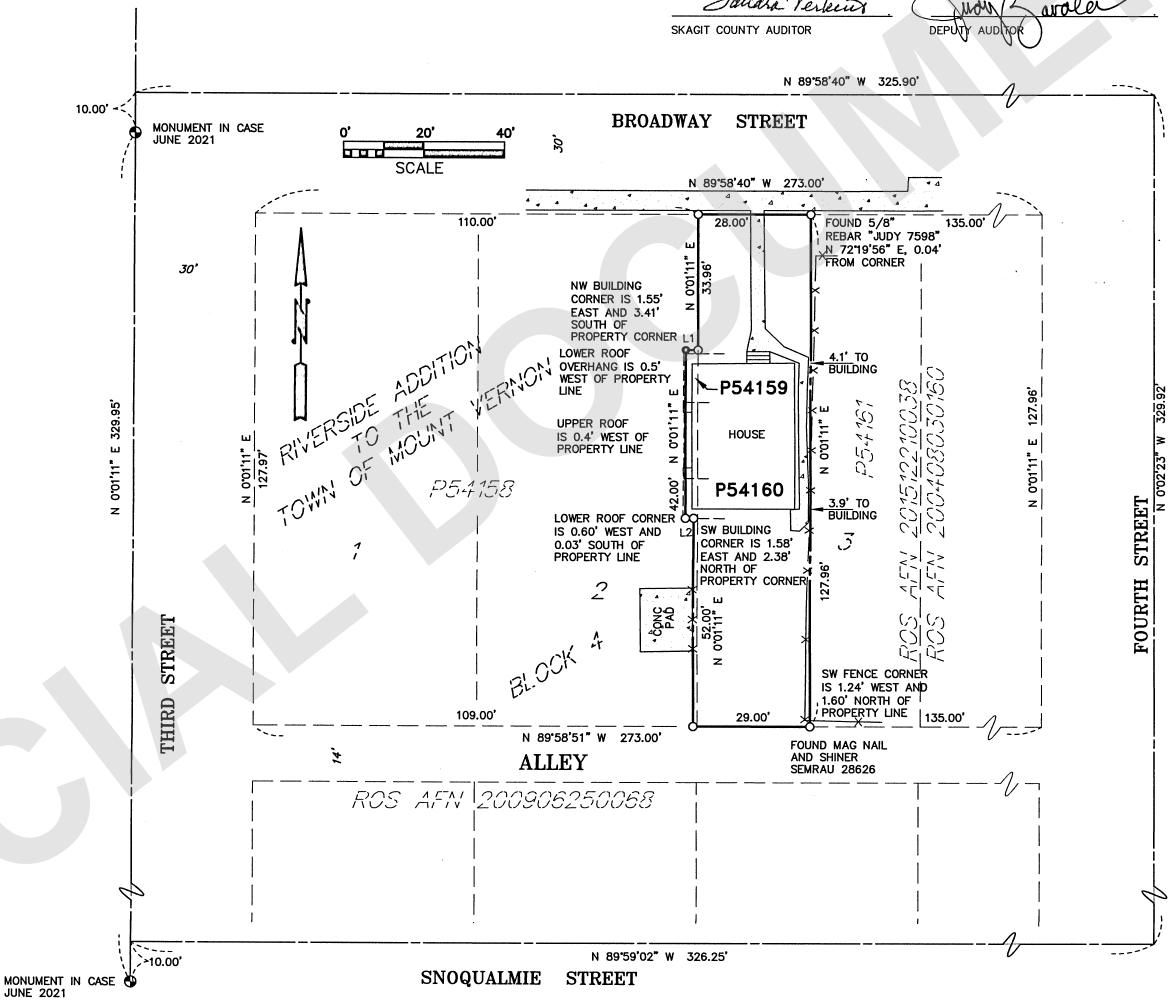
LINE	BEARING	DISTANCE
L1	S 89°58'51" E	3.00'
L2	S 89°58'51" E	2.00'

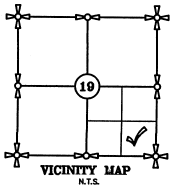
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17 DAY OF June, 2021 AT 9:58A M. UNDER AUDITOR'S FILE # 202106170031, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Sandra Perkins
SKAGIT COUNTY AUDITOR

Judy Barden
DEPUTY AUDITOR





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 DEREK ARCHER IN MAY 2021.

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

DATE: 6-17-2021

6-17-2021
JOHN B. SEMRAU
STATE OF WASHINGTON
28626
REGISTERED
PROFESSIONAL LAND SURVEYOR

CORNER DESCRIPTIONS

- ● SET 1/2" REBAR "SEMRAU 28626"
- ○ FOUND 5/8" REBAR "JUDY 7598", UNLESS OTHERWISE NOTED.
- ⊕ MONUMENT IN CASE AS DESCRIBED

SHEET 1 OF 1

SURVEY OF
PORTIONS OF LOT 2 AND LOT 3, BLOCK 4
RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON
SE 1/4, SE 1/4, SECTION 19, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, SKAGIT COUNTY, WASHINGTON
FOR: WHATCOM MULTIFAMILY LLC

FB. 325	PG. 8-9	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 20'
MERIDIAN:	ASSUMED		JOB NO. 6131

DRAWING FILE: 6131.DWG 6/08/2021

202106170031
06/17/2021 09:58 AM Pages: 1 of 1 Fees: $187.50
SKAGIT COUNTY, WASHINGTON

UNOFFICIAL DOCUMENT