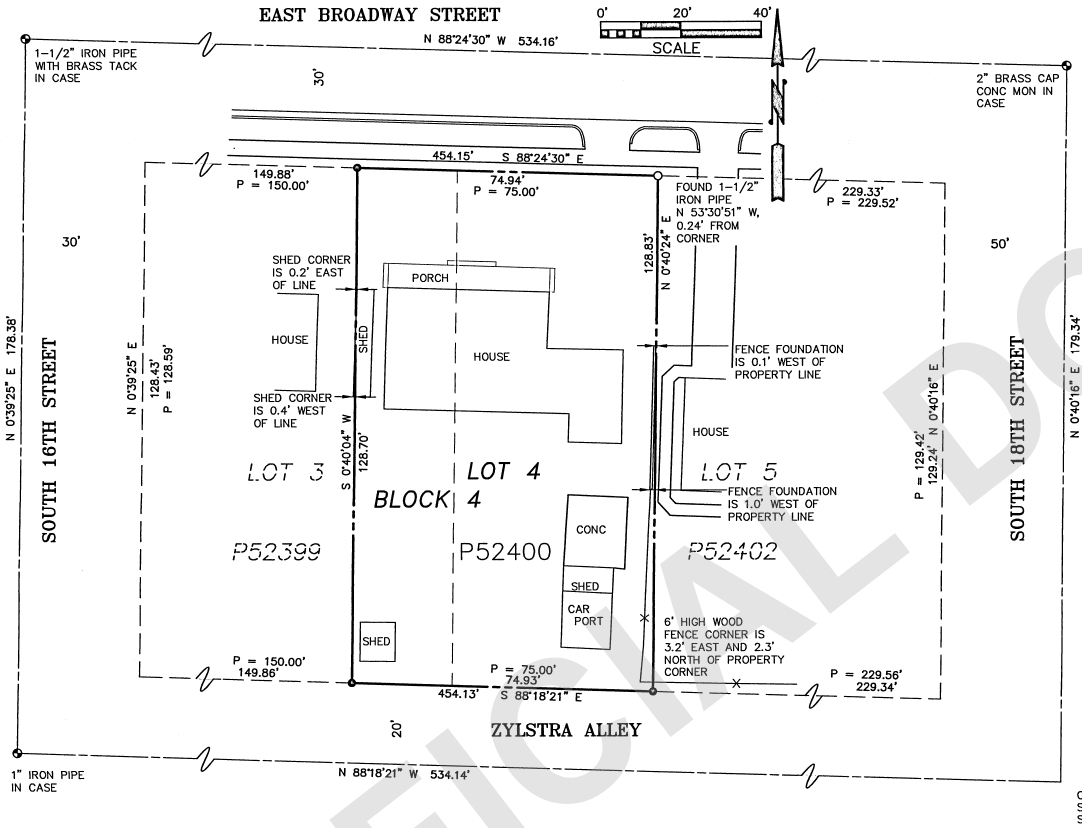
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF February, 2022 AT 9:21 AM. UNDER AUDITOR'S FILE # 202202040018, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Sandra Perkins — SKAGIT COUNTY AUDITOR

Melissa Kelley — DEPUTY AUDITOR



CALCULATED POSITION OF SW CORNER OF PLAT SEE ROS AFN 200605120054

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED, RECORDED AS AUDITOR'S FILE NUMBER 830616004O, RECORDS OF SKAGIT COUNTY WASHINGTON.
2. BASIS OF BEARING: EXISTING MONUMENTS FOUND ON EAST BROADWAY STREET AT SOUTH 16TH STREET AND SOUTH 18TH STREET. BEARING = NORTH 88°24'30" WEST.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. 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 DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
7. 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 AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DESCRIPTION

EAST 1/2 OF LOT 3 AND ALL OF LOT 4, BLOCK 4 BROADWAY ADDITION TO MOUNT VERNON AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

KEY

- ● – INDICATES IRON REBAR SET WITH YELLOW CAP – SURVEY NUMBER SEMRAU 28626
- ○ – INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- ⊗ – INDICATES MONUMENT FOUND.
- P – PLAT DIMENSION

SURVEYOR'S CERTIFICATE

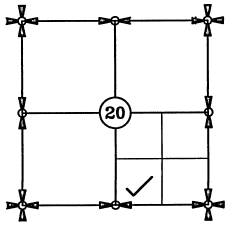
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JERRY EISNER IN DECEMBER 2021.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
211B RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 2-3-2022

2-3-2022

JOHN B. SEMRAU STATE OF WASHINGTON 28626 REGISTERED PROFESSIONAL LAND SURVEYOR



VICINITY MAP
N.T.S.

SHEET 1 OF 1

SURVEY OF E 1/2 LOT 3 AND LOT 4, BLOCK 4, PLAT OF BROADWAY ADDITION TO MOUNT VERNON, IN SW 1/4 OF SE 1/4, SECTION 20, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
FOR: JERRY EISNER

FB. 326 PG. 130-139	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE:	1"= 20'
MERIDIAN: ASSUMED		JOB NO.	6185

DRAWING FILE: 6185ROS.DWG 2/03/2022

202202040018
02/04/2022 09:21 AM Pages: 1 of 1 Fees: $287.50
Skagit County Auditor
UNOFFICIAL DOCUMENT