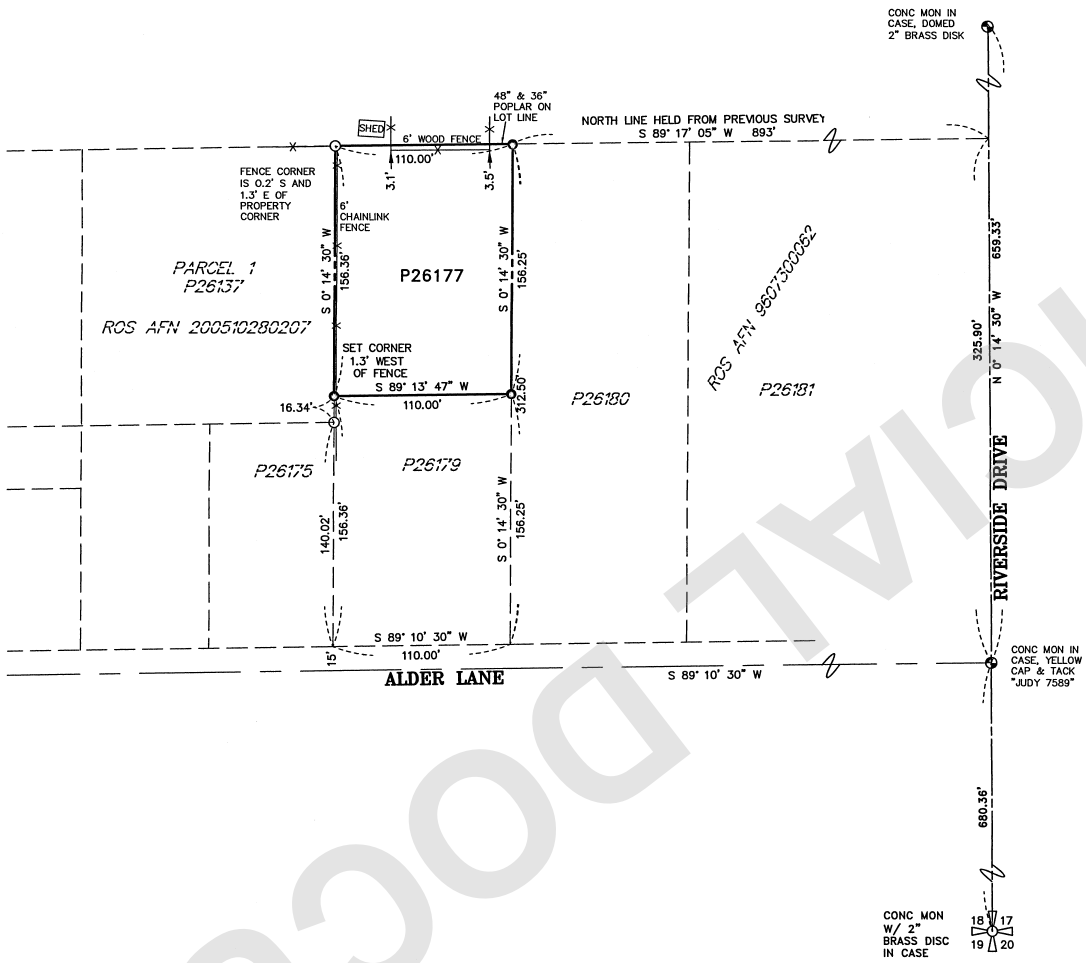


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF August, 2022 AT 1:55 P.M. UNDER AUDITOR'S FILE # 202208100059, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Sandra Perkins
SKAGIT COUNTY AUDITOR

DEPUTY AUDITOR

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED TRACT IN GOVERNMENT LOT 8 IN SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN OLD FENCE LINE WHICH IS 330 FEET, MORE OR LESS, SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 8 AND 839 FEET WEST OF THE EAST LINE OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89°20'30" WEST ALONG SAID FENCE LINE 110 FEET; THENCE SOUTH 310 FEET, MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD; THENCE EAST ALONG SAID ROAD 110 FEET, THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ACCESS TO THE COUNTY ROAD AS CREATED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 390944 AND AMENDED/MODIFIED UNDER AUDITOR'S FILE NOS. 9503060106 AND 202006240053.

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 202201280209, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. BASIS OF BEARING: THE EAST LINE OF THE SE QUARTER OF THE SE QUARTER OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, BEARING: N 0°14'30" E.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MS60 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.
8. NORTH LINE HAS BEEN HELD FROM SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 9607300062, 200508220199, AND 200510280207.

KEY

- REBAR SET WITH YELLOW CAP – SEMRAU 28626
- FOUND REBAR WITH YELLOW CAP – LISSER ASSOC 22960
- INDICATES CONCRETE MONUMENT IN CASE
- FENCE, AS NOTED

DRAWING FILE: 6228.DWG 8/10/2022

SURVEYOR'S CERTIFICATE

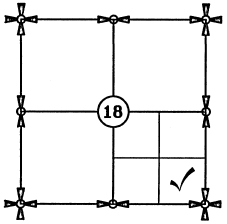
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF EFREN MORALES IN MAY, 2022.

8-10-2022
DATE:

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
PHONE 360-424-9566

8-10-2022

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



VICINITY MAP
N.T.S.

SHEET 1 OF 1

SURVEY OF
PORTION OF THE SE 1/4 OF THE SE 1/4
SECTION 18, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
FOR: EFREN MORALES

FB. 330 PG. 132–135	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 50'
MERIDIAN: ASSUMED		JOB NO. 6228

202208100059
08/10/2022 01:55 PM Pages: 1 of 1 Fees: $287.50
Skagit County Auditor

UNOFFICIAL DOCUMENT