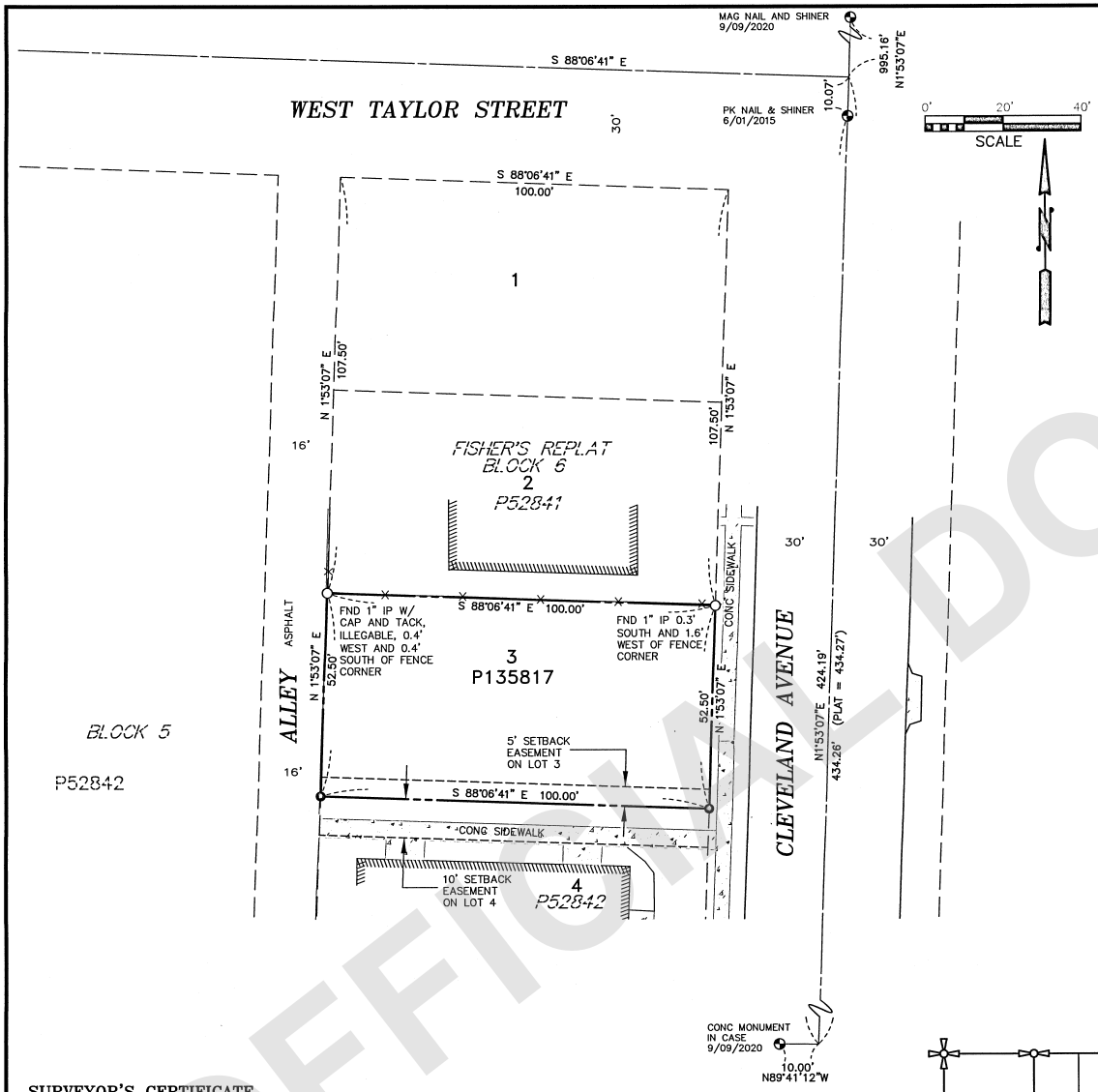



## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF November, 2022 AT 3:25 PM. UNDER AUDITOR'S FILE # 202211180083, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Sandra Perkins — SKAGIT COUNTY AUDITOR

Meli Kerby — DEPUTY AUDITOR

## LEGAL DESCRIPTION

PARCEL A

LOT 3, BLOCK 6 FISHER'S REPLAT OF BLOCKS 5 AND 6 AND PART OF TRACT H, MCLEAN'S THIRD STREET ADDITION TO MOUNT VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON FOR STREET PURPOSES UNDER DEED DATED AUGUST 10, 1973, RECORDED SEPTEMBER 5, 1973, UNDER AUDITOR'S FILE NO. 790399, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

## NOTES

1. BASIS OF BEARING: WA STATE PLANE COORDINATES NORTH ZONE FROM GPS SURVEY OF MONUMENTS IN CLEVELAND AVE. SEE RECORD OF SURVEY RECORDED UNDER AFN 9805040154 FOR CENTERLINE OF TAYLOR STREET AND ROS AFN 8704140027 FOR SOUTH LINE OF TAYLOR STREET.
2. DATUM: NAVD88 FROM GPS RTK MEASUREMENT.
3. INSTRUMENTATION USED: LEICA MS50 THEODOLITE DISTANCE METER, LEICA VIVA GS 14 GPS/GNSS RECEIVERS.
4. PROJECT BENCH MARK IS A RAILROAD SPIKE SET IN GRAVEL NEAR THE EAST EDGE OF ALLEY ASPHALT. ELEVATION = 17.89 FEET NAVD 88.
5. UTILITIES SHOWN HEREON IS FROM VISIBLE EVIDENCE AND EXISTING PAINT LOCATES. ONE CALL SERVICES TICKET NO. 20384650.
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.

## KEY

- ● REBAR SET WITH YELLOW CAP – SEMRAU 28626
- ○ FOUND REBAR, AS NOTED
- ◍ MONUMENT AS NOTED

## SURVEYOR'S CERTIFICATE

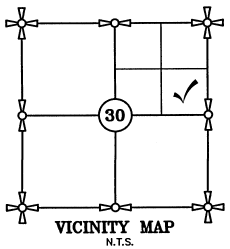
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF STEVE SHULMAN IN AUGUST, 2022.

11.18.2022

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626 DATE: 11.18.2022

SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

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




VICINITY MAP
N.T.S.

DRAWING FILE: 6040ROS.DWG 11/18/2022

SHEET 1 OF 1

SURVEY OF
LOT 3, BLOCK 6,
FISHER'S REPLAT OF BLOCK 5 & 6,
SECTION 30, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
FOR: STEVE SHULMAN

| | | |
|---|---|---|
| FB. 331 PG. 124–125 | SEMRAU ENGINEERING & SURVEYING<br>SURVEYING • ENGINEERING • PLANNING<br>MOUNT VERNON, WA 98273 360-424-9566 | SCALE: 1"= 20' |
| MERIDIAN: ASSUMED | | JOB NO. 6040 |

202211180083
11/18/2022 03:25 PM Pages 1 of 1 Fees $287.50
Skagit County Auditor

UNOFFICIAL DOCUMENT