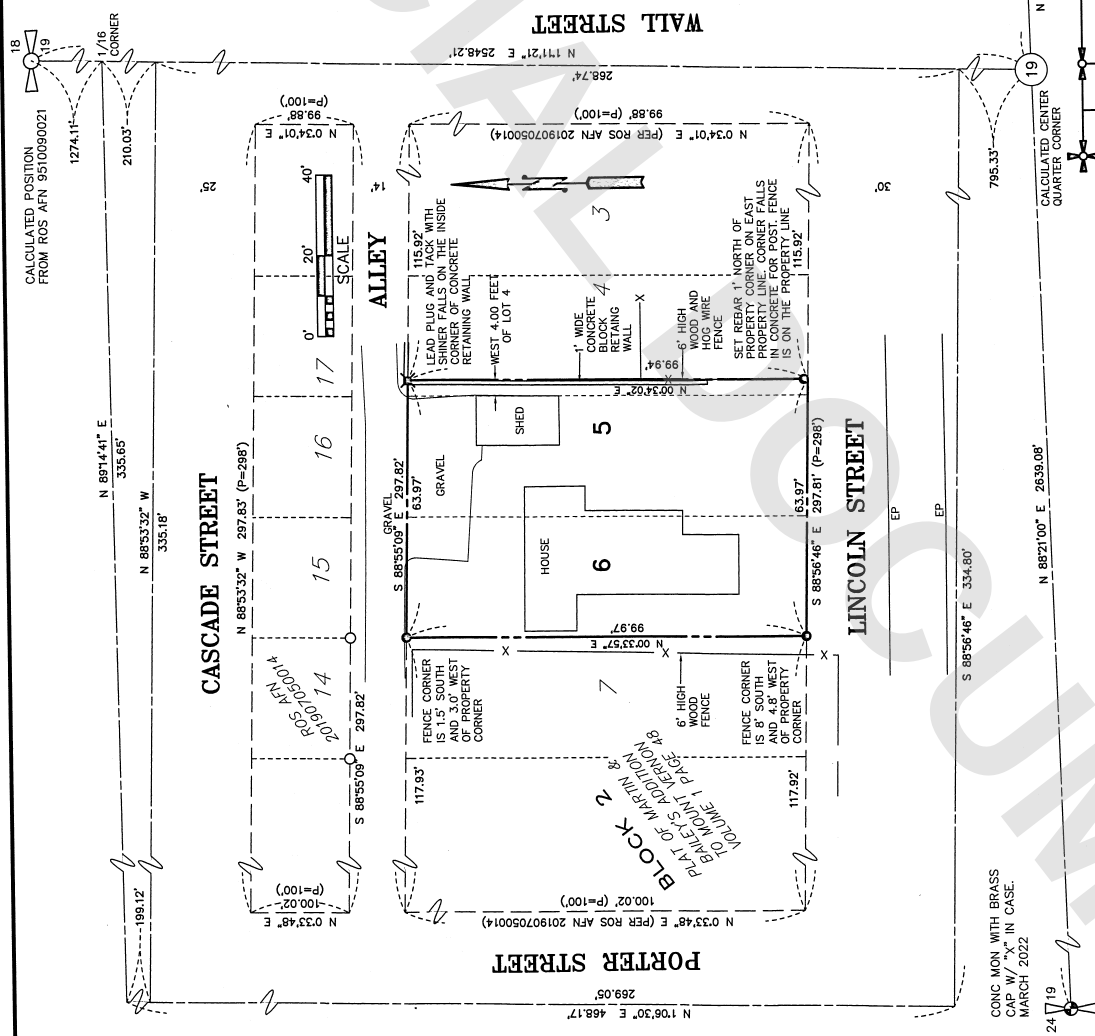




AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 13 DAY OF February, 2023 AT 3:51 P.M. UNDER
AUDITOR'S FILE # 202301230069, AT THE REQUEST OF SEMRAU ENGINEERING
AND SURVEYING, PLLC.
John B. Semrau
SEMI-AUDITOR
SKAGIT COUNTY AUDITOR

DESCRIPTION

THE WEST 4 FEET OF LOT 4, ALL OF LOT 5 AND LOT 6, BLOCK 2, MARTIN AND BAILEY'S ADDITION TO
WEST MT. VERNON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 48,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM QUIT CLAIM DEED RECORDED UNDER
AUDITOR'S FILE NO. 200707000000, SKAGIT COUNTY, WASHINGTON.
2. THE SURVEY IS A RE-SECTION OF THE NW QUARTER OF SECTION 19, TOWNSHIP
34 NORTH, RANGE 4 EAST OF THE WILAMETTE MERIDIAN, ACCORDING TO ROS
RECORDED UNDER AFN 9510090021, BEARING: N 11°21' E.
3. INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER, AND LEICA VVA 14
RTK GPS/GNSS RECEIVERS.
4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
5. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER
332.100. 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.
6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY
DOES NOT PURPORT TO REFLECT ALL OF THE RIGHTS AND INTERESTS APPLICABLE
TO THE SUBDIVISION. THIS SURVEY IS NOT A GUARANTEE OF TITLE. BUILDING SETBACKS, RESTRICTIVE
COVENANTS, EASEMENTS, 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 AND CAP. - LISSER 22860
- LEAD AND TACK SET WITH SHINER - SEMRAU 28626
- FOUND CONCRETE MONUMENT IN CASE, AS NOTED

REFERENCE SURVEYS

- R1 RECORD OF SURVEY RECORDED UNDER AFN 201907050014
- R2 PLAT RECORDED IN, VOLUME 1 OF PLATS, PAGE 48
- R3 RECORD OF SURVEY RECORDED UNDER AFN 9510090021

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 KATHY KEARNEY IN FEBRUARY, 2023.

John B. Semrau
DATE: 2-20-2023
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

7-20-70273



SHEET 1 OF 1

**SURVEY OF A PORTION OF LOT 4, AND ALL OF
LOT 5 AND LOT 6, PLAT OF MARTIN & BAILEY'S ADDITION
TO MT VERNON, IN THE SE 1/4 OF THE NW 1/4 OF
SECTION 19, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: KATHY KEARNEY**

FB. 333	PG. 120-125	SEMRAU ENGINEERING & SURVEYING, PLLC.	SCALE: 1"= 20'
MERIDIAN:	ASSUMED	SURVEYING - ENGINEERING - PLANNING	JOB NO. 6316
		MOUNT VERNON, WA 98273	360-424-9566

