

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 08 DAY OF May, 2024 AT 2:04 P.M. UNDER
AUDITOR'S FILE # 201405680001 AT THE REQUEST OF SEMRAU ENGINEERING
AND SURVEYING, PLLC;

Jandra Ferencak
SKAGIT COUNTY AUDITOR

Tom D'Amico
DEPUTY AUDITOR

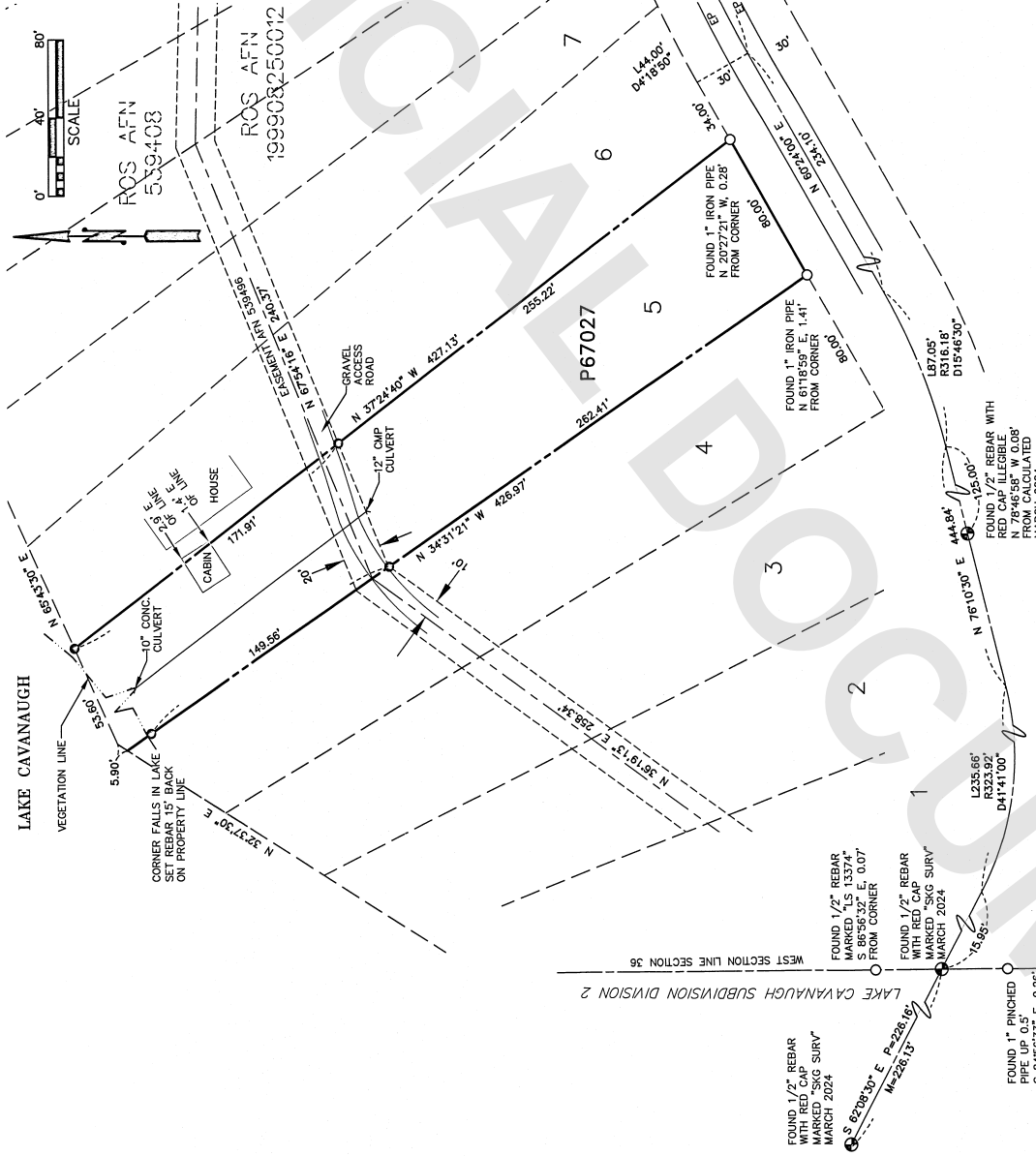
DESCRIPTION

LOT 5, "LAKE CAVANAUGH PARK", RECORDED IN VOLUME 7 OF PLATS, PAGES 63 AND 64, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. THE DESCRIPTION FOR THIS SURVEY FROM STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 202009240076, RECORDS OF SKAGIT COUNTY WASHINGTON.
2. BASIS OF BEARING, MONUMENTED CENTERLINE OF SOUTH SHORE DRIVE AS SHOWN ON AERIAL PHOTOGRAPH OF 1950, RECORDS OF SKAGIT COUNTY WASHINGTON, BEARING S 40° 00' 00" W 230.60043, DISTANCE 100.00 FEET.
3. INSTRUMENTATION: LEICA TA 1550 THEODOLITE DISTANCE METER.
4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE THIS SURVEY HAS SHOWN THAT THE SURVEYED AREA IS A PART OF THE 1950 SURVEY. THEREFORE, THIS 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. THERE IS NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN EVIDENCE.
5. 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 SETBACK LINES, RESTRICTIVE COVENANTS, EASEMENT RESTRICTIONS, ZONED OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.



KEY

- INDICATES SET 1/2" X 24" REBAR WITH YELLOW CAP - SEMAR 28626
 ○ INDICATES EXISTING CORNER FOUND AS DESCRIBED.
 ○ INDICATES EXISTING MONUMENT FOUND AS DESCRIBED.
 EP EDGE OF PAVEMENT
 P PLAT DIMENSION
 M MEASURED DIMENSION

C-07-2024



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 JON G. MORGAN, IN APRIL 2024.

DATE: 5.07.2024

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 286626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 209
MOUNT VERNON, WA 98273
PHONE 360-424-9566

SHEET 1 OF 1

**SURVEY IN GOVERNMENT LOT 1
OF LOT 5, LAKE CAVANAUGH PARK
SECTION 36, T. 33 N., R. 6 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: JON G. MORGAN**

FB. 338 PG. 60-65	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 40'
MERIDIAN: PLAT		JOB NO. 6405

VICINITY MAP

