

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF JUNE 2024 AT 11:34AM UNDER
AUDITOR'S FILE # 2024040024 AT THE REQUEST OF SEMRAU ENGINEERING
AND SURVEYING, PLLC.

John B. Semrau
SEMR AU COUNTY AUDITOR

John B. Semrau
DEPUTY AUDITOR

NOTES

- THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 200604140042, RECORDS OF SKAGIT COUNTY WASHINGTON.
- EXISTING MONUMENTS FOUND ON EAST BROADWAY STREET AT SOUTH 16TH STREET AND SOUTH 18TH STREET ARE SHOWN ON RECORD OF SURVEY RECORDED UNDER AFRN 202202040018 BEARING = NORTH 88°24'30" WEST.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THE SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY BE SHOWN FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN OCCUPATIONAL 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.
- DEEDS IN REPLY TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: REBARS, SETBACKS, EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER TITLE SEARCH MAY DISCLOSE AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- FOR THE PLAT OF BROADWAY ADDITION, THE SOUTH 50 RODS WAS PROPORTIONED TO BE LONGER THAN 825 FEET. THE SOUTH LINE OF THE ALLEY IS THE SOUTH LINE OF THE PLAT OF BROADWAY ADDITION AND HAS BEEN HELD TO BE THE NORTH LINE OF THE SOUTH 50 RODS. THE SOUTH LINE OF THE ALLEY IS THE SOUTH LINE OF THE MONUMENT SHOWN FOR THE WEST AND THE CALCULATED POSITION TO THE EAST. SURVEYS RECORDED UNDER AUDITOR'S FILE NUMBERS 200605120054 AND 202202040018, RECORDS OF SKAGIT COUNTY.
- PLAT OF REYNOLDS ADDITION HELD THE MONUMENTS IN THE CENTERLINE OF SOUTH 16TH STREET TO BE THE LINE OF THE EAST 32 RODS AND PROPORTIONED THE WEST 8 RODS NORTH LINE OF LOT 12 TO BE 103.45 FEET. THIS SURVEY HOLDS THE PLAT DIMENSIONS FOR THE NORTH LINE OF LOT 12 TO BE 103.45 FEET. THE SOUTH LINE OF LOT 12 TO BE 103.45 FEET. THE SOUTH LINE OF LOT 12 TO BE 103.45 FEET. THE SOUTH LINE OF LOT 12 TO BE 103.45 FEET.
- SHORT PLAT LU 05-101, RECORDED UNDER AFRN 200605120054 DID NOT PROPORTION THE EAST 16 RODS TO BE THE MIDPOINT OF THE BLOCK AS SHOWN BY THE FENCE OCCUPATION AND PROPORTIONING USED BY THE PLATS TO THE WEST AND NORTH. THIS SURVEY IS HOLDING THE SAME AND THE EAST 16 RODS IS 264 FEET.

DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 400.25 FEET WEST AND 723 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4, SAID SOUTHWEST 1/4, PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 23, RECORDS OF SKAGIT COUNTY; THENCE NORTH 88°24'30" WEST, 133.53 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 16 RODS OF THE SOUTH 50 RODS OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 14°33' WEST, 109.51 FEET TO THE NORTH LINE OF SAID SOUTH 50 RODS OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 53'11" WEST, 133.54 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF TRACT 12, OF SAID "REYNOLDS ADDITION"; THENCE SOUTH 1 DEGREE 15'08" EAST, 108.31 FEET ALONG THE EAST LINE OF SAID TRACTS 11 AND 12, TO THE POINT OF BEGINNING. EXCEPT THAT PORTION LYING WESTERLY OF THE WEST LINE OF THE EASTERLY 65.00 FEET SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

KEY

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- INDICATES MONUMENT FOUND.
- INDICATES IRON PIPE FOUND.
- INDICATES MONUMENT FOUND.
- DEED DIMENSION

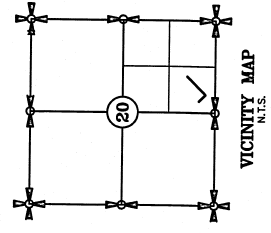
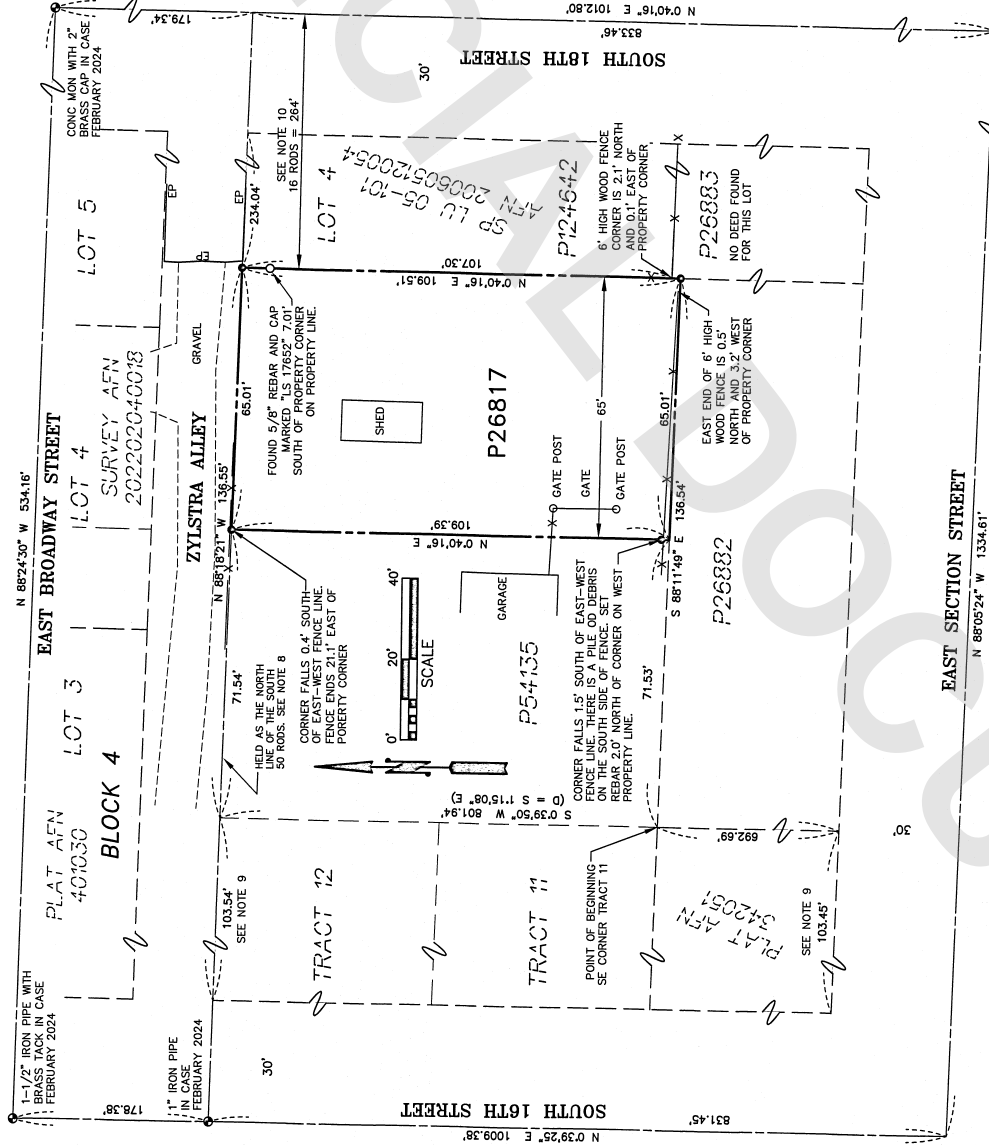
SURVEY REFERENCES

SURVEY AFRN 2022040018
SHORT PLAT AFRN 200605120054
PLAT AFRN 342051
PLAT AFRN 401030

SHEET 1 OF 1

SURVEY OF
A PORTION OF THE SW 1/4 OF SE 1/4 OF
SECTION 20, T. 34 N., R. 4 E., W.M.
MOUNT VERNON, WASHINGTON
FOR: STEPHEN ELWICK

FB. 337 PG. 60-63 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 20'
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 509-942-9586 JOB NO. 6406



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 STEPHEN ELWICK IN JANUARY 2024.

John B. Semrau
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
2118 ROSSIDE DRIVE, SUITE 209
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 5/29/2024

