

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15 DAY OF August 2024 AT 10:23 P.M. UNDER AUDITOR'S FILE # 202408150062 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, P.L.L.C.

John B. Semrau
SKAGIT COUNTY AUDITOR

Tara Delah
DEPUTY AUDITOR

DESCRIPTION

PARCEL "A"
LOT 2, BLOCK 4, "WAGNER'S HOPE ISLAND ADDITION," AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B"
LOT 1, BLOCK 4, "WAGNER'S HOPE ISLAND ADDITION," AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 82.33 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE THE SOUTH LINE OF SAID LOT, 254.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 61 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE NORTHEAST CORNER OF SAID LOT AND THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES SET REBAR & CAP "SEMRAU 28626".
- INDICATES EXISTING REBAR OR IRON PIPE FOUND, AS DESCRIBED.
- INDICATES MONUMENT FOUND, AS DESCRIBED.
- INDICATES MONUMENT FOUND, AS DESCRIBED, FROM STATUTORY WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NO. 2018043010.
- BASIS OF BEARING: SOUTH LINE OF GOVERNMENT LOT 2, SECTION 34-34-2, AS PER ROS RECORDED UNDER AUDITOR'S FILE NO. 8312010076, BEARING = NORTH 90°00'00" WEST.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL FEET.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY DIANA KOLOMIYETS.
- THIS SURVEY MAY SHOW OCCUPANCY INDICATORS AS PER W.A.C. CHAPTER 332.130. OWNERSHIP OF 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. 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.

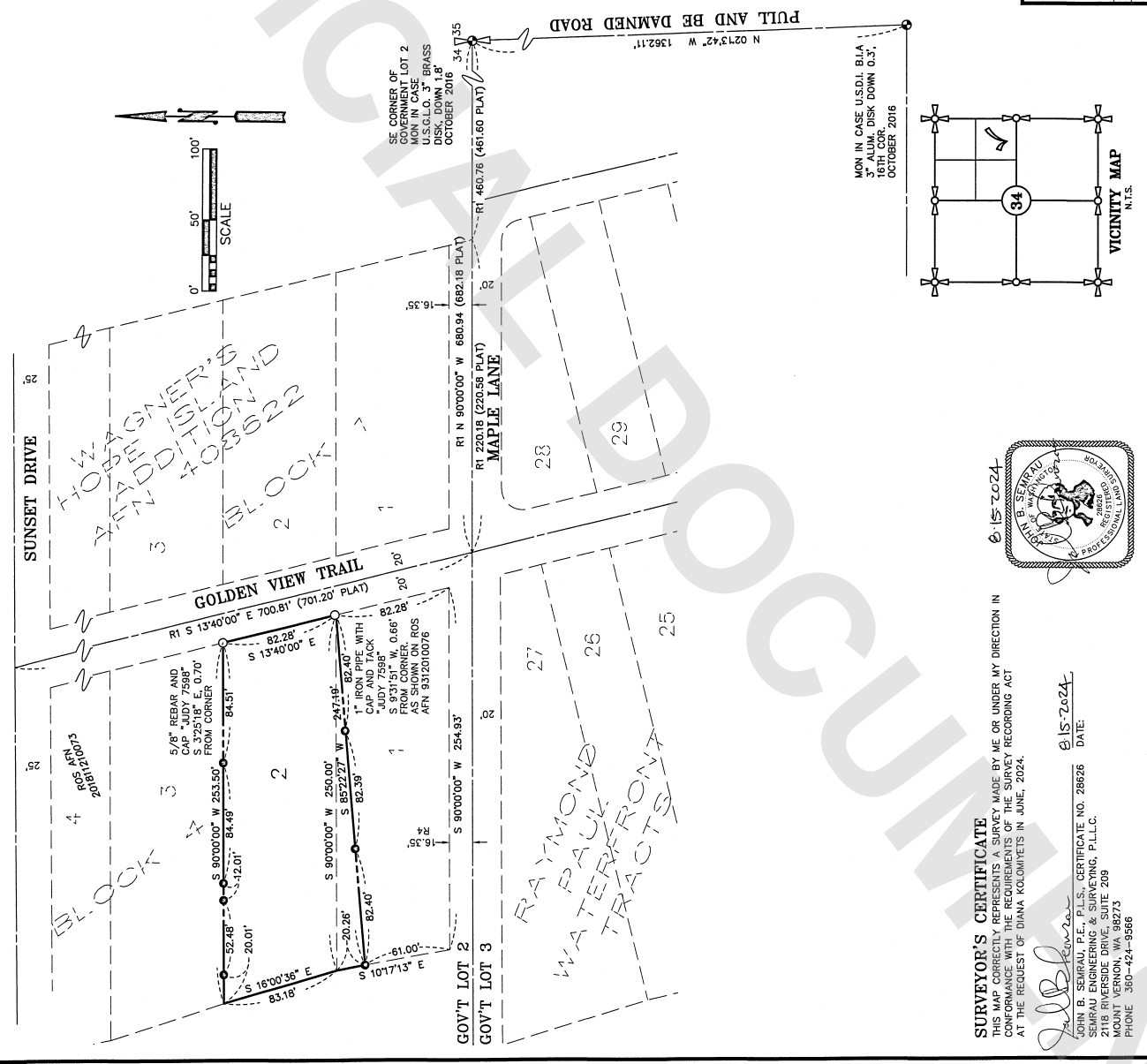
REFERENCES

- R1 RECORD OF SURVEY AFN 9312010076
- R2 RECORD OF SURVEY AFN 20181210073
- R3 RECORD OF SURVEY AFN 202008190131
- R4 WAGNER'S HOPE ISLAND ADDITION AFN 408622
- R5 UNRECORDED PLAT RAYMOND J. PAUL WATERFRONT TRACTS

SHEET 1 OF 1

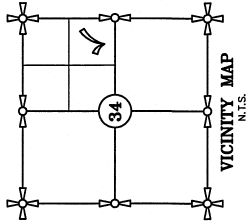
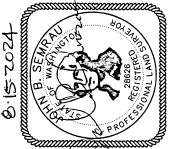
**SURVEY OF A PORTION OF GOVERNMENT LOT 2
SECTION 34, T. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: DIANA KOLOMIYETS**

FB.337 PG.102-105 SEMRAU ENGINEERING & SURVEYING SCALE: 1"= 50'
SURVEYING ENGINEERING & PLANNING
MOUNT VERNON, WA 98273 360-424-9386 JOB NO. 6435
MERIDIAN: ASSUMED



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 DIANA KOLOMIYETS IN JUNE, 2024.

John B. Semrau
DATE: 08/15/2024
JOHN B. SEMRAU, P.E., P.L.L.C., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
218 RIVERSIDE DRIVE, SUITE 209
MOUNT VERNON, WA 98273
PHONE 360-424-9386



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