

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 13 DAY OF November 2024 AT 3:10 PM. UNDER AUDITOR'S FILE # 10141130039 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

John B. Semrau
DEPUTY AUDITOR

SKAGIT COUNTY AUDITOR

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 62, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH. ACCORDING TO THE RECORD THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON;
EXCEPT THE EAST 1.47 FEET OF LOT 12, BLOCK 62, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12, THENCE NORTH 89°59'52" WEST, ALONG THE NORTH LINE OF GREENLEAF AVENUE TO A POINT THAT IS 1.47 FEET PERPENDICULAR TO THE EAST LINE OF LOT 12, A DISTANCE OF 107.98 FEET MORE OR LESS TO THE POINT OF BEGINNING;
THENCE SOUTH 89°59'52" WEST, ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 1.47 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 12, A DISTANCE OF 107.98 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT B
LOT 13, BLOCK 62, AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH. ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE EAST 1.47 FEET OF LOT 12, BLOCK 62, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12, THENCE NORTH 89°59'52" WEST, ALONG THE NORTH LINE OF GREENLEAF AVENUE TO A POINT THAT IS 1.47 FEET PERPENDICULAR TO THE EAST LINE OF LOT 12, A DISTANCE OF 107.98 FEET MORE OR LESS TO THE POINT OF BEGINNING;
THENCE NORTH 0°00'10" EAST, PARALLEL TO THE EAST LINE OF LOT 12, A DISTANCE OF 107.98 FEET MORE OR LESS TO THE NORTH LINE OF LOT 12, A DISTANCE OF 1.47 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 12, A DISTANCE OF 107.98 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 10141130039 RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. BASES OF MONUMENTS IN CENTERLINE OF GREENLEAF AVENUE BETWEEN GREENLEAF STREET AND SOUTH ANACORTES STREET, BEARING: N 89°59'52" W.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA M550 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATIONAL BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP UNLESS 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 RIGHTS WHICH MAY BE APPLICABLE TO THE SUBJECT REALTY, INCLUDING BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, EASEMENTS, ZONING OR OTHER LAND-USE REGULATIONS, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
8. SOUTHWEST CORNER OF GARAGE IS 0.3 FEET INTO RIGHT-OF-WAY.

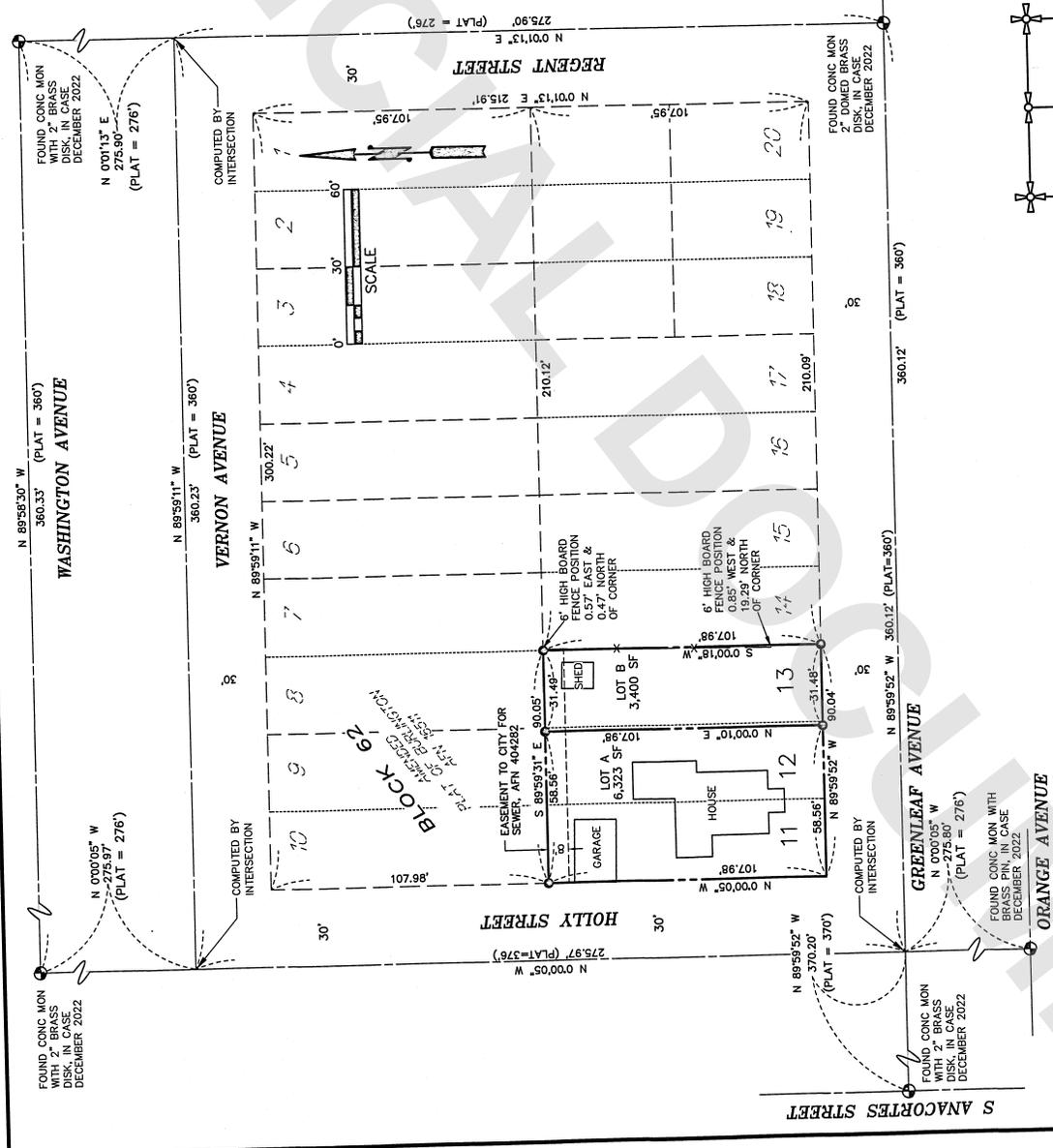
KEY

- REBAR SET WITH YELLOW CAP - SEMRAU 28626
- FOUND MONUMENT, AS NOTED
- FOUND MONUMENT, AS NOTED

SHEET 1 OF 1

SURVEY OF LOT A AND LOT B, BOUNDARY LINE ADJUSTMENT OF LOTS 11, 12, & 13, BLOCK 62, PLAT OF AMENDED PLAT OF BURLINGTON SECTION 32, T. 34 N., R. 4 E., W.M. BURLINGTON, WASHINGTON FOR: CORBIN AND ALLISON WATKINS

FOR: CORBIN AND ALLISON WATKINS
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVINGTON ROAD, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566
JOB NO. 6190



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 CORBIN WATKINS IN NOVEMBER, 2022.

John B. Semrau
DATE: 11/11/2024
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVINGTON ROAD, SUITE 208
MOUNT VERNON, WA 98273
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VICINITY MAP
N.T.S.

