

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10 DAY OF NOVEMBER 2025, AT 4:45 PM, UNDER AUDITOR'S FILE # 20251100069 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

John B. Semrau SKAGIT COUNTY AUDITOR
Terna D. Dittich DEPUTY AUDITOR

DESCRIPTION

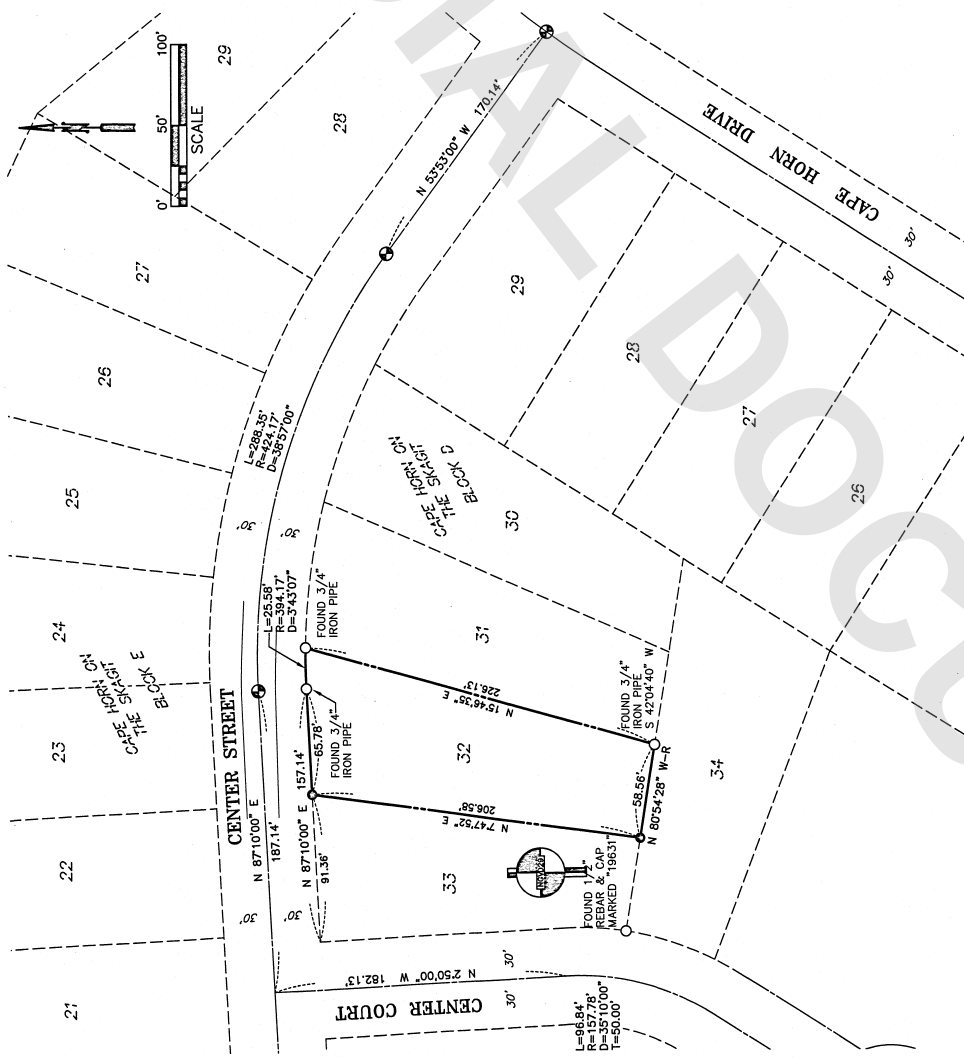
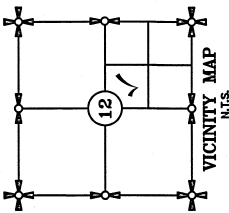
LOTS 32, BLOCK D, "CAPE HORN ON THE SKAGIT", AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED AEN 202507806057, RECORDS OF SKAGIT COUNTY, WASHINGTON. NO TITLE REPORT PROVIDED FOR THIS SURVEY.
2. BASIS OF BEARINGS: PLAT OF CAPE HORN ON THE SKAGIT, FIELD POSITION OF P.C. IRON FRONTING LOT 20 TO ANGLE BE USED, BEARING BETWEEN MONUMENTS NEAR INTERSECTION OF CENTER STREET AND CAPE HORN DRIVE, BEARING N 53°53'00" W.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER, AND LEICA VVA 14 GPS RECEIVERS.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. 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 PROPERTY: EASEMENTS, ENCUMBRANCES, UNRECORDED INTERESTS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

KEY

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- INDICATES EXISTING CORNERS FOUND, AS NOTED.
- INDICATES EXISTING CONC MON WITH LEAD PLUG AND BRASS TACK DOWN 0.75' BELOW RD.



11/10/2025



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 BENJERMAN SOUTHWARD IN THE MONTHS OF SEPTEMBER 2025.

John B. Semrau
 JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
 SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
 2118 RIVERSIDE DRIVE SUITE 209
 VAN DUSEN, WA 98273
 PHONE 360-424-9566

11/10/2025
 DATE:

SHEET 1 OF 1

SURVEY OF LOT 32, BLOCK D, CAPE HORN ON THE SKAGIT IN A PORTION OF GOVERNMENT LOT 8 SECTION 12, T. 35 N., R. 7 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: BENJERMAN SOUTHWARD

FR. 345 PG. 64-67
 SEMRAU ENGINEERING & SURVEYING
 SURVEYING • ENGINEERING • PLANNING
 MOUNT VERNON, WA 98273 360-424-9566
 MERIDIAN: ASSUMED
 SCALE: 1" = 50'
 JOB NO. 6542

20251100069

