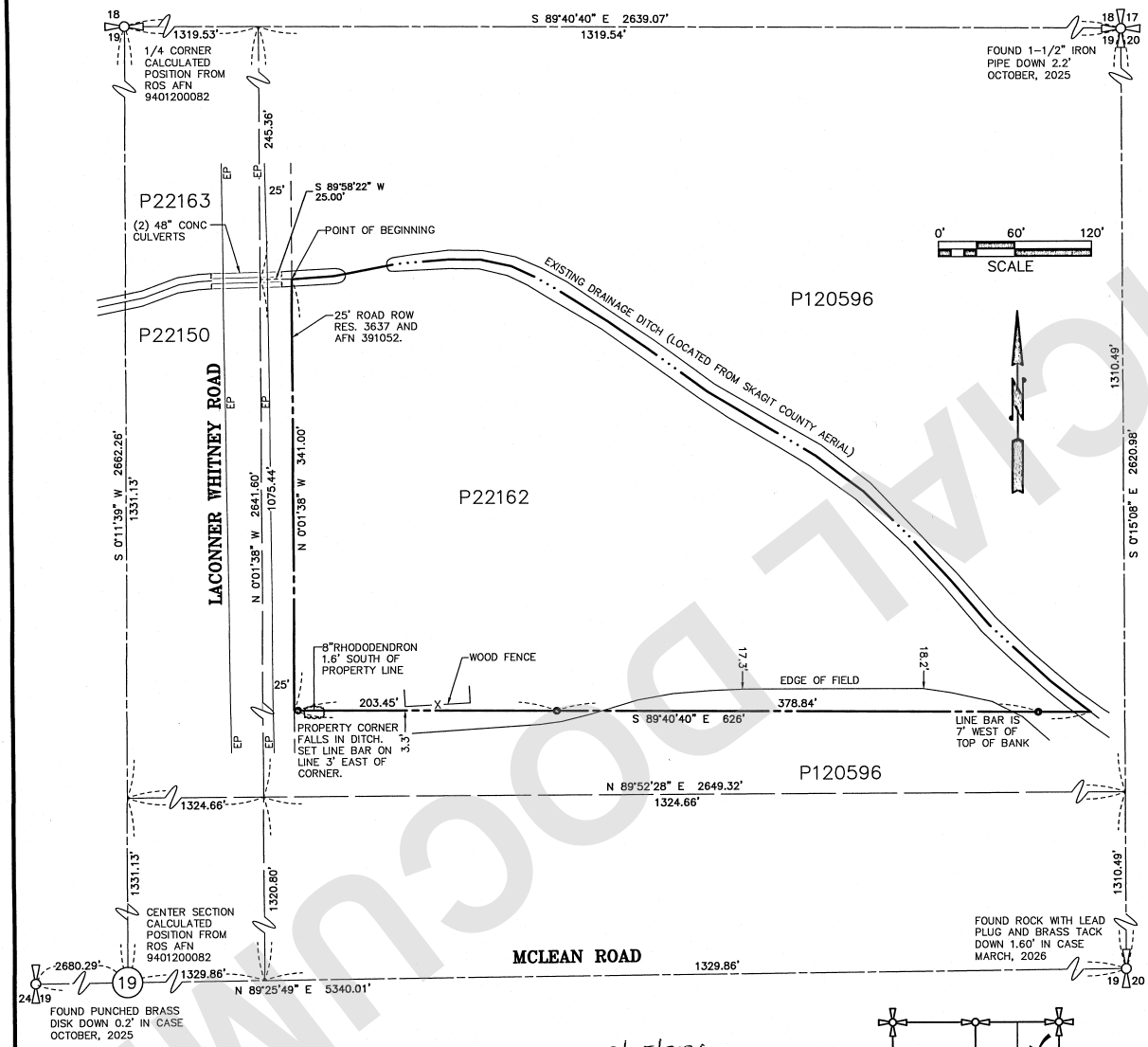


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF March, 2026 AT 2:16 P.M. UNDER AUDITOR'S FILE # 202603250061, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Sandra Perkins — SKAGIT COUNTY AUDITOR

Tera Diedrich — DEPUTY AUDITOR

LEGAL DESCRIPTION

PARCELS P22162

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 3 EAST, OF THE W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT AN INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD RUNNING ALONG THE WEST LINE OF SAID SUBDIVISION, AND THE CENTER LINE OF AN EXISTING DRAINAGE DITCH:

THENCE SOUTH, ALONG THE EAST LINE OF THE COUNTY ROAD, A DISTANCE OF 341 FEET;

THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, TO THE CENTER LINE OF SAID EXISTING DRAINAGE DITCH;

THENCE NORTHWESTERLY, ALONG SAID CENTER LINE, TO THE POINT OF BEGINNING.

SITUATED IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 201208020085, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. BASIS OF BEARING: THE SOUTH LINE OF THE NE QUARTER OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, BEARING: N 89°25'49" E.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER, LEICA VIVA 14 GPS/GNSS RECEIVERS.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION 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. 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 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 THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

KEY

- ● REBAR SET WITH YELLOW CAP – SEMRAU 28626
- ○ FOUND CORNER, AS NOTED

REFERENCES

R1 RECORD OF SURVEY AFN 9401200082
R2 RECORD OF SURVEY AFN 201907190132
R3 RECORD OF SURVEY AFN 202512310094

DRAWING FILE: 6566.DWG 3/25/2026

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 ANDREW AZURE IN JANUARY, 2026.

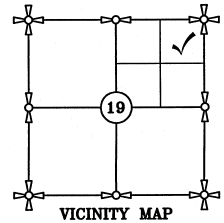
3/25/2026

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

DATE: 3/25/2026

3/25/2026

JOHN B. SEMRAU — STATE OF WASHINGTON — 28626 — REGISTERED PROFESSIONAL LAND SURVEYOR



VICINITY MAP
N.T.S.

SHEET 1 OF 1

SURVEY IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 34 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR ANDREW L. AND SALLY A. AZURE

FB. 345 PG. 102–105	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 60'
MERIDIAN: ASSUMED		JOB NO. 6566

202603250061
03/25/2026 02:16 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT