

AUDITOR'S CERTIFICATE

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Skagit County Auditor  
9/12/2003 Page 1 of 2 2:10:58AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Norona Burnett  
SKAGIT COUNTY AUDITOR

*[Signature]*

SURVEY DESCRIPTION

**BLA PARCEL "c"**

THAT PORTION OF GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THE LAKE SAMISH ROAD NO. 2601 AND THE SOUTH LINE OF SAID GOVERNMENT LOT 4;  
THENCE NORTH 87°17'28" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 516.62 FEET;  
THENCE NORTH 20°24'18" WEST A DISTANCE OF 228.58 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 20°24'18" WEST A DISTANCE OF 367.83 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH IS 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 4;  
THENCE SOUTH 02°06'00" WEST ALONG SAID LINE A DISTANCE OF 210.24 FEET;  
THENCE SOUTH 87°17'28" EAST A DISTANCE OF 455.33 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;  
(ALSO KNOWN AS TRACT "c" OF SKAGIT COUNTY SHORT PLAT NO. 5-71, APPROVED SEPTEMBER 7, 1971, ALSO SHOWN OF RECORD AS SP#50-71).

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING:  
BEGINNING AT THE SECTION CORNER WHICH MARKS THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 87°31'00" WEST A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 02°06'00" WEST A DISTANCE OF 1,267.60 FEET, MORE OR LESS, TO THE SOUTH LINE OF GOVERNMENT LOT 4;  
THENCE SOUTH 87°17'28" EAST A DISTANCE OF 60.00 FEET;  
THENCE NORTH 02°06'00" EAST A DISTANCE OF 1,267.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 1;  
THENCE NORTH 87°31'00" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL "D" LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE NORTHWEST CORNER OF THE SAID PARCEL "D";  
THENCE SOUTH 02°31'38" WEST (CALLED SOUTH 02°06'00" WEST IN SAID PARCEL "D") A DISTANCE OF 43.00 FEET ALONG THE WEST LINE OF SAID PARCEL "D";  
THENCE NORTH 85°53'06" EAST A DISTANCE OF 88.69 FEET;  
THENCE SOUTH 87°17'28" EAST A DISTANCE OF 201.06 FEET;  
THENCE NORTH 80°58'15" EAST A DISTANCE OF 146.89 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D" AND THE TERMINUS OF SAID LINE.

THAT PORTION OF GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE LAKE SAMISH ROAD NO. 2601 AND THE SOUTH LINE OF SAID GOVERNMENT LOT 4;  
THENCE NORTH 87°17'28" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 516.62 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 20°24'18" WEST A DISTANCE OF 228.58 FEET;  
THENCE NORTH 87°17'28" WEST A DISTANCE OF 455.33 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH IS 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 4;  
THENCE SOUTH 02°06'00" WEST ALONG SAID LINE A DISTANCE OF 210.24 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4;  
THENCE SOUTH 87°17'28" EAST A DISTANCE OF 542.86 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;  
(ALSO KNOWN AS TRACT "D" OF SKAGIT COUNTY SHORT PLAT NO. 5-71, APPROVED SEPTEMBER 7, 1971, ALSO SHOWN OF RECORD AS SP#50-71).

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING:  
BEGINNING AT THE SECTION CORNER WHICH MARKS THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 87°31'00" WEST A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 02°06'00" WEST (CALLED SOUTH 02°06'00" WEST IN SAID PARCEL "D") A DISTANCE OF 43.00 FEET ALONG THE WEST LINE OF SAID PARCEL "D";  
THENCE NORTH 85°53'06" EAST A DISTANCE OF 88.69 FEET;  
THENCE SOUTH 87°17'28" EAST A DISTANCE OF 201.06 FEET;  
THENCE NORTH 80°58'15" EAST A DISTANCE OF 146.89 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D" AND THE TERMINUS OF SAID LINE.

EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL "D" LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE NORTHWEST CORNER OF THE SAID PARCEL "D";  
THENCE SOUTH 02°31'38" WEST (CALLED SOUTH 02°06'00" WEST IN SAID PARCEL "D") A DISTANCE OF 43.00 FEET ALONG THE WEST LINE OF SAID PARCEL "D";  
THENCE NORTH 85°53'06" EAST A DISTANCE OF 88.69 FEET;  
THENCE SOUTH 87°17'28" EAST A DISTANCE OF 201.06 FEET;  
THENCE NORTH 80°58'15" EAST A DISTANCE OF 146.89 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "D" AND THE TERMINUS OF SAID LINE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL "B"**

THAT PORTION OF GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THE LAKE SAMISH ROAD NO. 2601 AND THE SOUTH LINE OF SAID GOVERNMENT LOT 4;  
THENCE NORTH 87°17'28" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 516.62 FEET;  
THENCE NORTH 20°24'18" WEST A DISTANCE OF 228.58 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 20°24'18" WEST A DISTANCE OF 367.83 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH IS 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 4;  
THENCE SOUTH 02°06'00" WEST ALONG SAID LINE A DISTANCE OF 210.24 FEET;  
THENCE SOUTH 87°17'28" EAST A DISTANCE OF 455.33 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;  
(ALSO KNOWN AS TRACT "B" OF SKAGIT COUNTY SHORT PLAT NO. 5-71, APPROVED SEPTEMBER 7, 1971, ALSO SHOWN OF RECORD AS SP#50-71).

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING:  
BEGINNING AT THE SECTION CORNER WHICH MARKS THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 87°31'00" WEST A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 02°06'00" WEST A DISTANCE OF 1,267.60 FEET, MORE OR LESS, TO THE SOUTH LINE OF GOVERNMENT LOT 4;  
THENCE SOUTH 87°17'28" EAST A DISTANCE OF 60.00 FEET;  
THENCE NORTH 02°06'00" EAST A DISTANCE OF 1,267.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 1;  
THENCE NORTH 87°31'00" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING.

**BLA PARCEL "D"**

THAT PORTION OF GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE LAKE SAMISH ROAD NO. 2601 AND THE SOUTH LINE OF SAID GOVERNMENT LOT 4;  
THENCE NORTH 87°17'28" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 A DISTANCE OF 516.62 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE NORTH 20°24'18" WEST A DISTANCE OF 228.58 FEET;  
THENCE NORTH 87°17'28" WEST A DISTANCE OF 455.33 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH IS 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 4;  
THENCE SOUTH 02°06'00" WEST ALONG SAID LINE A DISTANCE OF 210.24 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 4;  
THENCE SOUTH 87°17'28" EAST A DISTANCE OF 542.86 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;  
(ALSO KNOWN AS TRACT "D" OF SKAGIT COUNTY SHORT PLAT NO. 5-71, APPROVED SEPTEMBER 7, 1971, ALSO SHOWN OF RECORD AS SP#50-71).

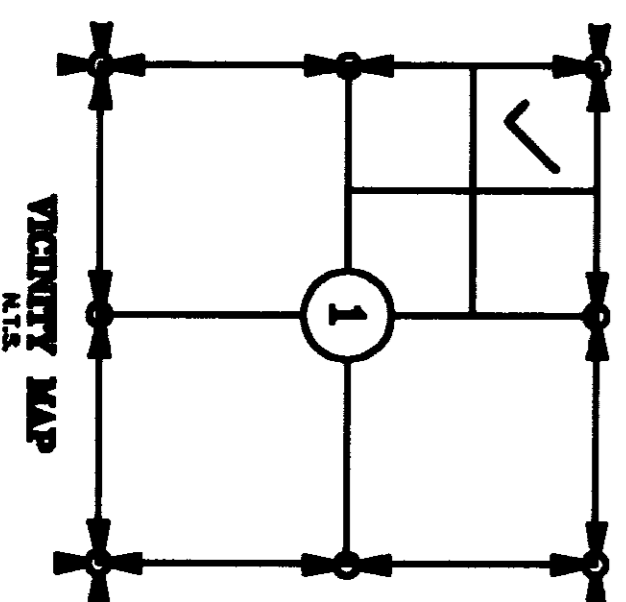
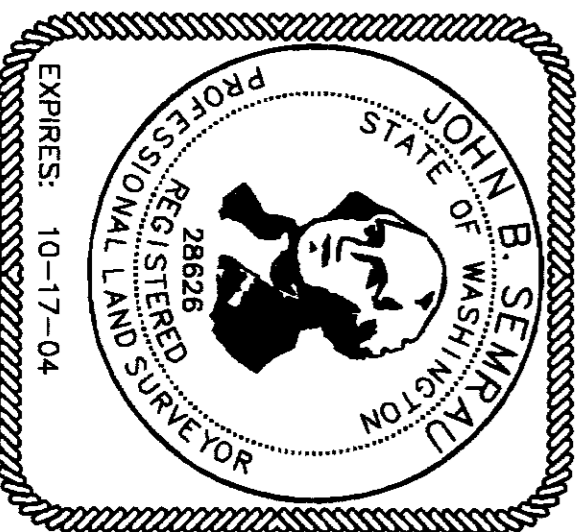
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING:  
BEGINNING AT THE SECTION CORNER WHICH MARKS THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.; THENCE NORTH 87°31'00" WEST A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 02°06'00" WEST A DISTANCE OF 1,267.60 FEET, MORE OR LESS, TO THE SOUTH LINE OF GOVERNMENT LOT 4 EXTENDED WESTERLY;  
THENCE SOUTH 87°17'28" EAST A DISTANCE OF 60.00 FEET;  
THENCE NORTH 02°06'00" EAST A DISTANCE OF 1,267.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 1;  
THENCE NORTH 87°31'00" WEST 30.00 FEET TO THE TRUE POINT OF BEGINNING.

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 NATTY AND LINDA TAFARI, AND ALSO MICHAEL AND ANN KARP.

JAMES B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566

DATE: 9.11.03



SHEET 1 OF 2

SURVEY IN A PORTION OF GOVERNMENT LOT 4,  
SECTION 1, T. 36 N., R. 3 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: MICHAEL & ANN KARP; NATTY & LINDA TAFARI

PG. 217 Pg. 46,57  
MERRIDIAN ASSUMED  
SEMRAU ENGINEERING & SURVEYING  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566  
SCALE: 1" = 100'  
JOB NO. 4315

SUMMERLAND DRIVE

P47502

SECTION CORNER

N 87°23'27" W

210.23' (SP = 280.33')

PARCEL "B"

210.23' (SP = 210.24')

210.23' (SP = 210.24')

254.17'

N 20°30'17" W

228.58'

PARCEL "A"

SP 5-71

OLD FENCE

OLD FENCE

NEW FENCE

FENCE POST IN LINE WITH OLD FENCE, NO FENCE WIRE

SET REB & CAP

S 80°59'15" W 146.88'

(SP = S 87°17'28" E 455.33')

S 87°23'27" E 433.04'

S 881°4'30" E 133.82'

N 85°53'06" E 88.69'

167.23'

ROS AF NO. 200109270018

(SP 5-71 = N 02°06'00" E)

N 02°31'38" E 2544.91'

APPALOOSA LANE

1222.88'

1322.03'

167.23'

S 02°31'38" W

SET REB & CAP

SW CORNER GOVT LOT 4 SECTION 1-36-3

FND REB & CAP

1/4 CORNER

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TRACT 1 CANTERSHIRE NORTH LINE OF STATUTORY WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 9205010037 AND SURVEY LINE ON ROS RECORDED AS AUDITOR'S FILE NO. 200204170069

AREA OF CONFUSION SEE NOTE 10. ROS AF NO. 200204170069

FND REB & CAP SKODLE LS 19645 62.98' CALC = N 57°34'52" E 20.00' N 43°32'08" E

(DESCRIPTION = N 87°17'28" W) (LBS = S 86°31'09" E) N 87°23'27" W 516.62'

N 87°23'27" W 66.43'

N 87°23'27" W 66.43'

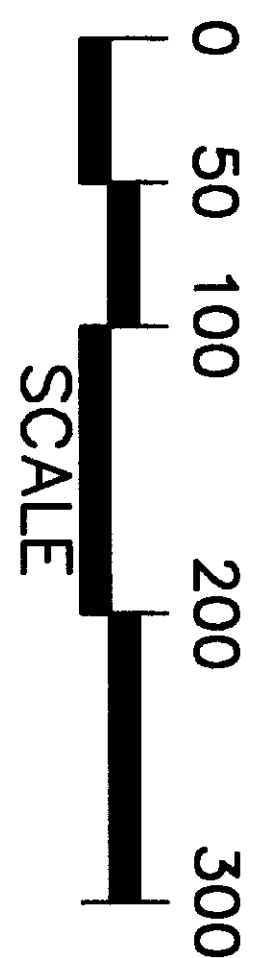
N 87°23'27" W 66.43'

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N 87°23'27" W 66.43'

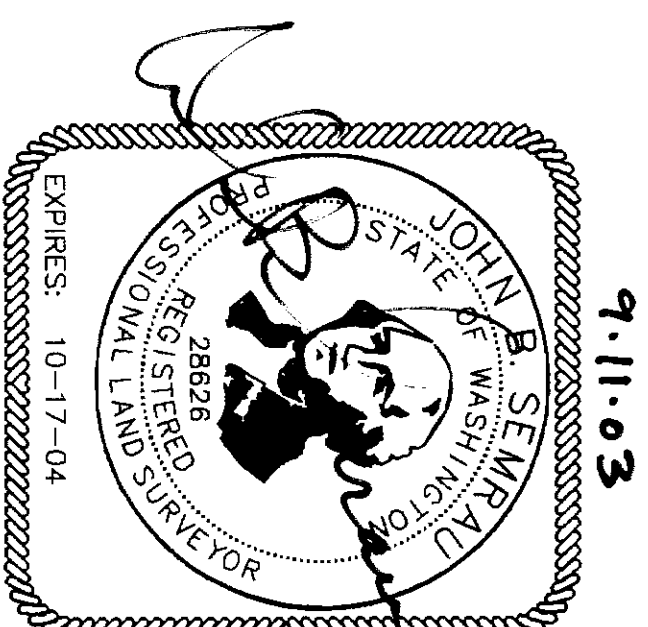


NOTES

- 1. ● - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 9622 OR SEMRAU 28626.
- 2. ○ - INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- 3. - INDICATES EXISTING MONUMENT FOUND.
- 4. THE DESCRIPTION FOR THIS SURVEY IS FROM SHORT PLAT 5-71 AND BOUNDARY LINE ADJUSTMENTS RECORDED AS AUDITOR'S FILE NO.S 200305060070 AND 200304300189.
- 5. BASIS OF BEARINGS: WEST LINE OF NORTHWEST 1/4 OF SECTION 1, T. 36 N., R. 3 E., W.M. BEARING = NORTH 2°31'38" EAST.
- 6. ALL DISTANCES ARE SHOWN IN FEET.
- 7. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
- 8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- 9. THIS SURVEY WAS REQUESTED BY LINDA TAFARI AND MICHAEL KARP.
- 10. 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.
- 11. 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.

SURVEYOR'S NOTE

THE MAP PORTION OF SKAGIT COUNTY SHORT PLAT NO. 5-71 SHOWS THE SOUTH LINE OF GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., AS BEING 1267.60 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 1. THE ACTUAL PROPORTIONED LOCATION OF THIS GOVERNMENT LOT LINE IS 1222.88 FEET SOUTH OF SAID NORTHWEST SECTION CORNER. THE POINT OF BEGINNING FOR THE LEGAL DESCRIPTIONS OF THE SHORT PLAT LOTS IS THE INTERSECTION OF THIS GOVERNMENT LOT LINE WITH THE WESTERLY LINE OF A COUNTY ROAD. THE ROAD INTERSECTION IS ON A CURVE WHICH CREATES A DIFFERENCE IN THE EAST-WEST LOCATION OF THE SHORT PLAT LOTS TO GO ALONG WITH THE NORTH-SOUTH DIFFERENCE NOTED ABOVE. THE RECORDED LEGAL DESCRIPTIONS ARE CONSISTENT WITH THE WRITTEN METES AND BOUNDS DESCRIPTIONS THAT ARE A PART OF THE SHORT PLAT NO. 5-71. WE HAVE HELD THE LEGAL DESCRIPTIONS IN LOCATING THESE SHORT PLAT LOTS.



SHEET 2 OF 2

SURVEY IN A PORTION OF GOVERNMENT LOT 4,  
SECTION 1, T. 36 N., R. 3 E., W.M.  
SKAGIT COUNTY, WASHINGTON  
FOR: MICHAEL & ANN KARP; NATTY & LINDA TAFARI

FB. 217 Pg. 46,57 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 100'  
SURVEYING • ENGINEERING • PLANNING  
MORDEIAN: ASSUMED MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 4315

