

AUDITOR'S CERTIFICATE

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 Skagit County Auditor
 4/24/2014 Page 1 of 1 1:42PM
 \$138.00

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

SKAGIT COUNTY AUDITOR
 DEPUTY

DESCRIPTION

PARCEL "A" (HOLLANDS)

THE NORTHERLY 36 FEET OF LOT 3, AND ALL OF LOT 4, BLOCK 41, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING WHICH, UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, EXCEPT THE NORTHEASTERLY 40 FEET OF SAID PREMISES CONVEYED TO SKAGIT COUNTY BY DEED RECORDED OCTOBER 15, 1946 UNDER AUDITOR'S FILE NUMBER 397033.

TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), ADJOINING BLOCK 41 OF THE PLAT OF "TOWN OF MONTBORNE," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, THAT LIES WESTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF THAT CERTAIN TRACT OF LAND CONVEYED TO ADRIENNE R. BROWN, ET UX, BY DEED RECORDED JANUARY 24, 1985, AS AF #8501240044.

SITUATE IN THE COUNTY OF SKAGIT COUNTY, STATE OF WASHINGTON.

PARCEL "B" (GROBSCHMITZ)

THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), ADJOINING BLOCK 41 OF THE "PLAT OF THE TOWN OF MONTBORNE," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, THAT LIES WESTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHEASTERLY AND SOUTHWESTERLY LINES OF THAT CERTAIN TRACT OF LAND CONVEYED TO CLARENCE W. VANDERGRIND, JR., ET UX, BY DEED RECORDED MARCH 16, 1984, AS AUDITOR'S FILE NO. 8403160061.

SITUATE IN THE COUNTY OF SKAGIT COUNTY, STATE OF WASHINGTON.

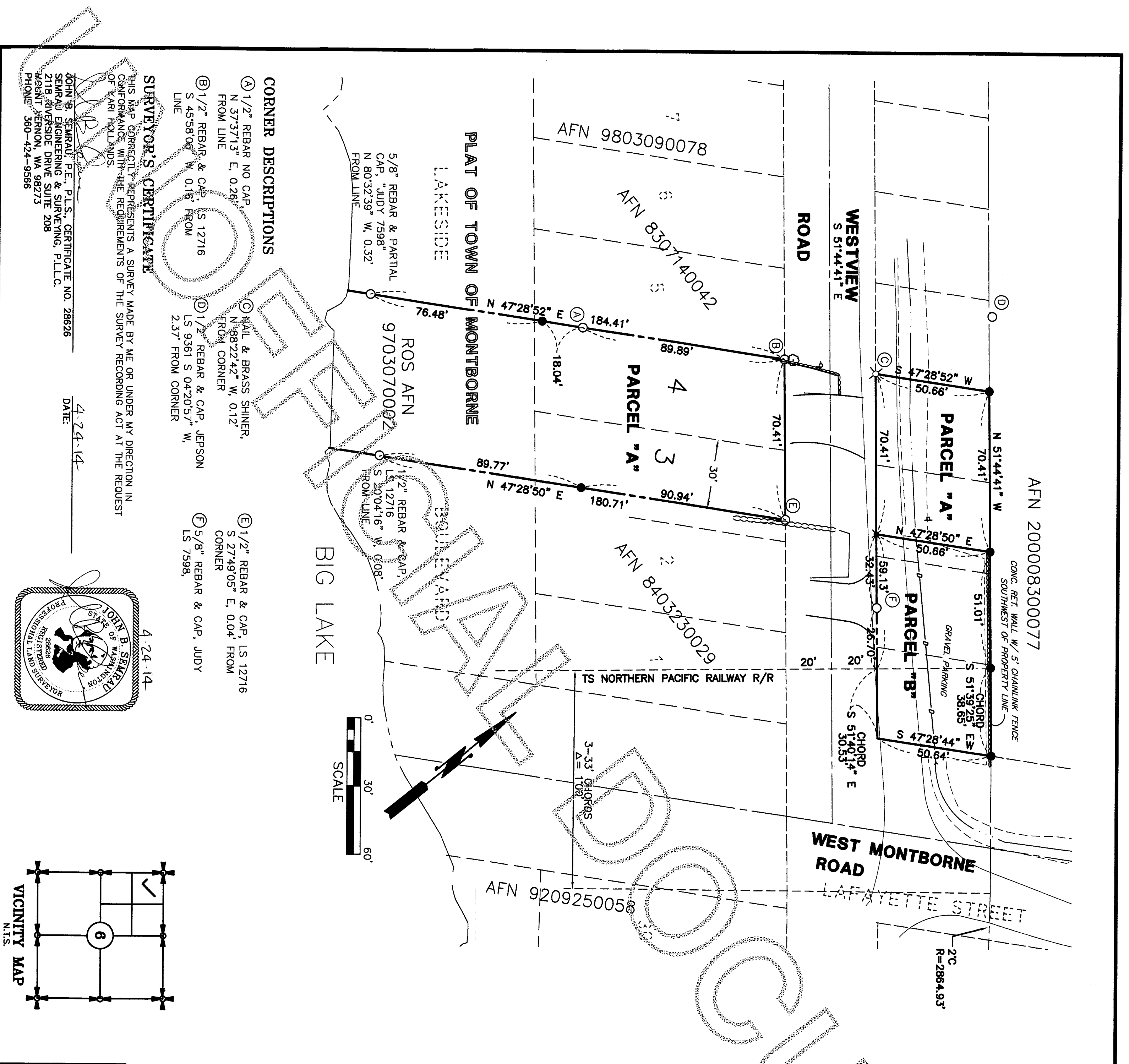
NOTES

- INDICATES IRON REBAR SET WITH YELLOW CAP - SEMRAU 28626
- INDICATES NAIL AND SHINNER SET - SEMRAU 28626.
- INDICATES EXISTING REBAR OR PIPE FOUND
- THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 8501240044, AND SKAGIT COUNTY SUPERIOR COURT JUDGMENT AND DECREE QUIETING TITLE NO. 91-2-00070-3.
- BAIS OF BEARING: ASSUMED
- INSTRUMENTATION: LEICA TROP 1201 + TOTAL STATION R1000.
- SURVEY PROEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY KARI HOLLANDS.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 352.130. 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.
- 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 SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
- LOT DIMENSIONS ALONG ROADWAY HAVE BEEN PROPORTIONED TO CONFORM TO MEASURED SUBDIVISION DIMENSIONS.

SHEET 1 OF 1

SURVEY IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 6, T. 33 N., R. 5 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: DAVID AND TAMMIE GROBSCHMITZ DAVID AND TAMMIE GROBSCHMITZ

FB. 281 Pg. 56-58	SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 30'
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566
	JOB NO. 5111/5268



PLAT OF TOWN OF MONTBORNE

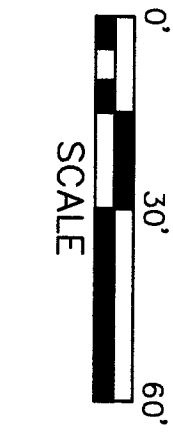
LAKESIDE

5/8" REBAR & PARTIAL CAP, "JUDY 7598" N 80°32'39" W, 0.332' FROM LINE

ROS AFN 9703070002

1/2" REBAR & CAP, LS 12716 S 20°04'16" W, 0.081' FROM LINE

BOULEVARD



CORNER DESCRIPTIONS

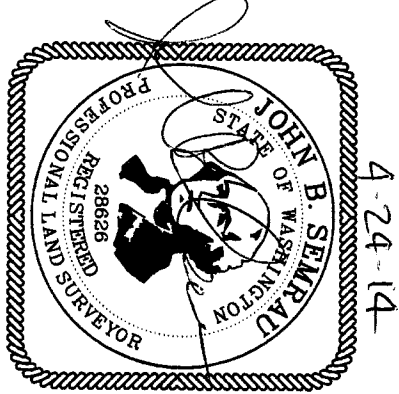
- (A) 1/2" REBAR NO CAP N 37°37'13" E, 0.26' FROM LINE
- (B) 1/2" REBAR & CAP, LS 12716 S 45°58'06" W, 0.18' FROM LINE
- (C) NAIL & BRASS SHINER, N 88°22'42" W, 0.12' FROM CORNER
- (D) 1/2" REBAR & CAP, JEPSON LS 9°56' S 04°20'57" W, 2.37' FROM CORNER
- (E) 1/2" REBAR & CAP, LS 12716 S 27°49'05" E, 0.04' FROM CORNER
- (F) 5/8" REBAR & CAP, JUDY LS 7598.

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 KARI HOLLANDS.

JOHN 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: 4-24-14



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