

SURVEY DESCRIPTION

THE NORTH 20 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT ROADS, IN SKAGIT COUNTY, WASHINGTON.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED TRACT; THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID TRACT 184 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT 241 FEET;
 THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 241 FEET;
 THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT 241 FEET;
 THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID TRACT 241 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF SAID PREMISES LYING WITHIN THE BOUNDARIES OF THE EAST 32 FEET OF THE SOUTH 228 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION.

ALSO EXCEPT THAT PORTION LYING IN THE AS BUILT AND/OR ESTABLISHED RIGHT-OF-WAY FOR BASSETT ROAD ALONG THE EAST LINE THEREOF.

ALSO EXCEPT THE WEST 25.00 FEET AS CONVERTED TO SKAGIT COUNTY BY DEED RECORDED MARCH 13, 1963, UNDER AUDITOR'S FILE NO. 633188.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD, STREET, AND DRIVEWAY PURPOSES OVER AND THROUGH THE NORTH 100 FEET OF THE SOUTH 228 FEET OF THE EAST 32 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13 AS CONVEYED AUGUST 30, 1955, UNDER AUDITOR'S FILE NO. 523260.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

AUDITOR'S CERTIFICATE

Skagit County Auditor
 12/27/2014 Page 1 of 2 \$143.00
 3:38PM

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

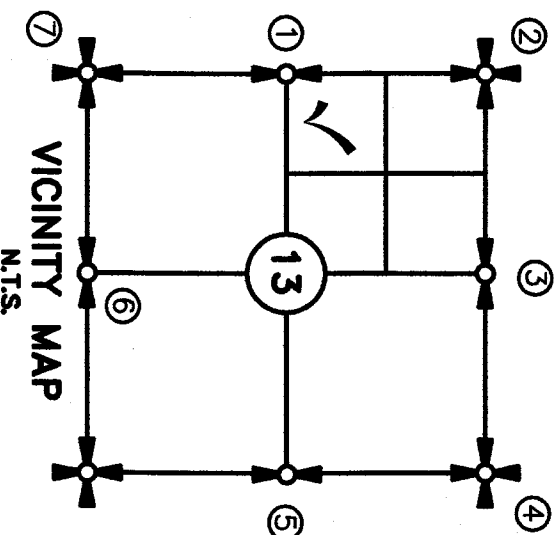
SKAGIT COUNTY AUDITOR
 DEPUTY

NOTES

1. SURVEY PROCEDURE: FIELD TRAVERSE WITH LEICA TCPR 1201+ R1000 THEODOLITE DISTANCE METER.
2. LEGAL DESCRIPTION IS FROM SUBDIVISION GUARANTEE ORDER NO. 149683-0 PREPARED BY LAND TITLE CO. DATED 6-14-2014.
3. MERIDIAN: WASHINGTON STATE PLANE COORDINATES, NORTH ZONE, FROM RECORD OF SURVEY FOR CITY OF SEDRO WOOLLEY RECORDED UNDER AUDITOR'S FILE NUMBER 200407270083
4. LEGAL DESCRIPTION AND EASEMENTS SHOWN HEREON ARE FROM SUBDIVISION GUARANTEE PREPARED BY LAND TITLE COMPANY OF SKAGIT COUNTY ORDER NUMBER 149683-0.
5. 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.
4. 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.

LEGEND

- 1 4x4 CONC MON WITH 2" BRASS DISK AND PUNCH IN CASE, JULY 2014
- 2 3" BRASS COUNTY MON IN CASE JULY 2014
- 3 POSITION CALCULATED FROM ROS AFN 200407270083
- 4 2-1/2" IRON PIPE IN CONC MON IN CASE JULY 2014
- 5 3" BRASS DISK WITH PUNCH MON IN CASE JULY 2014
- 6 POSITION CALCULATED FROM ROS AFN 200407270083
- 7 2" BRASS DISK MON IN CASE LS 17651 IN JULY 2014



SHEET 1 OF 2

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 SKAGIT COUNTY P.U.D.

JOHN B. SEMRAU P.E., P.L.S., CERTIFICATE NO. 28626
 SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
 2116 RIVERSIDE DRIVE SUITE 208
 MOUNT VERNON, WA 98273
 PHONE 360-424-9566

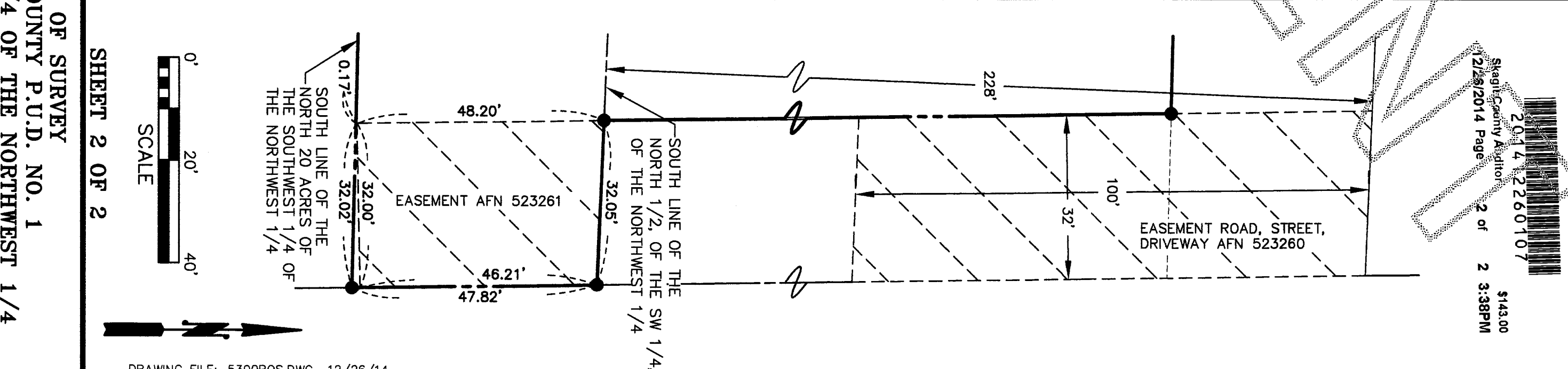
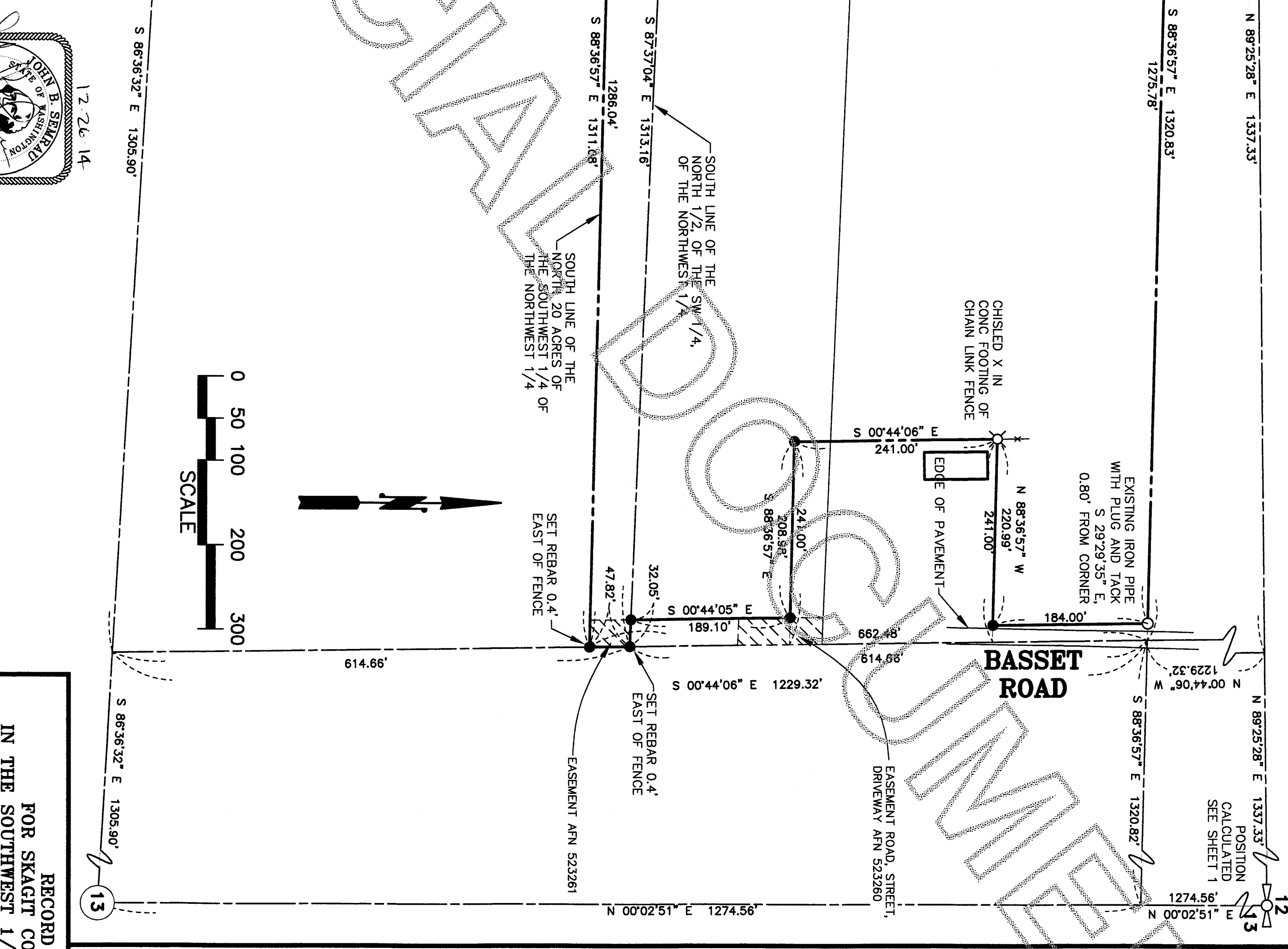
DATE: 12.26.14



RECORD OF SURVEY
 FOR SKAGIT COUNTY P.U.D. NO. 1
 IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4
 SECTION 13, T. 35 N., R. 4 E., W.M.
 SKAGIT COUNTY, WA

FB 286/73-77.285/51-53 SEMRAU ENGINEERING & SURVEYING SCALE: N/A
 MERIDIAN: WSPZN SURVEYING • ENGINEERING • PLANNING
 MOUNT VERNON, WA 98273 360-424-9566 JOB NO. 5300

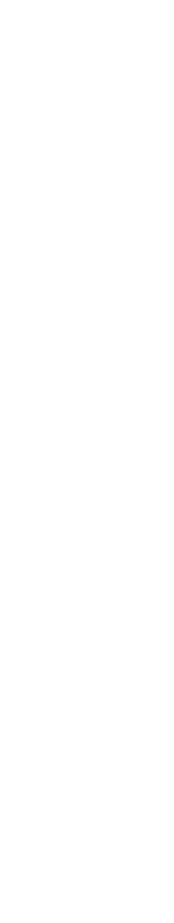
UNOFFICIAL



- LEGEND**
- SET REBAR & CAP SEMIRAU 28626
 - FOUND EXISTING IRON PIPE OR REBAR AS NOTED
 - ⊗ CHISELED X IN CONC

4X4 CONC. MON WITH 2\" BRASS DISK AND PUNCH

12.26.14

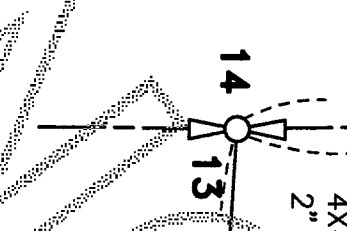


BASSET ROAD

EASEMENT ROAD, STREET, DRIVEWAY AFN 523260

POSITION CALCULATED SEE SHEET 1

2.014
4.2260107
12/28/2014 Page 2 of 2 3:38PM
\$143.00



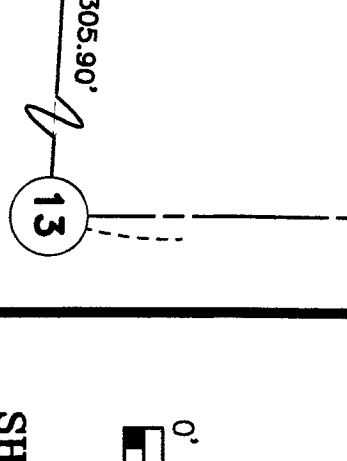
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MERIDIAN: WSPZN

SEMRAU ENGINEERING & SURVEYING
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9566

SCALE: AS SHOWN
JOB NO. 5300

SHEET 2 OF 2



DRAWING FILE: 5300ROS.DWG 12/26/14