

AUDITOR'S CERTIFICATE

2018071080113
 Skagit County Auditor \$157.00
 11/8/2016 Page 1 of 1 1:49PM

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

SKAGIT COUNTY AUDITOR DEPUTY

LEGAL DESCRIPTION

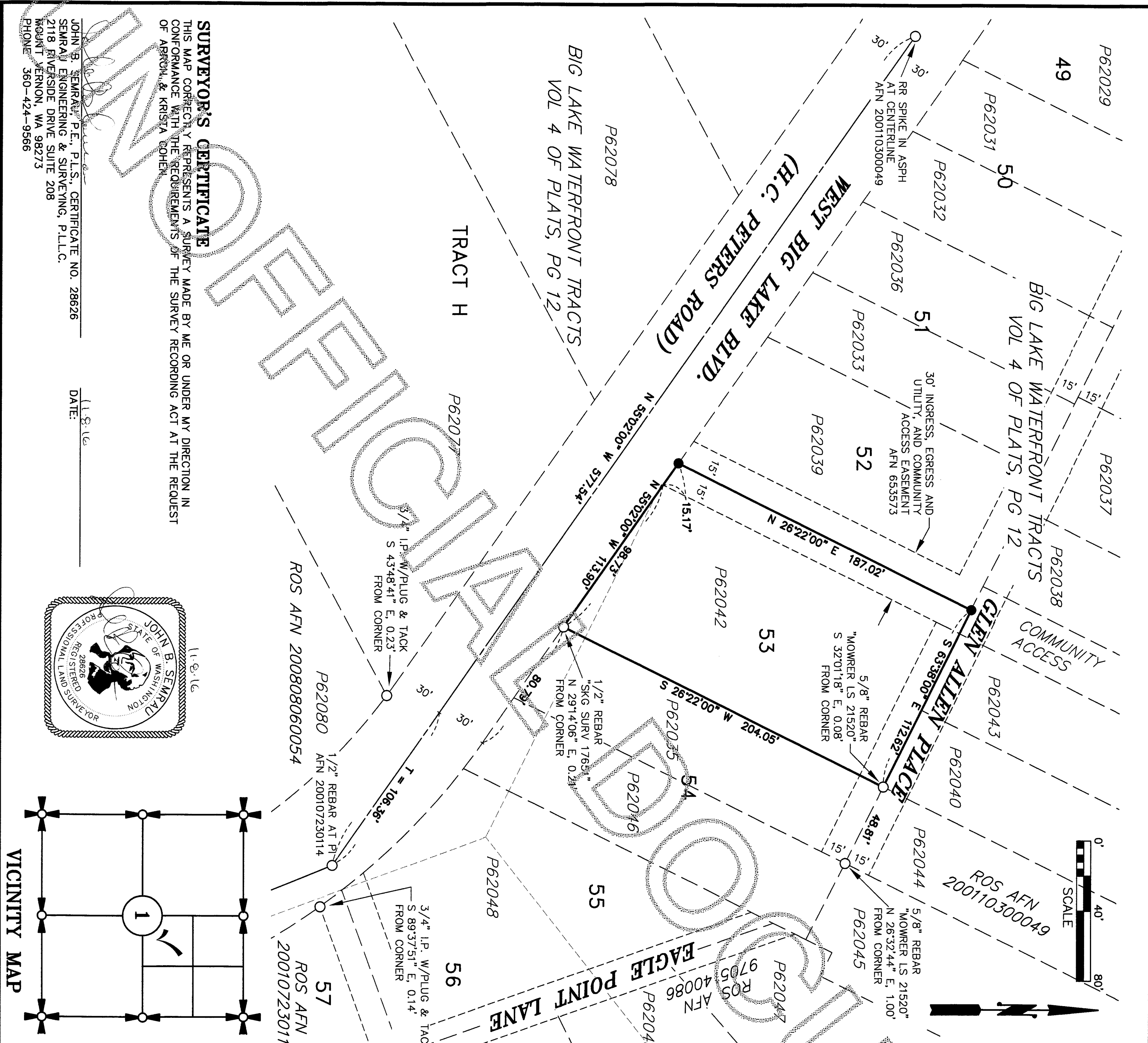
THAT PORTION OF LOTS 52 AND 53, "BIG LAKE WATERFRONT TRACTS", PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 52 AND THE NORTHEASTERLY LINE OF THE COUNTY ROAD KNOWN AS H.C. PETERS ROAD; THENCE NORTH 55°02' WEST ALONG SAID COUNTY ROAD 15.17 FEET; THENCE NORTH 26°22' EAST 187.02 FEET; THENCE SOUTH 63°38' EAST 112.62 FEET; THENCE SOUTH 26°22' WEST 294.06 FEET TO THE NORTHEASTERLY LINE OF THE H.C. PETERS ROAD; THENCE NORTH 55°02' WEST ALONG SAID ROAD 98.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 30 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES AND FOR COMMUNITY ACCESS AS CREATED AND ESTABLISHED BY AN INSTRUMENT DATED JULY 22, 1964, RECORDED JULY 23, 1964, AS AUDITOR'S FILE NO. 653573.

NOTES

- - INDICATES IRON REBAR SET WITH YELLOW CAP - "SEMRAU 28626"
- - INDICATES EXISTING CORNER FOUND.
- DESCRIPTION PER QUIT CLAIM DEED, DATED MAY 26, 2016, RECORDED UNDER AUDITOR'S FILE NO. 201605310079, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: CENTERLINE OF WEST BIG LAKE BOULEVARD BETWEEN EXISTING CENTERLINE MONUMENTS, AS SHOWN ON ROS AFN 200107230114 AND ROS AFN 200110300049. BEARING = N 55°02'00" W.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA M50 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THIS SURVEY WAS REQUESTED BY ARRON & KRISTA COHEN.
- 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.
- 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.

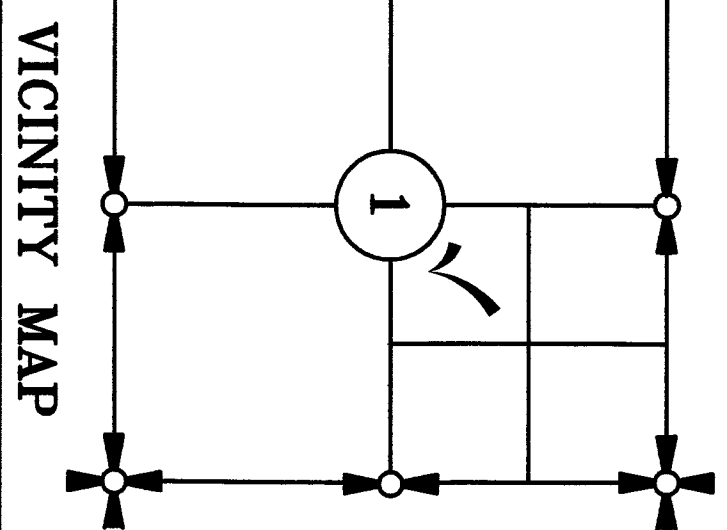
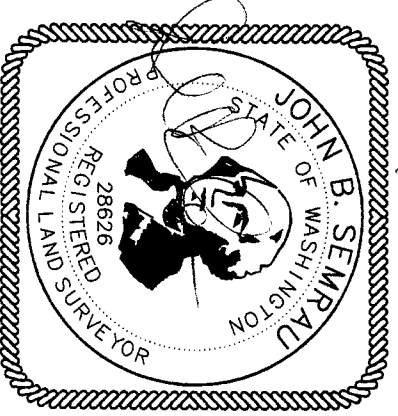


SURVEYOR'S CERTIFICATE

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 ARRON & KRISTA COHEN.

DATE: 11.8.16

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



SHEET 1 OF 1

SURVEY OF

A PORTION OF LOTS 52 AND 53,
 BIG LAKE WATERFRONT TRACTS
 SECTION 1, T. 33 N., R. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: ARRON & KRISTA COHEN

FB. 302 Pg. 7-8
 MERIDIAN: ASSUMED
 SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 40'
 SURVEYING - ENGINEERING - PLANNING
 MOUNT VERNON, WA 98273 360-424-9566
 JOB NO. 5525