

**AUDITOR'S CERTIFICATE**



Skagit County Auditor  
12/2/2016 Page 1 of 1 \$157.00  
12:30PM

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

SKAGIT COUNTY AUDITOR

DEPUTY

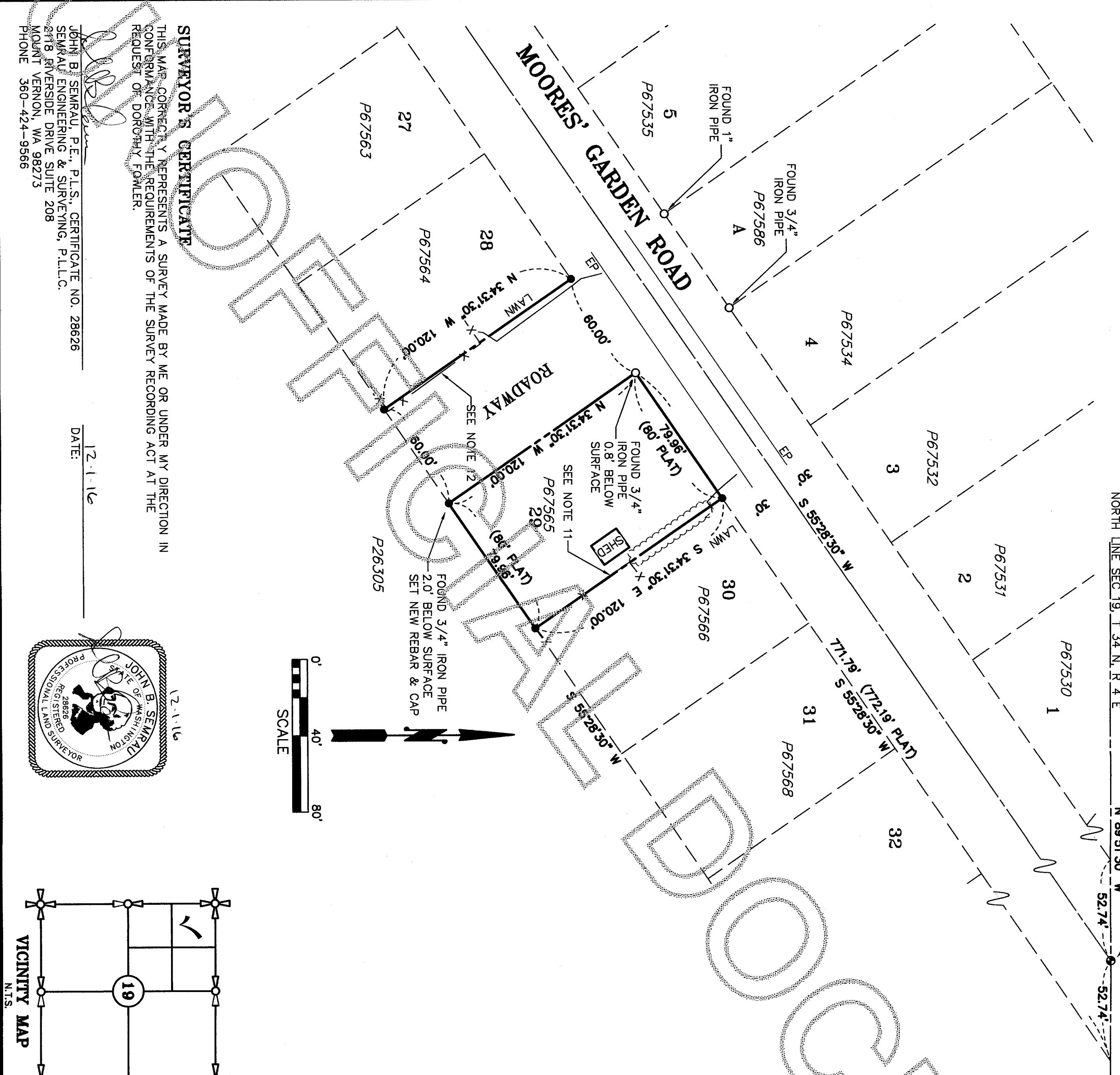
*[Signature]*

**DESCRIPTION**

LOT 29, MOORES' GARDEN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.

**NOTES**

- - INDICATES REBAR SET WITH YELLOW CAP - "SEMRAU 28626".
- - INDICATES FOUND CORNER AS DESCRIBED.
- - INDICATES EXISTING MONUMENT IN CASE FOUND.
- THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED, DATED DECEMBER 1, 2015 AND RECORDED UNDER AUDITOR'S FILE NO. 201512010088, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARING: CENTERLINE OF MOORES' GARDEN ROAD AS SHOWN ON THE PLAT OF MOORES' GARDEN PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEARING = SOUTH 55°28'30" WEST.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA WSSO THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE ON 11/18/16.
- THIS SURVEY WAS REQUESTED BY DOROTHY FOWLER.
- 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 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.
- NORTHWEST CORNER OF 6' HIGH WOOD FENCE LIES 0.2 FEET SOUTHWEST OF LOT LINE, SOUTHWEST CORNER OF FENCE LIES ON THE LOT LINE.
- NORTHEAST CORNER OF 5' HIGH CHAIN LINK FENCE LIES 0.8 FEET NORTHEAST INTO ROADWAY RIGHT-OF-WAY, SOUTHEAST CORNER OF FENCE LIES 2.0 FEET INTO ROADWAY RIGHT-OF-WAY.

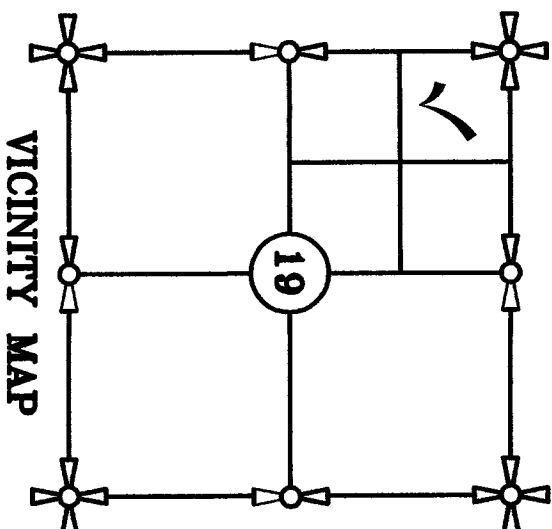
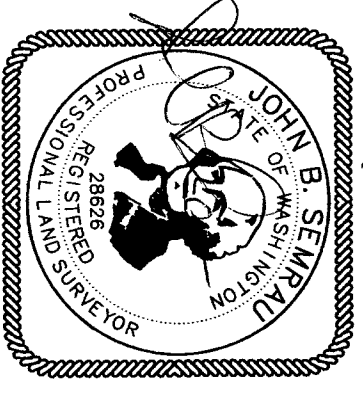


**SURVEYOR'S CERTIFICATE**

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 DOROTHY FOWLER.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2418 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566

DATE: 12-1-16



SHEET 1 OF 1

SURVEY IN A PORTION OF THE	
NW 1/4, SECTION 19, T. 34 N., R. 4 E., W.M.	
SKAGIT COUNTY, WASHINGTON	
FOR: DOROTHY FOWLER	
FB. 239 Pg. 69-70	SEMRAU ENGINEERING & SURVEYING SCALE: 1" = 40'
MERIDIAN: ASSUMED	SURVEYING • ENGINEERING • PLANNING
	MOUNT VERNON, WA 98273 360-424-9566
	JOB NO. 5593