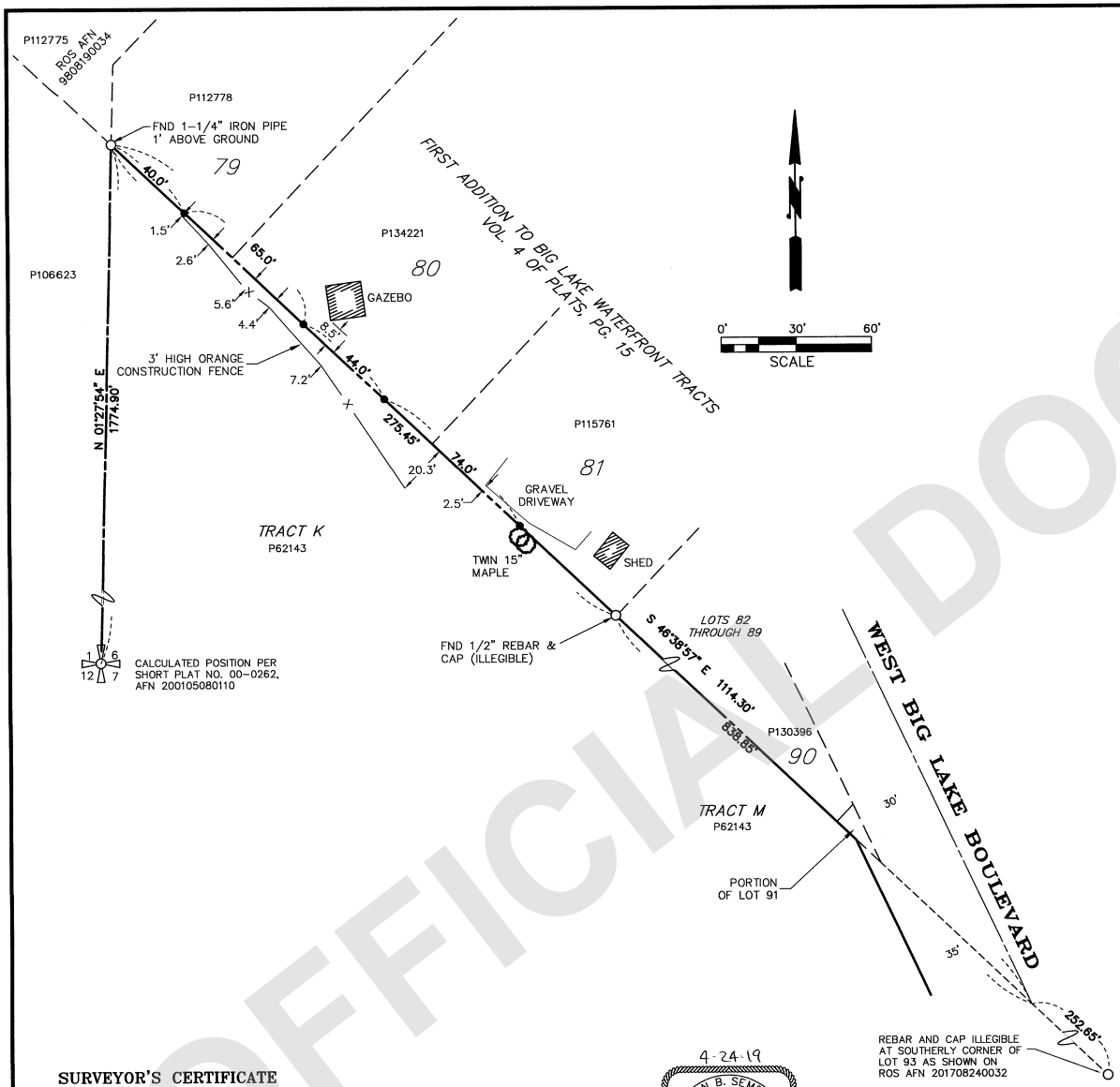


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 24 DAY OF April, 20 19 AT 3:38 p M. UNDER AUDITOR'S FILE # 201904240068, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Sandra Perkins
SKAGIT COUNTY AUDITOR

Judy Barra
DEPUTY AUDITOR

DESCRIPTION

THAT PORTION OF TRACTS K AND M, **"FIRST ADDITION BIG LAKE WATER FRONT TRACTS"**, VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF OF WEST BIG LAKE BOULEVARD, AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 618302.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 8302280002.

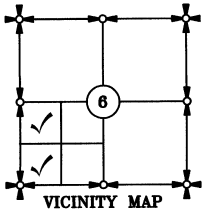
SUBJECT TO AND TOGETHER WITH A ROAD AND UTILITY EASEMENT 60 FEET WIDE ALONG THE SOUTH LINE OF LOT "M" FROM COUNTY ROAD TO INTERSECTION OF THAT DECLARATION OF EASEMENT MORE FULLY PROVIDED FOR UNDER AUDITOR'S FILE NO. 8302280002.

SUBJECT TO: EASEMENTS, RESTRICTIONS, EXCEPTIONS AND RESERVATIONS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. ● – INDICATES SET 1/2" X 24" WITH YELLOW CAP – "SEMRAU 28626"
   ○ – INDICATES FOUND CORNER AS DESCRIBED
   ⌘ – INDICATES FOUND PK NAIL AS DESCRIBED.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED, RECORDED UNDER AUDITOR'S FILE NO. 9306080027, RECORDS OF SKAGIT COUNTY, WASHINGTON.
3. BASIS OF BEARING: P.I. MONUMENTS IN WEST BIG LAKE BOULEVARD PER SHORT PLAT NO. 00-0262, RECORDED UNDER AUDITOR'S FILE NO 200105080110, RECORDS OF SKAGIT COUNTY. WASHINGTON. BEARING = SOUTH 39°43'25" EAST.
4. ALL DISTANCES ARE SHOWN IN FEET.
5. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
7. THIS SURVEY WAS REQUESTED BY CARL AND JEAN EPPS.
8. 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.
9. 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.



VICINITY MAP
N.T.S.

DRAWING FILE: 5881.DWG 4/24/19

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 CARL AND JEAN EPPS, IN FEBRUARY, 2019.

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: 4-24-19

4-24-19
JOHN B. SEMRAU
STATE OF WASHINGTON
28626
REGISTERED
PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

SURVEY OF
A PORTION OF TRACTS K AND M
FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS
SECTION 6, T. 33 N., R. 5 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: CARL AND JEAN EPPS

FB. 311 PG. 136-137	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 30'
MERIDIAN: ASSUMED		JOB NO. 5881

201904240068
04/24/2019 03:38 PM Pages: 1 of 1 Fees: $103.00
Skagit County Auditor

UNOFFICIAL DOCUMENT