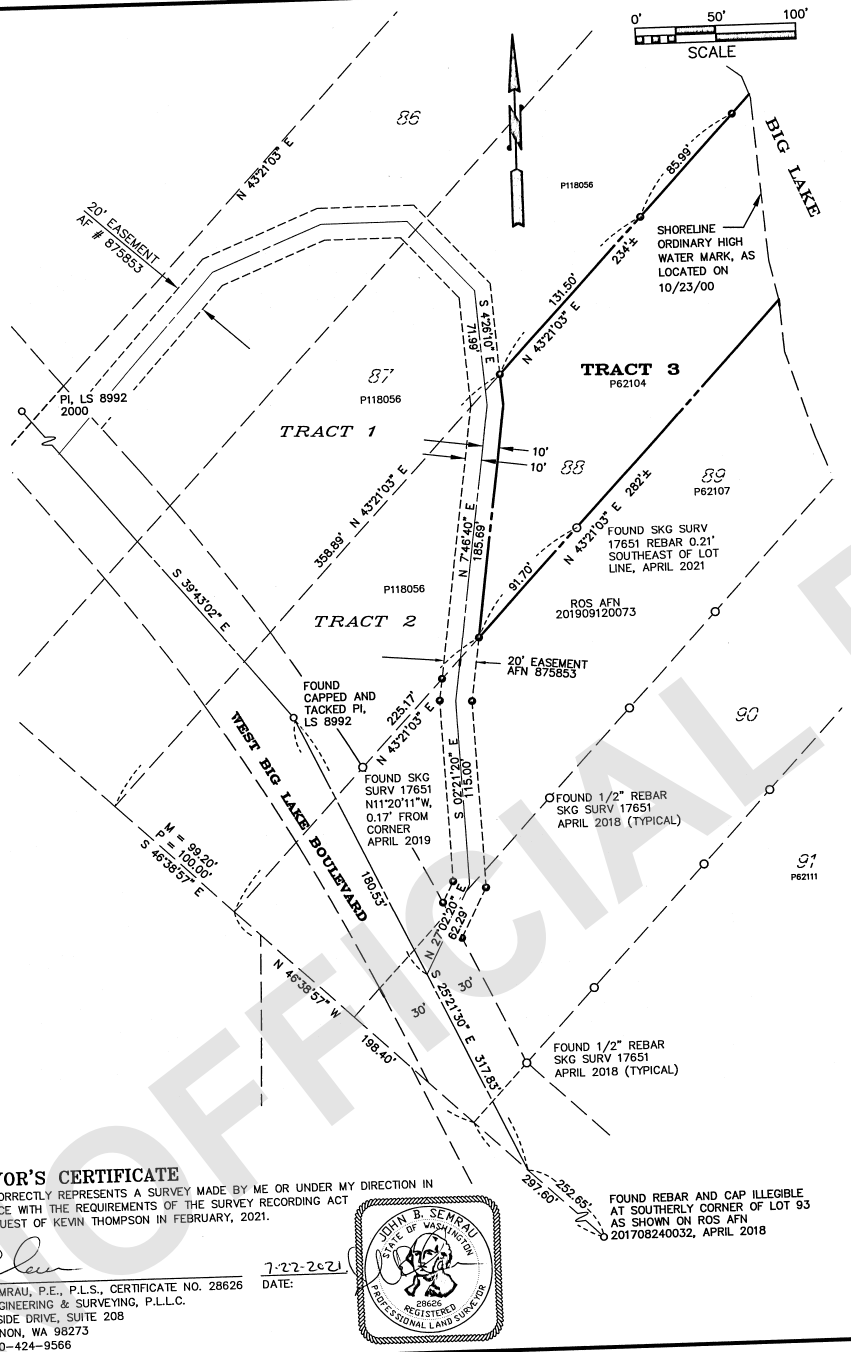


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 23 DAY OF July, 2021 AT 11:05 A.M. UNDER AUDITOR'S FILE # 202107230100, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Sandra Perkins
SKAGIT COUNTY AUDITOR

Nancy Linares Salgado
DEPUTY AUDITOR

LEGAL DESCRIPTION

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 00-0262, AS APPROVED MAY 7, 2001, AND RECORDED MAY 8, 2001, UNDER SKGIT COUNTY AUDITOR'S FILE NUMBER 20010508110, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOTS 87 AND 88, **"FIRST ADDITION BIG LAKE WATER FRONT TRACTS,** ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES ON, OVER, ACROSS, AND UNDER LOTS 86, 87, 88, 89, AND 90 OF THE, **"FIRST ADDITION TO BIG LAKE WATER FRONT TRACTS"**, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SAID EASEMENT IS TWENTY FEET IN WIDTH, LYING TEN (10.00) FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE.

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THAT COUNTY ROAD KNOWN AS WEST BIG LAKE BOULEVARD WITH THE SOUTH LINE OF LOT 90, WHICH POINT BEARS NORTH 43°16'23" EAST, A DISTANCE OF 16.89 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 90; THENCE NORTH 25°21'30" WEST ALONG THE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 87.81 FEET TO THE P.T. OF A 4° CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°24' AND AN ARC OF 360 FEET, AND WHICH POINT (P.T. OF SAID CURVE) IS THE TRUE POINT OF BEGINNING OF THE EASEMENT CENTERLINE; THENCE ALONG THE FOLLOWING EASEMENT CENTERLINE COURSES AND DISTANCES: NORTH 27°02'20" EAST, 69.29 FEET; NORTH 2°21'20" WEST, 115.00 FEET; NORTH 7°46'40" EAST, 185.69 FEET; NORTH 4°26'10" WEST, 71.99 FEET; NORTH 42°17'10" WEST, 60.27 FEET; SOUTH 89°51'30" WEST, 53.36 FEET; SOUTH 67°52'40" WEST, 74.13 FEET; AND SOUTH 41°45'19" WEST, 147.76 FEET TO A POINT ON THE CENTERLINE OF SAID COUNTY ROAD, WHICH POINT IS THE TRUE POINT OF ENDING OF THE EASEMENT CENTERLINE, AND WHICH POINT BEARS NORTH 39°45'30" WEST A DISTANCE OF 38.80 FEET FROM THE P.C. OF SAID 4° CURVE; THENCE NORTH 39°45'30" WEST ALONG CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 27.79 FEET TO A POINT ON THE NORTH LINE OF LOT 86, WHICH POINT BEARS NORTH 43°18'23" EAST, A DISTANCE OF 144.86 FEET FROM THE NORTHWEST CORNER OF SAID LOT 86.

SITUATE IN THE SKAGIT COUNTY, WASHINGTON.

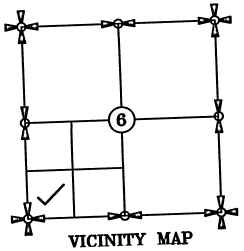
NOTES

1. BASIS OF BEARING: PI MONUMENTS IN WEST BIG LAKE BOULEVARD S 39°43'25" E
2. INSTRUMENTATION USED: LEICA MS50 THEODOLITE DISTANCE METER, LEICA VIVA GS 14 GPS/GNSS RECEIVERS.
3. LOT WIDTHS HAVE BEEN PROPORTIONED AS SHOWN FROM THE SOUTHERLY CORNER OF LOT 93.

KEY

● – INDICATES SET 1/2" X 24" REBAR AND CAP, "SEMRAU 28626"

○ – INDICATES FOUND CORNER AS DESCRIBED



VICINITY MAP

NOT TO SCALE

DRAWING FILE: 5949.DWG 7/22/2021

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 KEVIN THOMPSON IN FEBRUARY, 2021.

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: 7-22-2021

JOHN B. SEMRAU
STATE OF WASHINGTON
28626
REGISTERED
PROFESSIONAL LAND SURVEYOR

SURVEY OF LOT 3, SHORT PLAT 00-0262, IN A PORTION
SECTION 6, T. 33 N., R. 5 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: KEVIN AND CAITLIN THOMPSON

FB: 308 PG: 134-139	SEMRAU ENGINEERING & SURVEYING, PLLC. SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1" = 50'
MERIDIAN: ASSUMED		JOB NO. 5949

202107230100
07/23/2021 11:05 AM Pages: 1 of 1 Fees: $187.50
Skagit County Auditor

UNOFFICIAL DOCUMENT