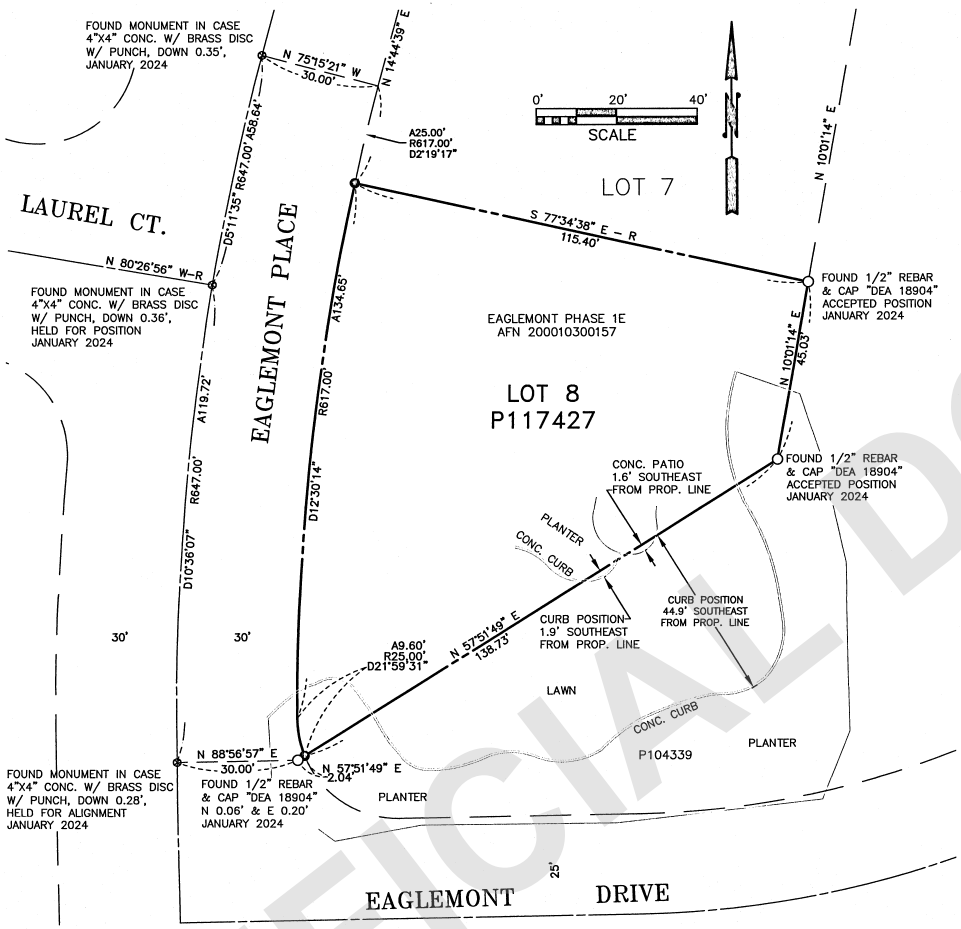


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 13 DAY OF August, 2024 AT 2:49 P M. UNDER AUDITOR'S FILE # 202408130057, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC

Sandra Perkins — SKAGIT COUNTY AUDITOR

Tera Diedrich — DEPUTY AUDITOR

LEGAL DESCRIPTION

LOT 8, EAGLEMONT PHASE 1E, ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 30, 2000, UNDER AUDITOR'S FILE NO. 200010300157, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

NOTES

1. THE DESCRIPTION FOR THIS SURVEY IS FROM STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 202106040036, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. BASIS OF BEARING: THE RECORDED PLAT OF EAGLEMONT PHASE 1E AND THE MONUMENTS IN THE CENTERLINE OF EAGLEMONT PLACE.
3. ALL DISTANCES ARE SHOWN IN FEET.
4. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
6. 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.
7. 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.

KEY

- REBAR SET WITH YELLOW CAP – SEMRAU 28626
- FOUND REBAR, AS NOTED
- MONUMENT IN CASE AS DENOTED

DRAWING FILE: 6385.DWG 8/13/2024

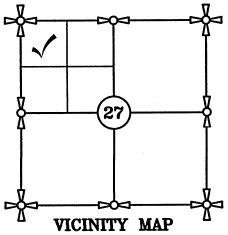
SURVEYOR'S CERTIFICATE

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 STEVE BUTT IN JANUARY, 2024.

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: 8/13/2024

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



VICINITY MAP
N.T.S.

SHEET 1 OF 1

SURVEY OF
LOT 8,
EAGLEMONT PHASE 1E,
SECTION 27, T. 34 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: STEVE BUTT

FB. 338 PG. 32-35	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 20'
MERIDIAN: ASSUMED		JOB NO. 6385

202408130057
08/13/2024 02:49 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT