LEGAL DESCRIPTION

THOSE PORTIONS OF GARLYLE AVENUE, FIDALGO AVENUE, 8TH STREET AND ALLEY ADJOINING LOTS 4 TO 14, INCLUSIVE, BLOCK 52, **"MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON"** AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGES 113 AND 114, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2 OF GARLYLE AVENUE LYING NORTHERLY OF THE NORTH LINE OF 8TH STREET AND LYING SOUTHERLY OF THE SOUTH LINE OF SOUTH CAMPBELL LAKE ROAD;

AND ALSO THAT PORTION OF THE NORTH HALF OF 8TH STREET LYING EASTERLY OF THE CENTERLINE OF GARLYLE AVENUE AND LYING WESTERLY OF THE CENTERLINE OF FIDALGO AVENUE;

AND ALSO THAT PORTION OF THE WEST 1/2 OF FIDALGO AVENUE LYING NORTHERLY OF THE NORTH LINE OF 8TH STREET AND LYING SOUTHERLY OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4, BLOCK 52;

AND ALSO THAT PORTION OF THE WEST 1/2 OF THE ALLEY THROUGH SAID BLOCK 52 LYING SOUTHERLY OF THE SOUTH LINE OF SOUTH CAMPBELL LAKE ROAD AND LYING NORTHERLY OF THE NORTH LINE OF 8TH STREET;

AND ALSO THAT PORTION OF THE EAST 1/2 OF THE ALLEY THROUGH SAID BLOCK 52 LYING NORTHERLY OF THE NORTH LINE OF 8TH STREET AND LYING SOUTHERLY OF THE WESTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 4, BLOCK 52.

LOCATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 23rd DAY OF April, 2019 AT 1:15P M. UNDER AUDITOR'S FILE # 201904230122, AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Sandra Perkins
SKAGIT COUNTY AUDITOR

DEPUTY AUDITOR

NOTES

1. O – INDICATES FOUND CORNER AS DESCRIBED

   ● – INDICATES SET 1/2" X 18" REBAR WITH CAP "SEMRAU 28626".

2. THE DESCRIPTION FOR THIS SURVEY IS FROM QUITCLAIM DEED, RECORDED UNDER AUDITOR'S FILE NUMBER 201601190036, RECORDS OF SKAGIT COUNTY WASHINGTON.

3. BASIS OF BEARING: CENTERLINE OF SOUTH CAMPBELL LAKE ROAD, AS SHOWN ON RECORD OF SURVEY, AUDITOR'S FILE NO. 201408280027, RECORDS OF SKAGIT COUNTY. BEARING = NORTH 89°45'05" EAST

4. ALL DISTANCES ARE SHOWN IN FEET.

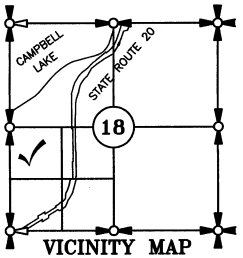
5. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER.

6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.

7. THIS SURVEY WAS REQUESTED BY ROSS AND KATE METCALF.

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

DRAWING FILE: 5403ROS.DWG 4/22/19

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 ROSS AND KATE METCALF IN JANUARY 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

4.22.19
DATE

4.22.19

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

SHEET 1 OF 2

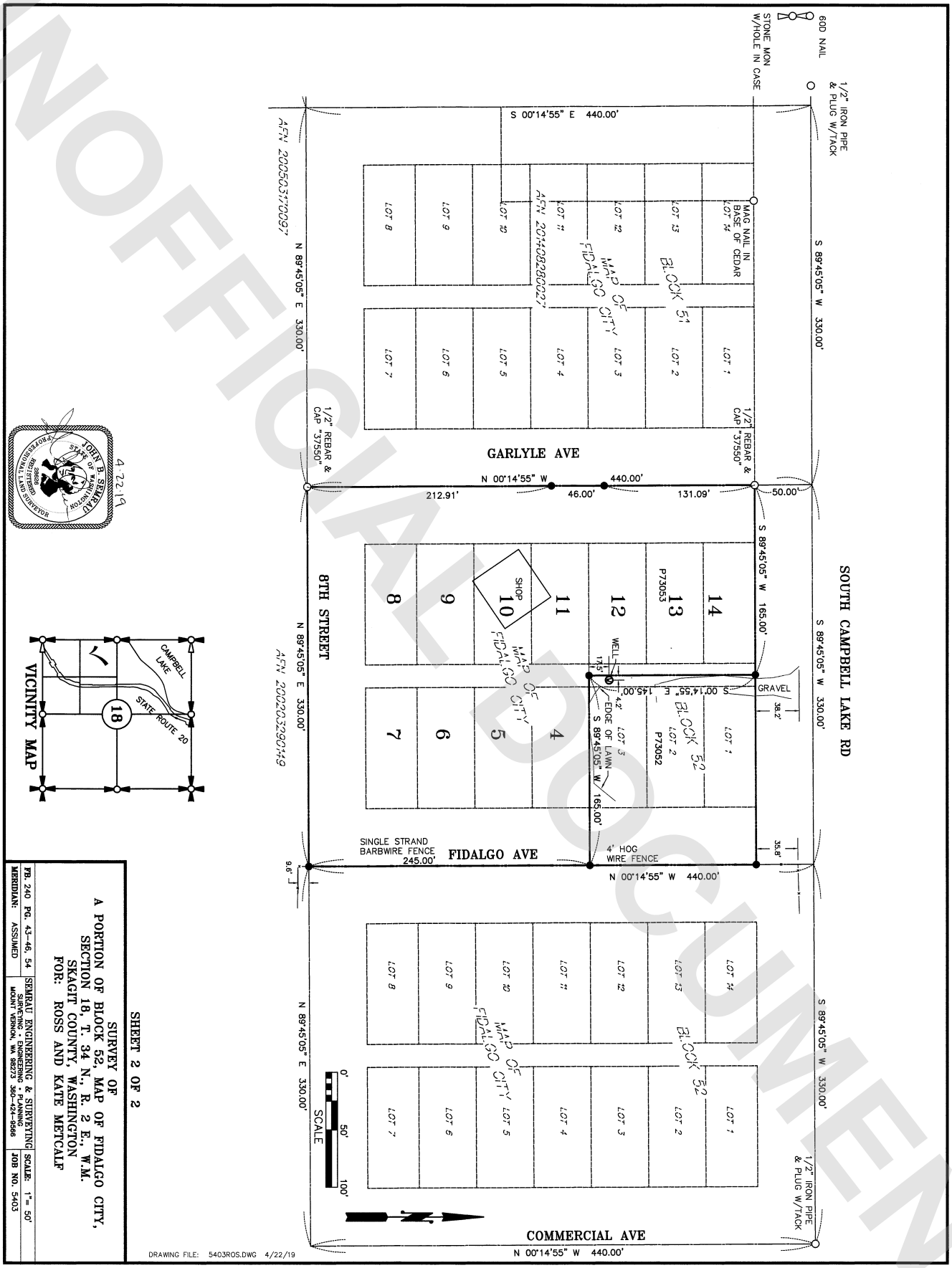
SURVEY OF A PORTION OF BLOCK 52, MAP OF FIDALGO CITY, SECTION 18, T. 34 N., R. 2 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: ROSS AND KATE METCALF

FB. 240 PG. 43-46	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 50'
MERIDIAN: ASSUMED		JOB NO. 5403

201904230122
04/23/2019 01:15 PM Pages: 1 of 2 Fees: $188.00
Skagit County Auditor

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT



SHEET 2 OF 2

SURVEY OF
A PORTION OF BLOCK 52, MAP OF FIDALGO CITY,
SECTION 18, T. 34 N., R. 2 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: ROSS AND KATE METCALF

FB. 240 PG. 43–46, 54	SEMRAU ENGINEERING & SURVEYING	SCALE:	1"= 50'
MERIDIAN: ASSUMED	SURVEYING - ENGINEERING - PLANNING MOUNT VERNON, WA 98273 360-424-4566	JOB NO.	5403

DRAWING FILE: 5403ROS.DWG 4/22/19