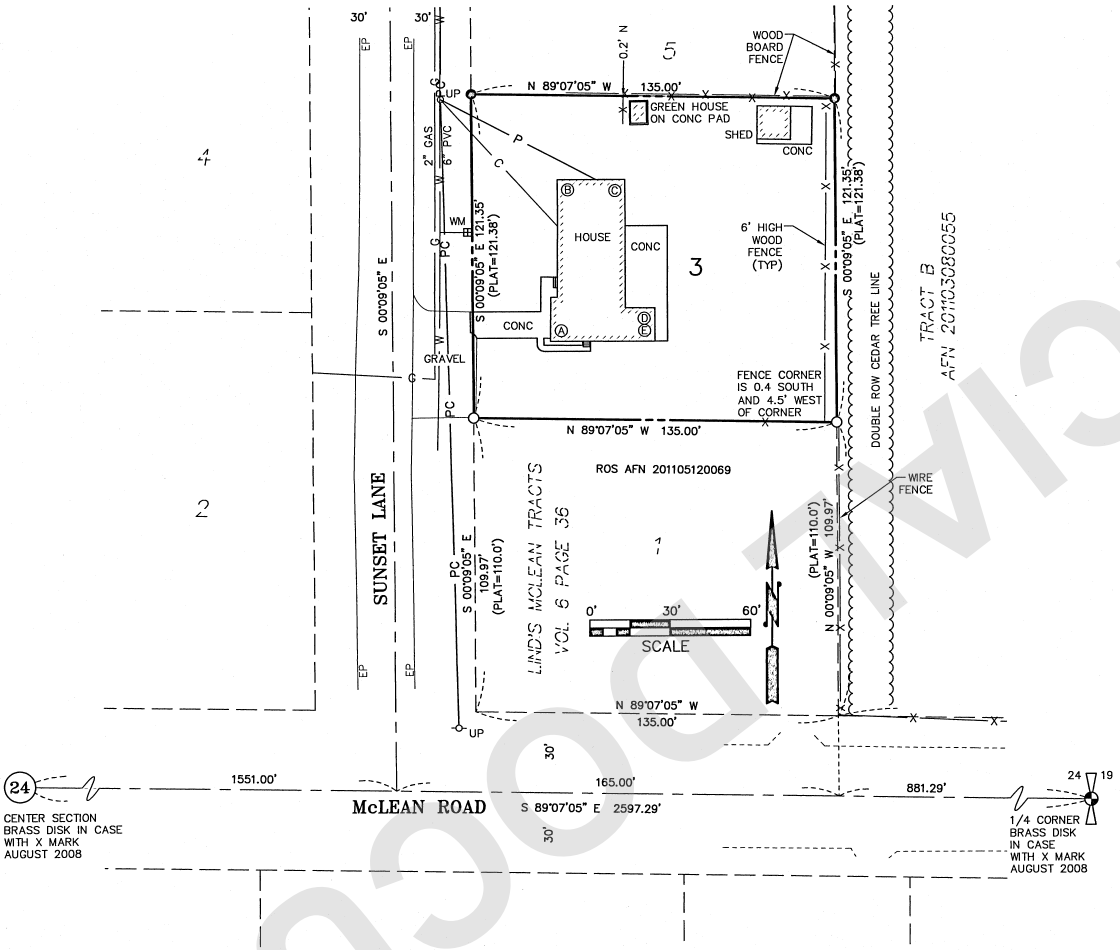


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20 DAY OF July, 2026 AT 2:19 PM. UNDER AUDITOR'S FILE # 202607200062 AT THE REQUEST OF SEMRAU ENGINEERING AND SURVEYING, PLLC.

Sandra Perkins — SKAGIT COUNTY AUDITOR

Tera Diedrich — DEPUTY AUDITOR

DESCRIPTION

LOT 3 OF "LIND'S MCLEAN TRACTS", AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 36, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. ● – INDICATES IRON REBAR SET WITH YELLOW CAP – SEMRAU 28626
   ○ – INDICATES EXISTING REBAR – SEMRAU 28626.
2. THE DESCRIPTION FOR THIS SURVEY IS FROM A QUIT CLAIM DEED RECORDED UNDER AFN 202502140034.
3. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE NORTH EAST QUARTER OF SECTION 24. BEARING = SOUTH 89°07'05" EAST.
4. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER.
5. SURVEY PRODEDURE: STANDARD FIELD TRAVERSE
6. THIS SURVEY HAS SHOWN 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 SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
8. NORTH-SOUTH LOT DIMENSIONS HAVE BEEN PROPORTIONED TO CONFORM TO MEASURED SUBDIVISION DIMENSIONS AND INFORMATION SHOWN ON BOUNDARY LINE ADJUSTMENT RECORDED AS AUDITOR'S FILE NO. 201103080055, RECORDS OF SKAGIT COUNTY, WASHINGTON.

HOUSE SETBACKS

- Ⓐ 28.7' FRONT
  29.0' SIDE
- Ⓑ 31.6' FRONT
  31.8' SIDE
- Ⓒ 31.3' SIDE
  78.2' REAR
- Ⓓ 67.2' REAR
- Ⓔ 29.6' SIDE

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 ETHAN MENDIOLA, IN MAY 2026.

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 209
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 7/20/2026

7/20/2026

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

VICINITY MAP
N.T.S.

SHEET 1 OF 1

SURVEY IN LOT 3, LIND'S MCLEAN TRACTS, IN SE 1/4 OF THE NE 1/4 OF SECTION 24, T. 34 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: ETHAN MENDIOLA

FB. 345 PG. 128-133	SEMRAU ENGINEERING & SURVEYING SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9566	SCALE: 1"= 30'
MERIDIAN: ASSUMED		JOB NO. 6586

DRAWING FILE: 6586.DWG 7/20/2026

202607200062
07/20/2026 02:19 PM Pages: 1 of 1 Fees: $423.50
Skagit County Auditor

UNOFFICIAL DOCUMENT