

ALTA/ACSM LAND TITLE SURVEY
FOR:
GARY DUVALL

LEGAL DESCRIPTION:

LOT 151, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49 THROUGH 54, INCLUSIVE, UNDER RECORDING NO. 396262, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN SKAGIT COUNTY, WASHINGTON.

CERTIFICATION:

TO:
GARY R. DUVALL, GAY E. DUVALL, MARC R. DUVALL AND
LUKE DUVALL, ALL AS TENANTS IN COMMON.
CHICAGO TITLE INSURANCE COMPANY

I CERTIFY (AS DEFINED AND LIMITED BY SECTION (I) IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES 1, 3, 7A, 8, 10, 16, 17 AND 18 ITEMS OF TABLE A HEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, THAT (G) THIS SURVEY ALSO MEETS AND COMPLES WITH THE AGREEMENT AND SURVEY REQUIREMENTS FOR THE SURVEY FOR GARY R. DUVALL, GAY E. DUVALL, MARC R. DUVALL AND LUKE DUVALL, ALL AS TENANTS IN COMMON.

SURVEYOR'S CERTIFICATE

ALTA/ACSM LAND TITLE SURVEY FOR:

GARY R. DUVALL BASED UPON TITLE COMMITMENT NO. 620012130 OF CHICAGO TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF OCTOBER 25, 2010.

1. THE UNDERSIGNED IS A REGISTERED LAND SURVEYOR, LICENSE NO. 19631 IN ARRLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

2. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WHERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2005 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.

3. THE SURVEY TO WHICH THIS CERTIFICATE IS ATTACHED, PREPARED BY THE UNDERSIGNED, A PROFESSIONAL REGISTERED ENGINEER OR LAND SURVEYOR OF CHICAGO SURVEYING AND ENGINEERING, INC., ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR GARY R. DUVALL, GAY E. DUVALL, MARC R. DUVALL AND LUKE DUVALL, ALL AS TENANTS IN COMMON."

4. THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE DOCUMENT ENTITLED ALTA OWNERS' POLICY AND CONTAINS AND SHOWS ALL INFORMATION REQUIRED THEREBY AND CONSTITUTES AN ACCURATE "ASBUILT" SURVEY OF THE PROPERTY.

5. THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON, INCLUDING, WITHOUT LIMITATION, ALL SETBACK AND YARD LINES ARE CORRECT AND THE BOUNDARY DESCRIPTION ON THE SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE.

6. THE TITLE LINES DESCRIBED IN THE DEED/MORTGAGE/DEED OF TRUST AND SECURITY AGREEMENT, BEING EXECUTED AND DELIVERED IN CONNECTION WITH THE CLOSING OF SAID ACQUISITION/MORTGAGE LOAN AND SHOWN ON THE SURVEY, AND THE LINES OF ACTUAL POSSESSION ARE THE SAME, UNLESS OTHERWISE SHOWN HEREON.

7. THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES, AND IMPROVEMENTS ARE AS SHOWN.

8. THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS, INCLUDING, WITHOUT LIMITATION, RESTRICTIONS, RELATING TO HEIGHT, FRONTAGE AREA, YARD SIZE AND SET BACK AREAS, UNLESS OTHERWISE SHOWN.

9. BASED UPON A CAREFUL PHYSICAL INSPECTION OF THE PREMISES, THERE ARE NO EASEMENTS OR RIGHTS OF WAY OVER, ENCROACHMENTS BY IMPROVEMENTS LOCATED ON ADJACENT PROPERTY ONTO, OR USES AFFECTING, THIS PROPERTY OR EASEMENT AREAS EXISTING FOR THE BENEFIT OF LAND ADJACENT TO THIS PROPERTY, EXCEPT AS NOTED HEREON.

10. THERE ARE NO ENCROACHMENTS BY ANY OF THE IMPROVEMENTS LOCATED ON SAID PREMISES ONTO ADJACENT PROPERTY OR ONTO EASEMENT AREAS OF OTHERS, EXCEPT AS NOTED HEREON.

11. ALL CUSTOMARY PUBLIC UTILITIES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND.

12. ANY VISIBLE DISCHARGE INTO STREAMS, RIVERS, OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY.

13. THE PROPERTY SURVEYED IS SEPARATE AND DISTINCT PARCELS OF LAND AND IS NOT PART OF AN OVERALL LARGER PARCEL OF LAND.

14. IF THE PREMISES CONSTITUTE MORE THAN ONE PARCEL OR LOT, THERE ARE NO GAPS, GORES OR STRIPS.

15. THERE DOES NOT APPEAR TO BE ANY USE OF THE PROPERTY OTHER THAN BY ITS OCCUPANTS, EXCEPT AS SET FORTH ON THE SURVEY.

16. THERE ARE NO VISIBLE CEMETERIES OR BURYING GROUNDS ON THE PROPERTY.

ZONING DATA

ZONING CLASSIFICATION: RURAL VILLAGE RESIDENTIAL

MAX BUILDING HEIGHT: 40'

BUILDING SETBACKS:

FRONT: 35 FEET

SIDE: 8 FEET

REAR: 25 FEET

MINIMUM LOT AREA: 1 ACRE OR 1/640TH OF A SECTION WITH PUBLIC WATER AND SEPTIC, 2.5 ACRES OR 1/256TH OF A SECTION WITH PRIVATE WATER AND SEPTIC

PRIVATE WATER AND SEPTIC

MINIMUM LOT WIDTH: 75 FEET WITH PUBLIC WATER AND SEPTIC, 150 FEET WITH PRIVATE WATER AND SEPTIC

MAXIMUM LOT COVERAGE: 50%

DATA FROM SKAGIT COUNTY ZONING CODE, CHAPTER 14.16.310

SURVEYOR'S VERIFICATION:

THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEY" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING.

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH)SS

WILLIAM J. LLOYD, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP AND BELIEVES THAT CERTIFICATE TO BE A TRUE STATEMENT.

DATE 11-13-10
L.S. 19631



SIGNED AND AFFIRMED, BEFORE ME ON THIS 11-13-10 DAY OF 2010.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT:
MY COMMISSION EXPIRES

AUDITOR'S CERTIFICATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF CASCADE SURVEYING & ENGINEERING, INC., THIS 3 DAY OF JANUARY, 2011, AT 50 MINUTES PAST 9 O'CLOCK A.M., AND RECORDED UNDER SKAGIT COUNTY AUDITOR FILE NUMBER 201101030095.

AUDITOR, SKAGIT COUNTY
DEPUTY COUNTY AUDITOR

201101030095
Skagit County Auditor
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CASCADE SURVEYING & ENGINEERING, INC.



Engineers

Surveyors

Planners

105 E. Division-P.O. Box 326
ARLINGTON, WA 98223
PHONE: (360) 435-5551
FAX: 435-4012

PORTN GOVT LOT 9, SEC.27, TWP.33N, RGE.0E, W.M.
JOB# 19025 DRAWN BY: LAF FIELD BOOK # SK. 60
DATE: 11/10/2010 REVISED: CHECKED BY: W.M.

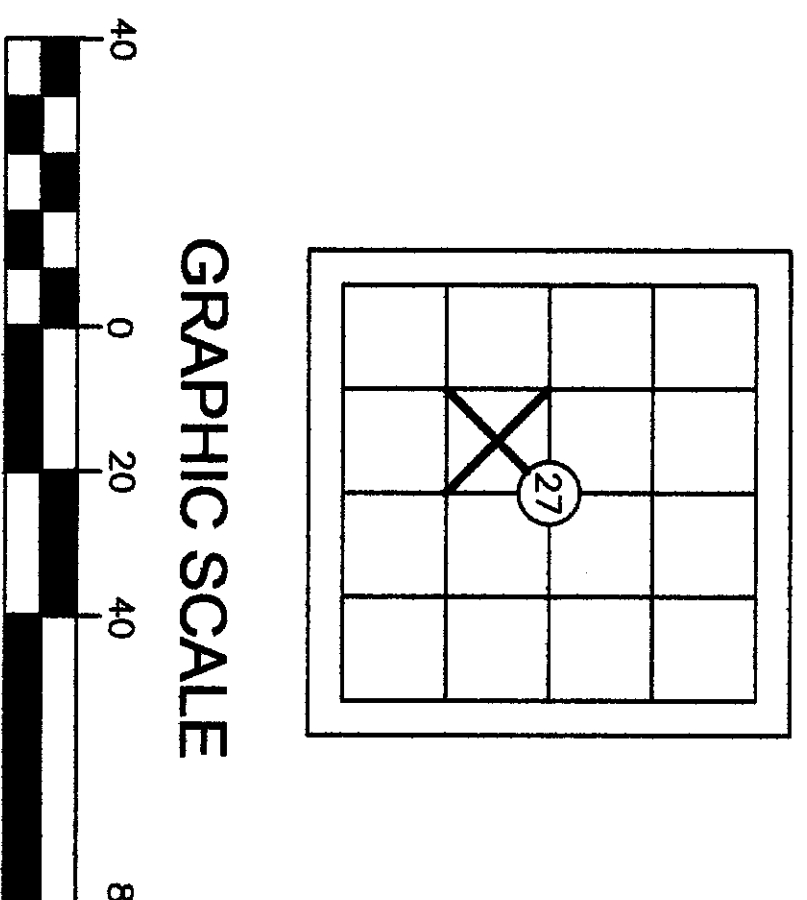
AUDITOR'S FILE #

SHEET 1 OF 2

ALTA/ACSM LAND TITLE SURVEY
FOR:
GARY DUVALL

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Skagit County Auditor
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NOTE:
FOR ADDITIONAL SUBDIVISION INFORMATION, SEE
SURVEY RECORDED UNDER AUDITOR'S FILE NO.
9107030054, RECORDS OF SKAGIT COUNTY,
WASHINGTON.



1 inch = 40 ft.
BASIS OF BEARINGS: RECORD PLAT
SURVEY INSTRUMENT USED: SOKKIA SET 5
SURVEY PROCEDURE: CLOSED TRAVERSE
SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD
TRAVERSE REQUIREMENTS OF WAC 352-130-090

LEGEND:
⊙ DENOTES 1/2" X 24" REBAR & CAP #S19631
⊙ SET THIS SURVEY UNLESS OTHERWISE NOTED
⊙ DENOTES FOUND PLAT MONUMENT
-○- DENOTES POWER POLE
□ DENOTES TELEPHONE PEDESTAL

