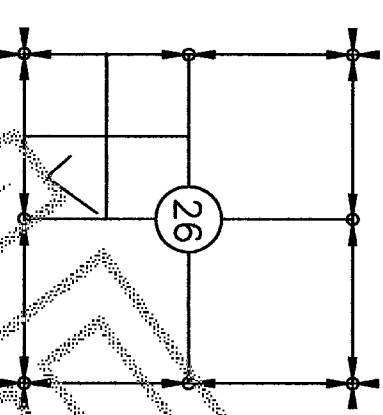




SKAGIT COUNTY AUDITOR

DEPUTY

VICINITY MAP  
SECTION 26  
TWP 33 N, RGE 3 E, W.M.



MONUMENT TABLE

MAP NUMBER	DESCRIPTION AND DISTANCE FROM CALCULATED PLAT CORNER
1	FOUND 4" X 4" CONCRETE MONUMENT WITH REMNANTS OF RUSTED TACK IN LEAD PLUG
2	FOUND 4" X 4" CONCRETE MONUMENT WITH REMNANTS OF RUSTED TACK IN LEAD PLUG
3	FOUND 4" X 4" CONCRETE MONUMENT WITH REMNANTS OF RUSTED TACK IN LEAD PLUG
4	FOUND 1" IRON PIPE, N 22° W, 0.67', WITH 2X4 WHITE STAKE AND 3/4 ALUMINUM PIPE, ACCEPTED
5	FOUND 1" IRON PIPE, N 42° W, 0.76', DOWN 8 INCHES, WITH 2X4 AND 2X2 WOODEN STAKES, ACCEPTED
6	FOUND 1" IRON PIPE, N 16° W, 0.42', ACCEPTED AS CORNER
7	FOUND 1" IRON PINCH PIPE, N 28° E, 0.54', ACCEPTED AS CORNER
8	FOUND 1" IRON PINCH PIPE, N 36° E, 0.67', ACCEPTED AS CORNER
9	FOUND 1" IRON PINCH PIPE, N 36° E, 0.67', ACCEPTED AS CORNER
10	FOUND 1" IRON PINCH PIPE, N 23° W, 0.72', ACCEPTED AS CORNER
11	FOUND 1" IRON PINCH PIPE, RUSTED IN TWO, N 64° E, 1.22'; SET REBAR AND CAP LS 46904 AT THE SAME LOCATION FOR A REPLACEMENT MONUMENT.
12	FOUND 1" PINCHED IRON PIPE, WITH OPEN TOP, UNDER CEDAR ROOT, N 13° E, 0.48', ACCEPTED AS CORNER
13	FOUND 1" IRON PINCHED PIPE, N 32° E, 0.34', HELD FOR CORNER
14	FOUND 1/2" REBAR, N 1° E, 0.17', BADLY BENT, WITH REMNANTS OF WHITE STAKE, BOTH BURIED ONE FOOT DEEP BY RECENT EXCAVATION; STRAIGHTENED REBAR AND PLACED YELLOW PLASTIC CAP "LS 46904 ZITKOVICH" UPON IT.
15	FOUND 1" IRON PINCHED PIPE, PUSHED N 85° E, 0.58' BY BASE OF ALDER TREE, SEE NOTE 2
16	FOUND 1 1/2" IRON PIPE, 42" HIGH, N 71° W, 0.64', JUDGED AS A LOCATER OR REFERENCE POINT; SET REBAR AND CAP LS 46904 AT CALCULATED CORNER
17	SET REBAR AND CAP AT CALCULATED CORNER; FOUND 1 1/2" IRON PIPE, 18" HIGH, ON LINE & 0.95' SW
18	FOUND 1" PINCH PIPE BURIED IN TREE ROOTS; THE BASE OF PIPE LIES N 35° E, 0.79' OF CALCULATED CORNER AND 0.2' NW OF CALCULATED LINE; HELD THE BASE OF THE PIPE FOR ORIGINAL PLAT CORNER. SET REBAR AND CAP ON MONUMENTED LINE FOR VISIBLE LINE STAKE.
19	FOUND 4" REBAR & CAP: "SKA. SUR. 16224", S 70° W, 0.95' OF CALCULATED CORNER AND 2' NW OF LINE, HELD FOR LINE
20	FOUND 4" REBAR AND CAP: "SKA. SUR. 16224" ON MONUMENTED LINE 50.00' FROM NORTH EAST CORNER. ACCEPTED REBAR AND CAP AS LINE STAKE.
22	FOUND 1" IRON PIPE, N 28° W, 0.97', BURIED IN GRAVEL DRIVEWAY; ALSO 4" REBAR AND CAP: "SKA. SUR. 16224", N 24° W, 0.66', HELD REBAR AND CAP FOR CORNER.
24	FOUND CONCRETE MONUMENT WITH TACK IN LEAD PLUG, N 12° W, 0.27' FROM CALCULATED POSITION
25	FOUND IRON PIPE, N 77° W, 0.34';
26	FOUND 1" IRON PINCH PIPE, N 42° E, 0.42'
27	FOUND 1" IRON PINCH PIPE, N 14° W, 0.37'
28	FOUND 1" IRON PINCH PIPE, N 44° E, 0.75'
29	FOUND 1" IRON PINCH PIPE, N 4° E, 0.23'; HELD FOR CONTROL OF LOT 68 CORNERS.
30	FOUND REBAR AND CAP: "SKA. SUR. 17651", N 45° W, 0.20'
31	
32	FOUND REBAR AND CAP: LS 12716, S 78° W, 2.49'
33	FOUND REBAR AND CAP: LS 12716, N 1° W, 0.14'

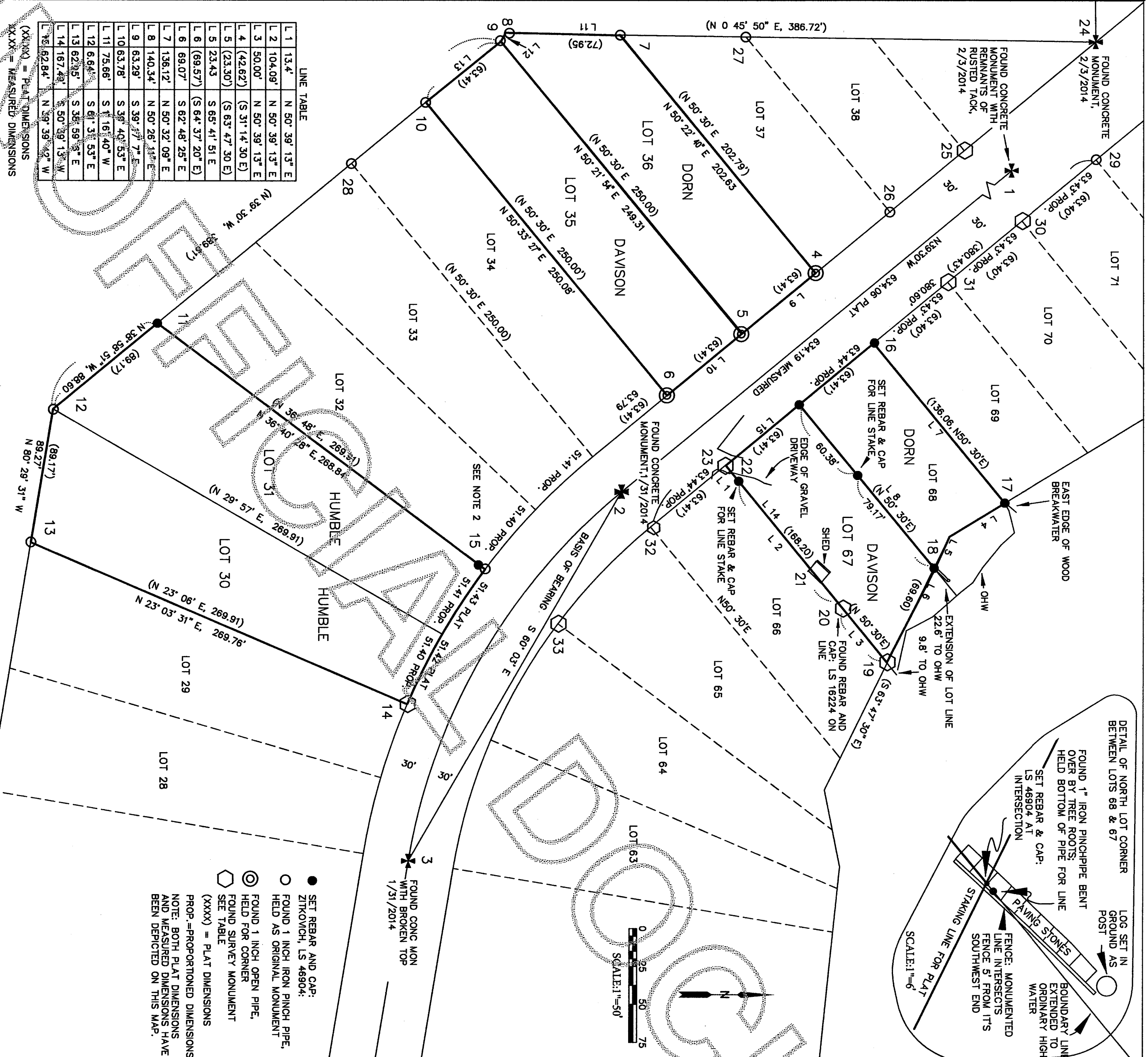
MAP NUMBER DESCRIPTION OCCUPATIONAL INDICATORS

23	THE EDGE OF GRAVEL DRIVEWAY CUTS ACROSS THE NE CORNER OF LOT 69, 6.5' NE OF THE LOT CORNER AND 4.9' SE OF THE LOT CORNER ON THE RESPECTIVE LOT LINES
21	FALLS 2.3' ACROSS LINE AND THE NE CORNER FALLS 0.6' ACROSS LINE.

ZITKOVICH LAND SURVEYING, PLLC

44906 CONCRETE ROAD  
CONCRETE, WA 98237  
(360) 391-3494

CHECKED BY: SAZ JUNE 2, 2014 SCALE: 1"=50' SHEET 1 OF 2  
FIELD BOOK: 8 DATE OF FIELD WORK: 1-31-2014 TO 3-27-2014



LINE	BEARING	DISTANCE
L 1	N 50° 39' 13" E	13.4'
L 2	N 50° 39' 13" E	104.09'
L 3	N 50° 39' 13" E	50.00'
L 4	(S 31° 14' 30" E)	(42.62')
L 5	(S 63° 47' 30" E)	(23.30')
L 6	(S 65° 41' 51" E)	23.43'
L 6	(S 64° 37' 20" E)	(69.57')
L 7	S 62° 48' 25" E	69.07'
L 8	N 50° 32' 09" E	136.12'
L 9	S 38° 37' 7" E	63.29'
L 10	S 38° 40' 53" E	63.78'
L 11	S 16° 40' W	75.66'
L 12	S 61° 3' 53" E	6.64'
L 13	S 38° 59' 3" E	62.25'
L 14	N 50° 39' 13" W	167.43'
L 15	N 39° 39' 42" W	62.84'

(XXXX) = PLAT DIMENSIONS  
XXXX = MEASURED DIMENSIONS

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 LORI DORN, ROSALIE DAVISON AND BRENT & LARITA HUMBLE IN JANUARY, 2014

STEPHEN ANTHONY ZITKOVICH DATE 6-10-2014  
CERTIFICATE NUMBER 46904



LEGAL DESCRIPTIONS

DORN:

LOT 68, BLOCK 1, AND LOT 36, BLOCK 3, LAKE CAVANAUGH SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED ON SEPTEMBER 23, 1946 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 396262, IN THE RECORDS OF SKAGIT COUNTY, WASHINGTON.

SOURCE OF LEGAL DESCRIPTION: STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 201010150098

DAVISON:

LOT 67, BLOCK 1, AND LOT 35, BLOCK 3, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 396262.

SOURCE OF LEGAL DESCRIPTION: STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 8903150070.

HUMBLE:

LOTS 30 AND 31, BLOCK 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49 THROUGH 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY WASHINGTON.

SOURCE OF LEGAL DESCRIPTION: STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 201304220158.

BOUNDARY RESOLUTION

THE SUBJECT LOTS WERE CREATED BY THE PLAT OF LAKE CAVANAUGH SUBDIVISION, DIV. NO. 2 IN 1946. THE FACE OF SAID PLAT CONTAINS A CERTIFICATION BY THE SURVEYOR: "I HEREBY CERTIFY THAT THIS PLAT OF LAKE CAVANAUGH SUBDIVISION, DIVISION 2 IS BASED ON AN ACTUAL SURVEY OF THE LANDS HEREBY PLATED AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND; THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN OBSERVED."

THE PROPER SURVEY PROCEDURE IS TO RETRACE THE ORIGINAL BOUNDARIES CREATED BY THIS ACTION. WHERE THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS AND THE MONUMENTS ORIGINALLY LAID OUT, THE MONUMENTS SO LAID OUT CONTROL. THE WASHINGTON STATE SUPREME COURT WROTE, IN NEELEY V. MAURER, 31 WASH.2D 155-156, QUOTING 6 THOMPSON ON REAL PROPERTY, PERM. ED.584, §3378: "WHERE A PLAT DELINEATES AN ACTUAL SURVEY, THE SURVEY RATHER THAN THE PLAT FIXES THE LOCATION AND THE BOUNDARIES OF THE LAND. THE PLAT IS A PICTURE, THE SURVEY THE SUBSTANCE. IN A CONVEYANCE REFERRING TO SUCH PLAT, THE LOT BOUNDED BY THE LINES ACTUALLY RUN UPON THE GROUND IS THE LOT INTENDED TO BE CONVEYED. THE PLAT MAY BE ALL WRONG, BUT THAT DOES NOT MATTER IF THE ACTUAL SURVEY CAN BE SHOWN. THUS, WHERE THERE IS DISPUTE AS TO THE BOUNDARY LINE BETWEEN A STREET AND THE ABUTTING LOTS, THE ORIGINAL SURVEY WILL CONTROL. THE RECORDED PLAT, WHERE A SURVEYOR OF THE LAND MARKS THE DIVISION LINES ON THE GROUND BY MONUMENTS, SUCH LINES CONTROL CALLS AND DISTANCES INDICATED ON HIS MAP. ALSO, THE SUPREME COURT OF WASHINGTON IN OLSON V. CITY OF SEATTLE, 30 WASH. 691: "THE INTENTION OF ONE WHO HAS PLATTED LAND INTO LOTS AND BLOCKS IS INDICATED BY THE MONUMENTS WHICH HE HAS CAUSED TO BE PLACED, MARKING THE BOUNDARIES OF THE SAME, AND ANOTHER HAS A RIGHT TO PURCHASE FROM HIM WITH REFERENCE THERETO, AND SUCH MONUMENTS AND BOUNDARIES CANNOT BE CHANGED BY SHOWING THAT THEY DO NOT CONFORM TO A PLAT ON FILE. LOTS IN CITIES AND TOWNS ARE NOT HELD BY SUCH A PRECARIOUS TENURE."

FOUND MONUMENTS: MANY 1 INCH INSIDE DIAMETER IRON PINCH PIPES WERE FOUND AT LOT CORNERS DURING THE COURSE OF THIS SURVEY. THEY ARE HEAVILY RUSTED, SOME ALMOST TO THE POINT OF OBLITERATION. OTHER RECORDED SURVEYS IN THIS PART OF LAKE CAVANAUGH SUBDIVISION HAVE FOUND MONUMENTS OF THE SAME TYPE. SOME SURVEYS HAVE DENOTED THESE PIPES BY THEIR OUTSIDE DIAMETER, CALLING THEM EITHER 1 1/4 OR 1 1/2 INCH. THESE PINCH PIPES HAVE BEEN JUDGED AS ORIGINAL MONUMENTS. THIS JUDGEMENT IS BASED UPON THE COMMONALITY, APPARENT AGE, CONDITION AND SPATIAL ACCURACY THAT WOULD BE EXPECTED OF A SURVEY DONE IN 1946. SOME OF THESE PIPES ARE PINCHED AT BOTH ENDS. OTHERS AT ONE END ONLY. THERE ARE OTHER PIPES, WITH OPEN TOPS, SET SO FIRMLY INTO THE GROUND THAT THE BOTTOM ENDS WERE NOT INVESTIGATED. THESE HAVE BEEN DENOTED SIMPLY AS 1" IRON PIPES. IT IS BELIEVE THAT MANY OF THESE ARE ALSO OLD PINCH PIPES. THERE ARE OTHER OBVIOUS RETACEMENT OR REPLACEMENT MONUMENTS, SOME BEING REINFORCING RODS WITH SURVEYORS CAPS AND VARIOUS OTHER IRON PIPES AND RODS, SOME WITH PLUG AND TACK. CONCRETE MONUMENTS WERE ALSO FOUND AT THE STREET CENTERLINES.

ORIGINAL OR REPLACEMENT MONUMENTS WERE FOUND AT ALL LOT CORNERS EXCEPT THE SOUTHERLY CORNERS OF LOT 68. THESE FOUND MONUMENTS WERE ACCEPTED AS PROPERTY CORNERS. THE ORIGINAL MONUMENTS HOLD ACCORDING TO LAW. THE REPLACEMENT MONUMENTS FALL WITHIN THE TOLERANCES OF THE ORIGINAL MONUMENTS FOUND IN THIS PLAT. THE MONUMENTS ALONG THE BACK LINE OF LOTS 30-36, VARY MORE DUE TO THE ROUGH TERRAIN.

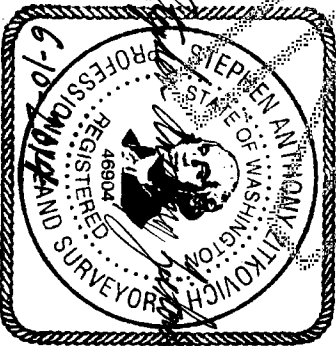
RESOLUTION OF MISSING CORNERS FOR LOT 68: MONUMENTS WERE FOUND AT ALL LOT CORNERS AS FAR WEST AS LOT 75. OF THESE, ONLY THE SOUTHWEST CORNER OF LOT 71 WAS JUDGED TO BE AN ORIGINAL MONUMENT. SAID MONUMENT LIES 0.17' NORTHWEST OF THE PLAT CALCULATION. THIS SAME PIPE WAS USE FOR THE CONTROL OF A SURVEY FILED UNDER AUDITOR'S FILE NO. 200105100106.

MISSING LOT CORNERS ARE TO BE SET BY PROPORTIONING BETWEEN THE NEAREST ORIGINAL LOT CORNERS. TO THE WEST THE PINCHED PIPE AT THE SOUTHWEST CORNER OF LOT 71 WAS USED FOR CONTROL OF THE LOT LINES. NO ORIGINAL MONUMENTS AT LOT CORNERS WERE FOUND TO THE EAST OF LOT LOT 68. REPLACEMENT MONUMENTS WERE FOUND AT THE SOUTHEAST CORNERS OF LOTS 67, 66, 65, 63 AND 59. TO THE EAST THE LACK OF ORIGINAL MONUMENTS AT LOT CORNERS PROVIDES NOTHING TO PROPORTION FROM. CONTROL OF THE BOUNDARY FROM THE EAST WAS TAKEN AS THE SOUTH EAST CORNER OF LOT 66 AS CALCULATED FROM THE CENTERLINE MONUMENTS OF SOUTH SHORE DRIVE. THE DISTANCE BETWEEN THIS POINT AND THE SOUTHWEST CORNER OF LOT 71 IS 0.17' GREATER THAN THE PLATTED DISTANCE. THIS EXCESS WAS PROPORTIONED OVER THE INTERVENING LOTS.

MAPPING: ALL MEASUREMENTS AND CALCULATIONS HAVE BEEN TIED TO THE TWO MONUMENTS USED AS A BASIS OF BEARING. FOR EASE IN ANALYSIS AND RECOVERY ALL MONUMENTS HAVE BEEN REFERENCED TO PLAT DIMENSIONS OR PROPORTIONED DIMENSIONS MEASURED FROM THOSE MONUMENTS. THE BOUNDARIES ARE DEFINED BY THE MONUMENTS THEMSELVES.

NOTES

- 1 BASIS OF BEARING: S 6° 03' 00" E PER PLAT BETWEEN THE FOUND MONUMENTS AT THE BEGINNING AND END OF THE CENTERLINE CURVE OF SOUTH SHORE DRIVE, ADJOINING LOTS 63-65.
- 2 A 1 INCH PINCH PIPE WAS FOUND AT THE BASE OF AN ALDER TREE. A SMALL CREEK IS UNDERCUTTING THE TREE AND THE TREE IS FALLING TO THE EAST. THE PIPE HAS BEEN PUSHED TO THE EAST 0.43'. THE CALCULATED LOT CORNER FALLS WITHIN THE TREE. A REBAR AND CAP WAS SET FOR A LINE STAKE 2.17' SOUTH OF THE CALCULATED CORNER. A 1 INCH PIPE, 24 INCHES LONG AND 18 INCHES HIGH, WAS FOUND 0.47' EAST OF LINE AND 3.95' SOUTH OF THE CORNER.
- 3 THIS SURVEY WAS PERFORMED BY A STANDARD FIELD TRAVERSE AND MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS SPECIFIED IN WAC CH. 332-130-090.
- 4 THIS IS BOUNDARY SURVEY ONLY, NEITHER UTILITIES NOR TOPOGRAPHY WERE SURVEYED.
- 5 THIS SURVEY WAS PERFORMED USING A LEICA TCPR 1203 (3 SECOND) TOTAL STATION.
- 6 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN.
- 7 THIS SURVEY HAS DEPICTED FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332-130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
- 8 ALL PLAT DIMENSIONS ARE ENCLOSED WITHIN PARENTHESES AS (XXXX). DIMENSIONS FOLLOWED BY "PROP." ARE PLAT DIMENSIONS THAT HAVE BEEN PROPORTIONED ACCORDING TO ACTUAL MEASUREMENTS MADE IN THE COURSE OF THIS SURVEY. ALL OTHER DIMENSIONS ARE ACTUAL MEASUREMENTS.



RECORD OF SURVEY

LAKE CAVANAUGH SUBDIVISION, SUBDIVISION NO. 2, BLOCK 1, ALSO IN GOVERNMENT LOT 6, THAT IS, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TWP. 33 N., RGE. 6 E., W.M., SKAGIT COUNTY, WASHINGTON  
for GERALD & LORI DORN, ROSALIE DAVISON  
AND BRENT & LARITA HUMBLE

ZITKOVICH LAND SURVEYING, PLLC

CONCRETE, WA 98237  
(360) 391-3494

CHECKED BY: SAZ,	JUNE 2, 2014	SHEET 2 OF 2
FIELD BOOK: 4	DATE OF FIELD WORK: 1-31-2014 TO 3-27-2014	