

SURVEY DESCRIPTION

LOT 26, BLOCK 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 25 TO 31, INCLUSIVE, RECORDS OF SKAGIT COUNTY.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S NOTE

A PORTION OF LOT 26 SOUTH OF THE STAKING LINE ON THE PLAT OF LAKE CAVANAUGH DIV. NO. 3 APPEARS TO BE OCCUPIED BY A GRAVEL DRIVEWAY TO OWNERSHIP TO THE SOUTH, WHICH APPARENTLY MAY HAVE BEEN FILLED TO ACCESS AN ISLAND. GENERALLY THE OWNERSHIP LINES FOR THE LOTS AROUND LAKE CAVANAUGH EXTEND TO THE LINE OF ORDINARY HIGH WATER. THE SOUTHERLY EXTENSION OF THE EAST LINE CAN EASILY EXTEND TO THE WATER. HOWEVER, THE SOUTHERLY EXTENSION OF THE WESTERLY LINE PROVES TO BE MORE COMPLICATED. NO ATTEMPT WAS MADE TO DETERMINE THE OWNERSHIP LIMITS IN THIS AREA. THE SOUTHERLY STAKING LIMITS FOR THIS SURVEY WERE HELD PER THE STAKING LINE SHOWN ON THE PLAT.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
 - INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
 - INDICATES FOUND MONUMENT
- DESCRIPTION FOR THIS SURVEY IS BASED UPON FULLFILLMENT DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS 8006250016.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT 6 OF LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3 RECORDED IN VOLUME 6 OF PLATS, PAGE 25 TO 31, INCLUSIVE, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS FILE NUMBERS 911050048, 9009120002, 895880, 20012010100, AND 9109090115, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA 1103 TORA PLUS THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: FOUND CENTERLINE OF ROAD MONUMENTS ON SOUTH SHORE DRIVE AND WEST SHORE DRIVE
BEARING = SOUTH 76°07'34" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF ROBERT T. MANNERY, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- 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.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (GRAVEL DRIVEWAYS, BUILDINGS) AS PER WAC 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

FILED FOR RECORD THIS 5 DAY OF Sept 2017 AT 11 MINUTES PAST 12 O'CLOCK P.M. IN VOLUME 6 OF PLATS, PAGE 25 TO 31, INCLUSIVE, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS FILE NO. 201709050078 RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

DEPUTY

201709050078
Skagit County Auditor
9/5/2017 Page 1 of 1 2:12:01PM

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 ROBERT T. MANNERY, IN AUGUST 2017.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960

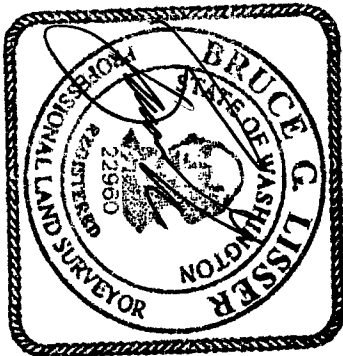
LISSER & ASSOCIATES, PLLC

380 MILWAUKEE ST/PO BOX 1104

MOUNT VERNON WA 98273

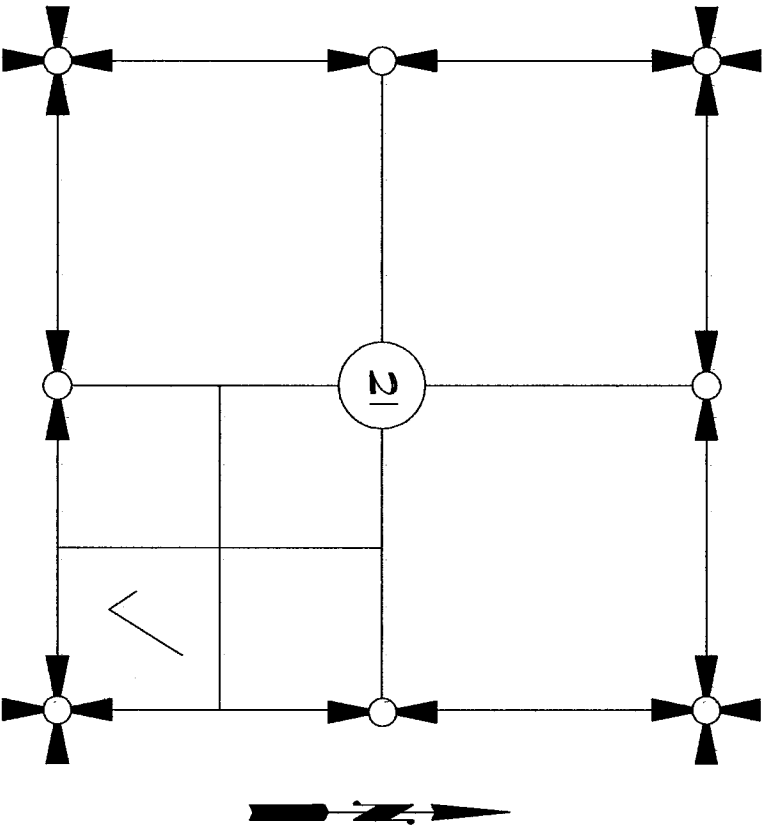
PHONE (360) 419-7442

DATE 8/1/2017



VICINITY MAP

SECTION 21, TOWNSHIP 33 NORTH, RANGE 6 EAST, N.M.



SHEET 1 OF 2

DATE: 8/29/17

SURVEY IN A PORTION OF GOVERNMENT LOT 1 OF SECTION 21, T. 33 N., R. 6 E., N.M., SKAGIT COUNTY, WASHINGTON FOR: ROBERT T. MANNERY			
FB: 402	Pg. 24	LISSER & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	DMG: 17-065 ROS
		MOUNT VERNON, WA 98273	360-419-7442

