

SURVEY DESCRIPTION

BRITTON PARCEL (SKAGIT COUNTY ASSESSORS PARCEL NO. P-64041)
LOTS 22 AND 22A, PLAT OF CAVANWOOD SUBDIVISION NO. 1, AS PER
PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 33, SKAGIT COUNTY,
WASHINGTON
MAYES PARCEL (SKAGIT COUNTY ASSESSORS PARCEL NO. P-64042)
LOTS 23 AND 23A, CAVANWOOD SUBDIVISION NO. 1 ACCORDING TO THE
RECORDED PLAT IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WA,
IN VOLUME 6 OF PLATS, PAGE 33;
ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS,
RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT
CAUSES AND OTHER INSTRUMENTS OF RECORD.
ALL SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

NOTES

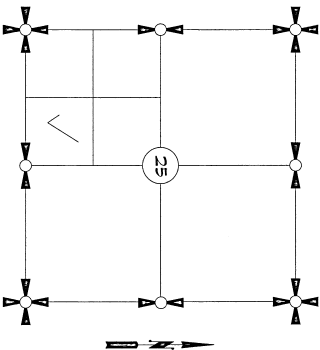
- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP
INSCRIBED LISSER 20123164.
⑩ INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
⑪ INDICATES EXISTING MONUMENT AS NOTED
- DESCRIPTION FOR THIS SURVEY IS BASED UPON QUILT CLAIM DEEDS
RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 20061070093
AND 20231030082.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT
OF CAVANWOOD SUBDIVISION NO. 1, AS PER PLAT RECORDED IN VOLUME 6
OF PLATS, PAGE 33, AND RECORDS OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE
NUMBERS 200305220018, 200711150040, 19407230078, AND
201403270066, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: TRIMBLE 5-5 TOTAL STATION
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSAIGNED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF NORTH SHORE DRIVE
BEARING = NORTH 31°27'20" WEST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF THOMAS G. MAYES,
AS HIS SEPARATE PROPERTY, AND MARY ANN BRITTON AS TRUSTEE OF THE
LIVING TRUST OF MARY ANN BRITTON, 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
RECORDATIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE
REPORT WAS PROVIDED.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (FENCES, WALLS,
SHEDS, GARDEN BED) AS PER IAC CHAPTER 332-130. LINES OF
OWNERSHIP AND BOUNDARIES SHOWN HEREON ARE BASED ON 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.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC,
I, CLAYTON J. HARRIS, CLERK OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON,
FILED FOR RECORD THIS 28 DAY OF JANUARY, 2025 AT
NINETEEN PAST TEN O'CLOCK P.M. IN VOLUME 202501020037
OF SURVEYS ON
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR

Clayton J. Harris
CLERK OF THE AUDITOR



SECTION 25, TOWNSHIP 33 NORTH, RANGE 6 EAST, 1014.

VICINITY MAP

N.T.S.

SHEET 1 OF 2

DATE: 1/02/25

SURVEY IN A PORTION OF THE
SE 1/4 OF THE SW 1/4 OF (GOVT LOT 2)
SECTION 25, T. 33 N., R. 6 E., 1014,
SKAGIT COUNTY, WASHINGTON
FOR: THOMAS MAYES & MARY ANN BRITTON

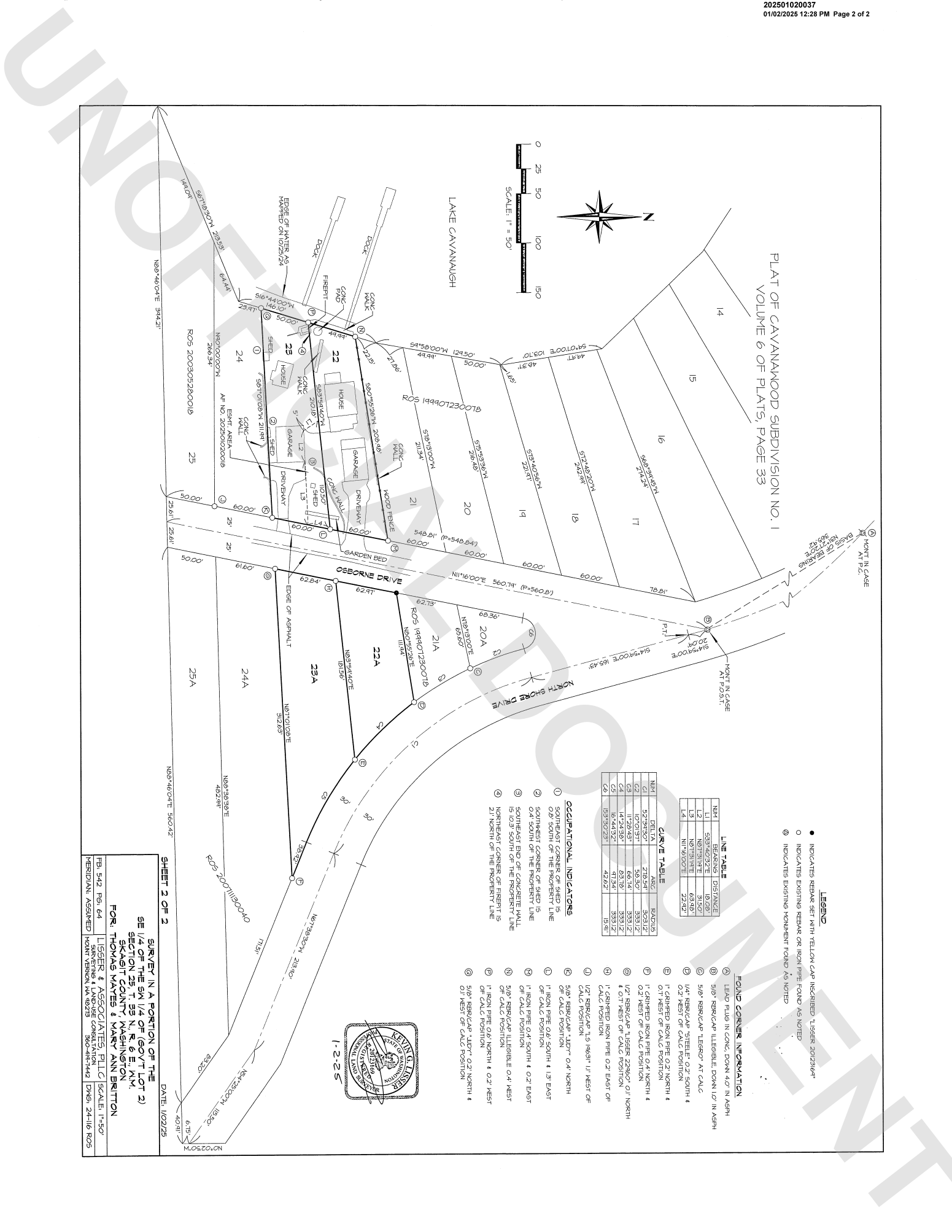
FB:	LISSER & ASSOCIATES, PLLC	SCALE:
PS:	SURVEYING & LAND-USE CONSULTATION	DWG: 24-16 RDS
MD:	MDT VERSION 10.0215	30-48-1442

KEVIN G. LISSER, P.L.S., CERTIFICATE NO. 20123164
LISSER & ASSOCIATES, PLLC
2001 UNIVERSITY BLVD, BOX 1104
MOUNT WENDELL, WA 98273
PHONE (360) 448-1442
FAX (360) 448-0561
E-MAIL KEVIN@LISSER.COM

DATE 1-2-25



1-2-25

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PLAT OF CAVANAUGH SUBDIVISION NO. 1
VOLUME 6 OF PLATS, PAGE 33

N
SCALE: 1" = 50'

Lake Cavanaugh

OSBORNE DRIVE
NORTH SHORE DRIVE

MONUMENT IN CASE AT P.C.
MONUMENT IN CASE AT P.O.S.T.

LEGEND

- INDICATES REBAR SET WITH YELLOW CAP INCORPORATED 1/25/2024
- INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
- INDICATES EXISTING MONUMENT FOUND AS NOTED

FOUND CORNER INFORMATION

① LEAD FLAG IN CONC. DOWN 4.0' IN ASPH
② 5/8" REBARCAP LIEBLEIGH DOWN 1.0' IN ASPH
③ 5/8" REBARCAP "LEGO" AT CALC
④ 1/4" REBARCAP STEEL 0.2' SOUTH &
0.2' WEST OF CALC POSITION
⑤ 1" CRIPPER IRON PIPE 0.2' NORTH &
0.2' WEST OF CALC POSITION
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0.2' WEST OF CALC POSITION
⑦ 1/2" REBARCAP TIESER 22x60" 0.1' NORTH
& 0.1' WEST OF CALC POSITION
⑧ 1" CRIPPER IRON PIPE 0.2' EAST OF
CALC POSITION
⑨ 1/2" REBARCAP 1.5' 19x31" 1' WEST OF
CALC POSITION
⑩ 5/8" REBARCAP "JUP" 0.4' NORTH
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CURVE TABLE

NHT	DELTA	RAC	RADIUS
L1	53°40'22"E	10.00'	53.33'
L2	N87°31'W	31.50'	31.50'
L3	N87°31'W	63.48'	63.48'
L4	N116°00'E	22.12'	22.12'

OCCUPATIONAL INDICATORS

- SOUTHEAST CORNER OF SHEED IS 0.8' SOUTH OF THE PROPERTY LINE
- SOUTHWEST CORNER OF SHEED IS 0.4' SOUTH OF THE PROPERTY LINE
- SOUTHEAST END OF CONCRETE WALL IS 10.3' SOUTH OF THE PROPERTY LINE
- NORTHEAST CORNER OF FIREHIT IS 21' NORTH OF THE PROPERTY LINE

DATE: 10/21/25

KEYING LINDER
1:2:25

SHEET 2 OF 2

SURVEY IN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF (80CVT LOT 2) SECTION 25, T. 35 N., R. 6 E., NW, SKEBET COUNTY, WASHINGTON FOR: THOMAS MAYES & MARY ANN BRITTON

LISSEY & ASSOCIATES PLLC SCALE: 1"=50'
SURVEYING & LAND USE CONSULTANTS
300-4TH ST NE SUITE 100
REDDICK, WA 98273

FBI 542 PG 64
RECORDING ASSIGNED MONUMENT VERIFICATION 98273

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DATE: 10/21/25

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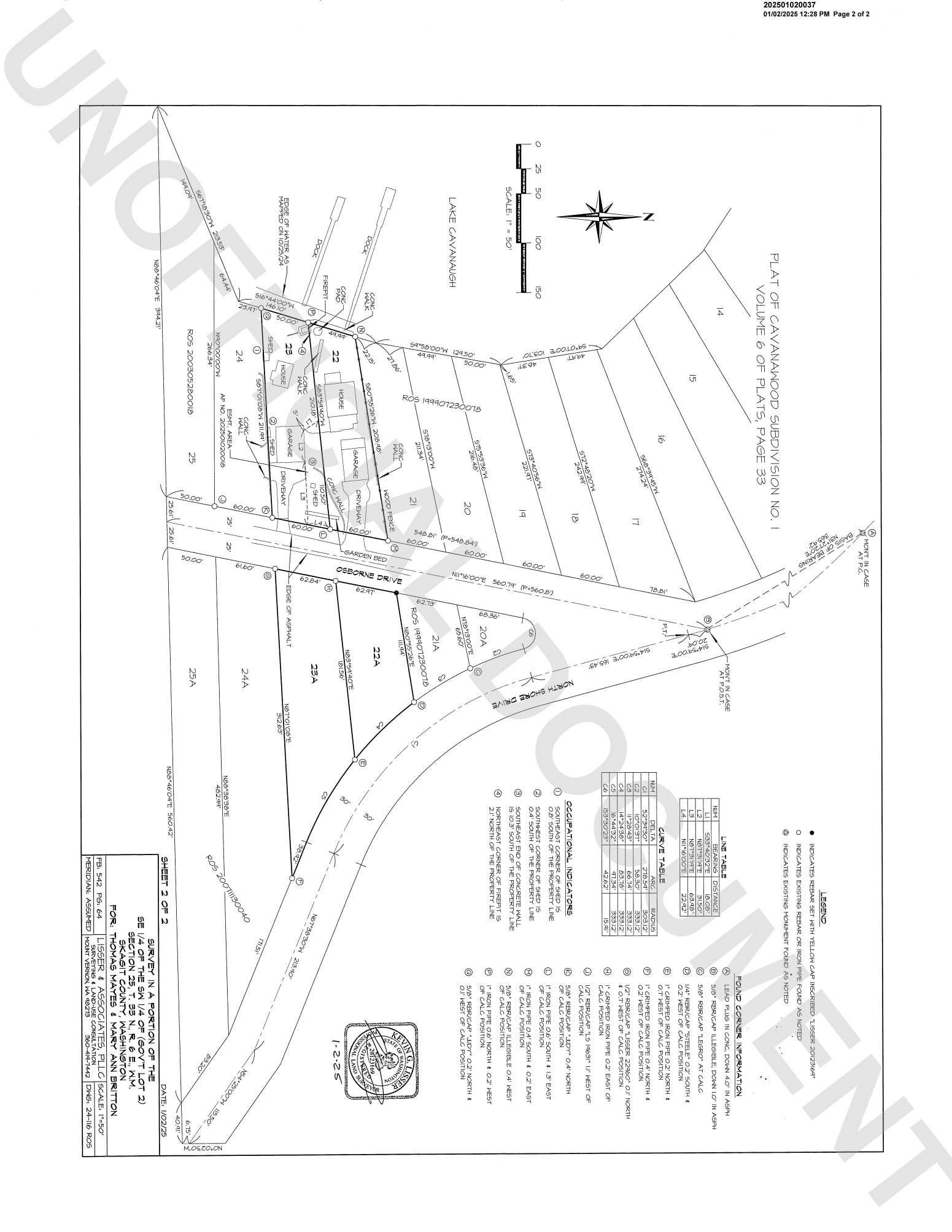
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ISSUED BY ASSOCIATES PLLC SCALE: 1"=50'

REVISIONS ASSIGNED MONUMENT VERSION WA 9275 300-HCH-THZ DWS 2/11/25 ROS

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1/25/25