

Scale: 1" = 40'

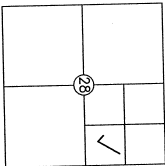
### PLAN



**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Washington Recording Act in June 2023 at the request of Bob McCullough, LERO & ASSOCIATES, LLC, Professional Land Surveyor, 1321 South 2nd Street, Mount Vernon, WA 98273. Phone: (360) 356-3220.  
Denny D. Ibero  
Registered Professional Land Surveyor  
Lic. # 37532 Date: 6-14-23

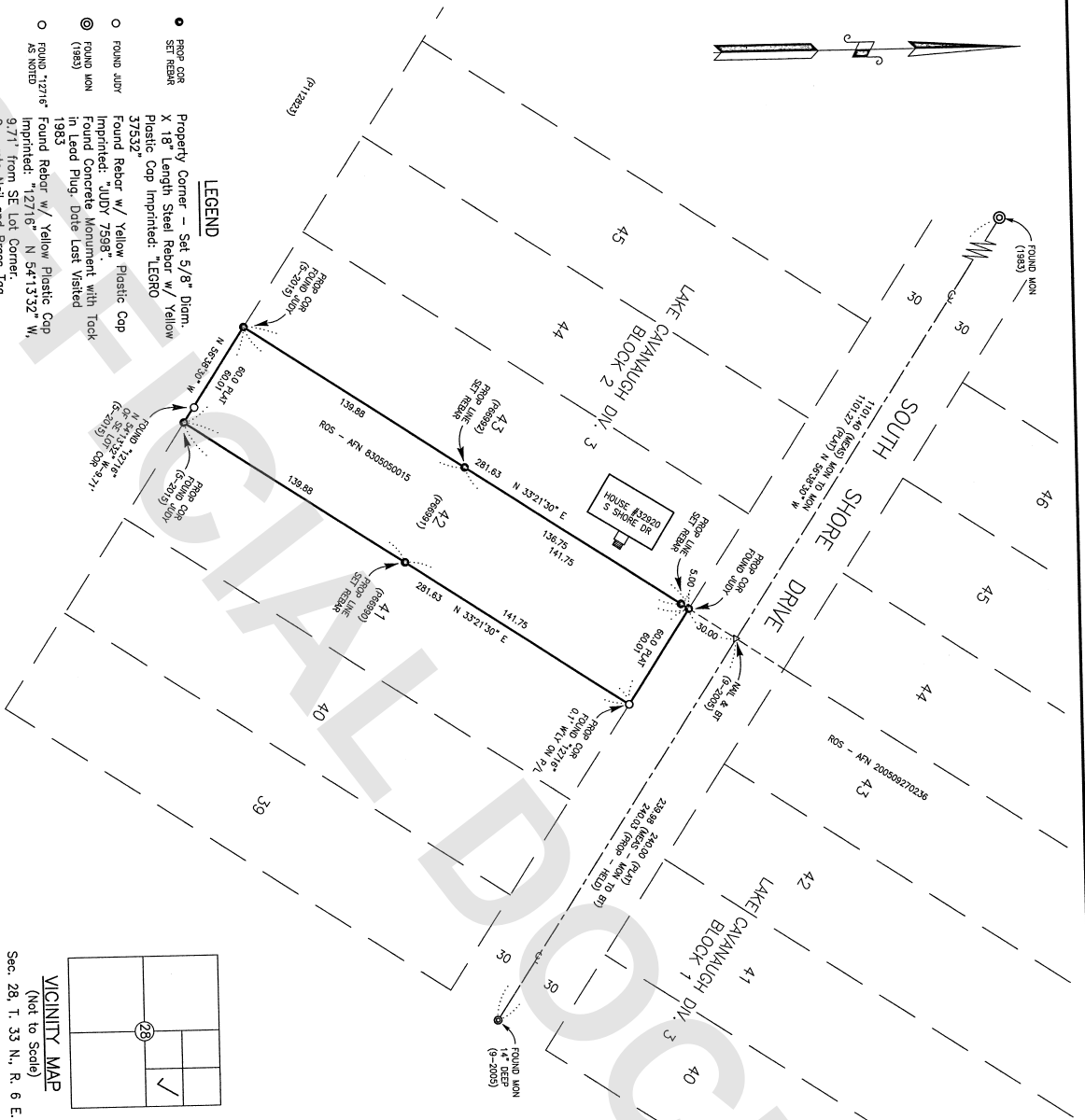
**RECORD OF SURVEY**  
**CAVANAUGH CABIN LLC PROPERTY SURVEY**  
LOT 42, BLOCK 2,  
LAKE CAVANAUGH SUBDIVISION, DIV. NO. 3  
PTN GOV'T LOT 3, SECTION 28, T. 33 N., R. 6 E.W.M.  
SKAGIT COUNTY, WASHINGTON

**VICINITY MAP**  
(Not to Scale)  
Sec. 28, T. 33 N., R. 6 E.



### LEGEND

- PROPOSED CORNER - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LESGRO 37532"
  - FOUND JULY (1983)
  - FOUND MON (1983)
  - FOUND REBAR w/ Yellow Plastic Cap Imprinted: "JUDY 7598"
  - FOUND CONCRETE MONUMENT WITH TACK IN LEAD PLUG. DATE LAST VISITED 1983
  - FOUND REBAR w/ Yellow Plastic Cap Imprinted: "12716" N 54°13'32" W, 9.71' from SE Lot Corner.
  - △ NAIL & BIT Imprinted: "JUDY 7598"
- Found/Set refers to the date of this survey unless otherwise noted.



**AUDITOR'S CERTIFICATE**  
Filed for the record this 10 day of July 2023, at 3:22 minutes past 10 o'clock A.M. under Auditor's File No. 2023 0710 0030. Records of Skagit County, Washington.

Skagit County Auditor  
Deputy  
Micki Kelley

### LEGAL DESCRIPTION

Lot 42, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 25 to 31, records of Skagit County, Washington.

Subject to all conditions, covenants, restrictions, reservations, easements and other matters of record. Situate in the County of Skagit, State of Washington.

### NOTES

1. Legal Description for this survey is taken from that Statutory Warranty Deed from Robert P. McCullough, as Trustee of The Lake Trust, a revocable living trust, Grantor to Cavanaugh Cabin LLC, a Washington Limited Liability Company, Grantee by that instrument dated December 19, 2022 and recorded January 27, 2023 under Auditor's File No. 202301270063, records of Skagit County, Washington. The legal description for this deed also includes Lot 43, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", the survey of which was previously recorded as Auditor's File No. 200509270236.
2. For additional subdivision information refer to said plat recorded under Auditor's File No. 8305050015 and 200509270236, records of Skagit County, Washington.
3. Basis of Bearing - The centerline of South Shore Drive as being N 56°38'30" W as established from existing monumentation.
4. Meridian: Per Plat
5. Survey Method: Field traverse  
Instrumentation: TOPCON PS-103  
Theodolite: Min Resolution/Accuracy 3"  
EDM.: Accuracy ± (1.55mm + 2ppm)
6. This Survey has been performed without the benefit of a current title report and therefore is subject to any Easements, Reservations, Restrictions, Covenants or other Instruments of record that may affect subject property.
7. All distances shown are in feet and decimals of a foot.
8. This survey may show occupational indicators which may be the basis of claims of unrecorded ownership. This survey does not purport to resolve such claims if any.