SURVEY DESCRIPTION

LOT 7 AND 8 EXCEPT THE NORTHWESTERLY 40 FEET OF SAID LOT 7, BLOCK 6, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 37 TO 43, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH SHORELANDS OF THE SECOND CLASS SITUATED IN FRONT OF, ADJACENT TO OR ABUTTING THEREON AND

LOTS 7 AND 8 EXCEPT THE NORTHWESTERLY 40 FEET OF SAID LOT 7, BLOCK 5, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, AGES 37 TO 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123169.
   o INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
   X INDICATES EXISTING NAIL AS NOTED

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED AND QUIT CLAIM DEED (BLA) RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 201112150007 AND 201212050064.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", RECORDED IN VOLUME 5 OF PLATS, PAGES 37 TO 43 AND RECORDS OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 4212160125, 202301050047, 200002280122, 200506100143, AND 201909200052, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.

4. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

6. MERIDIAN: ASSUMED PER PREVIOUS SURVEYS

7. BASIS OF BEARING: CENTERLINE OF NORTH SHORE DRIVE PER PREVIOUS SURVEYS

BEARING = NORTH 32°00'12" WEST

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF BLUE COASTAL HOLDINGS, INC., FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.

9. 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, NO TITLE REPORT WAS PROVIDED.

10. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

11. THIS SURVEY FOUND OCCUPATIONAL INDICATORS (GRAVEL DRIVEWAY, FENCES, BUILDINGS, ROCK) 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.

EXISTING CORNER INFORMATION

① = FOUND PK NAIL IN ROAD

② = FOUND 5/8" RBR/ NO CAP
0.1' S AND 0.1' W OF CALC'D LOCATION

③ = FOUND 1" IRON PIPE
0.1' S AND 0.5' E OF CALC'D LOCATION

④ = FOUND 1/2" RBR/CAP "LS 13374"
0.4' S AND 0.4' W OF CALC'D LOCATION

⑤ = FOUND 1/2" RBR/CAP "LISSER 22960"

⑥ = FOUND 5/8" RB/CAP "MOWRER"
0.1' N AND 0.2' W OF CALC'D LOCATION

⑦ = FOUND 1/2" RBR/ CAP "CHENOWETH"
0.1' S AND 0.1' W OF CALC'D LOCATION

⑧ = FOUND 1/2" RBR/CAP "EXACTA"
0.3' S AND 0.2' E OF CALC'D LOCATION

⑨ = FOUND 1/2" IRON PIPE
(LEANING WEST, 0.6' ABOVE GRADE)
1.2' S AND 0.8' W OF CALC'D LOCATION

⑩ = FOUND 3/4" IRON PIPE (1' ABOVE GRADE)
0.3' N AND 0.2' E OF CALD'D LOCATION

⑪ = FOUND 1 1/2" CRIMPED IRON PIPE (LEANING WEST)
0.1' N AND 0.4' W OF CALC'D LOCATION

⑫ = FOUND 1 1/2" CRIMPED IRON PIPE
0.2' N AND 0.2' W OF CALC'D LOCATION

⑬ = FOUND 1/2" RBR/CAP "CHENOWETH"
0.1' NW OF PROPERY LINE
(AS MEASURED PERPENDICULAR)

⑭ = FOUND 1 1/2" CRIMPED IRON PIPE (LEANING EAST)
0.3' S AND 0.5' E OF CALC'D LOCATION

⑮ = FOUND 1/2" RBR/CAP "LS 13374"
0.1' N AND 0.2' E OF CALC'D LOCATION

⑯ = FOUND 1" IRON PIPE (LEANING SW)
0.1' S AND 0.5' W OF CALC'D LOCATION

⑰ = FOUND 1" IRON PIPE (LEANING SE)
IN LARGE TREE ROOTS
0.9' S AND 0.5' W OF CALC'D LOCATION

⑱ = FOUND 1" CRIMPED IRON PIPE
0.3' S AND 0.3' W OF CALC'D LOCATION

⑲ = FOUND 1" CRIMPED IRON PIPE
0.1' WEST OF CALC'D LOCATION

⑳ = FOUND 1/2" RBR/CAP "LISSER 20123169"

HISTORIC BUILDING NOTE

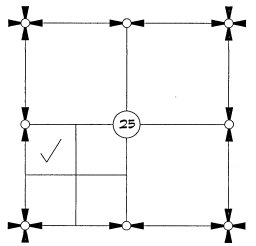
THE DASHED OUTLINE REPRESENTS THE APPROXIMATE LOCATION OF THE ORIGINAL FOOTPRINT OF AN HISTORIC BUILDING ON THE PROPERTY, WHICH IS NO LONGER STANDING. THE LOCTION AS SHOWN WAS REPRESENTED TO ME BY THE PROPERTY OWNER AS IS INTENDED FOR REPRESENTATIONAL PURPOSES ONLY.

SURVEYOR'S NOTE

THE PLAT OF LAKE CAVANAUGH SUBDIVISION NO. 1 SHOWS WHAT APPEARS TO BE THE SHOREWARD LIMITS OF THE LOTS ALONG A CALCULATED LOT LINE. I CONCUR WITH THE SOLUTION AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201909200052 THAT THE SHOREWARD BOUNDARY, AS REPRESENTED ON THE FACE OF THE PLAT, IS A STAKING LINE, NOT AN OWNERSHIP LINE. THE ACTUAL OWNERSHIP LINE EXTENDS TO THE SHORELINE (ORDINARY HIGH WATER) OF LAKE CAVANAUGH BETWEEN THE EXTENSIONS ON THE SIDE LOT LINES TO THE LAKE.

THE LEGAL DESCRIPTION ON THE FACE OF SAID PLAT CALLS FOR A LINE FOLLOWING THE SHORELINE OF LAKE CAVANAUGH (LIMITS OF THE GOVERNMENT LOTS). THERE ARE NO TRACTS SHOWN ON THE FACE OF THE PLAT BETWEEN THE STAKING LINE AND THE SHORELINE, WHICH FURTHER SUPPORTS THAT THE LINE SHOWN ON THE FACE OF THE PLAT ALONG THE EDGE OF THE LAKE IS SIMPLY A STAKING LINE USED FOR THE COMPUTATION OF THE PORTION OF THE PROPERTY BETWEEN THE ROAD AND THE LAKE.

THIS SURVEY SHOWS THE LIMITS OF THE PROPERTY AS BEING THE SHORELINE AND SHOWS THE STAKING LINE IN REFERENCE TO SAID LINE. THE LIMITS OF OWNERSHIP ALONG THE SHORELINE WERE NOT DETERMINED BY THIS SURVEY.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF August, 2026
AT 10:55 AM/PM, IN BOOK 7 OF SURVEYS ON PAGE 2
AT THE REQUEST OF LISSER AND ASSOCIATES, PLLC.

Sandra Perkins — SKAGIT COUNTY AUDITOR
Terra Dudrich — DEPUTY AUDITOR

AUDITOR'S FILE NO. 202608280031

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 BLUE COASTAL HOLDINGS, INC IN JULY OF 2026.

KEVIN G. LISSER, PLS
CERTIFICATE NO. 20123169

8-28-2026
DATE

KEVIN G. LISSER — STATE OF WASHINGTON — 20123169 — REGISTERED PROFESSIONAL LAND SURVEYOR
8-28-2026

LISSER & ASSOCIATES
PO BOX 1109 / 320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-419-7442 KEVIN@LISSER.COM

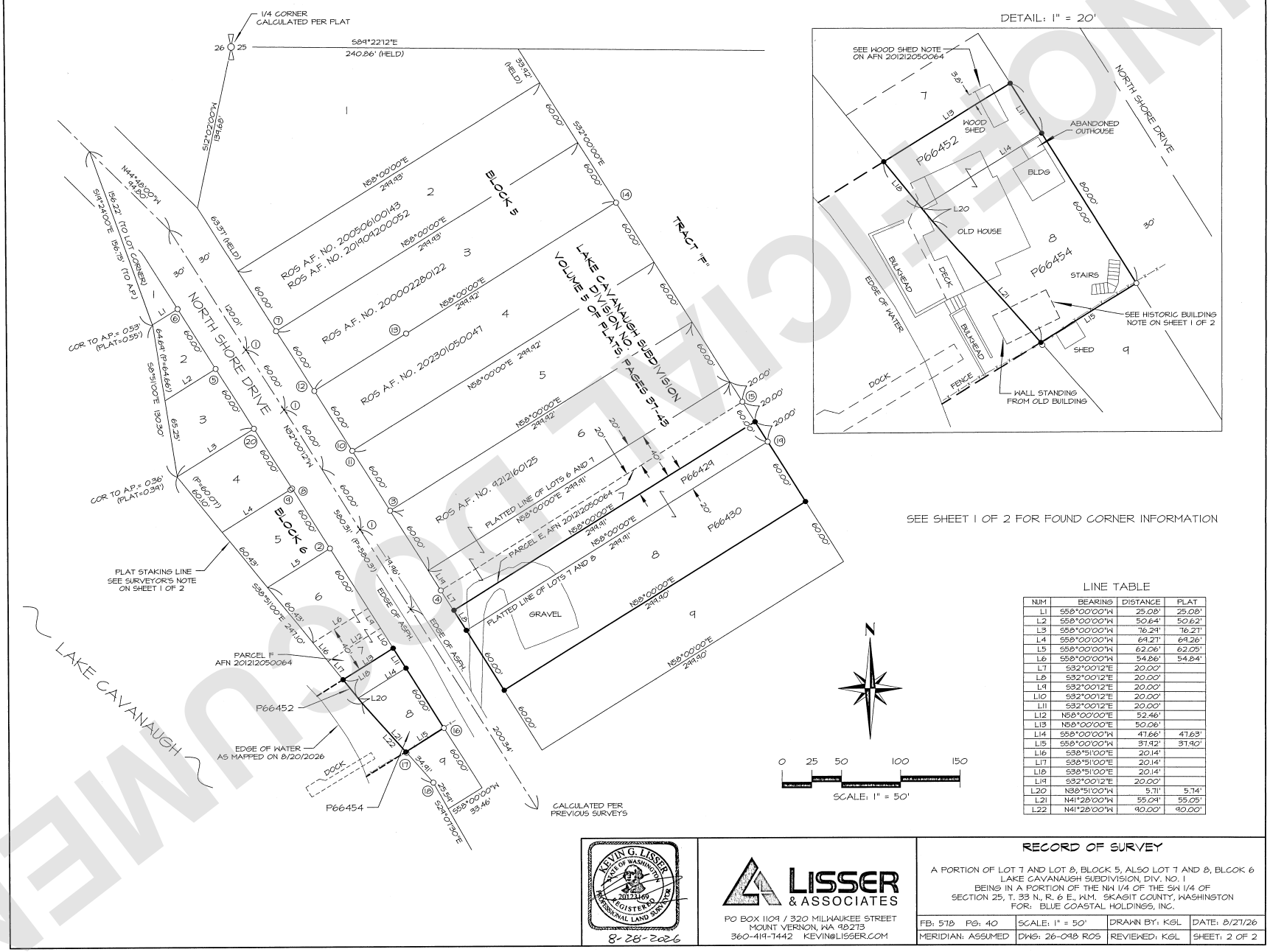
RECORD OF SURVEY

A PORTION OF LOT 7 AND LOT 8, BLOCK 5, ALSO LOT 7 AND 8, BLCOK 6 LAKE CAVANAUGH SUBDIVISION, DIV. NO. 1
BEING IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, T. 33 N., R. 6 E., W.M. SKAGIT COUNTY, WASHINGTON
FOR: BLUE COASTAL HOLDINGS, INC.

FB: 578 PG: 40	SCALE:	DRAWN BY: KGL	DATE: 8/27/26
MERIDIAN: ASSUMED	DWG: 26-098 ROS	REVIEWED: KGL	SHEET: 1 OF 2

202608280031
08/28/2026 10:53 AM Pages: 1 of 2 Fees: $428.50
SKAGIT COUNTY, WASHINGTON

UNOFFICIAL DOCUMENT



LINE TABLE

NUM	BEARING	DISTANCE	PLAT
L1	S58°00'00"W	25.08'	25.08'
L2	S58°00'00"W	50.64'	50.62'
L3	S58°00'00"W	76.29'	76.27'
L4	S58°00'00"W	69.27'	69.26'
L5	S58°00'00"W	62.06'	62.05'
L6	S58°00'00"W	54.86'	54.84'
L7	S32°00'12"E	20.00'	
L8	S32°00'12"E	20.00'	
L9	S32°00'12"E	20.00'	
L10	S32°00'12"E	20.00'	
L11	S32°00'12"E	20.00'	
L12	N58°00'00"E	52.46'	
L13	N58°00'00"E	50.06'	
L14	S58°00'00"W	41.66'	41.63'
L15	S58°00'00"W	31.92'	31.90'
L16	S38°51'00"E	20.14'	
L17	S38°51'00"E	20.14'	
L18	S38°51'00"E	20.14'	
L19	S32°00'12"E	20.00'	
L20	N38°51'00"W	5.71'	5.74'
L21	N41°28'00"W	55.24'	55.05'
L22	N41°28'00"W	90.00'	90.00'

KEVIN G. LISSER
STATE OF WASHINGTON
20173469
REGISTERED
PROFESSIONAL LAND SURVEYOR
8-28-2026

LISSER & ASSOCIATES
PO BOX 1109 / 320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-419-7442 KEVIN@LISSER.COM

RECORD OF SURVEY

A PORTION OF LOT 7 AND LOT 8, BLOCK 5, ALSO LOT 7 AND 8, BLOCK 6
LAKE CAVANAUGH SUBDIVISION, DIV. NO. 1
BEING IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF
SECTION 25, T. 33 N., R. 6 E., W.M. SKAGIT COUNTY, WASHINGTON
FOR: BLUE COASTAL HOLDINGS, INC.

FB: 578 PG: 40	SCALE: 1" = 50'	DRAWN BY: KGL	DATE: 8/27/26
MERIDIAN: ASSUMED	DWG: 26-098 ROS	REVIEWED: KGL	SHEET: 2 OF 2

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08/28/2026 10:53 AM Page 2 of 2