

Return Name & Address:

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200509220222

Skagit County Auditor

9/22/2005 Page 1 of 2 4:06PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL04-0599/BP05-0995

Applicant Name: Eric & Wendy Landon

Property Owner Name: Eric & Wendy Landon

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P122046 & P35109

Lot Size: 2.76 ac Description: Parcels B & C of Survey AF#200411220202

**1. CONVEYANCE**

- IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance. (*per AF#* AF# )
- IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

**2. DEVELOPMENT**

- IS**, the minimum lot size required for the Rural Intermediate (RI)/Rural Village Residential (RVR) zoning districts in which the lot is located and therefore IS eligible to be considered for development permits.
- IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) \_\_\_\_\_ and therefore IS eligible to be considered for development permits.
- IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: \_\_\_\_\_

*Traci Wright*

Date: 09/13/2005

See attached map for Lot of Record boundaries.

**LEGAL DESCRIPTION CONT.**

TOGETHER WITH PARCEL "B" (PER TITLE REPORT, SEE LATER NOTE) ALSO THAT PORTION OF TRACT 5, "PLAT OF BAY VIEW" MCKENNA AND ELLIOTS SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 5 AND THE NORTHWEST CORNER OF SAID TRACT 5, A DISTANCE OF 127.00 FEET ALONG THE NORTH LINE OF TRACT 5, EAST, THENCE S 89° 00' 00" W, 127.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70° 34' 00" W, 186.1 FEET TO THE POINT OF BEGINNING.

UNDEVELOPED PORTION OF SAID TRACT 5 AS DESCRIBED UNDER AUDITOR'S FILE NUMBER 0108020039, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTH LINE OF SAID SECTION 30, 165.1 FEET WEST OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH 70° 34' 00" W, 186.1 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70° 34' 00" W, 186.1 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89° 00' 00" W, 127.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89° 00' 00" W, 127.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70° 34' 00" W, 186.1 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION FOR CONVEYANCE FROM PARCEL "A" TO PARCELS 30 AND 31:

ALL THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W. 1/4, T15N, R35E AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30, AS SAID POINT IS SHOWN ON SAID CERTIFICATE OF SURVEY, THENCE NORTH 70° 34' 00" W, 186.1 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89° 00' 00" W, 127.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89° 00' 00" W, 127.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70° 34' 00" W, 186.1 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89° 00' 00" W, 127.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89° 00' 00" W, 127.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70° 34' 00" W, 186.1 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL "C" (PER TITLE REPORT, SEE LATER NOTE) A PORTION OF TRACT 3, "PLAT OF BAY VIEW" MCKENNA AND ELLIOTS SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

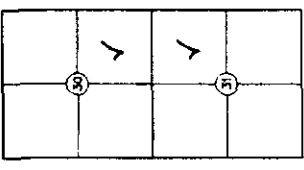
BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, W. 1/4, THENCE NORTH 70° 34' 00" W, 186.1 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89° 00' 00" W, 127.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89° 00' 00" W, 127.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 70° 34' 00" W, 186.1 FEET TO THE POINT OF BEGINNING.

NOTES

- THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TD101S ELECTRONIC DISTANCE MEASURING INSTRUMENT.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF ANY PREVIOUS SURVEYS, RECORDS, PLATS, RESERVATIONS, PROVISIONS, GOVERNMENTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.
- BASES OF BEARING: THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, BEARS N 00° 15' 00" E AS SHOWN ON SAID CERTIFICATE OF SURVEY, FILE NO. 0108020039, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT INVESTIGATED.

SOURCES OF LEGAL DESCRIPTION

- TITLE REPORT SUPPLIED BY LAND TITLE COMPANY, ORDER NO 112930-RE. SUPPLEMENTAL #2 TO TITLE REPORT IS DATED 6/25/04.
- DEED CLAIM RECORDED UNDER AUDITOR'S FILE NUMBER 0108020039, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS RECORDED BY LEONARD, BOLANDOT AND SKOLE INC.



**OCCUPATIONAL INDICATORS & EXISTING FENCELINE NOTE**

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 327.130. THESE OCCUPATIONAL INDICATORS INDICATE OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS THAT HAVE NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

**LEGEND**

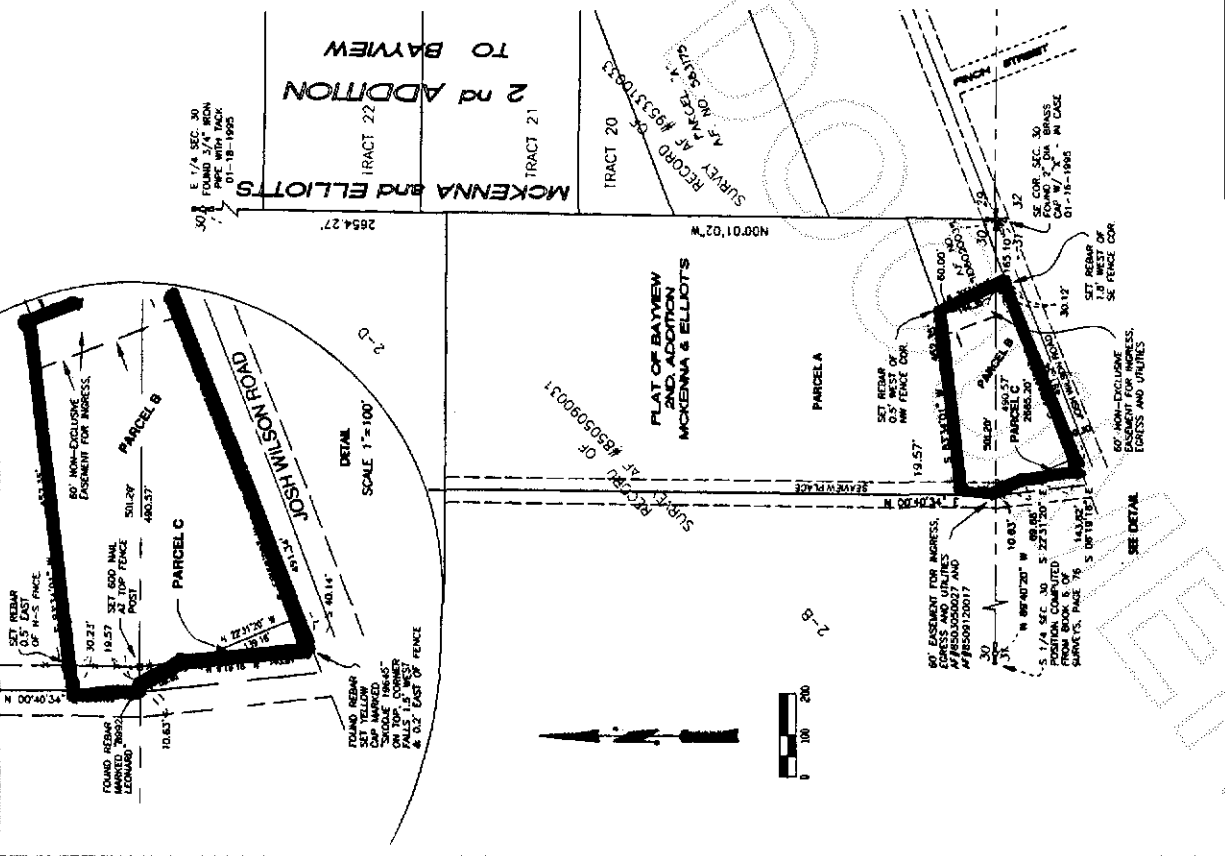
- DENOTES SET 1/2" FENCE WITH YELLOW CAP MARKED "SHOULDER TRAIL"
- DENOTES FOUND SURVEY MARKER AS NOTED
- DENOTES SET 600 MAIL WITH YELLOW CAP MARKED "SHOULDER TRAIL"
- DENOTES EXISTING FENCE LINE

SECS. 30 & 31, T35 N, R 3 E, W.M.

**RECORD OF SURVEY FOR VIRGINIA FLAHERTY**

PORTIONS OF THE SE 1/4 OF SECTION 30 AND THE NE 1/4 OF SECTION 31, TWP. 35 N., RGE. 3 E., W.M. SKAGIT COUNTY, WASHINGTON

LEONARD, BOLANDOT and SKOLE INC.  
 CIVIL ENGINEER AND LAND SURVEYOR  
 405 SOUTH STREET #2, SKAGIT SPRING, WA 98281  
 PHONE: 360-675-1100 FAX: 360-675-1101  
 SCALE: 1" = 200'  
 JOB NO. 0480



**AUDITORS CERTIFICATE**  
 FILED FOR RECORD THIS 22nd DAY OF November 2005 AT 10:45 AM AT THE OFFICE OF LEONARD, BOLANDOT AND SKOLE INC., COUNTY AUDITOR'S FILE NUMBER 200509220222

*Virginia Flaherty*  
 COUNTY AUDITOR



**SURVEYORS CERTIFICATE**  
 THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, AT THE REQUEST OF VIRGINIA FLAHERTY

CERTIFICATE NO. 18645 DATE 9/22/04