

Return Name & Address:



200511180007
Skagit County Auditor

11/18/2005 Page 1 of 3 8:42AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_94-0057

Applicant Name: Martin Apt

Property Owner Name: Don Tucker

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

P#(s): 42084; 350630-2-002-0001; within a Ptn of the SE ¼ of the NW ¼, Section 30, Twp. 35, Rge 6.

Lot Size: approximately 3.3 acres

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.
- 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 zoning district 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 Rural Resource-Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv), Lot Certification PL94-0057, 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.

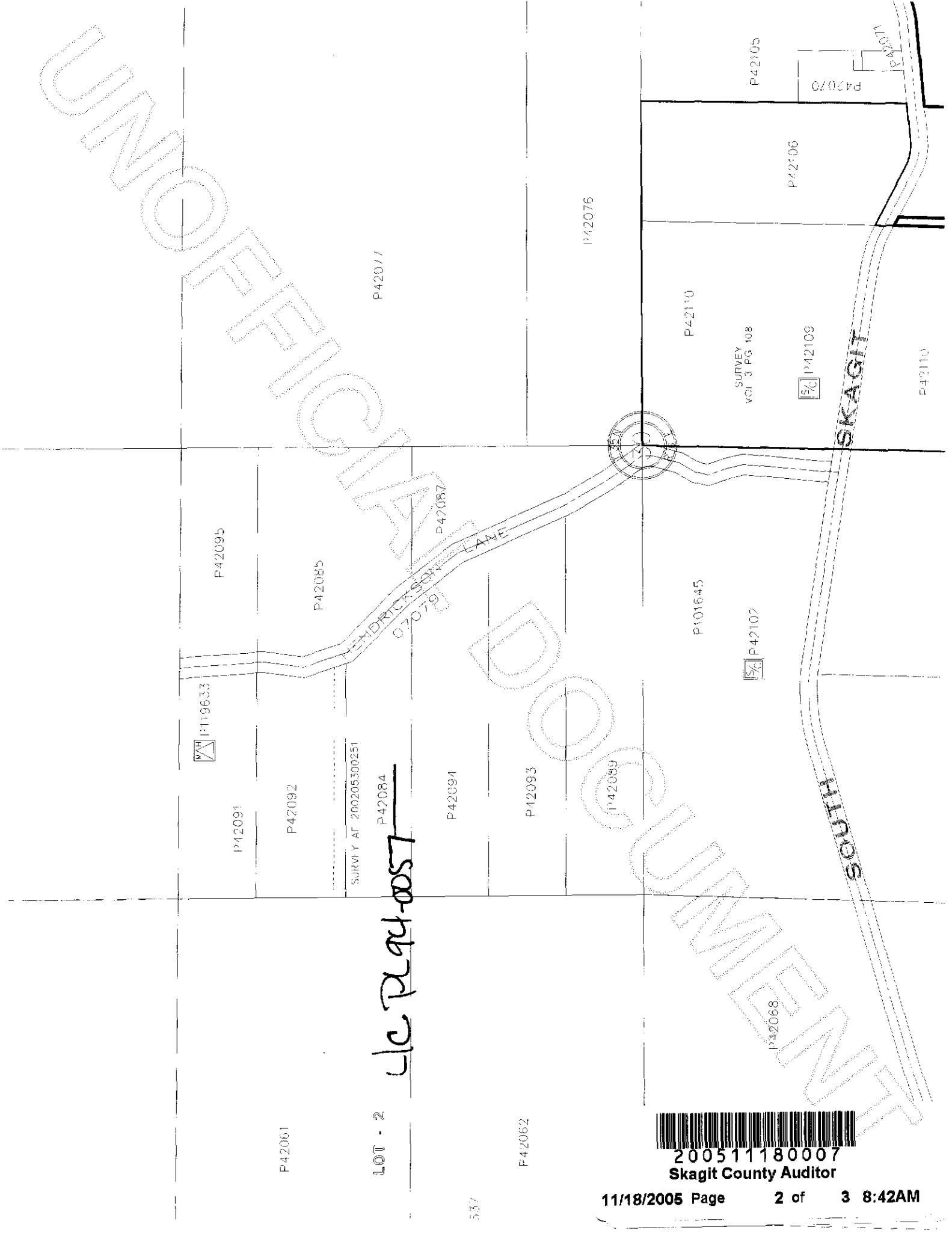
Authorized Signature: Grove Roeder

Original date of approval

Date: 10/20/1994

See attached map for Lot of Record boundaries.

UNOFFICIAL DOCUMENT



LOT - 2
LIC P42084-0057

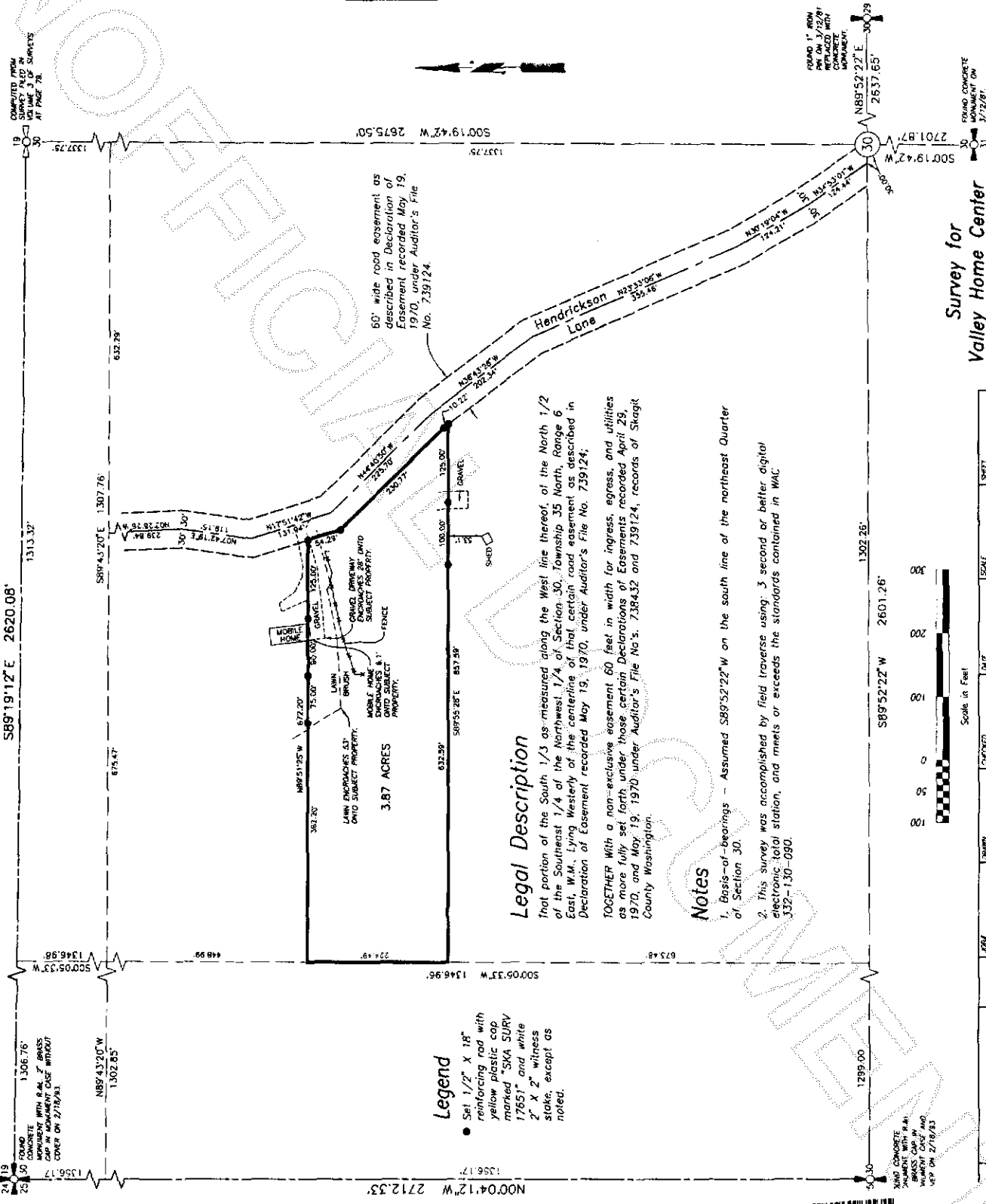
P1119633

SURVEY AT 200205300251



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Survey in the SE1/4 of the NW1/4 of Section 30, Twp. 35 N., Rng. 6 E., W.M.



Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stakes, except as noted.

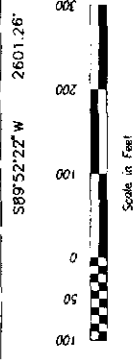
Legal Description

That portion of the South 1/3 as measured along the West line thereof, of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 35 North, Range 6 East, W.M., Lying Westerly of the centerline of that certain road easement as described in Declaration of Easement recorded May 19, 1970, under Auditor's File No. 739124;

TOGETHER With a non-exclusive easement 60 feet in width for ingress, egress, and utilities as more fully set forth under those certain Declarations of Easements recorded April 29, 1970, and May 19, 1970 under Auditor's File No. 738432 and 739124, records of Skagit County Washington.

Notes

1. Basis-of-bearings - Assumed S89°52'22"W on the south line of the northeast Quarter of Section 30.
2. This survey was accomplished by field traverse using 3 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 337-130-080.



DATE	201152	DRAWN	grr	CHECKED	gc	DATE	05FRR02	SCALE	1" = 100'	SHEET	1 OF 1
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AUDITOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2002 at the request of Valley Home Center, Skagit County Auditor.

John L. Avenash CERT#17651
Date 5/30/2002

Norma Gutierrez
County Auditor or Deputy Auditor

200205300251
Skagit County Auditor
Brazos Post # 1 of 40788

EXPRESS # 438/2003
DONALD A. ABBOTT
REGISTERED LAND SURVEYOR
NO. 1151

Skagit Surveyors & Engineers

805 Mitchell St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

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