

Return Name & Address:



200601100100

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0741

Applicant Name: Dan Peth

Property Owner Name: same

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

P#(s): P112802; 350317-3-005-0100; within a portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Twp. 35, Rge 3.

Lot Size: approximately 13 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 _____ 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 _____ 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 Agricultural-Natural Resource Land _____ 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: _____

Date: 12/7/2005

See attached map for Lot of Record boundaries.



SURVEY
AF 200610300004

LIC
P605-0741



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SURVEY DESCRIPTION

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M., AND THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 (NORTHWEST SECTION CORNER); THENCE SOUTH 0°22'15" WEST 1930.41 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE SOUTHWEST CORNER THEREOF (1/8 CORNER); THENCE NORTH 84°04'38" EAST 150.00 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 TO THE CENTERLINE OF AN EXISTING FIELD DITCH; THENCE SOUTH 89°17'10" EAST 350.28 FEET; THENCE LEAVING SAID FIELD DITCH NORTH 0°22'15" WEST 220.61 FEET TO THE NORTHWEST CORNER OF SECTION 20 TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20 TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M.; THENCE SOUTH 89°56'41" WEST 798.46 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°26'24" WEST 1892.26 FEET ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHWEST CORNER OF SAID SUBDIVISION (SOUTHWEST SECTION CORNER) AND BEING THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M., LYING NORTHWESTERLY OF THE CENTERLINE OF JOE LEARY SLOUGH;

AND EXCEPT D'ARCY ROAD RIGHT-OF-WAY;

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.

NOTE

THE ABOVE DESCRIBED PROPERTY IS TO BE COMBINED TO THAT CERTAIN PARCEL NO. P24441 DESCRIBED ON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 480180105.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22960.
- INDICATES EXISTING IRON PIPE OR REBAR.
- REBAR UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20060100100.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 50-75 RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 90, SHORT PLAT NO. 64-74, RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 30, AND SHORT PLAT 84-78 RECORDED IN VOLUME 3 OF SHORT PLATS, PAGE 185, ALL IN RECORDS OF SKAGIT COUNTY.
- INTERSECTION, LIETZ SET 44 THEODOLITE DISTANCE METER.
- SURVEY PROCEEDED, STANDARD FIELD TRAVERSE.
- MERIDIAN, ASSIGNED.
- BASIS OF BEARINGS, CALCULATED RELATIONSHIP BETWEEN THE NORTHWEST SECTION CORNER AND THE NORTHEAST SECTION CORNER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 3 EAST, 414 PER SHORT PLAT NO. 50.
- THIS SURVEY WAS PREPARED AT THE REQUEST OF JOHN PETH AND SONS, INC. FOR THE DELINEATION AND STAKING OF THE DESCRIBED BOUNDARY LINES.
- 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 REAL PROPERTY: EASEMENTS, RESTRICTIONS, COVENANTS OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.

OWNER'S CONSENT

I, JOHN PETH AND SONS, INC. GRANTEES, PAIDULLA LIMITED PARTNERSHIP, GRANTEES, PAIDULLA S, BY: Thomas J. Paulus, Manager

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO HAS SIGNED THIS INSTRUMENT IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON SAID DATE AND THAT HE/SHE HAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PARTNERSHIP OF PAIDULLA LIMITED PARTNERSHIP, A LIMITED LIABILITY COMPANY OF THE STATE OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Oct 16 2006

SIGNATURE OF NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 9-9-07

STATE OF WASHINGTON COUNTY OF SKAGIT



I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN PETH AND SONS, INC. AND SAID LIMITED PARTNERSHIP HAS SIGNED THIS INSTRUMENT ON SAID DATE AND THAT HE/SHE HAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PARTNERSHIP OF JOHN PETH AND SONS, INC. A CORPORATION IN THE STATE OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Oct 16 2006

SIGNATURE OF NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 9-9-07

STATE OF WASHINGTON COUNTY OF SKAGIT



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



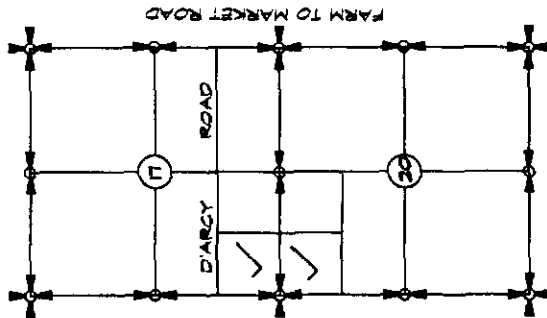
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David Stumming
Skagit County Auditor

BOUNDARY LINE ADJUSTMENT

REVIEWED AND APPROVED IN ACCORDANCE WITH SCC CHAPTER 14.18.100 ON October 16, 2006

Mary Vincent, Assistant Planner
Skagit County Planning and Permit Center



VICINITY MAP

SHEET 1 OF 2

DATE: 10/16/06

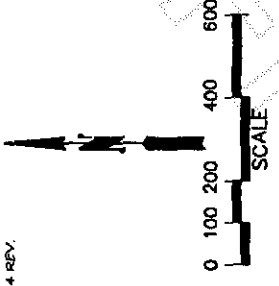
SURVEY IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M., AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M., SKAGIT COUNTY, WASHINGTON FOR: JOHN PETH AND SONS, INC.

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTANTS
MOUNT VERNON, WA 98278 360-524-2971
DRAWINGS: 00-CORRECTION

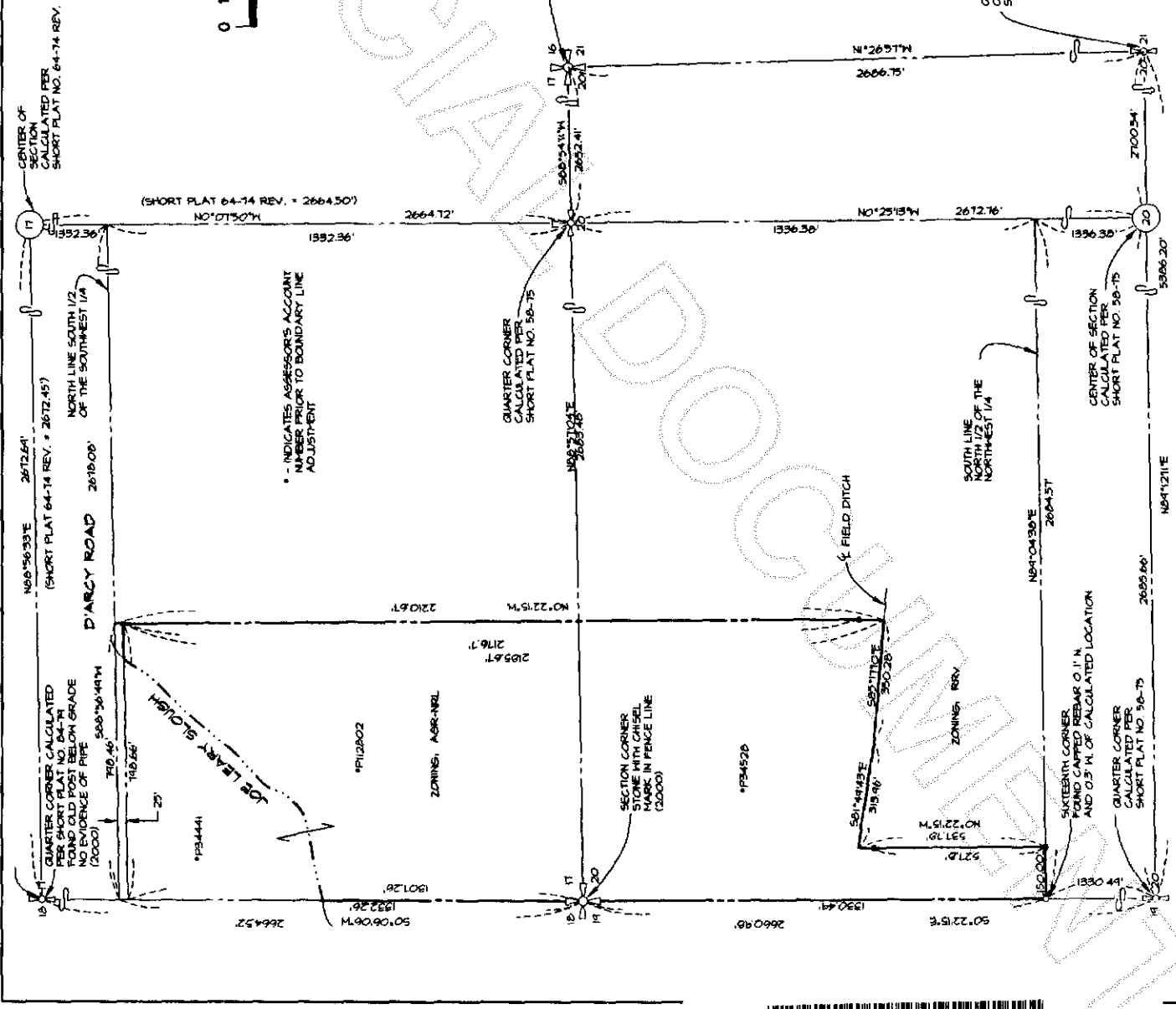


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DATE: 10/10/06
 SHEET 2 OF 3
 SURVEY IN A PORTION OF THE
 SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
 SECTION 17, TOWNSHIP 25 NORTH, RANGE 3 EAST, WM. AND
 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
 SECTION 20, TOWNSHIP 25 NORTH, RANGE 3 EAST, WM.
 SKAGIT COUNTY, WASHINGTON
 FOR: JOHN PEH AND SONS INC.
 LIGSER & ASSOCIATES, PLLC
 1000 1/2 AVENUE, SUITE 100
 BELLINGHAM, WA 98225
 DRAWING: 00-04-007



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