

Return Name & Address:



200601230177

Skagit County Auditor

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3 1:36PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL05-0914

Originally recorded under AF 200601110009

Applicant Name: Don & Jean Berkey

Re-record to correct legal description and map.

Property Owner Name: same

The Department hereby finds that Tract 4 and W $\frac{1}{2}$ Tract 5, Deception Pass Waterfront Tracts, recorded on October 31, 1945, in Volume 5, of Plats, Page 26. Within a Ptn of the SE $\frac{1}{4}$ of Sec. 24, Twp. 34, Range 1.

Parcel Number(s): P# 64867; 3898-000-005-0004

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

2. DEVELOPMENT

- ☐ **IS/ARE**, the minimum lot size required for the zoning district in which the lot(s) is/are located and therefore **IS/ARE** eligible to be considered for development permits.

- ☒ **IS NOT**, the minimum lot size required for the Rural Intermediate zoning district in which the lot(s) are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) 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: Arac Roeder REVISED APPROVAL Date: 1/20/2006

See Attached Map

SURVEY DESCRIPTION

TRACT 4 AND THE WEST 1/2 OF TRACT 5, DECEPTION PASS WATERFRONT TRACTS, ARE SHOWN TO BE ADJACENT TO THE DECEPTION PASS WATERFRONT TRACTS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO TIE LINES OF THE SECOND CLASS EXTENDING TO THE LINE OF DECEPTION PASS WATERFRONT TRACTS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON, ADJUTING ON THE ABOVE DESCRIBED PREMISES.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATED REBAR SET AND CAPPED WITH YELLOW CAP
- INDICATES EXISTING REBAR OR IRON PIPE FOUND
- SURVEY DESCRIPTION IS FROM WARRANTY FILE NO. 800000002, RECORDED UNDER SKAGIT COUNTY AUDITOR FILE NO. 800000002.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF DECEPTION PASS WATERFRONT TRACTS RECORDED IN VOLUME 5 OF PLATS, PAGE 26, AND RECORD OF SURVEY MAPS RECORDED IN VOLUME 5 OF SURVEYS, PAGE 26, VOLUME 10 OF SURVEYS, PAGE 34, VOLUME 15 OF SURVEYS, PAGE 10, VOLUME 20 OF SURVEYS, PAGE 20, VOLUME 23 OF SURVEYS, PAGE 19, VOLUME 27 OF SURVEYS, PAGE 10, AND SURVEY RECORDED UNDER AUDITOR FILE NO. 200000001, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASES OF BEARING: EXISTING RECOVERED PIPES IN THE CENTERLINE OF TOROKEO DRIVE PER PLAT OF DECEPTION PASS WATERFRONT TRACTS, AS PREVIOUS SURVEYS, BEARING A NORTH 34° 30' WEST.
- MERIDIAN: ASSUMED
- INSTRUMENTATION: LEICA TOROKEO TELESCOPE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF DONALD L. BERKEY AND JEAN L. BERKEY, HUSBAND AND WIFE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN HEREON.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, 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, DEEDS, RECORDS OF SURVEY, COUNTY AND OTHER LANDS, RECORDS, AND ANY OTHER FACTS, CONDITIONS, OR INTERESTS THAT MAY BE DISCLOSED. ADDITIONALLY, NO TIE LINES WERE LOCATED OR DETERMINED AS A PART OF THIS SURVEY.
- THIS SURVEY HAS SHOWN OCCUPANCY INDICATORS (FENCE, ROCK WALLS, AND BUILDINGS) AS PER CHAPTER 392.130, RCW, WHICH MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF ADVERSE POSSESSION. THIS BOUNDARY SURVEY WAS ONLY SHOWN THE SECOND, NO RESOLUTION OF OWNERSHIP BASED ON ADVERSE POSSESSION HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- TO THE FACT THAT THIS PROPERTY IS BOUNDED BY TIE LINES, THE WEST 1/2 OF LOT 3 HAS BEEN DETERMINED BY EQUALLY DIVIDING THE NORTH LINE OF SAID LOT 3 IN HALF, AND PLANNING THEREON. THE LINE WOULD FALL RATHER EAST OF THE OCCUPATION.
- THIS SURVEY ACCEPTED THE ROAD VOLUMETRATION AS SHOWN HEREON. SEVERAL SOLUTIONS FOR THE ROAD ALIGNMENT EXIST FOR THIS AREA AND THE SOLUTION, AS SHOWN, FITS THE LOT CORNERS ALONG THE RIGHT-OF-WAY VERY WELL.

SURVEYOR'S CERTIFICATE

I HAVE CORRECTLY REPRESENTED A SURVEY MADE BY ME OR UNDER MY SECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY ACT, CHAPTER 392, RCW, AND THE RECORDS OF SKAGIT COUNTY, WASHINGTON, AS SET, MEASUREMENT, AND WITNESS, JULY 2006.

DATE: *Aug 10, 2006*

SKAGIT COUNTY AUDITOR FILE NO. 20000

DECEPTION PASS WATERFRONT TRACTS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON

MAIL: DONALD L. BERKEY, JR.

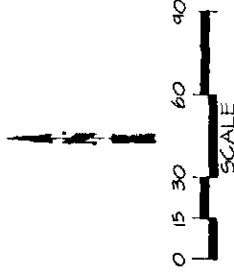
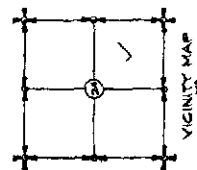
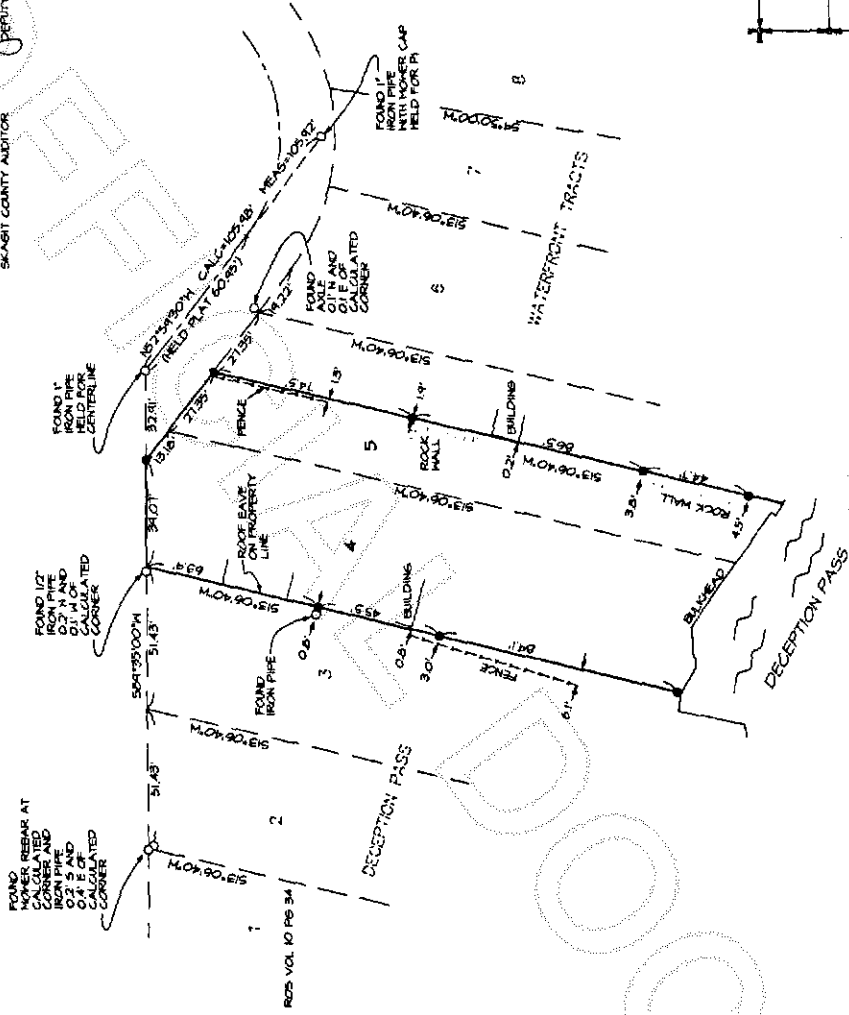
AUDITOR'S CERTIFICATE

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



SKAGIT COUNTY AUDITOR
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N. B. M. M. M.
SKAGIT COUNTY AUDITOR



SHEET 1 OF 1 DATE: 8/10/06

SURVEY IN A PORTION OF GOV'T LOTS 4 & 5
SECTION 24, TOWNSHIP 34 NORTH, RANGE 1 EAST, N.M.
DECEPTION PASS WATERFRONT TRACTS
SKAGIT COUNTY, WASHINGTON

FOR: DONALD AND JEAN BERKEY

LISSER & ASSOCIATES, PLLC
1100 1ST AVENUE, SUITE 100
SEASIDE, WA 98138
PHONE: 206-441-7442
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E-MAIL: INFO@LISSER.COM



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