

Return Name & Address:



200602030161
Skagit County Auditor

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3 2:44PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL99-0103

Originally recorded under

AF 200601200072

Applicant Name: Thomas Kelly

Re-Record to correct name

Property Owner Name: same

The Department hereby finds that Lot(s) 115 & E ½ 116, Blk 1 and Lot 76 & E ½ Lot 77, Blk 3,
Lake Cavanaugh Subdivision # 2, recorded on September 9, 1946, in Volume 5, of Plats,
Pages 49-54.

Parcel Number(s): P# 66729; 3938-001-016-0000; within a Ptn of Section 27, Twp. 33, Rge 6

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 Village Residential zoning district
in which the lot(s) are located, but does meet an exemption listed in SCC
14.16.850(4)(c)iv_ 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: Howe Roeder Originally approved
Date: 9/10/1998

Survey in Gov. Lot 10, (NE/SE) Section 27, Township 33 North, Range 6 East, W.M.
Lake Cavanaugh, Skagit County

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LEGAL DESCRIPTION

Parcel 1: Lot 115 and the East Half of Lot 116, Block 1, and Lot 76 and the East Half of Lot 77, Block 2, Part of Lake Cavanaugh Survey and the East Half of Lot 76, Block 2, Part of Lake Cavanaugh Survey, Skagit County Washington.
Parcel 2: Lot 117 and the West Half of Lot 116, Block 1 and Lot 78 and the West Half of Lot 77, Block 2, Part of Lake Cavanaugh Survey and the West Half of Lot 76, Block 2, Part of Lake Cavanaugh Survey, Skagit County Washington.

- LEGEND:
- Found on record north
 - ⊗ Found physical iron pin, assumed original setting
 - ⊙ Set rebar & cap: "Marker"---21,320"

Survey Notes and Procedures

This survey was performed by standard field traverse with a 02" electronic total station, and complies with the minimum required survey precision of 1:10,000 per WAC 120-130-040.

Scale of Bearings: Existing certificate measurements as noted on survey filed in vol. 12, pg. 76.

Survey reference: 14/19418/171 20/152.

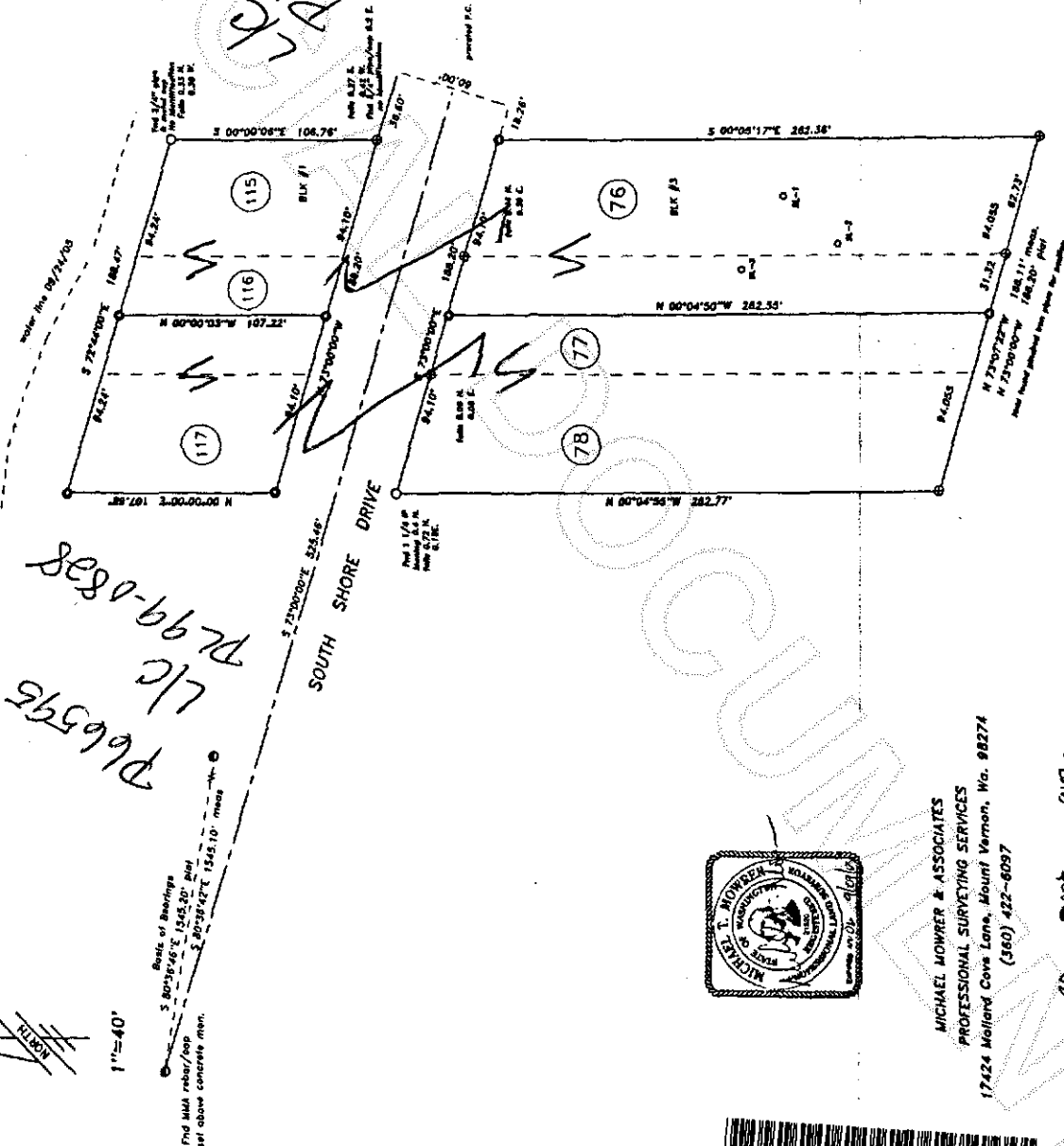
This survey found 3/4" iron pins with metal caps set on the property lines of lot 114. They appear to have been set with some knowledge of surveying practices. These pins contain no name or LS number to identify the surveyor and a record of this survey was not found in the County records.

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Surveying Act of this state, and I am not aware of any fraud or mistake in said survey.
Michael T. Mowrer SURVEYOR'S CERTIFICATE
Michael T. Mowrer PLS No. 21,320

Located in NE/SE Sec. 27, Twp. 33 N., Rng. 6 E., W.M.

Record of Survey			
Doug Hansen			
Scale: 1"=40'	Date: Sept. 2006	Job No: 2005-18	
Drawn by: JTH	CHK'd by: JTH	Sheet 1 of 1	

LAKE CAVANAUGH



MICHAEL MOWRER & ASSOCIATES
PROFESSIONAL SURVEYING SERVICES
17424 Mollard Cove Lane, Mount Vernon, Wa. 98274
(360) 422-6097

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