



200603270201
Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0900

Applicant Name: _ Dean Swanson

Property Owner Name: Carl Swanson

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

P#(s): _22936; 340330-0-025-0002; within a Ptn of the SE 1/4 of the NW 1/4 and a Ptn of the NE 1/4 of the SW 1/4 all in Sec. 30, Twp 34, Rge 3.

Lot Size: _approximately 2.7 ac.

1. CONVEYANCE

X *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

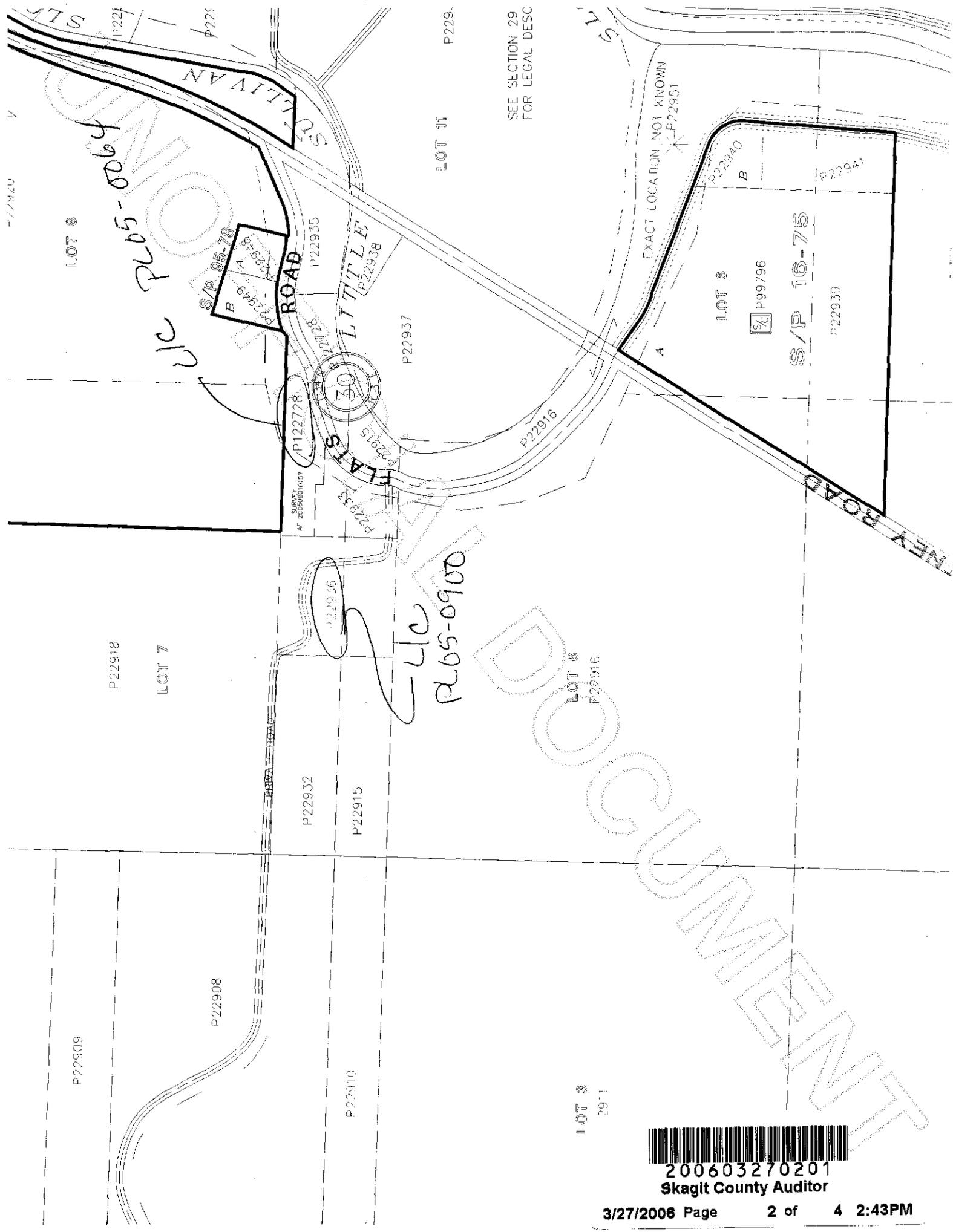
IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

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)(viii) and therefore IS eligible to be considered for development permits

X *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: *Howe Rood* Date: 3/27/2006

See attached map.



SEE SECTION 29
FOR LEGAL DESC

EXACT LOCATION NOT KNOWN
-P22951

SURVEY
#1220506101037

30

LOT 8

LOT 7

LOT 3

LOT 6

LOT 6

LIC
P65-0900

S/P 16-75

S/P 95-78



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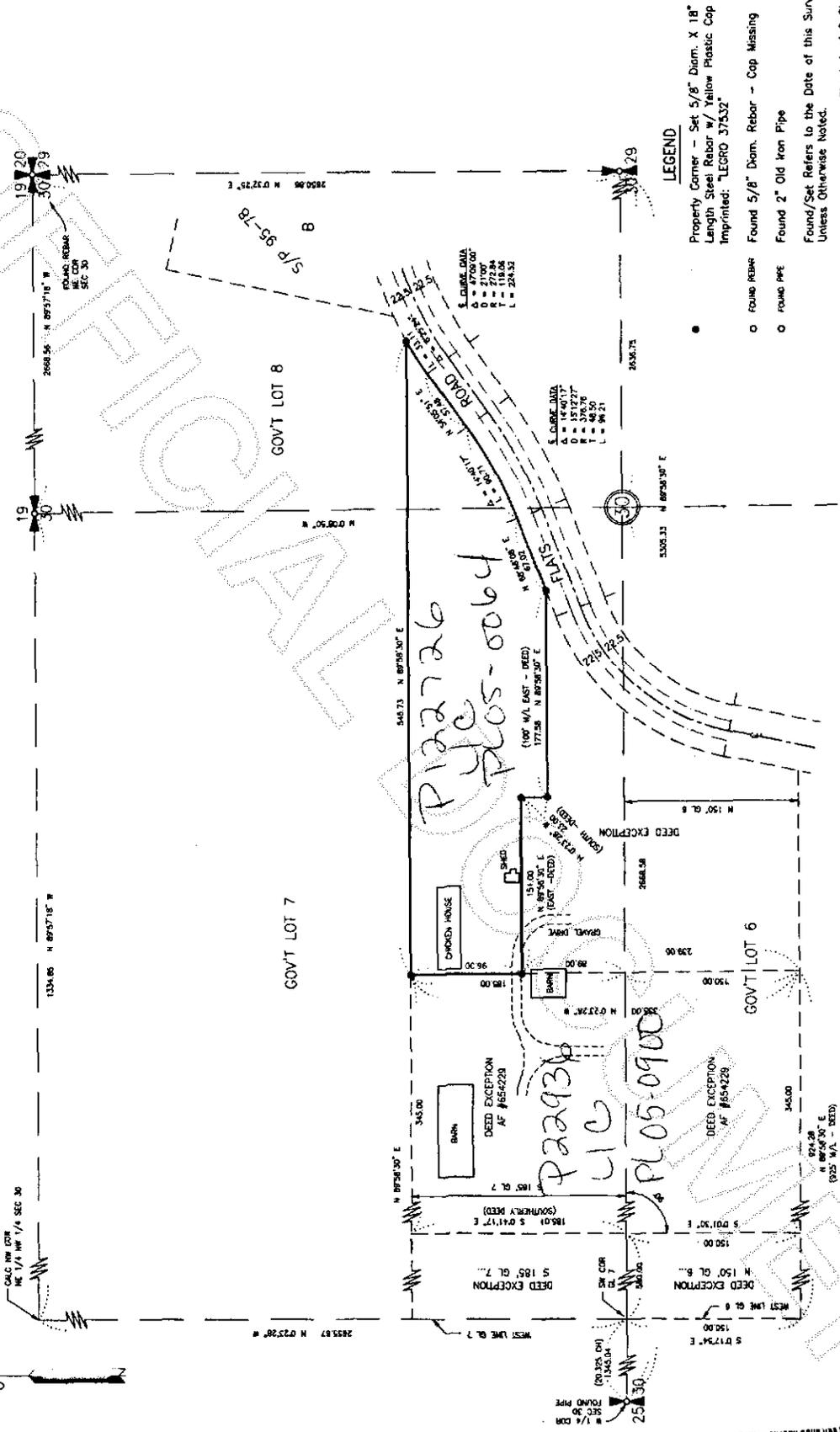
AUDITOR'S CERTIFICATE

Filed for the record at the request of LeGro, & Associates.



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Isma Brunson
Skagit County Auditor
Clay Obatai
Deputy



LEGEND

- Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w/ Yellow Plastic Cap Imprinted: "LEGR0 375332"
- Found 5/8" Diam. Rebar - Cap Missing
- Found 2" Old Iron Pipe
- Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Surveying Recording Act in May 2005 at the request of Justice Swanson.

DENNIS D. LEGR0
Engineer & Land Surveyor
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 336-3220
Lic. # 375332 Date: 7/29/05



PLAN

Scale: 1" = 60'



RECORD OF SURVEY

DUSTIN SWANSON PROPERTY SURVEY
PTN. GOVT LOTS 7 & 8
SECTION 30, T. 34 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON

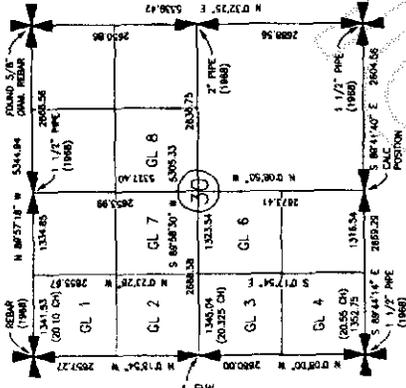
Sheet 1 of 2 Sheets

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NOTES

1. Legal description for this survey prepared from Quit Claim Deed from Peter Kermit Swanson, Grantor to Dustin Anton Swanson and Jennifer Lisa Xae Swanson, h & w. Grantees, by that instrument dated March 18, 2005 and recorded April 7, 2005 under Auditor's File No. 200504070143, records of Skagit County, Washington; being a portion of Tax Parcel No. P11932.
2. For additional section subdivision information refer to Short Plat No. 106-78 recorded under AF No. 7904990318; Short Plat No. 37-87 recorded under AF No. 8712170004; Short Plat No. 16-75 recorded under AF No. 816875, Vol. 1 of Short Plats Pg. 35; Short Plat No. 95-78 recorded in Vol. 3 of Short Plats, pg. 70 under AF No. 896770, all records of Skagit County, Washington.
3. Basis of Bearing - The East/West Centerline of Section 30 as being S 89°58'30" W based upon existing monumentation.
4. Meridian: Assumed
5. Survey Method: Field Traverse
 Instrumentation: TOPCON GTS-28(20)
 Theodolite: Min. Horiz. Circle Reading of 20"
 E.D.M.: Accuracy ± (5mm + 5ppm)
6. All distances shown are in feet and decimals of a foot.
7. This survey has been performed without the benefit of a current title report and therefore is subject to any Easements, Reservations, Restrictions, Covenants or other instruments of record that may affect subject property.
8. At the direction of the owner, only that portion of their property acquired by DCD AF No. 200504070143 lying West of the Flats Road was established by this boundary survey.
9. This survey may depict occupational indicators that may be the basis for claims of unwritten title ownership. This survey does not purport to resolve such claims, if any.

RECORD OF SURVEY
DUSTIN SWANSON PROPERTY SURVEY
 PTIN. GOVT LOTS 7 & 8
 SECTION 30, T. 34 N., R. 3 E.W.M.
 SKAGIT COUNTY, WASHINGTON



SECTION SUBDIVISION

SEC. 30, T. 34 N., R. 3 E.W.M.

Subdivision of Sec. 30 by LaGrone & Judy for 1988. M. Smythe Survey by R. L. Judy, P.L.S. based upon Frank Gilkey, P.L.S. survey records dated Jan. 1954; H. D. Walberg map submitted to Dept. of Public Lands Mar. 28, 1945 and Government Township Plat for 34-3.

LEGAL DESCRIPTION

That portion of the following described tract of land lying Westery of Flats Road:

The South 185 feet of both Government Lot 7 and that portion of Government Lot 8, lying Westery of the La Center-Walberg Road right-of-way, all in Section 30, Township 34 North, Range 3 East, W.M.,

EXCEPT that portion of said Government Lot 8 lying within the Skagit County road right-of-way known as Flats Road;

EXCEPT that portion of Government Lot 8 conveyed to Vernon Swanson pursuant to Quit Claim Deed dated August 2, 1954, recorded under Skagit County Auditor's File No. 504833, Volume 264, Page 323;

EXCEPT the portion thereof lying within the following described parcel: That portion Government Lots 6 and 7 of said Section 30, Township 34 North, Range 3 East, W.M. described as follows: Beginning at the Southwest corner of said Lot 7; thence East along the South line of Lot 7, 580 feet to the point of beginning; thence South 150 feet at right angles; thence East parallel to the South line of Lot 7, 345 feet; thence Northernly and parallel to the West line of Lot 7, 335 feet; thence Westery and parallel to the South line of Lot 7, 345 feet; thence Southerly to the point of beginning.

EXCEPT the portion thereof lying West of the following described parcel: That portion of Government Lots 5 and 7 of said Section 30, Township 34 North, Range 3 East, W.M. described as follows: Beginning at the Southwest corner of said Lot 7; thence East along the South line of Lot 7, 580 feet to the point of beginning; thence South 150 feet at right angles; thence East parallel to the South line of Lot 7, 345 feet; thence Northernly and parallel to the West line of Lot 7, 335 feet; thence Westery and parallel to the South line of Lot 7, 345 feet; thence Southerly to the point of beginning.

AND EXCEPT:

That portion of the North 150 feet of Government Lot 5, and the South 185 feet of Government Lot 7, Section 30, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 5; thence South along the West line of Government Lot 6 150 feet; thence Eastery parallel with the North line of Government Lot 6, 825 feet, more or less, to the Southeast corner of the parcel conveyed by deed dated August 6, 1984, wherein Arno Van Swanson, wife, Grantor, and Carl Austin Swanson, Anton Vernon Swanson, and Peter Kermit Swanson were Grantees, and which deed is recorded in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 834229; and which point is the true point of beginning; thence North along the East line of said tract, conveyed by deed recorded under Skagit County Auditor's File No. 834229 a distance of 238 feet; thence East 151 feet; thence South 23 feet; thence East 101 feet, more or less, to the Westery right-of-way line of the County Road known as the Flats Road; thence Southerly along the Westery right-of-way line of the Flats Road to the intersection with the South line of the North 150 feet of Government Lot 6; thence Westery along the line, which is parallel with and 150 feet South of the North line of Government Lot 6 to the point of beginning.

EXCEPT Diking and Drainage District rights-of-way, if any.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situats in the County of Skagit, State of Washington.

