

Return Name & Address



200605020121

Skagit County Auditor

5/2/2006 Page

1 of

5 3:18PM

PLANNING & PERMIT CENTER

LOT of RECORD CERTIFICATION

DATE STAMP

200 WEST WASHINGTON STREET – MOUNT VERNON, WA 98273 – (360) 336-9410

Lot Certification File Number: PL03-0257

Applicant Name: Alan Buchan

Grantee/Property Owner's Name: George B. Buchan

Having reviewed the information provided by the applicant, I hereby find that the parcel(s) bearing Assessor's Account Number(s):

4733-999-000-0000 P# 114976

All of Lot 48 Anaco Beach

Rural Intermediate (2.5 ac)

See attached legal description and map for certified lot of record boundaries.

 IS, a lot of record pursuant to Skagit County Code 14.16 Zoning Ordinance and in compliance with RCW 58.17.210.

XXX **IS**, a substandard lot of record subject to SCC 14.16.850(4) Development of Lots of Record.

 IS NOT, a lot of record under the Skagit County Code 14.16 Zoning Ordinance and Subdivision codes and is not in compliance with RCW 58.17.210.

Grantor/Skagit County Planning & Permit Center

Date: 7/1/2003

Authorized Signature:

Howe Roder

Title: Associate Planner

LOT - 2

ANACO BEACH

56

P61859

3858

Buchan Beach

Condominium

Lot 48 - PLO3-0257

Lot 49 - PLO3-0258

Lot 50 - PLO3-0259

Lot 51 - PLO3-0260

N. 50 ft. lot 52

PLO3-0261

55

TRACT B

P68226

RANCHO SA
DEL MA
SUB. NC

3972

LOT -



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Skagit County Auditor

990414086

SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ME, THE UNDERSIGNED OWNERS OF BUCHAN BEACH CONDOMINIUM IN FEE SIMPLE AND/OR MORTGAGEE HOLDERS OF...

ALAN G. BUCHAN, IM D. BUCHAN, ROBIN G. BUCHAN, MARY KATHY P. BUCHAN, GEORGE BUCHAN

LEGAL DESCRIPTION

PARCEL A: LOTS 48 THROUGH 51 AND THE NORTHERLY 50 FEET OF LOT 32, ANAKO BEACH, WASHINGTON...

PARCEL B

THAT PORTION OF TRACT 34, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE MERIDIAN, PLAT 2, ANAKO BEACH, WASHINGTON...

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND PAID HAVE BEEN PAID ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR...

DEPUTY TREASURER

ACKNOWLEDGMENT FOR SURVIVOR

I, JEFFREY A. SKODIE, COUNTY CLERK OF SKAGIT COUNTY, WASHINGTON, DO HEREBY ACKNOWLEDGE THAT THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED...

RESIDING AT Skagit, WA DATE March 5, 1999

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ALAN BUCHAN

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE AND PLANNED FOR BUCHAN BEACH CONDOMINIUM AND IS BASED ON AN ACTUAL SURVEY OF THE DESCRIBED PROPERTY...

CERTIFICATE NO. 18556 DATE 3-5-99

ACKNOWLEDGMENT FOR DECLARANT

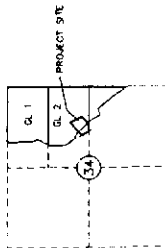
STATE OF Washington } SE. COUNTY OF King } ON THIS DAY PERSONALLY APPEARED BEFORE ME ALAN G. BUCHAN...

ACKNOWLEDGMENT FOR DECLARANT

STATE OF Washington } SE. COUNTY OF King } ON THIS DAY PERSONALLY APPEARED BEFORE ME MARY E. KITT...

NOTES

- 1. PARCEL "A" IS SUBJECT TO EASEMENT CONTAINED IN DEDICATION OF ANAKO BEACH PLAT FOR ALL NECESSARY SLOPES FOR CUTS AND FILLS ON ANY PORTION OF SAID PREMISES WHICH ABUT UPON STREETS, ALLEYS, ALLEYS, AND ROADS...



VICINITY MAP SECTION 34, TWP. 35 N. RGE. 1 E. W.M.

DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM, TO WHICH THIS SURVEY AND SET OF PLANS RELATE, WAS RECORDED WITH AUDITOR OF SKAGIT COUNTY, WASHINGTON ON 03-01-99...

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14 DAY OF April 1999 AT 1:37 P.M. IN BOOK 17 OF PLATE 146555 AS REQUESTED BY ALAN BUCHAN...

ACKNOWLEDGMENT FOR DECLARANT

STATE OF Washington } SE. COUNTY OF King } ON THIS DAY PERSONALLY APPEARED BEFORE ME GEORGE C. BUCHAN...

ACKNOWLEDGMENT FOR DECLARANT

STATE OF Washington } SE. COUNTY OF King } ON THIS DAY PERSONALLY APPEARED BEFORE ME IMAN D. BUCHAN...

ACKNOWLEDGMENT FOR DECLARANT

STATE OF Washington } SE. COUNTY OF King } ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBIN G. BUCHAN...

SURVEY MAP AND PLANS

LEONARD, BOUDNOT and SKODIE, INC. 803 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (509)336-5751

DRAWN BY: MAL DATE: SEPT. 1988 FIELD BOOK: 545, PL. 28

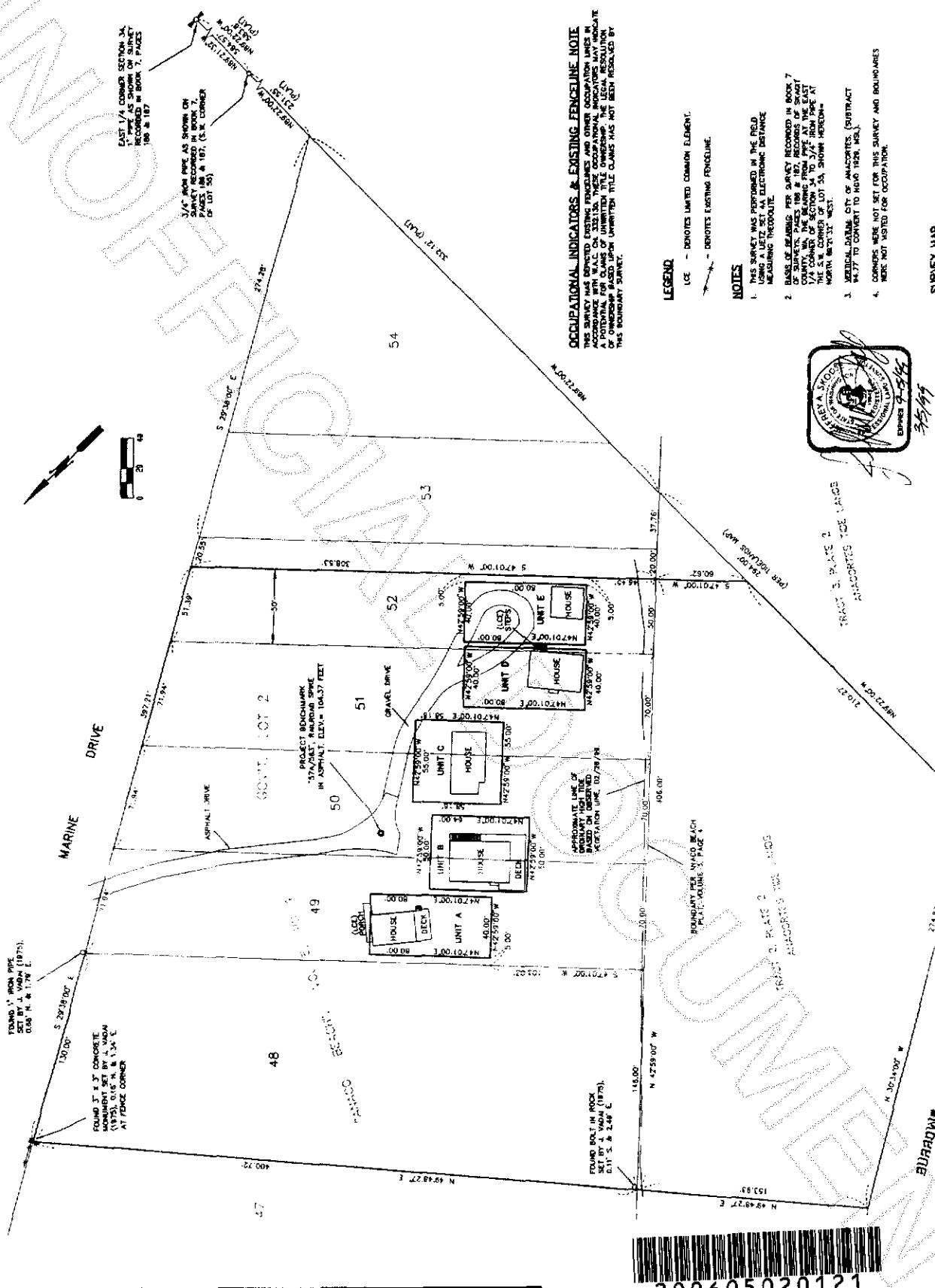
use 17 Plate Pg. 59

SHEET 1 OF 3

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99.04.14.00.85

SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM



OCCUPANCY INDICATORS & EXISTING FENCELINE NOTE
THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF DETERMINING THE EXISTING FENCELINE AND OCCUPANCY INDICATORS. THE EXISTING FENCELINE IS SHOWN AS A DASHED LINE. THE OCCUPANCY INDICATORS ARE SHOWN AS SOLID LINES. THE EXISTING FENCELINE AND OCCUPANCY INDICATORS MAY INDICATE A POTENTIAL FOR CONFLICT WITH THE BOUNDARY SURVEY. THIS BOUNDARY SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE RULES OF THE SURVEYING BOARD OF THE STATE OF WASHINGTON.

- LEGEND**
- LCE - DENOTES LIMITED COMMON ELEMENT
 - - - - - DENOTES EXISTING FENCELINE

- NOTES**
- THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEITZ SET AS ELECTRONIC DISTANCE MEASURING INSTRUMENT.
 - BASES OF MEASUREMENT PER SURVEY RECORDED IN BOOK 7 OF SURVEYS, PAGES 188 & 187, RECORDS OF SURVEY, COUNTY OF SNOHOMISH, WASHINGTON. THE 1/4 CORNER OF SECTION 34 TO 3/4\"/>
 - MEDICAL DRAINAGE CITY OF ANACORTES (SUBTRACT 14.77 TO CORRECT TO ROAD 1924, MS).
 - CORNERS WERE NOT SET FOR THIS SURVEY AND BOUNDARIES WERE NOT NOTED FOR OCCUPATION.



SURVEY MAP

LEONARD BOUDNOT and SKOODE, INC.
CIVIL ENGINEERS and SURVEYORS
803 SOUTH FIRST ST. MOUNT VERNON, WA 98273 (509) 336-5751

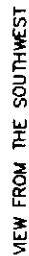
DATE: SEPT. 1999
FIELD BOOK: 545, PL. 26

ALL 17 PLATS 04 60



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9904140085



LCF - DENOTES UNITED COMMON ELEMENT.

VERTICAL DRAIN CITY OF ANACOSTA. (SUBTRACT 94.77 TO
CONVERT TO GRID 1929, NAD).



5/5/83

CONDOMINIUM PLANS

LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360) 336-1343

OWN BY: NAL DATE: SEPT. 1998
FIELD BOOK: 545, PG. 29

Wal 17 Dec. Pa. 1/ SHEET 3 OF 3



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