

Return Name & Address



200605020125
Skagit County Auditor

5/2/2006 Page 1 of 5 3:20PM

PLANNING & PERMIT CENTER

LOT of RECORD CERTIFICATION

DATE STAMP

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

Lot Certification File Number: PL03-0261

Applicant Name: Alan Buchan

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

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

4733-000-005-0000 P# 114975

The Northerly 50 ft. of Lot 52, 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: Bob Boeder

Title: Associate Planner

LOT - 2

ANACO BEACH

56

3858

P61859

Buchan Beach
Condominium

Lot 49 - P603-0258

Lot 50 - P603-0259

Lot 51 - P603-0260

N. 50 ft. Lot 52

P603-0261

55

TRACT B

P68226 RANCHO SA

DEL MA

SUB. NC

3972

LOT -

ARINE DRIVE

46

47

P61854

P61853

P61852

P61851

Survey
AF 1991/20/0020

P114976

P32516

P61857

54

P61857

P32511

P68187

P68188

P68189

P68190

P68191

SURVEY
AF 1981/21/0016
V21 P95

P68187

P68188



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SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF BUCHAN BEACH CONDOMINIUM, IN FULL, SIMPLE AND/OR JOINT TENANT, HAVE HEREBY DEVOTED AND DEDICATED TO THE PUBLIC THE FOLLOWING: THE SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE DEED OF DEDICATION TO THE PUBLIC AND SHALL BE A PART OF THE RECORDS OF THE WASHINGTON CONDOMINIUM ACT (RCW 64.14) FOR A SURVEY AND PLANS, AND TO SUBMIT THE PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

Alvin C. Buehner
ALVIN C. BUEHNER
IN D. BUCHAN
George C. Buehner
GEORGE C. BUEHNER
MARKET STREET, P.O. Box 1000
ROBIN C. BUCHAN

LEGAL DESCRIPTION

PARCEL A
LOTS 48 THROUGH 51 AND THE NORTHERLY 50 FEET OF LOT 52, ANAKO BEACH, WASHINGTON, AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 4, RECORDS OF SNOHOMO COUNTY, WASHINGTON.

PARCEL B
THAT PORTION OF PRACT 2, SECTION 34, TOWNSHIP 35 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, PLATE 2, ANACOSTIA TIDE LAKES, LYING BETWEEN THE CORNER OF THE PLAT AND THE SOUTHERLY 50 FEET OF LOT 52, ANAKO BEACH, AS SHOWN ON THE OFFICIAL MAP OF LAND TOWNSHIPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON.
(DESCRIPTION FROM ISLAND TITLE COMPANY NOV 17, 1987 GUARANTEE, ORDER NO. SA-17056)

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME DUE ON THE PROPERTY DESCRIBED IN THIS INSTRUMENT, HAVE BEEN PAID AND ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR THIS 14 DAY OF April, 1998. 1998.

Richard M. Munk
SNOHOMO COUNTY TREASURER
DEPUTY TREASURER

ACKNOWLEDGEMENT FOR SURVIVOR

I HEREBY CERTIFY THAT I HAVE HAD SATISFACTORY EVIDENCE THAT ALVIN C. BUEHNER, GEORGE C. BUEHNER, MARK C. BUEHNER, AND ROBIN C. BUCHAN, THE UNDERSIGNED OWNERS OF BUCHAN BEACH CONDOMINIUM, HAVE SIGNED THIS INSTRUMENT, AND HAS ACKNOWLEDGED IT TO BE A FREE AND VOLUNTARY ACT OF SUCH PERSON FOR THE USES AND PURPOSES IN THIS INSTRUMENT AND IN THE WASHINGTON CONDOMINIUM ACT.

Alvin C. Buehner
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 11-1-99
RESIDING AT Shaw-Walker WA
DATE: March 5, 1999

LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT IN THE REQUEST OF ALVIN BUCHAN.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM, IN BOOK 17 OF PLATS, PAGE 4, RECORDS OF SNOHOMO COUNTY, WASHINGTON, ARE CORRECTLY SHOWN, AND THAT ALL INFORMATION REQUIRED BY RCW 64.14-232 IS SUPPLIED HEREIN.

Alvin C. Buehner
ALVIN C. BUEHNER, P.E.
CERTIFICATE NO. 18845, DATE: 3-5-99

ACKNOWLEDGEMENT FOR DECLARANT

STATE OF Washington } SS
COUNTY OF King }
ON THIS DAY PERSONALLY APPEARED BEFORE ME ALVIN C. BUCHAN TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6 DAY OF March, 1997.

Alvin C. Buehner
ALVIN C. BUEHNER
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES: 5-21-01

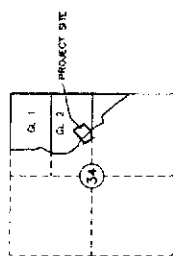
ACKNOWLEDGEMENT FOR DECLARANT

STATE OF Washington } SS
COUNTY OF King }
ON THIS DAY PERSONALLY APPEARED BEFORE ME MARY E. KITTS TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6 DAY OF March, 1997.

Mary E. Kitts
MARY E. KITTS
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES: 5-21-01

NOTES

1. PARCEL "A" IS SUBJECT TO EASEMENT CONTAINED IN DECLARATION OF ANAKO BEACH PLAT FOR ALL NECESSARY, STREETS, ALLEYS, ALLEYS, AND ROADS.
2. PER DEED RECORDED UNDER AUDITOR'S FILE NO. 553848 THE STATE OF WASHINGTON, TRUSTEES AND RESERVES ALL OIL, GAS, COAL, ORES, MINERALS, AND RESERVES THE RIGHT TO ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SPOD ROADS, FLUMES, CANALS, WATER COURSES OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS, IN PARCEL "B".
3. REFER TO THE DECLARATION REGARDING DRAINFIELD ISSUES. EXISTING DRAINFIELDS WERE NOT LOCATED FOR THIS SURVEY.



VICINITY MAP

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

ACKNOWLEDGEMENT FOR DECLARANT

STATE OF Washington } SS
COUNTY OF King }
ON THIS DAY PERSONALLY APPEARED BEFORE ME GEORGE C. BUCHAN TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6 DAY OF March, 1997.

George C. Buehner
GEORGE C. BUEHNER
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES: 5-21-01

ACKNOWLEDGEMENT FOR DECLARANT

STATE OF Washington } SS
COUNTY OF King }
ON THIS DAY PERSONALLY APPEARED BEFORE ME JIM D. BUCHAN TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6 DAY OF March, 1997.

Jim D. Buchan
JIM D. BUCHAN
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES: 5-21-01

ACKNOWLEDGEMENT FOR DECLARANT

STATE OF Washington } SS
COUNTY OF King }
ON THIS DAY PERSONALLY APPEARED BEFORE ME ROBIN C. BUCHAN TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6 DAY OF March, 1997.

Robin C. Buchan
ROBIN C. BUCHAN
NOTARY PUBLIC FOR THE STATE OF WASHINGTON, MY COMMISSION EXPIRES: 5-21-01

DECLARATION REFERENCE

THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT (RCW 64.14) FOR BUCHAN BEACH CONDOMINIUM, IN BOOK 17 OF PLATS, PAGE 4, RECORDS OF SNOHOMO COUNTY, WASHINGTON, IS RECORDED WITH AUDITOR'S FILE NO. 553848 IN VOLUME 3 OF PLATS, PAGE 4, RECORDS OF SNOHOMO COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14 DAY OF April, 1999 AT 1:30 O'CLOCK P.M. IN BOOK 17 OF PLATS, PAGE 4, RECORDS OF SNOHOMO COUNTY, WASHINGTON, AT THE REQUEST OF LEONARD, BOUDNOT and SKODJE, INC., CIVIL ENGINEERS AND LAND SURVEYORS, 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (509)336-5751.

David J. Ganger
DAVID J. GANGER
SNOHOMO COUNTY AUDITOR

SURVEY MAP AND PLANS

LEONARD, BOUDNOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (509)336-5751

OWN BY: WA. DATE: SEPT. 1988
FIELD BOOK: 545, PG. 20

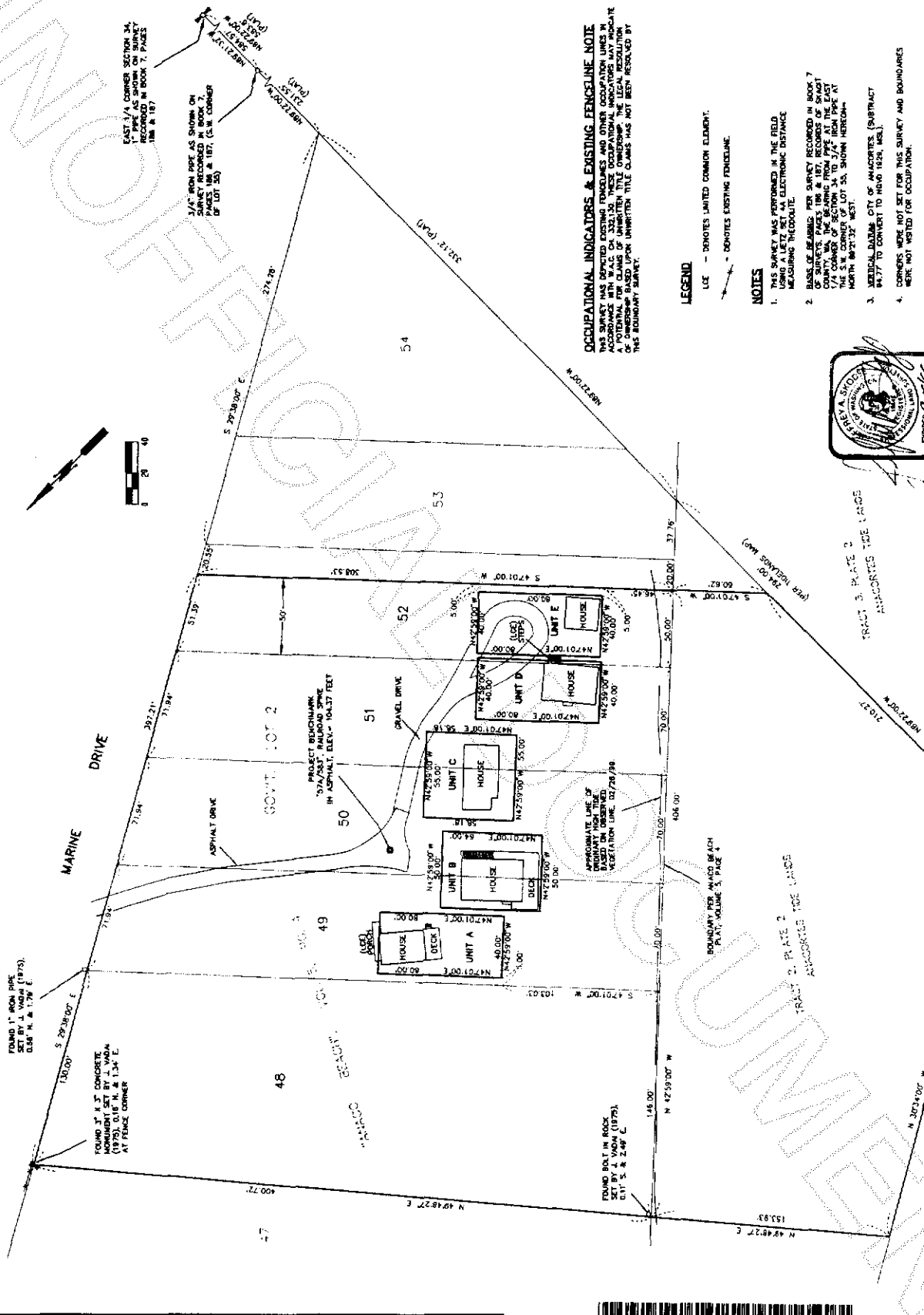
SCALE: JOB NO. 98100

use 11 Plate A-59 SHEET 1 OF 3

200605020125
Skagit County Auditor

9904140085

SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM



OCCUPANCY INDICATORS & EXISTING FENCELINE NOTE
 THIS SURVEY HAS IDENTIFIED EXISTING FENCELINES AND OTHER OCCUPANCY LINES IN ACCORDANCE WITH W.A.C. CH 332.03. THESE OCCUPANCY INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNLAWFUL TITLE OWNERSHIP. THE LEGAL RESOLUTION OF SUCH CLAIMS IS BEYOND THE SCOPE OF THIS SURVEY AND IS NOT BEING RESOLVED BY THIS BOUNDARY SURVEY.

LEGEND
 LUE - DENOTES LIMITED COMMON ELEMENT.
 - - - - - DENOTES EXISTING FENCELINE.

- NOTES**
1. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEITZ SET AS ELECTRONIC DISTANCE MEASURING THEODOLOITE.
 2. BASES OF BEARINGS FOR SURVEY RECORDED IN BOOK 7 OF SURVEYS, PAGE 186 & 187, RECORDS OF SHAGIT COUNTY, WASHINGTON, ARE THE S.W. CORNER OF SECTION 34 TO 1/4 SECTION 35, T4N, R12E, S1E, THE S.W. CORNER OF LOT 35, SHOWN HEREON, NORTH 84°21'32\"
 3. JEROLD D. BAKER, CITY OF ANACAPLES (SUBTRACT 94.77 TO CONVERT TO NAD 1983, MSL).
 4. CORNERS WERE NOT SET FOR THIS SURVEY AND BOUNDARIES WERE NOT NOTED FOR OCCUPATION.



SURVEY MAP

LEONARD, BOUDNOT and SKODJE, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 603 SOUTH FIRST ST. MOUNT VERNON, WA 98273 (509)336-5751

DRAWN BY: JAL DATE: SEPT. 1999
 FIELD BOOK: 545, PG. 29

SHEET 2 OF 3

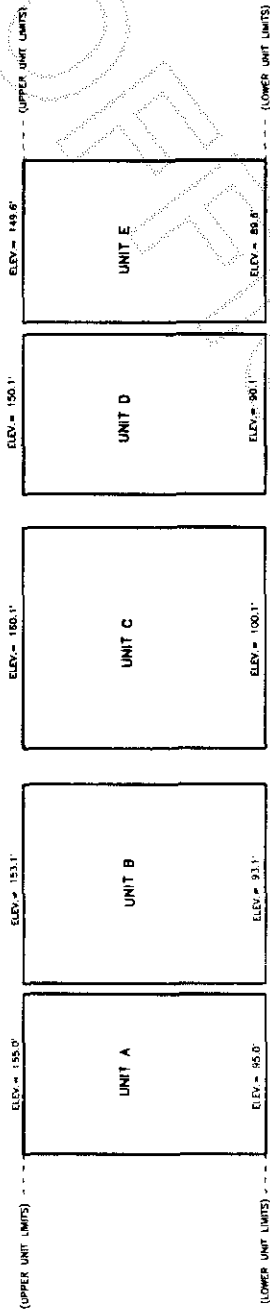
was 17 Plate 04 60



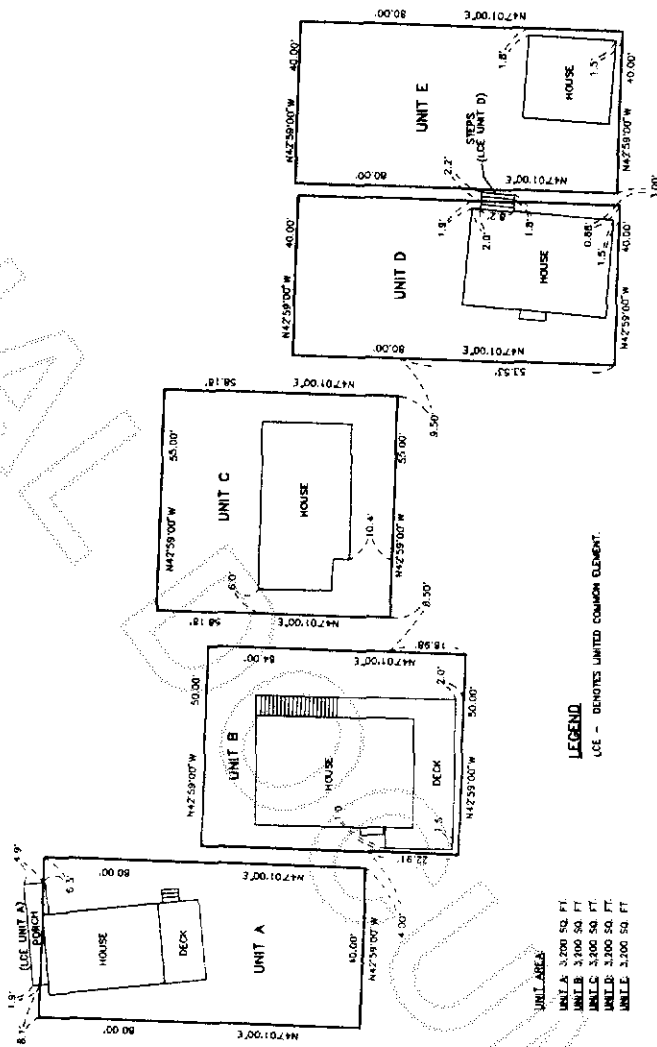
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99044008d

SURVEY MAP AND PLANS FOR BUCHAN BEACH CONDOMINIUM



VIEW FROM THE SOUTHWEST



LEGEND

(USE - DENOTES UNITED COMMON ELEMENT.)

- UNIT A: 3,200 SQ. FT.
- UNIT B: 3,200 SQ. FT.
- UNIT C: 3,200 SQ. FT.
- UNIT D: 3,200 SQ. FT.
- UNIT E: 3,200 SQ. FT.



3/5/99

CONDOMINIUM PLANS

LEONARD BOUDNOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
503 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5755

DWN BY: M.A. DATE: SEPT. 1998
FIELD BOOK: 540, PLS. 28

SCALE: 1"=20'
JOB NO. 98098

4-22-17 02/20/06 Pg 16 / SHEET 3 OF 3

SERIAL DATUM: CITY OF ANACORTES (SUBTRACT 94.77 TO
CONVERT TO NAD83 (N.S.))



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