

Return Name & Address:



200606190228

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0563

Applicant Name: _ Don Moe

Property Owner Name: Moe Testamentary Trust

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

P#(s): _15305; 330302-3-011-0000; a Ptn of NW ¼ of the SW ¼ of Sec 2, Twp. 33, Rge 3; Lot 2, Short Plat # 3-86, AF 8612080003.

Lot Size: _approximately 10 acres

1. CONVEYANCE

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 _ Agricultural-Natural Resource Land _ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) 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: *Brad Roden* Date: _6/14/2006_

See attached map.

3612080003

CONSENT

I, the undersigned, hereby consent to the recording of this plat and the survey thereon, and I hereby certify that the same is a true and correct copy of the original as shown to me by the surveyor.

IRVING MOE
PHYLLIS MOE

ACKNOWLEDGMENT

ON THIS 27th DAY OF JULY, 2006, I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that the foregoing instrument was acknowledged before me and shown to me personally, as indicated above.



SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and sworn as a Surveyor in and for the State of Washington, do hereby certify that the foregoing instrument was prepared by me or under my direct supervision and that the same is a true and correct copy of the original as shown to me by the surveyor.

APPROVALS

THE TOWN AND TOWNSHIP CLERK HAS REVIEWED THIS INSTRUMENT AND HAS DETERMINED THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE SURVEYOR.

AUDITOR'S CERTIFICATE

I, the undersigned, being duly qualified and sworn as an Auditor in and for the State of Washington, do hereby certify that the foregoing instrument was prepared by me or under my direct supervision and that the same is a true and correct copy of the original as shown to me by the surveyor.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREON DUE AND PAYABLE HAVE BEEN PAID BY THE SURVEYOR AND THAT THE SAME ARE A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE SURVEYOR.

SHORT PLAT NO. 307-86	DATE 11-21-86
IRVING MOE	
PORTION OF GOVERNMENT LOT 7	
SECTION 2 TWP 33 N. RGE. 3 E. W.M.	
LEONARD AND BOUDNOT, INC.	SCALE: 1" = 50'
615 HUNTER AVENUE, SUITE 100	JOE NO. 28615
SEASIDE, WASHINGTON 98138	253-4508

NOTES:

1. ALL IMPROVEMENTS AND CONSTRUCTION OF PUBLIC UTILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE SURVEYOR.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE SURVEYOR.
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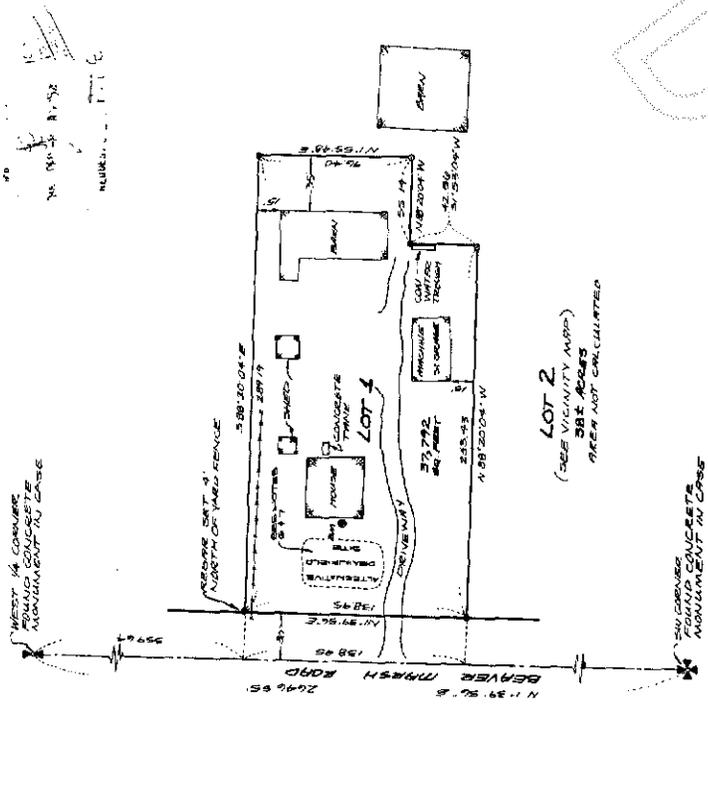
LEGEND

- CONCRETE DRIVE WITH YELLOW CURB MARKED "LEONARD 2006"
- CONCRETE DRIVE SET IN LEAD IN CONCRETE
- SOUTH-WEST CORNER OF SECTION 2, TWP 33 N. RGE. 3 E. W.M. SEC. 2

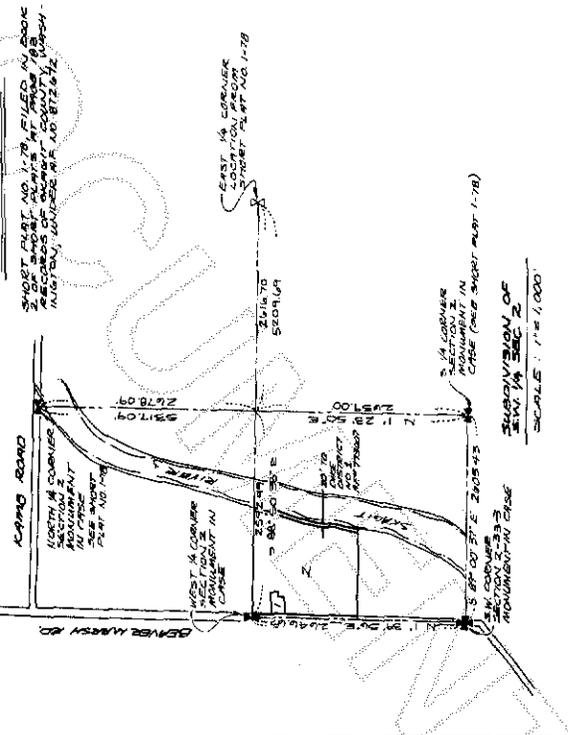


LEGAL DESCRIPTION

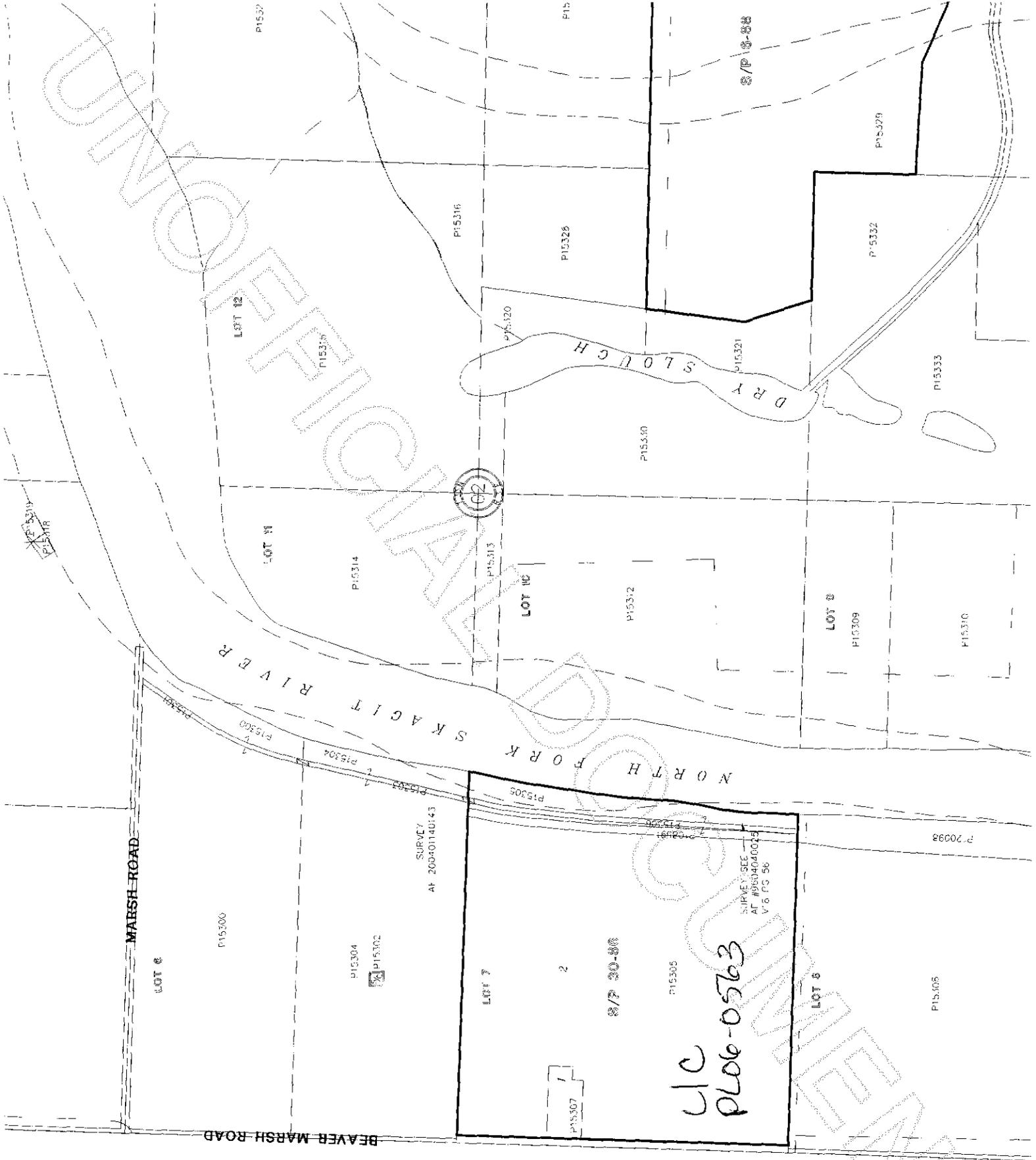
GOVERNMENT LOT 7 OF SECTION 2, TWP 33 N. RGE. 3 E. W.M. SEC. 2, AS SHOWN ON THE PLAT OF THE SURVEY OF SAID SECTION 2, TWP 33 N. RGE. 3 E. W.M. SEC. 2, FILED IN THE OFFICE OF THE COUNTY CLERK OF SEASIDE COUNTY, WASHINGTON, ON 11-21-86, AND AS SHOWN ON THE PLAT OF THE SURVEY OF SAID SECTION 2, TWP 33 N. RGE. 3 E. W.M. SEC. 2, FILED IN THE OFFICE OF THE COUNTY CLERK OF SEASIDE COUNTY, WASHINGTON, ON 11-21-86.



BASIS OF BEARING



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CONCLUSIONS AND DECISION

The Hearing Examiner having duly considered the matter, including all evidence presented, hereby finds that the creation of a substandard lot as described would not be adverse to the Public Health, Safety and General Welfare. The Skagit County Hearing Examiner hereby grants Variance #V-86-015 subject to the following condition:

1. A short plat shall be submitted and approved prior to conveyance of the property.

This decision shall become final fourteen (14) days from the date copies of this decision are transmitted to the applicant via certified mail unless appealed in accordance with Chapter 14.04.240 (15) or (16) of the Skagit County Code.


SKAGIT COUNTY HEARING EXAMINER

Date of Hearing: April 16, 1986

Date Copies Transmitted to Applicant: April 22, 1986



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